



Islands Trust Council

Quarterly Meeting Revised Agenda

Date: Tuesday, December 2, 2025 to Thursday, December 4, 2025

Time: 1:00 p.m. start time on Tuesday

Location: Hotel Grand Pacific, Vancouver Island Ballroom
463 Belleville Street
Victoria, BC, V8V 1X3

			Pages
1.	CALL TO ORDER	1:00 PM - 1:05 PM	
2.	LAND ACKNOWLEDGEMENT/TERRITORIAL WELCOME	1:05 PM - 1:25 PM	
	Esquimalt Nation Councilor Sherry Thomas.		
3.	APPROVAL OF AGENDA	1:25 PM - 1:30 PM	
3.1	<u>Review of the Agenda</u>		
	Late items, new items, and re-ordering of the agenda.		
3.2	<u>Approval of the Agenda</u>		
4.	GENERAL BUSINESS ARISING	1:30 PM - 2:15 PM	
4.1	<u>Consent Agenda Items</u>		
	By general consent Islands Trust Council adopt the recommendation as presented in items 4.1.1 and 4.1.2.		
4.1.1	Draft September 16-18 Islands Trust Council Quarterly Meeting Minutes		11 - 32
	THAT Islands Trust Council adopt the minutes as presented.		
4.1.2	Resolution Without Meeting Report		33 - 33
	Receive for information.		
4.1.3	Islands Trust Active Priorities Chart		34 - 36
	Receive for information.		
4.1.3.1	Executive Committee Work Program Report		37 - 41
	Chair Laura Patrick - verbal update		
	THAT Trust Council approve the Executive Committee Work Program Report as presented.		

4.1.3.2	Governance Committee Work Program Report	42 - 42
	Chair Judi Gedye - verbal update	
	THAT Trust Council approve the Governance Committee Work Program Report as presented.	
4.1.3.3	Financial Planning Committee Work Program Report	43 - 45
	Chair Sue Ellen Fast - verbal update	
	THAT Trust Council approve the Financial Planning Committee Work Program Report as presented.	
4.1.3.4	Regional Planning Committee Work Program Report	46 - 49
	Chair Mairead Boland - verbal update	
	THAT Trust Council approve the Regional Planning Committee Work Program Report as presented.	
4.1.3.5	Trust Programs Committee Work Program Report	50 - 54
	Chair Kristina Evans - verbal update	
	THAT Trust Council approve the Trust Programs Committee Work Program Report as presented.	
4.1.3.6	Accessibility Committee	
	Chair Lisa Gauvreau - verbal update	
4.1.3.7	Islands Trust Conservancy Quarterly Report	55 - 58
	Chair Lisa Gauvreau - verbal update	
	Receive for information.	

By general consent Islands Trust Council adopt the recommendation as presented in items 4.1.3 - 4.1.3.5 and 4.1.3.7.

5. NEW BUSINESS 2:15 PM - 2:30 PM

5.1 Notice of Motion from Previous Meeting

THAT Trust Council request staff to provide options for local trust committees to obtain the permission to hold advisory body meetings by means of electronic or by other communication facilities.

Trustee Stamford

6. EXECUTIVE 2:30 PM - 4:30 PM

6.1 Consent Agenda Items

By general consent Islands Trust Council adopt the recommendation as presented in items 6.1.1, 6.1.2 and 6.1.3.

6.1.1	Chief Administrative Officer Quarterly Report	59 - 60
	Receive for information.	
6.1.2	Strategic Plan Report	61 - 64
	Receive for information.	
6.1.3	Continuous Learning Plan	65 - 70
	Receive for information.	
6.2	<u>Discussion / Decision Items</u>	
6.2.1	Proposed 2026/27 Trust Council Meeting Schedule - Request for Decision	71 - 76
	1. THAT Trust Council adopt quarterly meeting dates and start times to the end of fiscal 2026/27 of:	
	a. June 16-18, 2026, starting at 1:00 p.m. on June 16;	
	b. September 9-11, 2026, starting at 1:00 p.m. on September 9;	
	c. November 12-14, 2026, starting at 2:00 p.m. on November 12;	
	d. December 8-10, 2026, starting at 1:00 p.m. on December 8; and,	
	e. March 9-11, 2027, starting at 1:00 p.m. on March 9.	
	2. THAT Trust Council adopt quarterly meeting locations to the end of fiscal 2026/27 of:	
	a. June 2026, electronic;	
	b. September 2026, electronic;	
	c. November 2026, Victoria, BC;	
	d. December 2026, Victoria, BC; and,	
	e. March 2027, Galiano Island.	
	3. THAT Trust Council adopt quarterly Committee of the Whole meeting dates, all to be held electronically starting at 9:00 a.m., to the end of fiscal 2026/27 of:	
	a. Wednesday, May 13, 2026	
	b. Wednesday, July 22, 2026	
	c. Wednesday, October 7, 2026	
	d. Wednesday, February 10, 2027	
6.2.2	Provincial Review and Funding Requests - Request for Decision	77 - 79
	1. THAT the first item on the Trust Council Follow Up Action Report be marked as completed.	
	2. THAT staff undertake no further work on Trust Council Strategic Plan initiative 1.3.1. and remove the corresponding item from the Executive Committee Active Projects Report.	
6.2.3	<i>Summary of Standards of Conduct Investigation Report - Request for Decision</i>	80 - 82
	THAT Trust Council endorse the two recommendations of the Standards of Conduct Investigation Report on the May 29, 2025 complaint submitted by Trustee Harris.	

See Appendix A for the Operational Review Report.

7. ENGAGEMENT / COLLABORATION 4:30 PM - 5:30 PM

7.1 Delegations

See Appendix B for supporting presentation material.

7.1.1 Friends of the Gulf Islands Society 4:30 PM - 4:40 PM

7.2 Public Comments 4:40 PM - 5:30 PM

WEDNESDAY, DECEMBER 3

8. CLOSED MEETING 9:00 AM - 10:25 AM

THAT the meeting be closed to the public subject to Sections 90(1)(c) and (i) of the Community Charter in order to consider matters related to labour relations or other employee relations; the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, that staff attend the meeting.

9. RISE AND REPORT 10:25 AM - 10:30 AM

BREAK

10:30 AM - 10:45 AM

10. LEGISLATIVE & INFORMATION SERVICES 10:45 AM - 11:30 AM

10.1 Consent Agenda Items

By general consent Islands Trust Council adopt the recommendation as presented in item 10.1.1.

10.1.1 Director of Legislative and Information Services Quarterly Report 86 - 88

Receive for information.

10.2 Discussion / Decision Items

10.2.1 Notice of Motion from Previous Meeting

10.2.1.1	Policy on the Use of Generative Artificial Intelligence in the Islands Trust Workplace - Request for Decision	89 - 91

Trustees Borthwick & Elliott

1. THAT Trust Council amend the Strategic Plan to add under Strategic Direction 1.2 [strengthen governance, decision-making and workflow processes] new key initiative “1.2.7 Use of generative artificial intelligence in the Islands Trust workplace” with a start date in Fiscal Year 2026/27.

2. THAT Trust Council request Executive Committee to report back to Trust Council on the implications and policy options, including costs, for the use of generative artificial intelligence (AI) by Islands Trust staff, trustees, and contractors.

10.2.2 Election - Governance Committee

There is one vacancy on the Governance Committee, for which nominations and an election (if required) will be held.

11.	FINANCIAL AND EMPLOYEE SERVICES	11:30 AM - 3:30 PM

11.1 Consent Agenda Items

By general consent Islands Trust Council adopt the recommendation as presented in items 11.1.1, 11.1.2 and 11.1.3.

11.1.1	Director of Financial and Employee Services Quarterly Report	92 - 95

Receive for information.

11.1.2	September 30, 2025 Financial Report - Request for Decision	96 - 106

THAT Trust Council approve the September 30, 2025 Financial Report.

11.1.3	Response to Financial Planning Committee Resolution: 2026/27 Islands Trust Conservancy Budget Request - Briefing	107 - 108

Receive for information.

11.2 Discussion / Decision Items

11.2.1	Committee of the Whole Meeting Re: Draft 2026/27 Budget - Request for Decision	109 - 110

THAT Trust Council schedule an electronic Committee of the Whole meeting on February 18, 2026 from 1pm – 5pm to review the final draft of the 2026/27 budget prior to Trust Council’s budget approval in March 2026.

LUNCH

12:00 PM - 1:00 PM

11.2.2	Draft Budget for FY 2026/27	
11.2.2.1	Budget Overview - Briefing	111 - 129
11.2.2.2	2026/27 Budget Guidelines Assessment	130 - 133
11.2.2.3	Funding Requests	
11.2.2.3.1	Trust Council Programs	
11.2.2.3.1.1	Secretariat Services - Business Case	134 - 137
11.2.2.3.1.2	Climate Education Program - Business Case	138 - 142
11.2.2.3.2	Strategic Plan Projects	
11.2.2.3.2.1	Policy Statement Amendment Project	143 - 149
11.2.2.3.2.2	Policy Review - Continuation from FY26	150 - 153
11.2.2.3.2.3	Freshwater Sustainability Strategy Review and Implementation	154 - 159
11.2.2.3.3	ITC Board Projects	
11.2.2.3.3.1	ITC Five-Year Plan: First Nations Engagement Project	160 - 166
11.2.2.3.3.2	Protected Area Management Software Project	167 - 176
11.2.2.3.4	Local Trust Committee Projects	
11.2.2.3.4.1	Denman: Housing Review (for OCP and LUB Amendments), Stage 2 - Phase 2 Project (Year 4 of 4)	177 - 180
11.2.2.3.4.2	Gabriola: OCP and LUB Review, Major Project (Year 4 of 5)	181 - 185
11.2.2.3.4.3	Gambier: OCP and LUB Amendments Implementation Project - Final Phase	186 - 189
11.2.2.3.4.4	Hornby: Comprehensive OCP and LUB Review Project	190 - 193
11.2.2.3.4.5	Lasqueti: OCP Review, Major Project (Year 1 of 3)	194 - 198
11.2.2.3.4.6	Salt Spring: Major Amendment to OCP and LUB	199 - 203
11.2.2.3.4.7	Salt Spring: Watershed Protection Plan 2022-2032 Coordination (SSIWPA)	204 - 208
11.2.2.3.4.8	Salt Spring: Groundwater Sustainability (Well-Monitoring)	209 - 212
11.2.2.3.4.9	Planning Services: Projects Feasibility Assessment - Briefing	213 - 217
11.2.2.3.5	Operational Projects	
11.2.2.3.5.1	TC Onboarding Training - Business Case	218 - 222
11.2.2.3.5.2	Trustee Laptops - Business Case	223 - 226
11.2.2.3.5.3	Accessibility Plan Development - Business Case	227 - 230

11.2.2.3.6	Staffing Requests	
11.2.2.3.6.1	Registered Professional Biologist 1.0FTE - Make Permanent	231 - 235
11.2.2.3.6.2	Temporary Senior Policy Advisor 1.0FTE - Extension	236 - 248
11.2.2.3.6.3	Permanent GIS Analyst 1.0FTE - New	249 - 258
11.2.2.3.6.4	Permanent ITC Indigenous Relations Advisor 0.5 FTE - New	259 - 271
11.2.2.3.6.5	Temporary Species at Risk Coordinator - Extension	272 - 276
11.2.2.3.6.6	GIS Co-op Student (Level 1) 0.3FTE	277 - 279
11.2.2.3.6.7	Planning Services Co-op Student 0.3FTE	280 - 282
11.2.2.3.7	Other Funding Request Reports	
11.2.2.3.7.1	ITC Board Budget Request - Briefing	283 - 286
11.2.2.3.7.2	EC Budget Request - Briefing	287 - 293
11.2.2.4	Operating Budgets Increase Justifications	
11.2.2.4.1	TC Dedicated Chair Travel Budget Justification Form	294 - 295
11.2.2.4.2	EC Operating Increases Justification Form – UBCM/AVICC	296 - 298
11.2.2.4.3	TAS Operating Budget Increase Justification Form	299 - 300
11.2.2.4.4	FES Operating Increases Justification Form	301 - 305
11.2.2.4.5	Information Services Operating Increase Justification Form	306 - 309
11.2.2.4.6	Planning Services Operating Budget Training Increase Justification Form	310 - 312
11.2.2.4.7	Planning Services Operating Budget Contractor Increase Justification Form	313 - 315
11.2.2.4.8	ITC Land Securement and Conservation Planning Increase Justification	316 - 321
11.2.2.4.9	ITC Protected Areas Management Operations and Planning Increase Justification	322 - 332
11.2.2.5	Unfunded Requests	
11.2.2.5.1	Trust Area Resilience Assessment Initiative - Briefing	333 - 336
	Financial Planning Committee recommends to Trust Council that work on the Trust Area Resilience Assessment Initiative project not be funded in 2026/27, unless a grant is secured.	
11.2.2.5.2	Electronic Document Management Solution - Business Case	337 - 341
	Financial Planning Committee recommends to Trust Council that work on the Electronic Document Management project not be funded for the 2026/27 budget.	

11.2.2.5.3 Galiano: Targeted OCP Review Project

342 - 344

Funding for this project is not included in the draft budget, at the direction of FPC.

BREAK

3:30 PM - 3:45 PM

12. PLANNING SERVICES

3:45 PM - 4:00 PM

12.1 Consent Agenda Items

By general consent Islands Trust Council adopt the recommendation as presented in items 12.1.1 and 12.1.2.

12.1.1 Director of Planning Services Quarterly Report

345 - 349

Receive for information.

12.1.2 Salt Spring Island Local Trust Committee Quarterly Work Program Update - Staff Report

350 - 356

Receive for information.

12.2 Discussion/Decision Items

12.2.1 *Request for Trust Council Sponsorship of Development Application Fee - Request for Decision*

357 - 369

THAT Trust Council approve financial sponsorship in the amount of \$1,592 for rezoning application PLRZ20250368 (3661 Piercy Road, Denman Island), requiring an amendment to Denman Land Use Bylaw No.186.

12.2.2 *Response to Bill M216 - Professional Reliance Act - Request For Decision*

370 - 375

THAT Trust Council authorize the Chair, on behalf of Trust Council, to submit a letter opposing Bill M216 and requesting that the Province explicitly exempt the Islands Trust from the proposed legislation, and to complete a consultation questionnaire.

13. SHORT TERM RENTAL ACT DISCUSSION

4:00 PM - 5:30 PM

376 - 376

Hannah Rabinovitch, Director of the BC Housing Policy Branch will participate in a discussion on opting-in to the principal residence requirements of the *Short Term Rental Act*.

THURSDAY, DECEMBER 4

14. TRUST AREA SERVICES

9:00 AM - 9:45 AM

14.1 Consent Agenda Items

By general consent Islands Trust Council adopt the recommendation as presented in item 14.1.1.

14.1.1 Director of Trust Area Services Quarterly Report 377 - 382

Receive for information.

14.2 Discussion / Decision Items

14.2.1 Request for Trust Council Sponsorship of Natural Area Protection Tax Exemption Program (NAPTEP) Application Fee - Request for Decision 383 - 387

THAT Trust Council approve financial sponsorship of \$450 for Natural Area Protection Tax Exemption Program (NAPTEP) application PLNAP-20240358, Martin NAPTEP, Salt Spring Island.

14.2.2 Policy Statement Amendment Project (PSAP) – Project Charter and Project Update - Request for Decision 388 - 407

THAT Islands Trust Council endorse Policy Statement Amendment Project Charter V12.

15. SAN JUAN COUNTY - ISLANDS TRUST - JOINT SESSION 9:45 AM - 12:00 PM 408 - 412

BREAK

10:30 AM - 10:45 AM

SAN JUAN COUNTY - ISLANDS TRUST - JOINT SESSION (Continued)

LUNCH

12:00 PM - 12:30 PM

16. ISLANDS TRUST ANNUAL AWARDS 12:30 PM - 12:55 PM

17. CORRESPONDENCE 12:55 PM - 1:00 PM

17.1 2025-10-17 J Harper - Land Costs 413 - 413

17.2 2025-10-30 Vancouver Island & Coastal Communities (VICC) Climate Leadership Steering Committee - Funding Request 414 - 417

17.3 2025-11-06 BC Ferries - Letter to Mayor Leonard re: Urgent Call for Consultation and Action 418 - 422

18. TRUSTEE ROUNDTABLE 1:00 PM - 1:50 PM

19. DISPOSITION OF DELEGATIONS/PUBLIC COMMENT & CORRESPONDENCE

20.	TRUST COUNCIL FOLLOW-UP ACTION LIST	423 - 430
	Receive for information.	
21.	TRUSTEE CONFERENCE AND CONVENTION REPORTING	
21.1	<u>Union of British Columbia Municipalities Convention 2025</u>	431 - 455
	Chair Patrick, Vice-Chair Elliott & Vice-Chair Peterson	
22.	TRUSTEE UPDATES - Appointed Trustees on External Committees	
	Written updates received for information only.	
22.1	<u>Association of Vancouver Island and Coastal Communities Climate Leadership Steering Committee (AVICC-CL)</u>	
22.2	<u>Atl'ka7tsem/Howe Sound Biosphere Region</u>	
22.3	<u>Baynes Sound/Lambert Channel Ecosystem Forum</u>	
22.4	<u>Freighter Anchorages/Oceans Protection Plan (OPP)</u>	
22.5	<u>Mount Arrowsmith Biosphere Region</u>	
22.6	<u>Shellfish Aquaculture Management Advisory Committee (SF AMAC) - Trustee Lironi</u>	
22.7	<u>Southern Gulf Islands Forum</u>	
22.8	<u>Transportation/Ferry Group</u>	
22.8.1	Letter to BC Ferries re: Experience Card Pre-loading Minimum Cost	456 - 457
	Trustee Yates	
22.8.1.1	BC Ferries Follow-up Correspondence	458 - 460
	Trustee Yates	
23.	NEXT MEETING	
	The next Islands Trust Council Quarterly meeting is scheduled to be held in-person in Duncan, March 10-12, 2026.	
23.1	<u>Proposed March Trust Council Program</u>	461 - 461
	Receive for information.	
24.	ADJOURNMENT	2:00 PM - 2:00 PM



Trust Council Minutes of a Regular Meeting

Date: September 16 to September 18, 2025
Location: The Haven, Phoenix Auditorium
240 Davis Road, Gabriola, BC V0R 1X1

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 (electronic attendance)
6. Judith Gedy, Bowen Island Municipal Trustee
7. Sam Borthwick, Denman Island Local Trust Area (electronic attendance)
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. Kate-Louise Stamford, Gambier Island Local Trust Area
13. Alex Allen, Hornby Island Local Trust Area (electronic attendance)
14. Grant Scott, Hornby Island Local Trust Area (electronic Sept. 18)
15. Mikaila Lironi, Lasqueti Island Local Trust Area
16. Jeanine Dodds, Mayne Island Local Trust Area (electronic Sept. 17, 18)
17. Jamie Harris, Salt Spring Island Local Trust Area (electronic attendance)
18. Mairead Boland, Saturna Island Local Trust Area (electronic Sept. 18)
19. Kristina Evans, South Pender Island Local Trust Area (electronic Sept. 16)
20. Dag Falck, South Pender Island Local Trust Area (electronic attendance)
21. Ken Hunter, Thetis Island Local Trust Area
22. Peter Luckham, Thetis Island Local Trust Area (electronic Sept. 18)

Members Regrets:

23. Joe Bernardo, Gambier Island Local Trust Area
24. Aaron Campbell, North Pender Island Local Trust Area
25. Lee Middleton, Saturna Island Local Trust Area

Members Absent: 26. Deb Morrison, North Pender 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
Joshua Bard, Information Systems Specialist
Warren Dingman, Bylaw Compliance and Enforcement Manager
Joe Elliott, Senior Indigenous Relations Advisor
Renee Jamurat, Regional Planning Manager
Robert Kojima, Regional Planning Manager
Jill Marrack, A/Senior Policy Advisor

**Lisa Millard, Meeting Administrator/Recorder
Chloe Straw, Program Coordinator
Alexandra Trifonidis, Executive Coordinator
Sage Dyck, Technician, Pacific Audio**

Others Present: **There were up to 7 members of the public in attendance**

TUESDAY SEPTEMBER 16, 2025

The in-person meeting was recorded, livestreamed, and made available for electronic attendance.

Snuneymuxw Elder Geraldine Manson (C'tasi:a) welcomed members of Trust Council and called upon attendees to embrace life, the environment, and the citizens they represent.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 1:10 p.m.

2. LAND ACKNOWLEDGEMENT / TERRITORIAL WELCOME

Chair Patrick acknowledged the meeting was being held in the territory of Coast Salish First Nations. Each trustee introduced themselves with acknowledgement of the First Nations territory in which they live and work.

3. APPROVAL OF AGENDA

3.1 Review of the Agenda

The following additions to the agenda were presented for consideration:

- 5.2 Notice of Motion – December Trust Council Meeting
- 5.3 Request for Sponsorship of Development Application Fee

3.2 Approval of the Agenda

By general consent the agenda was approved, as amended.

4. GENERAL BUSINESS ARISING

4.1 Consent Agenda Items

4.1.1 Draft June 17-19 Islands Trust Council Quarterly Meeting Minutes

THAT Islands Trust Council adopt the minutes as presented.

By general consent Islands Trust Council adopted the recommendation as presented in item 4.1.1.

4.1.2 Draft July 29 Islands Trust Council Special Meeting Minutes

It was noted that the minutes reflected that Trustee Bernardo left the meeting at 5:45 p.m. and also seconded the subsequent motion and an amendment is required to show the correct sequence of events.

By general consent Islands Trust Council adopted the July 29, 2025 special meeting minutes, as amended.

4.1.3 Resolution without Meeting Report

Receive for information.

By general consent Islands Trust Council adopted the recommendation as presented in item 4.1.3.

4.1.4 Islands Trust Active Priorities Chart

Receive for information.

Each Council Committee Chair provided an update on the work program of their respective committees and Vice-Chair Peterson provided an update on the work of the Trust Programs Committee on behalf of Chair Evans.

4.1.4.1 Executive Committee Work Program Report

THAT Trust Council approve the Executive Committee Work Program Report as presented.

4.1.4.2 Governance Committee Work Program Report

THAT Trust Council approve the Governance Committee Work Program Report as presented.

4.1.4.3 Financial Planning Committee Work Program Report

THAT Trust Council approve the Financial Planning Committee Work Program Report as presented.

4.1.4.4 Regional Planning Committee Work Program Report

THAT Trust Council approve the Regional Planning Committee Work Program Report as presented.

4.1.4.5 Trust Programs Committee Work Program Report

THAT Trust Council approve the Trust Programs Committee Work Program Report as presented.

4.1.4.6 Accessibility Committee Report

Trustee Lisa Gauvreau provided a verbal report.

4.1.4.7 Islands Trust Conservancy Quarterly Report

Chair Lisa Gauvreau provided a verbal report.

By general consent Islands Trust Council adopt the recommendation as presented in items 4.1.4, 4.1.4.1, 4.1.4.2, 4.1.4.3, 4.1.4.4, and 4.1.4.5.

5. NEW BUSINESS

5.1 Notice of Motion - December Trust Council Meeting

Trustee Elliott noted that the topic of the use of generative artificial intelligence was brought forward by Trustee Borthwick at the June Trust Council Meeting and she provided notice that the following motions will be brought forward at the December Trust Council meeting.

THAT Trust Council amend the Strategic Plan to add under Strategic Direction 1.2 [strengthen governance, decision-making and workflow processes] new key initiative “1.2.7 Use of generative artificial intelligence in the Islands Trust workplace” with a start date in fiscal year 2026/27.

THAT Trust Council request Executive Committee to report back to Trust Council on the implications and policy options, including costs, of the use of generative artificial intelligence (AI) by Islands Trust staff, trustees, and contractors.

5.2 Notice of Motion – December Trust Council Meeting

Trustee Stamford noted the challenges that Advisory Planning Commissions are experiencing due to the legislated requirement that they meet in person and she will bring the following motion forward at the December Trust Council meeting.

THAT Trust Council request staff to provide options for local trust committees to obtain the permission to hold advisory body meetings by means of electronic or by other communication facilities.

The agenda was reordered and item 5.3 was discussed following item 10.

6. CORRESPONDENCE

6.1 2025-06-27 Ministry of Forests - NOTICE- Land Use Planning Agreement Between Squamish Nation and British Columbia

Trustees provided the following comments:

- There is need for a communications strategy to assist local trust committees in speaking to the land agreement with community members;
- There may be possibility to raise this topic during the upcoming meeting with Ministry of Lands, Water, and Resource Stewardship staff.

6.2 2025-07-07 C Robertson - Grafton Lake Water Supply and the Building Code

6.3 2025-08-29 Friends of the Gulf Islands Society - Correspondence for Trust Council Meeting Package

By general consent items 6.1, 6.2, and 6.3 were received for information.

Trustee Allen left the meeting at 2:00 p.m.

The agenda was reordered and item 20 was discussed following item 6.3.

20. TRUSTEE ROUNDTABLE

Trustees provided a verbal update on the work of their local trust committees.

Trustee Allen returned to the meeting at 2:15 p.m.

Trustee Borthwick left the meeting at 2:57 p.m.

7. EXECUTIVE

7.1 Consent Agenda Items

7.1.1 Chief Administrative Officer's Report

Receive for information.

7.1.2 Strategic Plan Quarterly Report

Receive for information.

7.1.3 Continuous Learning Plan

Receive for information.

7.1.4 Evaluation of Potential Locations for Trust Council Meetings – December 2025 and March 2026 - Briefing

Receive for information.

By general consent Islands Trust Council adopted the recommendation as presented in items 7.1.1, 7.1.2, 7.1.3, and 7.1.4.

Trustee Allen left the meeting at 3:00 p.m.

Trustee Borthwick returned to the meeting at 3:00 p.m.

The meeting was recessed for a break at 3:01 p.m. and reconvened at 3:16 p.m.

7.2 Discussion / Decision Items

7.2.1 Islands Trust Operational Review - Verbal Update

The Chief Administrative Officer provided a verbal update and highlighted the following:

- An operational review is underway with the intention of identifying administrative and operational challenges and recommendations for solutions will be put forward prior to the December Trust Council meeting;
- Challenges identified include staff, administrative, and resources capacity required to undertake priority work;
- There is a need to improve or replace technology tools including document management, website improvements, project management software, and custom applications as a priority and each of these is a project requiring investment of time and funds;
- Broader human resources challenges include voluntary staff departures, a high mobility rate within the organization, many positions in which there is only one person who knows how to do the job, limited advancement potential, and an obligation to follow the classification and compensation requirements of the Public Service Agency;
- Fixing the underlying issues does not address overall workload, a higher budget and more employees are not necessarily the solution, and how the work is done needs to be addressed.

Trustee Allen returned to the meeting at 3:27 p.m.

Discussion ensued and the following comments and clarifications were noted:

- Trust Council has latitude to shape the committee structure outside of the local trust committees; however, shorter and more frequent meetings will still require the preparation of the same amount of material spread out over several meetings;
- Trustees can take steps to create efficiencies within their local Trust areas and might not need several Official Community Plans to encompass islands associated with a primary island;
- There is need to operationally support the governance structure yet there remains an obligation to meet the expectations that the public has regarding the core business and role of the Islands Trust;
- Local government delivery service on each island results in a significant cost and can perpetuate differences rather than cohesion;
- Committee members often spend a lot of time challenging the legitimacy of the information provided by staff and focussing on minutiae resulting in work being directed that isn't required and this contributes to operational challenges;
- The level of bureaucracy and procedural requirements can gridlock the ability of trustees to get the work accomplished;
- Co-governance and meaningful engagement with First nations is the most complex piece of work that needs to be undertaken and touches on all organizational aspects and to move forward Trust Council would need to be prepared to invest the money and time to develop a path forward that contains a level of flexibility to respond to the ever-changing environment in which it needs to take place;
- The Regional Planning Committee could focus on Trust-wide shoreline plans, coastal Douglas fir, and water protection zones so this work is not being done on an individual local trust committee level.

8. ENGAGEMENT / COLLABORATION

8.1 Delegations

There were no delegations.

8.2 Public Comments

A member of the public spoke to the recent online public town hall which focussed on the draft Trust Policy Statement and the following comments were recorded:

- Community concerns were not addressed;
- The refusal to define environment as natural environment was defended by claiming it was almost useless to put in a definition that will be unsatisfactory;
- There were no assurances that any new densities would be for affordable or reserved for workers;
- Climate change was waived off as being embedded in the draft and there are few specific directives addressing climate change;

- It was suggested limiting population growth would not limit environmental harm;
- Environmental protections remain weak and policies enable more development.

The agenda was reordered and item 11.1.1 through 11.2.1 were discussed following item 8.2.

11. PLANNING SERVICES

11.1 Consent Agenda Items

11.1.1 Director of Planning Services Report

Receive for information.

11.1.2 Bylaw Compliance and Enforcement Statistical Reports - Briefing

Receive for information.

11.1.3 Dark Sky Principles - Briefing

Receive for information.

11.1.4 Local Trust Committee Comments on Developments Adjacent to Local Trust Areas - Briefing

Receive for information.

By general consent Islands Trust Council adopted the recommendation as presented in items 11.1.1, 11.1.2, 11.1.3 and 11.1.4.

11.2 Discussion / Decision Items

11.2.1 Housing Strategic Action Plan - Request For Decision

The Director of Planning Services summarized the Request for Decision.

TC-2025-079

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

that Trust Council endorse the Housing Strategic Action Plan as included in the Request for Decision of September 16, 2025.

CARRIED

TC-2025-080

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

that Trust Council amend Trust Council's Strategic Plan by:

- a. replacing Key Initiative 2.3.2 "Design a plan to advocate to enhance community access to funding for housing in the Trust Area" with: "Implement the Housing Strategic Action Plan."

CARRIED

Discussion on item 11.2.1 was scheduled to continue following item 11.2.2.

The meeting was recessed for the day at 5:34 p.m.

WEDNESDAY, SEPTEMBER 17

Chair Patrick reconvened the meeting at 9:04 a.m.

Trustee Dodds arrived to the meeting at 9:04 a.m.

9. CLOSED MEETING

TC-2025-081

It was MOVED by Trustee Peterson, and SECONDED by Trustee Evans, that the meeting be closed to the public subject to Sections 90(1)(c)(g) and (i) of the Community Charter in order to

(c) consider matters related to labour relations or other employee relations;

(g) litigation or potential litigation affecting the Islands Trust; and

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

and that staff attend the meeting.

CARRIED

The meeting was closed to the public at 9:07 a.m. and recalled to order at 10:04 a.m.

10. RISE AND REPORT

Chair Patrick rose and reported the adoption of the June, 2025 Trust Council Quarterly Meeting *in-camera* minutes and the July 29, 2025 Trust Council *in-camera* Special Meeting minutes.

The agenda was reordered and item 5.3 was discussed following item 10.

5.3 Request for Sponsorship of Development Application Fee

The Director of Planning Services noted Trust Council is being asked to consider sponsorship of the development application fee for an affordable housing rezoning application. The application addresses several community needs and the Executive Committee recommended approving the full financial request.

Discussion ensued and it was clarified that Trust Council approved, in the current budget, \$15,000 for sponsorship fees.

TC-2025-082

It was MOVED by Trustee Graham, and SECONDED by Trustee Scott, that Trust Council approve financial sponsorship of \$4,882 for rezoning application PLR20250220 (154 King's Lane Road) which would vary Salt Spring Island Land Use Bylaw No. 355 to allow development of up to 50-affordable housing units, general offices, a child day care centre, and a reduced minimum lot size for potential subdivision of the subject property.

CARRIED

The agenda was reordered and item 11.1.1 through item 11.2.1 were discussed following item 8.2.

11. PLANNING SERVICES

11.2.2 Bylaw Compliance and Enforcement Policy Review - Draft Policy 5.5.1 and Manual - Request For Decision

The Director of Planning Services summarized the Request for Decision and highlighted the following:

- Trust Council received a report from the Office of the Ombudsperson regarding bylaw enforcement practices and subsequently provided direction to implement the recommendations into the Policy;
- New processes, standards, and procedures have been identified;
- Trust Council policy provides a broad, general scope on how Bylaw Officers conduct their work while the direction bylaw enforcement takes occurs at the local trust committee level;
- Each local trust committee will have a Compliance and Enforcement Policy which replaces standing resolutions;
- Draft Policy 5.5.1 has been reviewed by the Ombudsperson who indicated it was a good representation of administrative fairness but cautioned against local trust committee ability to direct bylaw officers;
- A local trust committee has ability to provide input on bylaw enforcement actions but can not interfere with investigations or be involved at the adjudication stage;
- Staff will return with an amended policy for adoption as well as an implementation plan following feedback received from Trust Council.

The meeting was recessed for a break at 10:33 a.m. and reconvened at 10:49 a.m.

Each trustee was invited to speak to the proposed Bylaw Compliance and Enforcement Policy and Best Practices Manual and the following comments and clarifications were noted:

- The notification of investigation period should be reasonable as per the *Local Government Act* and Trust Council policy and the definition of reasonable should be determined by, and included in, the Local Trust Committee Bylaw Enforcement Policy;
- Templated letters, including the initial contact letter, have not been updated and will be brought forward to the Regional Planning Committee for review and comment;
- The policy states investigation may be commenced if bylaw contraventions appear to cause health and safety issues; however, this language provides for broad interpretation and there is preference to use the term “threat to life, environment, or human health” as recommended by the Ombudsperson;
- The Local Trust Committee Bylaw Complaint and Enforcement Policy 5.4 and 5.5 state enforcement on a non-compliant short-term vacation rental is a priority and complaints may be investigated without notice and this appears to indicate a Bylaw Officer can enter a property without prior consultation;
 - The Bylaw Compliance and Enforcement Manager clarified officers do not demand entry into dwellings to determine if the property is operating as a short-term vacation rental, Temporary Use Permits typically specify that an officer may enter the property between the hours of 9:00 a.m. to 5:00 p.m. on any day

without prior consultation and this is done to ensure the conditions of the permit are being met;

- Interactions between bylaw investigators and property owners are typically captured in notes however they are not always documented; therefore, a report form might need to be developed for this purpose;
- The Ombudsperson's caution about local trust committee involvement could be captured as a note within the policy at the direction of Trust Council;
- Concerns regarding protection of privacy, being sensitive to frivolous complaints, and awareness of cultural sensitivities require further consideration;
- It should be made clear at what stages a local trust committee can direct an investigation to be closed and when they can not.

Trustees Scott left the meeting at 11:54 a.m.

The meeting was recessed for a break at 11:54 a.m.

12. COMMUNITY FIELD TRIP

Trustees visited the Gabriola Island Recycling Organization and Makerspace.

Chair Patrick reconvened the meeting at 2:00 p.m.

Trustee Harris arrived to the meeting at 2:00 p.m.

13. PLANNING SERVICES (continued)

Discussion on item 11.2.2 resumed following the break.

TC-2025-083

It was MOVED by Trustee Evans, and SECONDED by Trustee Boland, that Trust Council request staff to replace the words "health and safety issues" in Bylaw Compliance and Enforcement Policy 5.5.1 section 2.2.3 and in section 5.3 replace the words "a risk to health, safety or the environment" with the words "an immediate threat to life, environment or human health".

TC-2025-084

It was MOVED by Trustee Harris, and SECONDED by Trustee Hunter, to amend the motion to read: That Trust Council request staff to replace the words "health and safety issues" in Bylaw Compliance and Enforcement Policy 5.5.1 section 2.2.3 and in section 5.3 replace the words "a risk to health, safety or the environment" with the words "an immediate threat to life or human health".

DEFEATED

TC-2025-085

It was MOVED by Trustee Evans, and SECONDED by Trustee Gedye, to table the motion TC-2025-083.

CARRIED

Trustee Scott returned to the meeting at 2:23 p.m.

TC-2025-086

It was MOVED by Trustee Evans, and SECONDED by Trustee Boland, that Trust Council refer the “health and safety issues” wording in the Bylaw and Compliance and Enforcement Policy 5.5.1 to the Regional Planning Committee for discussion for potential wording amendments based on the Ombudsperson’s recommendations.

CARRIED

TC-2025-087

It was MOVED by Trustee Evans, and SECONDED by Trustee Allen, that Trust Council request staff to change the word “without” to “with prior notification” in section 5.5 of the Local Trust Committee Bylaw Compliance and Enforcement Policy to apply the same procedural fairness process as provided in section 5 of the Bylaw Compliance and Enforcement policy 5.5.1.

DEFEATED

TC-2025-088

It was MOVED by Trustee Yates, and SECONDED by Trustee Stamford, that Trust Council endorse draft Bylaw Compliance and Enforcement Policy 5.5.1.

CARRIED

TC-2025-089

It was MOVED by Trustee Yates, and SECONDED by Trustee Evans, that Trust Council endorse draft Bylaw Compliance and Enforcement Best Practices Manual.

CARRIED

Discussion on item 11.2.1 began following item 8.2 and continued following item 11.2.2.

11.2.1 Housing Strategic Action Plan - Request For Decision

It was noted that the work of improving and clarifying referral processes with First Nations has commenced and is ongoing.

It was moved that Trust Council request that Planning Services prioritize the department’s work on improving and clarifying Islands Trust’s referral processes with First Nations, and that a key initiative be added to the current Strategic Plan under 1.2 – strengthen governance decision making and workflow processes to be undertaken in the current term.

It was suggested that the motion be severed following “referral processes with First Nations”.

Discussion ensued and the following comments were noted:

- Should this work be prioritized, staff would need to determine the impact on the rest of the workplan;
- Focus should be placed on the recently adopted Strategic Plan work before reordering the priorities;
- The work is already being done, is in the Strategic Plan under First Nations Relations and Reconciliation, and is part of the Reconciliation Action Plan work program;

- There will be a large number of referrals to First Nations as part of the Trust Policy Statement and it might not be the appropriate time to request staff deepen a project when one is already underway;
- There is trust in staff to advance the First Nation referrals improvement project as an important and valued project and a motion to prioritize is not required.

TC-2025-090

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

that Trust Council requests that planning services prioritize the departments work on improving and clarifying Islands Trust's referrals processes with First Nations.

DEFEATED

TC-2025-091

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

that Trust Council request staff to provide an updated briefing introducing the Housing Options Tool Kit and the Housing Strategic Action Plan and their uses and benefits to local trust committees and community.

DEFEATED

TC-2025-092

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

that Trust Council direct staff to include portions of the report dated August 14, 2025 prepared for the September 2025 Trust Council on the Housing Strategic Action Plan, specifically pages 115-117 of the September, 2025 agenda, be included in the next strategic planning session of Trust Council.

CARRIED

14. TRUST AREA SERVICES

14.1 Consent Agenda Items

14.1.1 Director of Trust Area Services Report

The Director of Trust Area Services stated some staff vacancies had been filled, introduced new staff, and noted a project is emerging out of Trust Programs and Regional Planning Committees to develop a multi-year plan around indicators and measuring which will require a temporary researcher position be established.

Receive for information.

By general consent Islands Trust Council adopted the recommendation as presented in item 14.1.1

14.1.2 Policy Statement Amendment Project - Project Update - Briefing

Receive for information.

By general consent Islands Trust Council adopted the recommendation as presented in item 14.1.2

14.1.3 Agreements Monitoring - Briefing

Receive for information.

The Director of Trust Area Services stated that the Ministry of Transportation and Transit agreement is one of the priorities and provided an update on First Nations Protocol Agreement work.

By general consent Islands Trust Council adopted the recommendation as presented in item 14.1.3.

14.1.4 Public Feedback on 2026/27 Budget Priorities - Briefing

Receive for information.

Trustees provided general feedback on the budget priorities survey.

By general consent Islands Trust Council adopted the recommendation as presented in item 14.1.4.

Trustee Scott left the meeting at 3:28 p.m.

The meeting was recessed for a break at 3:38 p.m. and was reconvened at 4:13 p.m.

14.2 Discussion / Decision Items

14.2.1 Recommendations Regarding Pre-budget Surveys - Request For Decision

The Director of Trust Area Services summarized the Request for Decision and indicated that current direction to staff is outlined in an appendix to the budget process policy which sets out the timeline under which staff bring forward briefings regarding support for an annual budget engagement process and staff will continue to take this direction until such time that there is a request to amend the policy.

Discussion ensued and the following comments were noted:

- There is concern about reliability of information received and the number of responses;
- The information received is limited in scope and it is for Trust Council to determine what information they would like to seek from the public and the cost to be associated with getting said information;
- Year to year comparisons require caution as it is a self-selected survey and different people will participate each year;
- If it is felt that value is not being attained from the survey then the use of staff time should be considered;
- Trustees did not provide direction to move forward with the survey for the next fiscal period at this time.

14.2.2 Amendment to the Trust Council Communications Policy 6.10.2 - Request For Decision

The Director of Trust Area Services summarized the Request for Decision and indicated that approximately ten eligible staff would receive clothing with an estimated budget of \$1500 this fiscal period and an ongoing budget of less than \$1000 per year to replace garments.

TC-2025-093

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

that Trust Council approve the proposed amendments to the Trust Council Communications Policy 6.10.2 to include branded clothing.

CARRIED

14.2.3 Heritage Conservation Act Transformation Project Advocacy - Request For Decision

The Director of Trust Area Services summarized the Request for Decision noting Executive Committee is seeking Trust Council's endorsement for the Chair to send a letter supporting Phase 3 engagement on the Heritage Conservation Act Transformation Project.

Discussion ensued and the following topics were suggested to be put forward as key messages:

- Sharing data layers with partners including modeling areas of high heritage potential;
- Expanding the scope of the existing Heritage Conservation Act Section 4 agreements to cover more operational matters related to First Nations heritage;
- How the presence of sites and sites boundaries are determined;
- Early awareness of heritage and areas of high heritage potential through due diligence checks at the time of purchase and building permit application;
- Potential heritage management zones;
- The single project-based permit model.

TC-2025-094

It was MOVED by Trustee Fast, and SECONDED by Trustee Luckham,

that Trust Council request staff to support the Chair in providing input to the Phase 3 Engagement on Heritage Conservation Act Transformation Project.

CARRIED

The agenda was reordered and items 16.1.1, 16.2.1, 16.2.2 and 16.2.3 were discussed following item 14.2.3

16. LEGISLATIVE AND INFORMATION SERVICES

16.1 Consent Agenda Items

16.1.1 Director of Legislative and Information Services Report

Receive for information.

By general consent Islands Trust Council adopted the recommendation as presented in item 16.1.1.

16.2 Discussion / Decision Items

16.2.1 Schedule Committee of the Whole Meeting to Review Islands Trust Draft Code of Conduct

It was noted a Committee of the Whole meeting was to be scheduled for November 17 based on consultant availability and a poll conducted on trustee availability; however, fewer trustees than is required for quorum have confirmed attendance.

TC-2025-095

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

that Trust Council request staff to schedule an electronic Committee of the Whole special meeting to review the draft Islands Trust code of conduct on Monday, November 17, 2025 at 9:00 a.m.

CARRIED

16.2.2 Trust Council Ratification of Council Committee Member Appointment - Request For Decision

The Director of Legislative and Information Services summarized the Request for Decision.

TC-2025-096

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

that Trust Council ratify the appointment of Trustee David Maude to the Accessibility Committee.

CARRIED

16.2.3 Conference/Convention Attendee Reporting Template - Request For Decision

The Director of Legislative and Information Services summarized the Request for Decision.

TC-2025-097

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

that Trust Council approve the Conference/Convention Attendee Reporting Template for inclusion as an attachment to Policy 6.12.1 – Trustee Training/Conference Attendance, along with the corresponding policy amendments required to incorporate the template.

CARRIED

15. ADDRESS BY DOUG S. WHITE,

Chair Patrick welcomed Douglas S. White, (Kwul'a'sul'tun), special counsel to Premier David Eby on Indigenous Reconciliation, former Chief of Snuneymuxw First Nation, and past Chair of the BC First Nations Justice Council.

Mr. White spoke to the enduring presence of the Coast Salish peoples who have been stewarding the land and waters located within what is known as the Trust Area for thousands of years. He spoke to the opportunity that Islands Trust has to overcome past patterns of exclusion to help achieve respective goals by partnering with First Nations to build momentum to change the future through reconciliation and long-term relationship building. He urged Trust Council to make use of the statutory tools that are currently in place, including the *United Nations Declaration on the Rights of Indigenous Peoples* and the provincial government's *Declaration on the Rights of Indigenous Peoples Act*, as frameworks for reconciliation and to update existing, and develop new, Protocol Agreements with the Nations within the Trust Area and asked Islands Trust to think deeply about the future and develop real partnerships while demonstrating intention through the work that is being done.

The meeting was recessed for the day at 5:48 p.m.

THURSDAY, SEPTEMBER 18

Chair Patrick reconvened the meeting at 9:00 a.m.

Trustees Allen and Graham were not in attendance.

The agenda was reordered and items 16.1, 16.2.1, 16.2.2 and 16.2.3 were discussed following item 14.2.3.

16. LEGISLATIVE & INFORMATION SERVICES

16.2.4 2022 Governance Report Recommendations - Request For Decision

The Director of Legislative and Information Services summarized the Request for Decision and noted Trust Council is being asked to establish priorities for the remaining work.

Governance Committee Chair Gedye summarized the committee's work on the report recommendations to date.

Trustee Borthwick joined the meeting at 9:06 a.m.

Trustee Scott joined the meeting at 9:11 a.m.

Discussion ensued regarding the relevance, importance, and prioritization of the recommendations and the following comments were noted:

- The Secretary to Trust Council role is not fully understood, the position is separate from an operational staff position and filling the role would only be pursued if Trust Council provided direction, and approved budget, to do so;
- Recommendation 9 arranges for the appointment of First Nations representatives to Trust Council which links to the Strategic Plan

initiative 5.1.2 which is to clarify opportunities for co-governance and co-management in the Trust area;

- Recommendation 11, the adoption of a comprehensive multi-year planning document, is already a top priority within the Strategic Plan and identified as advancing the corporate planning framework;
- Recommendation 6, helping trustees understand their roles, is already being looked at by staff who will be engaging trustees in conversation to shape an approach to, and support of, onboarding new trustees.

Trustee Lironi left the meeting at 9:35 a.m. and returned at 10:00 a.m.

Trustee Dodds left the meeting at 10:06 a.m.

TC-2025-098

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

that Recommendation 1 move up to the prioritized section of the Governance Committee 2022 Governance Report recommendation.

CARRIED

Trustees Harris and Luckham left the meeting at 10:29 a.m.

The meeting was recessed for a break at 10:29 a.m. and reconvened at 10:45 a.m.

TC-2025-099

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

that recommendation 8 [Secretary to Trust Council] be moved to the list of recommendations to be undertaken by staff as appropriate

CARRIED

Trustee Evans opposed

TC-2025-100

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

that Trust Council request that staff provide analysis of the position of secretary as per the 2022 Governance Report, and request for analysis on current roles and gaps needed to be filled (including Corporate Officer i.e. Bowen Island).

CARRIED

TC-2025-101

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

that Recommendation 9 [First Nations representation] be moved to the list of not further work to be undertaken, in light that the intent is captured in initiative 5.1.2 in the current Strategic Plan.

CARRIED

TC-2025-102

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

that Trust Council request Governance Committee to prioritise the following recommendations of the 2022 Governance Report:

- recommendation 1 [Election of Trust Council leadership];
- recommendation 11 [adoption of comprehensive, multi-year planning document], and
- recommendation 7 [helping trustees fulfil their roles],

with the understanding that:

- recommendation 3 [committee membership],
- recommendation 4 [committee mandates],
- recommendation 5 [roles of committees], and
- recommendation 6 [helping trustees understand their roles]
- recommendation 8 (secretary to Trust Council) and
- recommendation 15 [Trustee Compensation]

will be undertaken by staff as appropriate, and:

- recommendation 12 [communications and engagement],
- recommendation 13 [management alignment with Trust Council] and
- recommendation 14 [exploiting the potential for synergy between Islands Trust Conservancy and Islands Trust]

will be undertaken when prioritised by Trust Council.

CARRIED

TC-2025-103

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

to amend the motion to change the word “exploiting” in recommendation 14 to “exploring”.

DEFEATED

Trustee Luckham returned to the meeting at 11:07 a.m.

TC-2025-104

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

that Trust Council not undertake any further work on the following recommendations of the 2022 Governance Report:

- recommendation 2 [number of committees and committee mandates];
- recommendation 10 [provincial representation]; and
- recommendation 9 [First Nations representation]

CARRIED

17. FINANCIAL AND EMPLOYEE SERVICES

17.1 Consent Agenda Items

17.1.1 Director of Financial and Employee Services Report

Receive for information.

17.1.2 June 30, 2025 Financial Results - Request For Decision

THAT Trust Council approve the June 30, 2025 Financial Report.

By general consent Islands Trust Council adopted the recommendation as presented in items 17.1.1 and 17.1.2.

Trustee Dodds returned to the meeting at 11:12 a.m.

17.1.3 Statement of Financial Information (SOFI) - Request For Decision

The Director of Financial and Employee Services answered questions and provided clarifications regarding the Schedule of Payments to suppliers.

THAT Trust Council approve the 2024/25 Statement of Financial Information.

By general consent Islands Trust Council adopted the recommendation as presented in item 17.1.3.

17.2 Discussion / Decision Items

17.2.1 Project Proposal: Cost of Processing Planning Applications – Trust Council Request For Decision

The Director of Financial and Employee Services summarized the Request for Decision and indicated that the Financial Planning Committee is recommending that Trust Council request staff to prepare a proposed project plan for assessing the full cost of processing planning applications as the last time the work was undertaken was in 2019; however, there remains a gap between how much revenue is realized from application fees compared to the costs associated with processing the applications.

Discussion ensued and the following comments and clarifications were noted:

- The Financial Planning Committee is asking staff to develop the plan which is a separate project than implementing the plan;
- Plan implementation would require redirection of Strategic Plan priorities and staff resources;
- Cityview software maps out the processes of each application and notes when an application starts and stops but does not track staff time spent on the application;
- The project was proposed in a previous term when the question was asked if taxpayers were subsidizing development within the Trust Area and policy states 100% of costs of development are to be recovered;
- Consideration of changing the annual percentage increase of existing fees could be taken until there is space within the Strategic Plan to comprehensively review options;
- The work could be returned to the Financial Planning Committee.

Trustee Dodds left the meeting at 11:35 a.m.

Trustee Lironi left the meeting at 11:38 a.m. and returned at 11:43 a.m.

TC-2025-105

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

that Trust Council request Financial Planning Committee return to Trust Council with recommendations on how to increase the application fees.

CARRIED

17.2.2 2026/27 Draft Budget Assumptions, Principles, and Guidelines – Request For Decision

The Director of Financial and Employee Services summarized the Request for Decision and provided the following contextual elements:

- The Islands Trust Conservancy passed a resolution expressing strong support for robust Geographic Information Systems and both Financial Planning Committee and Executive Committee support the resolution; however, the Financial Planning Committee did not add a specific budget guideline for this item;
- The Governance Committee is undertaking a review of Trust Council's policy on trustee remuneration and a consultant's report will not be available at the time the first draft of the budget is provided; therefore, the first budget draft will continue to calculate the remuneration under the existing policy;
- Next fiscal year is an election year and the cost of elections will be substantially increasing due, in part, to Regional Districts indicating an increase of 50% in the costs charged to undertake the election process on Islands Trust's behalf;
- There are expectations of limited, to potentially no, general surplus beyond what is required by policy to be held; therefore, surplus will likely not be available to put into next year's budget to fund planned expenses which may result in an increase in tax pressures.

Trustee Borthwick left the meeting at 11:55 a.m. and returned at 12:00 p.m.

Discussion ensued.

Trustees Luckham left the meeting at 12:05 p.m.

TC-2025-106

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

that Trust Council establish 2026/27 budget guideline that funding for Geographical Information Systems be prioritized for initiatives in the 2025-28 strategic plan.

CARRIED

TC-2025-107

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

that Trust Council approve Financial Planning Committee's recommended draft 2026/27 Budget Assumptions, Principles, and Guidelines as amended.

CARRIED

Trustee Gauvreau left the meeting at 12:18 p.m.

The meeting was recessed for a break at 12:18 p.m. and reconvened 1:00 p.m.

18. DISPOSITION OF DELEGATIONS/PUBLIC COMMENT & CORRESPONDENCE

Discussion ensued regarding disposition of correspondence and the guest speaker.

TC-2025-108

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

that Trust Council request Executive Committee and the Chair to write to Minister Boyle, and copy the office of the Premier, expressing appreciation for the presence and words of Doug S. White.

CARRIED

TC-2025-109

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

that Trust Council request staff to draft a letter for the signature of the Chair to the Minister of Housing and Municipal Affairs in response to item 6.3 correspondence on the September, 2025 agenda from the Friends of the Gulf Islands Society regarding their petition, conveying that the information has been received and Trust Council considers the protection of the environment as a core value.

CARRIED

19. TRUST COUNCIL FOLLOW-UP ACTION LIST

Received for information.

The agenda was reordered and item 20 was discussed following item 6.3

20. TRUSTEE ROUNDTABLE

The Trustee roundtable resumed and Trustees who had not participated in the discussion on September 16 provided updates on the work of their local trust areas.

21. TRUSTEE UPDATES - Appointed Trustees on External Committees

Written updates were received for information.

21.1 Association of Vancouver Island and Coastal Communities Climate Leadership Steering Committee (AVICC-CL)

21.2 Atl'ka7tsem/Howe Sound Biosphere Region

21.3 Baynes Sound/Lambert Channel Ecosystem Forum

- 21.4** Freightier Anchorages/Oceans Protection Plan (OPP)
- 21.5** Mount Arrowsmith Biosphere Region
- 21.6** Shellfish Aquaculture Management Advisory Committee (SF AMAC)
- 21.7** Southern Gulf Islands Forum
- 21.8** Transportation/Ferry Group

22. NEXT MEETING

The next Islands Trust Council Quarterly meeting is scheduled to be held in-person in Victoria, December 2-4, 2025.

22.1 Proposed Upcoming Trust Council Program

Received for information.

23. ADJOURNMENT

By general consent the meeting was adjourned at 1:45 p.m.

Laura Patrick, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder

Minutes are not official until adopted at a subsequent meeting.

Resolutions Without Meetings Log

Trust Council

Resolution Number	Action	Date
2025-004 Adopt Bylaw 199 - Delegations Amendments to Meeting Procedure Bylaw It was Moved by Trustee Maude, and Seconded by Trustee Peterson, that Islands Trust Council Bylaw 199, cited as "Trust Council Meeting Procedures Bylaw, 2004, Amendment Bylaw No. 1, 2025", be adopted.	Carried	13-Aug-2025
2025-003 The following matter is considered urgent and necessary in order for Trust Council to adopt Islands Trust Council Byl It was Moved by Trustee Maude and Seconded by Trustee Patrick, that Islands Trust Council Bylaw 202, cited as 'Islands Trust Council Revenue Anticipation Borrowing Bylaw 2025-2026', be adopted.	Carried	12-Jun-2025
2025-002 The following matter is considered urgent and necessary in order for Trust Council to adopt Islands Trust Council Byl It was Moved by Trustee Patrick and Seconded by Trustee Bernardo, that Islands Trust Council Bylaw 201, cited as 'Islands Trust Council Financial Plan Bylaw 2025-2026', be adopted.	Carried	10-Jun-2025
2025-001 The following matter is considered urgent and necessary in order to allow recently appointed members to the Trust It was MOVED by Trustee Peterson and SECONDED by Trustee Boland, that Trust Council ratify the appointments of Trustees Gauvreau, Graham, Elliott, Maude, Morrison and Yates to the Trust Programs Committee.	Carried	28-Mar-2025

**Islands Trust
Council Strategic**

- Clear and transparent policies, administrative processes and structures enable better decision making, advance service delivery and improve employee satisfaction.
- Defined capacity constraints and indicators inform decision making.
- Planning processes and Trust Area wide programs enable diverse housing options.
- Advocacy and policy changes improve control of invasive species to protect and restore sensitive ecosystems.
- Diverse community members/groups are invested in revitalizing ecosystems and expanding protected areas.
- Marine and foreshore ecosystems are healthy
- Land use decisions are informed by data and ongoing monitoring to manage and adapt to climate risks
- Communities understand effects of climate change on the Trust Area.
- Policies, plans, and resources provide opportunities for collaborative First Nations engagement aligned with UNDRIP.
- Indigenous knowledge is incorporated into stewardship and management of Trust Area.

Executive Committee	Governance Committee	Financial Planning Committee
1. Requests to Minister for review of Islands Trust and increased Provincial funding (Strategic Plan Initiative 1.3.1) 2. Finish and adopt Islands Trust Policy Statement in accordance with project work plans (Strategic Plan key initiative 1.1.1) 3. Update and implement Reconciliation Action Plan (Strategic Plan 5.1.1) 4. Guide the development and implementation of the Islands Trust Strategic Plan. New Strategic Plan approved by Trust Council March 2025.	1. Review of Governance Report 2. Corporate Planning 3. Meeting process (Bylaw 101 and policies) 4. Secretariat and/or in-house legal counsel 5. Policy 7.2.1 Trustee Remuneration - Review and Update	1. Budget 2026/27: Draft 2 Preparation and Review 2. Q3 2025/26 Financial Report 3. Q3 Financial Forecast 4. Budget 2026/27 Public Engagement



Trust Programs Committee	Regional Planning Committee	Islands Trust Conservancy
1. Stewardship Education Program 2. Secretariat Role to Forums within the Trust Area 3. Trust Council Policy 1.2.1 (Policy Statement Amendment)	1. Improve bylaw enforcement policies and procedures to be administratively fair, reasonable and transparent with the aim of restoring public confidence (Strategic Plan Initiative 1.2.3) 2. Update and Implement Freshwater Sustainability Strategy (2022-2032) (Strategic Plan Initiative 2.1.3) 3. Monitor progress of protection of ecosystem health in all land use planning decisions (Strategic Plan Initiative 3.2.4)	1. Strategic Planning/Administration 2. Covenant and Property Acquisitions 3. Property and Covenant Management 4. Communications 5. Fundraising and Conservancy Support

Local Trust Committees

Northern Islands

Ballenas-Winchelsea, Denman, Gabriola,
Gambier, Hornby, Lasqueti, Thetis

Denman Island

- . Major Project - Denman Housing (OCP and LUB) Review Project - Stage 2, Phase 2
- . Minor Project - Housing Related TUP Review

Gabriola Island

- . Major Project - Gabriola Island Comprehensive OCP and LUB Review - Phase 2

Gambier Island

- . Major Project - Gambier OCP & LUB Targeted Review - Phase 2
- . Minor Project - Keats Island Shoreline Protection Project - Phase 3 (Continued)

Southern Islands

Galiano, Mayne, North Pender,
South Pender, Saturna

Galiano Island

- . Minor Project - Groundwater Sustainability
- . Associated Islands Regulations Review

Mayne Island

- . Major Project - Housing Options Project - Phase 2

North Pender Island

- . Major project - Housing Access and Affordability Project
- . Minor project - Update of Raptors Nest DPAs

Saturna Island

- . Minor Project - Minor housing amendments review project

South Pender Island

- . Minor Project - Minor LUB Review Project
- . STVR Regulation & Policy Review

Northern Islands

Ballenas-Winchelsea, Denman, Gabriola,
Gambier, Hornby, Lasqueti, Thetis

Hornby Island

- . Major Project - Hornby Island Official Community Plan and Land Use Bylaw Review

Lasqueti Island

- . Minor Project - Official Community Plan Review - Phases 2 & 3

Thetis Island

- Minor Project – Targeted LUB Amendments

Salt Spring

Salt Spring Island

- . Extraordinary Project - OCP-LUB Update
- . Minor Project - Housing Action Program - Implementation (Bylaw 537)
- . Major Project - Water Sustainability - coordinate multiple jurisdictions in planning for water sustainability and watershed protection.

Active Projects Report

Executive Committee

1. *Requests to Minister for review of Islands Trust and increased Provincial funding (Strategic Plan Initiative 1.3.1)*

Activity:

Advance the following requests to the Province and develop advocacy and education strategies to support these:

- a) the Provincial review of the governance structure to enable reconciliation and better support Islands Trust's mandate; and
- b) request for increased Provincial funding.

(Minister denied the request for a review for the balance of this Council term in his April 28, 2025 letter.)

Responsible

Rueben Bronee

Dates

Rec'd: 01-Nov-2023
Target: 31-Mar-2025

2. *Finish and adopt Islands Trust Policy Statement in accordance with project work plans (Strategic Plan key initiative 1.1.1)*

Activity:

Project underway guided by Trust Council project charter. Anticipated project completion by November 2026.

Responsible

Clare Frater

Dates

Rec'd: 26-Feb-2020
Target: 01-Nov-2026

3. *Update and implement Reconciliation Action Plan (Strategic Plan 5.1.1)*

Activity:

Initiation timeline: Staff drafting underway

Responsible

Clare Frater

Dates

Rec'd: 02-Sep-2020
Target: 31-Mar-2026

Active Projects Report

Executive Committee

4. *Guide the development and implementation of the Islands Trust Strategic Plan. New Strategic Plan approved by Trust Council March 2025.*

Activity:

Implementation underway.

Responsible

Rueben Bronee

Dates

Rec'd: 03-May-2023

Target: 31-Mar-2025

Future Projects Report

Executive Committee

1. *Pay Transparency Report Submission & Posting*

The Pay Transparency Act became law on May 11, 2023. Under the legislation, beginning in 2026, Islands Trust must prepare and submit a Pay Transparency Report by November 1 annually. These reports must be posted publicly on the Islands Trust website.

Responsible

Date Received

Julia Mobbs

11-May-2023

2. *Improve bylaw enforcement policies and procedures to be administratively fair, reasonable and transparent with the aim of restoring public confidence (Strategic Plan Initiative 1.2.3) (joint with RPC)*

Trust Council endorsed Policy 5.5.1 and Best Practice Manual amendments. RPC to draft Implementation Plan and final amendments. Present to Trust Council for adoption and subsequent monitoring and reporting.

Responsible

Date Received

Stefan Cermak

12-Mar-2025

3. *Explore new engagement models (virtual and in person forums) to reach more community members (Strategic Plan Initiative 1.2.2)*

Initiation timeline TBD

Responsible

Date Received

Clare Frater

12-Mar-2025

4. *Review all Trust Council and local trust committee agreements and where appropriate, amend, combine or rescind (Strategic Plan Initiative 1.2.6)*

Initiation timeline: 2026/27: (May 2023 EC asked for priority to Ministry of Transportation and Infrastructure)

Responsible

Date Received

Clare Frater

12-Mar-2025

Rueben Bronee

5. *Design a plan to advocate to enhance community access to funding for housing in the Trust Area (Strategic Plan Initiative 2.3.2)*

Initiation timeline: Priority for this Council term

Responsible

Date Received

Clare Frater

12-Mar-2025

Future Projects Report

Executive Committee

6. <i>Advocate for the development and implementation of a fallow deer strategy, including advocacy for deer harvesting (Strategic Plan Initiative 3.1.1)</i>	Responsible	Date Received
Initiation timeline: Priority for this Council term	Clare Frater	12-Mar-2025
7. <i>Create a grant program to increase public understanding of the impact of climate change to the unique amenities and environment of the Islands Trust Area (Strategic Plan Initiative 4.2.2)</i>	Responsible	Date Received
Initiation timeline: TBD	Clare Frater	12-Mar-2025
8. <i>Amend legislation to increase the percentage of NAPTEP to act as an incentive for the protection of forest cover for climate change (Strategic Plan Initiative 4.2.4)</i>	Responsible	Date Received
Initiation timeline: Priority for this Council term	Clare Frater	12-Mar-2025
9. <i>Clarify opportunities for co-governance and co-management of the Trust Area (Strategic Plan Initiative 5.1.2)</i>	Responsible	Date Received
Initiation timeline: Priority for this Council term	Clare Frater Rueben Bronee	12-Mar-2025
10. <i>Develop a schedule and plan for leader-to-leader meetings with Indigenous Governing Bodies (Strategic Plan Initiative 5.1.3)</i>	Responsible	Date Received
Initiation timeline: 2026/27	Clare Frater Rueben Bronee	12-Mar-2025
11. <i>Develop tailored public engagement processes that acknowledge preferred engagement methods of Indigenous Peoples (Strategic Plan Initiative 5.2.2)</i>	Responsible	Date Received
Initiation timeline: Priority for this Council term	Clare Frater	12-Mar-2025

Future Projects Report

Executive Committee

12. <i>Implement activities assigned by the future Reconciliation Action Plan (2025-2028) implementation plan (To be assigned by TC) (Strategic Plan Initiative 5.1.5)</i>	Responsible	Date Received
To be determined. Staff is drafting new Reconciliation Action Plan and associated implementation plan for Trust Council approval.	Rueben Bronee	12-Mar-2025
13. <i>Implement activities assigned by the Freshwater Sustainability Strategy (2022-2032) implementation plan (To be assigned by TC) (Strategic Plan Initiative 2.1.3)</i>	Responsible	Date Received
To be determined. Regional Planning Committee is developing a Freshwater Sustainability Strategy Implementation Plan for Trust Council approval.	Clare Frater	12-May-2025

Active Projects Report

Governance Committee

1. Corporate Planning

Activity:

Continue implementation of enhanced corporate planning processes:
Visioning - complete; Values - skipped; SWOT - complete; Strategic Plan - in progress;
Departmental work plans - upcoming; incorporating work plans into the financial plan - upcoming.

Responsible

David Marlor

Dates

Rec'd: 17-Apr-2023
Target: 03-Mar-2026

2. Meeting process (Bylaw 101 and policies)

Activity:

Review and recommend amendments to the Trust Council Meeting Procedure Bylaws 101 and related policies to address the concerns raised by Great Northern Management Consultants in the 2022 Governance Review Report of the Islands Trust.

Responsible

David Marlor

Dates

Rec'd: 17-Apr-2023
Target: 30-Sep-2026

3. Secretariat and/or in-house legal counsel

Activity:

Consider opportunities to hire a Trust Council secretariat or in-house legal counsel, and any associated implications to the Islands Trust.

Responsible

David Marlor

Dates

Rec'd: 11-Apr-2023
Target: 02-Dec-2025

Active Projects Report

Financial Planning Committee

1. Budget 2026/27: Draft 2 Preparation and Review

Activity:

Review Draft 2, version 1 of the 2026/27 budget in January 2025.

Review Draft 2, version 2 of the 2026/27 budget in February 2025.

Responsible

Julia Mobbs

Dates

Rec'd: 12-Nov-2025

Target: 18-Feb-2026

2. Q3 2025/26 Financial Report

Activity:

Financial reports on operations to the end of December 31, 2025 will be prepared for review and approval to ensure appropriate financial management and spending within approved budget limits.

Responsible

Julia Mobbs

Dates

Rec'd: 12-Nov-2025

Target: 18-Feb-2026

3. Q3 Financial Forecast

Activity:

The Q3 Financial Forecast informs spending decisions for the remainder of the fiscal year, and supports development of the draft 2026/27 budget.

Responsible

Julia Mobbs

Dates

Rec'd: 12-Nov-2025

Target: 18-Feb-2026

Active Projects Report

Financial Planning Committee

4. *Budget 2026/27 Public Engagement*

Responsible

Dates

Activity:

Clare Frater

Rec'd: 20-Aug-2025

Review of planned engagement materials and engagement platforms will continue at FPC's October/November and January meetings prior to engagement initiation in January.

Target: 21-Jan-2026

Future Projects Report

Financial Planning Committee

1. *Review of TC Policy 6.5.2 Budget Control and Adjustment Authority (EC directed)*

Review Islands Trust Policy 6.5.2 Budget Control and Adjustment as a whole and specifically make recommendations to amend the policy to ensure the policy is clear in regards to the process and decision making authority related to proposed 'overspends' for any particular budget item.

Julia Mobbs

12-Mar-2024

2. *Review of TC Policy 6.5.1 Reserves and Surplus*

That Financial Planning Committee request staff to investigate possible language changes to TC Policy 6.5.1 Reserves and Surplus to ensure that it does not violate best practices related to use of surplus funds to fund operating expenses.

Julia Mobbs

12-Oct-2022

Active Projects Report

Regional Planning Committee

1. *Improve bylaw enforcement policies and procedures to be administratively fair, reasonable and transparent with the aim of restoring public confidence (Strategic Plan Initiative 1.2.3)*

Activity:

- a. Review and amend Trust Council Policies 5.5.1 & 7.1.2
- b. Create a plain language Best Practices Manual

Responsible

Robert Kojima
Stefan Cermak
Warren Dingman

Dates

Rec'd: 13-Mar-2024
Target: 05-Mar-2026

2. *Update and Implement Freshwater Sustainability Strategy (2022-2032)(Strategic Plan Initiative 2.1.3)*

Activity:

- a. Independent review and update
- b. Draft an Implementation Plan
- c. Freshwater Atlas Update

Responsible

Stefan Cermak
William Shulba

Dates

Rec'd: 12-Feb-2020
Target: 10-Sep-2026

3. *Monitor progress of protection of ecosystem health in all land use planning decisions (Strategic Plan Initiative 3.2.4)*

Activity:

- a. Research and data collection
- b. Data analysis and integration
- c. Collaboration

Responsible

Patricia Woodruff
Stefan Cermak

Dates

Rec'd: 31-Mar-2025
Target: 31-Mar-2026

Active Projects Report

Regional Planning Committee

d. Apply/implement pilot monitoring

e. Build capacity and training

Staff Biologist drafting recommendations of how to integrate biological information into planning related decisions - emphasis on species at risk as per grant funding

Future Projects Report

Regional Planning Committee

1. Review all Trust Council policies, and where appropriate, amend, combine, or rescind (all committees) (Strategic Plan Initiative 1.2.5)

Responsible

Date Received

Review and report to RPC.

Stefan Cermak

31-Mar-2025

All Trust Council policies held by the Director of Planning Services:

- Policy 4.1.4; 4.1.9; 4.1.13; 4.1.14; 4.1.15 (General LTC policies)
- Policy 4.2.2 (APC Operating Policy)*
- Policy 5.3.1; 5.3.2; 5.3.3; 5.3.5 (Community Planning)
- Policy 5.4.1; 5.4.2; 5.4.3; 5.4.4 (Land Use Regulation)
- Policy 5.5.1 (Bylaw Compliance and Enforcement)
- Policy 5.6.1 (Application Processing)
- Policy 5.7.1 (Policy Statement Checklist)
- Policy 5.9.1; 5.9.2 (Best Management Practices and Outer Islands)
- Policy 6.1.1 (First Nations Engagement Principles)

* jointly held with Director of Legislative and Information Services

2. Improve processes for prioritizing funding for ongoing OCP reviews (Strategic Plan Initiative 2.2.1)

Responsible

Date Received

RPC continue to refine prioritization matrix.

Stefan Cermak

31-Mar-2025

3. Map Eelgrass and kelp forests (Strategic Plan Initiative 3.3.1)

Responsible

Date Received

Future Projects Report

Regional Planning Committee

Partner with First Nations' marine divisions and other relevant organizations in the Trust Area toward completing the work.

Stefan Cermak

03-Feb-2020

Maintain contact and retrieve data from with consultants (Hatfield) funded by the Canada Space Agency Hatfield to lead the design and development of the Eelgrass Explorer (E2) system for mapping eelgrass in the intertidal areas across the entire British Columbia coast. Expected 10m resolution data available target date: May 2027.

4. *Update OCPs and LUBs to incorporate new Policy Statement polices (Strategic Plan Initiative 2.2.2)*

Responsible

Date Received

Stefan Cermak

31-Mar-2025

5. *Develop a growth management planning framework that includes data on growth trends and projections, geological and hydrological capacities, infrastructure, and development rates (Strategic Plan Initiative*

Responsible

Date Received

Draft a business case, for phase 1 (initial development), of a multi-year project. Co develop with partners. Develop with a funding strategy (grants, reserve funds, partnerships, etc).

Stefan Cermak

31-Mar-2025

6. *Update OCPs and LUBs to foster climate change resilience (considering topics such as Coastal Douglas-fir protection, foreshore and nearshore environments, and groundwater) (Strategic Plan Initiative 4.2.3)*

Responsible

Date Received

Strategic Plan assigned key initiative to: LTCs

Stefan Cermak

31-Mar-2025

Active Projects Report

Trust Programs Committee

1. *Stewardship Education Program*

Activity:

Develop and implement a stewardship education activities in accordance with approved 2025/26 business case.

Responsible

Chloe Straw
Clare Frater
Morgana van
Niekerk

Dates

Rec'd: 12-Mar-2025
Target: 31-Mar-2026

2. *Secretariat Role to Forums within the Trust Area*

Activity:

Administer Secretariat Services program in accordance with Secretariat Services Policy.

Responsible

Chloe Straw
Clare Frater

Dates

Rec'd: 15-Apr-2025
Target: 31-Mar-2026

3. *Trust Council Policy 1.2.1 (Policy Statement Amendment)*

Activity:

Review of the Policy with the view of making recommendations to Trust Council for amendments if required.

Responsible

Clare Frater
Jason Youmans

Dates

Rec'd: 04-Nov-2024
Target: 30-Oct-2026

Future Projects Report

Trust Programs Committee

1. *Consider Community Benefit Land Trust concept for Islands Trust (Strategic Plan initiative 2.3.1)*

Initiation timeline: To be determined. (Should include further consideration of the Community Benefit Land Trust Concept briefing presented to TPC on February 5, 2021.)

Responsible

Clare Frater

Date Received

12-Mar-2025

2. *Implement Community Stewardship Awards Program*

Staff will initiate in February 2026.

Responsible

Clare Frater

Date Received

02-Dec-2021

2.1.11 Administration of Community Stewardship Awards Program Policy states: Islands Trust Programs Committee of Trust Council is responsible for initiating Islands Trust Community Stewardship Awards Program in February in the final year of each term.

3. *Review all Trust Council policies, and where appropriate, amend, combine or rescind (Strategic Plan initiative 1.2.5)*

TPC related policies to be reviewed this term of office (by October 2026):

1.2.1 Policy Statement Amendment Policy

2.1.11 Administration of the Community Stewardship Awards Program Policy

2.1.15 Secretariat Services Policy

Initiation timeline: TPC has already requested amendments to policy 1.2.1. Project charters to amend policies 2.1.11 and 2.1.15 in 2026/27 will be initiated in 2026.

Responsible

Clare Frater

Date Received

12-Mar-2025

Future Projects Report

Trust Programs Committee

4. *Work with other agencies to facilitate data gathering / share in the development of environmental indicators (Strategic Plan initiative 2.1.1)*

Initiation timeline: To be determined.

Responsible

Clare Frater

Date Received

12-Mar-2025

5. *Identify indicators of ecosystem health and integrity (Strategic Plan initiative 3.2.1)*

Business case for funding due by September 2025. Project plan required for implementation in 2026/27.

Responsible

Clare Frater

Date Received

12-Mar-2025

6. *Update the State of the Islands Report (Strategic Plan initiative 3.2.2)*

Business case for funding due by September 2026. Project plan required for implementation in 2027/28.

Responsible

Clare Frater

Date Received

12-Mar-2025

7. *Develop a shared inter-agency ecosystem health indicator toolkit for citizen groups, conservancies, and other agencies (Strategic Plan initiative 3.2.3)*

Initiation timeline: To be determined

Responsible

Clare Frater

Date Received

12-Mar-2025

8. *Develop a climate action strategy, set baseline data and targets (Strategic Plan initiative 4.1.1)*

Initiation timeline: To be determined

Responsible

Clare Frater

Date Received

12-Mar-2025

Future Projects Report

Trust Programs Committee

9. <i>Partner with agencies and others to share climate data (Strategic Plan initiative 4.1.2)</i>	Responsible	Date Received
Project plan required for implementation in 2026/27. No anticipated funding request.	Clare Frater	12-Mar-2025
10. <i>Design and implement a climate action education plan (Strategic Plan initiative 4.2.1)</i>	Responsible	Date Received
Business case for funding due by September 2025. Project plan required for implementation in 2026/27.	Clare Frater	12-Mar-2025
11. <i>Implement activities assigned by the future Reconciliation Action Plan (2025-2028) implementation plan (To be assigned by TC) (Strategic Plan Initiative 5.1.5)</i>	Responsible	Date Received
To be determined. Staff is drafting new Reconciliation Action Plan and associated implementation plan for Trust Council approval.	Clare Frater	
12. <i>Implement activities assigned by the Freshwater Sustainability Strategy (2022-2032) implementation plan (To be assigned by TC) (Strategic Plan Initiative 2.1.3)</i>	Responsible	Date Received
To be determined. Regional Planning Committee is developing a Freshwater Sustainability Strategy Implementation Plan for Trust Council approval.	Clare Frater	
13. <i>Recommend updates to Crown Land Agreements</i>	Responsible	Date Received

Future Projects Report

Trust Programs Committee

Implement Crown Land Protocol project charter V2 and engage Bowen Island Municipality and the Province of B.C. in updating and consolidating existing agreements about Crown land into one agreement.

Strategic Plan Initiative 1.2.7: Review all Trust Council and local trust committee agreements and where appropriate, amend, combine or rescind is assigned to EC. On April 23, 2025, Executive Committee requested staff forward April 23, 2025 and February 26th, 2025 briefings on Crown tenure application referrals to Trust Programs Committee for consideration for updating protocols and letters of understanding with the Crown.

Clare Frater

07-May-2025

COMPLETED SINCE LAST REPORT (September 2025 – Mid-November 2025)	PLANNED FOR THIRD QUARTER (Mid-November 2025 – February 2026)
1. STRATEGIC PLANNING/ADMINISTRATION/OPERATIONS	
Personnel/Staffing: Continue recruitment for • Covenant Management and Outreach Specialist • Communications Specialist Contracted Communications Specialist to fill in during recruitment process ITC Five-Year Plan development: Reviewed resources on engagement. Updated project charter and timeline 2026/27 Budget Request: Presented budget request and six business cases to ITC Board for comment/approval and to FPC for review ITC Board: Hosted October 7th ITC Board meeting ITC Policy: Continued policy review/update project • Focus on reconciliation and de-colonisation in policy updates/reviews SAR Program: Planning for external Species at Risk Program evaluation Collaborated with Planning Services to provide input to suitable land analysis project Begin collation of ITC SAR data from legacy textual reports (Co-op student project) Submit grant proposal and budget to Tree Canada for augmentation of pollinator meadow and endangered plant species at Mount Tuam Protected Area (covenant)	Personnel/Staffing: Continue recruitment for • Covenant Management Specialist • Communications Specialist • Administration Assistant ITC Five-Year Plan development: Deliver initial engagement letters to Nations Coordinating/attending initial engagement meetings 2026/27 Budget Request: Continue to represent budget and business cases through review cycle ITC Board: Host Nov 20th ITC Board meeting ITC Policy: Continue policy review/update project • Two draft policies will be presented at the January ITC Board meeting SAR Program: Continue facilitating Species at Risk Program evaluation Complete collation and mapping of ITC SAR data (Co-op student project) Develop and present a Stewardship Education Webinar on Species at Risk Complete Q3 reporting to funder for ECCC Priority Places Species at Risk Program Investigate and implement SAR monitoring research proposals for 26/27 fiscal year

Software Updates: Data Management System/GIS: Investigate software options. Submitted Business case with 2026/27 budget request to fund the purchase of an ITC data management system, integration of the software and training. Other: Continue collaboration with Planning Services to develop products, training, and support materials about species and ecosystems at risk	Software Updates: Data Management System/GIS: Contract GIS specialist/firm to design a data management system to integrate into existing GIS's systems. CityView: Ongoing revisions, staff training, and procedure development for CityView applications software TAPIS 3: Assess new tools and features of revised TAPIS 3, and provide feedback to Mapping Team about MapIT re-launch Conservation Planning Developing a project plan for Regional Conservation Plan evaluation Begin revising Securement Strategy
2. COVENANT AND PROPERTY SECUREMENT PROJECTS	
Continued securement negotiations on ~27 ha of land for ITC nature reserve (1 Galiano, 1 Salt Spring) Continued negotiations on ~2 ha of land for NAPTEP covenants (1 North Pender, 1 Salt Spring) Responded to nine enquiries about conservation options (3 Salt Spring, 1 Galiano, 1 Lasqueti, 1 Denman, 1 Hornby, 1 Saturna, 1 Gambier. Preliminary review of applications for 2 land donations (Salt Spring, Lasqueti) and 1 NAPTEP (Salt Spring)	Board review and decision on two new conservation applications. Continue negotiations on existing conservation projects Initiate conservation projects approved by the Board at November and/or January meetings.
3. COVENANT AND PROPERTY MANAGEMENT	
Protected Area Monitoring: Notify 91 covenant landholders of a delay in annual compliance monitoring report due to BCGEU job action Protected Area Management Projects: Implement restoration and enhancement projects in covenants on Saturna and North Pender islands	Protected Area Monitoring: Present nature reserve and covenant monitoring results and recommendations from 2025 monitoring season to the ITC Board Issue reports with notice of compliance/non-compliance and stewardship recommendations to covenant landholders Review annual monitoring program and implement process improvements for 2026



ISLANDS TRUST CONSERVANCY REPORT TO TRUST COUNCIL 2025-2026 - 3rd Quarter Update

Initiate procurement processes for water quality monitoring in two covenants on Salt Spring Island and for coordinated invasive species management across ITC protected areas on Bowen Island Finalize covenant modification to improve clarity for a 17-year-old NAPTEP covenant on North Pender Island Initiate negotiations for another covenant modification to improve clarity for a 25-year-old covenant on Galiano Island Registered covenant amendment to improve clarity for new Gabriola Island covenant Protected Area Management Planning Monitoring progress on archeology assessment contracts for two new nature reserves. Technology Improvements: <i>Mapping and Field tools:</i> Evaluated Survey123 to meet field survey needs. Assessed FieldMaps functionality and provided feedback to GIS Team for improvements as identified Other: Continue policy review. Develop new policies and revise outdated policies.	season. Collaborate with management groups to address concerns observed on nature reserves Protected Area Management Projects: Review annual reports from management groups and contractors implementing management projects in ITC protected areas Finalize list of priority projects for 2026-27 Protected Area Management Planning Track referrals to and feedback from First Nations re draft management plans Technology Improvements: Continue to explore remote monitoring solutions and related policy development Continue to work with GIS staff to ensure all spatial data collected for ITC protected areas can be incorporated and viewed in available mapping applications. Other: Continue policy review/update.
4. COMMUNICATIONS AND OUTREACH	
NOTE: Activities pending until new Communications Specialist is onboarded Social Media: Ongoing 35th anniversary promotion and survey response collection for the ITC Journal Press Release: n/a Publications: n/ Outreach: Attended a booth at the Salt Spring and Mayne Island Fall Fairs to raise awareness and promote ITC's 35th anniversary	NOTE: Activities pending until new Communications Specialist is onboarded Social Media: Continue to promote the 35th anniversary of ITC and conservation projects/events in our region. Press Release: TBD Publications: Send ITC Holiday Cards (December) Publish Fall Heron Newsletter Publish Fall ITC eNews Issue <i>Caring for Your Conservation Covenant</i> newsletter to covenant landholders



ISLANDS TRUST CONSERVANCY REPORT TO TRUST COUNCIL 2025-2026 - 3rd Quarter Update

Reports: Published 2024/25 ITC Annual Report	Reports: Celebrations: Host celebration for one new nature reserve and one new NAPTEP covenant on Salt Spring Island.
5. FUNDRAISING AND CONSERVANCY SUPPORT	
Donor Relations: Stewardship of donors and advisors (ongoing) Continue implementing 35th anniversary fund development activities (ongoing in 2025) Received and processed donations – sent thank you letters and issued charity tax receipts Spoke to potential donors interested in legacy giving Strategic Giving: Continued WillPower Campaign seeking bequests of conservation lands or conservation funds Fund Management: Began review of Opportunity Fund Guidelines Other: Developed draft Opportunity Fund application form Researched external grant opportunities (ongoing)	Donor Relations: Stewardship of donors and advisors (ongoing) Review and update donor members in Salsa (CRM) Receive and process donations – send thank you letters and issue charity tax receipts Follow up with potential donors interested in legacy giving Strategic Giving: Continue WillPower Campaign seeking bequests of conservation lands or conservation funds - Investigate new Personal Portrait Outreach program tools Update pledged bequests Fund Management: Review donation Policies and fund guidelines Develop Fund Management Policy Other: Explore options and parameters for use of anonymous donation Investigate Giving Tuesday Opportunities

1. TRUST COUNCIL/EXECUTIVE COMMITTEE

This most recent quarter began with me joining members of Executive Committee and the Director of Trust Area Services to attend the Union of B.C. Municipalities annual convention in Victoria. It provided a valuable opportunity to participate in sessions on a range of relevant topics, including the Province's proposed legislative changes to implement a local government code of conduct and also the legal context of the recent Cowichan Tribes court decision. Attending Executive Committee members have shared their more detailed UBCM report with all trustees.

The work of Islands Trust subsequently took an unexpected detour in early October with the start of the BC General Employees Union and Professional Employees Association strike action, which resulted in more than 80% of staff off work for almost three weeks. This unfortunately resulted in a need to cancel a number of local trust committee meetings and other events, as well as the closure of Islands Trust offices. While we regret any inconvenience this may have caused for the public, Islands Trust fully respects the right of unionized staff to engage in the collective bargaining process and any related job action that may be undertaken. My thanks to the small number of excluded staff who maintained core operations, and to Trust Council for their flexibility and understanding. We were all pleased to welcome our colleagues back after the announcement of a tentative settlement and to begin getting Islands Trust back to business as usual.

Following the September Trust Council meeting, we invited trustees to complete the regular survey sharing their perspectives on the meeting venue, content and materials. The majority of respondents were satisfied overall with the meeting, with meeting materials, and with chairing and meeting management. There was a general level of satisfaction with the venue and facilities, although there were significant issues in relation to the Wi-Fi and connectivity. To address this latter issue, staff plan to prepare more detailed specifications for future to ensure venues are able to meet the threshold for our connectivity needs to adequately support virtual engagement.

2. OPERATIONS

Following my briefing to Trust Council at the September meeting, my primary focus has been to complete the report on the operation review I initiated in the spring. That report was distributed to trustees in mid-November and included in the agenda package for the December meeting. I look forward to an engaged discussion and consideration of the recommendations by Trust Council.

My thanks to the trustees and staff whose input was a valuable consideration in the review process. In particular, I appreciate the constructive ideas and contributions of the senior leadership team. It is always an interesting exercise to delve into aspects of how an organization functions. Above all, it left with me an even greater appreciation for the work staff and trustees do on a daily basis, despite the very real challenges we face. As I note in the report, there are many more things we could do to resolve those challenges. But in my recommendations I have tried to be pragmatic and also respectful of both council's priorities and the fiscal

context in which we operate. I hope Trust Council finds the report insightful, and that together this can set us on the start of a journey towards a more sustainable operational context for Islands Trust.

3. ELECTION PREPARATIONS

At the time of Trust Council's December meeting, we will be just over 300 days away from the October 17, 2026 election. Staff have begun planning and preparation for the pre-election and post-election periods, with a focus on enhancing the onboarding approach for the new council. Staff have engaged a new Trustee Onboarding Working Group to advise on priorities for how we can better prepare potential candidates and better support newly elected trustees to be successful in their roles.

The election planning and transition is a complex project in itself that will consume an increasing amount of staff time as we get closer to election day, and then particularly in the post-election period as we work collaboratively to help the new council and local trust committees get up and running. Fortunately, there is a well-established foundation in place from previous elections, and we will work to enhance that to ensure a smooth and productive transition to the next council.

4. REFLECTIONS

This meeting marks the anniversary of my first Trust Council meeting as CAO. Personally and professionally, it has been a great year of learning about the work of Islands Trust and the remarkable group of people who make that work possible. There has been no shortage of challenges to address, some expected and a few less so. I hope I have begun to add some value to the work as the year has progressed. My thanks to all the staff for your patience as I have worked to get my head around so much of what you do. And my thanks to trustees for your support, and for your relentless passion for your work and the communities you serve.

TRUST COUNCIL STRATEGIC PLAN PRIORITIES

(Reporting on Key Initiatives identified as priorities for the current Trust Council term)

1. Governance & Organizational Excellence				
STRATEGIC DIRECTION	KEY INITIATIVE	COMMENTS	STATUS	Responsible Committee
1.1 Updates and adopt a new policy statement	1.1.1 Finish and adopt Islands Trust Policy Statement in accordance with project work plans *	- In June 2025 Trust Council passed first reading of the Bylaw 183. - Staff are implementing the communications and engagement plan - Staff have issued 100+ referrals post-First Reading with concordance tables to agencies/First Nations who have already provided content in order to explain how their comments were addressed	80% complete	EC/TPC
1.2 Strengthen governance, decision-making and workflow processes	1.2.1 Develop a corporate planning process to enable decision-making, workflow efficiency, resource tracking and relevant policy consolidation *	- Draft corporate planning process approved by Trust Council - Strategic Plan approved in March 2025 - CAO working with senior staff to develop and implement departmental work plans by end of fiscal 25/26 - CAO to re-engage the Corporate Planning Working Group this fiscal to clarify aspects of the approved draft process	33% complete	GC
	1.2.3 Improve bylaw enforcement policies and procedures to be administratively fair, reasonable and transparent with the aim of restoring public confidence *	- September 17, 2025, Trust Council endorsed draft policies with minor amendments. - Implementation Plan proposed for March Trust Council	90% complete	RPC
	1.2.4 Prioritise, analyse, and where appropriate, implement the 15 recommendations of the 2022 Governance Report *	- May 13, 2025 Committee of the Whole discussion. - Governance Committee Recommendations RFD to September 2025 Trust Council.	40% complete	GC

(* Denotes initiatives identified by Trust Council as their top priorities for the balance of the current council term)



	1.2.5 Review all Trust Council policies, and where appropriate, amend, combine or rescind	Governance Committee prioritised review and consolidation of policies related to operations of Trust Council, with review of other policies to follow over the remainder of the term.	10% complete	GC
1.3 Advocate to the Province for legislative changes to Islands Trust Act	1.3.1 Advance the following requests to the Province and develop advocacy and education strategies to support these: a) the Provincial review of the governance structure to enable reconciliation and better support Islands Trust's mandate; and b) request for increased Provincial funding *	- April 28 letter from Minister Kahlon confirms no Provincial action this council term - Next steps at the direction of Trust Council	25% complete	EC
2. Growth Management & Community Resiliency				
STRATEGIC DIRECTION	KEY INITIATIVE	COMMENTS	STATUS	
2.1 Support proactive land use planning and establish limits to growth using evidence-based data	2.1.3 Update and implement Freshwater Sustainability Strategy (2022-2032)	July 18th, 2025 RPC forwarded a business case for an independent review of the FWSS to FPC for funding consideration in the 2026/27 budget.	25%	RPC
2.3 Explore innovative approaches to supporting diverse housing options and tenures	2.3.2 Implement the Housing Strategic Action Plan	September 17, 2025, Trust Council replaced "Design a plan to advocate to enhance community access to funding for housing in the Trust Area" with: "Implement the Housing Strategic Action Plan."	40%	EC RPC
3. Ecosystem Health & Integrity				
STRATEGIC DIRECTION	KEY INITIATIVE	COMMENTS	STATUS	
3.1 Improve control of invasive species	3.1.1 Advocate for the development and implementation of a fallow deer strategy, including advocacy for deer harvesting	- Not started - Related: In July 2025 Trust Programs Committee approved the Working Towards a Fallow Deer Strategy on the Southern Gulf Islands webinar project charter for delivery by March 2026	0%	EC

(* Denotes initiatives identified by Trust Council as their top priorities for the balance of the current council term)



3.2 Improve understanding and monitoring of ecosystem health	3.2.4 Monitor progress of protection of ecosystem health in all land use planning decisions	- May 9th, 2025 – RPC received presentation from Biologist on progress of implementing biological information into land use decisions - May 15th, 2025 – PS Pro-D Day, Workshop assessing research and tools to implement biological information - Current work progressing - Future work being proposed to merge indicator/monitoring with several other key initiatives	50%	RPC
4. Climate Change				
STRATEGIC DIRECTION	KEY INITIATIVE	COMMENTS	STATUS	
4.2 Improve community understanding about climate change mitigation and adaptation	4.2.4 Amend legislation to increase the percentage of the Natural Area Protection Tax Exemption Program (NAPTEP) to act as an incentive for the protection of forest cover for climate change mitigation and adaptation	- Staff secured a \$8,200 grant to produce a report on the implications of higher exemption amounts. - Staff procured a report from consultant on the implications of higher exemption amounts which is under internal review.	60%	EC
5. First Nations Relations & Reconciliation				
STRATEGIC DIRECTION	KEY INITIATIVE	COMMENTS	STATUS	
5.1 Enhance proactive planning and intentionality of reconciliation initiatives	5.1.1 Update and implement Reconciliation Action Plan	- Staff have begun drafting a new Reconciliation Action Plan based on prior staff and trustee input. - Staff have begun developing a process for internal review of the draft Reconciliation Action Plan.	50%	EC
	5.1.2 Clarify opportunities for co-governance and co-management of the Trust Area	Staff have had initial conversations with Ministry staff	10%	GC



5.2 Engage with Indigenous Governing Bodies and Indigenous Peoples on governance, growth management, heritage and ecosystem protection, and climate change	5.2.2 Develop tailored public engagement processes that acknowledge preferred engagement methods of Indigenous Peoples	Not started	0%	EC

(* Denotes initiatives identified by Trust Council as their top priorities for the balance of the current council term)

Islands Trust Council Plan for Continuous Learning 2022-2026 Term

	Date	Trust-Wide and Administrative Topics	Legal and Governance Topics	Planning How-To	Working With Others
2022	October 25	New Term Orientation: Meeting the Trustees: Trust Council, Executive Committee and Council Committees overview			
	November 8	New Term Orientation: Trustee Roundtable - Getting to know each other and staff			
	TRUST COUNCIL MEETING November 17	New Term Orientation: Computer/HR Orientation, Trustee Tool kit and badges, Victoria staff greetings	New Term Orientation: Oath of Office / Swearing In		
	TRUST COUNCIL MEETING November 18-19	New Term Orientation: Overview of Islands Trust; Islands Trust Conservancy; Governance; Planning Services; Finance and Budgeting	New Term Orientation: Election of Chair, Executive Committee and Conservancy members		
	November 22	New Term Orientation: Trustee administration: remuneration, expenses, computer training			
	TRUST COUNCIL MEETING December 6-8	New Term Orientation: Islands 2050 Policy Statement Amendment Project Overview	New Term Orientation: Introduction to Standards of Conduct/Conflict of Interest/FOI Robert's Rules & Responsible Governance Presenter: Eli Mina, Registered Parliamentarian	New Term Orientation: Local Trust Committees Orientation	New Term Orientation: Reconciliation and First Nations Engagement Presenter: Reece Harding, Barrister & Solicitor, Young Anderson

Islands Trust Council Plan for Continuous Learning 2022-2026 Term

Date	Trust-Wide and Administrative Topics	Legal and Governance Topics	Planning How-To	Working With Others
2023	January 12	A Closer Look: Open meetings, Conflict of Interest, Freedom of Information		
	January 19		Local Trust Committees, Land Use Planning, Bylaw Enforcement	
	January 26	Website and Mapping		
	February 2	Species at Risk (SAR) and Critical Habitat Protection on non-federal lands***		
	February 9	Growing Native Plant Species for People and Places***		
	March 30	GINPR - Monitoring and Restoration of Rare Ecosystems***		
	April 5	BC Conservation Data Centre - BC CDC 101: Providing Information about Biodiversity in BC Presentation***		
	May 4	P'hwulhp (Garry Oak) Meadows: Understanding a Living Cultural Landscape***		
	May 19	Chair Training: Facilitated day-long session. Part 1 and Part 2 Presenter: Lisa Zwarn, Registered Parliamentarian & Public Administration Instructor		

Islands Trust Council Plan for Continuous Learning 2022-2026 Term

Date	Trust-Wide and Administrative Topics	Legal and Governance Topics	Planning How-To	Working With Others
2023	June 19	Forest classification and forest health of the Coastal Douglas-fir zone Presenters: Andy MacKinnon, RPBio (ret.), RPF (ret.) Forest Ecologist and Del Meidinger, M.Sc., RPBio, Research Ecologist		
	TRUST COUNCIL MEETING June 27 - 29 Recording	Local Governments in Reconciliation Presenters: Brent Mueller, Director, Governance Relations (MUNI) and Lisa Bhopalsingh, Manager of Community & Cultural Planning, City of Nanaimo #1PowerPoint #2PowerPoint		Gabriola Island field trips to Museum, Recycling Centre, Elder Cedar Forest
	TRUST COUNCIL MEETING September 26 – 28 Recording			Guided Visit to KELA_EKE Kingfisher Forest or Tour of Magic Lake Estates
	November 29		Cityview Bylaw Enforcement Extension	
	TRUST COUNCIL MEETING December 5 – 7 Recording			San Juan County Council Session

Islands Trust Council Plan for Continuous Learning 2022-2026 Term

Date	Trust-Wide and Administrative Topics	Legal and Governance Topics	Planning How-To	Working With Others
2024	TRUST COUNCIL MEETING March 12-14	Media and Social Media Training - Jan Enns, Communications Consultant		
	TRUST COUNCIL MEETING June 18 – 20 Recording			
	TRUST COUNCIL MEETING September 24 – 26			
	November 26			Xwe’et tay/Lasqueti Archeology Project
2025	TRUST COUNCIL MEETING December 3 – 4			San Juan County Council Session
	TRUST COUNCIL MEETING March 11-13			
	TRUST COUNCIL MEETING June 17-19	Conduct Training Session with Facilitator Allison Habkirk		
	TRUST COUNCIL MEETING September 16-17	DRIPA Implementation Update by Presenter Doug S. White		Gabriola Island field trip to the Makerspace and Recycling Centre.
	October 10 & 28	Chair and Meeting Management Training with Facilitator Allison Habkirk		



Islands Trust Council Plan for Continuous Learning 2022-2026 Term

Date		Trust-Wide and Administrative Topics	Legal and Governance Topics	Planning How-To	Working With Others
	TRUST COUNCIL MEETING December 2-4		First Nations Relationship Building Presentation by Brodie Guy (ICET)		San Juan County Council Session
2026	January – February (TBC)	Public Engagement Best Practices			
	TRUST COUNCIL MEETING March 10-12				
	April-May	Structured Decision-Making Workshop (TBC)			
	TRUST COUNCIL MEETING June				
	TRUST COUNCIL MEETING September				
	**NEW TERM TRUST COUNCIL MEETING November	New Term Orientation	New Term Orientation	New Term Orientation	New Term Orientation
	TRUST COUNCIL MEETING December	New Term Orientation	New Term Orientation	New Term Orientation	New Term Orientation

****General Local Election October 17, 2026.** Trust Council Bylaw No. 101 (2.1). *The first regular meeting of the Council shall be held on the first Wednesday of November following a general local election.*

******* Webinars offered for both public and trustee benefit.



Islands Trust Council Plan for Continuous Learning 2022-2026 Term

Date	Trust-Wide and Administrative Topics	Legal and Governance Topics	Planning How-To	Working With Others

++ Outstanding Continuous Learning Item from 2018-2022 Trust Council term on FUAL report – TC-2022-103 *“Coordinate the provision of expert advice and training to the incoming Trust Council, early in the new term, on the theme of public engagement and consultation, building on lessons learned from the first three phases of Islands 2050 public engagement from 2019 - 2022.”*



REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** December 2, 2025
From: Executive Office **Date Prepared:** November 7, 2025
SUBJECT: Proposed 2026/27 Trust Council Meeting Schedule

RECOMMENDATION:

1. **THAT Trust Council adopt quarterly meeting dates and start times to the end of fiscal 2026/27 of:**
 - a. June 16-18, 2026, starting at 1:00 p.m. on June 16;
 - b. September 9-11, 2026, starting at 1:00 p.m. on September 9;
 - c. November 12-14, 2026, starting at 2:00 p.m. on November 12;
 - d. December 8-10, 2026, starting at 1:00 p.m. on December 8; and,
 - e. March 9-11, 2027, starting at 1:00 p.m. on March 9.
2. **THAT Trust Council adopt quarterly meeting locations to the end of fiscal 2026/27 of:**
 - a. June 2026, electronic;
 - b. September 2026, electronic;
 - c. November 2026, Victoria, BC;
 - d. December 2026, Victoria, BC; and,
 - e. March 2027, Galiano Island.
3. **THAT Trust Council adopt quarterly Committee of the Whole meeting dates, all to be held electronically starting at 9:00 a.m., to the end of fiscal 2026/27 of:**
 - a. Wednesday, May 13, 2026
 - b. Wednesday, July 22, 2026
 - c. Wednesday, October 7, 2026
 - d. Wednesday, February 10, 2027

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

The proposed Trust Council meeting dates reflect the need to accommodate a fifth meeting following the October 17, 2026 election. The original budget request from Executive Committee proposed the same funding level as fiscal 2025/26 (\$135,000), which would fund four in-person meetings. Given the need to accommodate a fifth meeting in 2026/27, it was expected that one of the remaining meetings of the current Council would be electronic. Scheduling two meetings as electronic reflects the recommendation from Financial Planning Committee to reduce the number of regular in-person Trust Council meetings from four to two. It is not recommended that the November and December 2026 meetings be considered for electronic delivery because these will be the first two meetings of the new Council.

- 1 PURPOSE:** To approve Trust Council's 2026-27 meeting schedule.

2 BACKGROUND: The Trust Council 2026/27 schedule follows the [Meeting Procedures Bylaw No. 101](#) which states:

“Thereafter, at the meeting in December of each of the subsequent three years, the Council shall establish the schedule of the date, time and place of regular Council meetings for the following fiscal year (April 1 to March 31), one of which shall be in each of the months of June, September, December, and March with the exception of the year of a general local election when the December meeting shall be held in November.”

In addition to meeting Bylaw No. 101 requirements above, the proposed 2026/27 meeting dates (Attachment 1) have been selected taking into consideration an election year, Bowen Island Municipality meeting dates, known convention and conference dates, statutory holidays and other scheduling throughout the year.

As 2026 is an election year, there are five Trust Council meetings scheduled for fiscal 2026/27. The meeting held in November is scheduled for onboarding trustees, committee elections, adopting the meeting schedule and other items associated with bringing on a new council. The December meeting is scheduled to address items including the draft Islands Trust 2027/28 budget, ratification of Council Committee elections, and other administrative and business items.

The following Trust Council meeting dates and locations are proposed for the fiscal 2026/27 year:

- June 16-18, 2026 conducted electronically
- September 9-11, 2026 conducted electronically (last meeting of current term)
- November 12-14, 2026 conducted in-person in Victoria (first meeting of new term)
- December 8-10, 2026 conducted in-person in Victoria; and,
- March 9-11, 2027 conducted in-person on Galiano Island.

The locations of the proposed meetings have taken into account venue availability, seasonal weather and travel conditions related to such, holding meetings within the Trust Area and general proximity for ease of all to travel to. This can change as per Trust Council direction. As for the costs of meetings and the provision of electronic meetings, the draft budget being presented in December 2025 includes those costs.

Once Trust Council has confirmed its dates, Executive Committee, Council Committees and local trust committees will finalize their respective meetings. However, over the last month a full timetable for these meetings has been prepared by staff. Attachment 2 is the Executive Committee schedule they have approved for the coming fiscal year.

Committee of the Whole meetings:

New to this fiscal year and in addition to Trust Council’s Quarterly meetings, four proposed Committee of the Whole meetings are to be scheduled as follows:

- Wednesday, May 13 at 9:00 a.m.
- Wednesday, July 22 at 9:00 a.m.
- Wednesday, October 7 at 9:00 a.m.
- Wednesday, February 10, 2027 at 9:00 a.m.

Staff incorporated these meetings into the regular annual Trust Council schedule 4-5 weeks prior to proposed Trust Council meetings to provide Trust Council with an opportunity to have open discussion on business decision items of significance requiring more fulsome debate

which time won't allow at Trust Council meetings. Also providing trustees with ample notice of Committee of the Whole meetings.

Recommendations from Standing Committees:

At its October 2025 meeting, Financial Planning Committee made the following resolution:

FPC-2025-049

that Financial Planning Committee recommend to Trust Council that in-person Trust Council meetings in Fiscal Year 2026/27 be reduced from four in-person meetings to two.

Staff have considered this recommendation proposing two of the regularly scheduled four meetings be held electronically.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: If Trust Council makes significant amendments to the schedule in December 2025, there will be a significant reordering of local trust committee and Council Committee meeting dates as a result.

FINANCIAL: The largest financial impact of meeting planning for Trust Council is the selected format of meetings (in person or electronic), as well as meeting location (in the Trust Area or on Vancouver Island). In-person meetings cost an estimated \$33,750 depending on location while electronic meetings cost about \$1,300.

POLICY: If the November meeting of Trust Council is adopted, Bylaw 101 requires amending as it states:

"The first regular meeting of the Council shall be held on the first Wednesday of November following a general local election."

Staff were unable to meet these requirements due to Bowen Island Municipalities' (BIM) election meeting dates. Islands Trust cannot hold their first meeting of a new term until BIM has appointed their Islands Trust trustees. At this time, BIM has scheduled their meeting for November 9, 2026.

IMPLEMENTATION/COMMUNICATIONS: Dates and locations of meetings will be posted immediately following the December Trust Council meeting.

FIRST NATIONS: N/A

OTHER: None.

3 RELEVANT POLICY(S):

- [Meeting Procedures Bylaw No. 101](#)

4 ATTACHMENT:

- 2026/27 Draft Islands Trust Council and Committees Meeting Schedule
- 2026/27 Executive Committee Meeting Schedule

RESPONSE OPTIONS

Recommendation:

1. **THAT Trust Council adopt quarterly meeting dates and start times to the end of fiscal 2026/27 of:**
 - a. June 16-18, 2026, starting at 1:00 p.m. on June 16;
 - b. September 9-11, 2026, starting at 1:00 p.m. on September 9;
 - c. November 12-14, 2026, starting at 2:00 p.m. on November 12;
 - d. December 8-10, 2026, starting at 1:00 p.m. on December 8; and,
 - e. March 9-11, 2027, starting at 1:00 p.m. on March 9.
2. **THAT Trust Council adopt quarterly meeting locations to the end of fiscal 2026/27:**
 - a. June 2026, electronic
 - b. September 2026, electronic
 - c. November 2026, Victoria, BC;
 - d. December 2026, Victoria, BC; and,
 - e. March 2027, Galiano Island
3. **THAT Trust Council adopt quarterly Committee of the Whole meeting dates, all to be held electronically starting at 9:00 a.m., to the end of fiscal 2026/27 of:**
 - a. Wednesday, May 13, 2026
 - b. Wednesday, July 22, 2026
 - c. Wednesday, October 7, 2026
 - d. Wednesday, February 10, 2027

Alternative:

Trust Council may choose to adopt alternate meeting dates or locations to those proposed in this report. If Trust Council would like to change any of the proposed meeting locations, not including December's as Trust Council's Meeting Procedure Bylaw states that the December meeting be held in Victoria, the following Islands are viable options: Mayne Island, Nanaimo, and Salt Spring Island.

If Trust Council chooses to adopt alternate meeting dates for the November meeting, the new date will need to fall after November 10, 2026.

Prepared By: Executive Coordinator
Reviewed By: CAO, November 10, 2025



Islands Trust

DRAFT 2026/27 Islands Trust Council and Committees Meeting Schedule

Meetings will be conducted electronically unless otherwise noted. The place where the public can see and hear the meetings is the boardroom, Islands Trust office at #200- 1627 Fort Street, Victoria, unless otherwise noted.

Visit the meeting calendar at <https://islandstrust.bc.ca/whats-happening/meetings-and-events/> then choose the meeting date to view the agenda, see start times, watch live, view meeting recordings and attend electronically by computer or phone-in through Zoom.

Islands Trust Council		Meeting Information
2026		
Tuesday - Thursday	June 16–18 th @ 1:00 p.m.	
Tuesday - Thursday	September 9–11 th @ 1:00 p.m.	last meeting of the current term
Thursday - Saturday	November 12-14 th @ 3:00 p.m.	Victoria - first meeting of the new term
Tuesday - Thursday	December 8–10 th @ 1:00 p.m.	Victoria
2027		
Tuesday - Thursday	March 9-11 th @ 1:00 p.m.	Galiano Island
Committee of the Whole		
Wednesday	May 13 th @ 9:00 a.m.	
Wednesday	July 22 nd @ 9:00 a.m.	
Wednesday	October 7 th @ 9:00 a.m.	
Wednesday	February 10 th @ 9:00 a.m.	

DRAFT Standing Committees and Islands Trust Conservancy Board

Accessibility Committee @ 6:30 p.m.: April 21, 2026, July 21, October 6 and January 26, 2027.

Financial Planning Committee @ 10:00 a.m.: May 27, 2026, August 19, October 15, December 2, January 27, 2027 and February 17.

Governance Committee @ 10:00 a.m.: April 29, 2026, July 15, October 8, November 25, and January 13, 2027.

Regional Planning Committee @ 10:00 a.m.: May 1, 2026, July 24, September 25, November 27 and February 5, 2027.

Trust Programs Committee @ 10:00 a.m.: April 16, 2026, May 7, July 23, November 26 and February 4, 2027.

Islands Trust Conservancy Board @ 10:00 a.m.: May 12, 2026, July 28, September 29, November 24, January 19, 2027 and March 16.

2026/27 Executive Committee Meeting Schedule

Meetings will be conducted electronically unless otherwise noted. The place where the public can see and hear the meetings is the Islands Trust office at #200- 1627 Fort Street, Victoria, unless otherwise noted.

Visit the meeting calendar at <https://islandstrust.bc.ca/whats-happening/meetings-and-events/> and then choose the meeting date to view the agenda, see start times, watch live, view meeting recordings, and attend electronically by computer or phone-in through Zoom.

Executive Committee		Meeting Information
2026		
Wednesday	April 1 st @ 10:00 a.m.	Hosted by Bowen Island Municipality
Wednesday	April 15 th @ 9:15 a.m.	Islands Trust Conservancy Board Joint Session @ 1:00 p.m.
Wednesday	May 6 th @ 9:15 a.m.	
Wednesday	June 3 rd @ 10:00 a.m.	In-person, Trust Council preparation
Tuesday	June 16 th @ 10:00 a.m.	Trust Council
Wednesday	July 8 th @ 9:15 a.m.	
Tuesday	July 28 th @ 1:00 p.m.	In-person, Liaison Meeting Hosted by Islands Trust Conservancy Board
Wednesday	July 29 th @ 9:15 a.m.	In-person
Wednesday	August 26 th @ 9:15 a.m.	In-person, Trust Council preparation
Wednesday	September 9 th @ 10:00 a.m.	In-person, Trust Council
Wednesday	September 23 rd @ 9:15 a.m.	
Wednesday	October 14 th @ 9:15 a.m.	
Wednesday	October 28 th @ 9:15 a.m.	In-person, Trust Council preparation
Saturday	November 14 th @ 1:00 p.m.	In-person, Trust Council – first meeting of new term
Wednesday	November 18 th @ 9:15 a.m.	In-person, Trust Council preparation
Tuesday	December 8 th @ 10:00 a.m.	In-person, Trust Council
Friday	December 18 th @ 9:15 a.m.	
2027		
Wednesday	January 20 th @ 9:15 a.m.	
Wednesday	February 24 th @ 9:15 a.m.	In-person, Trust Council preparation
Tuesday	March 9 th @ 10:00 a.m.	In-person, Trust Council
Wednesday	March 24 th @ 9:15 a.m.	Islands Trust Conservancy Board Joint Session @ 1:00 p.m.

REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** December 2, 2025
From: Executive Office **Date Prepared:** November 6, 2025
SUBJECT: Provincial review and funding requests

RECOMMENDATION:

1. **THAT the first item on the Trust Council Follow Up Action Report be marked as completed.**
2. **THAT staff undertake no further work on Trust Council Strategic Plan initiative 1.3.1. and remove the corresponding item from the Executive Committee Active Projects Report.**

CHIEF ADMINISTRATIVE OFFICER COMMENTS: The first item on Trust Council's Follow Up Action Report relates to the March 2023 direction to ask the Province to amend the provincial grant funding formula to the Islands Trust and advise then-Minister Kang of the intent to revisit the request for a provincial review. Strategic Plan initiative 1.3.1 similarly relates to follow-up actions on the provincial review request and seeking an increase in provincial funding. Considering the denial of the review request by former Minister Kahlon and the current provincial fiscal context, Trust Council direction is sought on whether any further action is requested on these items.

1 PURPOSE:

To confirm Trust Council's intent regarding Follow Up Action Report item #1 and Strategic Plan initiative 1.3.1.

2 BACKGROUND:

At its March 2023 meeting, Trust Council discussed a response to the September 2022 letter from then-Minister of Municipal Affairs Nathan Cullen denying council's request for a provincial review of Islands Trust pending the outcome of the 2022 election. Council passed the following resolutions:

TC-2023-005

That Trust Council direct Executive Committee to work with staff on a coordinated strategy and prepare a request that the Province revisit the provincial grant funding formula to the Islands Trust.

TC-2023-008

That Trust Council respond to Minister Kang to the effect that Trust Council will revisit the request for a review of Islands Trust mandate, governance and structure, at September Trust Council and provide the minister with an update.

As a result, the following was added to Trust Council's Follow Up Action Report as item #1:

That Trust Council direct Executive Committee to work with staff on a coordinated strategy and prepare a request that the Province revisit the provincial grant funding formula to the

Islands Trust and further that Trust Council respond to Minister Kang to the effect that TC will revisit the request for a review of the Islands Trust mandate, governance, and structure and provide the Minister with an update.

In October 2024, the Chair of Trust Council wrote to the minister requesting the Province reconsider the request for a review, including a reconsideration of the provincial funding mechanism for Islands Trust.

In March 2025, Trust Council approved its Strategic Plan, including initiative 1.3.1 (which consequently was added to Executive Committee's workplan):

Advance the following requests to the Province and develop advocacy and education strategies to support these:

- a) the Provincial review of the governance structure to enable reconciliation and better support Islands Trust's mandate; and*
- b) request for increased Provincial funding.*

In April 2025, the minister wrote to the Chair of Trust Council and declined the second request for a review.

Trust Council has not provided any further direction on any potential next steps it may wish to take regarding the idea of a provincial review or the provincial funding model.

In September 2025, the Minister of Finance announced the Province is facing a record deficit of \$11.6 billion, which is forecast to increase to \$12.6 billion next fiscal. Core government is currently undertaking a significant spending review to identify \$1.5 billion in savings over the next three years, including \$300 million in the current fiscal year.

In that context, should Trust Council still wish to advance a funding request, the Province would expect it to include a demonstration that Islands Trust has made every effort to reduce its expenditures before resorting to seeking additional provincial funding. Even then, it is highly unlikely any request for increased provincial funding for Islands Trust would be successful within the balance of the current council term. Submitting such a request at this time may, from the Province's perspective, reflect poorly on the judgement of Trust Council.

Minister Kahlon's April 2025 letter definitively declined to consider a provincial review prior to the October 2025 local general election. That being the case, staff recommend no further consideration be given to the idea of a review for the duration of the current council term.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Confirming Trust Council's direction will provide certainty to inform staff work planning for the balance of the current council term.

FINANCIAL: The current budget planning cycle does not contemplate any change in provincial grant funding, therefore there is no impact on the fiscal plan.

POLICY: N/A

IMPLEMENTATION/COMMUNICATIONS: Staff will update the Trust Council Follow Up Action Report and Executive Committee work plan as required.

FIRST NATIONS RELATIONS: N/A

OTHER: N/A

4 RELEVANT POLICY(S): [Trust Council Policy 6.2.1 Priority Setting/Review Guidelines](#)

5 ATTACHMENT(S): N/A

RESPONSE OPTIONS

Recommendation:

THAT the first item on the Trust Council Follow Up Action Report be marked as completed.

THAT staff undertake no further work on Trust Council Strategic Plan initiative 1.3.1. and remove the corresponding item from the Executive Committee Active Projects Report.

Alternative:

1. Trust Council ask staff to provide further advice on future options to revisit the provincial review request.

Prepared By: Rueben Bronee, CAO, November 6, 2025



REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** December 2, 2025
From: Executive Committee **Date Prepared:** November 25, 2025
SUBJECT: Summary of Standards of Conduct Investigation Report

RECOMMENDATION:

1. That Trust Council endorse the two recommendations of the Standards of Conduct Investigation Report on the May 29, 2025 complaint submitted by Trustee Harris.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: In accordance with the Standards of Conduct Policy, I served in an advisory capacity to Executive Committee in facilitating the process to resolve the conduct complaint that is the subject of this request for decision. I am confident the process followed the provisions of the Standards of Conduct Policy, and that all parties participated appropriately in that process.

1 PURPOSE:

To provide a summary of the report on the investigation into a Standards of Conduct complaint submitted by Trustee Harris against Trustee Evans under Trust Council Policy 2.1.2, Standards of Conduct, and confirm whether Trust Council endorses the recommendations of the investigator.

2 BACKGROUND:

Trust Council Policy 2.1.2, Standards of Conduct, allows for Islands Trust staff or trustees to submit formal complaints regarding the conduct of a trustee. Complaints are submitted to Executive Committee, which serves as the Standards of Conduct Review Panel, and the Chief Administrative Officer (CAO), who serves in an advisory capacity to the panel.

On May 29, 2025, Trustee Harris submitted a complaint alleging that Trustee Evans breached the Standards of Conduct while she was chairing a virtual meeting of the Trust Programs Committee that afternoon by:

1. Inaccurately characterizing a comment he made as “abusive” and “unsafe” in order to limit his participation in the meeting.
2. Penalizing him, when he disputed the characterization, by failing to recognize the proper order of speakers and removing him from the meeting.

Consistent with policy, initial efforts were made to seek to resolve the complaint through informal measures. When this proved unsuccessful, Trustee Harris advised that he wished to proceed to an investigation process as provided for in the policy. With the support of Executive Committee in its capacity as the Review Panel, the CAO recommended Deanna Brummitt of Southern, Butler, Price LLP as an independent third party with the appropriate experience, knowledge and skills to undertake the investigation. Both Trustee Harris and Trustee Evans agreed to the appointment of Ms. Brummitt as the investigator.

Consistent with policy, the investigator undertook a preliminary assessment of the complaint and determined it was appropriate to continue with a full investigation. Upon completion of that investigation, the investigator submitted a written report to Executive Committee (via the CAO) and to both parties to the complaint.

The Standards of Conduct Policy provides that:

5.2.7 The Executive Committee shall provide the Report or a summary of the Report to Trust Council. The Report or summary shall be provided to Trust Council at an in-camera meeting if the subject falls under Section 90 of the Community Charter.

5.2.8 When a Report or a summary of a Report is presented to Trust Council, Trust Council will decide whether the recommendations in the Report, in whole or in part, or whether an alternate allowable sanction, will be imposed.

The subject of the report does not fall under Section 90 of the *Community Charter*, and this request for decision is submitted as a summary of the report for consideration by Trust Council.

The primary findings of the investigator's report include:

- That Trustee Evans did not breach the Standards of Conduct.
- That there was nothing abusive or unsafe about Trustee Harris' use of the words "contradictory and hypocritical" and that these words constitute appropriate comment in the context of a policy debate.
- That Trustee Evans' use of the word "abusive" was in reference to Trustee Harris' behaviour, and not in reference to his language.
- That Trustee Evans acted appropriately within her authority as chair to caution Trustee Harris about speaking over and interrupting other meeting participants, and to subsequently have Trustee Harris removed from the meeting.
- That there is a need to ensure meeting procedure rules are applied equally and fairly, and that chairs exercise their discretion to intervene cautiously and only when necessary, recognizing the importance of ensuring all Trustees are able to express themselves without undue restriction.
- That there is some confusion about the applicable procedures and policies to follow for Trust committee meetings and what constitutes acceptable Trustee conduct, as well as the role and authority of the chair.

Based on these findings, the investigator makes two recommendations:

1. Reoffering the June 2025 Trust Council training on conduct (or an equivalent) to Trustee Harris, either on a one-on-one basis or with any other Trustees who also did not attend. Trustee Evans could be invited to attend as a refresher and so that she and Trustee Harris undertake the education together as an opportunity to explore building some common understandings.
2. Ongoing education for all Trustees on the Standards of Conduct as well as the Meeting Procedures Bylaw and how it relates to Trust committee meetings, with particular consideration for the need to maintain order and decorum while not putting up barriers to meaningful participation, and to how to disagree respectfully.

If Trust Council endorses recommendation 1, that does not obligate Trustee Harris or Trustee Evans to participate in a training session. But if there was a desire to participate, staff would identify options to make the training available.

With regard to recommendation 2, staff are already preparing to address conduct and meeting procedures as a part of the onboarding and orientation of the incoming Trust Council after the 2026 election. If desired by Council, staff can also provide a briefing for trustees in the interim to clarify the application of the Meeting Procedures Bylaw for committee meetings.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: The proposed training, if accepted, would be delivered by an external consultant, which will require minimal staff time to coordinate. Similarly, a briefing in relation to recommendation 2 can be prepared by staff for the March Trust Council meeting.

FINANCIAL: The proposed training can be accommodated within the remaining budget for Trust Council training this fiscal year.

POLICY: N/A

IMPLEMENTATION/COMMUNICATIONS: Staff will update the Trust Council Follow Up Action Report and Executive Committee work plan as required.

FIRST NATIONS RELATIONS: N/A

OTHER: N/A

- 4 **RELEVANT POLICY(S):** [Trust Council Policy 2.1.1 Standards of Conduct](#) and [Trust Council Meeting Procedures Bylaw 101](#).

- 5 **ATTACHMENT(S):** N/A

RESPONSE OPTIONS

Recommendation:

That Trust Council endorse the two recommendations of the Standards of Conduct Investigation Report on the May 29, 2025 complaint submitted by Trustee Harris.

Alternative:

- Trust Council can choose to reject either or both recommendations of the report.
- Trust Council can determine an alternate action or actions in response to the findings of the report.

Prepared By: Rueben Bronee, CAO, November 24, 2025

To:	Trust Council	For the Meeting of:	December 3, 2025
From:	Executive Office	Date Prepared:	November 12, 2025
SUBJECT:	2025 Operational Review Report Recommendations		

PURPOSE: To outline options for Trust Council to respond to the recommendations of the 2025 Operational Review.

BACKGROUND:

With the support of Trust Council, in spring 2025 the CAO initiated a review of Islands Trust's operations. The report on that review is attached, and includes nine recommendations for consideration by Trust Council:

1. Trust Council direct staff not to initiate any projects in the 2026/27 fiscal year that are not already underway or required by legislation or policy, and accept staff recommendations for reducing discretionary budget lines.
2. Trust Council direct staff to prepare a five-year Information Technology and Information Management Plan to be presented to Trust Council for approval, and that no new non-essential technology projects be initiated until completion of this five-year plan.
3. Trust Council endorse the transition from the current strategic plan model to a true corporate plan, to be developed with the incoming Council.
4. Trust Council, Executive Committee and the Conservancy Board adopt the practice of not directing staff to undertake any new work without first requesting a project feasibility assessment to determine the operational impacts and preliminary implementation options.
5. Trust Council direct staff to work with the Governance Committee to provide Trust Council with options to improve the current committee structure in advance of the 2026 election.
6. Trust Council approve funding to create a new Manager of Indigenous Relations position in fiscal 2026/27 as a priority to help establish a comprehensive and consistent approach to reconciliation across Islands Trust.
7. Trust Council increase the proposed budget for the Reconciliation Program for fiscal 2026/27 by adding \$100,000 targeted to support capacity funding grants.
8. Trust Council approve funding to create a new Engagement and Communications Lead position to enable a more effective and strategic approach to public engagement and communications in support of Trust Council, the Conservancy Board and local trust committees.
9. That no consideration be given to the potential relocation of the Victoria office until closer to the 2029 end of the current lease.

If Trust Council chooses to accept or decline all nine recommendations, it could pass a single resolution confirming that decision.

If Trust Council chooses to accept only some of the recommendations, then individual resolutions would be required to address each accepted recommendation.

If resolutions are passed accepting recommendations that have a budget impact (recommendations 1, 6, 7 and 8) staff will make any resulting changes to the draft budget. Recommendation 1 would have the budget impacts set out in attachment 1.

A resolution is not needed for those recommendations that are not accepted, although Trust Council may wish to pass resolutions for rejected recommendations if it feels there is a need to record that direction for future reference.

Trust Council could also consider additional direction to staff in response to the report that is not captured in the recommendations, and pass resolutions accordingly.

ATTACHMENT(S):

1. Budget Impacts of Operational Review Recommendation 1
2. Islands Trust 2025 Operational Review (Appendix A)

FOLLOW-UP:

Staff will act on the direction of Trust Council as determined in its deliberation of the report.

Prepared By: Rueben Bronee, CAO, November 6, 2025

ATTACHMENT 1: Budget Impacts of Operational Review Recommendation 1

Recommendation 1: Trust Council direct staff not to initiate any projects in the 2026/27 fiscal year that are not already underway or required by legislation or policy, and accept staff recommendations for reducing discretionary budget lines.

The list below reflects the proposed projects that would be deferred, and therefore removed from the 2026/27 budget, under recommendation 1 at the time of the writing of the operational review report. This includes three items that Financial Planning Committee subsequently recommended be removed from the budget. These three items have therefore already been removed from the draft budget before Trust Council.

BIM Contributes	Project	Proposed 2026/27 Budget	Removed by FPC
Y	Trust Area Resilience Assessment	\$150,000	Y
Y	Electronic Records Management System	\$55,000	Y
	Galiano LTC OCP Review	\$25,000	Y
	Salt Spring LTC - SSI Groundwater Sustainability Strategy	\$16,500	
	Salt Spring LTC - SSIWPA Plan Coordination*	\$55,000	
	Total	\$301,500	

*Removing the SSI Groundwater Sustainability Strategy does not impact taxation as it is funded from special property tax reserve funds, however if any work is advanced on the project next fiscal it will add to the staff workload.

Staff have also proposed five additional discretionary budget reduction options that are not net new projects but that would result in both budget and staff time savings.

BIM Contributes	Project	Proposed 2026/27 Budget
	Planning Applications Sponsored by TC	15,000
Y	NAPTEP Applications Sponsored by TC	1,000
Y	History and Heritage Funding Grants-in-Aid	6,000
Y	Stewardship Education: Climate Action Education Plan	10,000
Y	Secretariat Services	17,000
	Total	\$49,000

1. ACCESSIBILITY COMMITTEE

Under the *Accessible British Columbia Act*, Trust Council must have an accessibility committee. The role of the committee is to help Trust Council identify barriers to accessibility in all aspects of the organisation and identify means to mitigate those barriers. The Committee's role is to first develop, and then on a three-year schedule, review and update an accessibility plan. There is a public consultation component in the legislation.

The Accessibility Committee met on October 7, 2025 and approved a business case for \$19,000 to hire a consultant to help the Accessibility Committee and Trust Council meet the legislative requirement to have an Accessibility Plan in place. This would include ensuring a plain language version of the plan and a section on implementation.

2. LEGISLATIVE SERVICES

Legislative Services is continuing to work in the background to begin preparing for the 2026 local government elections. Part of the process is reviewing legislative changes to the elections process, and beginning to work on contracts with regional districts for the administration of the local trust committee elections. More information and agreements will be brought to Trust Council in March 2026.

Update to Closed Meetings Legislation

Bill 27, Miscellaneous Statutes Amendment Act (No. 2) 2025 received Royal Ascent on October 30, 2025. This bill contains amendments to the *Community Charter* to allow local governments to close meetings to the public for consideration of information that if disclosed could be harmful to the interests of an Indigenous people, and for negotiations between local governments and First Nations. The amendment came into force on the date of Royal Ascent. This means that local governments may now close meetings for receipt of information on cultural heritage, traditional knowledge, traditional cultural expression and manifestations of sciences, technologies or cultures.

A resolution to close would be as follows:

"THAT the meeting be closed to the public under s.90(1)(i-1) of the Community Charter for information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 18.1 of the Freedom of Information and Protection of Privacy Act."

A resolution to close for negotiations with a First Nation would be as follows:

“THAT the meeting be closed to the public under s.90(2)(b) of the Community Charter for the consideration of information received and held in confidence relating to negotiations between the [local trust committee, islands trust conservancy, Trust Council] and a First Nation or between a First Nation and a third party.”

Private Members Bill M-216 Professional Reliance Act

This is a private members bill that received Second Reading on November 17, 2025. The Bill is currently in Committee and public comment is being accepted until December 2, 2025. This Bill proposes to establish the *Professional Reliance Act*. This Act will require local governments to accept any submission by a certified professional under the *Professional Governance Act* (PGA) for any permit or bylaw application. Local government in this Act includes local trust committees under the *Islands Trust Act*. The local government cannot peer review the professional report. The proposed Act also allows the Minister, by regulation, to designate other local bodies as local governments, establish dispute procedures, and set timelines for development application processing. Any disputes would be resolved by the superintendent appointed under the PGA.

Ombudsperson Report on Open Meetings

On September 11, 2025, the Ombudsperson released a consultation draft of an update to the 2012 open meeting guidelines. The current document was published in 2012, so this reflects an update to address changes in legislation and common law. Comment period for this closed on October 31, 2025. While this document is still draft, it may offer some guidance for orientation of trustees after the 2026 local government elections.

Link to the draft:

https://bcombudsperson.ca/assets/media/Open-Meetings-Guide_Consultation-Draft_Sept-11-2025.pdf

Link to the existing publication:

<https://bcombudsperson.ca/wp-content/uploads/2025/07/Special-Report-No-34-Open-Meetings-Best-Practices-Guide-for-Local-Governments.pdf>

3. INFORMATION SERVICES

Information Services continues to maintain all technology services and support to staff and trustees as part of ongoing operations. Focus over the next two months are:

1. Supporting Trust Council at the December Trust Council meeting. This involves equipment checks, updates and planning to ensure connectivity.
2. Major geographic Information System software update, including implementation and then bringing systems back on-line.
3. Switching our virtual machine software to a different system; this change has become urgent due to significant cost increases in the marketplace that have made our current system financially unsustainable. This software is essential for staff to undertake all of its day-to-day work. The new system operates differently, but the differences will only be noticeable to technical staff responsible for

maintaining it. For staff and trustees, day-to-day access will remain the same. This change is required to prevent escalating costs and ensures long-term stability of our operational systems.

MapIT and TAPIS

The previous MapIT had to be shut down as the software it was running on was out of date and no longer supported. We are upgrading our online mapping software in mid-November, which requires extensive modifications, and accommodation to ensure the data is secure. Staff is currently working updating the software and on the necessary scripts that automate the continued updating of data in MapIT. Once this is complete, and security concerns are addressed and tested, a version (called MapIT) will be made available to the public via our website, with an estimation of late November/early December.

TAPIS (Trust Area Planning Information System) is an internal map for staff which has been running again since March 2025 and will continue to do so after the software upgrade.

Operational

We are in the processing of recruiting for the vacant Information Technology Manager and hope to have that position filled by the end of the year.



Trustee Sponsored

REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** December 2, 2025

From: Trustees Sam Borthwick & Tobi Elliott **Date Prepared:** November 10, 2025

SUBJECT: Policy on the Use of Generative Artificial Intelligence in the Islands Trust Workplace

RECOMMENDATIONS:

1. **THAT Trust Council amend the Strategic Plan to add under Strategic Direction 1.2 [strengthen governance, decision-making and workflow processes] new key initiative “1.2.7 Use of generative artificial intelligence in the Islands Trust workplace” with a start date in Fiscal Year 2026/27.**
2. **THAT Trust Council request Executive Committee to report back to Trust Council on the implications and policy options, including costs, for the use of generative artificial intelligence (AI) by Islands Trust staff, trustees, and contractors.**

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

I recommend Trust Council consider this proposal in the context of the Islands Trust 2025 Operational Review Report as it intersects with several of the recommendations in that report related to initiation of new projects in fiscal 2026/27 and planning for technology related projects.

While I do not question the value and intent of the proposal, providing a meaningful and substantial response to second proposed motion will require significant staff time that exceeds available capacity. Should Trust Council wish to proceed with this project, it will require deferral of current work on Strategic Plan initiative 1.2.5 to review all Trust Council policies, and where appropriate, amend, combine or rescind them.

1. **PURPOSE:** To request Trust Council to consider amending its Strategic Plan in order to prioritize work on the creation of an Islands Trust-specific policy on the use of AI in the workplace by staff, trustees and contractors.
2. **BACKGROUND:** This is a rapidly evolving field that is changing month to month. Staff have been advised that they are bound by the [BC Public Service Policy](#) on use of generative AI. Generally, the guidelines are they are not to enter any personal or confidential information into publicly available AI chatbots, like Chat GPT.

In addition to the interim policy by the BC PSA, other local governments are testing different approaches to allowing staff and the public use AI in their enquiries. City of Kelowna’s Corporate Strategy includes a focus on Digital Transformation. They partnered with Microsoft to use Generative AI to test new approaches to service delivery, allow citizens to interact with local government (using chatbots) and the city to automate and optimize many

administrative tasks. They documented all their steps to develop AI as the backbone for their Development Approvals process. Their website kelowna.ca features storytelling pathways, including the Intelligent City Strategy, to illustrate their process.

That being said, the computational demands of AI require a large quantity of electricity, which in turn contributes to increased carbon emissions. Data centres that house the hardware require immense quantities of water for cooling strain local water supplies and ecosystems. In 2022, data centres world-wide were the 11th largest consumer of electricity, ranked between France and Saudi Arabia, according to the Organization for Economic Co-operation and Development. This consumption is predicted to rise to 4th worldwide by 2027.

In respect of Islands Trust's Mandate, which specifically holds this special purpose government to a high standard of environmental stewardship, the question of whether the use of this technology is ethically acceptable should not be taken lightly.

There are several risks and issues that need to be considered in order to develop policies that could support the responsible and ethical use of AI tools in the workplace. Some of the issues that would need to be addressed through policy to allow the use of AI at the Islands Trust, include:

- Protection of Privacy
- Correctness/Accuracy
- Transparency and Fairness
- Environmental Impact
- Workplace Effectiveness

All responsible governments intending to engage with AI in their work should undertake Privacy Impact Assessments (PIA) for every project, as per [Section 69 \(5\)](#) of the Freedom of Information and Protection of Privacy Act (FOIPPA). At the minimum, it is essential that vendors, staff, elected officials and the public know that there is human oversight with all uses of AI. This should be codified in policy.

Without direction and clear guidance through policy, Islands Trust staff, elected officials, contractors and the public could be at a disadvantage. If a proactive approach is desired, Council could request Executive Committee to report back to Trust Council on the implications and policy options, including costs, for incorporating generative artificial intelligence (AI) into the Islands Trust workplace for staff, trustees, and contractors.

3. IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

This work would be undertaken by the Director, Legislative and Information Services, and as such, other projects would need to be deferred to provide the capacity to undertake this work.

FINANCIAL: Other than the required staff time, there are no other financial costs in relation to reporting back on the options as outlined in recommendation two. There may be some legal costs where questions of interpretation may arise that are required to report back.

POLICY: There are no policy implications of the recommendations, other than ensuring it has priority on the committee work program.

IMPLEMENTATION/COMMUNICATIONS: Staff would report back as requested.

FIRST NATIONS RELATIONS: There are no First nations Relations implications.

OTHER: There are no other implications.

4. RELEVANT POLICY(S):

- a. [BC Public Service Policy](#) on use of generative AI.

5. ATTACHMENT(S):

- <https://www2.gov.bc.ca/gov/content/governments/services-for-government/information-management-technology/privacy/privacy-impact-assessments>
- https://www.kelowna.ca/sites/files/1/docs/related/intelligent_city_strategy_-_city_of_kelowna.pdf
- <https://news.mit.edu/2025/explained-generative-ai-environmental-impact-0117>
- <https://mit-genai.pubpub.org/pub/8ulgrckc/release/2>

RESPONSE OPTIONS

Recommendation:

THAT Trust Council amend the Strategic Plan to add under Strategic Direction 1.2 [strengthen governance, decision-making and workflow processes] new key initiative “1.2.7 Use of generative artificial intelligence in the Islands Trust workplace” with a start date in Fiscal Year 2026/27.

THAT Trust Council request Executive Committee to report back to Trust Council on the implications and policy options, including costs, for the use of generative artificial intelligence (AI) by Islands Trust workplace staff, trustees, and contractors.

Alternative: N/A

Prepared By: Trustees Sam Borthwick & Tobi Elliott

Reviewed By/Date: Director, Legislative and Information Services/November 12, 2025

1. FINANCIAL PLANNING COMMITTEE

In support of the Financial Planning Committee (FPC) we have completed work on the following standard annual areas of work:

- ~ **2025/26 Second Quarter Financial Report:** We have completed the September 30, 2025 second quarter financial report which tracks actual financial performance against budget for the first six months of the fiscal year. This report showed that overall Islands Trust is spending largely as expected, at 46% of budget spent in the first half of the year.
- ~ **2025/26 Second Quarter Forecast Report:** The financial forecast for the current fiscal year has been foregone due to job action of the BC Government Employee's Union which limited internal capacity to complete this task.
- ~ **2026/27 Draft Budget:** The first draft of the budget has been prepared by staff and reviewed by FPC and is now with Trust Council for their first review. Further refinements are expected prior to final submission of the budget to Trust Council in March 2026.
- ~ **2026/27 Draft Budget Committee of the Whole:** FPC has recommended that Trust Council conduct a Committee of the Whole meeting to review the draft 2026/27 budget in advance of its approval in March 2026.

Upcoming cyclical and special work of FPC can be found on its current and future work programs in this agenda.

2. FINANCIAL SERVICES

In addition to day-to-day operations associated with financial functions at Islands Trust such as accounts payable, accounts receivable, and financial bookkeeping and record-keeping, the team continues to dedicate time to financial reporting, cash flow and investment management, assisting staff with procurement processes, and orienting new staff to expense claim submissions, travel policies, and procurement practices.

Over the last three months, finance staff have focused on several key activities: preparing second quarter financial statements, and developing budget estimates to support the 2026/27 budget development process.

Staff continue to support three Trust Council approved projects:

1. Cityview Planning Module Reporting Improvements:
The Financial Services team is awaiting discussion with Cityview to determine options to reflect application fee refunds and security deposits received in the system. Currently, the system does not contain fields for this information.
2. Expense Claim System Upgrade:

The Financial Services team completed another round of testing on the new system and have sent fixes to the developer for changes. Once fully complete, user manuals will need to be prepared and training sessions delivered prior to a formal roll out of the new system. The current project completion date is estimated for early next fiscal year. This project has been significantly delayed over the last couple of years due to limited Information Services staff availability, and limited contractor availability.

3. Cityview Bylaw Module:

The Financial Services team is helping the Bylaw Enforcement team establish a system that ensures Bylaw Violation Notices are accurately entered and tracked. This includes proper recording of fee amounts, dates fees are incurred, any waivers or forgiven amounts, amounts registered with the courts, and payments received.

3. PROCUREMENT & CONTRACT ADMINISTRATION

As part of regular operations, the Financial Services team has processed the following to date in the current fiscal year:

- ~ 44 service contracts
- ~ 13 contract continuation confirmations for multi-year contracts
- ~ 61 purchase orders

Over the last three months, Financial Services staff have conducted the following procurement processes:

- ~ Request for Proposals – Trustee Remuneration Policy Review Financial and Employee Services: The RFP has been posted to the public and closed on November 21, 2025.

4. EMPLOYEE SERVICES

During October 2025, our included staff took strike action as part of the BCGEU job action directives. Key work continued to advance via excluded staff, though there were temporary disruptions to normal service levels. The new collective agreement between the Province and the BCGEU has since been ratified and we are now moving forward with implementation of the updated terms.

We have completed several **hiring actions and internal position updates** over the last quarter, resulting in the following changes to the Islands Trust team:

- ~ Corlynn Strachan has been appointed to the permanent role of Executive Administrative Assistant, effective November 7, 2025. Corlynn has successfully covered this position for the past six months, and we are delighted to confirm her in the role on a permanent basis. Congratulations, Corlynn! With Corlynn transitioning into this position, we are also pleased to announce that Jill Allan has been extended in her Acting Administrative Assistant role with the Islands Trust Conservancy.
- ~ Jill Marrack joined the Trust Area Services team as the temporary Senior Policy Advisor, beginning her auxiliary term on October 7, 2025. Jill comes to Islands Trust following a distinguished career of leadership and service with the Royal Canadian Navy. Most recently, she served as Strategic Advisor in the Office of the Deputy Commander, and prior to that, as the Canadian Defence Attaché to the Republic of Korea. She has also served as Strategic Advisor for the Canadian Forces Sexual Misconduct Response Centre and as Deputy Commander, Quebec, for the Royal Canadian Navy. Jill has been recognized as one of Canada's 100 Most Powerful Women and is a recipient of the Queen Elizabeth II Diamond Jubilee Medal for her significant contributions to Canada. She holds both a Master of Public Administration and a Master of Business Administration, and brings extensive experience in policy, diplomacy, project management, and relationship-building with First Nations. We are very pleased to welcome Jill to the team.

- ~ Kate Emmings, Islands Trust Conservancy (ITC) Manager, has accepted the position of Director of Base Mapping and Remote Sensing with the Ministry of Water, Land and Resource Stewardship. Kate has been with the Islands Trust Conservancy for 17 years, making significant contributions to advancing the preserve-and-protect mandate, safeguarding special places, and developing the Islands Trust's mapping system and data layers. We wish Kate every success in her new role.
- ~ Stepping into the ITC Manager position is Wendy Tyrrell. Wendy has served as Acting Manager since February 3, 2025, and we are pleased to welcome her into the permanent role. Congratulations, Wendy!
- ~ Sheree Rialp, Acting Planning Services Administrative Assistant started her auxiliary term November 18, 2025. Sheree has provided temporary administrative support for the Trust in the past and we are excited to welcome her back. Sheree will be providing administrative support while Rob Kroeker is on leave for the term November 18, 2025 to February 27, 2026.
- ~ Megan Northey joined the Trust Area Services team as a Researcher in a newly created temporary position on November 17, 2025. Megan holds a Master of Science in Public Policy and Human Development from the United Nations University in Maastricht, as well as a Bachelor of Science with a double major in Health Public Policy and Kinesiology from the University of Toronto. We are excited to welcome Megan to the Trust for her auxiliary term, which runs from November 17, 2025 to January 31, 2026.
- ~ Louisa Garbo, Island Planner for the Salt Spring Island team, has been extended in her temporary assignment as Senior Policy Analyst with the Ministry of Housing and Municipal Affairs, University Endowment Lands in Vancouver, until October 2, 2026.

We are currently in the process of hiring for several vacant, upcoming, and new positions across the organization:

- ~ IS Manager: The initial recruitment did not result in a successful hire. The position has been reposted and a new batch of applicants will be considered.
- ~ Planner 1 (Salt Spring Island): This competition is in the final stages, with an expectation that a new hire announcement will be made soon.
- ~ Temporary Island Planner (Salt Spring Island): To attract a larger pool of applicants to this key position, this posting seeks applicants willing and able to work from any of Islands Trust's three office locations. Initial screening of candidates is complete, and written assessments are now being evaluated prior to bringing in candidates for interviews.
- ~ Planner 1 (Temporary, As and When, Gabriola Island): The competition has closed and initial applicant screening is underway.
- ~ ITC Communications Specialist: This competition has closed and initial applicant screening is underway.
- ~ Covenant Management and Outreach Specialist: This posting is in preparation mode.
- ~ Office Administrative Assistant (Gabriola Island): Interviews are currently underway for this competition.

Our October **All Staff Meeting** was held virtually on October 2, 2025. Staff received updates on recent Trust Council and UBCM activities, as well as announcements regarding new staff arrivals and departures. Quarterly recognition awards were also presented. Directors and their delegates shared updates on key departmental projects, including the Bylaw Compliance and Enforcement policy and best practice project, the CityView implementation project, Integrating Biology into Land Use Decision Making, the First Nations referral process project, time collection, the Salt Spring Island office relocation, the Freshwater Atlas and Policy Statement, the Reconciliation Action Plan, the Protected Areas Management (PAM) database project, and the Islands Trust Conservancy's Five-Year Plan process. The meeting concluded with an update from

the Employee Survey Working Group who are engaged to brainstorm ways to improve employee engagement across the workplace.

The **Occupational Health and Safety (OHS) Committee** continues its dedicated efforts to promote a safe and healthy work environment across all Islands Trust offices. This quarter, the Committee focused on several key initiatives:

- ~ Accessible BC Act Review: The Committee discussed training identified in the Accessibility Committee's draft Accessibility Plan and will await the final plan to ensure any training commitments associated with health and safety in the workplace are considered and implemented.
- ~ Air Quality Communications: The Committee is reviewing air quality resources that Regional Planning Manager Renée Jamurat shared with the Gabriola Island office during the most recent wildfire season. OHS is exploring if distribute similar communications to all offices in future is a worthwhile undertaking.
- ~ Panic Buttons: The Committee is gathering information on potential panic button systems and related protocols for Islands Trust offices, with an eye to making a recommendation to management on this topic later this year.
- ~ Communicable Disease Prevention Plan: The Committee has been made aware of new communicable disease resources and policy templates developed by the Public Service Agency. OHS is working with CAO Bronee to determine whether an updated Communicable Disease Prevention Plan should be completed for Islands Trust.
- ~ New Office Safety Walkthrough: The Committee has delegated members to participate in the planned safety walk-through for the new office space on Salt Spring Island prior to its official opening. This walk through will ensure no hazards remain from construction, and that all furniture, equipment, and other items newly moved in and installed are properly placed and secured.

A worksite **influenza clinic** was held at the Victoria office on Tuesday, November 3, 2025. Offering an on-site vaccination clinic provides staff with a convenient way to get immunized while helping to reduce the risk of respiratory illnesses and other communicable diseases in the workplace.

Throughout the quarter, the Public Service Agency shared a range of **educational materials** on topics of interest to public service employees. Highlights included observances such as the [Poppy Campaign](#), [Indigenous Veterans Day](#), [Global Diversity Awareness Month](#), [Registered Disability Savings Plan Awareness month](#), [LGBTQ History Month](#), [Women's History Month](#), [National Day for Truth and Reconciliation](#), [Gender Equality Week](#), and [BC Culture Days](#). Staff also had the opportunity to learn about various cultural festivals, holidays, and heritage months recognized across the public service. These included Rosh Hashanah, Hindu, Lebanese, Latin, Canadian Islamic, German and Korean Heritage Months.

REQUEST FOR DECISION

To: Trust Council

For the Meeting of: December 2, 2025

From: Executive Committee/November 19, 2025

Date Prepared: November 11, 2025

SUBJECT: SEPTEMBER 30, 2025 FINANCIAL REPORT

RECOMMENDATION:

That Trust Council approve the September 30, 2025 Financial Report.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

The second quarter financial report indicates that Islands Trust is generally following the financial plan for 2025/26 to September 30, 2025. Continued close monitoring will be important to ensure anticipated spending remains within the available budget.

1 PURPOSE:

To summarize the findings of the September 30, 2025 second quarter financial report.

2 BACKGROUND:

Islands Trust *Policy 2.3.1 Council Committee Systems* requires the Financial Planning Committee (FPC) to report to Trust Council on the organization's financial management practices. Quarterly financial reports are prepared by staff, reviewed by FPC, and forwarded to Trust Council as part of this requirement.

Financial Report Findings

The benchmark for non-tax revenue sources and operational expenditures after three months of operations can be estimated at 50% of the annual budget.

As at September 30, 2025 Islands Trust has consumed a net 46% of the annual approved budget, slightly below the straight-line benchmark for this time of year. Individual areas may experience minor overspending or underspending based on activities in the year to date. Individual revenue and expense items that vary significantly from the 25% benchmark (where significance is determined as more or less than 10%, and more or less than \$5,000) are discussed in this report.

REVENUES

Total Revenue reports at 96% of the annual approved budget, with approximately \$397,000 remaining to hit revenue targets for the year. Details of individual revenue streams are as follows:

- Fees are higher than benchmark by \$31,000 (16%), due to applications advancing through due process slightly ahead of budgeted averages. The amount of fees revenue received in the first half of the year was \$59,000. The portion of fee recognised as revenue correlates with the portion of the application process completed.

- *Provincial Grant - Unrestricted* report at 100% due to the full value of the unrestricted operating grant received in the second quarter of the year.
- *Federal and Provincial Grants – Restricted* reports at 53% recognised, slightly higher than expected for this time of year. This is due primarily to the recognition of \$25,000 in unbudgeted grant revenue associated with the Housing Needs Assessments project. Grant revenue for this work was budgeted in the prior fiscal year but partially recognized in the current year due to delays in the project pushing its completion date into the current year.
- All revenues from taxation (*General Property Tax Levy, Special Property Tax Requisition, and Bowen Tax Levy*) report at 100% due to the full value of all of them being received in the second quarter of the year.
- *Investment Income reports* at 38%, below benchmark, due to the draw down of surplus funds to pay for first quarter operations in advance of receipt of the 2025/26 property taxes. Investment income increase in later portions of the year when property taxes are received and invested.

EXPENSES BY SERVICE AREA

TRUST COUNCIL (TC) SERVICES

TC Services expenses include costs related to three main areas: Trust Council; Executive Committee; and Trust Area Services; plus an allocation of general administrative expenses. Inclusive of the general admin allocation, these expenses report at \$826,000 (43% of budget) which is lower than the 50% benchmark by \$132,000 (14%). Individual expense lines within Council services that deviate significantly from benchmark are as follows:

- Trust Council spending is \$36,000 (15%) below benchmark due primarily to:
 - Trustee Remuneration Review Project scheduled to take place later in the fiscal year.
 - Trust Council Policy Review project scheduled to take place later in the fiscal year.
 - Trust Council's June and September meeting costs coming in slightly lower than expected.
- Executive Committee spending is on target for the year, only 1% from expected.
- Trust Area Services spending is \$52,000 (13%) below benchmark due primarily to:
 - Staff vacancies: 6 months for the Temporary Senior Policy Advisor, and 2 months for the Grants Manager
 - Stewardship Education programming planned for later in the fiscal year.
 - Secretariat Services programming planned for later in the fiscal year.
- The general admin allocation to TC Services reports at 41% of budget, lower than benchmark due to underspending in General Administration discussed later in this report.

LOCAL TRUST COMMITTEE (LTC) SERVICES

LTC Services expenses include costs related to five main areas: Local Trust Committees (LTCs); planning services projects; planning services staff; facilities; the Salt Spring Island office move/renovation; and bylaw enforcement; as well as an allocation of general administrative expenses.

Inclusive of the general admin allocation, these expenses report at \$3.8M (49% of budget) which is lower than benchmark by 62,000 (2%). Individual expense lines within LTC services that deviate from benchmark are as follows:

- **Local Trust Committees (LTC) costs** are comprised of rent, phone, internet and office service for on-island trustee offices, the trustee portion of insurance costs, general legal costs, bylaw enforcement legal costs, legal litigation costs, statutory notices, EC travel expenses to chair LTC meetings; trustee-incurred expenses, LTC and APC meeting expenses, LTC communications, special project expenses, LTC statutory notices and the LTC portion of trustee remuneration and benefits.

Total LTC spending to September 30, 2025 is \$518,000 (53% of budget), higher than benchmark by \$31,000 (6%), due primarily to the following:

- Legal General costs are lower than benchmark by \$12,000 (14%) due to fewer legal advice requests sought by Local Trust Committees in Q1 and Q2.
- Bylaw Enforcement legal costs are below benchmark by \$167,000 (104%) due to a court-ordered cost recovery of \$147,000 related to a property clean up on Thetis Island being awarded to Islands Trust. The costs incurred by Islands Trust for the property clean up were incurred last fiscal year, but with that fiscal year closed, these awarded costs are recorded against expenses in the current year.
- Litigation costs are significantly higher than benchmark by \$222,000 (212%) due primarily to significant legal files progressing through the courts. This line also includes \$29,500 in cost recoveries awarded to Islands Trust for files on Galiano Island and Salt Spring Island.
- **Planning Projects** costs are comprised of all LTC and Regional Planning Committee projects, including the housing strategy, housing needs assessments and building footprint data updates, as well as coordination and project work undertaken by the Salt Spring Island Watershed Protection Alliance (SSIWPA).

Planning projects report at \$129,000 (29% of budget), which is less than benchmark by \$95,000 (43%). Straight-line benchmarking can be less appropriate for project work as project plans often see work advancing in uneven portions throughout the years. Underspending on planning projects is due primarily to a combination of the following:

LTC Major and Minor Projects: Spending on LTC major and minor projects reports at \$91,000 (21% of budget). This is primarily due to planned completion of projects later in the fiscal period:

- **Denman Island LTC Housing Review**
Spending to date is \$4,000 (26% of budget), primarily due to lower costs that anticipated for public engagement.
- **Denman OCP Amendment – Technical and First Nations Updates**
No spending to the end of Q2 against the \$4,000 budget. Project expenditures are expected toward the end of the project timeline.
- **Gabriola – OCP/LUB**
Spending is at \$37,119 (77%) of the \$48,000 budget to the end of Q2.
- **Galiano – Small Island LUB Update**
Minimal spending to the end of Q2 against the \$4,000 budget. Project is scheduled to begin in Q3.
- **Gambier – OCP/LUB Review**
Minimal spending to the end of Q2 against the \$10,000 budget. The LTC has not proceeded with public engagement or advanced the draft bylaws. The majority of expenditures anticipated in the remainder of the fiscal year.
- **Hornby – OCP/LUB**
Spending is at \$11,526 (61%) of the \$18,750 budget to the end of Q2.
- **Lasqueti – OCP/LUB Review**
No spending to the end of Q2 against the \$15,500 budget. Project initiation is expected in Q3.

- **Mayne Island – Housing Project**
Minimal spending to the end of Q2 against the \$8,000 budget. A public hearing is pending, with expenditures expected later in the fiscal year.
 - **North Pender – Raptor Nest DPA Update**
Minimal spending to the end of Q2 against the \$5,000 budget. Community consultation and a public hearing are pending; expenditures are expected later in the fiscal year.
 - **North Pender – Housing Access and Affordability**
Spending to date is \$2,000 (27% of budget), primarily due to community consultation and a public hearing that are pending.
 - **Salt Spring – OCP/LUB Review**
Spending to date is \$34,000 (16% of budget), primarily due to a delay in hiring the contractor as well as staff vacancies.
 - **Salt Spring – Housing Action Program**
No spending to the end of Q2 against the \$5,000 budget. Public hearing will take place later in the fiscal year.
 - **SSIWPA – Plan Coordination**
No spending to the end of Q2 against the \$55,000 budget. This project is not expected to advance this fiscal year and has been included in the 2026/27 budget.
 - **Salt Spring – Groundwater Sustainability Strategy**
No spending to the end of Q2 against the \$16,500 budget. This project is not expected to advance this fiscal year and has been included in the 2026/27 budget.
 - **Saturna – Minor Housing Review**
No spending to the end of Q2 against the \$2,000 budget. The LTC is proceeding without the public hearing these funds were allocated to, therefore this budget will not be spent this fiscal year.
 - **Thetis – Targeted LUB Amendment**
No spending to the end of Q2 against the \$4,500 budget. Project expenditures are scheduled for later in the fiscal year, aligning with end-of-project deliverables.
- **Other projects** – Spending on regional planning projects is \$25,000 over the annual approved budget:
 - Regional Freshwater Management – the budget of \$12,000 has been fully spent on a consultant for the Freshwater Atlas.
 - Housing Needs Assessments – there was no budget for spending on The Housing Needs Assessment in this fiscal as it was expected to be completed by the end of the prior year. Therefore, this is showing as overspent by \$25,000. This overspend is offset by an equal amount in grant revenues recorded.
- **Planning Staff Costs** include employee salaries, benefits, training, travel, and contracted human resources supporting planning activities. As of September 30, 2025, spending totals \$1.7M, representing 49% of the annual budget — \$44,000 below benchmark.
 - The Northern Office planning team was fully staffed during the first half of the fiscal year, with salaries and benefits expense reporting at 50% of budget, as expected.
 - The Southern planning team has been fully staffed during for the first half of the year with salaries and benefits expense reporting at 53% of budget, slightly over benchmark, due primarily to overtime worked by Island Planners and accrued vacation balances not fully used in the first half of the year.
 - The Salt Spring Island planning team has not been fully staffed, and salaries and benefits expense report at 40% of budget. There have been several staff movements within this team to cover for temporary assignments, but despite best effort to recruit an Island Planner, this team has experienced a vacancy in an Island Planner role for the first 6 months of the fiscal year, as well as a 5-month vacancy in the Legislative Service Clerk position. Underspending on Salt Spring salaries has been intentional such that savings in this budget area can pay for budget overruns associated with the Salt Spring Island office renovation.

- **Bylaw Enforcement** costs include staff salaries and benefits, training, mobile devices, travel costs and the Cityview Bylaw Portal project. Spending to September 30, 2025 reports at \$264,000 (48% of budget), which is lower than benchmark by \$11,000. This is due primarily due planned spending on the Cityview Bylaw Portal project not making significant advancements until the third quarter of the year.
- The general admin allocation to LTC Services reports at 47% of budget, lower than benchmark due to underspending in General Administration discussed later in this report.

ISLANDS TRUST CONSERVANCY (ITC) SERVICES

Total ITC expenses include costs related to four main areas: Board expenses; Operations expenses; Property management expenses; and Programs as well as an allocation of administrative expenses.

Inclusive of the general admin allocation, these expenses report at \$629,000 (38% of budget), which is lower than benchmark by \$207,000. Individual expense lines within ITC services that deviate significantly from benchmark are as follows:

- **Conservancy Staff and Associated Costs** include employee salaries, benefits, safety equipment, memberships, mobile devices, training and travel costs, as well as any contracted human resources associated with ITC work. This line reports at \$410,000 (43%), lower than benchmark by \$69,000 primarily due to underspending on salaries and benefits resulting from staff vacancies:
 - ITC Team Lead - 5.5 months
 - ITC Administrative Assistant (2 months)
 - Communications Specialist (3 months), and
 - Covenant Outreach Specialist (1.5 months).

This underspending was slightly offset by overtime for property management staff in the field during the summer and early fall, and by contracted temporary services.

- **Property Management** costs include Professional Consultant Fees, ITC property management expenses, ITC conservation planning and land securement expenses, and First Nations engagement planning. Property management expenses report at \$45,000 (19% of budget), lower than benchmark by \$73,000. This is due primarily to the following:
 - *Professional Consultant Fees* – these costs report at nil to the end of the second quarter, lower than benchmark by \$10,000 (50%) due to delay in bookkeeper and First Nations advisor consultant search. Expenditures are expected to take place during the remainder of the fiscal year.
 - *Property Management* – these costs report at \$44,000 (43%), lower than benchmark by \$40,000 (24%) due to a delay in initiating management planning process and archeological surveys to be completed for two most recent Nature Reserves. These expenditures are expected to take place during the remainder of the fiscal year.
 - *Conservation Planning & Land Securement* – these costs report at \$250 (1%), lower than benchmark by \$13,000 (49%) due to a delay in planning of securement celebrations due to vacancy in the communications specialist position, delay in legal services contracts for securements and extension for First Nations referrals on new covenant securement project. These expenditures are expected to take place during the remainder of the fiscal year.
 - *First Nations Engagement Plan* – these costs report at nil for the first quarter, lower than benchmark by \$10,000 (50%) due to delay in First Nations engagement for the ITC Five-Year Plan. These expenditures are expected to take place in the third and fourth quarters of the fiscal year.

- **Programs** costs include costs for communications, ITC Ecosystem Mapping, and legal. Program costs report lower than benchmark by \$5,000 (9%) primarily due to underspending on ecosystems mapping where this work is expected to occur later in the year.
- The general admin allocation to ITC Services reports at 36% of budget, lower than benchmark due to underspending in General Administration discussed later in this report.

General Administration

Total general administrative expenditures include costs related to six main areas: Executive Office; Financial and Employee services; Office Operations; Legislative and Information Services; Computer, Furniture and Equipment; and Amortization expense. General administration costs are allocated to the three service areas of the Trust (Council, LTCs, and ITCB) based on their relative dollar magnitudes for the period.

General Administration expenses are reported at \$1.3M (44% of budget), which is below benchmark by \$166,000 due to the following:

- **Financial and Employee Services** costs include staff salaries, benefits, training, and travel costs. These costs report at \$281,000 (42% of budget), below expected primarily due to a vacancy in the Manager of Finance and Accounting position, offset in part by staff overtime costs and the accrual of unused leave balances.
- **Office Operations** costs include costs for audit fees, bank charges, internet, payroll processing, insurance, portion of office rent and services contributed to the general admin area, postage and courier, recruitment costs, stationery and supplies, telephone, mobile devices, organization-wide training, and all staff meetings and recognition. Office operations costs report at \$150,000 (42%), which is lower than benchmark by \$27,000 primarily due to audit fees not yet incurred, as well as savings generated in the areas of recruitment and labour relations, office supplies, and payroll processing fees.
- **Legislative and Information Services** costs include all software support and licensing, technical support, technical supplies, meeting streaming services, mobile devices salaries, benefits, training, and travel costs associated with legislative and information services staff as well as costs for Freedom of information and records management. Legislative and Information Services costs report at \$423,000 (43% of budget), which is below benchmark by \$70,000. This is primarily due to staff vacancies:
 - Senior Technical Analyst position (4.5 months)
 - Information System Coordinator position (3.5 months), and
 - GIS Coop position no hired.

These vacancies have been partially offset by \$32,000 in contracted temporary services.

CONSOLIDATED EXPENSES BY OBJECT

Public Sector Accounting Standards determine that financial reporting for government entities be reported “by function” (i.e.: service area) in the Statement of Financial Operations as presented in the earlier section of this report. Expenses “by object” (i.e.: type) are reported in accompanying financial statements notes. For purposes of greater transparency and understanding of Islands Trust financial results expenses by object are shown as follows:

Object	2025/26 Approved Budget	6 months ending Sept 30, 2025	6 months ending Sept 30, 2024	% of Budget Consumed
Staff Salaries and benefits	7,095,962	3,329,547	3,299,544	47%
Office Operations	1,456,242	828,830	633,715	57%
Council and trustee costs	1,111,872	523,710	532,283	47%
Programs	944,410	252,635	244,796	27%
Legal - General	90,000	32,542	19,366	36%
Legal - Bylaw Enforcement	161,000	(86,753)	75,238	-54%
Legal - Litigation	105,000	274,766	117,006	262%
Legal - Statutory Notices	15,000	9,416	4,152	63%
Travel/training and recruitment	219,245	85,434	159,008	39%
Subtotal	11,198,731	5,250,127	5,085,108	47%
Amortization	211,000	53,523	55,675	25%
Total Expenses	11,409,731	5,303,650	5,140,783	46%

Staff salaries and benefits are currently below benchmark due mainly to the following:

DEPARTMENT	2025/26 Approved Budget	2025/26 Approved Budget to Sept 30, 2025	2026/26 Actual Spending to Sept 30, 2025	Actuals over (under) Budget to Sept 30, 2025 (\$)	Annual Budget Consumed (%)	PRIMARY REASON
Office of the CAO	454,063	227,032	231,433	4,401	51%	Just slightly above benchmark due to unused vacation
Legislative Services	111,823	55,912	60,058	4,146	54%	Increase in Leave liability
Information Services	535,048	267,524	183,800	(83,725)	34%	Vacancies: GIS Coop not hired, Senior Technical Analyst (4.5 mos), and Information System Coordinator (3.5 mos). \$32K in contracted temporary services brings this budget line to 40% spent.
Financial & Employee Services	666,183	333,092	279,824	(53,267)	42%	Vacancy: Manager Finance and Accounting (6 mos)
Trust Area Services	654,118	327,059	287,696	(39,363)	44%	Vacancies: Temp Senior Policy Advisor (6 mos), Grants Manager (2 mos)
Islands Trust Conservancy Services	902,189	451,095	373,959	(77,136)	41%	Vacancies: Team Lead (5.5 mos), ITC Admin Assistant (2 mos), Communication Specialist (3 mos), and Covenant & Outreach specialist (1.5 mos) slightly offset by \$8K of overtime for property management staff in field during summer and early fall. \$14K in contracted temporary staff (below) bring total ITC salaries spend to 43% of budget
Planning Services Director & Specialists	680,775	340,388	358,758	18,370	53%	Over due to unused vacation
Southern Planning Services	877,456	438,728	467,181	28,453	53%	Over due to unused vacation and overtime primarily taken as pay
SSI Planning Services	783,351	391,676	312,630	(79,045)	40%	Vacancies: Legislative services Clerk (5 mos), Island Planner (6 mo) slightly offset by Planner 1 in Planner 2 role - intentionally delayed in filling as these savings offset SSI office renovation cost overruns
Northern Planning Services	996,359	498,180	500,110	1,930	50%	At benchmark
Bylaw Compliance and Enforcement	419,596	209,798	228,009	18,211	54%	Staff OT due to travel and workload
Subtotal Salaries and Benefits	7,080,962	3,540,481	3,283,457	(257,024)	46%	
Contracted Temporary Staff - All	15,000	7,500	46,069	38,569	307%	ITC \$14K and Information Services \$32K
TOTAL	7,095,962	3,547,981	3,329,526	(218,455)	47%	

The collective agreement between the Province and the BCGEU has now been ratified. The quarter two results include a 3% wage increase for included staff retroactive to April 1, 2025.

Office Operations costs are currently above expected, primarily due to the timing of computer hardware purchases which took place early in the fiscal year to complete IS installation and setup projects.

Council and trustee costs are tracking below budget, primarily due to savings for Trust Council meetings.

Program costs are currently below benchmark, primarily due to the timing of planned project expenditures later in the fiscal year, and in some cases, delays in project advancement.

Total Legal expenses are below benchmark, broken down as follows:

- Legal General costs are lower than expected due to less general legal advice sought by Local Trust Committees in the first half of the year.
- Bylaw Enforcement legal costs are lower than expected due to a court-ordered cost recovery of \$147,000 awarded to Islands Trust related to a property clean up on Thetis Island. The costs incurred by Islands Trust for the property clean up were incurred last fiscal year, but with that fiscal year closed, these awarded costs will offset legal expenses in the current year.
- Litigation costs are higher than expected due primarily to a significant legal file on Gabriola Island progressing through the courts. This line also includes \$29,500 in legal cost recovery awarded to Islands Trust for a file on Galiano Island and Salt Spring Island.
- Statutory Notices are higher than expected due primarily to large number of statutory notices on applications being processed during the first quarter.

Traveling/training and recruitment costs are below expected, due to the timing of staff training events taking place later in the year.

Amortization expense is tracking as expected, given assets in development and use updated later in the fiscal year.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: None.

FINANCIAL: None. Expenditures to September 30, 2025 are within the overall Islands Trust annual approved budget.

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS: None. Managing staff will continue to receive financial reporting on their respective areas of oversight throughout the year.

FIRST NATIONS: None.

OTHER: None.

4 RELEVANT POLICY(S):

[Islands Trust Policy 2.3.1](#) Council Committee System
[Bylaw 201](#) Islands Trust Financial Plan Bylaw, 2025-2026

5 ATTACHMENT(S):

September 30, 2025 Financial Report

RESPONSE OPTIONS

Recommendation:

That Trust Council approve the September 30, 2025 Financial Report.

Alternative:

None.

Prepared By: N. Roggers, Finance Officer

Reviewed By: Director, Financial and Employee Services
Executive Committee/November 19, 2025

Islands Trust
Detailed Statement of Operations

For The 6 Months Ending September 30, 2025

Expected % of Budget Received/Used as at Report date = 50%

Exceptions: Grant revenue, property tax levies, other revenues, project spending

Variances > +/- 10% and +/- \$5000 include explanations

Description	2025/26 Approved Annual Budget	6 months ending Sep 30, 2025	6 months ending Sep 30, 2024	Portion of Annual Budget Consumed (%)	Budget remaining (\$)
REVENUE:					
Fees & Sales	198,100	129,809	82,501	66%	68,291
Provincial Grant - Unrestricted	180,000	180,000	180,000	100%	-
Federal and Provincial Grants - Restricted	415,931	218,436	226,700	53%	197,495
General Property Tax Levy - All LTAs	9,262,200	9,262,200	8,555,040	100%	-
Municipal Property Tax Levy - Bowen Island Municipality	460,000	460,000	391,260	100%	-
Investment Income	211,000	79,719	132,677	38%	131,281
TOTAL REVENUE	10,727,231	10,330,164	9,568,178	96%	397,067
EXPENSES:					
Trust Council Services					
Trust Council	495,108	211,344	212,990	43%	283,764
Executive Committee	138,400	68,387	77,611	49%	70,013
Trust Area Services	804,128	350,031	293,595	44%	454,097
General Admin Allocation - 17%	478,850	196,100	199,757	41%	282,750
Total Trust Council Services	1,916,486	825,862	783,953	43%	1,090,624
Local Trust Committee Services					
Local Trust Committees	975,053	518,274	516,525	53%	456,779
Projects - Note 1	448,000	128,578	139,157	29%	319,422
Planning Staff	3,416,860	1,664,313	1,688,670	49%	1,752,547
LPS Facilities	380,130	181,126	182,649	48%	199,004
Salt Spring Island Office Move/Renovation	98,000	178,876	1,138	183%	(80,876)
Bylaw Enforcement	549,281	263,765	229,866	48%	285,516
General Admin Allocation - 68%	1,954,297	913,903	943,058	47%	1,040,394
Total Local Trust Committee Services	7,821,621	3,848,834	3,701,062	49%	3,972,787
Trust Conservancy Services					
Board	10,350	4,611	3,865	45%	5,739
Conservancy Staff and Associated Costs	959,945	410,483	426,946	43%	549,462
Property Management	234,460	44,516	43,240	19%	189,944
Programs	49,200	19,998	14,622	41%	29,202
General Admin Allocation - 15%	417,669	149,345	167,094	36%	268,324
Total Trust Conservancy Expenses	1,671,624	628,953	655,768	38%	1,042,671
General Administration Services					
Office of the CAO	459,371	232,204	359,312	51%	227,167
Financial and Employee Services	676,199	281,073	227,109	42%	395,126
Legislative and Information Services	987,166	423,129	414,197	43%	564,037
Office Operations	353,980	149,965	155,953	42%	204,015
Computer/Furniture & Equipment	163,100	119,455	97,663	73%	43,645
Amortization Expense	211,000	53,523	55,675	25%	157,477
General Admin Recovery	(2,850,816)	(1,259,348)	(1,309,909)	44%	(1,591,468)
Net General Administration Services	-	0	(0)		
TOTAL EXPENSES	11,409,731	5,303,650	5,140,783	46%	6,106,081
YTD Surplus (Shortfall)	(682,500)	5,026,515	4,427,396		
Amortization Adjustment	(211,000)	n/a	n/a		
Capital adjustment	n/a	119,339	97,663		
Adjusted surplus (shortfall)	(471,500)	5,145,854	4,525,058		
Funded by:					
Transfer from (to) General Revenue Surplus Fund	201,000	(5,237,312)	(4,595,095)		
Transfer from (to) LTC Project Reserve Fund	199,000	91,458	70,037		
Transfer from (to) Special Tax Requisition Fund	71,500	-	-		
Net Unfunded Balance	-	(0)	0		

Description	2025/26 Approved Annual Budget	6 months ending Sep 30, 2025	6 months ending Sep 30, 2024	Portion of Annual Budget Consumed (%)	Budget remaining (\$)
Note 1: LTC & Planning Services Project Spending					
LTC Projects					
LTC Projects funded by Reserve Fund	9,000	-	-	0%	9,000
Denman Housing Review	15,750	4,046	47	26%	11,704
Denman Amend OCP for technical + First Nations updates	4,000	-	-	0%	4,000
Gabriola OCP/LUB	48,000	37,119	786	77%	10,881
Galiano Groundwater Strategy Implementation	-	-	621	-25%	-
Galiano Small Islands LUB update	4,000	228	-	6%	3,772
Gambier OCP/LUB	10,000	75	-	1%	9,925
Gambier Keats Island Shoreline Protection Review	-	-	4,976	0%	-
Hornby OCP/LUB	18,750	11,526	-	61%	7,224
Lasqueti OCP/LUB	15,500	-	-	0%	15,500
Mayne Island Housing	8,000	516	-	6%	7,484
Mayne LUB Minor Amendments	-	-	1,241	0%	-
North Pender Raptor Nest DPA update	5,000	688	-	14%	4,312
North Pender Housing Access & Affordability	8,000	2,160	868	27%	5,840
Salt Spring OCP/LUB	204,000	33,650	60,175	16%	170,350
Salt Spring Housing Action Program	5,000	-	-	0%	5,000
SSIWPA Plan Coordination	55,000	-	-	0%	55,000
Salt Spring Groundwater Sustainability Strategy	16,500	-	-	0%	16,500
Saturna Minor Housing Review	2,000	-	250	0%	2,000
South Pender LUB Minor Amendments	3,000	1,450	1,073	48%	1,550
Thetis Targeted LUB Amendment	4,500	-	-	0%	4,500
Total LTC Projects	436,000	91,458	70,037	21%	344,542
Regional Freshwater Management	12,000	12,000	15,900	100%	-
Cityview Planning Portal (LGDAP)	-	-	53,220	-	-
Housing Needs Assessments	-	25,120	-	-	(25,120)
Total Regional Planning Projects	12,000	37,120	69,120	309%	(25,120)
Total All Planning Projects	448,000	128,578	139,157	29%	319,422



BRIEFING

To: Trust Council **For the Meeting of:** December 2, 2025

From: Islands Trust Conservancy Board **Date Prepared:** November 18, 2025

SUBJECT: Response to Financial Planning Committee Resolution: 2026/27 Islands Trust Conservancy Budget Request

PURPOSE: To communicate to Trust Council, the response from the Islands Trust Conservancy Board regarding Financial Planning Committee's October 22, 2025 resolution that the Conservancy Board consider allocating a portion of its recent \$1 million donation to the Opportunity Fund to support the Island Trust Conservancy's proposed 2026/27 budget.

BACKGROUND:

In June 2025, the Islands Trust Conservancy announced it had received a \$1.15 million donation from an anonymous donor to support conservation efforts on the islands in the Salish Sea.

The donor allocated \$1 million to Islands Trust Conservancy's [Opportunity Fund](#). The Opportunity Fund supports hard-to-fundraise costs associated with land protection projects and to provide matching funds to incentivise increased donations to land acquisition projects. Since 2004, 35 Opportunity Fund grants have contributed to the protection of \$69 million worth of ecologically and culturally important lands. In addition, the donor allocated \$157,300 to Islands Trust Conservancy's [Property Management Fund](#). The Property Management Fund provides funding for the ongoing management of lands held by Islands Trust Conservancy.

On October 22, 2025, Financial Planning Committee received proposed 2026/27 budget (Table 1) from the ITC Board, and passed the following resolution:

That Financial Planning Committee request that the Islands Trust Conservancy Board consider putting a portion of its recent \$1 million donation to support some of the Island Trust Conservancy's 2026/27 budget requests as appropriate.

On November 18, 2025, Islands Trust Conservancy Board received the request from Financial Planning Committee and after a robust discussion decided that the Opportunity Fund Guidelines did not allow for use of the funds towards operating costs. The ITC Board did not make any changes to its proposed budget. The Board expressed gratitude to the Financial Planning Committee for its budget development work and consideration of the Conservancy's mandate and work.

Trust Council may be interested to know that the Conservancy Board passed the following resolution:

That the Islands Trust Conservancy Board request staff to invest \$1 million of the Opportunity Fund into a high-yield fund while the Islands Trust Conservancy Board seeks input from Indigenous Governing Bodies and conservation partners on the purpose, structure and priorities of donation-supported funds as part of the Five-Year Plan engagement process.

FOLLOW-UP: Staff will follow-up as directed.

Prepared By: Wendy Tyrrell, Manager, Islands Trust Conservancy

Reviewed By/Date: Clare Frater, Director, Trust Area Services / November 18, 2025



REQUEST FOR DECISION

To: Trust Council

For the Meeting of: December 2, 2025

From: Financial Planning
Committee

Date Prepared: November 13, 2025

SUBJECT: February 2026 Committee of the Whole Re: Draft 2026/27 Budget

RECOMMENDATION:

That Trust Council schedule an electronic Committee of the Whole meeting on February 18, 2026 from 1pm – 5pm to review the final draft of the 2026/27 budget prior to Trust Council's budget approval in March 2026.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

The proposed approach provides an important opportunity for all of Trust Council to consider final budget amendments and is an effective use of the Committee of the Whole. If there is sufficient trustee participation and engagement, this should lead to a more efficient process for finalizing the budget at the March Trust Council meeting.

1 PURPOSE:

The Financial Planning Committee (FPC) is willing to shorten their February 18, 2026 meeting to allow for the scheduling of a Committee of the Whole (CotW) session, enabling full trustee participation in reviewing the draft 2026/27 budget prior to its approval at the March 2026 Trust Council (TC) meeting.

2 BACKGROUND:

The draft budget projects tax increases that are higher than those historically approved by Trust Council. This may lead to a more complex and extended budget debate at the March 2026 Trust Council meeting, potentially limiting time available for other important agenda items.

To help mitigate this, Financial Planning Committee proposes shortening the February 18, 2026 Financial Planning Committee (FPC) meeting to allow for a Committee of the Whole (CotW) session to follow. This would enable all trustees to participate in shaping the final draft budget in advance of its approval at the March 2026 Trust Council meeting. Broadening participation in this stage of the process may also result in a budget that is more widely supported by a larger contingent of trustees.

This date was selected to minimize quorum risks for the CotW meeting. As FPC members will already have this date reserved, only a few additional trustees would need to attend to achieve quorum. Scheduling a CotW meeting earlier would not provide sufficient time for staff to prepare the final draft budget, while holding it later would not allow enough time to finalize materials for inclusion in the Trust Council agenda.

The Audit Committee and Financial Planning Committee (FPC) would meet as scheduled prior to the Committee of the Whole (CotW) session on February 18, 2026 to address the following items of business (estimated duration: 1.5 hours):

- FUAL & WP review
- Audit planning
- Q3 financial report
- Q3 financial forecast
- Draft Revenue Anticipation Bylaw

Following these meetings, the CotW would convene to review the following (estimated duration: 3.5 -4.0 hours):

- Results of the draft budget public consultation
- Draft 2026/27 budget and supporting materials
- Draft Five-Year Financial Plan Bylaw

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: May streamline and improve the budget debate at the March 2026 Trust Council meeting.

FINANCIAL: None. The COtW will be held electronically with no cost.

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS: Staff will amend the FPC meeting time and organize the CotW meeting.

FIRST NATIONS RELATIONS: None.

OTHER: None.

4 RELEVANT POLICY(S): [TC Policy 2.3.1 Council Committee System and Terms of Reference](#)

5 ATTACHMENT(S): None.

RESPONSE OPTIONS

Recommendation:

That Trust Council schedule an electronic Committee of the Whole meeting on February 18, 2026 from 1pm – 5pm to review the final draft of the 2026/27 budget prior to Trust Council's budget approval in March 2026.

Alternatives:

- TC may recommend an alternate date for the Draft 2026/27 Budget CotW, though this may be challenging to accommodate.
- TC may choose not to support holding a CotW meeting on the draft 2026/27 budget and maintain status quo with FPC reviewing the final draft in February 2026 before TC's review in March 2026.

Prepared By: Director, Financial and Employee Services

Reviewed By/Date: CAO/November 6, 2026

FPC/November 12, 2026



BRIEFING

To: Trust Council

For the Meeting of: December 3, 2025

From: Financial Planning
Committee

Date Prepared: November 13, 2025

SUBJECT: Draft 2026/27 Budget Overview

PURPOSE:

To provide Trust Council with an overview of Financial Planning Committee's the current draft of the 2026/27 budget for review, comment and direction.

BACKGROUND:

The Budget Assumptions, Principles, and Guidelines for the 2026/27 budget cycle were approved by Trust Council at their September 2025 meeting. These have been used as a guide in putting together the draft 2026/27 budget as much as possible.

To date, the following activities have taken place to support the current draft of the 2026/27 budget:

BODY	ACTIVITY
Executive Committee (EC)	EC reviewed their budget needs and has submitted requests for most of its operational and programming functions, as well as for Trust Council projects under its oversight. At FPC's direction, staff have not included funding for one project submission in the draft budget (Electronic Document Management System).
Governance Committee (GC)	GC has reviewed their budget needs and submitted a single request to the budget cycle.
Islands Trust Conservancy Board (ITCB)	The ITCB has discussed its budget needs for next fiscal year and has advanced their request to the budget cycle.
Regional Planning Committee (RPC)	RPC has discussed its budget needs to further the Freshwater Strategy next fiscal and has advanced a funding request related to this work. RPC has not yet completed the following tasks: • Review of the business case submissions of LTCs.

	Review of the planning services project feasibility assessment prepared by staff which assesses if all planned projects are achievable in the fiscal year. Both of these tasks will be completed by RPC at their next meeting, in February 2026. The draft, unreviewed documents are included in the FPC agenda material to support FPC's and TC's budget review.
Trust Programs Committee (TPC)	TPC has reviewed all their funding requests for the next fiscal year. Amounts are included in the draft budget and business cases are included in the agenda package. One strategic plan initiative (Trust Area Resilience Assessment) has proposed funding, with no business case yet completed. This item has a briefing to explain next steps. At FPC's direction, staff have not included funding for this project in the draft budget.
Local Trust Committees (LTCs)	LTCs have submitted business cases for their funding requests valued at over \$5,000. Smaller projects will continue to be funding from a pool of funds designated to minor projects. Later in the budget cycle, staff will review current year LTC projects not yet completed to determine if funding to complete these projects is required next fiscal year. Where it is, these amounts will be included in the budget. Planning Services and Legislative Services staff have reviewed LTC requests to use special requisition funds against policy and legislation.
Operational Business Units	All business units in Islands Trust have provided their departmental budget requests and submitted business cases for new operating initiatives as required, and justification forms for operating budget increases greater than forecasted inflation or \$500. Staff have prepared estimates of Trust-wide expenses with the input of management.

The above information has been collated into the draft 2026/27 budget that is presented in this agenda.

PREAMBLE

The draft 2026/27 budget shows a 4.5% increase in overall planned spending, driven primarily by increased costs for Trust Council Services, Islands Trust Conservancy Services, and General Administration. This increase in planned spending is above forecasted inflation for the current year.

The draft tax increases for local trust areas and Bowen Island Municipality are 9.6% and 23.7% respectively, larger than the increase in planned spending. This is due to revenue from external

sources (fees, grants, investment income) and internal funds (surplus, reserve transfers) decreasing significantly, with a total reduction of 43% and 58%, respectively. As a result, to cover the increased spending and non-tax revenue shortfall, an additional \$1.2M in taxes is required. The majority (\$995,771) of these additional taxes is collected on the general tax base resulting in higher tax increases than historically seen at Islands Trust.

External revenue sources like fees, grants, and investment income are largely beyond the organization's control. While local trust committees can influence fee revenue by adjusting application fees, the volume of applications is driven by decisions of individual community members. The inclusion of grants is also outside the organization's control, as it depends on funding availability and funders' decisions. Given that these revenue streams cannot be easily increased, Islands Trust must rely on internal funding sources such as surplus or reserves to balance the budget and avoid steep tax hikes. However, projections indicate that surplus funds available at the end of the current year will be much lower than in previous years, reducing the ability to offset tax increases to the extent seen historically. As a result, no surplus funding and reduced reserve funding is included in the draft 2026/27 budget, leading to higher tax increases. (See related attachment for a detailed numerical explanation).

SUMMARY OF DRAFT BUDGET RESULTS

The draft 2026/27 budget contains the following:

- Total proposed planned spending of \$11.7M:
 - Operating budget \$10.94M (excluding amortization expense)
 - Projects and programs budget \$576,001
 - Capital budget \$186,500
- A proposed 9.6% general tax increase to local trust areas (exclusive of NMC)
- An estimated 23.7% general tax levy increase to Bowen Island Municipality (exclusive of NMC)
- A proposed draw from the General Revenue Surplus Fund of \$nil dollars.
- A proposed draw from the LTC Project Reserve Fund of \$125,000.
- A proposed draw from the Special Property Tax (SSIWPA) Reserve Fund of \$55,000.

SUMMARY COMPARISON TO PREVIOUS FISCAL YEAR APPROVED BUDGET

Budget Category	FY26 Approved Budget	FY27 DRAFT Budget	Change \$	Change %
Operations	10,212,670	10,940,060	727,390	7.1%
Operational Projects	90,000	19,000	(71,000)	-78.9%
Capital	261,100	186,500	(74,600)	-28.6%
Trust Council Programs	48,500	49,000	500	1.0%
Trust Council Strategic Plan Projects	131,500	118,000	(13,500)	-10.3%
LTC projects	436,001	250,001	(186,000)	-42.7%
ITCB Projects	20,000	140,000	120,000	600.0%
Total	11,199,771	11,702,561	502,790	4.5%

The draft operating budget has increased over the prior year primarily due to elections, new council orientation costs, new staffing requests, staff and trustee wage increases, rising

technology costs, increasing office lease costs, and enhanced training budgets for select staff groups.

Draft capital budgets are reduced over the prior year primarily due to the conclusion of the Salt Spring Island office renovation and move project.

Project budget comparatives year-over-year are potentially less helpful for future year decision making as projects vary from year to year based on political priorities and could have very different costs depending on the nature of work being completed. It is possible that the reduction in local trust committee projects next year acknowledges that election years take staff and trustee time away from deliverables to focus on new trustee orientation and committee formation, while other project areas may not have made similar concessions.

DRAFT 2026/27 BUDGET - OVERVIEW

PLANNED REVENUES:

External sources of revenue include application fees, grant funding, property taxes, levies, and investment income.

Internal sources of revenue, when used to balance the budget, comes from funds held in the Islands Trust surplus funds and reserve funds.

Local Trust Area (LTA) Taxes:

Local Trust Area taxes total \$10.36M in the draft budget. The total increase in tax revenues from LTAs over last year's budget is 12.0% (\$1.11M). This amount is comprised of:

- A proposed average tax increase of 9.6% (\$887,000) across Local Trust Areas (LTAs) to cover ongoing annual operational costs.
- An anticipated 2.5% (\$227,000) average tax increase across Local Trust Areas (LTAs) to account for the Non-Market Change (NMC) factor, which is an increase to the tax base for new construction, developments, changes in land-use. This figure is based on NMC factor from the previously approved budget, and will be updated for more current amounts in future iterations of the budget.

Bowen Island Municipality (BIM) Taxes:

The BIM tax requisition calculates at approximately \$574,480 in the draft budget. This is a total increase over last year's budget of 24.9% (\$114,480). This amount is expected to be collected from the existing property base as well as NMC factors, estimated as follows:

- An estimated increase of 23.7% (\$108,910) from the existing tax base; plus,
- An estimated 1.2% (\$5,570) generated from new tax base associated with NMC factors. This figure is based on NMC factor from the previously approved budget, and will be updated for more current amounts in future iterations of the budget.

Increases to the Bowen Island Municipal tax levy are driven primarily by: Increases in planned spending for the functions of Trust Council, and general administrative costs, changes in the administrative allocation rate, and reductions in revenue sources via amounts drawn from Islands Trust surplus funds, as well as reduced Trust Council and Islands Trust Conservancy grant funding to offset taxation.

Special Tax Requisitions:

No new special tax requisitions have been included in the current version of the draft budget as no local trust committees have requested these funds. Should requests come forward during the budget cycle they will be added.

Two Salt Spring Island LTC project requests were requesting funding from the Special Property Tax Reserve Fund. Evaluation of the planned work for the Groundwater Monitoring project deems that it does not fall within Bylaw 154 which would permit funding from this reserve fund. As such, this project has been funded by taxation in the draft budget.

Grant Revenues:

Total grant revenues in the draft budget amount to \$182,001, broken down as follows:

- The annual unrestricted provincial grant has been budgeted at historical levels of \$180,000 (2023/24- \$180,000). Executive Committee and Trust Council are tasked with strategizing an approach to request more funding from the province. However, as this project has not moved forward, no new information is available to support amending the value of this revenue stream.
- A restricted provincial grant of \$150,000 was received from the Ministry of Municipal Affairs for First Nations engagement funding in fiscal 2023-24. Of this amount, \$2,000 is expected to be spent next year.
- A line for contingent grant income is included in the budget with a nominal \$1. This line serves as a placeholder to ensure unanticipated grants awarded in the year can be captured as required.

Other Revenue Sources:

- Fees from applications is set at \$198,000 (prior year - \$198,000) based on an estimate of fees to be recognized in the year in line with work completed in the fiscal year on applications. This amount is reduced from historical values as a result of the new accounting standard for fees, which only allow the recognition of fees revenue as work is completed on applications rather than when fees are received.
- Interest income is budgeted at \$192,000 (prior year- \$211,000) based on estimated investment returns on the investment of property tax funds, and assumes interest rates will be reduced over the next year, and that surplus amounts available for investment will also be reduced.

Surplus Funding:

The proposed budget shortfall of \$180,000 is proposed to be funded with draws from surplus and reserve funds:

- No draw from the general revenue surplus fund (GRSF) is included in the draft budget.
- A draw from the LTC project specific reserve fund (LTCPSRF) of \$125,000 is included in the draft budget to offset total LTC project costs. This reflects unspent amounts from previous fiscal years related to LTC projects.
- A draw from the SSI Special Property Tax reserve fund of \$55,000 is included in the draft budget.

PLANNED SPENDING – OPERATIONS & CAPITAL:

The largest budgeted expense to Islands Trust remains staff salaries and benefits expense, at \$7.45M budget (prior year - \$7.08M), representing 64% of the overall draft budget. Staffing levels, by department, expressed as Full-Time Equivalents (FTE), are broken down as follows:

Department	Functions	Base FTE	New FTE	Total FTE	Budget (\$)	% of Salaries Cost
Executive Office	Office of CAO, Corporate Administration	3.0		3.0	\$ 449,772	6%
Legislative and Information Systems Services	Legislation, Policy, Risk & Records Management, Info Services	7.3	1.0	8.3	901,299	12%
Financial and Employee Services	Finance & Accounting, Procurement Coordination, HR	5.1		5.1	707,955	10%
Trust Area Services	Communications, Government Relations, Grants	5.4	1.0	6.4	776,764	10%
Islands Trust Conservancy	Land Management and Acquisition	7.6	0.5	8.1	879,211	12%
Planning & Bylaw Services	Land Use Planning, Bylaw Enforcement	33.3	1.0	34.3	3,730,961	50%
Total		61.7	3.5	65.2	\$ 7,445,963	100%

Note: Planning Services and Information Services include a 0.3 FTE co-op student each.

Factors influencing this expenditure line item include:

- Changes to staffing levels and complements from the previous budget include the following, each supported by a business case submission:
 - A request to make permanent the Islands Trust Registered Professional Biologist (\$115,288) that was approved as a temporary hire in 2024/25 and previously funded by a grant.
 - The addition of a 1-year temporary 1.0FTE Senior Policy Advisor to support agreements, advocacy, policy research/development, and to provide support for fulsome First Nations engagement in the development of the new Five-Year Plan for the Minister's approval (\$117,512).
 - The addition of a permanent 1.0FTE Geographical Information System (GIS) Analyst to support ongoing work volumes for mapping services relied on by Planning Services and Islands Trust Conservancy staff (\$73,722). This budgeted amount assumes hiring 3 months into the fiscal year.
 - The addition of a permanent 0.5FTE ITC Indigenous Relations Advisor to support facilitation and management of respectful Conservancy engagement processes with Indigenous Governing Bodies and provide program-specific professional advice to Islands Trust Conservancy Board and staff (\$53,655)
 - A one-month extension of the temporary Species at Risk Coordinator into next fiscal year, to ensure completion of grant-related deliverables and reporting (\$7,439)
 - The Islands Trust Conservancy has not put forward a request for a co-op student in the 2026/27 budget, reducing cost by \$22,320.
- Staff salaries and benefits have been adjusted from previous years for the following factors:
 - An estimated 3.0% wage increase for all BC Government Employee's Union (BCGEU) staff members, effective April 1, 2026, in accordance with the new tentative collective agreement.
 - An increase for seven staff who will move from a Grid 9 classification to a Grid 11 classification, as directed in the new tentative collective agreement.
 - An adjustment for 27 BCGEU staff who will move up 'steps' in their range in the fiscal year (3.0% per step per person).
 - An effective up-to 2.25% wage increase (i.e. potential up to 3.0% increase four months into the fiscal year) for excluded managers and directors to anticipate potential increases from PSA received in the fiscal year. No increase has been included for the Chief Administrative Officer, acknowledging potential for a Public Service directive to hold Executive staff wages steady in the upcoming year.
 - An overtime budget of \$64,000 plus the related benefit charge is included in the draft budget, which estimates overtime worked that is paid out to staff, or banked for use in

future years. Time that is banked and taken as time off in the same year does not increase expense in the same manner as time banked or paid out.

- Benefits expense on base salaries remains calculated at 25.4% of gross salaries, consistent with prior years, and is estimated at \$1.54M (Prior year- \$1.50M). This payment to PSA is made to pay for items such as: employer portions of CCP, EI, EHT, and pension contributions for staff; extended benefit plan premiums for staff; and other fringe benefits for staff.
- An allowance of \$190,000 for staff turnover has been made in the draft budget acknowledging that vacancies contribute to salaries underspending each year. This amount represents 2.5% of the overall salaries budget which is in line with historical average salaries underspending against budget.

Contracted Temporary Staffing expenses have been budgeted at \$30,000 (prior year - \$15,000). These are costs that will be incurred for contractors who are backfilling for staff vacancies throughout the year, and for planned hiring of temp agency workers for small initiatives that existing staff are unable to fit into existing schedules. This amount is allocated evenly between Planning Services and the Islands Trust Conservancy, justified in reporting that each area has submitted to the budget cycle.

Professional Consultant Fees are budgeted at \$23,700 (prior year - \$19,000). This budget line reflects amounts to hire professionals to conduct specific work on behalf of Islands Trust where required professional skill sets are not found within the existing staff contingent, or where work plans for specifically trained staff are at capacity. The amount in the budget reflects costs that will be incurred for the following:

- Consultant fees to facilitate the TC policy-driven annual CAO performance evaluation (\$5,000)
- ITC quarterly bookkeeping services (\$4,000)
- External firm preparation of the ITC year-end financial statements and notes (\$8,700)
- ITC consultation with FN knowledge holders and development of ecological integrity modelling (\$6,000)

Trustee remuneration and benefits remains quantified by Trust Council [Policy 7.2.1 Trustee Remuneration](#) and amounts to \$738,800 in the 2026/27 draft budget (prior year - \$734,000). This policy is under review and any changes impacting remuneration levels will be reflected in future drafts of the budget.

Factors influencing this figure in the draft budget include the following:

- An anticipated 2.0% increase to base remuneration to adjust for CPI, based on forecasted inflation for the year. This rate will be adjusted to reflect final Statistics Canada inflation rates at the end of the calendar year, in line with policy.
- No change to population figures which are updated every five years in line with census reports issued by Statistics Canada.
- Amounts for the number of folios by LTA as provided by BC Assessment will be updated as of December 2025 per policy.
- Inclusion of employer CPP contributions at the rate of 5.95%.
- Extended benefit premiums reflect the cost of enrolling trustees in the UBCM enhanced benefit plan, and account for the rate change received effective October 1, 2025.
- Employer Health Tax (EHT) remains at 1.95% of base salary.
- Inclusion of committee meeting remuneration for Council Committee members at a rate of \$150/meeting for Committee Chairs and \$100/meeting for Committee members. Four meetings for each of RPC, TPC, GC, and Accessibility Committee have been budgeted based on customary meeting frequencies for these bodies.

Elections costs have been estimated at \$227,000. This budget will support the following elections activities:

- Contractors to design the nomination package (\$1,104)
- Pre-elections communications activities: elections advertising and non-resident notice mailings (\$10,293)
- Contracts with Trust Area regional districts to administer Islands Trust elections (\$212,103)
- Post-election new trustee website photos from a professional photographer (\$3,500)

Trust Council meeting expenses are budgeted at \$67,500 (prior year - \$135,000), providing funding for two in person meetings, as directed by FPC at their October 2025 meeting. Trust Council is expected to meet five times in the year, with the one additional meeting for the express purpose of swearing in and orienting the new Trust Council after the 2026 elections.

Executive Committee meeting expenses are budgeted at \$6,500 (prior year - \$6,200) which reflects a plan to continue with the current complement of electronic and in-person meetings, and includes one additional meeting related to new Council orientation. This budget line will also fund EC in-person meetings with external agencies such as Bowen Island Municipality and San Juan County.

Council Committees meeting expenses are budgeted at a total of \$4,500 (prior year - \$nil) to provide funding for an initial in-person gathering for Trust Council's standing committees, excluding FPC who has resolved to meet fully electronically next year. When committee meeting dates and formats are finalized by all standing committees, amounts in the budget will be updated to reflect actual plans.

UBCM/AVICC Convention expenses are budgeted at \$15,000 (prior year \$10,600) which supports attendance for all EC members plus two staff to attend AVICC, and the Chair plus one staff to attend UBCM next fiscal year. Further detail is provided in the EC Operating Budget Increase Justification Form.

Communications and ITC Fundraising is budgeted at \$55,600 (prior year - \$55,000). The report from EC and the Trust Area Services justification report provide details on what these funds will support next year, including regular communications work and actions in the Islands Trust Communications Strategy.

Branded Clothing is a new budget line, added to support Trust Council's branded clothing initiative, per their decision from the September Trust Council meeting. \$750 has been included to support this initiative next year (prior year - \$nil).

LTC-direct expenses amount to \$82,900 (prior year- \$82,100). These costs include travel costs for LTC chairs and trustees, venue rental costs, LTC communications, APC meeting costs, and costs of taking meeting minutes.

- LTC Trustee expenses have decreased over the prior year budget (\$2,100) to align with current spending trends in this area.
- LTC Executive Expense on LTCs pays for LTC Chair travel for LTC business, primarily to attend LTC meetings. Review of the budget that funds EC members while traveling to LTC meetings was undertaken and a revised budget of \$31,000 for this function was approved by EC.
- LTC Meeting expenses have increased over the prior year budget (\$620) to align with current spending trends in this area and primarily accounts for projected inflation.
- LTC APC meeting expenses align with the previous year budget and current spending trends, adjusted for projected inflation generating a \$180 increase.
- LTC Communications have increased over the prior year budget (\$110) to align with current spending trends and address projected inflation.

Islands Trust Conservancy Board expenses total \$13,000 (prior year \$10,350) as follows:

- Board honoraria \$7,000, no change from the prior year.
- Board meeting expense \$4,500 (prior year \$2,850)
- Board Training and Conferences \$1,500 (prior year \$500)

Islands Trust Conservancy program costs are made up of the following:

- Protected Areas Management Operations \$150,000 (prior year \$133,500)
- Protected Areas Management Planning \$54,000 (prior year \$35,000)
- Conservation Planning \$4,000, unchanged from the prior year
- Land Securement \$34,000 (prior year \$24,000)
- Eco-system mapping \$5,000 (prior year \$9,200)

A detailed budget submission from the Islands Trust Conservancy Board provides rationale for the budget requests submitting, including amounts for operations and business cases for projects.

Legal Costs (General, Bylaw enforcement litigation, Litigation defense) have been budgeted at a total of \$362,000 (prior year- \$356,000).

- **Legal General** is budgeted at \$93,000 (prior year - \$90,000), closely aligned with actual spending in the 2024/25 year. The legal general budget pays for legal opinions, interpretations and advice on various topics not associated with litigation or claims files. This amount supports legal advice sought related to the work of all Trust bodies (TC, LTCs, ITCB) as well as operations, when required.
- **Legal for Bylaw Enforcement** has been budgeted at \$161,000, consistent with the prior year's budget. This amount reflects existing and planned enforcement levels in the Islands as understood by the Director of Planning Services.
- **Legal Litigation** is budgeted at \$108,000 (prior year - \$105,000), a similar amount to the prior year. This budget line has been examined by the Director, Planning Services who determines this is an appropriate estimate for legal funding for next fiscal year based on existing claims, estimates for new claims that might come forward, and the potential for cost recovery awards.

Notices budgets have been reduced to \$10,000 (prior year - \$15,000) with the expectation that revised Notice Bylaws allowing for electronic notices will generate savings in this budget area.

Insurance costs are budgeted at \$212,350 (prior year- \$198,940) which reflects known renewal rates commercial and AD&D insurance, with estimates for general liability renewal amounts at the top of end the increase range (10%) over the current year actual rates. Is it likely actual renewal rate will come in lower than the top end, which will reduce this budget line. Amounts will be updated in the budget when new rates are communicated by the insurance provider. The bulk of Islands Trust insurance costs relate to General Liability and Errors and Omissions insurance coverage, which provides professional liability coverage for staff and directors liability coverage for trustees.

Office leases and associated costs amount to \$575,500 (prior year- \$537,700). Staff office spaces remain in Victoria, and on Gabriola Island and on Salt Spring Island. A smaller on-island office lease remains in use on Galiano Island historically used by trustees and planning staff for meetings with members of the public. Staff will review the value of this office space with Galiano trustees and staff who use it, and will provide updates in future budget versions for FPC's consideration. The primary driver of increases in this area is increased lease costs associated with the three main office spaces, due to rising costs incurred by landlords passed on to Islands

Trust as tenants. In addition, the prior year's amount included a period of free rent on the new Salt Spring Island office which is not afforded to us next fiscal year.

Stationery and Office Supplies budgets are \$20,500 (prior year \$20,000), which reflects a small inflationary adjustment and acknowledgement that the requested increase in staff levels may impact office supply needs.

Postage costs remain budgeted similar to prior years at \$8,150, reflected a small \$100 increase to account for forecasted inflation.

FOI & Records Management is budgeted at \$12,000 (prior year - \$12,000). This budget line is for hiring contractors who assist in addressing Freedom of Information requests and records management issues.

Recruitment & Labour Relations has a budget of \$25,500 (prior year) – \$21,530) to fund advertisements for job postings and contracted human resource assistance from the Public Service Agency. The budget uplift supports the increasing number of hiring actions that Islands Trust is experiencing and provides funds to extend our advertising reach for posted positions that are traditionally difficult to fill.

Payroll Processing is budgeted at \$22,600 (prior year – \$22,200) reflecting expenses paid to the public service agency for processing staff payroll. This amount reflects current costs for this service, with a 2% inflationary increase.

Software Support and Licensing expenses are budgeted at \$230,800 (prior year- \$199,800), which includes costs for the many software systems used by the Trust in their everyday work. Explanations for increases are provided in the Information Services Operating Budget Increase Justification Form.

Computer Hardware and Software expenses have been budgeted at \$179,500 (prior year- \$182,000) which includes costs for the following:

- \$ 27,500 for the purchase of 11 new laptops as part of the Trust's cyclical replacement program.
- \$9,000 for the purchase of 5 new desktops as part of the Trust's cyclical replacement program.
- \$3,800 for a new Sonic Wall Router in the Victoria office.
- \$13,000 for 2 new UPS batteries which provide temporary backup power to Islands Trust servers and equipment in the event of a power failure.
- \$32,400 for computer equipment for new trustees (see related business case)
- \$5,000 for contingent hardware purchases
- \$50,000 for Windows Server 2025 perpetual software licenses
- \$38,800 in contracted technical support to complete the purchases and implementation of these initiatives

Technical Support is budgeted at \$103,000 (prior year – \$92,500), made up of:

- Acquisition of orthophotos \$25,000
- General third-party IT technical support contract \$60,000
- Specialized technical support for a mandatory accounting system update next fiscal \$10,000
- Website support \$8,000

An additional \$38,000 in external technical support is included in the computer hardware budget line (see above), acknowledging tech support for hardware-specific projects including: hardware replacements under the cyclical computer refresh program; network upgrades; preparing new trustee computers; server upgrade; installation of time-tracking software.

Tech Supplies purchases have a budget request of \$11,500 (prior year - \$10,000).

Rationale for the increases in above technology-related budget lines is provided in the Information Services Operating Budget Increase Justification Form.

Internet charges have been estimated with a 2% uplift to account for forecasted inflation, budgeted at \$48,350 (prior year - \$47,250). This supports connectivity at all Islands Trust office locations, includes portable connectivity devices to enhance connection when working remotely, VPN connections, and connections to provincial government internal systems where applicable.

Meeting Streaming Services remain budgeted at \$15,000, unchanged from prior years. This pays for technology and support related to the livestreaming of Islands Trust public meetings.

Mobile Devices is budgeted at \$14,774 (prior year - \$3,162). The increase relates entirely to a new-contract signing bonus afforded to Islands Trust in the prior year that will be almost completely utilized before next fiscal year. Mobile devices are provided to members of Executive Committee and select staff.

Telephone is budgeted at \$16,100, no change from the prior year. This budget line pays for Islands Trust Zoom phone functionality and the few remaining physical phones in Islands Trust offices.

PLANNED SPENDING – PROGRAMS AND PROJECTS:

Trust Council Programs are optional annual activities generally driven by Trust Council policy, amounting to \$49,000 in the draft budget:

- Planning applications sponsored by TC (\$15,000) – budget request submitted by EC
- NAPTEP application sponsored by TC (\$1,000) – budget request submitted by EC
- History and Heritage Funding Grants in Aid (\$6,000)– budget request submitted by EC
- Stewardship Education Program (\$10,000) – business case submitted by TPC
- Secretariat Services (\$17,000) – business case submitted by TPC

Trust Council's Strategic Plan projects with budget funding requests reflect next year's initiatives approved by Trust Council as part of their strategic plan, and amount to \$268,000 (prior year- \$131,500), broken down in the following list:

- Reconciliation Action Plan (\$50,000) – budget request submitted by EC. Business case absent in the absence of a TC-approved Reconciliation Action Plan
- Policy Statement Amendment (\$37,000) – business case submitted by EC
- Freshwater Sustainability Strategy (\$25,000) – business case submitted by RPC
- Trust Council Policy Review (\$6,000) – business case submitted by staff, to be reviewed by GC at a later date.

Islands Trust Conservancy Board projects with budget funding requests reflect next year's initiatives approved by the Islands Trust Conservancy Board, totaling \$140,000 in the draft budget:

- Islands Trust Conservancy 5-year Plan (\$110,000) – business case submitted by the ITCB
- Data Management Software for Protected Areas Management (\$30,000) – business case submitted by the ITCB

Major Local Trust Committee projects with budget funding requests reflect next year's initiatives approved by local trust committees and amount to \$250,000 in the draft budget, inclusive of an allowance for minor LTC projects (\$36,500). A breakdown of LTC project funding requests is as follows:

ITEM	Unspent funds from prior year	New funds	Total 2026/27
<u>Specific Projects >\$5000:</u>			
Denman LTC - OCP / LUB Review	-	5,000	\$ 5,000
Gabriola LTC- OCP/LUB Review	-	35,000	35,000
Galiano LTC - OCP Review	-	-	-
Gambier LTC - Gambier Island OCP/LUB Amendments Imple	-	8,000	8,000
Hornby LTC - OCP Review	-	5,000	5,000
Lasqueti LTC - OCP /Review - Initiation	-	14,000	14,000
Salt Spring LTC - OCP / LUB Review	44,000	31,000	75,000
Salt Spring LTC - SSIWPA Plan Coordination	55,000	-	55,000
Salt Spring LTC - SSI Groundwater Sustainability Strategy	16,500	-	16,500
Total Specific LTC Projects	115,500	98,000	\$ 213,500
<u>Minor Projects Placeholder:</u>			
Pool for Allocation to LTCs in Year	-	36,500	\$ 36,500
Total LTC Projects	115,500	171,000	\$ 250,000

Planning staff have completed an assessment of the feasibility of completing all planning services projects in a single fiscal year. This report is included with the budget materials to inform FPC's budget recommendations and Trust Council's budget decisions.

Trust-Wide Operational Initiatives

- Accessibility Plan Development (\$19,000) – business case submitted by AC

Unfunded Projects

Two funding requests have not received funding in FPC's draft budget, as follows:

1. TC Strategic Plan Project:
Trust Area Resilience Assessment (\$150,000) – budget request submitted by TPC/RPC.
Business case absent given project remains unscoped. A briefing is provided to support conversation.
2. Trust-Wide Operational Project:
Electronic Records Management System (\$55,000) – business case submitted by EC.

Both funding requests are included in the agenda to Trust Council may determine if it agrees with FPC's recommendation to not provide funding for this work next fiscal year.

Surplus balances: Staff's early forecasts of the closing balance in the general revenue surplus fund at the end of the current fiscal year to be ~\$2.05M, very near the balance recommended to be held in general surplus under Trust Council's policy. As such, no amounts are available to draw from surplus to pay for planned spending next fiscal year. Historically, actual spending

tends to be less than forecasted, however it is too early to determine if this trend will continue into the current fiscal year.

ATTACHMENT(S):

1. 2026/27 Numeric Budget Detail
2. Tax Pressures Explained
3. Funding Request Summary List
4. Budget Guidelines Assessment (separate agenda item)
5. Funding Requests from Council Committees, LTCs, ITC Board (separate agenda items)
6. Department Operating Budget Increase Justification Forms (separate agenda items)

FOLLOW-UP: As directed.

Prepared By: Director, Financial and Employee Services
Reviewed By: CAO/November 6, 2025
FPC/November 12, 2025

ISLANDS TRUST
BUDGET DRAFT:
Fiscal Year 2026/27

BIM Contrib	DESCRIPTION	0	0	(0)				
		2024/25	2025/26	2026/27	Budget-Budget Comparisons		Budget-Actual Comparisons	
		ACTUALS	Approved BUDGET	Draft BUDGET	Budget Change \$	Budget Change %	Draft budget vs 2025 actuals	Draft Budget to 2025 actuals % change
	REVENUE							
	Fees	174,745	198,100	198,100	-	0%	23,355	13%
✓	Provincial Grant - Unrestricted	199,000	180,000	180,000	-	0%	(19,000)	-10%
	Provincial Grant - FN Engagement	22,000	36,000	2,000	(34,000)	-94%	(20,000)	-91%
✓	Provincial Grant - advance biodiversity conservation on	8,250	-	-	-	0%	(8,250)	-100%
	Provincial Grant - Complete Communities (SSI LTA)	134,084	-	-	-	0%	(134,084)	-100%
	Provincial Grant - LG Development Applications	53,220	-	-	-	0%	(53,220)	-100%
	Provincial Grant - Restricted - Housing Initiatives	100,480	-	-	-	0%	(100,480)	-100%
	Provincial Grant - Restricted (Freshwater Initiatives/Hea	15,568	-	-	-	0%	(15,568)	-100%
✓	Federal Grant - Restricted (ITC SAR)	219,470	220,000	-	(220,000)	-100%	(219,470)	-100%
✓	Federal Grant - Restricted - ECCC	14,087	134,930	-	(134,930)	-100%	(14,087)	-100%
✓	LGMA: Responsible Conduct Resource Administration Program		25,000	-	(25,000)	-100%	-	#DIV/0!
	Contingent Grants - Projects	-	1	1	-	0%	1	#DIV/0!
	Property Tax Levy - LTA Base	8,555,040	9,262,200	9,262,200	-	0%	707,160	8%
	Property Tax Levy - LTA General Increase	-		886,860	886,860	100%	886,860	#DIV/0!
	Property Tax Levy - LTA NMC Increase	-		226,920	226,920	100%	226,920	#DIV/0!
	Property Tax Levy - Bowen Base	391,260	460,000	460,000	-	0%	68,740	18%
	Property Tax Levy - Bowen General Increase	-		108,910	108,910	100%	108,910	#DIV/0!
	Property Tax Levy - Bowen NMC Increase	-		5,570	5,570	100%	5,570	#DIV/0!
✓	Investment Income	257,129	211,000	192,000	(19,000)	-9%	(65,129)	-25%
	Total Revenue	10,144,332	10,727,231	11,522,561	795,330	7%	1,378,229	14%
	EXPENSES							
	Amortization expense	117,945	211,000	159,000	(52,000)	-25%	41,055	35%
	Gain/Loss on Disposal of Assets	(650)	-	-	-	0%	650	-100%
✓	Audit	29,215	26,900	29,800	2,900	11%	585	2%
✓	Bank Charges & Interest	4,278	3,600	3,700	100	3%	(578)	-14%
✓	Bad Debts	5,478	-	-	-	0%	(5,478)	-100%
✓	Moneris Fees	3,611	6,000	6,100	100	2%	2,489	69%
✓	Board of Variance	384	1,050	1,050	-	0%	666	174%
✓	Carbon Offset Purchases	-	-	750	750	100%	750	#DIV/0!
	Committee Meeting Expense - RPC	-	-	1,500	1,500	100%	1,500	#DIV/0!
✓	Committee Meeting Expense - TPC	-	-	1,500	1,500	100%	1,500	#DIV/0!
✓	Committee Meeting Expense - CAOHC	807	-	-	-	0%	(807)	-100%
✓	Committee Meeting Expense - Governance	-	-	1,500	1,500	100%	1,500	#DIV/0!
✓	Communications and ITC Fundraising	29,767	55,000	55,600	600	1%	25,833	87%
✓	Branded Clothing	-	-	750	750	100%	750	#DIV/0!
✓	SW Support and Licensing	167,305	199,800	230,800	31,000	16%	63,495	38%
✓	Internet	48,610	47,250	48,350	1,100	2%	(260)	-1%
✓	Technical Support	110,883	92,500	103,000	10,500	11%	(7,883)	-7%
✓	Meeting Streaming Services	13,932	15,000	15,000	-	0%	1,068	8%
	Elections - General	-	-	227,000	227,000	100%	227,000	#DIV/0!
✓	Insurance	198,550	198,940	212,350	13,410	7%	13,800	7%
✓	ITC - Board Honoraria	6,400	7,000	7,000	-	0%	600	9%
✓	ITC - Board Meeting Expense	2,514	2,850	4,500	1,650	58%	1,986	79%
✓	ITC - Board Training & Conferences	963	500	1,500	1,000	200%	537	56%
✓	ITC - Protected Areas Management Operations	126,474	133,500	150,000	16,500	12%	23,526	19%
✓	ITC - Protected Areas Management Planning	31,618	35,000	54,000	19,000	54%	22,382	71%
✓	ITC - Conservation Planning (former single account split)	816	4,000	4,000	-	0%	3,184	390%
✓	ITC - Land Securement (former single account split)	4,623	24,000	34,000	10,000	42%	29,377	635%
✓	ITC - Ecosystem Mapping	-	9,200	5,000	(4,200)	-46%	5,000	#DIV/0!
	Land Title Registrations	2,836	4,750	4,450	(300)	-6%	1,614	57%
✓	Legal - general	92,258	90,000	93,000	3,000	3%	742	1%
	Legal - bylaw enforcement litigation	276,037	161,000	161,000	-	0%	(115,037)	-42%
	Legal - litigation defence	240,191	105,000	108,000	3,000	3%	(132,191)	-55%
	LTC "Trustee Expenses"	4,714	7,210	5,090	(2,120)	-29%	376	8%
	LTC "Executive Expense on LTC's"	27,334	29,000	31,000	2,000	7%	3,666	13%

ISLANDS TRUST
BUDGET DRAFT:
Fiscal Year 2026/27

		0	0	(0)				
BIM Contrib	DESCRIPTION	2024/25	2025/26	2026/27	Budget-Budget Comparisons		Budget-Actual Comparisons	
		ACTUALS	Approved BUDGET	Draft BUDGET	Budget Change \$	Budget Change %	Draft budget vs 2025 actuals	Draft Budget to 2025 actuals % change
	LTC Meeting Expenses	30,065	31,040	31,660	620	2%	1,595	5%
	LTC Local Exp APC Meeting Expenses	9,965	9,530	9,710	180	2%	(255)	-3%
	LTC Local Exp Communications	5,113	5,330	5,440	110	2%	327	6%
✓	Meeting Expense	140,728	147,200	81,000	(66,200)	-45%	(59,728)	-42%
✓	Memberships	18,580	19,950	22,524	2,574	13%	3,944	21%
	Notices - Statutory & Non-Statutory	10,396	15,000	10,000	(5,000)	-33%	(396)	-4%
✓	FOI & Records Management*	2,254	12,000	12,000	-	0%	9,746	432%
✓	Office - Lease costs	448,601	467,500	494,700	27,200	6%	46,099	10%
✓	Office - Outside services	61,210	70,200	80,800	10,600	15%	19,590	32%
✓	Postage, Courier & Delivery	8,128	8,050	8,150	100	1%	22	0%
	Salt Spring Island Office Move - expense	15,916	-	-	-	#DIV/0!	(15,916)	-100%
✓	Recruitment & Labour Relations	94,198	21,530	25,500	3,970	18%	(68,698)	-73%
✓	Payroll Processing*	21,552	22,200	22,600	400	2%	1,048	5%
✓	Safety	7,143	16,350	12,500	(3,850)	-24%	5,358	75%
✓	Professional Consultant Fees	36,906	19,000	23,700	4,700	25%	(13,206)	-36%
✓	Contracted Temporary Staffing	28,709	15,000	30,000	15,000	100%	1,291	4%
✓	Salaries - Exec/LIS/FES	1,251,031	1,409,185	1,641,941	232,756	17%	390,910	31%
✓	Benefits - Exec/LIS/FES	316,242	357,933	417,053	59,120	17%	100,811	32%
✓	Salaries - TAS/ITC	1,002,502	1,241,074	1,227,311	(13,763)	-1%	224,809	22%
✓	Benefits - TAS/ITC	254,635	315,233	311,737	(3,496)	-1%	57,102	22%
	Salaries - DPS & Specialists	444,421	542,883	440,190	(102,693)	-19%	(4,231)	-1%
	Benefits - DPS & Specialists	112,883	137,892	111,808	(26,084)	-19%	(1,075)	-1%
	Salaries - RPMs & Planners	1,563,445	1,617,556	1,722,780	105,224	7%	159,335	10%
	Benefits - RPMs & Planners	396,328	410,859	437,586	26,727	7%	41,259	10%
	Salaries - Planning Support	516,732	501,396	529,986	28,590	6%	13,254	3%
	Benefits - Planning Support	131,107	127,355	134,616	7,262	6%	3,509	3%
	Salaries - Bylaw	331,357	334,606	375,535	40,929	12%	44,178	13%
	Benefits - Bylaw	84,004	84,990	95,386	10,396	12%	11,382	14%
✓	Stationery & Office Supplies	18,068	20,000	20,500	500	3%	2,432	13%
✓	Tech Supplies	10,099	10,000	11,500	1,500	15%	1,401	14%
✓	Subscriptions	11,867	11,900	13,250	1,350	11%	1,383	12%
✓	Telephone	15,655	16,100	16,100	-	0%	445	3%
✓	Mobile Devices	28,074	3,162	14,774	11,612	367%	(13,300)	-47%
✓	Training - Organization-wide	2,419	2,500	-	(2,500)	-100%	(2,419)	-100%
✓	Training - staff recognition & meetings	17,634	10,240	16,700	6,460	63%	(934)	-5%
✓	Training & Conferences	19,987	64,000	78,050	14,050	22%	58,063	290%
✓	Travel for Training	16,302	27,150	28,700	1,550	6%	12,398	76%
✓	UBCM/AVICC Convention	25,090	10,600	15,000	4,400	42%	(10,090)	-40%
✓	Travel	62,852	83,225	69,165	(14,060)	-17%	6,313	10%
✓	Trustee Remuneration	607,119	626,047	632,768	6,721	1%	25,649	4%
✓	Trustee Remuneration - CPP Expense	26,736	27,629	27,926	296	1%	1,190	4%
	Trustee Remuneration - Health/Dental benefits	66,801	68,017	65,784	(2,233)	-3%	(1,017)	-2%
✓	Trustee Remuneration - Employer Health Tax	11,404	12,208	12,339	131	1%	935	8%
Operating Budget Subtotal		9,831,152	10,423,670	11,099,060	675,390	6%	1,267,908	13%
Amortization budget adjustment (not taxed for)			(211,000)	(159,000)	52,000	-25%		
Net Operating Budget Subtotal		9,831,152	10,212,670	10,940,060	727,390	7%	1,108,908	11%
OPTIONAL TC PROGRAMS								
	Applications sponsored by TC	8,115	15,000	15,000	-	0%	6,885	85%
✓	NAPTEP Applications sponsored by TC	450	1,000	1,000	-	0%	550	122%
✓	History and Heritage Funding Grants-in-Aid	-	6,000	6,000	-	0%	6,000	#DIV/0!
✓	Stewardship Education: Climate Action Education Plan	2,164	9,500	10,000	500	5%	7,836	362%
✓	Secretariat Services	11,198	17,000	17,000	-	0%	5,802	52%
PROJECTS								#DIV/0!
TC Strategic Plan Projects								#DIV/0!
✓	Reconciliation Program	20,758	50,000	50,000	-	0%	29,242	141%

ISLANDS TRUST
BUDGET DRAFT:
Fiscal Year 2026/27

		0	0	(0)				
BIM Contrib	DESCRIPTION	2024/25	2025/26	2026/27	Budget-Budget Comparisons		Budget-Actual Comparisons	
		ACTUALS	Approved BUDGET	Draft BUDGET	Budget Change \$	Budget Change %	Draft budget vs 2025 actuals	Draft Budget to 2025 actuals % change
✓	Policy Statement Amendment	33,350	53,500	37,000	(16,500)	-31%	3,650	11%
	Freshwater Sustainability Strategy	23,900	12,000	25,000	13,000	108%	1,100	5%
✓	Trust Area Resilience Assessment	-	-	-	-	#DIV/0!	-	#DIV/0!
✓	Trust Council Policy Review	-	6,000	6,000	-	0%	6,000	#DIV/0!
✓	Trustee Remuneration Review	-	10,000	-	(10,000)	-100%	-	#DIV/0!
	Housing Needs Assessments	101,402	-	-	-	#DIV/0!	(101,402)	-100%
	Housing Strategy	19,946	-	-	-	#DIV/0!	(19,946)	-100%
								#DIV/0!
	<u>LTC Projects:</u>							#DIV/0!
	LTA Work Funded by Special requisition (SWIPPA)	-	-	-	-	#DIV/0!	-	#DIV/0!
	LTC Projects funded by Special Requisition Reserve Fund	-	71,500	55,000	(16,500)	-23%	55,000	#DIV/0!
	LTC Projects, partially funded by LTC reserve fund	183,907	328,000	158,500	(169,500)	-52%	(25,407)	-14%
	LTC Minor Projects	8,966	36,500	36,500			27,534	307%
	LTC Projects Funded by Contingent Grants (590)		1	1	-	0%	1	#DIV/0!
								#DIV/0!
	<u>ITCB Projects:</u>							#DIV/0!
✓	ITC 5-Year Plan	-	20,000	110,000	90,000	450%	110,000	#DIV/0!
✓	Data Management Software for ITC Protected Areas Management			30,000	30,000	#DIV/0!	30,000	#DIV/0!
							-	#DIV/0!
	<u>Trust-Wide Operational Projects</u>						-	#DIV/0!
✓	Electronic Records Management System			-	-	#DIV/0!	-	#DIV/0!
	Cityview: Bylaw Portal Implementation	24,182	90,000	-	(90,000)	-100%	(24,182)	-100%
✓	Accessibility Plan Development	-		19,000	19,000	#DIV/0!	19,000	#DIV/0!
	Cityview Planning Portal (LG Development Approvals Pr	56,943	-	-	-	#DIV/0!	(56,943)	-100%
	Optional Programs and Projects	495,280	726,001	576,001	(150,000)	-21%	80,721	16%
							-	
	Total Operating + Projects Expenditures	10,326,432	10,938,671	11,516,061	577,390	5%	1,189,629	12%
	CAPITAL							
✓	Hardware	7,959	156,100	97,100	(59,000)	-38%	89,141	1120%
✓	Computer HW for new trustees	-	-	32,400	32,400	100%	32,400	100%
✓	Software - Capital	2,112	-	50,000	50,000	100%	47,888	2267%
✓	Office - Equipment & Furniture	3,609	7,000	7,000	-	0%	3,391	94%
	Salt Spring Island Office Renovation	-	98,000	-	(98,000)	-100%	-	#DIV/0!
	Total Capital Spending	13,681	261,100	186,500	(74,600)	-29%	172,819	1263%
	Total Cash Operating, Projects, Capital Budget	10,340,113	11,199,771	11,702,561	502,790	4.5%	1,362,448	0
	Surplus (deficit)	(195,781)	(471,500)	(180,000)	291,500	-62%	15,780	(0)
	<u>Funded by:</u>							
✓	Change in Amounts invested in Tangible Capital Assets	(133,762)	-	-	-	0%	133,762	-100%
✓	Transfer from (to) General Revenue Surplus Fund	380,753	201,000	-	(201,000)	-100%	(380,753)	-100%
	Transfer from (to) LTC Project Specific Reserve Fund	(51,210)	199,000	125,000	(74,000)	-37%	176,210	-344%
	Transfer (to) from Special Tax Requisition Fund	-	71,500	55,000	(16,500)	-23%	55,000	100%
	Net Balance	0	0	(0)	(0)	0%	(1)	0%

ISLANDS TRUST

LTAs 9.6%

SUMMARY EXPLANATION OF 2026/27 TAX PRESSURES

BIM 23.7%

PURPOSE - To demonstrate why draft tax increases are higher than planned spending increases

* represents categories influencing the BIM levy

	2025/26 Approved Budget	2026/27 Draft Budget	Increase (Decrease) \$	Increase (Decrease) %
PLANNED SPENDING BY FUNCTION				
TRUST COUNCIL*	1,437,636	1,633,909	\$ 196,273	14%
ISLANDS TRUST CONSERVANCY*	1,253,955	1,367,090	\$ 113,136	9%
PLANNING	5,867,324	5,679,434	\$ (187,889)	-3%
ADMINISTRATATION & CAPITAL* (excl. amortisation)	2,639,816	3,022,127	\$ 382,311	14%
TOTAL PLANNED SPENDING	\$ 11,198,730	\$ 11,702,561	\$ 503,831	4.5%

Increases in spending require increased revenue to pay for new costs.

	2025/26 Approved Budget	2026/27 Draft Budget	Increase (Decrease) \$	Increase (Decrease) %
NON-TAX EXTERNAL REVENUE SOURCES				
FEES	198,100	198,100	\$ -	0%
GRANTS*	595,931	182,001	\$ (413,930)	-69%
INVESTMENT INCOME*	211,000	192,000	\$ (19,000)	-9%
TOTAL NON-TAX EXTERNAL REVENUE SOURCES	\$ 1,005,031	\$ 572,101	\$ (432,930)	-43%

Reductions in external revenue sources generates a need for more tax revenue, or more internal revenue (surplus/reserves)

	2025/26 Approved Budget	2026/27 Draft Budget	Increase (Decrease) \$	Increase (Decrease) %
INTERNAL REVENUE SOURCES				
TRANSFER FROM GENERAL REVENUE SURPLUS FUND*	201,000	-	\$ (201,000)	-100%
TRANSFER FROM LTC RESERVE FUND	199,000	125,000	\$ (74,000)	-37%
TRANSFER FROM SPECIAL LEVY RESERVE FUND	71,500	55,000	\$ (16,500)	-23%
TOTAL INTERNAL REVENUE SOURCES	\$ 471,500	\$ 180,000	\$ (291,500)	-62%

Reductions in internal revenue sources generates a need for more tax revenue.

Required increase in taxes to pay for increased spending + reduced revenues =	\$ 1,228,261
Funded from NMC:	232,490
Funded from increase to Base:	995,771
difference	0

ISLANDS TRUST
DRAFT 2026/27 BUDGET - SUMMARY OF DISTINCT FUNDING REQUESTS

✓ Indicates a project BIM contributes to

BIM	Draft 2026/27		
CONTRIBS	AREA	Budget	SUPPORTING DOCUMENT
	TRUST COUNCIL PROGRAMS		
	Applications sponsored by TC	\$ 15,000	EC Briefing
✓	NAPTEP Applications sponsored by TC	1,000	EC Briefing
✓	History and Heritage Funding Grants-in-Aid	6,000	EC Briefing
✓	Stewardship Education: Climate Action Education Plan	10,000	Business Case from TPC
✓	Secretariat Services	17,000	Business Case from TPC
TOTAL TC PROGRAMS		\$ 49,000	
	TRUST COUNCIL STRATEGIC PLAN PROJECTS		
	Click here to view Trust Council's Approved Strategic Plan 2025-2028		
✓	Reconciliation Program	\$ 50,000	EC Briefing
✓	Policy Statement Amendment	37,000	Business Case from EC
	Freshwater Sustainability Strategy	25,000	Business Case from RPC
✓	Trust Council Policy Review	6,000	Briefing from GC
TOTAL TC STRATEGIC PLAN PROJECTS		\$ 118,000	
	ISLANDS TRUST CONSERVANCY BOARD PROJECTS		
✓	ITC 5-Year Plan: First Nations Engagement Project	\$ 110,000	Business case from ITCB
✓	Protected Areas Management Software Project	30,000	Business case from ITCB
TOTAL ITCB PROJECTS		\$ 140,000	

BIM		Draft 2026/27	
CONTRIBS	AREA	Budget	SUPPORTING DOCUMENT
LOCAL TRUST COMMITTEE PROJECTS			
	Denman LTC - OCP / LUB Review	\$ 5,000	Business case from LTC (pending their review)
	Gabriola LTC- OCP/LUB Review	35,000	Business case from LTC
	Galiano LTC - OCP Review	-	Business case from LTC
	Gambier LTC - OCP/LUB Amendments Implementation	8,000	Business case from LTC
	Hornby LTC - OCP Review	5,000	Business case from LTC
	Lasqueti LTC - OCP /Review - Initiation	7,500	Business case from LTC
	Salt Spring LTC - OCP / LUB Review	75,000	Business case from LTC
	Salt Spring LTC - SSI Groundwater Sustainability Strategy	16,500	Business case from LTC
	Salt Spring LTC - SSIWPA Plan Coordination	55,000	Business case from LTC
TOTAL LTC PROJECTS		\$ 207,000	
TRUST-WIDE OPERATIONAL PROJECTS			
✓	Accessibility Plan Development	19,000	Business Case from AC
TOTAL TRUST-WIDE OPERATIONAL PROJECTS		\$ 19,000	
NEW PERSONNEL REQUESTS			
	Registered Professional Biologist 1.0FTE - Make Permanent	115,288	Business Case from EC
✓	Temporary Senior Policy Advisor 1.0FTE - Extend 12 months	117,512	Business Case from EC
✓	GIS Analyst 1.0FTE - New Permanent	73,722	Business Case from EC
✓	ITC Indigenous Relations Advisor 0.5FTE - New Permanent	53,655	Business Case from ITCB
✓	Temporary ITC Species at Risk Program Coordinator - Extend 1 month	7,439	Business Case from ITCB
✓	GIS Co-op Student 0.3FTE - Recurring Temporary	23,070	Business Case from EC
	Planning Services Co-op Student 0.3FTE - Recurring Temporary	26,697	Business Case from EC
TOTAL STAFFING REQUESTS		\$ 417,383	
REQUESTS NOT FUNDED			
<i>Amounts for these funding requests have not been included in the draft budget submission by FPC. The requests have been included in the agenda so TC may determine if it concurs with FPC's recommendation not to fund these projects.</i>			
✓	TC Strategic Plan Project: Trust Area Resilience Assessment	150,000	Briefing from TPC/RPC
	LTC Project: Galiano LTC - OCP Review	25,000	Business case from LTC
✓	Trust-Wide Operational Project: Electronic Records Management System	\$ 55,000	Business Case from EC
TOTAL UNFUNDED REQUESTS		\$ 230,000	

Draft 2026/27 Budget Guidelines Assessment

TOPIC	GUIDELINE	STATUS	COMPLETION WAITING ON	NOTES
Community Communications & Engagement	<i>Considers resourcing needs to implement the Communications Strategy</i>	Complete	n/a	EC reviewed Communications budget needs and has advanced amounts required to support operational communications and specific actions in the approved Communications Strategy.
First Nations Reconciliation	<i>Considers resourcing needs to update and implement the Reconciliation Action Plan.</i>	In Progress	Approved RAPLan	The RAPLan is currently being updated and will need TC's approval at a later date. RAPLan monies advanced to the draft budget by EC contemplate activities staff believe will be incorporated into the draft RAPLan advancing to TC.
Strategic Plan Projects	<i>Considers any resourcing needs for strategic initiatives from the 2024-2028 Strategic Plan.</i>	Complete	n/a	Council Committees responsible for work on Strat Plan initiatives on behalf of TC have advanced business cases for their respective projects. EC, GC, TPC, and RPC have discussed their requests and advanced them to the draft budget.
Strategic Plan Projects	<i>Funding for Geographical Information Systems be prioritized for initiatives in the 2025-28 strategic plan.</i>	In Progress	Decisions of FPC/TC	Budget submissions supporting this include: - A new GIS staff position to support appropriate GIS resourcing internally (from EC) - A business case for a database system which would strengthen and streamline administration of this function for protected area management (from ITCB) - A request to earmark \$150,000 for a Trust Area Resilience Assessment (mapping/indicator) project (from TPC/RPC, business case pending) FPC and TC hold responsibility for prioritization of work in the draft budget and as such this guideline will be met or not based on decisions from these bodies.
Staffing Levels	<i>Resource requests for new tax-funded personnel will only be considered where critical capacity issues can be clearly demonstrated or where upfront investment will result in longer term savings as outlined in a business case.</i>	Complete	n/a	Business cases for new staff requests have advanced through the appropriate political body and are included in the agenda material. These cases outline where critical capacity issues are identified.
Staff Salaries & Benefits	<i>Funding for salary and benefits costs arising from job descriptions changes must be provided within existing budgets.</i>	Complete	n/a	No wage increases for anticipated reclassifications have been included in the draft budget, with the exception of those mandated by the new tentative BCGEU agreement.
Department Budget Submissions	<i>Resource requests for additional operating budgets (including one time projects) will only be considered where critical capacity issues can be clearly demonstrated or where upfront investment will result in longer term savings as outlined in a business case.</i>	Complete	n/a	Departments have submitted Justification Reports to provide rationale for operating increases above the level of forecasted inflation (2%), and \$500, for expense items that are not explained/justified elsewhere in business cases or the Budget Overview report.
Property Taxes	<i>Staff to prepare options for reducing the discretionary budget line items by 1% - 2% of the proposed tax increase or higher.</i>	Complete	n/a	Staff have prepared a list of potential budget reductions totaling 2.7%, included in this agenda.

ISLANDS TRUST
DRAFT 2026/27 BUDGET

TC Guideline: Staff to prepare options for reducing the discretionary budget line items by 1% - 2% of the proposed tax increase or higher.

1% = \$ 92,600

OPTIONS FOR REDUCING DISCRETIONARY BUDGET LINES					
BIM					
Benefit	DESCRIPTION	DEPT	POTENTIAL ACTION	AMOUNT	RATIONALE
	Applications sponsored by TC	TC	Remove or reduce up to the full budget of	\$ 15,000	This program is discretionary.
✓	NAPTEP Applications sponsored by TC	TC	Remove or reduce up to the full budget of	\$ 1,000	This program is discretionary.
✓	History and Heritage Funding Grants-in-Aid	TC-TAS	Remove or reduce up to the full budget of	\$ 6,000	This program is discretionary.
✓	Stewardship Education: Climate Action Ed Plan Development & Implementation	TC-TAS	Remove or reduce up to the full budget of	\$ 10,000	This program is discretionary.
✓	Secretariat Services	TC-TAS	Remove or reduce up to the full budget of	\$ 17,000	This program is discretionary.
✓	Electronic Records Management System*	LIS	Remove full budget of	\$ 55,000	Not critical for next year.
✓	Trust Area Resilience Assessment *	TAS-PS	Remove or reduce up to the full budget of	\$ 150,000	Discretionary as yet unscoped initiative.
Total (dollars)				\$ 254,000	
Approximate Percentage				2.7%	

*FPC has now removed these two items from the draft 2026/27 budget. Remaining options for reduction represent approximately 0.5% of the proposed tax increase for LTAs.



BRIEFING

To: Trust Council **For the Meeting of:** December 2, 2025
From: Staff **Date Prepared:** October 10, 2025
SUBJECT: Support for Geographic Information Systems resources

PURPOSE:

To provide Trust Council with resolutions from committees in support of more resources for geographic information systems.

BACKGROUND:

At its September 2025 meeting Trust Council received the information below and passed the following resolution:

That Trust Council establish 2026/27 budget guideline that funding for Geographical Information Systems be prioritized for initiatives in the 2025-28 strategic plan.

At the [July 22, 2025 joint meeting](#) between the Islands Trust Conservancy Board and the Executive Committee there was a robust discussion about the need for a strategic, long-term approach to updating and acquiring new ecosystem information, and for indicator monitoring that considered both financial planning and staffing resources.

The Islands Trust Conservancy Board subsequently passed the following motion:

That the Islands Trust Conservancy Board indicate its strong support for robust geographic information systems, supported with long-term sustained funding and strategic direction by Islands Trust Council, to assist analysis of trends and development of indicators of ecosystem health, to support sound decision making in planning, conservation, and climate change mitigation and adaptation. (ITC-EC-2025-001)

and [on July 23, 2025](#) Executive Committee subsequently passed the following motion:

That Executive Committee endorses resolution ITC-EC-2025-001 and recommends it be forwarded to Trust Council for consideration as part of the budget discussion.

and [on September 8, 2025](#), Regional Planning Committee subsequently passed the following motion:

That Regional Planning Committee indicate support for Islands Trust Conservancy Board, Executive Committee, and Financial Planning Committee resolutions (ITC-EC-2025-001, EC-2025-094, and FPC-2025-041) prioritizing

resources for a more robust geographic information system in order to advance Trust Council's Strategic Plan.

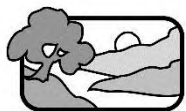
ATTACHMENT(S):

See business cases related to geographic information systems, mapping and indicators in the agenda package.

FOLLOW-UP: Staff will follow-up as directed.

Prepared By: Clare Frater, Director, Trust Area Services

Reviewed By/Date: David Marlor, Director, Legislative and Information Systems/October 15, 2025



Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision-making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.1).

TO BE COMPLETED BY INITIATOR

Requested by Trust Programs Committee	Budget Source (select all that apply):
Department: Trust Area Services	☒ Specific Project Funding (select all that apply) ☒ Third Party Contractors ☐ Staff Travel Expense ☐ Staff Overtime Expense ☐ New Staff Member – Temporary for project ☐ Computer Hardware/Software
Name of Request: Secretariat Services Program	☐ Furniture & Equipment ☐ Computer Hardware/Software/Supplies ☐ New Staff Resources (see Staff Costing Tool) ☐ Permanent ☐ Temporary Temp Duration: _____
\$ Value of Request: \$17,000	☐ Other – please describe: _____
Date of Submission to Finance: October 6, 2025	Funding Required for (date range): Fiscal Year 2026/27

TIE TO ISLANDS TRUST GUIDING DOCUMENTS:

The [Islands Trust Policy Statement](#) provides that: “To achieve its object, the Islands Trust must be an educator, coordinator, and initiator, guiding individuals, organizations and other agencies in support of the object. While the Islands Trust can provide the necessary leadership, responsibility for stewardship of the Trust Area rests with many. Individuals, other government agencies, organizations, and the Province itself all have important roles to play. Cooperative actions are required of other agencies, organizations and individuals to ensure that activities are carried out in a manner that is sensitive to the needs of Trust Area ecosystems and island communities.”

In the [Islands Trust Council’s Secretariat Services policy](#) sets out the policy for providing secretariat services which is defined as “the provision of administrative support including, but not limited to, meeting organization,

meeting administration, public notices, recording and distribution of meeting notes or minutes, and website hosting and updating.

ISSUE/OPPORTUNITY:

There are a number of coordinating bodies operating in the Trust Area, largely supported by volunteer or in-kind staff effort. These bodies bring together different levels of government, First Nations, and community members on a regular basis to discuss matters of mutual interest/concern.

Over the years, coordinating bodies and trustees have raised concern regarding the lack of funding for the administrative needs (e.g. meeting logistics, agenda preparation, minutes, facilitation, website hosting/posting, shared document drive) for some coordinating bodies and/or concern about the sustainability of relying on volunteer and side-of-the-desk coordinators. In 2021, Trust Programs Committee sought the feedback of coordination groups receiving secretariat services on the impact/benefits of those services, and heard that the funding was helpful and promoted better coordination, among other benefits.

The details of previous support provided via Trust Programs Committee since 2018 is available on the [Support for Coordination Groups webpage](#).

Previous amounts budgeted by Trust Council for secretariat services in the last four years:

25/26 \$17,000 (TPC has allocated \$14,300 to date)

24/25 \$15,000 (actual spent was \$11,198)

23/24 \$12,000 (actual spent was \$11,985)

22/23 \$15,000 (actual spent was \$12,513)

21/22 \$12,000 (actual spent was \$12,976)

PROJECTED RESULTS/DELIVERABLES:

Through offering support for administration, the Secretariat Services Program supports the continued operation of coordination groups in the Trust Area. Regular meetings of coordination groups can support more informed decision-making by trustees and partner agencies and First Nations that participate in the coordination groups. Coordination groups, at times, also discuss coordinated advocacy messages, leading to more impactful campaigns. This initiative will help the Trust fulfil the vision set out by the Islands Trust Act that the Trust “preserve and protect in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.”

RISK ASSESSMENT:

No risks identified.

ALTERNATIVES CONSIDERED:

Option 1: That \$17,000 be budgeted for the Secretariat Services Program.

Benefits: Continuation of the Secretariat Services program as in recent years.

Risks: None.

Financial implications: \$17,000 to be spent via contracted services.

Resource requirements: At a minimum, staff hours needed are expected to be: program coordinator 75 hours, communications specialist 1 hour, and Director of Trust Area Services 20 hours, with additional time for administrative services staff to manage financial elements.

Other implications: None.

Option 2: Do not offer the program

Benefits: Additional Trust Area Services staff time for another initiatives.

Risks: Loss of coordination groups in the Islands Trust Area.

Financial implications: No funding required.

Resource requirements: Staff time available for other work.

Other implications: None.

Option 3: A larger budget for the Secretariat Services Program

Benefits: Increased support available to coordination groups.

Risks: None.

Financial implications: Larger budget required.

Resource requirements: Would depend on the implementation selected by Trust Programs Committee.

Depending on the how many coordination groups are supported and what support is offered, it could mean more or less staff time to manage contracts or more time for direct staff delivery.

Other implications: None.

Option 4: A smaller budget for the Secretariat Services Program.

Benefits: Would depend on the implementation selected by Trust Programs Committee.

Risks: Uncertain. It could result in a coordination group facing administrative capacity issues.

Financial implications: Smaller budget required.

Resource requirements: Would depend on the implementation selected by Trust Programs Committee.

Depending on how many coordination groups are supported and what support is offered, it could mean more or less staff time to manage contracts or more time for direct staff delivery.

Other implications: None.

CRITICAL SUCCESS FACTORS:

Critical success factors include:

- Sufficient staff time to administer and deliver the program. If there is a critical staff vacancy, program delivery would be impacted. Also, the program depends on program staff time not being allocated to other initiatives by other Trust bodies.
- Availability of contractor to offer administrative support to coordination group. If contractors are unavailable, program delivery may be impacted.
- Continued operation of coordination groups and continued Islands Trust participation in those coordination groups. Trust Programs Committee, via policy, has the discretion to allocate the budget provided.

RECOMMENDED OPTION:

Option 1: That \$17,000 be budgeted for the Secretariat Services Program.

COST/BENEFIT ANALYSIS:Quantitative:

- \$17,000 to fund requests from coordination groups in FY 2026/27. See also staff resourcing section below.

Qualitative:

- Continued Islands Trust support for administration of coordination groups comprised of First Nations, organizations and/or interested and affected parties (stakeholders).
- Regular meetings of coordination groups can support more informed decision-making by trustees and partner agencies, and First Nations that participate in the coordination groups. Coordination groups, at times, also discuss coordinated advocacy messages, leading to more impactful campaigns.

PURCHASING PROCEDURE:

Any purchases will comply with the [Procurement Policy](#). Service contracts are typically offered via direct award. The Secretariat Services policy states that: *When Trust Programs Committee allocates funding from the Secretariat Services budget for Secretariat Services for a Coordination Group, the amount may not exceed the direct award commitment spending level in Trust Council's Procurement Policy 6.5.3.*

PROPOSED IMPLEMENTATION STRATEGY:

The Secretariat Services policy states that: *Trust Programs Committee will assess opportunities to provide Secretariat Services at its first meeting of the fiscal year. If staff resources or funding remain unallocated after this meeting, the Trust Programs Committee may consider additional opportunities at future meetings.*

Typically, Trust Programs Committee decides which groups to support in April, with contracts issued in May and final reports from coordination groups provided in March the following year.

STAFF RESOURCING:

The staff resources required will depend on the number of coordination groups supported by Trust Programs Committee in 26/27 and the nature of support offered. The program coordinator offers support to the Secretariat Services Program as a core duty of the position. At a minimum, staff hours needed are expected to be: program coordinator 75 hours, communications specialist 1 hour, and Director of Trust Area Services 20 hours, with additional time for administrative services staff to manage financial elements. The reasonableness of the staff hours in conjunction with other initiatives will somewhat depend on the scale and timing of the Policy Statement Amendment Project in 26/27 and other initiatives undertaken by Trust bodies that require support from Trust Area Services.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION:

Information about how funding is allocated is posted to the Secretariat Services Program webpage and staff may promote the Islands Trust's contributions, as appropriate.

In April 2022, the Executive Committee requested staff to develop policy regarding s. 8 (2) (h.1) (iii) and (iv) of the Islands Trust Act. This work has not begun as the Senior Policy Advisor position is dedicated to the Policy Statement Amendment project, and has not been backfilled for other work. If Trust Council did adopt new policy relating to s. 8 (2) (h.1) (iii) and (iv) of the Islands Trust Act, staff will provide recommendations about budget implications and options. Staff would ensure that all interested and affected parties were kept informed.

Requested by: Trust Programs Committee

Prepared by: Director, Trust Area Services, July 15, 2025

Reviewed by: Trust Programs Committee, July 30, 2025 (with October 12, 2025 edits by Director to add recommended option to alternatives section)



Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision-making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.1).

TO BE COMPLETED BY INITIATOR

Requested by Trust Programs Committee

Department:
Trust Area Services

Name of Request:

Climate Action Education Plan Development and Implementation

\$ Value of Request

\$10,000

(\$5,000 for consultant support with climate action plan development, and \$5,000 for climate action education activities)

Date of Submission to Finance: October 6, 2026

Budget Source (select all that apply):

☒ **Specific Project Funding** (select all that apply)

- ☒ Third Party Contractors
- ☐ Staff Travel Expense
- ☐ Staff Overtime Expense
- ☐ New Staff Member – Temporary for project
- ☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☐ **Computer Hardware/Software/Supplies**

☐ **New Staff Resources** (see Staff Costing Tool)

☐ Permanent

☐ Temporary

Temp Duration: _____

☒ **Other – please describe:** speaker fees,
communication expenses, honoraria,

Funding Required for (date range): Fiscal 2026-27

TIE TO ISLANDS TRUST GUIDING DOCUMENTS:

In March 2019, the Islands Trust Council declared a climate change emergency, committing to take urgent and fair climate action.

[Islands Trust Council's Strategic Plan](#) includes Key Initiative 4.2.1: Design and implement a climate action education plan in support of Strategic Direction 4.2: Improve community understanding about climate change mitigation and adaptation.

ISSUE/OPPORTUNITY:

Since 2017, Trust Programs Committee has carried out a Stewardship Education Program on behalf of Islands Trust Council which included webinars, on-island workshops, and educational mailings.

The details of stewardship programming since 2020 are available on the [Stewardship Education webpage](#). Trust Council did not continue the Stewardship Education Program in its 2025-2028 Strategic Plan, but it did include a key initiative to design and implement a climate action education plan.

The Policy Statement states, "The assistance and cooperation of property owners, residents and visitors is vital to the preservation and protection of the environment and amenities of the Trust Area and the implementation of the Policy Statement." and "The task of protecting the Trust Area is particularly challenging because ecosystems do not stop at political boundaries. Cooperative management programs are required to coordinate the actions of all stakeholders. Government, property owners, residents and visitors share responsibility for the preservation and protection of the Trust Area ecosystems."

PROJECTED RESULTS/DELIVERABLES:

The development of a climate action education plan by staff with modest support from contractors.

Development and provision of educational programming and materials on climate action topics to be determined by Trust Program Committee in FY 2026/27 is expected to assist community members to be more informed stewards. Audiences may include *the public, industry, and interested and affected parties (interest holders) in the Trust Area*.

This initiative will help the Trust fulfil the vision set out in the Islands Trust Act that the Trust preserve and protect in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations, and the government of British Columbia.

RISK ASSESSMENT:

The risk exists that incorrect information will be inadvertently provided in the course of stewardship education programming. Staff will mitigate this risk by engaging expert speakers where possible, and requesting expert review of staff-produced publications (where applicable).

ALTERNATIVES CONSIDERED:

Option 1: That \$10,000 be budgeted for the Climate Action Education Plan Development and Implementation.

Benefits: Supports advancement of Trust Council's Strategic Plan item

Risks: Difficulty in procuring consultant.

Financial implications: \$10,000

Resource requirements: At a minimum, staff hours are expected to be: program coordinator 150 hours, communications specialist 20 hours, and Director of Trust Area Services 30 hours, with additional time for administrative services staff to manage financial elements.

Other implications: None.

For the Stewardship Education Program, each fiscal year, Trust Programs Committee considered the financial support it wished to request from Trust Council and, once the budget is approved, the Committee considered the methods by which it would deliver the Stewardship Education Program. It is anticipated that a similar approach will be taken to the climate action education activities – they will be scoped to available funding.

Climate Action Education Plan Development

Option 2: Do not develop a climate education plan

Benefits: Additional Trust Area Services staff time for other initiatives.

Risks: Does not advance Strategic Plan Key Initiative 4.2.1: Design and implement a climate action education plan.

Financial implications: No funding required.

Resource requirements: Staff time available for other work.

Other implications: None.

Option 3: Consultant-developed climate action education plan

Benefits: Additional Trust Area Services staff time for other initiatives.

Risks: Difficulty in procuring consultant.

Financial implications: Estimated costs could be in \$10-20,000 range.

Resource requirements: Staff anticipate that development of a consultant-led plan could require approximately 20 hours of Trust Area Services time with additional time required from Finance staff for procurement and contracting processes.

Other implications: None.

Option 4: Staff-only developed climate action education plan

Benefits: Reduced cost.

Risks: Resulting plan may not address the full spectrum of education topics/options that a consultant with subject matter expertise may be familiar with.

Financial implications: None. No impact on budget.

Resource requirements: Reduced staff time for other work. Staff anticipate that development of an in-house plan could require approximately 60 hours of Trust Area Services time.

Other implications: None

Climate Action Education Activities

Option 5: Do not offer climate action educational activities.

Benefits: Additional Trust Area Services staff time for other initiatives.

Risks: Does not advance Strategic Plan Key Initiative 4.2.1: Design and implement a climate action education plan.

Financial implications: No funding required.

Resource requirements: Staff time available for other work.

Other implications: None.

Option 6: A larger budget for the Climate Action Education Program

Benefits: Would depend on the implementation selected by Trust Programs Committee.

Risks: Would depend on the implementation selected by Trust Programs Committee.

Financial implications: Larger budget required.

Resource requirements: Would depend on the implementation selected by Trust Programs Committee.

Depending on the activities selected, it could mean more or less staff time to manage contracts or more time for direct staff delivery.

Other implications: None.

Option 7: A smaller budget for the Climate Action Education Program

Benefits: Would depend on the implementation selected by Trust Programs Committee.

Risks: Would depend on the implementation selected by Trust Programs Committee.

Financial implications: Smaller budget required.

Resource requirements: Would depend on the implementation selected by Trust Programs Committee.

Depending on the activities selected, it could mean more or less staff time to manage contracts or more time for direct staff delivery.

Other implications: None.

CRITICAL SUCCESS FACTORS:

Critical success factors include:

- Sufficient staff time to develop and implement a climate action education plan. If there is a critical staff vacancy, program delivery may be impacted.
- As appropriate, availability of contractor to support webinars or other educational programming. If contractors are unavailable, program delivery may be impacted.
- Public interest in participating in climate action education events. If there is low public interest, project objectives won't be met.

RECOMMENDED OPTION:

Option 1: That \$10,000 be budgeted for the Climate Action Education Plan Development and Implementation.

COST/BENEFIT ANALYSIS:Quantitative:

- \$10,000 for the Climate Action Education Plan development and implementation for FY 2026/27, with potential associated funding requests in future years. See also staff resourcing section below.

Qualitative:

- A climate action education program will assist community members and professional practitioners to better understand climate action activities relevant to the rural context of the Islands Trust Area, and will increase community understanding of potential climate impacts and associated mitigation measures.
- May result in reduced greenhouse gas emissions.

PURCHASING PROCEDURE:

Any purchases will comply with the Procurement Policy. The services/goods to be procured will depend on the activities selected by Trust Programs Committee.

PROPOSED IMPLEMENTATION STRATEGY:

Once the requested budget is approved, Trust Programs Committee will, in 2026/27, request staff to provide a project charter for climate action education plan development. Once a climate action education plan is approved by Trust Council, Trust Programs Committee can approve project charters for selected activities as required. Once the project charters are approved, staff will implement the project(s) as directed.

STAFF RESOURCING:

Staff resources required will depend on the activities selected by Trust Programs Committee in 26/27 with on-island events (if selected) requiring significantly more time commitment. At a minimum, staff hours are expected to be: program coordinator 150 hours, communications specialist 20 hours, and Director of Trust Area Services 30 hours, with additional time for administrative services staff to manage financial elements. The program coordinator would offer support to the climate education program as a core duty of the position. The reasonableness of the staff hours in conjunction with other initiatives will somewhat depend on the scale and timing of the Policy Statement Amendment Project in 26/27 and other initiatives undertaken by Trust bodies that require support from Trust Area Services.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION:

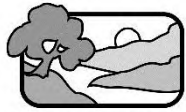
Change management, communication, and collaboration will be addressed via the strategies outlined in the project charter(s) and as directed by Trust Programs Committee during consideration of next steps.

Implementation of a climate action education plan would be supported by a communications plan(s). Ideally, components of the program would be delivered in collaboration with local agencies and/or First Nations.

Requested by: Strategic Plan

Prepared by: Director, Trust Area Services, July 21, 2025

Reviewed by: Trust Programs Committee, July 30, 2025 (with October 12, 2025 edits by Director to add recommended option to alternatives section)



Islands Trust

**Budget Funding Request
Short-Form Business Case**

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TO BE COMPLETED BY INITIATOR

Requested by (*Committee or Operational Unit*):

Executive Committee

Department:

Trust Area Services

Name of Request:

Policy Statement Amendment Project (PSAP)

\$ Value of Request (*indicate by fiscal year and total if project is multi-year*):

2026/27: \$37,000

Future years: To be determined based on development of Policy Statement Implementation Plan

Budget Source (select all that apply):

☒ **Specific Project Funding** (select all that apply)

☒ Third Party Contractors

☐ Staff Travel Expense

☐ Staff Overtime Expense

☐ New Staff Member – Temporary for project

☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☐ **Computer Hardware/Software/Supplies**

☐ **New Staff Resources** (see Staff Costing Tool)

☐ **Permanent**

☐ **Temporary**

Temp Duration:

☒ **Other – please describe:** Communications (graphic design, messaging, advertising, printing)

Date of Submission to Finance:

Fall 2025

Funding Required for (date range):

April 1, 2026 – March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (*Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.*)

[Policy Statement Amendment Policy \(1.2.1\)](#): Each term, Trust Council will identify Policy Statement review and/or amendment tasks.

[Strategic Plan 2025–2028](#): *Strategic Direction 1.1*: Update and adopt a new Policy Statement.

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

The current Policy Statement is almost 30 years old and does not adequately address reconciliation, climate change and housing. This business case requests funding for the next stage of the Policy Statement Amendment Project (PSAP). In July 2025 Trust Council gave first reading to a new draft Policy Statement. The requested funding will support further revisions to Policy Statement Bylaw No. 183 and the next steps for the Policy Statement Amendment Project. Detailed project information is available on the [Islands 2050 webpage](#).

This multi-year project commenced in 2019 and has involved, to date:

- three phases of public engagement (currently in its 4th phase);
- three phases of engagement with Indigenous Governing Bodies (currently in its 4th phase);
- substantial review and analysis by Trust Programs Committee, Executive Committee and Committee of the Whole; and
- periodic Trust Council discussion.

The project will be complete when the new Policy Statement is given three readings by Trust Council; approved by the Minister of Housing and Municipal Affairs; and adopted by Trust Council. It will then shift into an implementation phase, and, in future, as directed via the 2025-2028 Strategic Plan there will be a project to work with Indigenous Governing Bodies to co-design and implement future Policy Statement amendment review processes that ensure ongoing and more regular review and amendment of the Policy Statement.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

The April 2026 - March 2027 work on this project will culminate in adoption of Policy Statement Bylaw No. 183 by Trust Council. The funding requested will advance this through support for communications and legal advice.

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

The overarching risk to the Policy Statement Amendment Project is that adoption of the Policy Statement Bylaw is not complete before the next local election in Fall 2026 as the newly elected trustees may have other organizational priorities or may wish to undertake new engagement. There are three primary reasons why adoption of the Policy Statement bylaw could be slowed. They are described below, together with recommended mitigation measures.

Risk	Mitigation
Trust Council struggles to direct revisions in a timely way to the draft Policy Statement bylaw based on feedback received during the 6-month engagement window	This risk will be mitigated by: • Staff reviewing and aggregating feedback and developing recommended revisions in advance of the close of the engagement window; • Confident decision-making by Trust Council and its committees assigned to work on the Policy Statement; and

between August 2025 and February 2026.

- Additional special meetings of Trust Council/Committee of the Whole as required.

This risk will be mitigated by:

Trust Council struggles to address recommended revisions based on the referral responses of Indigenous Governing Bodies.

- Staff reviewing referral responses and entering discussions with Indigenous Governing Bodies as soon as referral responses are received and communicating potential challenges to Trust Council at the earliest opportunity; and
- Providing adequate resources to fund timely Indigenous Governing Body participation in the project

This risk will be mitigated by:

Approval of the Policy Statement Bylaw by the Minister of Municipal Affairs is delayed.

- Providing the Minister with a complete and clear record of engagement with Indigenous Governing Bodies and other agencies; and
- Staying in regular contact with Ministry staff to keep them apprised of developments on the project.

Option 1: \$37,000

\$7,000: Implementation of revised Communications Strategy (primary costs are design and printing of What we Heard report, Policy Statement document and print ads)

\$10,000: Legal services

\$20,000: Funding to support Indigenous Governing Bodies' involvement in the project.

- **Benefits:** Covers all contingencies
- **Risks:** May result in underspending, particularly IGB capacity funding; assumes timely engagement by Indigenous Governing Bodies,
- **Financial implications:** \$37,000
- **Resource requirements:** Majority of a full-time senior policy advisor position with assistance from communications specialist, senior Indigenous relations advisor and administrative support, with support from Director, Trust Area Services.

Option 2: \$17,000

\$7,000: Implementation of revised Communications Strategy (primary costs are design and printing of What we Heard report, Policy Statement document and print ads)

\$10,000: Legal services

\$0: Funding to support Indigenous Governing Bodies' involvement in the project.

- **Benefits:** Lower up-front cost
- **Risks:** Project timeline may be compromised due to lack of engagement by Indigenous Governing Bodies

- **Financial implications:** \$17,000
- **Resource requirements:** Majority of a full-time policy advisor position with assistance from communications specialist, senior Indigenous relations advisor and administrative support, with support from Director, Trust Area Services.

Option 3: \$27,000

\$7,000: Implementation of revised Communications Strategy (primary costs are design and printing of What we Heard report, Policy Statement document and print ads)

\$0: Legal services

\$20,000: Funding to support Indigenous Governing Bodies' involvement in the project.

- **Benefits:** Lower cost
- **Risks:** Lack of trustee and public confidence in the final version if not reviewed by legal counsel; risk of project overspending if Trust Council wants a legal opinion
- **Financial implications:** \$27,000
- **Resource requirements:** Majority of a full-time policy advisor position with assistance from communications specialist, senior Indigenous relations advisor and administrative support.

Option 3: \$30,000

\$0: Implementation of revised Communications Strategy

\$10,000: Legal services

\$20,000: Funding to support Indigenous Governing Bodies' involvement in the project.

- **Benefits:** Minimally lower cost
- **Risks:** Lack of public awareness about the new Policy Statement leading to confusion about when it begins to be applied in Islands Trust operations.
- **Financial implications:** \$30,000
- **Resource requirements:** Majority of a full-time policy advisor position with assistance from communications specialist and administrative support.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

- Full staffing levels within Trust Area Services; administrative support available to manage correspondence as needed
- Adequate internal and external communications to build a shared understanding by members of Trust Council, Indigenous Governing Bodies, referral agencies, and the public, on the revised draft Policy Statement and the project purpose, scope, and timeline
- Available staff, contractors and legal counsel
- Timely Ministerial approval
- Trust Council leadership

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1: \$37,000

\$7,000: Implementation of revised Communications Strategy (primary costs are design and printing of What we Heard report, Policy Statement document and print ads)

\$10,000: Legal services

\$20,000: Funding to support Indigenous Governing Bodies' involvement in the project.

This is the preferred option as it covers all contingencies that the project may encounter based on learnings from the project over the past few years. While the window for Indigenous Governing Bodies to submit a referral response to the Policy Statement Bylaw may be closed by the time the fiscal year covered in this business case begins, that does not mean that all outstanding issues brought forward by Indigenous Governing Bodies will have been resolved and discussions in that regard may still be ongoing and funding may be beneficial. Staff did not adequately budget for funding expectations of Indigenous Governing Bodies in the 2025/26 fiscal year, which has meant that engagement of Indigenous Governing Bodies is not assured.

While the draft Policy Statement was reviewed by Islands Trust legal counsel in July 2025 Trust Council Trust Council may wish to seek legal advice on questions that arise or may wish to send the Policy Statement bylaw for review one final time, depending on the scope of changes made.

Given the careful approach to communications and messaging that have characterized the recent stages of the Policy Statement Amendment Project, staff recommend that funds be allocated to "close the loop" for the public once the Policy Statement is adopted.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

- **Costs (2026/27):** \$37,000 for:
 - Communications
 - Legal Review
 - Funding to support Indigenous Governing Bodies' involvement in the project.
- **Benefits (Quantitative):**
 - Staff consider this to be the minimum amount of funding required to deliver the Policy Statement Amendment Project in a manner consistent with the timelines outlined in PSAP Project Charter V11.
- **Benefits (Qualitative):**
 - Amending the Islands Trust Policy Statement will enable Trust Council to more effectively carry out its mandate to preserve and protect the unique amenities and environment of the Trust Area. It will also help to fulfill Trust Council's commitments to address reconciliation, climate change, and housing.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (ie. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (ie: external competition, government-restricted internal competition, etc.)*

Project expenditures will be in accordance with:

- Islands Trust Procurement Policy 6.5.3
- Islands Trust Legal Services Access and Management Policy 6.9.2

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

2026/27 – Year 1:

- Q1: Ongoing discussions with indigenous Governing Bodies; Revise Policy Statement based on outcomes of Phase 4 engagement; Second reading of Bylaw No. 183
- Q2: Further revisions to Bylaw No. 183; Third reading of Bylaw No. 183; Submission to Minister
- Q3: Adoption of Bylaw No. 183; Communications concerning bylaw adoption
- Q4: To be determined by Policy Statement Implementation Plan endorsed by Trust Council

Future years:

- To be determined by Policy Statement Implementation Plan endorsed by Trust Council

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

To be determined per revised Policy Statement Amendment Project Charter, workplan and communications plan. Preliminary estimates: in FY 2026-27, the project is estimated to require the following staff time:

- 0.1 FTE - TAS Director
- 0.75 FTE - Senior Policy Advisor
- 0.05 FTE - Program Coordinator
- 0.05 FTE - Senior Indigenous Relations Advisor
- 0.1 FTE – Communications Specialist
- 0.1 FTE - Legislative Services Clerk (or other clerks as available)

NOTE: These rough staff time estimates will be refined as project scope changes.

Without additional staff resources, Trust Area Service’s (TAS) regular workload will need to be reduced. During critical periods, a certain amount of overtime is expected to fulfil project needs.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

Change management will be undertaken via proposed updates to the approved project charter and workplan.

Communications are guided by a communications strategy. This project will be managed by the Executive Committee

Indigenous Governing Bodies provided comment on the staff draft in Winter 2024 and have received the document for comment after First Reading. Staff have, through work with Indigenous Governing Bodies to date, heard an interest for the Policy Statement amendment process, including timelines, to be co-designed with participating Indigenous Governing Bodies, and that this multi-year project is not currently being delivered in a manner that reflects this. Staff have advised that, if there is a desire for fundamental change to the model of project delivery, this would need to be discussed between Islands Trust Council and Indigenous Governing Bodies’ leadership.

Requested by: Executive Committee

Prepared by Jason Youmans, Senior Policy Advisor, Trust Area Services

Reviewed by : Clare Frater, Director, Trust Area Services/September 24, 2025



Islands Trust

Budget Funding Request Short-Form Business Case

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision-making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (*Committee or Operational Unit*):

Governance Committee

GC-2024-041

That Governance Committee approve the Policy Review Business Case and forward to Financial Planning Committee for inclusion in the 2025/26 fiscal Year budget with an increased budget to a total of \$10,000.

Department:

Legislative and Information Services

Name of Request:

Trust Council Policies Review (continuation)

\$ Value of Request (*indicate by fiscal year and total if project is multi-year*):

\$6,000

Date of Submission to Finance:

November 2025

Budget Source (select all that apply):

☐ **Specific Project Funding** (select all that apply)

X Third Party Contractors/Temp Staff

☐ Staff Travel Expense

☐ Staff Overtime Expense

☐ New Staff Member – Temporary for project

☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☐ **Computer Hardware/Software/Supplies**

☐ **New Staff Resources** (see Staff Costing Tool)

☐ **Permanent**

☐ **Temporary**

Temp Duration:

☐ **Other – please describe:**

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (*Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.*)

Approved by Governance Committee on November 3, 2025

This is a continuation of a project started in FY2025/26.

Trust Council's Object – no

Strategic Plan item – no

Policy Statement directive – no

Council bylaw – no

Work programs – no, however Trust Council has passed a resolution at its September 2023 meetings which lives on their FUAL:

2023-061

that Trust Council request staff to review, update and report back to Trust Council with recommendations for amendments to Trust Council policies, and where possible, combine similar policy documents to reduce redundancies.

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

Background:

Trust Council began developing policies in 1992 following the significant update to the *Islands trust Act*. Policies are intended to provide direction in various areas of the operations of the Islands Trust. There are currently 91 policies divided into the following areas:

- Islands Trust Policy Statement (2 policies)
- Trust Council and its Committees (23 policies)
- Local Trust Committee, Advisory Commissions and advisory Groups (12 policies)
- Land Use Planning, Bylaws and Mapping (14 policies)
- Operations, the Budget Process, Elections and Communications (19 policies)
- Administrative Activities such as finance and Freedom of Information (18 policies)
- Human Resources (2 policies)
- Islands Trust Conservancy Joint Policy (1 policy)

Most, but not all, of these policies have had updates as required over the years, but there has never been a systematic review of the policies. Trust Council has requested a review of its policies as per the resolution in the Guiding Documents section of this business case.

The Municipal Insurance Association of British Columbia (MIABC), to which the Islands Trust joined on January 1, 2024, recommends that local governments develop a plan to systematically review and update their policies at least every five years. This review is not only to ensure existing policies are relevant, but to ensure that policies cover the necessary areas of the organisation's operations to reduce risk to the organisation.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

This project would:

- establish a methodology that includes criteria for prioritisation of policies to be reviewed, criteria for new policies and, establishes a schedule for review and update of policies
- prioritise policies for review and update (given there are 91 policies to review), with the current policies relating to Trust Council and committees being given initial priority.
- undertake review of the prioritised policies, and recommend updates or deletions to Trust Council
- update prioritised policies by end of term (October 2026)
- identify gaps where policies should be in place but there are no policies covering the issue

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

The risk is low in regards to whether or not this project is completed by end of term. The nature of the project is flexible and is intended to establish a framework for maintaining and updating Trust Council policies into the future.

Out of date or lack of policies around real estate management and maintenance could be a risk for the organisation. Mitigation would involve flagging these in the review process and prioritising them for update or development.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1: Undertake the work by staff for Trust Council

Benefits – less expensive to undertaken

Risks – the project would need to be assigned to a committee and given priority

Financial implications – staff time including additional administrative staff support to provide capacity (\$4,000) and legal review (\$2,000)

Resource requirements – staff time could be significant given the volume of policies

Other implications – Other projects may be delayed

Option 2: Undertake the work by a consultant

Benefits – consultant can bring a different perspective, and will not impact largely on existing staff resources assuming consultant understands the unique structure of the Islands Trust.

Risks – need to find an appropriate consultant with understanding of the unique structure of the Islands Trust, and risk the consultant may misunderstand the needs of Islands Trust in relation to policies.

Financial implications – consultant (\$15,000) and legal review (\$2,000) – note that consultant fees could be substantially higher depending on scope – this estimate is to establish the policy and structure, and does not include systematic review of each policy.

Resource requirements – some staff time would be required to manage the contract, and substantial staff time could be consumed depending on how familiar the consultant is with the unique structure of the Islands Trust.

Other implications – No other implications identified.

Option 3: Not review Trust Council policies

Benefits – allow Trust Council to focus on other projects of importance

Risks – out-of-date policies could be a risk to the organisation, and lead to poor and out-of-date procedures

Financial implications – potential savings from changing policy direction could be lost.

Resource requirements – None

Other implications – None

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

Clear Trust Council policy and program for maintaining and updating Trust Council policies on a regular scheduled basis.

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1. This option is the most effective, given that the work would be undertaken by staff with working experience and familiarity with the policies, and the structure of the Islands Trust. The \$4,000 earmarked for administrative support, will allow “as and when” administrative staff to be brought in as needed to help with the project, or to backfill to allow more experienced staff undertake the review work with the Governance Committee.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Savings would be mostly intangible. That is, completion of the project would result in lower risk to the organisation, and certainty around procedures. Removal of redundancies, or no longer appropriate policies may result in improved governance efficiencies.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (i.e. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (i.e.: external competition, government-restricted internal competition, etc.)*

Legal review as per Trust Council policy.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

Work would be largely administrative and undertake by administrative staff assigned to Governance committee, with funding for legal support.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

Undertaken by administrative staff assigned to Governance Committee. Prioritisation of this project would be required.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

Recommendation would be forwarded to Trust Council for adoption.

Requested by Governance Committee

Prepared by David Marlor, Director, Legislative and Information Services.

Reviewed by Governance Committee, November 3, 2025



**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by: Regional Planning Committee	Budget Source (select all that apply): ☐ Specific Project Funding (select all that apply) ☒ Third Party Contractors ☐ Staff Travel Expense ☐ Staff Overtime Expense ☐ New Staff Member – Temporary for project ☐ Computer Hardware/Software ☐ Furniture & Equipment ☐ Computer Hardware/Software/Supplies ☐ New Staff Resources (see Staff Costing Tool) ☐ Permanent ☐ Temporary Temp Duration: _____ ☐ Other – please describe: _____
Department: Planning Services	
Name of Request: Freshwater Sustainability Strategy Review and Implementation	
\$ Value of Request: 2026/27 • \$15,000 – External Review • \$10,000 – Implementation Guide	
Date of Submission to Finance: July 18, 2025	Funding Required for (date range): April 1, 2026 – October, 1 2026
TIE TO ISLANDS TRUST GUIDING DOCUMENTS: <i>Islands Trust Strategic Plan 2025–2028</i> • Focus Area: Growth Management & Community Resiliency • Goal: Defined capacity constraints and indicators inform decision-making • Strategic Direction: Support proactive land use planning and establish limits to growth using evidence-based data • Key Initiative: 2.1.3 - Update and implement Freshwater Sustainability Strategy (2022-2032) The Freshwater Sustainability Strategy (FWSS)	

Policy Statement Alignment: Consistent with the Trust’s preserve and protect mandate under the Islands Trust Act.

The FWSS is robustly supported by the Policy Statement Guiding Principles including;

- The primary responsibility of the Islands Trust Council is to provide leadership for the preservation, protection and stewardship of the amenities, environment and resources of the Trust Area.
- When making decisions and exercising judgment, Trust Council will place priority on preserving and protecting the integrity of the environment and amenities in the Trust Area
- Trust Council will seek information from a broad range of sources in its decision-making processes, recognizing the importance of local knowledge in this regard. * Trust Council believes that to achieve the Islands Trust object, the rate and scale of growth and development in the Trust Area must be carefully managed and may require limitation. * Trust Council believes that open, consultative public participation is vital to effective decision making for the Trust Area.

The FWSS is robustly supported by the Policy Statement Goals and Policies including, but not limited to:

- *Goal:* to foster preservation and protection of the trust area’s ecosystems
- *Commitments of Trust Council 3.3.1* – Trust Council holds that: the freshwater wetlands, bodies of surface water, natural drainage patterns, water courses, fish-bearing streams, watershed
- *Commitment of Trust Council 4.4.1* It is Trust Council’s policy that islands in the Trust Area should be self-sufficient in regard to their supply of freshwater. groundwater recharge areas of the Trust Area should be identified, protected and, where possible, restored or rehabilitated
- *Directive Policy 3.3.2* Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
- *Directive Policy 4.4.2* Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure:
 - neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater,
 - water quality is maintained, and
 - existing, anticipated and seasonal demands for water are considered and allowed for.
- *Directive Policy 4.4.3* Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses.

ISSUE/OPPORTUNITY:

There is a growing need to study, educate, and regulate freshwater in the Islands Trust Area to address increasing pressures on groundwater resources, ecosystem health, and sustainable land use—necessitating a coordinated, long-term approach guided by the Freshwater Sustainability Strategy.

The FWSS was initiated in 2021 through funding from the Healthy Watersheds Initiative. It established a multi-year framework for freshwater resilience based on geospatial assessments, community engagement, and evidence-informed policy development. To secure organizational and financial support for the comprehensive mid-term review and phased implementation of the FWSS, advancing coordinated and data-driven freshwater management across the Trust Area in alignment with the Islands Trust Policy Statement and provincial Watershed Security Strategy.

Financial and staff resource commitments are critical to the development of, and improved access to, the information related to freshwater sustainability strategy implementation. These include dedicated time of the Senior Freshwater Specialist (SFWS) (0.25 FTE), Regional Planning Team (RPT) (0.25FTE), senior policy staff, and communications staff.

PROJECTED RESULTS/DELIVERABLES:

Freshwater Sustainability Strategy Review – \$15,000

A focused review of the existing FWSS will:

- Assess effectiveness and outcomes of implementing the FWSS, including but not limited to completed and on-going projects (e.g., Aquifer Conceptualization, Recharge Mapping, Gabriola Freshwater Footprint pilot and Suitable Land Analysis) as well as webinars, and similar
- Identify areas of strength and opportunities for improvement including but not limited to identifying current gaps, outdated assumptions, organizational capacity, and priority areas requiring recalibration
- Evaluate alignment with Trust Council Strategic Plan, Policy Statement (including relevant draft amendments), and other key initiatives as well as Watershed Security Fund criteria
- Engage staff and elected officials for input;
- Recommend structural improvements and updated priorities.
- Recommend benchmarks for future monitoring

Deliverables:

- FWSS Review Summary Report by a qualified independent external party
 - Executive Summary
 - Outline of Methodology
 - Assessment of Effectiveness and Outcomes
 - Annotated roadmap of existing tools, data layers, and planning applications
 - Strengths and Opportunities Analysis
 - Alignment Evaluation
 - Monitoring metric recommendations
 - Action-Orientated Recommendations
 - Presentation of Findings

Implementation Plan – \$10,000

Using the review findings, a targeted Implementation Plan will be created to:

- Address pathways to prioritize and action existing projects and programs of the FWSS
- Define a phased approach to expand the Freshwater Footprint Project across the Trust Area
- Define an internal and external engagement and communications plan
- Outline initial actions for operationalizing the Freshwater Atlas and Helpdesk within current resources
- Estimate resource needs (staff time, partnerships, committee creation and administration, and grant opportunities) for full-scale rollout
- Refine monitoring metric recommendations to match scope, timeline, and resources

Deliverables:

- Implementation Guide
 - Timeline (short, medium, and long term actions)
 - Resource requirements
 - Engagement Plan: outline for public communication and First Nations collaboration
 - Contingency plans

RISK ASSESSMENT:

Risk: Staff or committee engagement may be limited due to competing priorities

Mitigation: Early communications and engagement plan adoption

Risk: Implementation plan may face uncertainty due to the upcoming local elections

Mitigation: Trust Council approval within Strategic Plan; Trust Council approval of Implementation guide.

Risk: Overlap with regional initiatives

Mitigation: Maintain and improve staff relationships and engagement with external agencies

Risk: Limited staff capacity

Mitigation: Supplement with contractor support and phased work plan

ALTERNATIVES CONSIDERED:

Option 1: Do not proceed with implementation plan but proceed with review

While this option reduces costs, it risks creating a gap between strategic analysis and actionable next steps, limiting the Trust's ability to operationalize the strategy or seek external funding.

Option 2: Do not proceed with implementation or review

Choosing not to proceed with either phase would stall progress on freshwater initiatives, diminish organizational momentum, and risk misalignment with the Islands Trust Council Strategic Plan 2025–28 priorities related to water security and climate resilience.

CRITICAL SUCCESS FACTORS:

Clear Project Scope and Timeline

Defined deliverables, realistic timelines, and a focused scope will ensure the review and implementation plan are completed efficiently and on budget.

Internal Engagement and Support

Active participation from Islands Trust staff, project sponsors, and committees is essential to ensure relevance, uptake, and integration of outcomes.

Alignment with Strategic Plan

Ensuring that recommendations directly support the Islands Trust Council Strategic Plan 2025–28 will strengthen internal commitment and external funding potential.

Effective Use of Existing Data and Tools

Addressing past project outputs in an efficient manner will maximize value while minimizing additional workload or costs.

Actionable and Fundable Implementation Plan

Producing a realistic, costed implementation roadmap will provide a solid foundation for advancing the strategy and applying for future grants (e.g., Watershed Security Fund).

RECOMMENDED OPTION:

Proceed with a third-party review of the FWSS and drafting of an Implementation Guide

- **\$15,000** – External Review
- **\$10,000** – Implementation Guide

Undertaking a focused review alongside the development of an implementation guide provides the necessary foundation to refresh the strategy and move it toward practical application. This approach balances analysis with action, supports internal alignment, and maintains momentum toward freshwater sustainability goals.

COST/BENEFIT ANALYSIS:

Costs:

- Total project estimate: \$25,000
- Breakdown: Contractor services, engagement
- Staff time: ~ 920 hours (project management and coordination, Senior FW Specialist, communications support)

Benefits (Quantitative):

- Improved efficiency for allocating staff resources to implementing FWSS and achieving Trust Council Strategic Plan Key Initiative

Benefits (Qualitative):

- Improved efficiency and effectiveness implementing FWSS
- Improved communications
- Improved internal clarity, transparency, and confidence regarding FWSS
- The initiative lays essential groundwork for long-term sustainability, improved interdepartmental coordination, and more informed land-use planning across the Trust Area

PURCHASING PROCEDURE:

Procurement for this initiative will follow the BC Public Service purchasing procedures to ensure transparency, fairness, and value. Qualified consultants will be selected in accordance with applicable provincial procurement guidelines, including competitive processes where required. All contracts and expenditures will adhere to Islands Trust financial policies and provincial standards for public sector procurement.

PROPOSED IMPLEMENTATION STRATEGY:

2026–27:

- Q1: Issue RFP and award contract

- Q2–Q3: FWSS review, partner engagement, draft deliverables (including draft business cases based on review and recommendations)
- Q3 - Q4: Review, final deliverables, presentation to Trust Council

STAFF RESOURCING:

- Project Management: ~ 120 hours (*Director, Senior FW Specialist, Planner, Finance*)
- Freshwater Specialist: ~450 hours (*Senior FW Specialist*)
- FWSS Coordination: ~300 hours (*Planner*)
- Communications & Engagement Support: ~40 hours (*Senior FW Specialist, Communications Specialist, Planner, Director*)

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION:

- Communications will be reviewed with Islands Trust communications staff

The Senior Freshwater Specialist and Regional Planning Team member will work closely with Regional Planning Team, communications staff, Information Services staff (as needed) as well as a Trust Area Services staff.

Requested by: Regional Planning Committee

Prepared by: William Shulba, Senior Freshwater Specialist, P.Geo
Stefan Cermak, Director, Planning Services, RPP, CIP



Budget Funding Request Short-Form Business Case

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (<i>Committee or Operational Unit</i>): Islands Trust Conservancy Board	Budget Source (select all that apply): ☐ Specific Project Funding (select all that apply) ☐ Third Party Contractors ☐ Staff Travel Expense ☐ Staff Overtime Expense ☐ New Staff Member – Temporary for project ☐ Computer Hardware/Software ☐ Furniture & Equipment ☐ Computer Hardware/Software/Supplies ☐ New Staff Resources (see Staff Costing Tool) ☐ Permanent ☐ Temporary Temp Duration: _____ ☒ Other – please describe: <u>Capacity funding grants to Indigenous Governing Bodies and associated meeting costs (e.g. venues, food, honoraria, project-related travel)</u>
Department: Initiated by Islands Trust Conservancy	
Name of Request: Islands Trust Conservancy (ITC) Plan: First Nations Engagement Project \$110,000	
\$ Value of Request (indicate by fiscal year and total if project is multi-year): \$110,000 (2026/27): \$100,000 for Capacity Funding to Indigenous Governing Bodies \$10,000 for associated meeting costs (e.g. venues, food, honoraria, project travel) Multi-year project: 2025/26 -\$20,000 for capacity funding 2026/27 -\$110,000 for capacity funding (\$100k) and associated costs (\$10k). 2027-28 - \$32,000 for capacity funding (\$10k), for co-development of plan (\$12k); for associated meeting costs (e.g. venues, food, honoraria, project travel) (\$8k) for graphic design (\$2k)	Funding Required for (date range): April 1, 2026- March 31, 2027
Date of Submission to Finance: October 16, 2025	
TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (<i>Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.</i>) ITC Reconciliation Declaration This request supports Goal 2 of the Islands Trust Conservancy Board's Regional Conservation Plan :	

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

Objectives:

2.1 Amend or redraft policies, procedures, plans, document templates and reports to include acknowledgement and consideration of First Nations

2.4 In consultation with the Islands Trust, source funds and determine mechanisms to support First Nations collaboration (financial and capacity)

The Trust Council 2026-27 Budget Guideline Assessment includes these guidelines:

- That Trust Council establish a 2026/27 budget guideline that considers resourcing needs to update and implement the Reconciliation Action Plan.

Trust Council does not yet have policy to guide capacity funding grant amounts but IT staff have developed a capacity funding grant agreement template.

Current budget guidelines do not include consideration of the resourcing needs for ITC's Regional Conservation Plan or Five-Year Plan.

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

The ITC Plan is a requirement of the *Islands Trust Act* and must be developed at least every five years for approval by the Minister of Housing and Municipal Affairs. It must include policies on land acquisition and disposal, and management of financial assets.

Because of desired goals of ITC staff and Board and the strong direction from the Minister about developing a Conservancy Plan that aligns with the UN Declaration, ITC is seeking a larger, more realistic budget for fulsome engagement with Indigenous Governing Bodies in the Trust Area for its next iteration of the Five-Year Plan.

Issues

The ITC submitted a plan for 2023-2025 to the Minister in December 2022. In the covering letter the Board Chair explained to the Minister that given the lack of time available for extended, meaningful engagement with Indigenous Governing Bodies on the Islands Trust Conservancy Plan. Due to the statutory deadline to submit a new Plan, the Islands Trust Conservancy Board chose to proceed with a Three-Year Interim Plan instead of a Five-Year Plan in order to be able to undertake meaningful engagement with Indigenous Governing Bodies in 2023 and 2024 on the next iteration of the Islands Trust Conservancy Plan, which was intended to be provided for ministerial approval in 2025.

On January 29, 2024, the ITC Board received a response from the Minister of Housing and Municipal Affairs regarding their rejection of ITC's Interim Three-Year Plan. The Minister directed ITC to take "more time to adequately engage with the First Nations that have expressed interest in deeper conversation about the philosophy of the Conservancy and what approaches the Conservancy is taking to preserve and protect the trust area." The Minister also requested that ITC "continue to lead the way, in cooperation with First Nations in the Trust Area, to develop a Conservancy Plan that aligns with the UN Declaration."

In July 2025, the Minister agreed to the Conservancy Board's request to extend the timeline for submission of the next Five-Year Plan to December 2027.

Due to ITC Manager and Trust Area Services Director's workload and turnover in the ITC Manager position, the letters to Indigenous Governing Bodies inviting engagement have not yet gone out, although project planning has been undertaken.

The ongoing absence of an approved Five-Year Plan necessitates continued ministerial approval for certain activities carried out by the Conservancy including new acquisitions and dispositions (Rights of Way, etc).

Opportunities

Improving First Nations engagement and working with First Nations in areas of mutual interest is currently an anticipated part of ITC work programs and is a goal of the 2028-2032 Five-Year Plan and the Regional Conservation Plan.

It is anticipated that letters to 30 Indigenous Governing Bodies will be issued in November 2025 following the hiring of the new Senior Policy Advisor in Trust Area Services who will be supporting the Director and ITC Manager with this project. It is anticipated that the \$20,000 budget in 2025/26 will be allocated to capacity funding grants in 2025/26, and that the requested \$100,000 will be allocated in 2026/27.

Many Indigenous Governing Bodies in the Islands Trust Area have expressed frustration with being brought into Islands Trust engagement processes late in the development of an initiative, and at not being provided with funding to support their meaningful participation. Providing funding to assist Indigenous Governing Bodies with meaningful engagement in the development of the ITC Five-Year Plan will put the ITC Reconciliation Declaration into practice and provide compensation to interested Indigenous Governing Bodies participation in the process, thereby laying the groundwork for positive relationship building.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

ITC Board anticipates that providing an extended project timeline (3 years total) and capacity funding will encourage more Indigenous Governing Bodies to participate in development of the ITC Plan in a meaningful way.

2026-27 (year 2):

\$100,000 will be used to support capacity funding grants to interested Indigenous Governing Bodies
\$10,000 will support associated meeting costs (e.g. venues, food, honoraria, project-related staff travel)

Added results may include:

- 1) An ITC Five-Year Plan that incorporates Indigenous Governing Bodies' input and meaningfully advances the ITC Reconciliation Declaration;
- 2) More robust relationships with Indigenous Governing Bodies, including establishment and growth of staff to staff and Board to Council relationships; and
- 3) Improved understanding of Indigenous Governing Bodies' wishes with respect to ITC policies and practices pertaining to land acquisition, disposal and management.

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

Risk Factor	Mitigation
Low participation of Indigenous Governing Bodies in ITC Plan engagement	ITC will begin the engagement in the 2025/26 fiscal year and additional funding will extend the engagement period into 2026/27 and 2027/28. In the event that there is low uptake from Indigenous Governing Bodies, ITC will include a description of engagement efforts in the briefing to the Minister

	and will do an evaluation of its work to engage First Nations to inform future efforts.
High participation of Indigenous Governing Bodies in ITC Plan engagement	Through this funding request, ITC will extend the engagement period into 2026/27, providing a longer engagement timeline.
Limited/no support from Provincial ministries (Housing and Municipal Affairs, and Indigenous Relations and Reconciliation)	In January 2024, the Minister of Housing and Municipal Affairs indicated strong support for engagement of First Nations during the development of the Five-Year Plan, which was confirmed in a July 2025 letter. ITC staff will engage Ministry staff early in the development of an engagement plan to ensure that First Nations engagement meets the Minister's expectations.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1: \$110,000 for Capacity Funding for Engagement (Recommended)

\$100,000 for capacity funding grants

\$10,000 for associated meeting costs (e.g. venues, food, honoraria, project-related staff travel).

Benefits: Supports a phased approach to capacity funding. A total of \$120,000 in capacity funding grants over two years (\$20,000 budgeted in 2025/26) for interested Indigenous Governing Bodies (~\$6,000 to ~\$8,000 for approximately 15-20 Indigenous Governing Bodies depending on how many are interested). In addition to a proposed \$32,000 in the final year of co-developing the Five-Year Plan in cooperation with interested Indigenous Governing Bodies (2027/28). A total of \$10,000 allocated to associated costs for meetings, including venues, food, honoraria and project-related travel for staff.

Risks: Insufficient staff capacity within Islands Trust and Conservancy staff to concurrently initiate agreements with and engage with 20-30 Indigenous Governing Bodies. This would be offset by the approval of an extension to the Senior Policy Analyst term. Capacity funding may not meet the expectations of the Indigenous Governing Bodies for the scope of the project.

Financial implications: \$110,000

Resource requirements: See staff resourcing section below.

Other: This option shows a strong commitment towards engagement of First Nations and supports the request from the Minister for ITC to lead the way, in cooperation with First Nations, to develop a Conservancy Plan that aligns with the UN Declaration. In addition, it supports ITC's Regional Conservation Plan goals and objectives as well as the ITC Reconciliation Declaration. The results of the engagement will also inform decisions about use of donated funds and protected area management planning and operations.

Option 2: \$50,000 for Capacity Funding for Engagement

\$40,000 for capacity funding grants to Indigenous Governing Bodies

\$10,000 for associated meeting costs (e.g. venues, food, honoraria, project-related staff travel).

Benefits: Supports a phased approach to capacity funding. A total of \$60,000 in capacity funding grants over two years (\$20,000 budgeted in 2025/26) and \$40,000 for interested Indigenous Governing Bodies.

(~ \$3,000 to ~\$4,000 for approximately 15-20 Indigenous Governing Bodies depending on how many are interested).

Proposed for Fiscal 2027/28: \$32,000 in the final year of co-developing the Five-Year Plan in cooperation with interested Indigenous Governing Bodies.

Risks: Insufficient staff capacity within Islands Trust to concurrently initiate agreements with and engage with 20-30 Indigenous Governing Bodies.

That the amount of available capacity funding will fall well below the expectations of the Indigenous Governing Bodies for the scope of the project.

Financial implications: \$50,000

Resource requirements: See staff resourcing section below.

Other: This option shows a commitment towards engagement with First Nations and supports the ITC Regional Conservation Plan goals and objectives as well as the ITC Reconciliation Declaration. The results of the engagement will also inform decisions about protected area protection, management planning and operations and allocation of funds/donations.

Option 3: \$20,000: for Capacity Funding for Engagement

\$20,000 for meeting costs (e.g. venues, food, honoraria, project-related travel).

Benefits: Lower budget.

Risks: Low participation by Indigenous Governing Bodies in development of the Five-Year Plan, possibly leading to Minister not approving the Five -Year Plan.

Financial implications: ITC proceeds with development of the 2028-2032 ITC Plan with engagement of Indigenous Governing Bodies within the existing budget.

Resource requirements: This approach may result in frustration from some Indigenous Governing Bodies leading to increased staff time to manage concerns raised.

Other: This option is not recommended as it is anticipated that without robust funding to support meaningful First Nations engagement, there will be low participation. This may damage relationships and it may result in a decision to decline approval of the ITC Five-Year Plan by the Minister of Housing and Municipal Affairs.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

The following factors are important to success. Other factors can be mitigated as described above in the risk assessment.

- 1) Availability of ITC Manager to manage the project;
- 2) Availability of new Senior Policy Advisor for project coordination, and Senior Indigenous Relations Advisor and Director, Trust Area Services to support the project and attend meetings (and potentially, ITC's Indigenous Relations Advisor (see business case);
- 3) Engagement of Ministry of Housing and Municipal Affairs in development of communications to Indigenous Governing Bodies; and

- 4) Guidance from Province with respect to appropriate contacts with Indigenous Governing Bodies and engagement language.

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1: \$110,000 for Capacity Funding for Engagement (Recommended)

\$100,000 for capacity funding grants

\$10,000 for associated meeting costs (e.g. venues, food, honoraria, project-related staff travel).

- 1) Shows a strong commitment to respond to the Minister of Housing and Municipal Affairs' request to the ITC Board to "continue to lead the way, in cooperation with First Nations in the Trust Area, to develop a Conservancy Plan that aligns with the UN Declaration";
- 2) Shows commitment to the ITC Reconciliation Declaration; and,
- 3) Meets the second goal of the ITC Regional Conservation Plan, including satisfying objectives to amend policies, procedures and plans to include consideration of First Nations and to collaborate with Islands Trust to source funds and finance added capacity for First Nations collaboration.

Note: Once staff begin engaging with Indigenous Governing Bodies on the Five-Year Plan, and as drafting of a Trust Council policy on capacity funding progresses, there will be greater insight into the appropriateness of the recommended amount and may suggest revision of the amount later in the budget process.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Quantitative Analysis:

The recommended option will require a total of \$110,000 budget (increase of \$90k) commitment for 2026/27. Should ITC not have enough budget, it will consider reallocation (reduction of existing budget areas) and, if needed, will consult with the Executive Committee regarding next steps.

Qualitative Analysis:

The recommended option will yield qualitative benefits in the development of relationships with First Nations in the Islands Trust Area. ITC hopes that this will lead to progress in Reconciliation, including improved policies on land acquisition/disposal and land management. Will also significantly contribute to a boost in staff morale, having the funding behind initiating meaningful engagement.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (ie. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (ie: external competition, government-restricted internal competition, etc.):*

ITC will, via Trust Council, establish a capacity funding agreement for a set grant amount for each interested Indigenous Governing Body. The amount will be granted to Indigenous Governing Bodies who are able to participate in engagement. The agreement may scope it with other projects, for example - the Salt Spring Island Official Community Plan Engagement Project.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the "roll-out" of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

ITC will:

- 1) Develop an outreach strategy with support from Ministry of Housing and Municipal Affairs;
- 2) Send out invitations to Indigenous Governing Bodies to participate in engagement;
- 3) Coordinate meetings with Indigenous Governing Bodies' staff and/or Councils to share information about ITC and to learn about First Nations interests;

- 4) Synthesize Indigenous Governing Bodies' input in a report for the ITC Board to assist in the development of the ITC Plan.
- 5) Co-develop Plan with interested Indigenous Governing Bodies.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

This initiative will be led by the ITC Manager with support from the Director of Trust Area Services and Senior Indigenous Relations Advisor with direct project coordination by the new Senior Policy Advisor (if funding request for extension approved).

It is anticipated that over the course of the 2025/26 fiscal year it will require a total of approximately 750 hours:

Senior Policy Advisor ~ 400 hours for project lead (if funding request for extension approved)

Senior Indigenous Relations Advisor ~ 100 hours for project and engagement support

ITC Manager ~ 60 hours of for project coordination

ITC Indigenous Relations Advisor ~ 50 hours (if funding request approved)

Trust Area Services Director ~ 40 hours for project support

ITC Administrative Assistant and Finance staff ~ 100 hours project support

Time may also be needed from the ITC Team Lead, Ecosystem Protection Specialist, Property Management Specialist, and Covenant Management and Outreach Specialist depending on the interests of the Indigenous Governing Bodies.

ITC Manager will work with the Director of TAS to determine appropriate time allocation of the Senior Indigenous Relations Advisor and the Senior Policy Advisor (if funding request for extension approved).

Should a new ITC Indigenous Relations Advisor be approved it is expected that that person would be involved in the project but that the current Senior Policy Advisor (if funding request for extension approved) would remain as the primary project lead.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

ITC intends to collaborate with Islands Trust staff, Ministry of Housing and Municipal Affairs and Ministry of Indigenous Relations and Reconciliation to seek their expertise. Any changes in project scope or timeline will be brought to the ITC Board, keeping in mind the statutory deadline of mid-December 2027 to submit a final Five-Year Plan to the Minister.

Requested by (Committee or Business unit): Islands Trust Conservancy Board

Prepared by (name, title)/date: Wendy Tyrrell, Conservancy Manager, September 28, 2025
(updated Oct 15, 2025)

Reviewed by (name, title)/date: Clare Frater, Director, Trust Area Services, September 28, 2025
(updated Oct 15, 2025)



Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision-making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (Committee or Operational Unit):

Islands Trust Conservancy Board

Department:

Islands Trust Conservancy

Name of Request:

Protected Area Management Software Project

\$ Value of Request (indicate by fiscal year and total if project is multi-year):

\$30,000

(estimated \$15,000 for GIS software licencing costs and estimated \$15,000 for data migration, training and documentation)

Budget Source (select all that apply):

- ☐ **Specific Project Funding** (select all that apply)
- ☐ Third Party Contractors
 - ☐ Staff Travel Expense
 - ☐ Staff Overtime Expense
 - ☐ New Staff Member – Temporary for project
 - ☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☒ **Computer Hardware/Software/Supplies**

☐ **New Staff Resources** (see Staff Costing Tool)

☐ Permanent

☐ Temporary

Temp Duration: _____

☐ **Other – please describe:** _____

Date of Submission to Finance: October 16, 2025

Funding Required for (date range):

April 1, 2026 to March 31, 2027. In addition, an estimated additional \$15,000 per year for annual license fees for software.

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.)

The Islands Trust Conservancy is currently operating without a Ministerially-approved Five-year Plan; however, the Minister has authorized the Conservancy to continue holding and managing its land. Any new land acquisitions or dispositions need ministerial approval.

The Board has developed a number of its own plans including:

[Regional Conservation Plan](#) (2018-2029) which includes Goal 7: *Monitor and manage existing conservation areas to maintain and enhance existing biodiversity and cultural features, with the understanding that ecosystems are continuously in a state of change*

[Property Management Strategy](#) which sets out that *Management of the 34 nature reserves under the Islands Trust Conservancy ownership includes the registration of a conservation covenant, development and implementation of a management plan, annual monitoring, and in most cases, enlisting the assistance of a local management group.*

81 separate conservation covenant agreements, each with a general intent to protect, preserve, conserve, maintain, enhance and, if applicable, from time to time restore, the natural state of the Covenant Area and the Amenities, as well as policies which require annual compliance monitoring and related communication with landowners and covenant co-holders.

[ITC Reconciliation Declaration](#) (2019)

Links to Islands Trust Guiding Documents [Islands Trust Policy Statement \(2025 draft\)](#)

- 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... “Identify and prioritize the preservation, protection, and restoration of critical habitat for species at risk”.

Islands Trust Council budget guidelines for 2026/27 budget development include:

- That Trust Council establish a 2026/27 budget guideline that resource requests for additional operating budgets (including one-time projects) will only be considered where critical capacity issues can be clearly demonstrated or where upfront investment will result in longer term savings as outlined in a business case.
- That funding for Geographical Information Systems be prioritized for initiatives in the 2025-28 Strategic Plan

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

No dedicated protected area management software

The Islands Trust Conservancy continues to experience growth in the number of properties and the complexity of protected area management and other issues, but ITC staff do not have a data management system, or adequate software to manage, analyse and report out on data and information about protected areas management, infrastructure or planning. It is challenging to analyse and this data, currently in spreadsheets, to inform associated management planning, priorities and actions. This proposal is to hire a contractor to assist the Islands Trust Conservancy with designing and implementing new software for an ITC protected areas data management software system, and to request software licencing costs. This new system will be based on the GIS ESRI Enterprise platform that is the foundation system used by Islands Trust Information Services.

Previously, as a cost-efficient approach, Islands Trust Conservancy (ITC) staff tried to use Islands Trust’s existing mapping data management system, *TAPIS Info*, to store, organize, and run reports on protected area management information, even though the structure and functionality of this software is cumbersome for this purpose. The software offers limited ability to record and track such basic information as landholder turnover on a covenanted property or to link management concerns or breaches to properties, and cannot generate any type of report about ITC’s nature reserves or covenants without laboriously reviewing each individual file to compile information. This approach is an inefficient use of staff time, hampers corporate quality and long-term financial planning, and is negatively affecting staff morale. In addition, Information Services (IS) staff have advised ITC staff that ITC needs to migrate to an alternative GIS data management system product as *TAPIS Info* is not a long-term solution to ITC’s key functional need for supporting ongoing property data and management tracking.

In late 2024/early 2025 ITC staff undertook a needs assessment process with a contractor, who interviewed internal staff about their data management needs, and interviewed leading land trusts/conservation organizations about their protected area management software solutions. Due to changes in the ITC Manager position the project has been on hold since then. With the ITC Manager and Team Lead positions filled, there is now capacity for this project.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

The projected results and deliverables resulting from a transition to a new protected area management data software system from the legacy *TAPIS Info* include:

Enhanced Protected Area Management System

The implementation of modern protected area management software will result in an enhanced Protected Area Management program for the Islands Trust Conservancy. The new system will offer improved functionalities and capabilities, addressing the limitations of the current *TAPIS Info* application. Enable data driven conservation planning and decision making about priority ecosystems, species, and heritage leading up to the next ITC Regional Conservation Plan. Incorporate internal and external data about the occurrence of species at risk and critical habitat so IT/ITC can voluntarily meet its obligations under the Canadian *Species at Risk Act*.

Expanded Reporting Capacity

New GIS software will offer expanded reporting capabilities, allowing for more comprehensive data analysis and generating valuable insights from the available information. This will support evidence-based decision-making, support development of a department workplan, and reduce wasted staff time.

Improved Efficiency and Productivity

Dedicated protected area management software will lead to improved staff morale, boosting efficiency and productivity. It will help the Conservancy meet provincial and conservation sector standards for secure, standardized and efficient data import, export, storage, and reporting; and improve tracking of protected areas management activities in space and in time, including compliance monitoring, habitat restoration, biodiversity surveys, and archaeological information.

Long-term Sustainability

New protected area management software will position the Islands Trust Conservancy for long-term sustainability in managing properties and covenants, and will help the Board and staff make informed management decisions into the future.

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

Risks	Impact	Mitigation
Unavailability of Information Systems/GIS staff Unavailability of Information Systems staff to assist with the project, either through vacancies or lack of capacity due to heavy workloads.	High	ITC staff will consult with Director, Legislative and Information Systems early to plan the project and adjust project as required to accommodate other planned initiatives.
Procurement Challenges It may be challenging to identify a contractor within our budget to	High	External expertise Staff will involve BC Bid staff to seek advice on procurement in this area. Staff will also reach out to the

assist with data migration, and staff training (including user manual and end build book) in the specialized area of protected area management for conservation areas.		broader land trust movement to ask for recommendations. ITC staff will also ensure that Information Systems/GIS staff are involved in the process to ensure ongoing support needs are considered.
Technical Challenges Implementing a new software system, can pose technical challenges during the transition phase. Data migration, system compatibility, and potential software bugs or glitches may arise, impacting the smooth functioning of the integrated system.	High	Pilot Testing and User Feedback Conduct comprehensive pilot testing of the integrated system with a selected group of staff to identify and address technical challenges. Gathering user feedback during this phase will help refine the system before full deployment. Ensuring that the software system design contractor is available to problem solve issues, and provide tech support throughout the first year of onboarding the software system.
Lack of staff for procurement/contract management Management of procurement processes and contracts is not feasible with existing ITC staff resources	Medium-High	ITC staff will provide advice to the ITC Board regarding which work items to delay to accommodate contract management With the Team Lead position filled, this project can be prioritized.
Staff Training and Adoption Ensuring that staff members are adequately trained and comfortable using the new integrated system is essential. Resistance to change or lack of proper training can lead to inefficiencies and reduced productivity during the initial stages of implementation.	Low	Comprehensive Training Program Contractor to develop a comprehensive training program to educate staff members on using the new integrated system effectively. Contractor will provide ongoing training and support will aid in the system's smooth adoption.
Data Security and Privacy With external software handling sensitive landowner and protected area management data, there is an increased risk of data breaches, unauthorized access, or potential privacy violations. Protecting confidential information and ensuring robust data security measures become critical.	Low	Data Security Measures Implement robust data security protocols, such as access controls. Ensuring data is stored securely in Canada, and that Information Systems staff have data control.
Cost Overruns: Software projects can be subject to unexpected costs, such as additional customization or third-party integration requirements. Budget overruns could strain the financial resources allocated for the initiative.	Low	Clear Project Scope and Contingency Planning Define a clear project scope, and have contingency plans in place for potential cost overruns or delays. Regular monitoring and reporting of project progress can help identify any deviations from the plan so corrective actions can be recommended.

ALTERNATIVES CONSIDERED:

Option 1 (Recommended): \$30,000 to purchase an Islands Trust Conservancy GIS data management software and licence.

Including a contract for GIS software design selection, implementation and support.

Benefits: Dedicated contractor for software design and selection, data migration and training/documentation as well as longer-term benefits that include informing land management planning and decision-making, staff time savings, staff stress reduction, better reporting, analysis, assessment and long-term financial planning.

Risks: As set out above.

Financial Implications: Highest initial investment, but offers highest likelihood of project success and potential cost savings in the long run.

Cost Summary

Software Licenses & Subscriptions – 2026/7 estimated	\$15,000
Contracted data migration/training/documentation	\$15,000

Total

Approx. \$30,000

Resource Requirements: 20 hours of ITC Manager time and 50 hours of Protected Areas Team Lead time to procure and manage contract with support from Finance and Information Systems staff and a further 20 hours to participate in training. 70 hours for ITC Team Lead, ITC Property Management Specialist and ITC Covenant Management and Outreach Specialist to participate in data migration, testing and training. Approximately 70 hours for the Information Systems/GIS team to be responsible for system security and network access, data migration and general advice to the project. Additional time may be required for data migration.

Other Implications: Aligns with strategic objectives, providing a modern and efficient solution to address current and future ITC protected area management and planning challenges.

Option 2: Status Quo (Do Nothing)

Benefits: No immediate financial investment required, and minimal disruption to current operations.

Risks: Continued use of the outdated, inefficient systems of using Excel spreadsheets and TAPIS Info to manage and analyse data presents significant limitations and inefficiencies. Inability to effectively track enforcement of covenant breaches and trespasses in nature reserves may result in inability to enforce covenants and take legal action against trespass. Inability to efficiently track land transfers of covenants, leading to delayed interactions and information sharing sessions with new covenant landholders, which may lead to increase breach concerns.

Financial Implications: No direct financial costs.

Resource Requirements: No additional resources required but inefficient use of staff time will continue.

Other Implications: Hindered achievement of strategic objectives related to ITC protected area management strategy, covenant compliance and staff efficiency. Continued challenges in sustaining staff morale.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

Contractor Procurement

An experienced GIS contractor will be essential to ensuring the correct software is properly customized, documented, transferred, integrated, and disseminated.

User Engagement

The active involvement and engagement of system users is critical for the successful implementation of a new GIS software system for ITC. User input, feedback, and buy-in are essential to ensure the system meets their needs and expectations.

Data Migration and Integration

The smooth migration of data from the legacy systems to the new GIS system and seamless integration with other systems is crucial for data accuracy and system functionality.

Comprehensive Training

Adequate training for staff members on using the new system effectively is essential to maximize its benefits and ensure a smooth transition from the old systems.

Timely Implementation

Adhering to a realistic and achievable timeline for implementation is vital to avoid delays and cost overruns.

Among the identified factors, all are considered critical to the success of this initiative.

Outcomes if critical success factors are not met:

Ineffective Use of the New System

Without user buy-in, the new system may not be used to its full potential and may not be a good fit resulting in suboptimal protected area management and management planning, and reporting on protected area monitoring and management, and missed opportunities for improved efficiency.

Data Inconsistencies and Inaccuracies

If data migration and integration are not executed properly, the new system may lack essential historical data, leading to data inconsistencies and hindering informed decision-making.

Reduced Efficiency

Inadequate training for staff may lead to reduced efficiency in using the new system, resulting in increased administrative burden and staff stress.

Delayed Implementation

If the initiative faces significant delays in implementation, the Islands Trust Conservancy may continue to suffer from the limitations of the current systems, hindering progress towards strategic objectives.

In summary, meeting critical success factors, such as user engagement and comprehensive training is essential for the successful implementation and effective utilization of protected area management and monitoring information. Failure to address these factors may lead to inefficient processes, data inconsistencies, delayed progress and ongoing decline in staff morale.

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1: \$30,000 to purchase an Islands Trust Conservancy GIS data management software and licence.

Includes a contract for software design and selection, software integration, implementation and support.

Summary:

This option is recommended as the status quo option is leading to staff stress/poor morale, poor ability to inform management planning, reporting and tracking and prioritizing protected area management activities,

and challenges with developing a department budget that encompasses anticipated management needs and financial estimates for infrastructure replacement.

The introduction of a dedicated an ITC Protected Area Management GIS data management software system will streamline processes, consolidate information, and enhance data analysis for decision-making. This will improve staff efficiency, boost morale, and support more effective reporting to the Board.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Quantitative Considerations

Financial Costs:

Cost Summary

Software Licence in Year 1	\$15,000*
Contracted needs data migration/training/documentation	\$15,000*
Total	\$30,000

Maintenance and Upgrades

Ongoing costs related to system maintenance, updates, and potential upgrades should be considered. Ensuring the system remains up-to-date and compatible with future requirements is essential for long-term sustainability.

Software Licence annually **\$15,000***

*Software licencing and contractor costs are based on preliminary conversations with other land trusts about software options and data migration/training needs.

Financial Benefits (Savings):

Efficiency Gains

The introduction of a dedicated Protected Area Management data management GIS software system will streamline processes, consolidate information, and enhance data analysis for decision-making, leading to staff time and project management and planning efficiencies. In time, the TAPIS Info system can be phased out (ITC will be the last user of this custom product once bylaw enforcement information has moved to CityView) reducing maintenance and support costs. Enables department budget development that encompasses anticipated management needs and financial estimates for infrastructure replacement.

Qualitative Considerations

Non-Quantifiable Costs:

Learning Curve

Staff and stakeholders may require time to adapt to the new system, which could impact productivity during the initial transition period.

Change Management

The organization will need to invest in change management efforts to address resistance to change and ensure smooth adoption of the new system.

Non-Quantifiable Benefits:**Improved Decision-Making**

New data and reporting capabilities can empower decision-makers with better insights and data-driven information for strategic and financial planning.

Transparency and Accountability

The new system can enhance transparency for the Protected Area Management program in terms of better reporting and analysis of actions/costs.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (ie. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (ie: external competition, government-restricted internal competition, etc.)*

The procurement of a contractor and the new data management GIS software will comply with the Procurement Policy. It is likely that staff will use an Invitation to Quote process.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

The roll-out of the recommended solution, which involves procuring a contractor and implementing a software solution will be executed in a phased approach to ensure smooth implementation and minimal disruptions. The specific features of the roll-out are as follows:

Phase 1: Project Planning and Preparation

- Define project scope, objectives, and deliverables
- Appoint a project team and project manager
- Procurement process to select contractor
- Initiate contract negotiations with the selected contractor

Phase 2: System Configuration and Customization/Data Migration

- Contractor to work with the vendor to configure new software to meet the organization's specific needs
- Migrate data into the new software with contractor support
- Update data to ensure that data for each property is complete
- Conduct thorough testing to ensure the module functions as intended
- Contractor to develop user manual

Phase 3: Training and User Acceptance Testing

- Provide comprehensive training to staff members and stakeholders on using the new software effectively
- Conduct user acceptance testing to validate the system's functionality and address any issues before the full deployment

Phase 4: Full System Deployment

- Roll out the new software to all relevant staff and report to Board
- Monitor the system's performance and address any additional feedback or issues

Phase 5: Post-Implementation Support and Optimization

- Provide ongoing support to users and address any post-implementation issues
- Continuously optimize the system based on user feedback and evolving needs

Timeline and Anticipated Date of Completion

The timeline for the roll-out of the recommended solution will be dependent on the procurement of a contractor, the extent of customization required for the new software, data migration and training needs. However, based on preliminary estimates, the anticipated date of completion for this initiative is approximately nine months from the project initiation. It is important to note that this timeline is subject to adjustments based on unforeseen challenges that may impact the implementation process. Close monitoring and effective project management will be critical in adhering to the timeline and achieving a successful roll-out.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

Staff Resources Needed for the Initiative include:

Project Sponsor: ITC Manager: ~ 40 hours

- Provide guidance to the project manager, liaise with the Director, Trust Area Services, and report to the Board
- Will participate in software selection process and training
- Hours Required: Approximately 40 hours throughout the project

Project Manager – ITC Protected Areas Team Lead: ~ 150 hours

- The project manager will oversee the entire implementation process, including contracting, selection, planning, coordination, and monitoring of the project
- Will participate in data migration and training
- Hours Required: Approximately 150 hours throughout the project

Property Management Specialist and Covenant Management and Outreach Specialists: ~ 140 hours

- Will support the data migration
- Will participate in data migration and training
- Will participate in testing, provide feedback, and validate system improvements
- Hours Required: Approximately 70 hours each throughout the project

Information Systems Team and GIS Team (Technical Staff): ~ 70 hours

- The Information Systems team will be responsible for software selection, system security and network access, and general advice to the contractor and project.
- Hours Required: Approximately 70 hours throughout the project. (Additional time may be required for data migration.)

Total Estimated Staff Hours: 400 hours.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

Concerns and Mitigation Strategies

Change Resistance

The introduction of a new system and optimized workflows may encounter resistance from staff members accustomed to the existing processes. To address this concern, there will be clear, regular communications about the project, and a comprehensive training program will be developed to build staff confidence in using the new system. Given the long-standing need for this project staff enthusiasm is expected.

Training and Support

Adequate training and support for staff and end-users will be vital to ensure a smooth transition to the new system. A comprehensive training program will be developed as part of the service contract to equip staff with the necessary skills to utilize the software system. The contractor will provide a user manual to provide ongoing support and will provide technical issues support as required.

Communication and Collaboration Strategies

Regular Progress Updates

Regular progress updates will be communicated to all staff and the Board to keep them informed about the status of project implementation. This will include milestones achieved, any changes to the project plan, and upcoming activities. Transparent communication will foster trust and ensure that staff and the Board are well-informed.

Collaborative Decision-Making

Encouraging collaborative decision-making will ensure that all perspectives are considered in the customization of the software.

Identification of Other Stakeholders

In addition to the protected area management staff, the following groups may also be involved:

Information Systems Department

The Information Services department will play a crucial role in providing advice and technical support, and assisting with data migration as needed. Renew licence, security patching updating software

Finance Department

The Finance Department may be involved in budget and contract planning and financial approvals related to the initiative.

Requested by (Committee or Business unit): Islands Trust Conservancy

Prepared by Clare Frater, Director, Trust Area Services (updated Oct 15, 2025)

Reviewed by (name, title)/date: Wendy Tyrrell, Islands Trust Conservancy Manager/October 1, 2025 (updated Oct 15, 2025)



Islands Trust

Budget Funding Request Short-Form Business Case

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision-making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (Committee or Operational Unit): DENMAN LTC	Budget Source (select all that apply): ☐ Specific Project Funding (select all that apply) ☐ Third Party Contractors ☐ Staff Travel Expense ☐ Staff Overtime Expense ☐ New Staff Member – Temporary for project ☐ Computer Hardware/Software ☐ Furniture & Equipment ☐ Computer Hardware/Software/Supplies ☐ New Staff Resources (see Staff Costing Tool) ☐ Permanent ☐ Temporary Temp Duration: _____ ☒ Other: Facility rental, engagement meetings and materials, printing, posting and distribution of communication materials.
Department: LPS-Planning Services	
Name of Request: Final Phase Denman Island Housing Review (for OCP and LUB Amendments), Stage 2 - Phase 2 Project (Year 4 of 4)	
\$ Value of Request (indicate by fiscal year and total if project is multi-year): 2026-2027: \$5,000 Budget to-date: \$49,250 2022/23 = \$13,500 2023/24 = \$8,000 2024/25 = \$12,000 2025/26 = \$15,750 (\$12,000 + \$3,750 Capacity Agreement)	
Date of Submission to Finance: September 2025	Funding Required for (date range): April 1, 2026-March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS

Islands Trust Council [Strategic Plan 2025-2028](#) contains the objective: Strengthen Housing Affordability Throughout the Islands Trust Area.

In June 2023, [Islands Trust Council amended the Strategic Plan](#) to:

- “Prioritize elements of the strategic plan that support land use decision making”, and
- “Update the strategic initiatives related to housing to focus on projects that will develop healthy, resilient island communities by employing two lenses: mitigating and adapting to the effects of climate change, and managing growth by cultivating equitable, inclusive and resilient communities and the natural environment.”

ISSUE/OPPORTUNITY:

The purpose of this business case is to support the completion of the Denman OCP and LUB Housing Policy Review. The work the 2025/2026 fiscal year involves First Nations and community consultation, analysis of option and drafting bylaw language with first reading anticipated in February 2026.

This is a continuation of this project which began in 2022 at which time a consultant was engaged to identify community priorities related to housing (Phase 1). Phase 2 has involved 2 Stages as Identified below.

Past Work:

Phase 2 (Stage 1) - 2023/24 Fiscal - \$18,000 included:

- Public engagement facilitated by the Housing Advisory Planning Commission
- The initiation of engagement with K'omoks Nation staff
- K'omoks exploration of interests

Phase 2 (Stage 2) – 2024/25 Fiscal - \$15,000 included:

- First Nations engagement
- Public engagement
- Exploration of options to increase housing number of permitted housing units to address housing need while considering environmental impact

Phase 2 (Stage 2 continued) - 2025/26 Fiscal \$15,750: Included

- First Nations engagement
- Drafting bylaw language for easier to implement actions (e.g. cistern requirements, clarification of BnB language)
- Community engagement on options related to growth management

Work to be Done:

Phase 2 (Stage 2 completion) – 2026/27 Fiscal \$5000

- Bylaw readings
- Community Information meetings
- Public Hearing
- Provincial Referral

The completion of this project will provide the opportunity to advance Islands Trust Strategic Interests related to:

- **First Nations Reconciliation** - The project introduces options that are directly influenced by K'omoks First Nation interests. This project paves a way for the establishment of a Heritage Conservation Area for Indigenous cultural heritage protection.
- **Contributing to the development of model bylaws for housing** – This project is intended to produce bylaws that may be replicable in other Local Trust Areas including ways to balance housing with environmental conservation.
- **Preservation of ecosystems** – A key focus of the project is supporting housing while considering the Islands Trust preserve and protect mandate.
- **Demonstrating the use of the Islands Trust's Housing Toolkit** – A number of tools in the toolkit are being used by staff and being shared with the Housing Advisory Planning Commission and the LTC to inform amendments to the OCP and LUB.

This business case will support the conclusion of the Denman Islands Housing Review (Phase 2C).

PROJECTED RESULTS/DELIVERABLES:

Fiscal 2026/27 \$5,000 – Legislative Process: CIM, Public Hearing, Ministerial Approval, Adoption

- Legislative Process: \$2,000
- Communications and Engagement: \$3,000

Previous Phases:

Phase 2C Fiscal 2025/26 \$12,000 – First Nations Engagement, Bylaw Amendments

- OCP and LUB amendments to support specific actions identified in the Draft Housing Action Plan for:
 - Expanded opportunities to build Secondary Suites and Accessory Dwelling Units
 - Increased Opportunities for Non-Profit Housing Development
 - Permitting Alternative Housing Approaches
 - Reducing Ecological Footprint of New Builds

RISK ASSESSMENT:

Factors potentially affecting the timing of project deliverables include:

- Regional Planning Team (RPT) capacity to manage the project in 2026/2027
- First Nations' capacity and timing may not align with project timelines
- The LTC may choose to not proceed with amendments
- Costs may exceed the budget due to consultation or other factors

ALTERNATIVES CONSIDERED:

Option 1: Proceed no further. Staff time and funding are not allocated to the project. Under this alternative the project does not complete bylaw drafting, does not proceed to bylaw readings. This would undermine the engagement with the K'omoks First Nation and the work done by the Housing APC.

Option 2: Proceed as a Minor Project. Should funding not be provided, the LTC may consider completing the work as a 'minor project' with the same scope, budget and deliverables but limited staff capacity (Regional planning team resources will not be allocated).

Option 3: Reduced funding. This may include removal of post-adoption communications, however the remaining parts of this project will require adequate funding for the legislative process.

CRITICAL SUCCESS FACTORS:

The project would be considered successfully completed if relevant amendments to the OCP and LUB are adopted by the end of the 2026/2027 fiscal year. Longer term success would be measured through improvements to housing options, accessibility and affordability.

RECOMMENDED OPTION:

The present funding request is for \$5,000 for fiscal 2026/27 to allow the Denman Island OCP-LUB project to complete the legislative process with continued project management by a Regional Planning Team planner.

COST/BENEFIT ANALYSIS:

Quantitative Analysis:

\$5,000 for fiscal 2026/2027

- \$2,000 - Legislative Process for CIM, Public Hearing

- \$3,000 – Engagement and Communications

Qualitative Analysis:

- Increased housing options
- Improved relationship with K'omoks First Nation
- Increased protection of areas of Indigenous cultural significance
- Increased preservation and protection of the environment

PURCHASING PROCEDURE:

N/A

PROPOSED IMPLEMENTATION STRATEGY:

Deliverable/Milestone	Date
Denman Housing Project Completion	
First Nations Engagement	January 2026 – June 2026
Bylaw Readings	Feb 2026 – June 2026
Legal Review	Feb 2026 – June 2026
Provincial Referral	June 2025

STAFF RESOURCING: *to be confirmed for final version*

- 100 hrs Regional Planning Team Project Manager
- Up to 40 hours LTC Planner
- Up to 20 hours Regional Planning Manager
- 25 hrs other support (Admin, communications, mapping, SIRA)

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION:

- This project involves significant engagement with the K'omoks Nation. It is paving the way for discussion related to the development of a Heritage Conservation Area (HCA).
- Adoption of the bylaws will involve communications with the community and First Nations. The budget request will include public outreach and website updates normally completed as part of the organization's standard communications for bylaw updates.

Requested by Denman Island Local Trust Committee

Prepared by: Narissa Chadwick, Island Planner/ DATE

Reviewed by: Renée Jamurat, Regional Planning Manager/ DATE



Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (Committee or Operational Unit): GABRIOLA LTC	Budget Source (select all that apply): ☐ Specific Project Funding (select all that apply) ☐ Third Party Contractors ☒ Staff Travel Expense ☒ Staff Overtime Expense ☐ New Staff Member – Temporary for project ☐ Computer Hardware/Software ☐ Furniture & Equipment ☐ Computer Hardware/Software/Supplies ☐ New Staff Resources (see Staff Costing Tool) ☐ Permanent ☐ Temporary Temp Duration: _____ ☒ Other: Capacity funding request to First Nation for on-going meetings and participation, mapping, facility rental, engagement meetings and materials, printing, posting and distribution of communication materials.
Department: LPS-Planning Services	
Name of Request: Phase 3 - Gabriola OCP & LUB Review, Major Project (Year 4 of 5 project)	
\$ Value of Request (indicate by fiscal year <u>and</u> total if project is multi-year): 2026-2027: \$35,000 2027-2028: \$25,000 estimate Budget to-date: \$125,000 2023-24, Phase 1 = \$18,000 2024-25, Phase 2 = \$77,000 2025-26, Phase 3 = \$30,000	
Date of Submission to Finance: October 2025	Funding Required for (date range): April 1, 2026-March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS

Trust Council [Strategic Plan 2025-2028](#) contains objectives to:

- Preserve, protect and advocate for forest and terrestrial ecosystems
- To preserve and protect marine ecosystems
- Mitigate and adapt to climate change impacts
- Strengthen Housing Affordability Throughout the Islands Trust Area
- Engage with Indigenous Governing Bodies and Indigenous Peoples on governance, growth management, heritage and ecosystem protection, and climate change

ISSUE/OPPORTUNITY:

The Gabriola Island OCP and LUB has not been substantially updated since 1997 and 1999 respectively. The review will substantially update the bylaws addressing a number of Islands Trust Strategic objectives and emerging issues. As the first substantial OCP/LUB review undertaken by the regional planning team the project and resulting bylaw amendments will serve as a model for other LTC OCP/LUB reviews.

Fiscal 2026/2027 Phase 3 Completion and Phase 4 \$35,000

With this business case the LTC is seeking the funds to support the completion of Phase 3 as well as Phase 4. Additional engagement related to growth management was added leading to an extension of the Phase 3 timeline into the 2026/27 fiscal year.

Phase 3 Completion OCP Drafting and Readings \$6, 000

- Public Engagement on growth management
- OCP Drafting
- DPA prioritization (analysis and discussion)
- OCP first reading
- Legal review as needed

Phase 4 - Fiscal 2026/2027 LUB Drafting, Development Approval Information (DAI) Bylaw and Archeological Overview Assessment (AOA) \$25,000

- OCP approval
- Drafting and approval of LUB
- Community engagement related to LUB
- Drafting and approval of DAI Bylaw
- First Nations consultation including an Archeological Overview Assessment (AOA) to provide information on location of archeological sites to help inform the development of a Heritage Conservation Area (HCA) for the protection of Indigenous cultural heritage.
- OCP/LUB Process audit (done by staff)– to provide options and recommendation for other OCP/LUB reviews across the Islands Trust Area

The OCP and LUB review will provide the opportunity to advance Islands Trust Strategic Interests related to:

- **First Nations Reconciliation** – Snuneymuxw First Nation staff have indicated interest in a heritage conservation area to protect indigenous cultural heritage on Gabriola Island. In order to move forward an AOA is needed. A model FN engagement process is being created as IT staff work closely with SFN staff to develop the process together.
- **Affordable and attainable housing**- Housing is prioritized.
- **Preservation of ecosystems both terrestrial and marine** – A number of criteria related to the protection and preservation of the environment are used to provide options for moving growth potential away from less suitable to more suitable areas. The project also includes a review of current, and prioritization of new, DPAs.
- **Advancing the Freshwater Sustainability Strategy** – The project will integrate the freshwater footprint work that was done in Phase 2 to help determine suitable areas for additional dwellings.
- **Creation of model engagement process** – An engagement process that can be repeated on other islands is being developed. Aspects of this process have already been used for Denman and Salt Spring projects.

PROJECTED RESULTS/DELIVERABLES:

Phases 3 & 4 Fiscal 2026/27 \$35,000 – DPA prioritization, OCP completion and Initiation of LUB review:

- Continuing First Nations engagement: \$25,000 for Archaeological Overview Assessment (AOA)
- Public Engagement and communications - \$6,000
- Legal review & contingency - \$4,000
- Draft OCP Bylaw Referrals
- DPA prioritization
- OCP bylaw readings
- Phase 3: LUB amendment drafting and bylaw readings
- DAI bylaw

The Gabriola OCP will provide model policies for other LTCs and a model process to demonstrate the successive process of updating the LUB to ensure OCP consistency.

Future Phase:

Phase 5 – Fiscal 2027/28 Implementation Plan and DPA Mapping \$25,000 estimate

- Creation of a Gabriola Vision Implementation Plan (to include items within and outside of Islands Trust Jurisdiction)
- Vision Implementation Plan to involve First Nations and other agencies (community organizations, province, regional district etc.) in development of a Gabriola Vision Implementation Plan
- DPA mapping for priority DPAs

Previous Phases:

Phase 1 -Fiscal 2023/2024 \$18,000 – Gabriola Visioning 2050

- Initial FN consultation
- APC/HAPC/Community Engagement
- Public Education

Phase 2- Fiscal 2024/2025 \$77,000 - Data Collection and Discussion

- First Nations consultation
- Compiling baseline/technical information
- Suitable Land Analysis
- Water Balance Assessment
- Engagement on key topics
- Initiation of bylaw drafting

Phase 3 - Fiscal 2025/2026 OCP Drafting \$30,000

- First Nation consultation
- Reimagining Growth – Engagement on issues relate to density
- Refining draft bylaw language based on community feedback
- First Reading of Bylaw

RISK ASSESSMENT:

Factors potentially affecting the timing of project deliverables:

- Regional Planning Team (RPT) capacity to manage the project in 2026/2027.
- Capacity and available expertise to support mapping, data needs, communications within the budget.

Financial implications:

- Staff travel and overtime expenses.
- Legal review may cost more than estimate.

Resource requirements:

- RPT has allocated time to the continuation of this project in anticipation of budget approval.
- Overall staff resourcing from the RPT to complete all major projects is limited and may not be able to accommodate any extensions to project timeline and work scope.
- Overtime hours are anticipated.

ALTERNATIVES CONSIDERED:

Option 1: Proceed no further. Staff time and funding are not allocated to the project. Under this alternative the project does not complete OCP bylaw drafting, DPA mapping, does not proceed to bylaw readings. And LUB bylaw review is not initiated.

Option 2: Proceed as a Minor Project. Should funding not be provided, the LTC may consider completing the work as a sequence of 'minor projects' with reduced scope, budget and deliverables. Anticipated scope would be limited to bylaw writing and review with limited community engagement. As a minor project, staff support would be limited to Island Planner leading to extended timelines.

Option 3: Reduced funding. This will limit the project scope of work and deliverables such as completion of an archaeological overview assessment, engagement and communications.

CRITICAL SUCCESS FACTORS:

- Allocation of planning services staff time (Regional Planning Team and Island Planner support)
- First Nations engagement leading to support of FN interests
- The project would be considered successfully completed if the OCP Bylaw is adopted. Success could be measured over the longer term through measurables such as improved relations with First Nations, updated policy and regulatory bylaws to address First Nation interests and concerns, creation of model policies and model process of updating their LUBs for OCP consistency.

RECOMMENDED OPTION:

The present funding request is for \$35,000 for fiscal 2026/27 to allow the Gabriola Island OCP-LUB project to complete Phase 3 and progress through Phase 4.

COST/BENEFIT ANALYSIS:

Quantitative Analysis:

\$35,000 for fiscal 2026/27 for Phase 3-4

- \$25,000 - First Nations Consultation + AOA
- \$6,000 – Community Engagement and Communications
- \$4,000 – Legal Review & Contingency

Qualitative Analysis:

- If no action is taken the preservation and protection of Gabriola Island groundwater resources, forests, shorelines and indigenous heritage will be at risk.
- Housing affordability and attainability will not be effectively addressed
- The trust that has been building between Snuneymuxw First Nation and the Islands Trust will be challenged and the process of engagement will be undermined.

PURCHASING PROCEDURE:

Not applicable if the work is done in-house by staff. However, there will be other financial services required such as legal review, capacity work agreement where necessary as identified through a work program.

PROPOSED IMPLEMENTATION STRATEGY:

Deliverable/Milestone	Date
Phase 3 - Public Review of draft OCP bylaws/referrals	March 2026 – May 2026
Phase 3 – AOA (results to inform HPA as part of OCP)	March 2026- May 2026
Phase 4 - LUB review and DAI Bylaw will be initiated	March 2026
Phase 3 Milestone - Second/Third Reading OCP/PH	June- Sept 2026
Phase 4 – LUB Drafting	March – June 2026
Phase 4 – Public Engagement on LUB	June – September 2026
Phase 4 Milestone – DAI bylaw	September 2026 – Feb 2027
Phase 4 Milestone – First reading LUB	Sept/Oct 2026

STAFF RESOURCING:

- 450 hours Regional Planning Team Project Manager
- Up to 200 hours LTC Planner Support
- 20 hours GIS - Mapping
- Up to 50 hours Administrative Support *subject to other approved major projects
- 150 hours Communications Specialist
- Up to 20 hours Regional Planning Manager
- Overtime is expected for Planner and Administration staff hours.
- Overall staff resourcing from the RPT to complete all major projects is limited and may not be able to accommodate any extensions to project timeline and work scope.
- It is anticipated that staff resources to support RPT projects from the existing staff allocation is feasible, however in a limited capacity.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION:

- Significant engagement with the Snuneymuxw First Nation (SFN) will strengthen this project. IT staff are working very closely with SFN staff.

Requested by: Gabriola Island Local Trust Committee

Prepared by: Narissa Chadwick, Island Planner / October 1, 2025

Reviewed by: Renée Jamurat, Regional Planning Manager / October 1, 2025



**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR	
Requested by (Committee or Operational Unit): Gambier Island Local Trust Committee	Budget Source (select all that apply): ☐ Specific Project Funding (select all that apply) ☐ Third Party Contractors ☐ Staff Travel Expense ☐ Staff Overtime Expense ☐ New Staff Member – Temporary for project ☐ Computer Hardware/Software ☐ Furniture & Equipment ☐ Computer Hardware/Software/Supplies ☐ New Staff Resources (see Staff Costing Tool) ☐ Permanent ☐ Temporary Temp Duration: _____ ☒ Other – please describe: _____ For fiscal year 2025-26: - Public Engagement on draft bylaw language amendments OCP and LUB implementing Squamish Nation recommendations and early public engagement.
Department: Planning Services	
Name of Request: Final Phase Gambier Island OCP and LUB Amendments Implementation Project (Year 6 of 6)	
\$ Value of Request: 2026-2027: \$8,000 Budget to-date: \$57,500 2021-22 = \$14,500 (GM LTC OCP: \$4,000.00; RPC OCP: \$8,500; First Nations: \$2000) 2022-23 = \$17,000 (GM LTC OCP: \$15,000; First Nations: \$2000) 2023-24 = \$16,000 (capacity funding agreement) 2024-25 = \$0 2025-26 = \$10,000	
Date of Submission to Finance: September 2025	Funding Required for (date range): April 1, 2026 – March 31, 2027
TIE TO ISLANDS TRUST GUIDING DOCUMENTS: Trust Council Strategic Plan 2025-2028 contains objectives to: - Preserve, protect and advocate for forest and terrestrial ecosystems - To preserve and protect marine ecosystems	

- Undertake a review of Local Trust Committee-Bowen Islands Municipality foreshore policies and regulatory bylaws and develop model policy and regulatory bylaws for the protection of the foreshore and nearshore

ISSUE/OPPORTUNITY:

Initiated in 2022, the Gambier Island OCP and LUB targeted review is a top-priority project and requires implementation/completion in the 2025/26 fiscal. The project is aimed at these focussed and interconnected topic areas: heritage preservation and protection (indigenous natural and cultural heritage), and protection of shoreline and forest ecosystems. This targeted review process and resulting amendments to the OCP and LUB would address issues and provide opportunities as follows:

- Strengthen relations with First Nations in the Howe Sound region, honouring the Gambier reconciliation standing resolution # GM-2019-061 and the Islands Trust Reconciliation Action Plan 2019-2022 by undertaking early and meaningful engagement with Skwxwú7mesh/Squamish Nation, and others, working to align land use planning policies and regulations with First Nations interests and First Nations-led planning and policy initiatives.
- Update Gambier Island's OCP, which has not been substantially updated since 2001 and 2004 respectively, and to be reflective of reconciliation and First Nations engagement, including acknowledgement of First Nations treaty and territorial rights and title, including place, context and inherent rights.
- Aligns and advances the Islands Trust Strategic Plan Objective "to preserve and protect marine ecosystems" and Strategy to "undertake a review of Local Trust Committee-Bowen Islands Municipality foreshore policies and regulatory bylaws and develop model policy and regulatory bylaws for the protection of the foreshore and nearshore," by specifically reviewing and strengthening Gambier shoreline protection policies and regulation, and incorporating work to-date advanced by the Regional Planning Committee.
- Aligns and advances the Islands Trust Strategic Plan Objective "Preserve, protect and advocate for forest and terrestrial ecosystems", by reviewing and strengthening Gambier forest protection policies and regulations as guided by the Islands Trust Toolkit for the Protection of the Coastal Douglas-fir Zone and Associated Ecosystems. There are thirteen Coastal Western Hemlock (CWH) ecosystems under threat in this region and are under-protected. Only 2% of CWH ecosystems in the Salish Sea region are protected, highlighting the urgent need to conserve remaining mature and old-growth forests*.

The LTC is seeking funds to support public engagement on draft bylaw language.

* Islands Trust Conservancy, *Gambier Island Local Trust Area Coastal Western Hemlock Forests, Forest Fact Sheets*, June 2020

PROJECTED RESULTS/DELIVERABLES:

- Results in potential future updated OCP and LUB bylaws for Gambier Island.
- Advances Islands Trust Strategic Plan Objectives.
- Implementing actions in the Islands Trust Reconciliation Action Plan 2019-2022 by undertaking early and meaningful engagement with First Nations, to align land use planning policies and regulations with First Nations interests and First Nations-led planning and policy initiatives.
- Updated DAI Bylaw

RISK ASSESSMENT:

Factors potentially affecting the timing of project deliverables include:

- Regional Planning Team capacity to manage the project in 2026/2027 along with other competing LTC projects that are yet to be approved for that timeframe.
- Unanticipated timing delays or extensions due to change of scope, trustee or staff availability/capacity, coordination with other IT projects, or other factors.
- Further delays to updating the OCP/LUB reflecting the engagement with the community and First Nations may necessitate a need to re-engage in the future.

ALTERNATIVES CONSIDERED:

Option 1: Proceed no further. The benefit of not proceeding further is budget savings. The risk of not implementing the First Nations engagement recommendations into updated policies and regulations may adversely impact relations with First Nations and threaten culturally significant areas of the island with status quo development.

CRITICAL SUCCESS FACTORS:

The following are identified as critical for this project to be successful:

- Staff capacity in the Regional Planning Team and staff support.

The project would be considered successfully completed if the bylaws are given first reading before the end of the 26/27 fiscal. Since it is an election year prior to that, first reading may be delayed.

Success could be measured over the longer term through measurables such as improved relations with First Nations and updated policy and regulatory bylaws to address their interests and concerns.

Success can also be measured by evaluating how many LTCs are able to borrow the planning research, First Nations engagement framework and draft policies/regulations in their own reconciliation efforts.

RECOMMENDED OPTION:

The present funding request is for \$8,000 for fiscal 2026/27 to allow the Gambier Island OCP-LUB project to be completed and implemented.

COST/BENEFIT ANALYSIS:Quantitative Analysis:

\$8,000 for fiscal 2026/2027 for Public Engagement Phase

- \$5,000 – Public Engagement
- \$2,000 – First Nations Referral of draft bylaws
- \$1,000 – Communications

Qualitative Analysis:

- Funding is necessary to engage the public on potential updates to policies and regulations to expand the scope of protections in the OCP and LUB for island forests, shorelines, and Indigenous heritage.
- Referral of draft bylaw language may include benefits such as improved First Nations relations and implementation of actions towards effective reconciliation.

PURCHASING PROCEDURE:

N/A

PROPOSED IMPLEMENTATION STRATEGY:

	Date Range	Budget Request
Past Work: Funding Request Final Phase: Legal Review and Legislative Process and Implementation	2025-2026	\$10,000
Drafting OCP and LUB amendment bylaws	Spring/Summer 2026	\$0
Public Engagement and Referral to First Nations; communications	Summer 2026	\$8,000
Consideration of 1 st reading	March 2027	\$0

STAFF RESOURCING:

- 450 hrs Regional Planning Team Project Manager
- Up to 40 hours LTC Planner
- Up to 20 hours Regional Planning Manager
- Up to 20 hrs Admin Support (subject to other approved major projects)
- 40 hours Communications
- 20 hours GIS mapping
- 40 hours SIRA

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION:

Adoption of the bylaws will involve communications with the Gambier Island community and First Nations. The budget request will include public outreach and website updates normally completed as part of the organization's standard communications for bylaw updates.

Requested by (Committee or Business unit): Gambier Island Local Trust Committee

Prepared by: Sonja Zupanec, Island Planner / August 25, 2025

Reviewed by: Renée Jamurat, Regional Planning Manager / September 15, 2025



Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (Committee or Operational Unit):

Regional Planning Committee

Department:

Planning Services

Name of Request:

Hornby Island LTC – Comprehensive OCP & LUB Review Project

(Year 6 of 6)

\$ Value of Request (indicate by fiscal year and total if project is multi-year):

2026-2027: \$5,000

Budget to-date: \$56,050

2021-22 = \$14,500 (LTC OCP: \$4,000; RPC OCP: \$8,500; First Nations: \$2000)

2022-23 = \$14,050 (Consultant Contract, admin costs)

2023-24 = \$12,000 (First Nation capacity funding agreement)

2024-25 = \$25,000 (First Nation Capacity Funding agreement)

2025-26 = \$5,000

Budget Source (select all that apply):

- ☐ **Specific Project Funding** (select all that apply)
- ☐ Third Party Contractors
 - ☒ Staff Travel Expense
 - ☒ Staff Overtime Expense
 - ☐ New Staff Member – Temporary for project
 - ☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☐ **Computer Hardware/Software/Supplies**

☐ **New Staff Resources** (see Staff Costing Tool)

☐ Permanent

☐ Temporary

Temp Duration: _____

☒ **Other – please describe:** implementing First Nation Engagement Summary Recommendations and increasing housing options on Hornby Island.

Date of Submission to Finance: September 2025

Funding Required for (date range):

April 1, 2026 – March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS:

Islands Trust has adopted policies regarding reconciliation, respect, communication and actions that build relations with Indigenous Communities on whose traditional and unceded lands the Islands Trust operates.

- 1) Islands Trust Reconciliation Declaration, adopted by Islands Trust Council on March 14, 2019.

"The Islands Trust Council acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous peoples since time immemorial and honours the rich history, stewardship, and cultural heritage that embody this place we all call home."

The Islands Trust Council is committed to establishing and maintaining mutually respectful relationships between Indigenous and non-Indigenous Peoples. Islands Trust states a commitment to Reconciliation with the understanding that this commitment is a long-term relationship-building and healing process.

The Islands Trust Council will strive to create opportunities for knowledge-sharing and understanding as people come together to preserve and protect the special nature of the islands within the Salish Sea."

2) The Hornby Island LTC's standing resolution regarding First Nations in the Local Trust Area, adopted May 24, 2019.

"Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:

- a) Annually, write a letter to First Nations, (re)introducing Trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;*
- b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;*
- c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history;*
- d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;*
- e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area."*

- 3) Islands Trust Conservancy Reconciliation Declaration, ratified by the Islands Trust Conservancy Board on June 16, 2019, in the territories of the Lək̓ʷəŋən Peoples, METULIYE/Victoria, B.C.
- 4) Reconciliation Action Plan 2019-2022, passed by the Islands Trust on June 19, 2019, in the Coast Salish/Penelakut Territory, Galiano Island.
- 5) Islands Trust Council Strategic Plan 2025-2028 addresses objective to Strengthen Relations with First Nations.

ISSUE/OPPORTUNITY:

This funding request is for an additional year to complete the Hornby Comprehensive OCP & LUB Review project. This project aims to update the OCP and LUB regarding affordable housing, and implementing First Nations engagement recommendations.

The LTC has reviewed a draft engagement summary from the K'ómoks First Nation and will be advancing consideration of implementation once proposed Bylaws Nos. 176 and 177 (short term vacation rental bylaws) have been advanced to public hearing. The LTC considers engagement with K'ómoks First Nation to be a top priority as well as addressing the need for increased housing options to address the lack of affordable housing on the island.

PROJECTED RESULTS/DELIVERABLES:

- The proposed Major Project would implement First Nations engagement summary recommendations into new policies and regulations to protect cultural heritage resources and the natural environment as well as provide for more equitable housing options.
- Results in updated OCP and LUB bylaws for Hornby Island.
- Implementing actions in the Islands Trust Reconciliation Action Plan 2019-2022 by undertaking early and meaningful engagement with First Nations, to align land use planning policies and regulations with First Nations interests and First Nations-led planning and policy initiatives.

RISK ASSESSMENT:

Factors potentially affecting the timing of project deliverables include:

- Regional Planning Team capacity and K'ómoks First Nation capacity to support the work. First Nation capacity and interest to engage may not align with desired project timelines.
- Unanticipated timing delays or extensions due to change of scope, trustee or staff availability/capacity, coordination with other IT projects, or other factors.
- The project has been taking longer to complete, running into multiple fiscal years.

ALTERNATIVES CONSIDERED:

Option 1: Proceed no further. The benefit of not proceeding further is budget savings. The risk of not implementing the First Nations engagement recommendations into updated policies and regulations may adversely impact relations with First Nations and threaten culturally significant areas of the island with status quo development. The risk of not proceeding with the review of increased housing options on the Island may adversely impact the ability for residents to develop secure rental housing options.

CRITICAL SUCCESS FACTORS:

- First Nation reconciliation efforts will be advanced.
- Ongoing, consistent, and positive efforts by LTC, supported by staff.
- Interest from K'ómoks First Nation to initiate and engage in discussion with the LTC.
- LTC completes Public Hearing by March 2027; ministerial approval and adoption by Fall 2027.

RECOMMENDED OPTION:

The present funding request is for \$5,000 for fiscal 2026/27 to allow the Hornby Island OCP/LUB project to be completed and implemented.

COST/BENEFIT ANALYSIS:Quantitative:

\$5,000 for fiscal 2026/2027

- \$2,500 - Legal Review of Drafting OCP and LUB amendment bylaws
- \$1,000 – CIM, Legislative Process including referral to First Nations and agencies
- \$1,000 - CIM and Public Hearing
- \$500 - Communications

Qualitative:

If no action taken, housing crisis will elevate to a critical level. Without updating the OCP to strengthen the various policies and objectives that impact the conditions of housing (and its associated environmental, social, economic and cultural conditions), Hornby Island will no longer be able to provide healthy social, economic, environmental and cultural conditions for its residents. Furthermore, the island will no longer be able to maintain its character. Most importantly, if no action is taken, we will fail to implement the Trust Council's mandate of preserving and protecting Hornby Island.

PURCHASING PROCEDURE: n/a

PROPOSED IMPLEMENTATION STRATEGY:

April 1, 2022 – March 31, 2027 over 5 years.

	Date Range	Budget Request
Legal Review of Drafting OCP and LUB amendment bylaws	Spring/Summer 2026	\$2,500
CIM, 1 st reading, further engagement, referrals to First Nations and agencies	Winter 2027	\$1,000
Consideration of changes and 2 nd reading	Spring 2027	0
Community Information Meeting and Public Hearing	March 2027	\$1,000
3 rd reading	Spring 2027	0
Forward to Executive Committee and Ministry of Municipal Affairs	Spring 2027	0
Final Adoption	Fall 2027	0
Bylaw amendment communications	Fall/Winter 2027	\$500

STAFF RESOURCING:

- 450 hrs Regional Planning Team Project Manager
- Up to 20 hours LTC Planner
- Up to 20 hours Regional Planning Manager
- Up to 20 hrs Admin Support (subject to other approved major projects)
- 40 hours Communications
- 20 hours GIS mapping
- 10 hours SIRA

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION:

Adoption of the bylaws will involve communications with the Hornby Island community and First Nations. The budget request includes public outreach and website updates normally completed as part of the organization's standard communications for bylaw updates.

Requested by: Hornby Island Local Trust Committee

Prepared by: Renée Jamurat, RPM, Planning Services / September 16, 2025

Reviewed by: Stefan Cermak, Director Local Planning Services/date



**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR	
Requested by (Committee or Operational Unit): Lasqueti Island Local Trust Committee	Budget Source (select all that apply): ☐ Specific Project Funding (select all that apply) ☐ Third Party Contractors ☐ Staff Travel Expense ☐ Staff Overtime Expense ☐ New Staff Member – Temporary for project ☐ Computer Hardware/Software ☐ Furniture & Equipment ☐ Computer Hardware/Software/Supplies ☐ New Staff Resources (see Staff Costing Tool) ☐ Permanent ☐ Temporary Temp Duration: _____ ☒ Other – please describe: _____ For fiscal year 2026-2027: - Community consultation, shoreline value mapping exercise, First Nations consultation, Capacity agreement if required, support for advisory bodies, and contingency
Department: LPS - Planning Services	
Name of Request: Lasqueti Island OCP Review - Major Project (Year 1 of 3 project)	
\$ Value of Request 2026-27: \$14,000 est. 2027-2028 = \$6,000 est. Budget to-date: \$29,500 2025-26 = \$15,500	
Date of Submission to Finance: October 2025	Funding Required for (date range): April 1, 2026 – March 31, 2027
TIE TO ISLANDS TRUST GUIDING DOCUMENTS: The most recent Islands Trust Council Strategic Plan 2018-2022 contains objectives to: • Preserve, protect and advocate for forest and terrestrial ecosystems • To preserve and protect marine ecosystems • Mitigate and adapt to climate change impacts • Strengthen Housing Affordability Throughout the Islands Trust Area	

This project would support the achievement and implementation of these objectives in the Lasqueti Local Trust Area.

ISSUE/OPPORTUNITY:

The Lasqueti Island Local Trust Committee would like to build on the work completed to date regarding minor updates to the OCP and LUB by undertaking a fulsome review of both the Official Community Plan (OCP) and Land Use Bylaw (LUB) to inform necessary updates.

To consider work completed within a practical timeframe, the proposed work is requested to now only complete the OCP review over the next 2 fiscal years, instead of the desired work for both the OCP and LUB reviews.

The continued work on the OCP review will fill gaps that were not addressed in the existing project to review the OCP. The minor project that was undertake prior to 2025 had a limited scope which has resulted in some emerging issues not being addressed. This project will include opportunities to improve communication and relationships with First Nations, and engage with the Island community in order to address future housing needs, climate change, shoreline planning, and work towards Islands Trust strategic goals.

This project proposes community consultation, First Nations engagement and staff analysis to inform update to the OCP. A future budget request will be required to complete an update to the Land Use Bylaw in subsequent fiscal years.

As a Major Project, the work will be managed by the Regional Planning Team.

LA-2024-005

It was MOVED and SECONDED

that the Lasqueti Local Trust Committee direct staff to prepare a business case for the 2025/26 budget that includes:

1. Completion of any unfinished items from the OCP/LUB Review Project - Charter version 6.1, dated May 2024
2. Items 2, 3, and 4 from the Future Projects Report, dated April 29, 2024
3. Land Use Bylaw review and potential revisions arising from OCP amendments.
4. An updated community vision statement.

CARRIED

PROJECTED RESULTS/DELIVERABLES:

Benefits: The project, when completed would result in a new OCP bylaw that would address First Nations concerns and interests; enhance the protection of marine, forest and terrestrial ecosystems; strengthen policies to support affordable housing; enhance resiliency to climate change; and take proactive action on managing mooring buoys. This will also result in greater clarity to applicants and staff when evaluating planning applications and development proposals.

Anticipated Deliverables could include:

Workplan Overview	
Deliverable/Milestone	Date
First Nations consultation	Fall 2025 - 2027
Topic Focused Engagement with APC and Community	Winter 2026 – Spring 2026

Analysis	Spring – Fall 2026
Milestone: LTC Endorses Engagement Summary, Reviews Policy Options	Winter 2026
Milestone: OCP Bylaw Drafting	Winter 2026 – Spring 2027
Revise & Legal Review	Spring 2027
LTC Reviews Draft OCP Bylaw for final changes	Summer 2027
Milestone: LTC Gives Revised Second Reading & Proceed to PH	Summer 2027
Statutory referrals*, CIM, public hearing, statutory notifications	Fall 2027
Milestone: Second/Third Reading OCP/PH	Winter 2028

RISK ASSESSMENT:

There are several contingencies that could negatively affect the project outcome or deliverables:

Financial implications:

- Costs may exceed the budget due to consultation, change of scope, or other unanticipated factors.

Resource requirements:

- Staff resources: The regional planning team may not be able to support the project due to other on-going projects or limited staff capacity. In addition, it is anticipated that overtime hours may be required for any engagement events and business meetings that occur outside of regular business hours.
- Unanticipated timing delays or extensions due to change of scope, trustee or staff availability/capacity, coordination with other IT projects, or other factors.
- Overtime hours have not been estimated at this time, however it is reasonable to expect based on a project of this kind.

Other implications:

- First Nations' capacity, interest/priority, and timing may not align with project timelines.
- Project will not be completed prior to the current LTC term ending, and new elected officials may have different priorities outside of the scope of this project. In this scenario, staff would not prepare a business case until the new LTC requests a review of land use bylaws.
- Once the project is underway, the LTC may choose to not advance the draft bylaw to readings.

ALTERNATIVES CONSIDERED:

Option 1: Status quo. Staff time and funding are not allocated to the project and the work does not proceed this fiscal year.

- Benefits – Staff time will be focussed to completing existing projects and LTC meeting business, and any new approved minor projects. The Regional Planning Team may provide a checklist for all OCPs and prioritize reviews through the Regional Planning Committee (re: Policy 5.9.1, section B.1.3).
- Risks – Restricted time left in LTC term to take on a major project in another fiscal year.
- Financial implications – Trust Council does not budget funding for this project.
- Resource requirements – none.
- Other implications – Regional Planning Team time would be allocated to major projects for other Local Trust Areas.

Option 2: Proceed with specific priority aspects of this request as a Minor LTC Project. This would limit the project budget to a maximum of \$5,000 per fiscal year and limit the scope of the project so that not all LTC identified issues would be addressed.

- Benefits – More chance of success to complete the project within the LTC term.
- Risks – Any new changes that come up through the process that require increased budget, time or engagement would be out of scope. Would not address all the LTC's requested items. Will be unable to conduct fulsome engagement with First Nations and the community given the limits of minor project resources. Over time, could result in numerous minor projects which will not be efficient use of staff time when compared to a single major project.
- Financial implications – Budget is less than a major project and can be accommodated within the minor project budget through Planning Services.
- Resource requirements – Substantial support staff time may not be available as they will be prioritized to major projects.
- Other implications – potential delay addressing some LTC identified issues with bylaw amendments. Would not allow for all interrelated factors and topics to be considered in a single project.

CRITICAL SUCCESS FACTORS:

The following are identified as critical for this project to be successful:

- OCP Bylaw adoption
- Sufficient capacity and interest from First Nations to engage on the project
- Staff capacity in the Regional Planning Team and staff support

The project would be considered successfully completed if relevant amendments to the OCP are adopted. Success could be measured over the longer term through measurables such as:

- Improved relations with First Nations and updated policy and regulatory bylaws to address their interests and concerns;
- Observation of stable and healthy terrestrial and marine ecosystems.

RECOMMENDED OPTION:

The recommended option is to continue this work as a Major LTC Project at the requested amount of \$14,000 for this 2026-2027 fiscal year. This provides sufficient funding to complete the anticipated project work that has not yet been initiated by the Regional Planning Team at time of this business case submission.

The alternative is for the LTC to be revised in scope as a minor project. If taken on as a minor project, the project scope would be reduced.

COST/BENEFIT ANALYSIS:

Quantitative Analysis: \$14,000 for fiscal 2026-2027

- First Nations Engagement - \$8,000 *to continue project work as needed.
- Consultation (APC, stakeholders, community, communications) – \$5,000 *to continue project work as needed.
- Staff analysis and recommendations – \$1,000

Qualitative Analysis:

- Undertaking the project may include benefits such as improved First Nations relations and implementation of actions towards effective reconciliation, enhanced protection of marine, forest and terrestrial ecosystems;
- The project may also strengthen policies to support affordable housing; and enhance resiliency to climate change.

PURCHASING PROCEDURE:

Not applicable if the work is done in-house by staff. ~~However~~However, there may be other financial services required such as legal review and capacity work agreements, as identified through a work program.

PROPOSED IMPLEMENTATION STRATEGY:

The project is proposed to be completed over 3 fiscal years as a major project anticipated as:
FY2025/26 consisting of consultation and review of options, analysis, and drafting. With anticipated continuation into the next year to complete work.

FY2026/27 consisting of final drafting, legal review.

FY2027/28 consisting of continued legislative process and adoption.

STAFF RESOURCING:

- 450 hours (0.33 FTE) Regional Planning Team Project Manager
- Up to 40 hours LTC Planner Support
- 20 hours GIS - Mapping
- Up to 100 hours Administrative Support *subject to other approved major projects
- 40 hours Communications Specialist
- 40 hours Senior Indigenous Relations Advisor (SIRA) Support
- Up to 10 hours Regional Planning Manager

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION:

This project will involve communications with the Lasqueti Island community and with First Nations. The budget request will support the communications and engagement with these communities.

Requested by (Committee or Business unit): Lasqueti Island Local Trust Committee

Prepared by: Renée Jamurat, Regional Planning Manager / September 23, 2024

Reviewed by:



**Budget Funding
Request Short-Form
Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (<i>Committee or Operational Unit</i>): Salt Spring Local Trust Committee (SS LTC)	Budget Source (select all that apply): ☐ Specific Project Funding (select all that apply) ☒ Third Party Contractors ☐ Staff Travel Expense Staff ☐ Overtime Expense ☐ New Staff Member – Temporary for project Computer Hardware/Software ☐ Furniture & Equipment ☐ Computer Hardware/Software/Supplies ☐ New Staff Resources (see Staff Costing Tool) ☐ Permanent Temporary Temp Duration: _____ ☒ Other – please describe: • Ongoing Engagement with First Nations with interests on SSI • Project Consultant contract • Communication and educational info, printouts, mail-outs, brochures, posting of meetings and legal notifications • Technical support on virtual and in-person community engagement meetings
Department: Planning Services	
Name of Request: Major amendment to SS OCP and SS LUB	
\$ Value of Request (<i>indicate by fiscal year and total if project is multi-year</i>): 2025-26 - \$160,000 2026-27: \$75,000 (from surplus unspent in 2025/26)	Funding Required for (date range): April 1 2026-March 31, 2027, \$ 75,000
Date of Submission to Finance: September 15, 2025 SSLTC endorsed: September 11, 2025	

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: *(Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.)*

Explicitly intended to implement the Islands Trust Policy statement and committed to collaborate with the Islands Trust Policy Statement development team until its adoptions and to and adapt as needed through its consideration, as needed. Project will improve bylaw enforcement by ensuring clarity and accessibility in their development.

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed?)*

Include background information that decision makers will need to properly assess this request.)

This business case involves the underspent project budgets for the 2025/2026 fiscal year (FY2025/26) that was approved by the Islands Trust Financial Planning Committee to be carried over to the 2024/2025 budget cycle.

This business case involves funding support for a major amendment to the Salt Spring Island Local Trust Committee Bylaw No. 434, 2008 (OCP) and the Salt Spring Island Local Trust Committee Land Use Bylaw No. 355, 1999 (LUB), and planning activities required to inform policy development, such as:

- early and ongoing consultation with 13 First Nations that have territorial interests in SSI,
- a robust public engagement process,
- preparation of a comprehensive draft of a revise OCP and LUB. The major amendment to SS OCP continues to advance the Housing Action Program (HAP) and the Salt Spring Island Community Wildfire Resiliency Plan. Of paramount importance is the identification of opportunities to diversify housing choice and the supply and affordability of housing.
- An updated LUB will reflect the policies and goals of the revised OCP and out them into regulatory action, in accordance with strategic policy.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

The following deliverables will be achieved through the Salt Spring Island OCP-LUB Update Project:

1. Updated Salt Spring Island Official Community Plan
2. Updated Salt Spring Island Land Use Bylaw
3. Monitoring Plan

The funding request for FY25/26 is to cover costs associated with the following:

Item Descriptions	Total 2-Year Project Budget	Total FY2025-26 Cost	Total FY2026-27 Cost
Early and ongoing consultation with 13 First Nations with treaty and territorial interests on SSI	\$52,000	\$26,000	\$ 26,000
Consultant to conduct and facilitate a robust and inclusive public engagement program and policy options development	\$171,000	\$126,00	\$45,000
Communication and educational info, printouts, mail-outs, brochures, posting of meetings and legal notifications	\$9,000	\$6,000	\$3,000
Technical support on virtual and in-person sessions, and facility rental for in-person sessions, open houses and community engagement meetings	\$3,000	\$2,000	\$1,000
Total	\$235,000	\$160,000	\$75,000

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

The previous request stated that if funding was approved, a request to carry over unspent money will likely be required.

There has been no full review of the SS OCP since its adoption in 2008; the last amendment was an update to the industrial lands per Bylaw 488. The current document no longer reflects current issues, particularly on policies relating to climate change, First Nations reconciliation, infrastructure servicing, and various affordable housing related policies. This risk is mitigated by the concurrent OCP-LUB Review. Conducting these projects enables Islands Trust to merge engagement activities, technical review, and other project tasks to achieve efficiencies in the project work and consistency across both documents.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

The support of skilled facilitation and innovative approaches and an unbiased, neutral third-party professional to assist in the process are critical. Best practice in OCP development and engagement fields are constantly evolving fields and specialists can offer considerable value to these process elements. While staff in the Salt Spring office and the Regional Planning Team can provide valuable input and support, relying solely on in-house staff resources would burden staff and take away from sustaining the ongoing administration of planning services (i.e. development inquiries, applications, and minor projects). The financial implications of contracting the service are outweighed by the advantages of specialist expertise and specific scopes of work.

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Approve the request to secure the approved \$235,000 over two-years by re-funding the balance of \$49,000 funds not anticipated to be spent in the 2025-2026 fiscal year to the 2026-2027 fiscal year in addition to funding an additional \$26,000 to complete the OCP-LUB Project to **increase housing options and housing equity** on the island in ways that integrate:

- The interests of First Nations with treaty and territorial interests in the Salt Spring Island Local Trust Area;
- Ecosystem integrity and connectivity; and
- Climate change resiliency.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Quantitative:

- \$171,800 over two fiscal years for a project consultant team to refine a draft consultant Scope of Services, develop project management systems, and design execute a bylaw review program that incorporates significant and inclusive public and interest holder engagement and delivers revised bylaw documents and reports
- \$52,000 over two fiscal years for early and ongoing consultation with First Nations to be undertaken by Islands Trust staff.
- \$12,000 over two fiscal years is requested to support incidental, logistical, and legislative costs. These include printing and publication, venue rentals, legal notices, and any potential legal or third-party reviews needed to complete the project.

Qualitative:

The need for a plan review on Salt Spring is very timely given a number of contextual factors that impact the approach to land use governance on Salt Spring Island. These include:

1. The recent and upcoming completion of numerous policy projects that change public and organizational expectations, such as the Islands Trust Policy Statement update and the Housing Needs Assessment.
2. Infrastructure investments and policy changes in water and wastewater service providers that will improve the capacity and certainty of reliable servicing for more housing.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (i.e. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (ie: external competition, government-restricted internal competition, etc.)*

Per Islands Trust and BC procurement process for hiring consultants.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

The OCP/LUB Update Project is expected to take 30 months. Figure 1 provides an overview of the process, while Table 1 outlines the planning process showing key project phases, key activities and deliverables. While project activities are reasonably well defined, public engagement activities can be adapted based on the feedback of a Project Advisory Committee and other community interest holders, provided it meets overall project timelines and objectives.

Planning Process Timeline

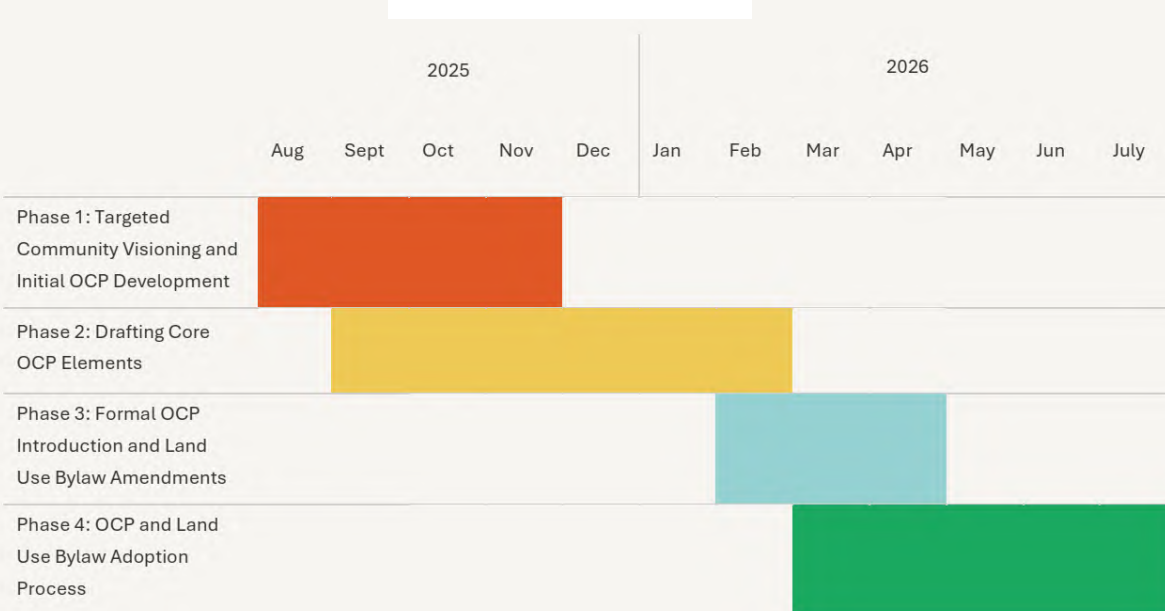


Table 1: Planning Process

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

As proposed, this is an Extraordinary Project under Trust Council Policy 6.2.1 due to its budget and anticipated staff resourcing needs. (~1,800 hours/year/staff = 1.0 FTE)

- RPM: 0.15 FTE (270 hours)
- Island Planner: 0.75 FTE (1350 hours)
- Planner 2: 0.4 FTE (720 hours)
- Admin: 0.1 FTE (180 hours)
- Information Services (Mapping): 0.1 FTE (180 hours)

Service support will be needed from Administrative Services for Information Services, Finance Support. Trust Area Services will also contribute non-extraordinary advisory and role in supporting public engage. First Nations engagement will be critical to the success of this project and an outsized role is anticipated in staff resources from this departmental function.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

A change management structure is proposed to ensure that the project achieves its intended objectives and outcomes on time and on budget. However, it is also understood that new information or developments often emerge in the course of public policy processes that may impact the original project plan. The Regional Planning Manager will bring forward substantial changes that would affect the project budget or timeline outlined in this Terms of Reference for LTC and approval. The evaluation will assess the following, as necessary:

- Budget and schedule impacts
- Alignment to the project objectives
- Contract implications
- Relational implications (public, inter-governmental)
- Feasibility and benefits of the change
- Complexity and/or difficulty of the change options requested
- Scale of the change solutions proposed
- Risk to the project in implementing the change
- Risk to the project in not implementing the change
 - Impact on the project in implementing the change (time, resources, finance, quality)

Requested by: Salt Spring Island Local Trust Committee

Prepared by Chris Hutton, MCIP, RPP, Regional Planning Manager, September 15, 2025

Amended per LTC Direction:



Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (Committee or Operational Unit):
Salt Spring Island Local Trust Committee

Department:

Planning Services

Name of Request:

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

\$ Value of Request (indicate by fiscal year and total if project is multi-year):

\$55,000

* to be funded through unspent special property tax requisition funds from previous fiscal years

Budget Source (select all that apply):

☒ **Specific Project Funding** (select all that apply)

☐ Third Party Contractors

☐ Staff Travel Expense

☐ Staff Overtime Expense

☐ New Staff Member – Temporary for project

☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☐ **Computer Hardware/Software/Supplies**

☐ **New Staff Resources** (see Staff Costing Tool)

☐ Permanent

☐ Temporary

Temp Duration: _____

☒ **Other – please describe:**

Meeting Costs; advertising

Date of Submission to Finance:

September 12, 2025

Amendments made by staff in blue to address Trust Council Bylaw 154. Requires approval by SS LTC.

Funding Required for (date range):

April 1, 2026-March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.)

Trust Council Bylaw No. 154

In 2013, Islands Trust Council adopted Bylaw No. 154 that delegated authority to the Salt Spring Island Local Trust Committee (LTC), for the purpose of preserving and protecting the quality and quantity of water resources within the Salt Spring Island Local Trust Area, the power to:

- Coordinate and assist in the determination of regional, improvement district and government

- of British Columbia policies;
- Coordinate the implementation of regional, improvement district and government of British Columbia policies; and
- Coordinate the carrying out of regional, improvement district and government of British Columbia policies

Under Bylaw No. 154 SS LTC may continue to coordinate watershed protection work on Salt Spring Island if it so chooses.

Salt Spring Island Official Community Plan Bylaw No. 434

The Salt Spring Island OCP generally supports SS LTC involvement in watershed protection initiatives as per the following community objective:

A.4.3.2 To provide direction for the conservation and stewardship of natural resources, especially our surface and groundwater supply.

Salt Spring Island Watershed Protection Plan 2023-2032

Endorsed by SS LTC in July 2023, the Salt Spring Island Watershed Protection Plan recognizes the importance of coordinated implementation of the plan and that watershed protection requires cooperation among multiple agencies and stakeholders.

Action 19. Continue to convene a multi-organization forum for communication and coordination about watershed protection activities.

Multiple players have roles in watershed stewardship and protection on Salt Spring Island. Since 2013, coordination has been driven by the Salt Spring Island Watershed Protection Alliance under the leadership of Islands Trust. Partner agencies are committed to continuing an interagency forum to advise on regional, local, and provincial government policies. The way that coordination is currently structured will be re-evaluated as part of implementation of the governance review in order to ensure that this effort is efficient, effective, and satisfying for the organizations and individuals involved.

Watershed Protection Governance and Coordination: Priority Projects

- Complete review of current governance arrangements for watershed protection coordination building on work commenced in 2022 including review of funding arrangements and interagency coordination mechanisms.
- Work with interested First Nations to identify their priority projects and interests related to watershed protection on Salt Spring Island.

Figure 1(Excerpt from Salt Spring Island Watershed Protection Plan 2022-2032)

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

The objective of this initiative is to confirm a preferred governance model that allows for the coordinated, cost efficient implementation of the Salt Spring Island Watershed Protection Plan 2023-2032.

See staff report of December 14, 2023 on page 121 here for fulsome discussion and project charter for this project.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

Since 2013 SS LTC has funded the coordination of watershed protection work on Salt Spring Island through the Salt Spring Island Watershed Protection Alliance (SSIWPA). In July 2023 SS LTC signalled a desire to see coordination of SSIWPA transfer to the Capital Regional District (CRD). However, CRD will not be in a position in the 2025/26, ~~or 2026/27~~ fiscal year to administer a SSIWPA-like entity. Despite SS LTC retaining responsibility for coordination of the Salt Spring Island Watershed Protection Plan 2023-2032, staffing shortages have led to an ongoing inability to significantly advance this project. If it can be advanced in the medium term, results/deliverables of this funding request will be as follows:

- Multi-agency agreement on the best way to coordinate and advance implementation of the Salt Spring Island Watershed Protection Plan 2023-2032;
- ~~Assist the Capital Regional District to develop a Drinking Water and Watershed Protection Service if requested;~~
- Engage First Nations on priority watershed protection actions; and
- A public meeting to share progress on implementation of the WPP and solicit input.

Proposed project spending is as follows:

\$5,000 – “Big tent” meeting of agencies, NGOs and water-interested individuals

\$10,000 – First Nations engagement

\$40,000 – ~~Consulting Contracted services to either: a) develop a terms of reference for a Drinking Water and Watershed Protection Service; or b)~~ Support watershed governance decision-making process.

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

The principal risk to the success of this project is the ability of each agency to resource meaningful investment at the staff and political levels in the exploration and advancement of watershed governance alternatives.

A core risk in the 2025-2026 Fiscal Year has been limited staff availability to undertake this work.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1: Maintain SSIWPA to coordinate the Watershed Protection Plan (WPP) implementation using unspent special property tax requisition funds

Benefits – SSIWPA membership and structure is already in place.

Risks – (1) Maintaining SSIWPA would require successful procurement process to hire contract coordinator; (2) Because of its structure, SSIWPA’s success in coordinating watershed protection action has been limited.

Financial implications – None, provided that work is contained to the available budget.

Resource requirements – This would be a net reduction in staff resource requirements, but would still require resources not available at this time, given the OCP-LUB Project and ongoing staff shortages.

Other implications – N/A

Option 2: Maintain SSIWPA to coordinate Watershed Protection Plan (WPP) implementation using a new special property tax requisition

Benefits – (1) SSIWPA membership and structure is already in place. (2) May ensure delivery of the project in a sooner timeline.

Risks – (1) Maintaining SSIWPA requires successful procurement process to hire contract coordinator; (2)

Because of its structure, SSIWPA’s success in coordinating watershed protection action has been limited; (3)

Special property tax requisition for Salt Spring Local Trust Area may be politically unpopular. (4) *Financial implications* –

New special property tax requisition required

Resource requirements – This would increase staff resource requirements, as staff would have to both manage the SSIWPA coordinator in addition to driving the exploration of watershed governance options.

Other implications – N/A

Option 3: Do not coordinate WPP implementation

Benefits – Staff time can be re-allocated to other priority projects.

Risks – multi-agency implementation of SSI WPP will be compromised.

Financial implications – If SS LTC does not fund WPP implementation initiatives related to governance, it could, [with confirmed completion of SSIWPA coordination and the purpose for which special property taxes were received](#), use unspent special property tax requisition funds to support action items with the WPP.

Resource requirements – Unclear, as if SS LTC does not coordinate WPP implementation, the project would likely refocus to implementing LTC-assigned actions under the WPP.

Other implications – N/A

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

- (1) LTC clarity of purpose; an
- (2) Multi-agency commitment

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

That the SS LTC requests Islands Trust [Council to FPC](#) include a draw of \$55,000 from unspent special property tax requisition funds in fiscal [2025/2026](#) [2026/27](#) to [continue to support Watershed Protection Plan 2023-2032 Coordination](#).

- [Coordinating and assisting in the determination of regional, improvement district and government of British Columbia policies;](#)
- [Coordinating the implementation of regional, improvement district and government of British Columbia policies; and](#)
- [Coordinating the carrying out of regional, improvement district and government of British Columbia policies;](#)
- [As per Trust Council Bylaw 154.](#)

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

In 2022 SS LTC funded the development of the Salt Spring Island Watershed Protection Plan 2023-2032, a multiagency plan to better protect the Island's freshwater resources. The plan was created with the active participation of the CRD, North Salt Spring Waterworks District, and the Province. The final report was received by SS LTC in 2022. This plan now needs a collaborative mechanism to advance its implementation. SSIWPA could provide such a vehicle, however there are sufficient uncertainties at each signatory agency around plan implementation that staff-to-staff meetings are more appropriate than public meetings at the present time to work through these issues together.

Proposed SS LTC spending on this initiative in fiscal 2026/27 does not require new taxation as it will be drawn from **unspent special property tax requisition funds**.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (i.e. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (i.e.: external competition, government-restricted internal competition, etc.)*

Project spending will be undertaken in accordance with Islands Trust Procurement Policy 6.5.3.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

Should staffing availability improve, Completion of the proposed results and deliverables would be undertaken by staff in coordination with LTC. Staff will advise LTC prior to restarting this work.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

This project will require at least 100 staff hours at the Island Planner level, although the actual amount will depend largely on whether progress is made during early inter-agency meetings.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

This project entails an exploration and potential creation of new governance options for watershed protection on Salt Spring Island in coordination with the Capital Regional District, North Salt Spring Waterworks District and the Government of British Columbia. Engagement is likely to bring change, but any change to deliverables, timeline, or budget would be reported to LTC for consideration and subsequent notification undertaken as necessitated by Islands Trust Council Policy.

Requested by: Salt Spring Island Local Trust Committee

Prepared by: Chris Hutton, Regional Planning Manager/September 27, 2024

Amended by: Stefan Cermak, Director Planning Services / November 7, 2025



Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

Updated information provided in blue font – November 2025.

TO BE COMPLETED BY INITIATOR

Requested by (Committee or Operational Unit):

Salt Spring Island Local Trust Committee

Department:

Planning Services

Name of Request:

**Salt Spring Island Groundwater Sustainability
(Well-Monitoring)**

**\$ Value of Request (indicate by fiscal year and total
if project is multi-year):**

\$16,500

**Amendments made by staff in blue to address
Trust Council Bylaw 154. Requires approval by SS
LTC.**

Budget Source (select all that apply):

- ☐ **Specific Project Funding** (select all that apply)
- ☒ Third Party Contractors
 - ☐ Staff Travel Expense
 - ☐ Staff Overtime Expense
 - ☐ New Staff Member – Temporary for project
 - ☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☐ **Computer Hardware/Software/Supplies**

☐ **New Staff Resources** (see Staff Costing Tool)

☐ Permanent

☐ Temporary

Temp Duration: _____

☒ **Other – please describe:**

Communications and education materials; meeting costs; specialized skills and equipment to remove well monitors

Date of Submission to Finance:

September 12, 2025

Funding Required for (date range):

April 1, 2026 to March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.)

[Salt Spring Island Watershed Protection Plan, 2023-2032, dated March 2023 – identifies continuing groundwater wells and lake level monitoring program.](#)

[Islands Trust Freshwater Sustainability Strategy. Dated December 2021. Monitoring wells part of groundwater sustainability science program and watershed sustainability science program. Well data collected informs state of freshwater report.](#)

Trust Council Strategic Plan, 2025-2028. Key Initiative 2.1.3 – Update and Implement Freshwater Sustainability Strategy.

Islands Trust Council Bylaw No. 154 – bylaw delegating certain powers of the Islands Trust Council to the Salt Spring Island Local Trust Committee related to preservation and protection of water resources in the Salt Spring Island Local Trust Area. **Not applicable to this project.**

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

The Salt Spring Island Local Trust Committee, via SSIWPA, partnered with land owners in 2018 to install ground water and surface water monitoring stations. Further data retrieval is required as is planning for data loggers end of life and their retrieval. This business case is brought forward as a strategy to mitigate financial risk of excess cost to retrieve well loggers.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

Results/deliverables of this funding request are:

- Removal of ground water and surface water monitoring stations at Islands Trust's cost (as needed) with available funds
- Routine maintenance of data loggers

Public presentation of Ground Water and Surface Water Monitoring Pilot Project Results

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

This business case is brought forward as a strategy to mitigate financial risk of excess cost to retrieve well loggers.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1: Not set aside funding for data logger removal

Benefits – May find ways to allocate funds to other freshwater projects, but this would require other work that is not planned at this time. Funds cannot go back into general revenue.

Risks – When data loggers are to be removed, other funding will be required. This is a liability as funds would not be set aside for this purpose and would inevitably be an unplanned expense.

Financial implications – Unplanned expense at some time in the future

Resource requirements – Most loggers can be removed by the freshwater specialist, but some loggers will require specialized equipment and skills of a pump installer.

Option 2: Remove data loggers now

Benefits – Money would be spent and liability managed

Risks – Owners are under the impression that the removal is at the time of their choosing and may not appreciate the turn-around on policy.

Financial implications – Would use funds, but may involve a need for additional funds to

Resource requirements – Staff time required to engage property owners, remove monitors, and hire professional services where necessary.

Other implications – Compression and contracting out of other major projects was intended to provide additional capacity to SS LTC, and this would use up some of that time. Staffing availability may continue to be limited to achieve this.

CRITICAL SUCCESS FACTORS: (What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)

Whether following the recommended option or not, the primary success factor at this stage is to minimize financial liability caused by removal of a specialized well monitor.

RECOMMENDED OPTION: (State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)

Provide same funding as the 2024-2025 fiscal year to support the ongoing collection of well monitoring data.**

Estimated expenses associated with conclusion of the pilot project are:

\$1,500 – to host a Community Information Meeting to share data and analysis derived from the monitoring pilot project; and

\$15,000 – to remove any groundwater data loggers that require the assistance of a licensed pump installer.

COST/BENEFIT ANALYSIS: (Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)

Removal of the data loggers at the request of land owners is non-negotiable.

*** Note that special property tax funding requisitioned for the coordination of water management on Salt Spring Island is not available for this project. Trust Council Policy 6.3.2 Special Property Tax Requisition, Section 6.3 is clear that the special property tax funds may only be used for the program they were requisitioned for, unless that program has concluded, and the funds are therefore no longer required for that program. The water management coordination program has not concluded.*

PURCHASING PROCEDURE: (Describe any purchasing processes that will be needed to support this initiative (ie. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (ie: external competition, government-restricted internal competition, etc.)

Spending on the Salt Spring Island Groundwater Sustainability Strategy will be done in accordance with Islands Trust Procurement Policy 6.5.3.

PROPOSED IMPLEMENTATION STRATEGY: (What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)

Under the recommended option, there is no anticipated timeline for the removal of data loggers.

STAFF RESOURCING: (What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)

Participation of the Freshwater Specialist and a Salt Spring Planner is required to bring this information forward.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: (Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)

Upon request to remove the data loggers, a final report would be prepared the data would be documented as attached to various data sets for future planning information and reference. A privacy impact assessment or review would be conducted to ensure that this data is handled in accordance with legislative and policy requirements.

Requested by: Salt Spring Island Local Trust Committee

Prepared by: Chris Hutton, Regional Planning Manager/September 8 2025

Amended by: David Marlor, Director of Legislative and Information Services / November 7, 2025

Amended by: Stefan Cermak, Director of Planning Services / November 7, 2025

To:	Financial Planning Committee	For the Meeting of:	October 22, 2025
From:	Planning Services	Date Prepared:	October 8, 2025
SUBJECT:	Planning Services – Projects Feasibility Assessment		

PURPOSE

To provide the Financial Planning Committee with a feasibility assessment comparing Planning Services related budget case submissions for the next fiscal year (FY2026/27) to projected available staff resources.

SUMMARY

Planning Services have 11 major projects requesting resources for next fiscal year. The total funding request is \$253,500 (\$71,500 from unspent special tax requisition). The estimated Planning Services staff resources from the Regional Planning Team (RPT) totals 4,700 hours.

Planning Services has 5,400 hours of RPT resources available - when fully staffed. However, at time of drafting this report, the RPT has been functioning at slightly over 50% (~2,700 hours) due to various leave issues. Staff are working towards filling vacancies within the RPT but are not confident that we will have 100% of RPT resources available next fiscal. Therefore, staff have assumed a more conservative estimate of available staff time to be 75%, or 4,050 hours.

RPT has yet to function at full capacity in the last three years since implementing [Policy 5.9.1](#) which created the various planning service teams. Instead, Planning Services have been filling the need for more RPT resources by drawing from the Local Planning Team (LPT). Planners from the LPT undertake day-to-day planning functions of local trust committees, including managing minor bylaw amendments, processing of major applications and referrals, responding to enquiries, and administering local trust committee meetings. For clarity, RPT members are expected to draw some time from other planners and support team members; however, the enhanced draw has strained the workload of non RPT planners.

Business cases are requesting 2,360 hours Local Planning Team time to support major projects. This is equivalent to approximately 25% of LPT staff time if assuming 100% fulfillment of the LPT team (35% if assuming that 25% of the hours will be unrealized due to vacancies). This sets up a conflict between resourcing major and minor projects and has led to strains when assigning planners to be the “Island Planner” for a specific LTC. This is further exacerbated if considering improving engagement with First Nations, meeting increased community engagement expectations, and implementing Trust Council strategic priorities such as a new Policy Statement.

Put simply, Planning Services cannot provide enough resources to meet both major and minor project requests. To address the deficit, staff recommend:

- Trust Council not approve the new major project business case for Galiano Island Local Trust Committee.
- Limit the Regional Planning Committee to two projects next fiscal (Housing Strategic Action Plan and the Freshwater Sustainability Strategy).

- Approve Salt Spring Island LTCs two business cases with funding sourced from unspent special tax requisition; however, only assign staff resources to those two (watershed) projects when staff resources are available.
- Restrict approval of new minor projects until staffing levels within the RPT are at least 75% and in consideration of next fiscal being the end of term.
- Consider feedback from the Regional Planning Committee, after October 31, 2025, that may include further recommendations to prioritize resources to projects that meet their project prioritization criteria. Anticipated discussions will consider whether or not to prioritize resources to projects that appear to have changed their purpose and have been stalled or delayed such as Hornby Island and Gambier Island Local Trust Committee major projects.

This approach will lead to prioritizing conclusion of on-going major projects where milestones are being met in the current term.

BACKGROUND & ANALYSIS

Planning Services staff provides direct planning services to Trust Council's Regional Planning Committee and Local Trust Committees, allocated based on available resources as per Trust Council policies.

Regional Planning Committee

Regional Planning Committee (RPC) undertakes projects to achieve actions in the Trust Council Strategic Plan and responsibilities as outlined in their terms of reference ([Policy 2.3.1](#)). RPC currently has three top priority projects with one ongoing major project waiting to be further implementing pending resources:

1. Bylaw Compliance and Enforcement Review
2. Implementing Biology into Decision Making
3. Implementation of the Fresh Water Sustainability Strategy.
4. Implementation of Housing Strategic Action Plan (pending resources)

RPC submitted one business case to review the Freshwater Sustainability Strategy and to develop an implementation plan (\$25,000). Both the Bylaw Compliance and Enforcement Review Project and Implementing Biology into Decision Making Project are expected to be complete by the end of the current fiscal period. Both projects will result in new operational procedures which will draw on management time.

Current work of the RPC is being advanced by management while planner resources are low primarily due to staff taking opportunity of temporary assignments elsewhere in the provincial workforce. This is not sustainable over the long term and impacts management time to review staff work, address staff performance, or to advance operational projects, strategic items and emerging issues.

Local Trust Committees

Major and Extraordinary Projects

Seven Local Trust Committees have submitted additional operations business cases requesting a total of \$253,500 for the 2026/27 fiscal year (Table 1) to support major projects. The focus of most projects are OCP/LUB reviews addressing the housing crisis.

Further resource requests that can be extracted from the submitted business cases include:

- 4,700 hours Regional Planning Team - Island Planners – project managers/primary planners
- 2,360 hours Local Planning Team support – administrative and planning support
 - 1,170 hours from this team are estimated to support the SSLTC OCP Review
- 385 hours Trust Area Services support – communications and indigenous relations support*
- 260 hours Legislative and Information services support – geographic information services and notices*

*This report only addresses the feasibility of planning services to provide the requested resources. Business cases have not been reviewed by other departments for feasibility of their team resources, nor do the estimates include consideration of operational projects such as implementing the Suitable Land Analysis.

Table 1 RPC and LTC Committee 2026/27 Projects Summary

Body	Item	2026 / 27 Request (\$)	RPT (hours)	Phase
DE	OCP / LUB Review	\$5,000	100	Drafting
GB	OCP / LUB Review	\$35,000	450	Engagement
GL	OCP Review	\$15,000	450	Initiation
GM	OCP / LUB Review	\$8,000	450	Drafting and Engagement
HO	OCP / LUB Review	\$5,000	450	Legislative
LA	OCP/LUB Review	\$14,000	450	Initiation (expansion of minor project)
SS	OCP/LUB Review	\$75,000	1,350	Engagement / Analysis
SS	Well monitoring	\$16,500*	150	Monitoring and Reporting
SS	SSIWPA	\$55,000*	100	No staff resources since 2024
RPC	Housing Strategic Action Plan	\$0	300	Various initiatives
RPC	Freshwater Sustainability Strategy	\$25,000	450	Analysis
Total		\$253,500*	4,700	

*\$71,500 from unspent special tax requisition

Minor Projects

Each LTC is permitted one minor active project (under \$5,000). The Salt Spring Island Local Trust Committee may have up to three projects (combined major and minor - pending available resources).

A total budget of \$36,500 for minor projects is captured in a separate line item in the proposed 2026/27 budget. Minor projects are managed by the “Local Planning Team” consisting of senior planners assigned to undertake day-to-day planning functions of local trust committees, including managing minor bylaw amendments, processing of major applications and referrals, responding to enquiries, and administering local trust committee meetings. Salt Spring, Gabriola, Denman, and Lasqueti LTC major project business cases propose drawing support from the Local Planning Team.

- Salt Spring LTC has two proposed minor projects, legislatively advancing Bylaw 537 (Housing) and legislatively advancing a proof of water bylaw. Both of these minor projects are “off ramps” related to major projects. The projects may be able to advance when the SS team is fully staffed.
- Gabriola LTC does not have a minor project thus the draw of resources is complimentary and supportive of the major project.
- Denman LTC is proposing a new minor project involving OCP Amendments for technical updates and updates based on First Nations engagement. This work is complimentary and supportive of the major project proposal.
- Lasqueti LTC is proposing to upgrade its minor project to a major project although there are limited available within the Regional Planning Team. This project will not be able to advance without using LPT resources.
- Thetis LTC has a minor project approved for the current fiscal year, and will draw from the LPT resources.
- Ballenas-Winchelsea LTC does not have a minor project.

Funding Options

Trust Council may support all or some of the business cases as submitted. If Trust Council does not support the additional operations of LTCs as listed in Table 1, then the Trust Council special property tax requisitions ([Policy 6.3.2](#)) permit an individual LTC to request a special tax requisition. Special property tax requisitions are approved by Trust Council but only funded by the specific Local Trust Area requesting the funding and are not included in the general operations budget. Special property tax requisition requests are required to be reviewed prior to December Trust Council thus are no longer available until next fiscal cycle.

Trust Council Policy

Trust Council policies were amended in 2022 to enhance the efficient and effective delivery of planning services. These policies include:

- Best Management Practices for Delivery of Local Planning Services ([Policy 5.9.1](#));
- Priority Setting/Review Guidelines ([Policy 6.2.1](#)); and
- Work Program, Follow-Up Action List and Priorities Report ([Policy 6.7.1](#)).

As stated within the policies, the policies are designed to support the systematic update of Official Community Plans (OCPs) and Zoning Bylaws / Land Use Bylaws (LUBs) on a regular basis, support realistic expectations for volume and timing of project completion, and the fair, efficient and equitable allocation of staff and financial resources for major and extraordinary Local Trust Committee projects (projects over \$5,000).

Available Staffing Resources

Major projects requested by the RPC and LTCs with budgets over \$5,000 will be undertaken by the Regional Planning Team. The Regional Planning Team consists of three Island Planners (senior planners), some support from the Senior Freshwater Specialist, support of a Regional Planning Manager and occasional support from other planners, administrative staff, and other Islands Trust staff such as GIS and communications staff.

The Regional Planning Team is currently assigned 1.6 out of 3 FTEs (one planner is working part time, one planner has taken employment elsewhere, and current strike action has stalled hiring new staff). Staff expect to address the vacancies before start of next fiscal. However, it has become clear that assessing feasibility on an ideal 100% staff compliment does not reflect actual hours worked thus staff are more cautiously estimating 4,050 hours based on 75% service levels over the entire year.

Staff estimate a total of 4,700 hours of requested RPT staff time based on business case submissions. Staff further estimate drawing approximately 2,360 staff hours from the Local Planning Team for major project support. As noted above, some efficiencies are feasible for minor projects managed by the LPT to compliment and support the RPT's major projects. As well, it is expected that RPT members will draw on resources from the LPT (or Current Planning Team) if resources are available and on as needed basis such as to support community engagement sessions. However, staff cannot meet this total demand. Therefore, staff recommend:

- Trust Council not approve the new major project business case for Galiano Island Local Trust Committee.
- Approve Salt Spring Island LTCs two business cases with funding sourced from unspent special tax requisition; however, only assign staff resources to those two (watershed) projects when staff resources are available.
- Limit the Regional Planning Committee to two projects next fiscal (Housing Strategic Action Plan and the Freshwater Sustainability Strategy).

- Consider feedback from the Regional Planning Committee, after October 31, 2025, that may include further recommendations to prioritize resources to projects that meet their project prioritization criteria.

ATTACHMENT(S)

1. Business Cases elsewhere in FPC Agenda package.

Prepared By: Stefan Cermak, Director, Planning Services

Concurred By: Rueben Bronee, CAO



**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision-making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by: Executive Office	<u>Budget Source</u> (select all that apply): ☒ Specific Project Funding (select all that apply) ☐ Third Party Contractors ☐ Staff Travel Expense ☐ Staff Overtime Expense ☐ New Staff Member – Temporary for project ☐ Computer Hardware/Software ☐ Furniture & Equipment ☐ Computer Hardware/Software/Supplies ☐ New Staff Resources (see Staff Costing Tool) ☐ Permanent ☐ Temporary Temp Duration: _____ ☒ Other – please describe: Base Budget
Department: Trust Council	
Name of Request: 2026 Election Onboarding Expenses	
\$ Value of Request (<i>indicate by fiscal year and total if project is multi-year</i>): For fiscal 2026/27: \$32,000, including: \$6,000 for in-person committee meetings \$20,000 for Trust Council training and conferences, with priority given to training to support trustee onboarding and orientation \$6,000 for trustee travel or training	
Date of Submission to Finance: Oct 15, 2025	Funding Required for (date range): April 1, 2026 – March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS:

Budget guidelines for 2026/27 include a guideline that Trust Council consider any resourcing needs for strategic initiatives from the 2024-2028 Strategic Plan.

[Strategic Plan](#) initiative 1.2.4 commits to “prioritise, analyse, and where appropriate, implement the 15 recommendations of the 2022 Governance Report.” This initiative is among the priorities identified by Trust Council for the current term.

At its September 2025 meeting, Trust Council provided direction to prioritize recommendation 7 from the [Governance Report](#): “To help Trustees fulfil their role, post-election briefings and workshops should be held, covering both procedural and substantive matters integral to their duties at Trust Council.” Staff also committed to undertake related work to improve onboarding and orientation of a new Trust Council following the October 2026 election.

ISSUE/OPPORTUNITY:

Both through the 2022 Governance Report and in subsequent discussions with trustees, Trust Council has highlighted a need to more effectively support onboarding and orientation of the next Trust Council.

Staff have existing onboarding and orientation materials, but also recognize the opportunity to enhance those in preparation for the 2026 election.

The proposed \$32,000 in funding is intended to support:

- In-person meetings for the first meetings of Standing Committees (FPC, RPC, TPC and Governance) to help establish relationships early in the term (\$6,000)
- Facilitated training early in the council term on topics such as meeting procedures and chairing, and trustee standards of conduct (\$20,000)
- Travel if needed for trustees to participate in related training (\$6,000)

Exact topics for training will be confirmed through planning work undertaken by staff during the current fiscal year, with input from trustees. It is anticipated this will be delivered through a mix of internal staff resources and contracted expertise.

Notably, the Province is proposing legislative amendments to introduce a new provincial code of conduct for local governments to take effect following the 2026 elections, which staff expect will also apply to Islands Trust. It will be particularly important for incoming and returning trustees to be oriented to the provisions of this new code and its implications for their role.

The \$6,000 includes \$1,500 for one in-person meeting for each of the four standing committees. This is intended to cover all meeting expenses, including food and travel. There has been no funding for in-person committee meetings in the past two fiscal years. Trustees have repeatedly emphasized the value of in-person meetings early in a Council term to help establish positive work relationships.

For fiscal 2025/26, \$19,000 was budgeted for Trust Council training and conferences, so the \$20,000 proposed is a \$1,000 increase. However, \$15,000 of that prior year \$19,000 was funded through a grant from the Local Government Management Association to support conduct and chair training sessions this fiscal. No grant funding is expected in fiscal 2026/27, therefore the net impact to Islands Trust budget is a \$16,000 cost increase.

For fiscal 2025/26, \$4,000 was budgeted travel for trustee training. This is proposed to increase to \$6,000 for fiscal 2026/27 to allow for the potential for some in-person attendance at training if needed. This is separate from the budget for attendance at Trust Council meetings, which will include an initial in-person first meeting for the new Council.

Executive Committee has requested the proposed \$26,000 for training and related-related travel as part of its budget submission for 2026/27 on the understanding it would be used for training to support onboarding and orientation of a new Trust Council as the priority. If not fully needed for this purpose, available funding may also be allocated to support trustee attendance at other training events, such as the Local Government Leadership Academy Forum in early 2027.

PROJECTED RESULTS/DELIVERABLES:

The election preparation work being undertaken by staff will focus on helping ensure returning and new trustees have a clear and consistent understanding of:

- The role and responsibilities of trustees, Trust Council and committees;
- Essential policies, procedures and processes; and
- Conduct expectations and accountabilities.

Staff will bring forward a proposed onboarding and orientation plan to Executive Committee and Trust

Council in spring 2026, including updates to the Continuous Learning Plan where appropriate.

The goal is to improve collaboration and productivity of Trust Council and committee business, enabling more effective and efficient decision making to support deliver of priorities and improve the reputation of Islands Trust.

RISK ASSESSMENT:

Risks that may impeded delivering on the proposed funded initiatives include:

- Inability to contract external facilitators to deliver identified training needs.
 - Mitigation: staff plan to identify needs by June 2026 and secure contracts as soon as possible.
- Inability to schedule training and in-person committee meetings.
 - Mitigation: staff will schedule meetings and training prior to the election, with potential alternatives identified, so dates can be confirmed early with incoming Council.
- Insufficient funding to fully address identified training needs.
 - Mitigation: estimates are based on recent experience contracting similar training, and staff will work within the approved budget amount to maximize value. Staff will deliver training as much as possible to minimize costs.

Risks resulting from not funding the proposed initiatives include:

- Incoming Council is less prepared to fully succeed in their role early in the term, presenting risks to Council effectiveness and the reputation of Islands Trust.
 - Mitigation: staff will provide as much training as possible.
- Standing Committees have limited opportunity to engage in-person and build productive working relationships, as recommended by current trustees.
 - Mitigation: Trustees will still have the opportunity to engage in-person at Trust Council

ALTERNATIVES CONSIDERED:

Option 1: Fully fund the proposed \$32,000 for in-person committee meetings, and Trust Council onboarding training

Benefits – Supports a stronger onboarding and orientation for incoming Council to enable more productive meetings from the start of term

Risks – Scheduling challenges

Financial implications – An increase of \$9,000 over 2025/26 budgets for the same line items (\$24,000 not including the 2025/26 grant funding) in recognition of the context of an election year

Resource requirements – Contracted resources for some training, supported by staff onboarding activities.

Other implications – Reduced reliance on staff to support onboarding training

Option 2: Status quo training funding of \$4,000 and no related travel funding, maintain proposed \$6,000 for in-person committee meetings (\$10,000 total)

Benefits – Reduced overall cost, allows for some virtual training support and benefits of in-person committee meetings

Risks – Less intensive training and onboarding for incoming Council

Financial implications – Total funding increase of \$2,000 over 2025/26 budgets for the same line items

Resource requirements – Greater demand on staff for onboarding training

Other implications – Risk that incoming new trustees feel inadequately supported to adopt their roles

Option 3: Status quo training funding of \$4,000 and \$4,000 in related travel funding, with no funding for in-person committee meetings (\$8,000 total)

Benefits – Reduced overall cost, allows for some training support but most primarily staff led and mostly virtual

Risks – Less intensive training and onboarding for incoming Council, no in-person meetings for

committees

Financial implications – Status quo funding relative to 2025/26 budgets for the same line items

Resource requirements – Greater demand on staff for onboarding training

Other implications – Risk that incoming new trustees feel inadequately supported to adopt their roles

Option 4: No funding for training, related travel or in-person committee meetings (\$0 total)

Benefits – Overall budget savings of \$8,000 from 2025/26 budgets for the same line items

Risks – Complete reliance on staff for Council onboarding and orientation, which will provide scaled back training on some key areas. No funding for any other Council training in 2026/27

Financial implications – Overall budget savings of \$8,000 from 2025/26

Resource requirements – Increased reliance on staff to fully support onboarding

Other implications – Risk that incoming new trustees are inadequately supported to adopt their roles, resulting in ineffectiveness and inefficiency longer term

CRITICAL SUCCESS FACTORS:

- Sufficient staff time to develop and deliver the onboarding for the incoming Trust Council
- Availability of qualified contractors for delivery of training identified by staff
- Trustee participation in provide onboarding training and engagement activities

RECOMMENDED OPTION:

Option 1: Fully fund the proposed \$32,000 for in-person committee meetings, and Trust Council onboarding training

COST/BENEFIT ANALYSIS:

- Investing in up-front training for the new Trust Council, especially on topics like conduct and meeting procedures, should result in longer-term savings by avoiding the need for training on these topics later in the term if issues arise.
- Anticipated training and a more robust onboarding approach should yield the benefit of more effective and efficient Council and committee meetings throughout the term, which would translate into broader operational productivity benefits.
- Particularly if there is a significant number of new trustees elected, the investment in onboarding will better prepare trustees to fulfil their roles effectively with reduced risk of conduct-related issues.

PURCHASING PROCEDURE:

Subject to confirmation of training needs, procurement of any contracted training services is expected to be within the threshold for direct awards. If possible and appropriate, staff may also draw on contracted legal counsel for some training content.

PROPOSED IMPLEMENTATION STRATEGY:

November 2025 – April 2026: Engagement with current trustees through the Onboarding Working Group to inform onboarding approach design and planning

May 2026: Executive Committee review of proposed approach to onboarding

June 2026 – August 2026: Procurement of any required contracted training resources and scheduling for post-election implementation

September 2026: Final onboarding timeline reviewed by Trust Council

December 2026 – March 2027: Onboarding and in-person committee meetings

STAFF RESOURCING:

Estimates of staff time requirements cannot be finalized at this point because it depends on developing the overall plan for trustee onboarding and orientation. That planning will be a priority for the CAO and Director of Legislative and Information Services, supported by other staff as needed. The scope of that planning work is roughly the same regardless of the final onboarding approach. Similarly, a significant amount of staff time is required to support onboarding under any circumstance. However, anything other than the recommended option would likely require more staff time because it may require staff to deliver additional training.

The estimates below, therefore, are for the incremental administrative increase in work that would be involved in implementing the recommended option.

Trust Council and related travel training:

- 0.2 FTE (June 2026 – Feb 2027): Executive Coordinator
- 0.1 FTE (Nov 2026 – Feb 2027): Executive Administrative Assistant

In-person committee meetings:

- 0.1 FTE (Nov 2026 – Jan 2027): Legislative Service Clerk
- 0.2 FTE (Nov 2026 – Jan 2027): Executive Administrative Assistant

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION:

The approach to onboarding will be informed by the Onboarding Working Group and the Governance Committee, with oversight from Executive Committee.

Any related public communication on Council onboarding will proceed as per established practice related to election transition.

Communication of in-person committee meetings will be managed per established practices for committee meetings.

Requested by: Executive Office

Prepared by: Rueben Bronee, CAO/Oct 14, 2025



Islands Trust

Budget Funding Request Short-Form Business Case

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TO BE COMPLETED BY INITIATOR

Requested by (*Committee or Operational Unit*):

Department:

Legislative and Information Services

Name of Request:

Trustee Laptops

\$ Value of Request (*indicate by fiscal year and total if project is multi-year*):

\$32,400 (15 laptops)

- \$24,900 for laptop purchases
- \$7,500 for MS Office 2024 licenses

Budget Source (select all that apply):

☐ **Specific Project Funding** (select all that apply)

X Third Party Contractors/Temp Staff

☐ Staff Travel Expense

☐ Staff Overtime Expense

☐ New Staff Member – Temporary for project

☐ Computer Hardware/Software

☐ **Furniture & Equipment**

XX **Computer Hardware/Software/Supplies**

☐ **New Staff Resources** (see Staff Costing Tool)

☐ **Permanent**

☐ **Temporary**

Temp Duration:

☐ **Other – please describe:**

Date of Submission to Finance:

October 2025

Funding Required for (date range):

April 1, 2026 to March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (*Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.*)

Approved by the Executive Committee on October 29, 2025

Trust Council's Object – no

Strategic Plan item – no

Policy Statement directive – no

Council bylaw – no

Work programs -no

Legislation – No

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

Background:

In 2026 the local government elections will occur in October. In past years we have offered incoming trustees the option to have a laptop provided by Islands Trust for use as a trustee. The take up had been around 15 out of the 26 trustees, with others preferring to use their own equipment. The package includes support, Office software suite, headphone, and tracking device. The advantage to trustees using an Islands Trust provided laptop is that the software is standardised and supported. This reduces the work for Islands Trust Information Services staff in dealing with technical issues.

From a privacy perspective, it is desirable to encourage trustees to use Islands Trust equipment for work, as we have more control over security features than we would if they are using their own equipment.

Historically, we have recycled the old trustee laptops, that are out of warranty, and use them as backup and take-home laptops (for work from home). Not all laptops retrieved are suitable for this as some are damaged, or missing keys, or have hardware issues. We will use the 2022 trustee laptops to replenish our supply of backup laptops for staff (as those we currently have are past end of life, and many have failed completely). This saves the organisation money and extends the usefulness of the laptops.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

This project would:

- Provide option for incoming trustees to have an Islands Trust laptop with appropriate office and other software installed, appropriate drivers, and configurations.

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

The funding for 15 laptops is based on past experiences. There is risk that more than 15 trustees would want a laptop. This could be mitigated by over-spending in this budget item to accommodate and under-spending in another Information Services area to compensate.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1: provide the laptops as we have done in previous years

Benefits – Provided laptops, enhanced security, support experience for trustees, common software provided.

Risks – risk that more than 15 would want to have a laptop.

Financial implications – Cost of providing the laptops and software, and staff time to configure the laptops. Ongoing support – this has been minimal over the years.

Resource requirements – None.

Other implications – Subject to the risk assessment mitigation measures above, the provision of laptops to those who want them is fair to all trustees, and will provide those who do not have a laptop, or cannot afford a laptop, or simply do not want to use their own laptops, with the appropriate tools to do their work. Old laptops from previous term that are in serviceable condition are rolled over for use as backup laptops for staff for the following years. This reduces the need to purchase additional laptops to provide this backup pool for staff. This pool of laptops relies on previous trustee laptops that

are out of warranty, saving cost of purchasing extra laptops for this purpose. Laptops provided to incoming trustees would be newest, most up to date wifi and Bluetooth, and hardware and software. These computers are consumer grade laptops.

Option 2: Recycle Laptops from Previous Term

Benefits – would reduce cost by reusing laptops.

Risks – Laptops are out of date and no longer supported and out of warranty. These laptop are usually rolled over to our work from home and spare laptops to be used as backups. If they are recycled for incoming trustees, additional laptops would need to be purchased for staff backup pool, and funding included in the budget to cover replacement costs should an out of warranty trustee laptop fail.

Financial implications – as the laptops are out of date, there would be costs associated with supporting out of date technology, dealing with security issues.

Resource requirements – more staff time to deal with out of date hardware.

Other implications – This could disadvantage some trustee who may find that they have out of date and computers in which Islands Trust staff are unable to support.

Option 3: Stipend

This option would involve developing policy on providing partial reimbursement for using a personal computer, and then providing a monthly, or annual sum to each trustee. The mount would likely be based on percentage of time the trustee uses their computer for work, and establishing two or three payment tiers.

Benefits – would reduce costs as the stipend would be significantly less than buying computers and software.

Risks – Could be difficult to ascertain a fair policy on use of the computers and how much to reimburse due to many factors at play.

Financial implications – a monthly or annual payment to trustees, and staff time to process those payments.

Resource requirements – staff time to develop the policy and administer the program.

Other implications – This option could be detrimental to trustees who do not have computers or cannot afford to buy a computer. The partial payment would not take into account the ability of the trustee to pay for their own equipment, but only to the extent it will be used for Islands Trust work.

Option 4: Not offer laptops

Benefits – No additional costs.

Risks – Each trustee would have to provide their own laptops, and some trustees may not be able to do so. No control over the software used. Potential security issues.

Financial implications – No staff support or purchases, so no implications.

Resource requirements – No resource implications.

Other implications – This option could be detrimental to trustees who do not have computers or cannot afford to buy a computer.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

- Trustees have the tools needed to undertake their work
- Efficient use of resources
- Fair access to technology for all trustees

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1. This option is the most effective and provides a balance between those trustees that want to use their own and those that would prefer or need a laptop to be provided.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

The provision of laptops to some but not all trustees (self-selected) provides ability to do the work, attend electronic meetings and respond to Islands Trust emails. Over the four year period, have trustees working with equipment they are comfortable with (their own) or with equipment they know they can get assistance on (Islands Trust provided) reduces demands on staff and enhances productivity.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (i.e. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (i.e.: external competition, government-restricted internal competition, etc.)*

We will purchase through our technology consultants (Blackmans) from our supplier Lenovo.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

The Information Systems team will procure, and prepare the machines for use, and will ensure Use of Islands Trust equipment forms are signed by Trustees on obtaining the computers.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

Project Management: Blackmans

Procure computers: Blackmans with Information Services assistance and direction

Prepare machines: Blackmans and Information Services staff.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

Recommendation would be forwarded to Trust Council for adoption.

Requested by Legislative and Information Services

Prepared by David Marlor, Director, Legislative and Information Services.

Reviewed by Accessibility Committee, October 7, 2025



Islands Trust

Budget Funding Request Short-Form Business Case

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision-making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (<i>Committee or Operational Unit</i>): Accessibility Committee	Budget Source (select all that apply): ☐ Specific Project Funding (select all that apply) X Third Party Contractors/Temp Staff ☐ Staff Travel Expense ☐ Staff Overtime Expense ☐ New Staff Member – Temporary for project ☐ Computer Hardware/Software ☐ Furniture & Equipment ☐ Computer Hardware/Software/Supplies ☐ New Staff Resources (see Staff Costing Tool) ☐ Permanent ☐ Temporary Temp Duration: _____ ☐ Other – please describe: _____
Department: Legislative and Information Services	
Name of Request: Accessibility Plan Development	
\$ Value of Request (<i>indicate by fiscal year and total if project is multi-year</i>): \$19,000	
Date of Submission to Finance: October 2025	Funding Required for (date range): April 1, 2026 to March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (*Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.*)

Approved by the Accessibility Committee on October 7, 2025

This is a continuation of a project started in FY2025/26.

Trust Council's Object – no
 Strategic Plan item – no
 Policy Statement directive – no
 Council bylaw – no
 Work programs -no

Legislation – YES – this is a requirement of the *Accessible British Columbia Act*.

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

Background:

Accessible British Columbia Act requires all local government to have an accessibility committee, a means for the public to provide feedback on accessibility at the Local Government, and an Accessibility Plan that identifies barriers and offer means to mitigate those barriers to accessibility. The Act required all local governments to have, at minimum, a draft plan in place by September 1, 2023. The plan is required to include public input and must be reviewed every three years.

Islands Trust has established an Accessibility Committee, and the Islands Trust website has been updated to include a means for public feedback on accessibility issues at the Islands Trust. Due to limited staff resources, and lack of expertise in the area of accessibility, no progress has been made on an Accessibility Plan.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

This project would:

- Assess Islands Trust operations and help the Accessibility Committee identify gaps in accessibility, and develop means to mitigate those gaps
- Draft an Accessibility Plan for the Islands Trust operations
- Obtain feedback on the draft from the public, and develop a final version of the Accessibility Plan for consideration by the Accessibility Committee
- Develop a plain language version of the Accessibility Plan
- Include in the Accessibility Plan a section on implementation of the Accessibility Plan

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

Lack of Accessibility Plan means Trust Council is not compliant with the *Accessible British Columbia Act*. While the penalties in the Act for not being compliant are not yet in force, they may be brought in force at any time by Regulation. The Act allows the minister to levy fines up to \$250,000. While it is unlikely Islands Trust would face a penalty of that magnitude, it would also not reflect well on the organization to have intentionally delayed steps to come into compliance.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1: Status Quo

Benefits – No plan would be developed.

Risks – non-compliance with the *Accessible British Columbia Act*. While no penalties at the moment, the Act allows the minister to levy up to \$250,000 fines. This provision is not yet in force, but would come into force by Regulation.

Financial implications – potential fines as per above.

Resource requirements – None.

Other implications – Reputational risks of Islands Trust intentionally deciding to delay coming into compliance with a legislated requirement. It would also impede the ability of the Accessibility Committee deliver any effective advancement of its mandate.

Option 2: Undertake the work by a consultant

Benefits – consultants will bring expertise in this area, and can undertake the work as priority.

Risks – need to find an appropriate consultant with understanding of the unique structure of the Islands Trust, and the *Accessible British Columbia Act*.

Financial implications – consultant (\$15,000) and advertising fees (\$4,000)– note that consultant fees could be substantially higher depending on scope – this estimate to undertake review, develop draft, develop feedback mechanism, review feedback and develop final document.

Resource requirements – some staff time would be required to manage the contract, and substantial staff time could be consumed depending on how familiar the consultant is with the unique structure of the Islands Trust.

Other implications – No other implications identified.

Option 3: Undertake Work in House

Benefits – reduce costs.

Risks – No in-house expertise in accessibility. Likely other priorities will interfere and the work may be delayed or not completed.

Financial implications – staff time to undertake the work reduce staff time available for other Trust Council priorities.

Resource requirements – Staff time take from other projects.

Other implications – No other implications identified.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

- Recruitment of a suitable consultant
- Feedback from the public and input from the Accessibility Committee
- Trust Council support through funding

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 2. This option is the most effective, given that the work would be undertaken by a consultant with experience and expertise in this area.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

As this is a mandatory requirement under the *Accessible British Columbia Act*, the benefit is mostly qualitative in that this would move Trust Council towards compliance with legislation. Over the long term, there could be savings in fines if remaining non-compliant, should the Province proceed with enacting the penalty clauses in the *Accessible British Columbia Act*.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (i.e. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (i.e.: external competition, government-restricted internal competition, etc.)*

Given the budget, we would reach out to known organisations that do this work via invitation to quote.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

Work would be largely managed and undertake by administrative staff assigned to Accessibility Committee.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

Contract Management: Director, Legislative and Information Services
Administrative Support: Executive Administrative Assistant

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

Recommendation would be forwarded to Trust Council for adoption.

Requested by Accessibility Committee

Prepared by David Marlor, Director, Legislative and Information Services.

Reviewed by Accessibility Committee, October 7, 2025



Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Initiated by:

Director, Planning Services

Business Area:

Planning Services

Name of Request:

Permanent Biologist - Planning Services (1.0 FTE)

Value of Request, 2023/24:

\$115,288* – base salaries & benefits

\$ 5,075 Travel, Training, Professional Fees

Budget Source (select all that apply):

☐ **Specific Project Funding** (select all that apply)

☐ Third Party Contractors

☐ Staff Travel Expense

☐ Staff Overtime Expense

☐ New Staff Member – Temporary for project

☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☐ **Computer Hardware/Software/Supplies**

☒ **New Staff Resources** (see Staff Costing Tool)

☒ **Permanent, Full-time**

☐ **Temporary, FT/PT**

Temp Duration: _____

☐ **Other – please describe:**

Date of Funding Request Submission:

September 3, 2025

Amended Oct. 1, 2025 as per Executive Committee

Funding Required for (date range):

April 1, 2026 – March 31, 2027

+ annual ongoing

TIE TO ISLANDS TRUST GUIDING DOCUMENTS:

- **Islands Trust Act, Section 3:** The object of the Trust is “to preserve and protect the Trust Area and its unique amenities and environment for the benefit of residents... and of the Province generally.”
- **Trust Council Strategic Plan 2025–28:**
 - 2.1.1, 2.1.2, 2.1.3 – Climate resilience and cumulative impacts.
 - 3.2.1–3.2.4 – Identify and monitor ecosystem health indicators.
 - 3.3.1 – Shoreline protection.
 - 4.1.1, 4.1.2 – First Nations engagement in stewardship.
- **Policy Statement:** Directives on ecosystem protection, cumulative impacts, and reconciliation.
- **Islands Trust Conservancy science priorities:** Ecosystem mapping, conservation analysis.

- **Local Trust Committee Work Programs:** Require ecological expertise to inform land use bylaws, OCP updates, and policy development.

A permanent Biologist directly advances these directives and ensures they are implemented consistently in planning work.

ISSUE/OPPORTUNITY:

The Trust currently relies on a temporary biologist (funded by ECCC until March 2026). This position has proven essential in:

- Supporting planners with ecological review outside their expertise.
- Ensuring consistent, science-based advice across the Trust Area.
- Providing professional biologist input and review of key initiatives including Suitable Land Analysis, implementing biology into land use decisions, researching indicators and related data for Strategic Plan.
- Reducing delays and confusion for applicants by clarifying ecological requirements.
- Strengthening relationships with First Nations, NGOs, community groups, and partner governments.

A permanent biologist within Planning Services will:

- Deliver on Trust Council's legislated preserve-and-protect mandate.
- Overcome critical capacity issues to directly implement Strategic Plan priorities (ecosystem health indicators, cumulative impacts, climate resilience, First Nations stewardship).
- Provide scientifically grounded advice on applications and bylaws, reducing reliance on costly consultants.
- Improve organizational efficiency, reduce risk, and increase public confidence.
- Improve organizational integration between Trust Area Services, Islands Trust Conservancy, and Planning Services

Without a permanent biologist, planners will again shoulder ecological assessments without specialized training, applicants will face higher costs for private consultants, and the Trust risks weaker planning decisions, slower approvals, and diminished credibility. Without a permanent biologist, Planning Services will not have the professional expertise or capacity to deliver on some of Trust Council's strategic plan priorities.

PROJECTED RESULTS/DELIVERABLES:

Adding a permanent Biologist to the planning services team will result in the following benefits:

- Overcome critical capacity to implement Trust Council Strategic Plan 2025-28– specifically:
 - 2.1.1, 2.1.2, 2.1.3 – Climate resilience and cumulative impacts.
 - 3.2.1–3.2.4 – Identify and monitor ecosystem health indicators.
 - 3.3.1 – Shoreline protection.
 - 4.1.1, 4.1.2 – First Nations engagement in stewardship.
- Improved decision-making for LTCs and Trust Council.
- Stronger alignment with First Nations and intergovernmental partners.
- Consistent ecological review of planning applications, bylaws, and projects.
- Increased efficiency for planners (~150 hours/year saved).
- More equitable, predictable review of environmental reports for applicants.
- Enhanced public trust in the Trust's ability to deliver on its legislated mandate.

RISK ASSESSMENT:

- In-house ecological expertise reduces the risk of legal challenges, ensures regulatory compliance (e.g., species at risk, riparian areas, marine habitats), and mitigates reputational risk.

ALTERNATIVES CONSIDERED:

Option 1: Hire permanent 1.0 FTE Biologist (Recommended)

- *Benefits:* Strategic alignment; institutional knowledge; consistent, equitable, science-based ecological expertise; efficiency gains (e.g. planner time saving)
- *Risks:* Increased operating budget in constrained year.
- *Financial implications:* \$122,270 annually,
- *Resource requirements:* Hiring and onboarding process (feasible to reduce resource requirements if competition successfully held internally).
- *Other:* Strong recruitment pool exists for this role; Improves applicant experience and public trust

Option 2: Part-time (0.5–0.6 FTE)

- *Benefits:* Reduced cost (~\$65,000–\$75,000/year).
- *Risks:* Recruitment challenges; reduced capacity; inability to meet demand
- *Financial implications:* ~50% of full cost, but less than 50% of impact
- *Resource requirements:* Similar hiring effort.
- *Other:* May create bottlenecks due to limited availability

Option 3: Hire auxiliary (one year - temporary) 1.0 FTE

- *Benefits:* Strategic alignment; institutional knowledge; consistent, equitable, science-based ecological expertise; efficiency gains (e.g. planner time saving)
- *Risks:* Increased operating budget in constrained year; limited ability to implement Trust Council strategic initiatives; recruitment challenges; inability to meet long term demand; limited integration into long term decision making.
- *Financial implications:* \$115,288 for one fiscal period,
- *Resource requirements:* Hiring and onboarding process (feasible to reduce resource requirements if competition successfully held internally).
- *Other:* Strong recruitment pool exists for this role; Improves applicant experience and public trust

Option 4: Do Nothing (no hire)

- *Benefits:* No new budget allocation.
- *Risks:* Planners continue ecological review outside expertise; slower processes; applicants face higher costs for private consultants; increased risk of weak or challenged decisions; reduced strategic alignment.
- *Financial implications:* \$0 direct cost, but hidden costs borne by applicants and staff capacity.
- *Resource requirements:* None.
- *Other:* Weakens credibility in delivering preserve and protect mandate.

CRITICAL SUCCESS FACTORS:

- Dedicated budget allocation for the FTE.
- Timely recruitment and onboarding.
- Ongoing integration of the biologist into planning workflows.
- Support from management and Trust Council for embedding ecological expertise as core capacity.
- If unmet, risks include weaker ecological review, reduced planner efficiency, and greater reputational/financial exposure.

RECOMMENDED OPTION:

Option 1: Hire a permanent 1.0 FTE Biologist in Planning Services.

This option provides consistent, science-based ecological expertise, improves efficiency, reduces risks, and supports both the Islands Trust Act mandate and Trust Council's 2025–28 Strategic Plan.

COST/BENEFIT ANALYSIS:

Quantitative Discussion:

- *Annual cost: \$155,288*
- *Planner efficiency: Biologist reviews reports ~2x faster than planners, saving (\$8,000 value).*
- *Risk avoidance: Reduces likelihood of legal, reputational, or regulatory challenges (\$25,000–\$50,000+/case avoided).*
- *Applicant costs: Lower private consultant reliance (indirect public savings).*

Qualitative Discussion:

- *Advances the legislated preserve and protect mandate.*
- *Builds trust with First Nations, partner governments, and the public.*
- *Provides consistent and equitable ecological expertise across the Trust Area.*
- *Strengthens the reputation of Islands Trust as a science-based planning authority.*
- *Retains institutional knowledge and continuity.*

Net Cost/Benefit: When avoided consultant fees and planner time are factored in, the effective “net new” cost of a permanent biologist could be closer to \$10,000–\$20,000/year — essentially budget neutral.

PURCHASING PROCEDURE:

No procurement process as this is not a procurement of goods or services, but a hiring of staff. A hiring process will be undertaken in accordance with standard PSA hiring practices, including: posting of job to external sources, collection and review of resumes, skill testing, interviews, reference and criminal record checks, offer letters, on boarding and training of new staff.

PROPOSED IMPLEMENTATION STRATEGY:

Hiring process initiated mid-March 2026 upon budget approval, screening and interviews in April 2026 with anticipated new hire start date in May 2026 – unless successful applicant is an in-house candidate.

STAFF RESOURCING:

Pre-hiring activities:

- Director, Planning Services – draft job description for new staff (completed), screen applicant resumes, prepare and mark written assessment for applicants, conduct interviews, conduct reference checks, conduct offer – estimated 35 hours
- Employee Services Coordinator – administer job posting/resume collection/administer written assessments and interview scheduling, prepare offer letter, file for criminal record check – total 5 hours
- Interview Panellists (DPS + likely 2 others) – conduct interviews and post-interview discussions, 1.5 hours/interviewee per panellist.

Post-hiring activities:

- Director, Planning Services – training/orientation with new staff, 2-3 months
- Employee Services Coordinator – process new hire paperwork, schedule/deliver basic new hire orientation and on boarding sessions – total 15 hours
- Others across organisation – orientation to other departments and relevant processes – 1 week

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION:

- Internal communication to staff upon approval.
- Position posted to BC PSA and external sites.
- Coordination with Islands Trust Conservancy to maximize cross-departmental value.
- Collaboration with First Nations to integrate ecological expertise in stewardship work.

Attachment:

- Job Profile, Biologist
- Organizational Chart

Director, Planning Services

September 3, 2025

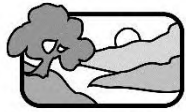
Updated October 1, 2025

Initiator Title

Date

Reviewed by Department Lead: Title

Date



Islands Trust

Budget Funding Request Short-Form Business Case

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (<i>Committee or Operational Unit</i>): Trust Area Services	Budget Source (select all that apply): ☐ Specific Project Funding (select all that apply) ☐ Third Party Contractors ☐ Staff Travel Expense ☐ Staff Overtime Expense ☐ New Staff Member – Temporary for project ☐ Computer Hardware/Software ☐ Furniture & Equipment ☐ Computer Hardware/Software/Supplies ☐ New Staff Resources (see Staff Costing Tool) ☐ Permanent X Temporary Temp Duration: <u> 1 </u> <u>year</u> ☐ Other – please describe: _____
Department: Trust Area Services	
Name of Request: Auxiliary (temporary) Senior Policy Advisor position (1.0 FTE)	
\$ Value of Request (<i>indicate by fiscal year and total if project is multi-year</i>): Value of Request, 2025/26: Salaries & Benefits \$117,512	
Date of Submission to Finance: September 30, 2025	Funding Required for (date range): April 1, 2026-March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (*Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.*)

Continuing an auxiliary Senior Policy Advisor position in 2026-27 will support implementation of Trust Council's [Strategic Plan](#) and routine work such as legislative monitoring and implementation of agreements.

The Trust Council 2026-27 Budget Guideline Assessment includes these guidelines:

- That resource requests for new tax-funded personnel will only be considered where critical capacity issues can be clearly demonstrated, or where upfront investment will result in longer term savings as outlined in a business case.

- That Trust Council direct that new personnel requests will include with the business case, a draft job description for the new position, as well as a depiction of where the position will reside in the organisational chart
- That Trust Council establish a 2026/27 budget guideline that considers resourcing needs to update and implement the Reconciliation Action Plan (not yet drafted).

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

Issue:

The permanent Senior Policy Advisor position is dedicated to the Policy Statement Amendment Project nearly full-time, as has been the case in recent years, and also has responsibility for preparing staff reports to Executive Committee for Bowen Island Municipal bylaws. This means that there is a critical lack of staff capacity to undertake the other regular duties that this position is responsible for, and this lack of capacity is expected to continue through 2026/27 if the Policy Statement Amendment Project is delivered as currently approved.

This situation is expected to continue through to March 2027 due to the anticipated timeline of adoption of a new Policy Statement bylaw in October 2026, and the expectation of work project-related work through to March 2027 that includes communicating about the adoption of a new Policy Statement to all staff and referral agencies, support to planning staff for implementation of the new Policy Statement and development of business case(s) associated with continued implementation and consideration of future amendments per Trust Council direction in the strategic Plan to *Work with Indigenous Governing Bodies to co-design and implement future Policy Statement amendment review processes that ensure ongoing and more regular review and amendment of the Policy Statement.*

In recent years, the Director of Trust Area Services (DTAS) has undertaken many of the Senior Policy Advisor duties in addition to her regular responsibilities (outside of regular work hours), and the Grants Manager has taken on legislative monitoring, and drafting of local trust committee advocacy letters and thank you letters to Trust Council delegates, as time permits within regular work hours.

This informal backfill by the DTAS and the Grants Manager is not a reasonable or sustainable method of resourcing the work that has been displaced by the Policy Statement Amendment Project.

The Grants Manager (2 days/week) is no longer able to partially backfill the Senior Policy Advisor's role as the demand for grant-related support is on the rise and there is learning curve for the new staff person who started in June 2025.

In addition to supporting Trust Council, Executive Committee, and Council Committees, Directors are primarily responsible for leading and overseeing staff in their respective functional areas of work; for the DTAS, this includes six direct staff members in six functional areas. The DTAS leads strategic and operational work related to communications, annual report development, education program delivery, grants administration, Reconciliation initiatives and agreement development, indicator monitoring, including reporting on Census data, Policy Statement amendment project, including Trust Area-wide engagement, advocacy and inter-governmental relations, oversight of Islands Trust Conservancy operations, including the project in 2025-2027 to develop a new Five-Year Plan involving engagement with Indigenous Governing Bodies, and other duties.

The DTAS has only two 'working' days a week available to perform all required duties of the role (after removing hours for annual leave entitlement, time spent in meetings with staff, time spent in public meetings (TC, EC, TPC, FPC, Conservancy Board) and a modest assumption of one training day per quarter. Trust Area Services also does not have a dedicated administrative assistant. The

recent departure of a long-standing staff person in the permanent Conservancy Manager position means that the Director of Trust Area Services is needing to dedicate more time to supporting the Conservancy.

The current approach of trying to sustain the regular duties of the Senior Policy Advisor without sufficient resources risks staff burnout, lowered staff morale, and frustration by Trust bodies due to continuing requests for Trust Area Services support that cannot be accommodated.

Trust Council approved this position for the 2025/26 fiscal year but it will not be filled until October 2025 as the Director's workload delayed the hiring competition.

Opportunity:

Filling this position will provide more capacity with Trust Area Services for regular duties of the Senior Policy Advisor that are not resourced including:

- implementing Trust Council/local trust committee advocacy communication and associated coordination activities,
- policy research/development,
- ongoing legislative monitoring,
- development of a quarterly report to Trust Council and Bowen Island Municipal Council,
- indicator reporting, agreement monitoring and development,
- organization of special Trust Council sessions,
- drafting annual report content, and
- other activities assigned through the Strategic Plan or by resolution of Trust Council, Executive Committee or Trust Programs Committee.

In addition, the position can provide support to the Director of Trust Area Services and Conservancy Manager with implementing a plan to engage with all First Nations in 2026/27 to develop a new Five-Year Plan for the Minister's approval. The Minister of Housing and Municipal Affairs has indicated this needs to be done in a manner that reflects the spirit of the UN Declaration on the Rights of Indigenous People.

Filling the requested position will not entirely resolve the staffing capacity issues within Trust Area Services. But it will have enough of an impact of freeing-up some of the DTAS' time to address high priority work that is currently not able to be advanced, such as the Reconciliation Action Plan.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

The creation of a one-year auxiliary Senior Policy Advisor position will create additional staff capacity for Trust Area Services to respond to current requests and to support projects expected to emerge from the Strategic Plan.

Other projected results are as follows:

- Time for the Director of Trust Area Services to work on core Director duties, such as supporting the Policy Statement Amendment Project, developing departmental work plans associated with corporate planning, and developing relationships with Indigenous Governing Bodies
- Support for Director of Trust Area Services/Conservancy Manager for implementation of a project to engage with Indigenous Governing Bodies on the Conservancy's next Five-Year Plan, freeing them up for day-to-day management
- Reduced timelines for addressing questions from staff and trustees across the organisation
- Reduced timelines for initiatives assigned to Trust Area Services
- Reduced risk of staff burnout: This will greatly benefit the personal health of individual staff members, supporting increased engagement of staff with their work

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

Hiring a new staff resource to support the Trust Area Services team comes with very little, if any, risk to the organisation. Identified risks with hiring a new FTE would be those associated with the hiring of any position, such as the inability to find or retain suitable candidates. The risk of not supporting this new position is greater than the risks of supporting it, as described in the Issue/Opportunity section of this report.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1: Hire a Temporary 1.0 FTE -recommended option

Benefits: As stated above in projected results/deliverables section

Risks: As stated above in risk assessment section

Financial implications: \$117,512

Resource requirements: Staff time to run hiring competition and train successful applicant in the role, and ongoing supervision

Option 2: Hire a temporary 0.5 FTE

Benefits: As above with reduced impact

Risks: Hiring a new staff resource to support the Trust Area Services team comes with very little, if any, risk to the organisation. Identified risks with hiring a new FTE would be those associated with the hiring of any position, such as the inability to find or retain suitable candidates. It may be more difficult to recruit a qualified candidate to a part-time position and the Director would have one more staff position to supervise without the benefit of full-time productivity from the position. With only a part-time position to support Senior Policy Advisor work, and a Director of Trust Area Services who cannot absorb additional projects, Trust Council will have to make decisions regarding prioritization of regular duties and may have difficult decisions associated with how to implement elements of its new Strategic Plan.

Financial implications: \$58,756

Resource requirements: Staff time to run hiring competition and train successful applicant in the role, and ongoing supervision. Director and CAO time to support Trust Council, Executive Committee and Trust Programs Committee decisions about how to scale current and future work requests to Trust Area Services to the resources available.

Option 3: Status Quo - No new staff resources

Benefits: No increase in costs

Risks: The organisation will not be properly supported to undertake many of the regular duties of Trust Area Services. There is risk of burnout if the Director of Trust Area Services continues to try to sustain her workload and the regular duties of the Senior Policy Advisor, as well as provide support to new staff. The unavailability of the Director to support staff throughout the organization will continue to impact morale and organizational cohesion. If existing staff require extended leave, the cost to fill a position is nearly doubled, as staff on leave are paid 75% - 100% of their base salary and any temporary hire to backfill would be paid 100% of that same salary as well. With no Senior Policy Advisor for regular duties and Strategic Plan initiatives, and a Director of Trust Area Services who

cannot absorb additional work, Trust Council will need to make decisions about the feasibility of implementing elements of its new Strategic Plan and about the continuation of functions such as legislative monitoring, advocacy, intergovernmental coordination and other Trust Area Services functions.

Financial implications: None

Resource requirements: None, except Director and CAO time to support Trust Council, Executive Committee and Trust Programs Committee decisions about how to scale current and future work requests to Trust Area Services to the resources available.

Option 4: Engage independent contractors for project-related work instead of hiring a staff position

Benefits: Potential for highly-skilled labour for ad-hoc projects

Risks: Risk that no suitable contractor can be found or is not available, risk of incompleteness of contracts with contractors

Financial implications: \$50,000 - \$125,000. Contractor hourly rates are significantly higher than staff hourly rates.

Resource requirements: Director of Trust Area Services time to run procurement processes, identify and engage with suitable contractors, manage the projects, ensure effective collaboration and knowledge transfer, and manage associated financial approvals

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

- A thorough and well-conducted hiring process needs to be undertaken to ensure quality staff are secured in the new role
- Thorough orientation for any new hire to properly perform their duties to achieve the greatest benefit to the organisation
- Support from Islands Trust elected officials and management to fund this new key position and dedicate resources to it

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1: Hire a temporary one-year 1.0 FTE to the position of Senior Policy Advisor. This option addresses critical capacity issues in Trust Area Services and supports continuation of regular duties with additional staff time remaining to support some Strategic Plan project implementation.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Quantitative Discussion: Temporary one-year cost of \$125,950 for salaries and benefits. No funding is requested for equipment as existing equipment will be used and no training funds are requested as will be taken from the regular department budget. Savings may be realised by helping prevent potential future staff leaves and the need for paid leave and paid backfill. Savings may also be realised via reduced staff turnover due to reduced critical capacity issues in Trust Area Services, which affect the team as a whole.

Qualitative Discussion: Staff with appropriate work-life balance are more engaged, more productive, more invested in the workplace, and work better with others, which contributes to organisational success. Reduced turnover results in lower costs to the organisation by limiting costs associated with lost working hours, recruitment and training.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (ie. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (ie: external competition, government-restricted internal competition, etc.)*

Hiring staff does not fall under the procurement of goods or services, so a procurement process is not applicable. Instead, a hiring process will be conducted following standard Public Service Agency (PSA) practices. If required, this process includes reviewing the job description, working with PSA to classify the position, posting the job externally, collecting and reviewing resumes, conducting skill testing, interviews, reference and criminal record checks, issuing offer letters, and providing comprehensive on-boarding and training for the new staff member. These steps ensure a thorough and compliant hiring process in accordance with established procedures.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

Assuming an Auxiliary Senior Policy Advisor is already hired and performance is satisfactory, the staff person can be extended through 2026/27. If the job does need to be posted, the Director would screen candidates and run interviews. Comprehensive training for the new staff member will be conducted over a period of 2-3 months, ensuring they are fully equipped to fulfil their role.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

If a hiring process is required (i.e. auxiliary hire in 2026/27 is not continuing):

Pre-hiring activities:

- Director of Trust Area Services: Hiring process duties: identifying suitable candidates, screening resumes, preparing and scoring screening tests, conducting interviews, conducting reference checks, and making job offer. Estimated time: 50 hours.
- Employee Services Coordinator: Administer job posting, collect resumes, administer written assessments, schedule interviews, prepare offer letters, and file for criminal record checks. Total time: 5 hours.
- Interview Panellists (Director of Trust Area Services+ two others): Conduct interviews and participate in post-interview discussions. Estimated time: 2 hours per interviewee per panellist.

Post-hiring activities:

- Director of Trust Area Services: Oversee and conduct training and orientation with new staff for a period of 2-3 months.
- Employee Services Coordinator: Process new hire paperwork, schedule and deliver basic new hire orientation and on-boarding sessions. Total time: 15 hours.
- Others across the organization: Provide orientation to other departments and relevant processes over the course of 1 week.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

In the event this position is approved and a hiring process is needed, appropriate internal communications will be conducted to inform staff about hiring process. The competition would be advertised both internally within the organization and externally on platforms such as the BC Public Service Agency job site and other relevant job portals, following standard hiring procedures. This approach ensures transparency and provides equal opportunities for potential candidates.

Requested by: Trust Area Services

Prepared by: Director, Trust Area Services/September 14, 2025

Reviewed by: Executive Committee/October 1, 2025 (directed amendments for clarity)

TITLE: SENIOR POLICY ADVISOR

CLASSIFICATION: 27

MINISTRY: ISLANDS TRUST

WORK UNIT: TRUST AREA SERVICES

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

SUPERVISOR TITLE: DIRECTOR, TRUST AREA SERVICES

SUPERVISOR POSITION #: 36525

PROGRAM

Located in Coast Salish territory, the Islands Trust is a special purpose government responsible for protecting the unique amenities and environment of more than 450 islands and surrounding waters in the southern Strait of Georgia and Howe Sound. Created by the Province via the Islands Trust Act, Islands Trust plans and regulates local land use, coordinates with other level of government and First Nations on key issues impacting the area, and protects land through the Islands Trust Conservancy.

JOB OVERVIEW

The Senior Policy Advisor plays a key role in developing and implementing corporate advocacy positions and inter-governmental relations strategies that advance the provincial object of the Islands Trust, the goals and policies of the Islands Trust Policy Statement and the Islands Trust Council's Strategic Plan. In order to provide time-sensitive advice to elected officials on high-profile issues, the Senior Policy Advisor stays current with emerging issues and trends through environmental scanning and monitoring of key indicators, and by building and maintaining strong working relationships with key officials in federal, provincial, First Nation, and other local governments. In addition, the Senior Policy Advisor supports implementation of the Islands Trust Policy Statement and, as required, develops bylaw amendments for Trust Council consideration, facilitates community and stakeholder input, and reconciles community and agency issues. The Senior Policy Advisor also leads the delivery and administration of the Islands Trust Community Stewardship Awards program.

ACCOUNTABILITIES

- Leads, coordinates and/or undertakes minor and major Policy Statement bylaw amendment projects in accordance with the requirements of the *Islands Trust Act*, using a full suite of project management tools, including defining objectives, formulating terms of reference, managing contractors, staff and financial resources and ensuring project completion and evaluation.
- Develops and implements processes for stakeholder consultations for Policy Statement bylaw amendments, in accordance with the requirements of the *Islands Trust Act*, including defining policies or priorities, identifying stakeholder preferences and recommending responses to community concerns.
- Independently leads organization-wide scanning of environmental, social, economic, legal and political decisions and trends in Canada and Washington State, filtering information relevant to advancing the Islands Trust Object and Policy Statement objectives, and formulating strategic recommendations on proactive and innovative advocacy strategies, positions and action plans.
- Independently analyzes legal decisions and policy recommendations to determine risks, financial impacts or organizational implications for the Islands Trust and recommends responses or actions.
- Acquires and maintains a sophisticated understanding of external stakeholder/partner viewpoint(s), ensuring their views are considered during the development of advocacy and inter-governmental relation strategies and messages.

- With direction from political bodies, independently leads, coordinates and/or undertakes intergovernmental focused research to advance the Policy Statement using best practice, current academic research and industry trends.
- Provides professional and strategic advice to senior management on implications of options for responding to emerging environmental, social, economic, legal and political issues that are relevant to the elected 26-member Islands Trust Council's coordination and assistance role in the determination, implementation and carrying out of municipal, regional and improvement district and government of British Columbia policies for the preservation and protection of the trust area and its unique amenities and environment.
- Independently provides advice directly to public and closed meetings of the Executive Committee, other standing committees, the designated spokesperson of the Islands Trust and to individual elected officials, while avoiding risks created by offering hasty or insufficiently researched advice.
- Leads the management of inter-agency letters of understanding and protocol agreements, monitoring for compliance, reporting on status of agreements, identifying need for new agreements or revisions to existing ones, and working with staff in external agencies to improve compliance and draft new or revised documents.
- With direction from political bodies, independently represents the Islands Trust on inter-governmental/jurisdictional working groups and at inter-governmental and other external meetings ensuring that the image, credibility and positions of the Islands Trust are maintained.
- Independently builds and fosters relationships with a diverse range of key officials in federal, provincial, First Nation and local governments, both in Canada and Washington State, and in business or not-for-profit organizations to facilitate information sharing and partnership development.
- Exercises a high degree of judgement, tact and diplomacy in dealing with issues that may involve communication of information that could have a significant impact on the image and credibility of the Islands Trust, including responding to enquiries from the media and elected officials from other jurisdictions.
- Leads a team to administer the annual Islands Trust Community Stewardship Award program which encourages others to advance the objectives of the Islands Trust Policy Statement.
- Develops process to assess organizational priorities for indicator data, determines methodologies, collects and analyzes demographic, statistical, economic, environmental, and other data from a variety of sources, identifies deviations, problems or opportunities, utilizes and communicates findings.
- As part of the annual report process, drafts an executive summary of Policy Statement implementation achievements by all corporate bodies of the Islands Trust.
- At the request of elected officials and with minimal supervision, convenes special topic educational sessions and creates displays and presentations for public meetings of the Islands Trust Council.
- Independently recommends viable objectives and policy/program options to public meetings of Executive Committee to ensure consistency with Trust Council's strategic priorities – sometimes responding on-the-spot to new requests arising at public meetings.
- Participates in the development and evaluation of Trust Area-wide policies and services, and recommends improvements to senior management.
- Independently identifies resource and budget requirements for new initiatives or projects, develops budget requests for public consultation, conducts detailed cost-benefit analyses and makes recommendations that could lead to significant organizational commitments – financial and personnel.
- As needed, identifies, recruits, selects and manages contractors, auxiliaries and students.
- Independently manages contracts after establishing terms of reference, reviewing proposals and selecting successful bidders.

SELECTION CRITERIA

EDUCATION, TRAINING AND EXPERIENCE:

Requirements:

- Bachelor's degree in public administration, political science, social sciences, or other related fields such as geography, planning, or law.
- Experience with relevant legislation and policies applicable to land use planning in British Columbia;
- Experience with planning theory and best practices, particularly as they apply to rural community planning;
- A minimum of 5 years of progressively responsible experience in strategic policy development and implementation, including experience working directly with elected officials and external agencies.
- Experience conducting research and policy analysis with related public consultation; which may include analyzing, researching, planning, communicating, and delivering new programs.
- OR an equivalent combination of education, training and experience may be considered.

Preference may be given to candidates with the following experience:

- Experience working with teams and committees of elected officials on sensitive, high profile issues.
- Experience with inter-governmental and advocacy activities.
- Experience with land use planning and/or environmental management.
- BC local government experience;
- Experience working with First Nations on planning issues;
- Certified membership in the Canadian Institute of Planners;
- Experience leading an OCP review and processing complex rezoning applications.

KNOWLEDGE, SKILLS AND ABILITIES:

- Comprehensive understanding of the local government structure and function as well as strong familiarity with the political and administrative functioning of other levels of government.
- Knowledge of the process of developing policy and legislation within the BC and Canadian governments.
- Knowledge of social, environmental, economic and land use planning issues relevant to the Islands Trust Area.
- Knowledge and understanding of provincial and federal government Acts, regulations, and relevant policies, particularly the Islands Trust Act, the Islands Trust Policy Statement, the Local Government Act, and the Community Charter.
- Demonstrated ability to provide professional advice and recommendations in briefings and at meetings of elected officials
- Demonstrated ability to analyze complex policy and legislation initiatives or program reforms.
- Demonstrated ability to lead and manage high profile, complex projects, involving multiple stakeholders and multiple components.
- Demonstrated ability to develop expertise rapidly to fully understand project complexities.
- Demonstrated ability to create and foster successful working relationships with individuals representing federal, provincial and local governments, First Nations, business and non-profit agencies.
- Demonstrated ability to prepare briefing notes and official correspondence, often on short notice.

- Demonstrated ability to identify and analyze reputational, financial, legal and operational ramifications of proposed options and responses, leading to professional recommendations to elected officials and senior staff.
- Demonstrated ability to identify major public policy issues in Canada and the United States that may impact Islands Trust mandate or initiatives.
- Demonstrated ability to use initiative to respond appropriately to unanticipated issues with innovative solutions using strong business and political acumen.
- Demonstrated ability to use tact, diplomacy, judgment and discretion to communicate effectively with elected officials, senior staff in other agencies professionals in a way that enhances the employer's reputation.
- Demonstrated ability to develop and manage third party contracts including deliverables and cost accounting
- Demonstrated problem solving and analytical skills to support opportunities that cross political boundaries and to form linkages to leverage these opportunities.
- Must be flexible, adaptable and demonstrate the ability to work independently with minimal supervision to manage a diverse and rapidly evolving workload, showing initiative and good judgment.
- Superior oral and written communication skills, including negotiation.

Provisos:

- Possession and maintenance of a Class 5 BC Drivers' License.

WORK EXAMPLES

- Independently drafts policy, policy amendments, protocols, inter-agency agreements, briefing notes and decision documents, Chair correspondence, summaries of senior government legislative and policy changes, publications, presentations, graphic displays of statistics, public discussion papers, regulatory hearing submissions, and Policy Statement bylaw amendments, subject to review by senior management and approval by elected officials. Drafts resolutions for consideration at the annual Union of BC Municipalities convention. Organizes workshops and minister meetings at conventions and conferences. The public nature of these work products entails significant professional judgment to mitigate the risk of backlash from stakeholders, including possible legal action.

BEHAVIOURAL COMPETENCIES

Analytical Thinking is the ability to comprehend a situation by breaking it down into its components and identifying key or underlying complex issues. It implies the ability to systematically organize and compare the various aspects of a problem or situation, and determine cause-and-effect relationships ("if...then...") to resolve problems in a sound, decisive manner. Checks to ensure the validity or accuracy of all information.

Impact and Influence is the ability to influence, persuade, or convince others to adopt a specific course of action. It involves the use of persuasive techniques, presentations or negotiation skills to achieve desired results.

Information Seeking is driven by a desire to know more about things, people or issues. It implies going beyond the questions that are routine or required in the job. It may include "digging" or pressing for exact information; resolution of discrepancies by asking a series of questions; or less-focused environmental "scanning" for potential opportunities or miscellaneous information that may be of future use.

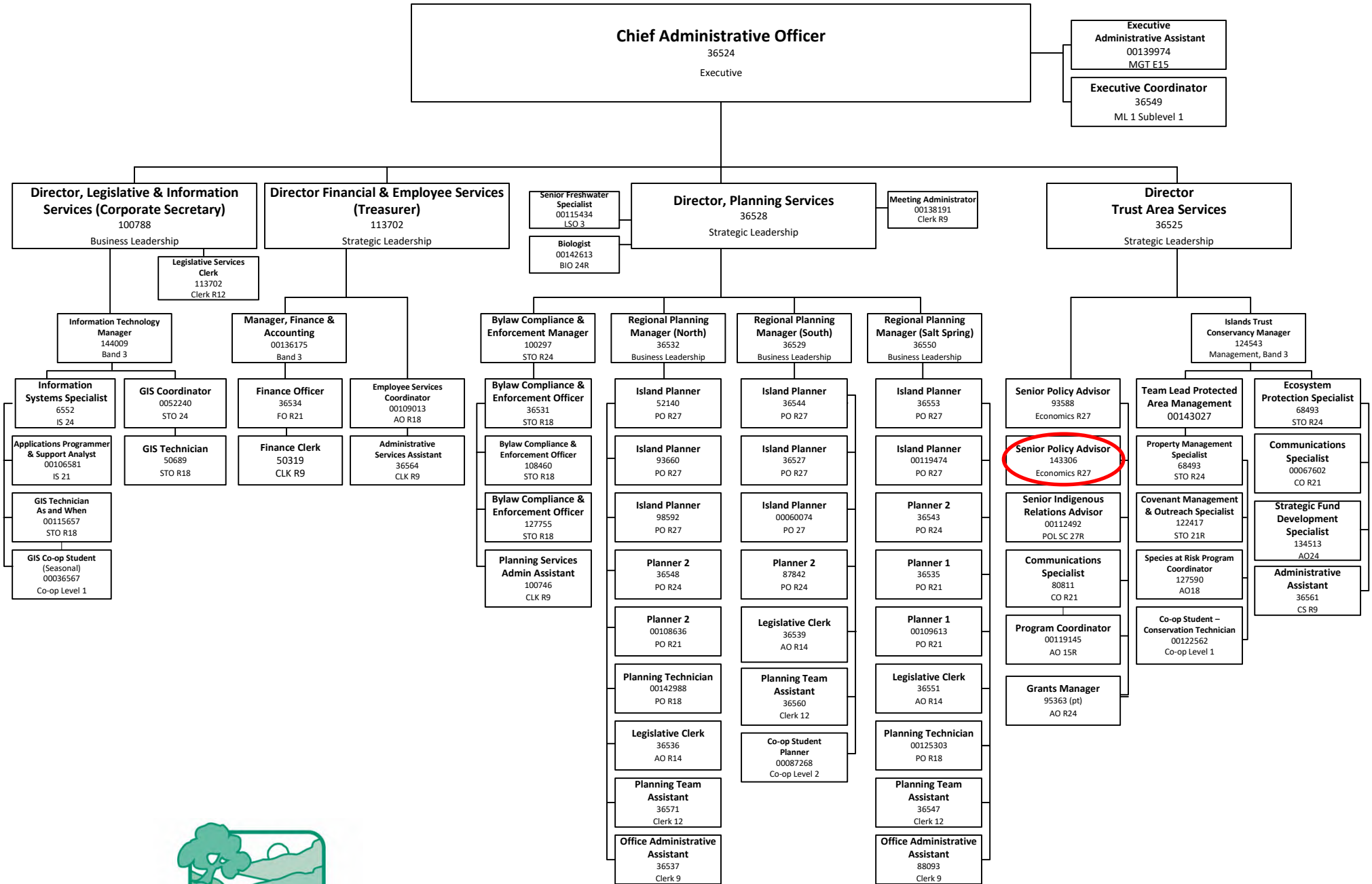
Organizational Awareness is the acumen to appreciate and the ability to use the power relationships in either one's own, or other, organization(s). This includes the ability to identify the real decision-makers and the individuals who can influence them; and to predict how new events or situations will affect individuals and groups within the organization.

Organizational Commitment is the ability and willingness to align one's own behaviour with the needs, priorities and goals of the organization, and to promote organizational goals to meet organizational needs. It also includes acting in accordance with organizational decisions and behaving with integrity.

INDIGENOUS RELATIONS BEHAVIOURAL COMPETENCIES

Building a Trust-Based Relationship requires a fundamental understanding that "relationship" is the foundation from which all activities happen and that building a good relationship takes time and commitment. It is a willingness to build a personal relationship in addition to a professional one, participating in open exchanges of experiences and culture. It requires a genuine, non-controlling approach and relies upon demonstrated integrity and transparency. Building a trust-based relationship requires a high level of consciousness of the experience of Indigenous people with Crown relations. It assumes that strengths abound in Indigenous people, cultures, and communities.

Islands Trust Staff Organization Chart





Islands Trust

Budget Funding Request Short-Form Business Case

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision-making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (<i>Committee or Operational Unit</i>): Legislative and Information Services	Budget Source (select all that apply): ☐ Specific Project Funding (select all that apply) ☐ Third Party Contractors ☐ Staff Travel Expense ☐ Staff Overtime Expense ☐ New Staff Member – Temporary for project ☐ Computer Hardware/Software ☐ Furniture & Equipment ☐ Computer Hardware/Software/Supplies ☐ New Staff Resources (see Staff Costing Tool) ☒ Permanent ☐ Temporary Temp Duration: _____ ☐ Other – please describe: _____
Department: Legislative and Information Services	
Name of Request: GIS Analyst position (1.0 FTE)	
\$ Value of Request (<i>indicate by fiscal year and total if project is multi-year</i>): FY 2026/27: \$73,722 Subsequent years: \$98,296 plus automatic step increases, and negotiated increases per BCGEU	Funding Required for (date range): July 1, 2026-March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (*Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.*)

Approved by Executive Committee on October 29, 2025

Adding a GIS Analyst position in 2026 will support the GIS/IS team to complete existing work that is currently done by contractors, and provide capacity to implement new projects as part of the larger focus on GIS by Trust Council, ITC, Executive Committee and council committees. While the rest of the Islands Trust staff has grown, the GIS team has not and the additional staff (planning, conservancy and bylaw) all rely on the mapping products, analysis, tools and online web mapping applications that the GIS team oversees. This is a lot of day-to-day work as well as special projects for the two current resources in GIS.

At its September 2025 meeting Trust Council received the information below and passed the following resolution:

That Trust Council establish 2026/27 budget guideline that funding for Geographical Information Systems be prioritized for initiatives in the 2025-28 strategic plan.

At the [July 22, 2025 joint meeting](#) between the Islands Trust Conservancy Board and the Executive Committee there was a robust discussion about the need for a strategic, long-term approach to updating and acquiring new ecosystem information, and for indicator monitoring that considered both financial planning and staffing resources.

The Islands Trust Conservancy Board subsequently passed the following motion:

That the Islands Trust Conservancy Board indicate its strong support for robust geographic information systems, supported with long-term sustained funding and strategic direction by Islands Trust Council, to assist analysis of trends and development of indicators of ecosystem health, to support sound decision making in planning, conservation, and climate change mitigation and adaptation. (ITC-EC-2025-001)

On July 23, 2025 Executive Committee subsequently passed the following motion:

That Executive Committee endorses resolution ITC-EC-2025-001 and recommends it be forwarded to Trust Council for consideration as part of the budget discussion.

On September 8, 2025, Regional Planning Committee subsequently passed the following motion:

That Regional Planning Committee indicate support for Islands Trust Conservancy Board, Executive Committee, and Financial Planning Committee resolutions (ITC-EC-2025-001, EC-2025-094, and FPC-2025-041) prioritizing resources for a more robust geographic information system in order to advance Trust Council's Strategic Plan.

If this position is not approved, then the additional GIS work required to support the above resolutions will not happen.

The current staff resources in GIS at the Islands Trust includes:

- One GIS coordinator
- One GIS Technician
- One "as and when" who is brought in on an as needed basis, mainly to fill in for vacation or absences of the two full-time staff. Funding is not in place for this position to provide additional services.

Islands Trust has had two staff in GIS over the past 30 years, and in that time the number of staff in the organisation and the complexity of GIS work has increased significantly. Examples of the work not being completed in a timely manner, or not being done at all due to lack of staff resources include:

- Suitable Land Analysis Modelling was started by the GIS team but due to workload demands and an urgency to finish the project, it was handed off to William Shulba (Freshwater Specialist). William assisted in managing the project, who contracted a consultant to help complete the work over a few months with a cost of \$7000.
- The ITC hired an expert to help assess our spatial data to recommend a database management system earlier in 2025 and are looking to hire someone again as that consultant didn't provide a solid recommendation. The GIS team should be able to help with the creation of this system but due to daily tasks and current project workloads, they don't have the capacity.

- The planning team for Salt Spring Island has contracted McElhanney to assist with an OCP update. Typically (in other municipalities), this type of update could be handled by the planners and the internal GIS team if team members had availability in their respective work plans.
- MapIT (the public facing web mapping application) has been offline for almost a year. This is due to the mapping software being upgraded and a contract completion with our web map interface company. This upgrade resulted in automated processes being disrupted so the data would not be updated on consistent basis (i.e. Property boundaries and landowner information was being updated weekly but is now a manual update). The web mapping software needs to be upgraded as well and the GIS Coordinator is the only staff with this knowledge but has a full workload. This could have been resolved quicker with some tasks being taken off the GIS Coordinator's plate and having another staff member with confident skills (and interest) in web mapping applications.

The Trust Council 2025-26 Budget Guideline Assessment includes this guideline:

Resource requests for new tax-funded personnel will only be considered where critical capacity issues can be clearly demonstrated or where upfront investment will result in longer term savings as outlined in a business case.

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

The Islands Trust GIS team is committed to delivering high-quality spatial analysis and mapping products to staff, trustees, and the public. To further enhance service delivery and accessibility, the team aims to develop and maintain efficient, user-friendly online web mapping applications that meet the evolving needs of both internal stakeholders and the wider community.

Recruiting a GIS analyst with specialized expertise in web mapping applications will directly support these objectives. This role will accelerate the development of advanced online tools, improve workflow efficiency, and ensure the department continues to operate effectively—delivering timely, relevant geospatial information to decision-makers and the public alike.

Insufficient resourcing of the GIS team not only risks staff burnout, diminished morale, and unmet requests from Trust bodies for TAS, LPS, and ITC support—it also drives up costs unnecessarily by forcing the organization to rely on external consultancy for routine analyses and data management tasks.

In previous years, the Trust has spent significant sums hiring outside consultants for projects well within the expertise of the GIS team, from the Suitable Land Analysis Modelling assigned to Cedar Shore Consulting, to repeated ITC data management projects. These activities, if conducted in-house, would greatly reduce spending: internal consultants or staff typically cost two to three times less than their external counterparts, who often charge anywhere from \$150/hour up to \$1000 per day.

Beyond direct cost savings, resourcing the GIS team ensures better knowledge retention, faster response times, and alignment with organizational goals—delivering greater return on investment and enabling the Trust to efficiently address upcoming needs without expensive recurrent contracts.

Investing in adequate GIS resourcing would not only reduce reliance on costly external consultants but also strengthen internal capabilities, build institutional knowledge, and deliver more responsive support to Trust priorities.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above?*

Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)

The creation of a Full-time GIS Analyst (Provincial job description attached, this will be modified to fit Islands Trust specific language, but this is the essence of the position) will create additional staff capacity for the GIS Team to respond to current requests and to support projects expected to emerge from the Strategic Plan.

Other projected results are as follows:

- Time for the GIS Coordinator to streamline data updates procedures, strengthen partnerships with other municipal organizations, oversee the GIS data management, document procedures and workflows, and strategically plan for the future.
- Reduced timelines addressing mapping and analysis requests from staff and trustees across the organisation as well as the public
- Reduced timelines for initiatives and special projects from other groups (planning, conservancy).
- Reduced risk of staff burnout: This will greatly benefit the personal health of individual staff members, supporting increased engagement of staff with their work

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

Hiring a new staff resource to support the Information Services team comes with very little, if any, risk to the organisation. Identified risks with hiring a new FTE would be those associated with the hiring of any position, such as the inability to find or retain suitable candidates. The risk of not supporting this new position is greater than the risks of supporting it, as described in the Issue/Opportunity section of this report.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)***Option 2: Hire a Permanent 1.0 FTE**

Benefits: As stated above in projected results/deliverables section

Risks: As stated above in risk assessment section

Financial implications: \$73,722 first year (nine months July 1 to March 31).

Resource requirements: Staff time to run hiring competition and train successful applicant in the role, and ongoing supervision

Option 2: Hire a Temporary 1.0 FTE

Benefits: As stated above in projected results/deliverables section

Risks: – risk nobody would be interested, or would leave before the end of the term to a more permanent position. i.e. risk that this will not be competitive.

Financial implications: \$73,722 (for nine months July 1 to March 31)

Resource requirements: Staff time to run hiring competition and train successful applicant in the role, and ongoing supervision

Option 3: Hire a temporary 0.5 FTE

Benefits: As above with reduced impact

Risks: Hiring a new staff resource to support the GIS team comes with very little, if any, risk to the organisation. Identified risks with hiring a new FTE would be those associated with the hiring of any position, such as the inability to find or retain suitable candidates. It may be more difficult to recruit a qualified candidate to a part-time position and the Director would have one more staff position to supervise without the benefit of full-time productivity from the position

Financial implications: \$36,861

Resource requirements: Staff time to run hiring competition and train successful applicant in the role, and ongoing supervision.

Option 3: Status Quo - No new staff resources

Benefits: No increase in costs

Risks: The organisation will not be properly supported to undertake many of the GIS requests that are constantly on the GIS team's plate, with no time to improve current workflows, documentation, tools, and web mapping applications.

Financial implications: None

Resource requirements: None, except Director and CAO time to support Trust Council, Executive Committee and Trust Programs Committee decisions about how to scale current and future work requests to the GIS team with the resources available.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

- A thorough and well-conducted hiring process needs to be undertaken to ensure quality staff are secured in the new role
- Thorough orientation for any new hire to properly perform their duties to achieve the greatest benefit to the organisation
- Support from Islands Trust elected officials and management to fund this new key position and dedicate resources to it

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1: Hire a 1.0 FTE to the position of GIS Analyst. This option addresses critical capacity issues in GIS and supports continuation of regular duties with additional staff time remaining to support some Strategic Plan project implementation.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Quantitative Discussion: Savings may be realised by helping prevent potential future staff leaves and the need for paid leave and paid backfill. Savings may also be realised via reduced staff turnover due to reduced critical capacity issues in the IS (GIS) team, which affect the team as a whole. The organization would also see benefits in not using outside consultants for GIS work that could be completed and managed in-house.

Qualitative Discussion: Staff with appropriate work-life balance are more engaged, more productive, more invested in the workplace, and work better with others, which contributes to organisational success. Reduced turnover results in lower costs to the organisation by limiting costs associated with lost working hours, recruitment and training, plus utilizing outside consultants.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (i.e. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (i.e.: external competition, government-restricted internal competition, etc.)*

Hiring staff does not fall under the procurement of goods or services, so a procurement process is not applicable. Instead, a hiring process will be conducted following standard Public Service Agency (PSA) practices. This process includes drafting a job description, working with PSA to classify the position, posting the job externally, collecting and reviewing resumes, conducting skill testing, interviews, reference and criminal record checks, issuing offer letters, and providing comprehensive on-boarding and training for the new staff member. These steps ensure a thorough and compliant hiring process in accordance with established procedures.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

A GIS Analyst job would need to be posted, the IT Manager and GIS Coordinator would screen candidates and run interviews. Comprehensive training for the new staff member will be conducted over a period of 2-3 months, ensuring they are fully equipped to fulfil their role.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

Pre-hiring activities:

- IT Manager: Hiring process duties: identifying suitable candidates, screening resumes, preparing and scoring screening tests, conducting interviews, conducting reference checks, and making job offer. Estimated time: 50 hours.
- Employee Services Coordinator: Administer job posting, collect resumes, administer written assessments, schedule interviews, prepare offer letters, and file for criminal record checks. Total time: 5 hours.
- Interview Panellists (IT Manager, GIS Coordinator plus one more): Conduct interviews and participate in post-interview discussions. Estimated time: 2 hours per interviewee per panellist.

Post-hiring activities:

- IT Manager: Oversee and conduct training and orientation with new staff for a period of 2-3 months.
- GIS Coordinator: Provide training and support for new staff for a period of 2-3 months, with continued support over the course of their time in the role.
- Employee Services Coordinator: Process new hire paperwork, schedule and deliver basic new hire orientation and on-boarding sessions. Total time: 15 hours.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

In the event this position is approved and a hiring process is needed, appropriate internal communications will be conducted to inform staff about hiring process. The competition would be advertised both internally within the organization and externally on platforms such as the BC Public Service Agency job site and other relevant job portals, following standard hiring procedures. This approach ensures transparency and provides equal opportunities for potential candidates.

Requested by: Legislative and Information Services

Prepared by: Kendra Hopper, GIS Coordinator, August 26, 2025

Reviewed by: David Marlor, Director, Legislative and Information Services

TITLE: GIS ANALYST

CLASSIFICATION: SCIENTIFIC/TECHNICAL OFF R21

JOB OVERVIEW

The GIS Analyst conducts advanced spatial data analysis in support of program and management decision making on resource planning, land management and other program issues.

ACCOUNTABILITIES

- Manages technical projects (GIS or spatial), including planning, testing, implementation and follow up. Prepares detailed project plans including setting terms of reference, time and cost estimates, project methodology, specifying deliverables and participating in strategic and operational planning.
- Reviews progress of projects for consistency with project management plans, compliance with Islands Trust policy and standards, and prepares reports for clients.
- Designs and generates reports from Islands Trust and provincial databases to meet business needs of area staff, specialist and management team.
- Provides expert advice to clients, business area staff, contractors and business area specialists in the initiation, design, and specifications of projects, types of source data required and available, data base structure, limitations and related specialized applications.
- Defines technical requirements, evaluates resource data, develops databases and technical strategies, and provides detailed summaries, statistics, and spatial presentations to clients; ensures the provision of technical products that meet the needs of clients and users.
- Data Management – develops, maintains, and manages data and metadata; acts as a data resource manager, steward, or point of contact. Contributes to the development and implementation of data management plans and data standards for local, corporate, or other business area data. Ensures integrity of data is maintained and protected.
- Develops spatial analysis procedures and techniques for customized applications, queries and models.
- Performs integrated/advanced spatial and statistical analysis from multiple combinations of spatial and attribute data from a diverse range of sources that provide decision support for program, management, strategic or legislative decision makers.
- Designs, develops, and implements programming languages or other GIS tools to create custom program code, databases, customized geospatial tools, or applications that are used by government and/or public clients and stakeholders. Custom applications/tools may also facilitate collection, management, analysis and reporting of spatial and attribute data.
- Develops or contributes to the development and implementation of quality assurance processes, consistent with provincial standards for the business area, including identifying inefficiencies and problems associated with provincial standards, procedures and policies; makes recommendations for improvements to corporate data integrity working groups.
- Researches and applies subject matter knowledge of scientific/technical area in the design of specific GIS/spatial analysis applications.

- Manages or supports contract development, establishes standards and specifications and adapts contract language as required; interacts with contractors to resolve problems, provide technical guidance, monitor progress, conduct quality assurance checks and ensure contract deliverables meet specifications.
- Build Indigenous cultural awareness including completion of any required training.
- Adhere to data standards by understanding how to collect, enter and manage data to ensure it is accurate, complete and timely.
- Conduct work activities in accordance with sound health and safety practices set out by the BCTS safety program and applicable legislation and promote these practices with co-workers.
- Ensure all job-related documentation, legal or otherwise, is complete and recorded.
- Maintains awareness of and/or researches emerging issues, technologies and approaches related to spatial data and analysis methodologies, applications and GIS software. Maintains technical skills and knowledge of corporate data systems.
- Identifies training needs, develops training material, and/or provides training and support to business area staff, clients, contractors, or external users on the use of a variety of custom or out of the box data applications, tools, or GIS technology/software.
- Participates in the investigation, selection, testing, evaluation and implementation of spatial analysis platforms, platform components and applications.
- Provides expert advice and guidance on multi-stakeholder, intra-ministry committees and working groups and participates or presents in conferences and workshops.
- Mentors staff or officially supervises staff.

JOB REQUIREMENTS

Education and Experience

- Bachelor's Degree in geographic information systems, or in relate field, such as natural resources or geography and two (2) years of related experience year of related experience; OR
- Diploma in geographic information systems, or in relate field, such as natural resources or geography and three (3) years of related experience; OR
- An equivalent combination of education and experience may be considered.

Related Experience may include

- Experience designing and developing customized spatial tools.
- Experience delivering complex spatial analysis projects in support of client's business needs.

Preferences

- Project management and administration experience including overseeing contracts.
- Experience in ESRI (ArcGIS) software.
- GIS experience supporting operational forestry.
- Experience in Python, Model Builder or R programming language.

Knowledge, Skills and Abilities

- Knowledge of provincial government natural resource sector procedures and standards relevant to data, mapping and design.
- Basic knowledge of the structures and mandates of the Islands Trust
- Knowledge of general theories, principles and standards of cartography.
- Ability to produce quality analytical products while maintaining quality assurance using ESRI (ArcGIS).
- Ability to incorporate multiple inputs such as spatial, remote sensing, databases, reporting tools, spreadsheets, etc.
- Ability to create queries and reports in Microsoft Access Software.
- Ability to use a broad variety of mapping and design hardware, software and other equipment to create themes, colour thematic maps, terrain models and develop reports.
- Ability to integrate data/information from a variety of sources to produce maps and other graphic materials.
- Ability to identify information/issues, analyze, and develop options, solutions or recommendations.
- Ability to communicate clearly and effectively both verbally and in writing.
- Ability to organize multiple and concurrent projects and manage a diverse and variable workload.

Security Screenings

- Successful completion of security screening requirements of the BC Public Service, which may include a criminal records check, and/or Criminal Records Review Act (CRRRA) check, and/or enhanced security screening checks as required by the ministry (Note: It is important that you read the job posting carefully to understand the specific security screening requirements pertaining to the position).

INDIGENOUS RELATIONS AND BEHAVIOURAL COMPETENCIES

- **Business acumen** is the ability to understand the business implications of decisions and the ability to strive to improve organizational performance. It requires an awareness of business issues, processes and outcomes as they impact the client's and the organization's business needs.
- **Results orientation** is a concern for surpassing a standard of excellence. The standard may be one's own past performance (striving for improvement), an objective measure (achievement orientation), challenging goals that one has set, or even improving or surpassing what has already been done (continuous improvement). Thus, a unique accomplishment also indicates a results orientation.
- **Service orientation** implies a desire to identify and serve customers/clients, who may include the public, coworkers, other branches/divisions, other ministries/agencies, other government organizations and non-government organizations. It means focusing one's efforts on discovering and meeting the needs of the customer/client.
- **Cultural Agility** is the ability to work respectfully, knowledgeably and effectively with Indigenous people. It is noticing and readily adapting to cultural uniqueness in order to create a sense of safety for all. It is openness to unfamiliar experiences, transforming feelings of nervousness or anxiety into curiosity and appreciation. It is examining one's own culture and worldview and the culture of the BC Public Service, and to notice their commonalities and distinctions with Indigenous cultures and worldviews. It is recognition of the ways that personal and professional values may conflict or align with those of Indigenous people. It is the capacity to relate to or allow for differing cultural perspectives and being willing to experience a personal shift in perspective.



Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (*Committee or Operational Unit*):

Islands Trust Conservancy Board

Department: Initiated by

Islands Trust Conservancy

Name of Request:

Indigenous Relations Advisor - .5 FTE
(Administrative Officer R24) - \$55,668

\$ Value of Request (*indicate by fiscal year and total if project is multi-year*):

Summary for Business Case Insertion	
Salary + Benefits	\$53,468
Travel	\$1,500
Cell Phone	-
Computer - Laptop	-
Computer - Desktop	-
Standard software licenses	-
Training	\$700
Professional Fees	-
Overtime	-
TOTAL COST OF NEW POSITION in 1st year	\$55,668
Total one-time expenses	
Total yearly expenses	\$55,668

Budget Source (select all that apply):

- ☐ **Specific Project Funding** (select all that apply)
- ☐ Third Party Contractors
 - ☐ Staff Travel Expense
 - ☐ Staff Overtime Expense
 - ☐ New Staff Member – Temporary for project
 - ☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☐ **Computer Hardware/Software/Supplies**

☒ **New Staff Resources** (see Staff Costing Tool)

☒ **Permanent**

☐ **Temporary**

Temp Duration:

☐ **Other – please describe:** _____

Date of Submission to Finance: October 16, 2025	Funding Required for (date range): Beginning April 1, 2026
TIE TO ISLANDS TRUST GUIDING DOCUMENTS: <i>(Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.</i> Creating a permanent ITC Indigenous Relations Advisor position in 2026/27 will support implementation of the Islands Trust Conservancy Board's Reconciliation Declaration in which the Board committed to the protection and preservation of the Trust Area through processes that respect and honour reconciliation and mutually respectful relationships with Coast Salish Indigenous Peoples. Creation of this position also responds to direction from the Minister of Housing and Municipal Affairs to undertake development of the next iteration of the Islands Trust Conservancy's Five-Year Plan through engagement with all First Nations in the Islands Trust Area in a manner that reflects the spirit of the UN Declaration on the Rights of Indigenous People. The position will also support Strategic Direction 5.1 of Trust Council's Strategic Plan: Enhance <i>proactive planning and intentionality of reconciliation initiatives</i> ITC Reconciliation Declaration (2019) Regional Conservation Plan (2018-2027) This position supports Goal 2.0 - Strengthen relationships with First Nations to identify and collaborate on shared conservation goals. Specified in Objectives 2.1 to 2.6. Direction from the Minister of Municipal Housing and Affairs to initiate meaningful engagement with Indigenous Governing Bodies in land securement, protected area management planning and operations. The Trust Council 2026-27 Budget Guideline Assessment includes these guidelines: • That resource requests for new tax-funded personnel will only be considered where critical capacity issues can be clearly demonstrated, or where upfront investment will result in longer term savings as outlined in a business case. • That Trust Council direct that new personnel requests will include with the business case, a draft job description for the new position, as well as a depiction of where the position will reside in the organisational chart. • That Trust Council establish a 2026/27 budget guideline that considers resourcing needs to update and implement the Reconciliation Action Plan. (not yet finalized) • Current budget guidelines do not include consideration of the resourcing needs for ITC's Regional Conservation Plan or Five-Year Plan.	
ISSUE/OPPORTUNITY: <i>(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)</i> Issues Conservancy staff are not properly supported to undertake engagement with First Nations on the Five-year Plan and many of the regular duties of the Islands Trust Conservancy. With 30 First Nations with a range of interests across the 115 protected areas, the Islands Trust Conservancy does not have sufficient capacity to meaningfully engage in a manner that reflects the spirit of the UN Declaration on the Rights of Indigenous People. Despite Reconciliation being a high-priority of the Islands Trust Conservancy Board and staff for a number of years, the Conservancy has not had the capacity or expertise to develop a Reconciliation Action Plan, and has struggled to meaningfully involve Indigenous Governing Bodies in land securement, protected area management planning and operations, and, crucially, for the past three years has not been able to initiate engagement, as directed by the Minister, on the development of its Five-year Plan, which has a statutory deadline for submission to the Minister of December 2027.	

The Conservancy has also found it challenging for individual staff to coordinate with Planning Services' and Trust Area Services' engagement efforts. Without a staff person dedicated to develop, guide and manage the Conservancy's relationships with Indigenous Governing Bodies and track engagement and relationship-type agreements in the future, the Conservancy will continue to have critical capacity issues and will struggle to develop and sustain positive and meaningful relationships and meet the December 2027 Five-year Plan statutory deadline.

The current Senior Indigenous Relations Advisor (SIRA) is already beyond capacity. There is insufficient time available in this vital role for the addition of Conservancy's work. If the current SIRA is tasked with assisting with engagement for the Conservancy in addition to currently assigned work:

- Contributing to strategy/action plan development/implementation for Islands Trust Council;
- Training of staff and trustees;
- Orientation of new staff;
- Negotiation of protocol agreements;
- Answering questions from trustees and staff;
- Reviewing correspondence and planning docs; and
- Attending engagement meetings on behalf of local trust committees and Trust Council.

There is risk of burnout of the Senior Indigenous Relations Advisor, Conservancy Manager and the Director of Trust Area Services if they continue to try to sustain their workloads and the additional duties of an Indigenous Relations Advisor and engagement lead for the Conservancy. None of these positions can easily absorb additional work associated with the engagement on the Five-Year Plan development and ongoing work.

The unavailability of the Director, Manager or Advisor to support Conservancy staff will continue to impact morale and organizational cohesion. If existing staff require extended leave, the cost to fill a position is nearly doubled, as staff on leave are paid 75% - 100% of their base salary and any temporary hire to backfill would be paid 100% of that same salary as well.

Opportunities

The opportunity for ITC to develop lasting relations with the staff/elected officials/hereditary leaders of Indigenous Governing Bodies. A dedicated Indigenous Relations Advisor would fulfill the gap by providing the support needed to develop, guide and manage the Conservancy's relationships with Indigenous Governing Bodies and track engagement and relationship-type agreements in the future, provide needed support to ITC Staff, reduce the additional pressure on the Senior Indigenous Relations Advisor, increase staff morale and organizational cohesiveness.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

Establishing a part-time, permanent Indigenous Relations Advisor position will strengthen the Conservancy's capacity by providing dedicated knowledge and expertise and enabling us to better meet current expectations for engagement with Indigenous Governing Bodies.

This position would develop a Reconciliation Action Plan, guide Conservancy staff through the engagement process for the Five-year Plan, providing a much-needed strategic approach to engagement with Indigenous Governing Bodies and coordinated methods for tracking and reporting. The outcomes will strengthen the Conservancy's work into the future and create opportunities to build meaningful working relationships with First Nations and Indigenous Governing Bodies.

Other projected results are as follows for the 2026/27 year:

- Time for the Conservancy Manager to work on core Manager duties, such as supporting the Islands Trust Conservancy Board, developing unit work plans associated with corporate planning, risk management, strategic planning, policy analysis, conducting PMDPs and managing staff turn-over
- Time for the Manager to support staff on larger projects, including the next iteration of the Regional Conservation Plan and a Protected Areas Database System
- Reduced timelines addressing questions from Conservancy staff and Board regarding engagement processes and status with First Nations
- Reduced timelines for implementing initiatives assigned to Conservancy staff
- Reduced risk of staff burnout: This will greatly benefit the personal health of individual staff members, supporting the desire to move forward with engagement with First Nations

An Indigenous Relations Advisor position would fill a critical gap by providing the expertise to develop a Reconciliation Action Plan for the Conservancy, and initiate meaningful engagement with Indigenous Governing Bodies in land securement, protected area management planning and operations as directed by the Minister on the development of its Five-year Plan. Deliverables include:

- Facilitating and managing respectful engagement processes with Indigenous Governing Bodies by developing an engagement framework and facilitating decision-making processes, establishing working relationships with the Indigenous communities in the Islands Trust Area, organizing engagement sessions, and providing program specific professional advice to Islands Trust Conservancy Board and staff
- Organizing Five-Year Plan engagement sessions and facilitate working agreements with Indigenous Governing Bodies
- Building and maintaining relationships with Indigenous Nations, groups and organizations on behalf of and in support of the Conservancy to stimulate information sharing and encourage future partnership opportunities
- Communicating Indigenous Governing Bodies' requests and interests to Islands Trust Conservancy Board and staff, and working collaboratively with all parties to respond to requests and address issues raised including, but not limited to, opportunities for engagement, information sharing and cooperation.
- Providing guidance to Islands Trust Conservancy Board and staff on relationship building for the purposes of referrals, negotiations, communications, and collaboration on projects and planning with Indigenous Governing Bodies, Indigenous groups and Indigenous community members.
- Facilitating, supporting, reviewing and tracking the Conservancy's engagement and referral processes and protected area management planning and making recommendations for improvements
- Contributing to the development and review of Islands Trust Conservancy policies, structures and systems to support the success of the role and engagement processes

Please see attached draft job profile for a full list of deliverables.

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

Hiring a new staff resource to support the Conservancy team with engaging Indigenous Governing Bodies comes with very little, if any, risk to the organisation. Identified risks with hiring a new 0.5 FTE would be those typically associated with the hiring of any position, such as the inability to find or retain suitable candidates. The risk of not supporting this new position is greater than the risks of supporting it, as described in the Issue/Opportunity section of this report.

It may prove to be more challenging to recruit a qualified candidate to a part-time position.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1: Hire a Permanent 0.5 FTE (Recommended)

Benefits: For the Conservancy staff and Board, Director of Trust Area Services, Senior Indigenous Relations Advisor and ITC staff - as stated above in projected results/deliverables section.

Risks: As stated above in risk assessment section. It may be more difficult to recruit a qualified candidate to a part-time position and the Manager will have one more staff position to supervise without the benefit of full-time productivity from the position.

Financial implications: \$55,668 additional staff salaries/benefits ongoing

Resource requirements: Staff time to run hiring competition and train successful applicant in the role, and ongoing supervision

Option 2: Hire a temporary (auxiliary) 0.5 FTE

Benefits: As above with less ability to sustain improvements, relationships and workloads for more than the 8 months of the 2026/27 fiscal year.

Risks: Hiring a new staff resource to support the Conservancy comes with very little, if any, risk to the organisation. Identified risks with hiring an auxiliary 0.5 FTE would be those typically associated with the hiring of any position, such as the inability to find or retain suitable candidates. It may be more difficult to recruit a qualified candidate to a temporary, part-time position and the Manager would have one more staff position to supervise without the benefit of a permanent, full-time productivity from the position.

Additional risk of losing or delaying relationship connections and engagement processes with Indigenous Governing Bodies initiated by auxiliary position and a delay in cooperative co-development of the Five-year Plan with Indigenous Governing Bodies.

Financial implications: \$59,918 additional staff salaries/benefits from April 2026 - March 31, 2027

Resource requirements: Staff time to run hiring competition and train successful applicant in the role, and supervision for auxiliary term.

Option 3: Hire a permanent 1.0 FTE

Benefits: As above with increased impact, ability for the new hire to develop lasting relations with the staff/elected officials/hereditary leaders of Indigenous Governing Bodies, more ability to plan for the longer-term, and higher likelihood of attracting qualified applicants. In addition, provide time for the Senior Indigenous Relations Advisor to work on currently assigned work of strategy/action plan development/implementation for Islands Trust Council, training of staff and trustees, orientation of new staff, negotiation of protocol agreements, answering questions from trustees and staff, review of correspondence and planning and attending engagement meetings on behalf of local trust committees and Trust Council.

Risks: Hiring a new staff resource to support the Conservancy team comes with very little, if any, risk to the organisation. Identified risks with hiring a new 1.0 FTE would be those typically associated with the hiring of any position, such as the inability to find or retain suitable candidates.

Financial implications: \$110,135 additional annual staff salaries/benefits

Resource requirements: Staff time to run hiring competition and train successful applicant in the role, and ongoing supervision.

Option 4: Engage independent contractors for project-related work instead of hiring a staff position

Benefits: Potential for highly-skilled labour for ad-hoc projects

Risks: Risk that no suitable contractor can be found or is not available, risk of incompleteness of contracts with contractors. Risk of the effort to build relationships, initiating engagement and agreement processes with a contractor/non-Islands Trust employee that will not be able to sustain those new relationships.

Financial implications: \$65,000 - \$125,000 (.05 FTE). Contractor hourly rates are significantly higher than staff hourly rates.

Resource requirements: Conservancy Manager time to run procurement processes, identify and engage with suitable contractors, manage the projects, ensure effective collaboration and knowledge transfer, manage associated financial approvals.

Option 5: Status Quo - No new staff resources

Benefits: No increase in costs

Risks:

1. Conservancy staff will not be properly supported to undertake engagement with First Nations on the Five-year Plan and many of the regular duties of the Islands Trust Conservancy.
2. The Conservancy will continue to have insufficient capacity to meaningfully engage in a manner that reflects the spirit of the UN Declaration on the Rights of Indigenous People.
3. The Conservancy will continue to experience a lack of capacity or expertise to develop a Reconciliation Action Plan, and will continue to struggle to meaningfully involve Indigenous Governing Bodies in land securement, protected area management planning and operations.
4. The Conservancy Manager will continue to be challenged to initiate engagement, as directed by the Minister, on the development of its Five-year Plan.
5. The Conservancy will not have a dedicated staff person to develop, guide and manage the Conservancy's relationships with Indigenous Governing Bodies and track engagement and relationship-type agreements in the future.
6. The Conservancy will continue to have critical capacity issues and will struggle to develop and sustain positive and meaningful relationships and meet the December 2027 Five-year Plan statutory deadline.
7. The current Senior Indigenous Relations Advisor will continue to be beyond capacity, unable to dedicate sufficient time for the Conservancy's work.
8. There is risk of burnout of the Conservancy Manager, Director of Trust Area Services and the Senior Indigenous Relations Advisor if they continue to try to sustain their workloads and the additional duties of an Indigenous Relations Advisor and engagement lead for the Conservancy.
9. None of these positions can easily absorb additional work associated with the engagement on the Five-Year Plan development and ongoing work.
10. The unavailability of the Director, Manager or Advisor to support Conservancy staff will continue to impact morale and organizational cohesion.
11. We may experience staff burn-out, and encounter temporary leave requests, increasing workload for the Manager, Director and Conservancy staff.

Financial implications: None

Resource requirements: Manager and Director time to support Board, Trust Council, Executive Committee and Trust Programs Committee decisions about how to scale current and future work requests to Conservancy/Trust Area Services to the resources available.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

- A thorough and well-conducted hiring process needs to be undertaken to ensure quality staff are secured in the new role
- A thorough orientation for any new hire to properly perform their duties to achieve the greatest benefit to the organisation
- Support from Islands Trust elected officials and management to fund this new key position and dedicate long-term resources to it

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1: Hire a Permanent 0.5 FTE ITC Indigenous Relations Advisor

An Indigenous Relations Advisor position would fill a critical gap by providing the expertise to develop a Reconciliation Action Plan for the Conservancy, and initiate meaningful engagement with Indigenous Governing Bodies in land securement, protected area management planning and operations as directed by the Minister on the development of its Five-year Plan.

This option addresses critical capacity issues in the long-term for the Islands Trust Conservancy and provides the staffing resources we have been missing in order to properly move forward with engaging with Nations by building relationships, trust and entering into government-to-government agreements.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Quantitative Discussion: Ongoing annual cost of \$55,668 for salaries and benefits. Savings may be realised by

helping prevent potential future staff leaves and the need for paid leave and paid backfill. Savings may also be realised via reduced staff turnover due to reduced critical capacity issues in the Conservancy, which affect the team as a whole.

Qualitative Discussion: Staff with appropriate work-life balance are more engaged, more productive, more invested in the workplace, and work better with others, which contributes to organisational success. Reduced turnover results in lower costs to the organisation by limiting costs associated with lost working hours, recruitment and training. Improvements to the Conservancy's engagement processes and engagement meetings will lead to improved relationships with Indigenous Governing Bodies and improve Conservancy staff morale. Conservancy work will be aligned with the UN Declaration on the Rights of Indigenous Peoples.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (ie. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (ie: external competition, government-restricted internal competition, etc.)*

Hiring staff does not fall under the procurement of goods or services, so a procurement process is not applicable. Instead, a hiring process will be conducted following standard Public Service Agency (PSA) practices. If required, this process includes reviewing the job description, working with PSA to classify the position, posting the job externally, collecting and reviewing resumes, conducting skill testing, interviews, reference and criminal record checks, issuing offer letters, and providing comprehensive on-boarding and training for the new staff member. These steps ensure a thorough and compliant hiring process in accordance with established procedures.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the "roll-out" of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

The hiring process will be initiated in January 2026, subject to budget approval, with screenings and interviews taking place in March 2026. The anticipated start date for the new hire is in April 2026. Comprehensive training for the new staff member will be conducted over a period of 2-3 months, ensuring they are fully equipped to fulfil their role.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

Pre-hiring activities:

- Conservancy Manager: Hiring process duties: identifying suitable candidates, screening resumes, preparing and scoring screening tests, conducting interviews, conducting reference checks, and making job offer. Estimated time: 50 hours.
- Employee Services Coordinator: Administer job posting, collect resumes, administer written assessments, schedule interviews, prepare offer letters, and file for criminal record checks. Total time: 5 hours.
- Interview Panelists (Conservancy Manager, Director of Trust Area Services+ one other): Conduct interviews and participate in post-interview discussions. Estimated time: 2 hours per interviewee per panelist.

Post-hiring activities:

- Conservancy Manager: Oversee and conduct training and orientation with new staff for a period of 2-3 months.
- Employee Services Coordinator: Process new hire paperwork, schedule and deliver basic new hire orientation and on-boarding sessions. Total time: 15 hours.

Others across the organization: Provide orientation to other departments and relevant processes over the course of 1 week.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

In the event this position is approved and a hiring process is needed, appropriate internal communications will be conducted to inform staff about hiring process. The competition would be advertised both internally within the organization and externally on platforms such as the BC Public Service Agency job site and other relevant job portals, following standard hiring procedures. This approach ensures transparency and provides equal opportunities for potential candidates.

ATTACHMENTS:

1. ITC Indigenous Relations Advisor Job Profile – Draft
2. Organizational Chart – Position Classification

Requested by (Committee or Business unit): Islands Trust Conservancy Board

Prepared by (name, title)/date: Wendy Tyrrell, Conservancy Manager, September 25, 2025 (updated Oct 15, 2025)

Reviewed by (name, title)/date: Clare Frater, Director, Trust Area Services, September 25, 2025 (updated Oct 15, 2025)

TITLE: INDIGENOUS RELATIONS ADVISOR

CLASSIFICATION: 24??

MINISTRY: ISLANDS TRUST,
MINISTRY OF MUNICIPAL AFFAIRS

WORK UNIT: ISLANDS TRUST
CONSERVANCY

SUPERVISOR TITLE: MANAGER, ISLANDS TRUST CONSERVANCY

SUPERVISOR POSITION #: 036526

PROGRAM

Located in Coast Salish territory, the [Islands Trust](#) is a special purpose government responsible for protecting the unique amenities and environment of more than 450 islands and surrounding waters in the southern Strait of Georgia and Howe Sound. Created by the Province via the *Islands Trust Act*, Islands Trust plans and regulates local land use, coordinates with other level of government and Indigenous Governing Bodies on key issues impacting the area, and protects land through the Islands Trust Conservancy.

The Islands Trust Conservancy, created under the *Islands Trust Act*, provides land conservation and land management services to further the mandate of the Islands Trust. The Islands Trust Conservancy Board can accept land, conservation covenants, and other financial contributions from individuals, corporate donors, and government and is responsible for the management and disposition of the lands and funds it holds.

JOB OVERVIEW

The Indigenous Relations Advisor fosters organizational excellence in intergovernmental relationships among Islands Trust Conservancy and Indigenous Governing Bodies in the Islands Trust Area, as well as regional districts, and provincial and federal agencies. The Indigenous Relations Advisor supports development of resilient relationships and innovative reconciliation and engagement strategies.

KEY ACCOUNTABILITIES

- Facilitates and manages respectful engagement processes with Indigenous Governing Bodies by developing the engagement framework and decision-making processes, establishing working relationships with the Indigenous communities in the Islands Trust Area, organizing engagement sessions, and providing program specific professional advice to Islands Trust Conservancy Board and staff.
- Builds and maintains working relationship with Indigenous Governing Bodies, Indigenous groups, and Indigenous community members.
- Represents Islands Trust Conservancy priorities and operations, in intergovernmental dialogue with Indigenous Governing Bodies and other governments.
- Communicates Indigenous Governing Bodies' requests and interests to Islands Trust Conservancy Board and Islands Trust staff, and works collaboratively with all parties to respond to requests and address issues raised including, but not limited to, opportunities for engagement, information sharing and cooperation.
- Provides guidance to Islands Trust Conservancy Board and staff on relationship building for the purposes of referrals, negotiations, communications, and collaboration on projects and planning with Indigenous Governing Bodies, Indigenous groups and Indigenous community members.

- Provides information to Islands Trust Conservancy Board and staff on relevant federal and provincial legislation, ministry policies and procedures, recent court decisions, Indigenous rights, and the status of treaty processes
- Collaborates with Islands Trust Conservancy Board and staff in the drafting, editing, and delivery of correspondence with Indigenous Governing Bodies, Indigenous groups and community members.
- Facilitating, supporting, reviewing and tracking the Conservancy's engagement and referral processes and protected area management planning and making recommendations for improvements
- Reviews and make recommendations for improvements to existing Islands Trust Conservancy policies, procedures and guidelines and provides recommendations for the development of new policies.
- Documents and summarizes consultation decisions, monitors results and disseminates information and outcomes to Islands Trust Conservancy staff.
- Ensures engagement communications and processes are recorded in contact databases and information datasets are kept current.
- Coordinates meetings between Indigenous Governing Bodies and Islands Trust Conservancy Board and staff.
- Attends meetings of Islands Trust Conservancy Board to provide advice on matters pertaining to relations and agreements with Indigenous Governing Bodies, Indigenous groups and Indigenous community members.
- Advises Islands Trust Conservancy Board and senior staff on matters pertaining to the creation and amendment of protocol and coordination agreements with Indigenous Governing Bodies and other governments.
- Reviews draft agreements with Indigenous Governing Bodies and other governments.
- Processes and responds to requests for support and advice from Islands Trust Conservancy Board and staff.
- Organizes education and relationship building opportunities for Islands Trust Conservancy Board and staff, with Indigenous Governing Bodies, and/or Indigenous Peoples.
- Prepares, designs and delivers internal training and presentations.
- Exercises a high degree of judgement, tact and diplomacy in dealing with issues that may involve communication of information that could have a significant impact on the image and credibility of Indigenous Governing Bodies, Indigenous groups and Indigenous communities the Islands Trust and the Islands Trust Conservancy, including when responding to enquiries from the media.
- Other duties as requested by the Manager, Islands Trust Conservancy or the Director, Trust Area Services.

SELECTION CRITERIA

Education and Experience Requirements

- A Master's degree in Indigenous studies, Indigenous governance, land use/rural planning, social sciences, public administration, or related field, and 2 years of related experience OR
- A Bachelor's degree in one or more of the above disciplines plus 2 years of related experience OR
- A Diploma and at least 3 years of related experience
- An equivalent combination of experience and continuous learning may be considered.
- Possession and maintenance of a Class 5 Drivers' License.

Preference may be given to candidates with any of the following:

- Demonstrated knowledge of biology, ecology and/or land conservation.
- Experience engaging Indigenous Governing Bodies regarding land use planning and/or natural resource management.

- Demonstrated experience working collaboratively with Indigenous Peoples and Indigenous Governing Bodies in the Salish Sea region.
- Demonstrated senior level leadership experience.
- Demonstrated project management skills, with the ability to manage multiple projects with diverse objectives and deadlines.

PROVISOS

- Some overnight travel is a requirement of this position.
- Criminal Record Check is required.

Knowledge, Skills and Abilities

- Knowledge of social, environmental, political, economic, and land use issues relevant to Indigenous Governing Bodies and Indigenous communities, the Islands Trust Area and its residents.
- Demonstrated knowledge and experience with Indigenous Governing Bodies' interests that intersect with land conservation and land management.
- Demonstrated knowledge of the United Nations Declaration of the Rights of Indigenous Peoples, the *Declaration on the Rights of Indigenous Peoples Act*, the *Indian Act* and the historical and current treaty processes in British Columbia.
- Ability to establish and maintain constructive working relationships with a wide range of Indigenous Governing Bodies, Indigenous organizations and Indigenous community members.
- Exceptional diplomacy, tact, and communication skills.
- Contract management, project management skills, with the ability to manage multiple projects with diverse objectives and deadlines.
- Significant attention to detail, ability to identify emerging issues and prioritize appropriately to meet deliverables, outcomes and deadlines.
- Demonstrated ability to quickly identify and analyse implications for the Islands Trust Conservancy's reputation and operations as the basis for recommending options and responses to senior staff and Islands Trust Conservancy Board.
- Demonstrated ability to use initiative to respond appropriately to unanticipated issues with creative and innovative solutions using strong business and political acumen.
- Ability to work independently under pressure with minimal supervision.
- Demonstrated sensitivity to political issues and impacts.
- Ability to establish and maintain constructive working relationships with a wide range of public officials and managers, and general public.
- Demonstrated oral and written communication skills.

BEHAVIOURAL COMPETENCIES

Problem Solving/Judgement is the ability to analyze problems systematically, organize information, identify key factors, identify underlying causes and generate solutions.

Improving Operations is the ability and motivation to apply one's knowledge and past experience for improving upon current modes of operation within the Islands Trust. This behaviour ranges from adapting widely used approaches to developing entirely new value-added solutions.

Teamwork and Co-operation is the ability to work co-operatively within diverse teams, work groups and across the organization to achieve group and organizational goals. It includes the desire and ability to understand and respond effectively to other people from diverse backgrounds with diverse views.

INDIGENOUS COMPETENCIES

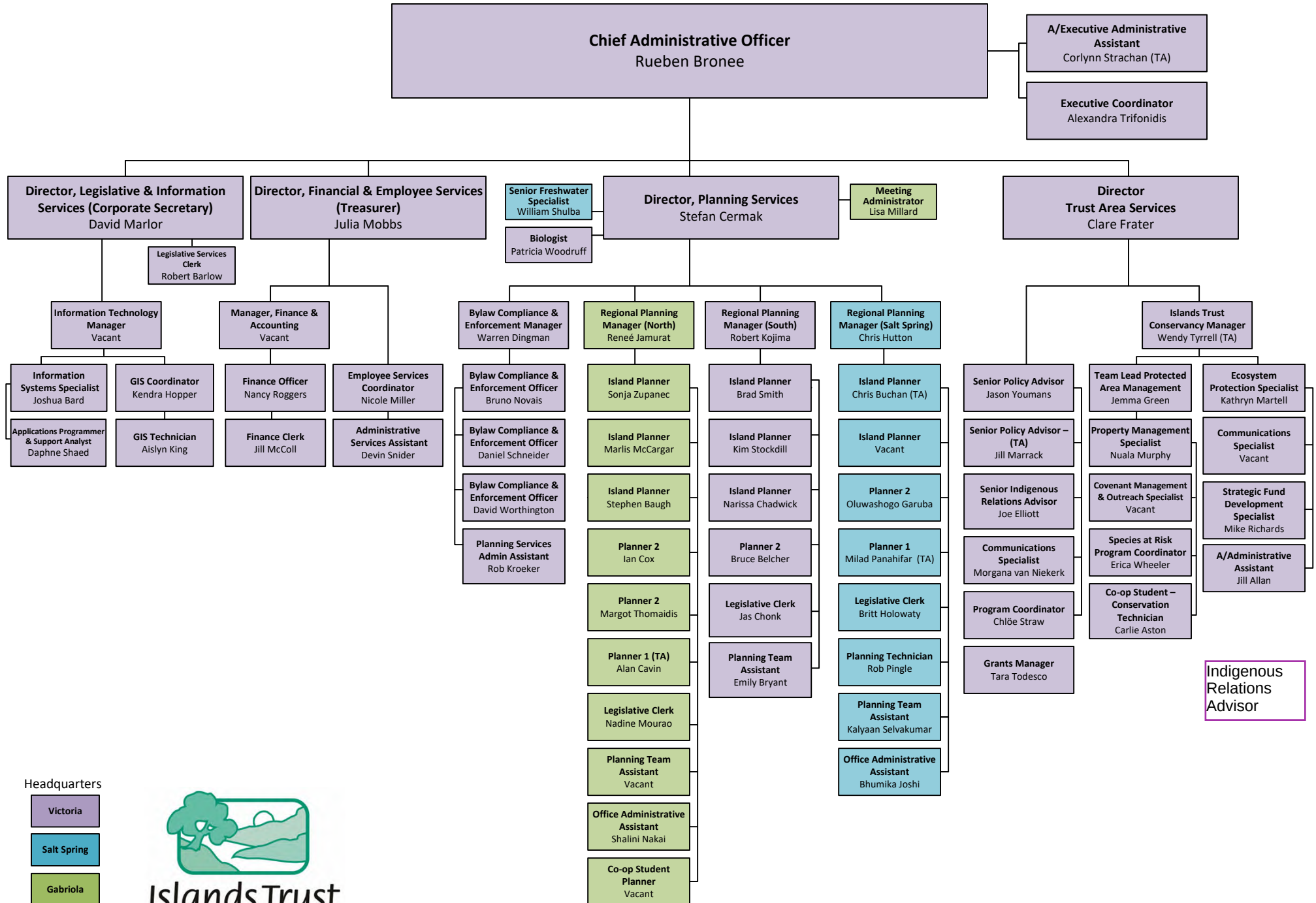
Cultural Agility is the ability to work respectfully, knowledgeably and effectively with Indigenous people. It is noticing and readily adapting to cultural uniqueness in order to create a sense of safety for all. It is openness to unfamiliar experiences, transforming feelings of nervousness or anxiety into curiosity and appreciation. It is examining one's own culture and worldview and the culture of the BC Public Service, and to notice their commonalities and distinctions with Indigenous cultures and worldviews. It is recognition of the ways that personal and professional values may conflict or align with those of Indigenous people. It is the capacity to relate to or allow for differing cultural perspectives and being willing to experience a personal shift in perspective.

Strategic Orientation is the ability to link the long-range vision of Indigenous self-determination to daily work, ranging from a simple understanding to a sophisticated awareness of the full impact of thinking and actions. It is the ability to think and operate broadly, with the goal of sustainability, to further the goals of Indigenous peoples in a way that meets the collective public interest. This also means taking responsibility to collaboratively design and implement steps to redress past harms and set frameworks in place to prevent their recurrence.

Change Leadership is championing the achievement of intended, real change that meets the enduring vision of Indigenous self-determination in British Columbia. It involves collaboratively developing and implementing ideas to achieve positive change from anywhere in the BC Public Service. The change leader learns from other leaders and elders, models the vision, and encourages members of the public service to commit to and champion the vision. The change leader inspires others into new ways of thinking and doing business. The change leader routinely energizes the change process and removes barriers to change.

Building a Trust-Based Relationship requires a fundamental understanding that "relationship" is the foundation from which all activities happen, and that building a good relationship takes time and commitment. It is a willingness to build a personal relationship in addition to a professional one, participating in open exchanges of experiences and culture. It requires a genuine, non-controlling approach and relies upon demonstrated integrity and transparency. Building a trust-based relationship requires a high level of consciousness of the experience of Indigenous people with Crown relations. It assumes that strengths abound in Indigenous people, cultures and communities.

Islands Trust Staff Organization Chart





Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (Committee or Operational Unit):

Islands Trust Conservancy Board

Department: Initiated by

Islands Trust Conservancy

Name of Request:

SAR Coordinator – One Month Extension
\$7,179

\$ Value of Request (indicate by fiscal year and total if project is multi-year):

Summary for Business Case Insertion	
Salary + Benefits	\$7,179
Travel	-
Cell Phone	-
Computer - Laptop	-
Computer - Desktop	-
Standard software licenses	-
Training	-
Professional Fees	-
Overtime	-
TOTAL COST OF NEW POSITION in 1st year	\$7,179
Total one-time expenses	\$0
Total yearly expenses	\$7,179

Budget Source (select all that apply):

☐ **Specific Project Funding** (select all that apply)

- ☐ Third Party Contractors
- ☐ Staff Travel Expense
- ☐ Staff Overtime Expense
- ☐ New Staff Member – Temporary for project
- ☐ Computer Hardware/Software

☐ **Furniture & Equipment**

Computer Hardware/Software/Supplies

☐ **New Staff Resources** (see Staff Costing Tool)

☐ **Permanent**

☐ **Temporary**

Temp Duration:

One month extension

☒ **Other – please describe:** One month extension of existing staff position

Date of Submission to Finance: October 16, 2025

Funding Required for (date range):
April 1, 2026- April 30, 2026

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: *(Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.)*

This request supports Goal 3 of the Islands Trust Conservancy Board's [Regional Conservation Plan](#): Continue to secure and manage Islands Trust Conservancy lands and conservation covenants to maximize ecological integrity and Goal 4: Continue to build internal and shared organizational strength and resilience to ensure long-term nature conservation in the Islands Trust Area.

The Trust Council 2026-27 Budget Guideline Assessment includes these guidelines:

- That resource requests for new tax-funded personnel will only be considered where critical capacity issues can be clearly demonstrated, or where upfront investment will result in longer term savings as outlined in a business case.
- That Trust Council direct that new personnel requests will include with the business case, a draft job description for the new position, as well as a depiction of where the position will reside in the organisational chart

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

The annual \$220,000 Environment and Climate Change Canada (ECCC) Priority Places grant creating and supporting the Species and Risk Program is ending after six years.

Issue

There is a substantial final report due to ECCC that cannot be completed until 2025/26 project reports are complete and submitted, due on March 31st. Without a SAR Coordinator in place, the ITC Fund Development Specialist (part-time) and ITC's Manager would have limited capacity to take on this work for without significant impacts to routine work and prioritizing the Five-Year Plan engagement process.

Opportunity

Retaining the Species at Risk Program Coordinator until the end of April 2026 would allow for the most experienced and efficient person (the SAR Coordinator) to complete the final 2025-26 ECCC Priority Places Annual Report, including supporting documentation and records management associated with the Species at Risk Program and Protected Areas Management Program.

The existing coordinator would also be available to review final SAR-related reports and follow up with contractors and provide feedback on reports. In addition, the SAR Program Coordinator would streamline the process for securing the final ECCC disbursement of grant funds.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

Final report completed for Environment and Climate Change Canada (ECCC) grant for the Species and Risk Program, resulting in release of final contribution amount of approximately \$22,000 and continued positive reputation for Islands Trust Conservancy with the funder. Also, this will support documentation and records management associated with the Species at Risk Program and Protected Areas Management Program.

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

The main risk is that the current staff person will not stay on to complete the report. Should this happen, staff will recommend Option 3 below and will work with the Board to manage the impact to existing work programs which would be significant.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1: \$7,179 to extend Species at Risk Coordinator for one month to complete Species at Risk grant report (Recommendation)

Benefits: Final report completed for Environment and Climate Change Canada (ECCC) grant for the Species and Risk Program, resulting in release of final contribution amount of approximately \$22,000 and continued positive reputation for Islands Trust Conservancy with the funder. Allow for the most experienced staff person (three years) with dedicated time allocated to the final reporting process and wrapping up the SAR Program Priority Places funding stream.

Risks: The main risk is that the current staff person will not stay on to complete the report. Should this happen, staff will recommend Option 3 below -engage independent contractor.

Financial implications: \$7,179

Resource requirements: A few hours to produce extension offer letter.

Option 2: No additional resources to complete Species at Risk grant report

Benefits: No budget increase.

Risks: As there is no additional staff capacity to take on this work, this option risks negative impacts on existing work programs and would hamper the ITC Manager's time on the Five-Year Plan project and routine work such as audit preparation, annual report writing, budget request, preparation for the Board's May meeting, planning for the 2027/28 fiscal year, and planned fund development activities.

Financial implications: None.

Resource requirements: The Fund Development Specialist (part-time), Team Lead, and the ITC Manager would work together to produce the report, taking more staff time than the SAR Coordinator would have, at higher salary rates.

Option 3: Engage independent contractor to complete Species at Risk grant report

Benefits: Potential for highly-skilled labour for ad-hoc projects

Risks: Risk that no suitable contractor can be found and contracts executed prior to the grant reporting deadline, risk of incompleteness of contracts with contractors. Risk of inefficiency/impracticality as contractor would not have the historical knowledge required to complete the report or access to internal financial systems. Risk of over-extending current staff workloads in order to inform contractor on reporting metrics and outcomes from their programs.

Financial implications: \$15,000 - \$25,000. Contractor hourly rates are significantly higher than staff hourly rates, and more time would be required than if done by staff.

Resource requirements: Conservancy Manager time to run procurement processes, identify and engage with suitable contractors, manage the projects, ensure effective collaboration and knowledge transfer, and manage associated financial approvals. Protected Areas Management team and Communications Specialist to provide background on SAR-related projects and communications.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

Incumbent staff person willing to stay in role to complete the final grant report to Environment and Climate Change Canada. If the staff person leaves, the Manager will work with the Board to manage the negative impacts associated with Option 3.

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1: \$7,179 to extend Species at Risk Coordinator for one month to complete Species at Risk grant report (Recommended)

Final report completed for Environment and Climate Change Canada (ECCC) grant for the Species and Risk Program, resulting in release of final contribution amount of approximately \$22,000 and continued positive reputation for Islands Trust Conservancy with the funder. Allow for the most experienced staff person (three years) with dedicated time allocated to the final reporting process and wrapping up the SAR Program Priority Places funding stream. Relieves ITC Manager and Fund Development Specialist and other ITC staff of taking this on at a very busy time of the fiscal year.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Quantitative Discussion: Temporary cost of \$7,179 for salaries and benefits.

Qualitative Discussion: Keeping an experienced and knowledge staff person who has completed the prior two year's ECCC SAR Program Report, to complete this final report to Environment and Climate Change Canada will support Islands Trust Conservancy in producing an accurate, complete grant report on the \$220,000 grant for 2025/26. It will also avoid the need for the Islands Trust Conservancy Manager, Team Lead and part-time Fund Development Specialist from being required to take on this full-time work for a month in addition to regular duties or needing to find other staff resources to take on this work.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (ie. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (ie: external competition, government-restricted internal competition, etc.)*

Not applicable.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the "roll-out" of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

The Conservancy Manager will make an extension offer to the incumbent staff person via a letter.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

Pre-hiring activities:

- Conservancy Manager: Request extension letter – 10 minutes
- Employee Services Coordinator: Prepare extension letters, and submit information to Public Service Agency. Total time: 1 hour

Post-hiring activities:

- Conservancy Manager: Supervise Species at Risk Coordinator.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

The Conservancy Manager will advise the Conservancy team of the extension and the plan for completing the grant report. Should the report be finished prior to the one-month extension, the SAR Coordinator auxiliary term will end accordingly.

Requested by (Committee or Business unit): Islands Trust Conservancy Board

Prepared by (name, title)/date: Wendy Tyrrell, Conservancy Manager, September 28, 2025 (updated Oct 15, 2025)

Reviewed by (name, title)/date: Clare Frater, Director, Trust Area Services, September 28, 2025 (updated Oct 15, 2025)



Islands Trust

Budget Funding Request Short-Form Business Case

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision-making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (*Committee or Operational Unit*):

Legislative and Information Services

Department:

Legislative and Information Services

Name of Request:

GIS Co-op Student (Level 1)

\$ Value of Request (*indicate by fiscal year and total if project is multi-year*):

\$23,070 salaries, benefits expense (16 weeks co-op) plus hardware requirements additional

Budget Source (select all that apply):

☐ **Specific Project Funding** (select all that apply)

☐ Third Party Contractors

☐ Staff Travel Expense

☐ Staff Overtime Expense

☐ New Staff Member – Temporary for project

☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☐ **Computer Hardware/Software/Supplies**

☐ **New Staff Resources** (see Staff Costing Tool)

☐ **Permanent**

☒ **Temporary**

Temp Duration: **_Co-op (4 months)**

☐ **Other – please describe:**

Date of Submission to Finance:

August 30, 2025

Funding Required for (date range):

Sixteen-week Co-op work period likely starting in May 2026 (Fiscal Year 2026/27).

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (*Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.*)

Approved by Executive Committee on October 29, 2025

Operational – to provide support to Information Services in bringing the applications used by staff for managing Trust Council, Islands Trust Conservancy, Council committees and local trust committee meetings to a robust industry standard. Further support in assisting with development of a reconciliation database.

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

The co-op program is an effective way to obtain excellent support from university undergraduate and graduate students in various fields. In this case, the opportunity is to bring in a GIS technician for four months on the co-op program, to assist with managing our day-to-day mapping requests, data updates, managing our online mapping data and applications, and field collection as well as special GIS projects. This will benefit the GIS/IS team in helping share the load of work, shortening turn-around times for staff and public requests and give the experienced GIS team more time for streamlining and documentation. Additionally, co-op students bring fresh and up to date industry knowledge to the table, and can assist with new tools and applications.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

Over the four-month co-op we would identify the work this person can do, that will also align with their needs in the co-op program on reporting back to their school. The outcome will be additional staff support over the summer months when staff generally take vacation, to improve support coverage during this time. The position will also be tasked with deliverables on tangible actions that will improve the mapping analysis, mapping products and applications that staff use daily.

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

Ensuring that we recruit the right person with the skills and interest to fit with the needs of the Islands Trust. We reach out to educational institutions with co-op programs, and follow a typical recruiting process to match the job to the right person.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1: Co-op

As described above. A four-month temporary position that works with and supports university co-op programs. A benefit is we get fresh thinking and skills and ideas injected into the organisation, exposes the organisation to the students, and have the benefit of the work done by that person during their work term with us.

Option 2: Temporary position

A temporary position would be recruited as a normal permanent position, at an appropriate job classification. It has similar benefits to the co-op; however, as it is not in the co-op program, we are likely not to get the same interest. The short-term duration would also be a negative factor in this competitive market. Cost would likely be higher depending on the classification of the position.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

- Funding in place
- Successful recruitment with the appropriate educational institutions

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1: GIS Co-op student for summer 2026

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Our experience with co-op program is we get great value for the money, we gain knowledge from the students, and they gain the experience they need to be successful in their area of expertise. It also exposes the Islands Trust to students, and in the past, we have in many occasions hired co-op students into permanent positions once they have completed their program.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (i.e. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (i.e.: external competition, government-restricted internal competition, etc.)*

As per Public Service Agency hiring policy.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

Staff would undertake a recruitment process for a co-op to begin soon after April 1, 2026 for a four-month period.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

- GIS Coordinator – Estimated 5-10 hours per week for 4 months – 150-175 hours
- Information Technology Manager – Estimated 5-10 hours total for management questions
- Director, Legislative and Information Services – Estimated 2-5 hours for set-up and meetings

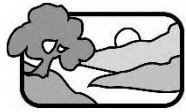
CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

- Discussion with GIS / Information Technology staff on integrating the co-op
- Discussion with department Directors on appropriate priorities for the co-op student.

Requested by Legislative and Information Services

Prepared by Kendra Hopper, GIS Coordinator, August 26, 2025

Reviewed by Director, Legislative and Information Services



Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision-making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (*Committee or Operational Unit*):

Planning Services

Department:

Planning Services

Name of Request:

Planner Co-op Student (Level 2)

\$ Value of Request (*indicate by fiscal year and total if project is multi-year*):

\$26,697 (16 weeks salary and benefits)

Budget Source (select all that apply):

☐ **Specific Project Funding** (select all that apply)

☐ Third Party Contractors

☐ Staff Travel Expense

☐ Staff Overtime Expense

☐ New Staff Member – Temporary for project

☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☐ **Computer Hardware/Software/Supplies**

☐ **New Staff Resources** (see Staff Costing Tool)

☐ **Permanent**

☒ **Temporary**

Temp Duration: **_Co-op (4 months)**

☐ **Other – please describe:**

Date of Submission to Finance:

October 17, 2025

Funding Required for (date range):

Sixteen-week Co-op work period likely starting in May 2026 (Fiscal Year 2026/27).

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (*Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.*)

Approved by Executive Committee on October 29, 2025

Islands Trust Council Strategic Plan 2025–2028, emphasizes organizational excellence, accountability, and capacity building. The Co-op student supports staff implementing elements of the plan with a focus on:

- Building organizational capacity and resilience by investing in the development and interest of skilled, motivated staff;

- Supporting clear, accountable, and transparent decision-making through ongoing professional training that strengthens policy development and planning processes; and
- Strengthening Islands Trust's ability to meet its provincial mandate efficiently and responsibly, by fostering a workforce capable of implementing Council's priorities with professionalism and integrity.

ISSUE/OPPORTUNITY:

Planning Services annually hires co-op student positions over the summer, rotating the position between the three offices as demand requires. Last year the position was assigned to the Northern Office and was instrumental in assisting with major projects as well as providing an assessment of the organizations First Nation Referral process.

The Co-op Student Planner benefits by gaining work experience related to their education. The Islands Trust benefits from having additional support at the entry planner level and to cover planning staff absences during the summer months. There is the potential longer-term opportunity for co-op students to be hired as full-time Islands Trust employees. An example of a co-op planner (student planner) who then continued employment with the Islands Trust is Senior Policy Advisor Jason Youmans who now leads the Policy Statement amendment project – arguably one the most significant regional projects of the organization.

PROJECTED RESULTS/DELIVERABLES:

Over the four-month co-op we would identify the work this person can do, that will also align with their needs in the co-op program on reporting back to their school. The outcome will be additional staff support over the summer months when staff generally take vacation, to improve support coverage during this time. The position will also be tasked with deliverables on tangible actions that will assist with completing major projects this term and/or relieving duties of other staff to assist with such deliverables.

RISK ASSESSMENT:

Ensuring that we recruit the right person with the skills and interest to fit with the needs of the Islands Trust. We reach out to educational institutions with co-op programs, and follow a typical recruiting process to match the job to the right person.

ALTERNATIVES CONSIDERED:

Option 1: Co-op

As described above. A four-month temporary position that works with and supports university co-op programs. A benefit is we get fresh thinking and skills and ideas injected into the organisation, exposes the organisation to the students, and have the benefit of the work done by that person during their work term with us.

Option 2: Temporary position

A temporary position would be recruited as a normal permanent position, at an appropriate job classification. It has similar benefits to the co-op; however, as it is not in the co-op program, we are likely not to get the same interest. The short-term duration would also be a negative factor in this competitive market. Cost would likely be higher depending on the classification of the position.

CRITICAL SUCCESS FACTORS:

- Funding in place
- Successful recruitment with the appropriate educational institutions

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1: Planning Services Co-op student for summer 2026

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Our experience with co-op program is that we get great value for the money, we gain knowledge from the students, and they gain the experience they need to be successful in their area of expertise. It also exposes the Islands Trust to students, and in the past, we have in many occasions hired co-op students into permanent positions once they have completed their program.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (i.e. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (i.e.: external competition, government-restricted internal competition, etc.)*

As per Public Service Agency hiring policy.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

Staff would notify universities in January 2026 that a potential co-op position may be available pending approved funding. Staff would undertake a recruitment/hiring process late March 2026 when Trust Council approves the 2026/27 budget. The opportunity would last from May 1– September 1, for a four-month period.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

- Regional Planning Manager – Estimated average 5 hours per week for 4 months
- Island Planner – Estimated average 3-5 hours per week for 4 months
- Director, Planning Services – Estimated 2-5 hours for set-up and meetings

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

- Discussion with Planning Services staff on integrating the co-op
- Discussion with department Directors on appropriate priorities for the co-op student.

Requested by Planning Services

Prepared by Stefan Cermak, Director Planning Services



BRIEFING

To: Financial Planning Committee **For the Meeting of:** October 22, 2025

From: Islands Trust Conservancy Board **Date Prepared:** October 8, 2025

SUBJECT: Islands Trust Conservancy Board proposed 2026/27 budget request

PURPOSE: To provide background to Financial Planning Committee (FPC) for the Islands Trust Conservancy's proposed 2026/27 budget.

BACKGROUND: [Trust Council's Budget Process Policy 6.3.1](#) and Islands Trust Conservancy's Policy [3.1.6 Annual Budget Submissions Policy](#) set out that the Islands Trust Conservancy Board (ITC Board) is to be consulted directly, at the beginning of, and throughout, the budget process with respect to Board requirements, programs and administrative services, and that appointed trustees of the ITC Board shall be given the opportunity to attend Financial Planning Committee and Trust Council meetings with observer status. The policy also sets out that the ITC Board is responsible for endorsing all budget requests for the Islands Trust Conservancy Board and its program operations.

At its July 22, 2025 meeting, the ITC Board requested that staff prepare a budget that reflected the costs of new nature reserves/covenants, provided for archaeological assessments, a data management system and increasing costs.

The Board also requested, for increased transparency, that property management planning and operations be budgeted for separately, and that conservation planning and land securement costs be budgeted for separately.

In addition, the Board asked staff to consider increases associated with engagement and relationship building with First Nations, and potential payment of referral fee requests from Nations. The Board also asked staff to develop a business case for permanent Indigenous relations position, and a conservation technician co-op position and/or a seasonal conservation technician position (not done – staff instead proposed a contract delivery model for property monitoring –see below).

At the October 3, 2025 Board meeting, the ITC Board considered a draft budget prepared by staff and passed the following resolution:

That the Islands Trust Conservancy Board approve the draft 2026/27 ITC Budget as amended per discussion at the board meeting of October 3, 2025 and direct staff to provide it to the Director of Administrative Services and the Director of Trust Area Services for inclusion in the Islands Trust draft 2026/27 budget, along with associated amended business cases.

See Table 1 below for budget details. Items of note:

- **Protected area management operations budget:** Reflects new program delivery model as a cost savings measure. The new model includes contract delivery of most protected area monitoring which reduces costs and will support protected area management staff with work on active management priorities, addressing violations, and improving management planning and outreach objectives. The budget assumes species at risk surveying and monitoring will be limited and that the Species at Risk Coordinator and Conservation Technician (co-op) positions will not be filled in 2026/27.
- **Protected area management planning budget:** Reflects additional costs for conducting archeological assessments, engagement with First Nations about all new properties acquired, and costs associated with developing new, and updating existing, management plans.
- **Travel:** Reduced due to new program delivery model for protected area management operations
- **Five Year Plan development budget:** Includes \$100,000 in capacity funding for First Nations, and \$10,000 for costs associated with engagement such as site rentals, food, accommodations, travel, and honoraria.
- **Land securement budget:** Reflects anticipated costs for the initiation, progression, and/or completion of three to five new land securement projects in 2026/27.
- **Staffing requests:**
 - New staff position: Permanent ITC Indigenous Relations Advisor (0.5)
 - Extension of temporary position: one-month extension for current Species at Risk Coordinator to complete Environment and Climate Change Canada Priority Places Final Report, due at the end of April 2026.
- **Project:** Protected Area Data Management Software (GIS) Project
- **Reduced external funding:** No contribution agreement with Environment and Climate Change Canada in 2026/27 (\$220,000 in 2025/26)

In addition, at the October 3, 2025 Board meeting, the ITC Board passed the following resolution:

That the Islands Trust Conservancy Board recommend that Trust Council add an additional budget guideline for 2027/28 that considers the Conservancy's Regional Conservation Plan and the need for increases to accommodate protected area management planning and operation costs of newly acquired protected areas to ensure the Islands Trust Conservancy is adequately resourced.

ATTACHMENT(S): Table 1. Islands Trust Conservancy proposed 2026/27 budget (associated business cases provided separately in the agenda)

FOLLOW-UP: Staff will follow-up as directed. Staff and the ITC representative to the Financial Planning Committee will convey the results of FPC deliberations to the ITC Board at its November 18, 2025 meeting.

Prepared By: Wendy Tyrrell, Manager, Islands Trust Conservancy

Reviewed By / Date: Clare Frater, Director, Trust Area Services / October 12, 2025

Table 1. Islands Trust Conservancy 2026/27 proposed budget

2026-27 ITC Proposed Budget

Description		2025/26				2026/27				Budget to budget change	
		Islands Trust contribution: Taxes	Grant Contribution: FN Engagement	Grant Contribution: SAR	Total Approved Budget	Islands Trust contribution: Taxes	Grant funding	Total Draft Budget	Business case?	\$ Change	% Change
	Salaries and Benefits *	799,771		102,418	902,189	812,002		812,002		(90,187)	-10.0%
	Salaries and Benefits - Indigenous Relations Advisor (part-time) and SAR Coordinator (1 month)				0	58,984		58,984	Yes * 2	58,984	100.0%
54500-210	Communications	4,500		5,500	10,000	8,000		8,000		(2,000)	-20.0%
56100-210	Professional Services**	6,000		13,000	19,000	10,000		10,000		(9,000)	-47.4%
56500-210	Contracted Temporary Staffing	15,000			15,000	15,000		15,000		-	0.0%
61100-210	Board Honoraria	7,000			7,000	7,000		7,000		-	0.0%
61200-210	Board Meeting Expense	2,850			2,850	4,500		4,500		1,650	57.9%
61210-210	Board Training and Conferences	500			500	1,500		1,500		1,000	200.0%
	Protected Areas Management Operations***	56,918		76,582	133,500	150,000		150,000		16,500	12.4%
	Protected Areas Management Planning***	35,000			35,000	54,000		54,000	Yes	19,000	54.3%
	Conservation Planning***	4,000			4,000	4,000		4,000		-	0.0%
	Land Securement***	11,000		12,000	23,000	34,000		34,000	Yes	11,000	47.8%
61600-210	Ecosystem Mapping	5,200		4,000	9,200	5,000		5,000		(4,200)	-45.7%
63000-210	Legal	30,000			30,000	20,000		20,000		(10,000)	-33.3%
67500-210	Memberships	1,800			1,800	1,800		1,800		-	0.0%
74900-210	Safety****	3,300			3,300	3,300		3,300		-	0.0%
79500-210	Subscriptions	400			400	550		550		150	37.5%
80300-210	Mobile Devices	356			356	356		356		-	0.0%
81300-210	Training and Conferences	6,400			6,400	6,600		6,600		200	3.1%
81305-210	Travel for Training	4,500			4,500	5,000		5,000		500	11.1%
82300-210	Travel	19,500		6,500	26,000	15,000		15,000		(11,000)	-42.3%
73001-210-8062	First Nations Plan Engagement	10,000	10,000		20,000	110,000		110,000	Yes	90,000	450.0%
	Protected Areas Data Management Software	0			0	30,000		30,000	Yes	30,000	100.0%
	TOTAL Direct ITC Costs	1,023,995	10,000	220,000	1,253,995	1,356,592		1,356,592		102,597	8.2%
	Admin Allocation - 14% (2025/26) estimated 15% (2026/27)	417,669		-		TBA		TBA			
	TOTAL	1,441,664	10,000	220,000	1,671,664	TBA		TBA			

* Assumes 2.5% salary increase. Excludes costs for previously grant-funded positions - Species at Risk Coordinator and Conservation Tech (Co-op)

** Professional Services includes \$4,000 for bookkeeper and consultant services for property management and FN knowledgeholder(s)

*** The 2025/26 property management and land securement/conservation planning budget lines have been broken out with allocated amounts provided as estimates for comparison

**** Safety budget supports monthly fee for BIVY Emergency Safety Devices used by field staff.

NOTE: Budget amounts listed for prior year is as per the approved budget.



Islands Trust

BRIEFING

To: Financial Planning Committee **For the Meeting of:** October 22, 2025

From: Executive Committee **Date Prepared:** October 16, 2025

SUBJECT: Executive Committee 2026/27 Budget Submission

PURPOSE:

To provide background to Financial Planning Committee on the 2026/27 budget requests from Executive Committee

BACKGROUND:

At its September 2025 and October 2025 meetings, the Executive Committee considered its budget needs for the 2026/27 fiscal year and has requested the following:

EC-2025-118

that Executive Committee forward its 2026/27 budget requests to Financial Planning Committee for inclusion in the draft 2026/27 budget:

1. \$135,000 for Trust Council Meetings
2. \$20,000 for Trust Council Training and Conferences
3. \$6,000 for Trust Council Travel for Training
4. \$1,000 for Trust Council Chair Travel
5. \$6,500 for Executive Committee Meeting Expense
6. [\$31,000] for Executive Committee on local trust committee costs
7. \$1,500 for Executive Committee Training and Conferences
8. \$1,000 for Executive Committee Travel for Training
9. \$15,000 for UBCM/AVICC Conventions
10. \$6,000 for History and Heritage Conservation Grants in Aid
11. \$15,000 for Planning Application Sponsorship
12. \$1,000 for NAPTEP Application Sponsorship
13. \$47,600 for Public Communications
14. \$50,000 for Reconciliation Action Plan Implementation
15. [\$37,000] Policy Statement Amendment Project

Amounts above in [parenthesis] amended from original resolution based on subsequent EC resolutions.

EC-2025-127

that Executive Committee amend its 2026/27 budget request for Executive Committee on local trust committee costs to \$31,000.

EC-2025-128

that Executive Committee forward the following 2026/27 budget request for \$125,950 for an auxiliary (temporary) Senior Policy Advisor staff position in Trust Area Services to Financial Planning Committee for inclusion in the draft 2026/27 budget, in addition to the budget requests forwarded on September 3, 2025.

EC-2025-129

that Executive Committee forward the following 2026/27 budget request for \$37,000 for the Policy Statement Amendment Project to Financial Planning Committee for inclusion in the draft 2026/27 budget, in addition to the budget requests forwarded on September 3, 2025.

EC-2025-130

that Executive Committee forward the following 2026/27 budget request of \$122,270 for a permanent Biologist within Planning Services, as amended, to Financial Planning Committee for inclusion in the draft 2026/27 budget, in addition to the budget requests forwarded on September 3, 2025.

Support for EC's budget requests are as follows:

OPERATING BUDGETS			
Funding request	Approved 2025/26 Budget	Proposed 2026/27 Budget	Notes
1. Trust Council Meetings	\$135,000	\$135,000	Assumes four in-person Trust Council meetings, two in the gulf islands and two on Vancouver Island, adjusted for inflation to account for the rising costs of hosting Trust Council meetings and one electronic. In election years there are typically five Trust Council meetings to account for trustee onboarding. Therefore, to work within the proposed budget amount it is assumed either the June or September 2026 meeting would be held virtually. If all five meetings are to be held in-person, this amount should be increased by at least \$30,000. Prior year actual spending: FY2024: \$ 127,245 FY2025: \$ 127,906
2. Trust Council Training and Conferences	\$19,000 (included amounts related to responsible conduct training paid for by grant)	\$20,000 *see related business case for TC Onboard Training	This program is guided by Trust Council Policy 6.12.1 Trustee Training/Conference Attendance. See also, Trust Council Policy 7.2.3 Trustee Travel. The proposed 2026/27 budget contemplates potential investment in training for newly elected trustees, such as committee chair and conduct training. It also includes allowance for potential

			trustee attendance at the 2026 Local Government Leadership Academy. Prior year actual spending: FY2024: \$10,757 FY2025: \$ 569
3. Trust Council Travel for Training	\$4,000	\$6,000 *see related business case for TC Onboard Training	This program is guided by Trust Council Policy 7.2.3 Trustee Travel . The proposed 2026/27 budget is increased to align with the potential activities outlined in the Trust Council Training and Conferences budget. Prior year actual spending: FY2024: \$6,021 FY2025: \$381
4. Trust Council Chair Travel *new budget line for 2026/27	N/A	\$1,000 *see related justification form	The current Chair requested addition of a new budget line specifically to support Chair travel to meet with staff as needed, outside of regular EC and TC business for which travel is funded elsewhere.
5. Executive Committee Meeting Expense	\$6,200	\$6,500	Assumes 4 in-person meetings. It is recommended that priority be given to an in-person meeting in early 2026 between EC and Bowen Island Municipality Council. Based on recent in-person meetings costs plus 2% increase to account for inflation. Prior year actual spending: FY2024: \$4,096 FY2025: \$7,300
6. EC on LTC (Travel Cost for LTC Chairs to attend in person meetings)	\$30,600	\$31,000	Draft 2026/27 budget is estimated based on current year (2025/26) amounts incurred in the first quarter, which is the best representation of current activity and cost levels associated with LTC Chair travel to LTC meetings. For fiscal year 2026/27, we will likely see a change in EC composition post-election, which may impact costs. Prior year actual spending: FY2024: \$ 25,965 FY2025: \$ 27,334

7. Executive Committee Training and Conferences	\$1,500	\$1,500	This item is guided by Trust Council Policy 6.12.1 Trustee Training/Conference Attendance. See also Trust Council Policy 7.2.3 Trustee Travel The proposed 2026/27 budget is reduced from previous years as a dedicated budget line for AVICC/UBCM Conventions has been created and as such amounts for these activities are reflected in the new line. Prior year actual spending: FY2024: \$ 8,404 (includes AVICC/UBCM) FY2025: \$ 5,681 (includes AVICC/UBCM)
8. Executive Committee Travel for Training	\$1,000	\$1,000	Reduced to reflect AVICC/UBCM in dedicated line (see below). Prior year actual spending: FY2024: \$ 9,776 (includes AVICC/UBCM) FY2025: \$ 11,398 (includes AVICC/UBCM)
9. UBCM/AVICC Conventions	\$10,600	\$29,200 *see related justification form	Attendance at UBCM and AVICC is guided by Trust Council Policy 6.12.2 UBCM/AVICC Membership and Resolutions FY2026 budget was based on known convention locations and assumed the following: two EC members attending, early bird registration rates, no extras such as banquet dinners or luncheons, no Islands Trust-sponsored breakfast at UBCM. The proposed amount for FY2027 is based on known locations and assumes attendance by all four EC members and two staff. It does not include funding for an Islands Trust-sponsored breakfast at UBCM.
TRUST COUNCIL PROGRAMS			
Potential funding request	Approved 2025/26 Budget	Proposed 2026/27 Budget	Notes
10. History and Heritage Conservation Grants-in-Aid	\$6,000	\$6,000	This program is guided by Trust Council Policy 2.1.14 (History And Heritage Conservation Grants-In-Aid) This program was not funded in FY2024 and FY2025 as such no spending on these prior years.

11. Planning Application Sponsorship	\$15,000	\$15,000	Sponsorship of Land Use applications is guided by Trust Council Policy 4.1.13 (Guidelines for Executive Committee Sponsored or Local Trust Committee Initiated Development Applications) Application fees increased in FY2023 when LTCs adopted new fees bylaws. LTC fees bylaws stipulate an automatic increase in fees of 2% annually. Prior year actual spending: FY2023: \$5,950 FY2024: \$16,136 FY2025: \$8,115
12. NAPTEP Application Sponsorship	\$1,000	\$1,000	In 2022 Trust Council approved Policy 2.1.16 Guidelines For Executive Committee Sponsored Or Islands Trust Conservancy Initiated NAPTEP Applications regarding sponsorship of NAPTEP applications. This budget supports implementation of that policy. Prior year actual spending: FY2024: \$275 FY2025: \$450
13. IT Public Communications	\$45,000	\$47,600 *see related justification form	This budget request supports implementation of the Islands Trust Communications Strategy, approved by Executive Committee in February 2024. In addition to supporting routine corporate communication functions (graphic design, signage, publication re-printing etc.) this budget request supports: • \$3,000 - Trust Area-wide promotion of budget engagement • \$4,300 - Annual report design, printing and mailing • \$13,000 for graphic design support in producing communication materials • \$10,000 - contractor support for work towards developing a public engagement strategy and supporting framework. Including templates • \$5,000- continued website improvements • \$6,000 for the Living in the Trust Area printing and mailing to new home purchasers

			The budget requests also includes \$4,000 as contingency communication funds available to be responsive to emerging issues. Prior year actual spending: FY2022: \$15,104 FY2023: \$29,931 FY2024: \$50,852 FY2025: \$30,113

TRUST COUNCIL PROJECTS

Potential funding request	Approved 2025/26 Budget	Proposed 2026/27 Budget	Notes
14. Reconciliation Action Plan Implementation	\$50,000	\$50,000	A new Reconciliation Action Plan is still in development. The proposed fiscal 2026/27 budget is based on a preliminary assessment of funds to support contract advisors; legal review of agreements and signing ceremony costs; trustee and staff travel, food, legal costs, venues and speaker honoraria/contract trainers for the Reconciliation Learning Group; and costs associated with working groups initiated under protocol agreements. The proposed budget is subject to finalization of the action plan and approval by Trust Council. Any substantive new direction or priorities set by Trust Council regarding reconciliation will require reconsideration of this amount before final budget approval. Prior year actual spending: FY2023: \$ 7,219 FY2024: \$17,925 FY2025: \$20,758
15. Policy Statement Amendment Project	\$53,500	\$37,000 <i>*see related business case</i>	Business case will be provided at Executive Committee's October 1 meeting. Prior year actual spending: FY2022: \$129,819 FY2023: \$ 67,430 FY2024: \$12,213 FY2025: \$ 33,350

PERSONNEL REQUESTS

Potential funding request	Approved 2025/26 Budget	Proposed 2026/27 Budget	Notes
1. Auxiliary (temporary) Senior Policy Advisor, Trust Area Services	\$128,048	\$125,950 *see related business case	See business case for rationale.
2. Permanent Biologist within Planning Services	\$134,390 (grant funded)	\$122,270 *see related business case	See business case for rationale.

ATTACHMENT(S): None

FOLLOW-UP: Staff will follow-up as directed.

Prepared By: Executive Administrative Assistant

Reviewed By/Date: Director, Financial and Employee Services/October 17, 2025

Trust Council

Operating Budget Increase Justification Form

The following budget areas are excluded from the Operating Budget Increase Justification Form, as they are corporate-wide operating expenses explained on a consolidated basis in the Budget Overview Report, or they are justified in individual business cases:

Budget Overview Report:

- Base salaries and benefits
- Trustee remuneration and benefits
- Insurance
- Telephone, Mobile Devices, Internet charges
- Office Rent and Office Services
- Office Supplies
- Capital purchases

Business Cases:

- New personnel requests
 - Project funding requests
 - New program funding requests
-

1. Department Information

Department Name: Trust Council (Chair Travel)
Current Fiscal Year Budget: \$0 – New budget item
Requested Budget for Next Fiscal Year: \$1,000
Dollar Increase Requested: \$1,000
Percentage Increase Requested: New budget item

2. Executive Summary

At the request of the current Chair, Executive Committee is requesting the creation of a new budget line specifically to fund travel by the Chair of Trust Council. As a new budget item, staff recommended a modest \$1,000 amount.

3. Historical Context

Description	FY23 actuals*	FY24 actuals	FY25 actuals	FY26 Approved Budget	FY27 Draft Budget	<i>\$ Increase over Prior year</i>	<i>% Increase over Prior Year</i>
Travel – Trust Council (Chair)	-	-	-	-	\$1,000	\$1,000	100%

(* denotes election year)

Travel for the Chair to attend Trust Council and Executive Committee meetings is covered under the budget lines for Trust Council Meeting expenses and Executive Committee meeting expenses respectively. In addition, there is a separate budget for Executive Committee member travel to fulfil their roles as local trust committee chairs (\$31,000 requested for fiscal 2026/27).

4. Justification for Increases

Currently there is no dedicated travel budget for the Chair to travel unrelated to their role representing any of these governing bodies. The current Chair has therefore suggested it would be appropriate to have a small

travel budget for the Chair to, for example, attend the Victoria office to meet with the CAO and staff on matters related to their responsibilities as Chair. This may be particularly valuable for a new Chair post-election.

6. Alignment with Strategic Goals

N/A.

7. Efficiency & Cost Control Measures

The proposed \$1,000 budget is modest and would be closely monitored by the CAO to ensure all funded travel is appropriate and relevant to Islands Trust business in alignment with [Trust Council Policy 7.2.3 Trustee Travel](#).

8. Supporting Documents (Optional)

N/A

Prepared by: Rueben Bronee, CAO, October 15, 2025

Executive Committee

Operating Budget Increase Justification Form

The following budget areas are excluded from the Operating Budget Increase Justification Form, as they are corporate-wide operating expenses explained on a consolidated basis in the Budget Overview Report, or they are justified in individual business cases:

Budget Overview Report:

- Base salaries and benefits
- Trustee remuneration and benefits
- Insurance
- Telephone, Mobile Devices, Internet charges
- Office Rent and Office Services
- Office Supplies
- Capital purchases

Business Cases:

- New personnel requests
- Project funding requests
- New program funding requests

1. Department Information

Department Name: Executive Committee (Operating Budget Lines)

Current Fiscal Year Budget: \$19,300

Requested Budget for Next Fiscal Year: \$24,000

Dollar Increase Requested: \$4,700

Percentage Increase Requested: 24.4%

2. Executive Summary

The discretionary operating expenses for Executive Committee are primarily related to meeting, training and related travel costs for the four trustees when serving in their capacity as Executive Committee. Expenses for their roles in chairing local trust committees and other Trust Council related business are included in the budget for Trust Council.

The increase in the budget request for fiscal 2026/27 is due solely to a modest increase in the budget for in-person Executive Committee meetings and a 42% increase in the budget for Executive Committee member attendance at the Association of Vancouver Island and Coastal Communities (AVICC) and the Union of BC Municipalities (UBCM) annual conferences.

3. Historical Context

Description	FY23* ACTUALS	FY24 ACTUALS	FY25 ACTUALS	FY26 APPROVED BUDGET	FY27 BUDGET REQUEST	Increase \$ over FY26	Increase % over FY26
Professional Consultant Fees	-	-	1,150	-	-	-	0%
Meeting Expense	7,213	4,096	7,300	6,200	6,500	300	5%
Training & Conferences	6,706	8,404	5,681	1,500	1,500	-	0%
Travel for Training	6,716	9,776	11,398	1,000	1,000	-	0%
UBCM/AVICC Convention	-	-	-	10,600	15,000	4,400	42%

The proposed budgets for training and conferences and for related travel remain unchanged from fiscal 2025/26. Note that the higher amounts in previous years are because these line items used to include costs associated with attending UBCM and AVICC. Beginning in fiscal 2025/26, UBCM and AVICC was pulled out into its own budget line.

Regarding meeting expenses, Executive Committee typically holds in-person meetings quarterly in Victoria for those meetings where they review the quarterly Trust Council agenda packages. Because of the volume of material, these tend to be longer and more complex agendas. Additionally, Executive Committee has one meeting annually with Bowen Island Municipality on Bowen Island, and an annual in-person joint meeting with the Islands Trust Conservancy Board in Victoria. In total, Executive Committee therefore has six in-person meetings throughout the year at a cost of approximately \$930 per meeting.

Meeting expenses can fluctuate depending on the composition of Executive Committee. If all or most members are able to travel to and from Victoria for in-person meetings without requiring overnight accommodation, it reduces costs. Similarly, to help manage within its budget this year, only two members of Executive Committee attended the Bowen Island meeting in-person.

4. Justification for Increases

The proposed \$300 increase in the meeting expenses budget is based on recent meeting costs and 2% to accommodate inflation. This includes the potential for one additional in-person meeting for preparation for the orientation of an incoming Council post-election. Because in-person meetings are not mandatory, Executive Committee has the flexibility to manage within the available budget by, if needed, making some in-person meetings virtual and/or reducing the number of attendees for the annual Bowen Island meeting.

Attendance at UBCM and AVICC is guided by [Trust Council Policy 6.12.2 UBCM/AVICC Membership and Resolutions](#), which states in section 2.1 “Members of the Executive Committee and senior staff will represent the Islands Trust Council at the annual AVICC and UBCM conventions, subject to Trust Council approval of the expenditure during the annual budget process.”

The proposed \$4,400 increase for UBCM/AVICC attendance is primarily driven by the UBCM convention being in Vancouver in 2026, which typically incurs higher costs for travel and accommodation. The AVICC conference will be in Victoria for 2026. Preliminary estimates concluded that for all four members of Executive Committee and two staff to attend both 2026 conferences would cost up to \$29,200. As a result, Executive Committee reduced the requested budget to \$15,000. This will allow all four members and two staff would attend AVICC (\$8,000) and the Chair and one staff member would attend UBCM (\$7,000).

6. Alignment with Strategic Goals

The proposed budget items support the Strategic Plan focus on Governance and Organizational Excellence. The meeting expenses support an effective and productive Executive Committee, which will be particularly important with a new committee following the election.

Attendance at AVICC and UBCM helps build relationships between Islands Trust and local government partners, and ensures Islands Trust’s voice is reflected in the advocacy those two representative bodies undertake. UBCM also provides a venue for advancing Islands Trust’s priorities with provincial government representatives.

7. Efficiency & Cost Control Measures

As noted above, Executive Committee reduced the potential budget request for UBCM and AVICC attendance by opting to send only the Chair and one support staff to UBCM. Where possible, additional savings will be sought by seeking the affordable travel and accommodation options for both events. AVICC being in Victoria in 2026 also means supporting staff will incur no travel costs.

The meeting expenses increase is modest, despite the potential for an additional meeting following the 2026 election. Executive Committee will reduce the number of in-person meetings and/or in-person attendance at the Bowen Island meeting as needed to keep expenses within budget.

8. Supporting Documents (Optional)

N/A

Prepared by: Rueben Bronee, CAO, October 15, 2025

Trust Area Services Operating Budget Increase Justification Form

The following budget areas are excluded from the Operating Budget Increase Justification Form, as they are corporate-wide operating expenses explained on a consolidated basis in the Budget Overview Report, or they are justified in individual business cases:

Budget Overview Report:

- Base salaries and benefits
- Trustee remuneration and benefits
- Insurance
- Telephone, Mobile Devices, Internet charges
- Office Rent and Office Services
- Office Supplies
- Capital purchases
- Elections

Business Cases:

- New personnel requests
 - Project funding requests
 - New program funding requests
-

1. Department Information

Department Name: Trust Area Services

Current Fiscal Year Budget: \$63,800

Requested Budget for Next Fiscal Year: \$67,150

Dollar Increase Requested: \$3,350

Percentage Increase Requested: 5.25%

2. Executive Summary

The Trust Area Services department is seeking a \$2,600 increase to support routine corporate communication functions (graphic design, signage, publication re-printing, etc.). These changes include:

- \$3,000 - Trust Area-wide promotion of budget engagement
- \$4,300 - Annual report design, printing and mailing
- \$13,000 for graphic design support in producing communication materials
- \$10,000 - contractor support for work towards developing an organizational public engagement strategy and toolkit with checklists and templates to ensure the application of guiding principles, a consistent engagement planning process, and metrics for engagement evaluation
- \$5,000- continued website improvements
- \$6,000 for the Living in the Trust Area printing and mailing to new home purchasers

The communications budget requests also include \$4,000 as contingency communication funds available to be responsive to emerging issues.

There is also an addition of \$750 for purchase of branded clothing for eligible staff and trustees per Trust Council's Communication Policy which will be reported in its own budget line in 2026/27.

No other operating budgets have been increased in Trust Area Services, as depicted in section 2 of this form.

2. Historical Context

Account	Location	Description	FY23* ACTUALS	FY24 ACTUALS	FY25 ACTUALS	FY26 APPROVED BUDGET	FY27 BUDGET REQUEST	Increase \$ over FY26	Increase % over FY26
54500-150	150	Communications	29,931	50,852	19,043	45,000	47,600	2,600	6%
56500-150	150	Contracted Temporary Staffing	-	-	10,925	-	-	-	0%
63000-150	150	Legal "General"	-	-	10,820	4,000	4,000	-	0%
67000-150	150	Meeting Expense	158	-	-	-	-	-	0%
67500-150	150	Memberships	445	416	267	800	800	-	0%
79500-150	150	Subscriptions	949	1,178	1,143	2,000	2,000	-	0%
81300-150	150	Training & Conferences	1,204	4,054	3,005	5,000	5,000	-	0%
81305-150	150	Travel for Training	-	1,232	907	2,000	2,000	-	0%
82300-150	150	Travel	1,066	2,147	969	5,000	5,000	-	0%
			33,753	59,879	47,079	63,800	66,400	2,600	

There is no historical spending for branded clothing as it is a new program, approved by Trust Council in September 2025.

4. Justification for Increases

The increase is driven primarily by increase to the communications budget:

- the desire to include \$4,000 in contingency communication funds available to be responsive to emerging issues,
- a proposed \$900 increase to the annual report graphic design/printing costs (\$3,400 to \$4,300),
- a \$1,000 increase to website improvements budget (\$4,000 to \$5,000),
- a \$10,000 planned contract to support work towards an organizational engagement strategy and toolkit, and
- general increases for inflation.

It is also driven by a new budget of \$750 for branded clothing to support a new program.

These increases are offset somewhat by:

- reductions to budgets for the Living in the Trust Area mailing program (\$7,500 to \$6,000),
- elimination of a budget for advertising the option to subscribe to notification e-mails (\$1,000 to \$0),
- reduction in budget for contractor support for graphic design and general support, and
- reduction in budget for other miscellaneous communication activities.

5. Alignment with Strategic Goals

The communications and branded clothing budget supports implementation of the Islands Trust [Communications Strategy](#), approved by Executive Committee in February 2024.

6. Efficiency & Cost Control Measures

Staff plan the communications and branded clothing budgets after reviewing the Communications Strategy and prior year spending. The Director of Trust Area Services approves any contingency spending.

7. Supporting Documents (Optional)

None.

Financial & Employee Services

Operating Budget Increase Justification Form

The following budget areas are excluded from the Operating Budget Increase Justification Form, as they are corporate-wide operating expenses explained on a consolidated basis in the Budget Overview Report, or they are justified in individual business cases:

<u>Budget Overview Report:</u>	<u>Business Cases:</u>
• Base salaries and benefits • Trustee remuneration and benefits • Insurance • Telephone, Mobile Devices, Internet charges • Office Rent and Office Services • Office Supplies • Capital purchases	• New personnel requests • Project funding requests • New program requests

1. Department Information

Department Name: Financial and Employee Services (FES)
Current Fiscal Year Budget: \$ 104,285
Requested Budget for Next Fiscal Year: \$ 125,010
Dollar Increase Requested: \$ 20,725
Percentage Increase Requested: 20%

2. Executive Summary

The requested increase supports the following:

- a) A 2-3% inflationary increase for non-discretionary operating costs (\$770 of total increase)
- b) Budget enhancements that support delivery of legislated obligations (\$11,600)
- c) Budget increases to enhance organizational effectiveness in select areas (\$11,030 of total increase)
- d) New budgets for new required activities (\$750 of total increase)

3. Historical Context

Three years of historical spending, plus the FY2026 approved budget for the relevant budget areas are as follows:

DESCRIPTION	FY23*	FY24	FY25	FY26	FY27 BUDGET	Increase	
	ACTUALS	ACTUALS	ACTUALS	APPROVED BUDGET	REQUEST	Increase \$ over FY26	% over FY26
Bank Charges & Interest	2,376	5,078	4,278	3,600	3,700	100	3%
Moneris Fees	-	264	3,611	6,000	6,100	100	2%
Memberships	1,900	2,065	2,282	3,880	4,000	120	3%
Payroll Processing	-	20,864	21,552	22,200	22,600	400	2%
Safety	95	1,621	2,556	2,050	2,100	50	2%
Audit	20,660	29,173	29,215	26,900	29,800	2,900	11%
Professional Consultant Fees	-	-	8,500	-	8,700	8,700	100%
Training "Organization Wide"	3,006	3,130	2,419	2,500	-	(2,500)	-100%
Staff Meetings & Recognition	10,305	9,413	17,520	9,640	16,700	7,060	73%
Training & Conferences	675	1,811	1,480	2,725	2,500	(225)	-8%
Travel for Training	-	-	1,288	2,200	1,500	(700)	-32%
Travel	1,371	446	486	1,060	1,060	-	0%
Carbon Offset Purchases	-	-	-	-	750	750	100%
Recruitment & Labour Relations	16,820	22,059	25,004	21,530	25,500	3,970	18%
TOTAL	57,208	95,924	120,192	104,285	125,010	20,725	20%

* denotes election year.

4. Justification for Increases

a) A 2-3% inflationary increase for non-discretionary operating costs (\$770 of total increase) on the following budget lines has been requested:

- Bank charges and interest
- Moneris fees (credit card processing costs for application fees received)
- FES staff membership costs
- Payroll Processing
- Safety

b) Budget enhancements that support delivery of legislated obligations are as follows (\$11,600 of total increase):

- Audit fees for Islands Trust and the Islands Trust Conservancy (\$2,900 increase)

Audit fees have steadily increased in recent years, driven in part by the introduction of new "technology fees" added to the standard audit charges beginning in FY2024. Fees also tend to rise in years when new accounting standards are implemented, reflecting the additional work required for auditors to assess the organization's adoption and compliance with those standards.

Two new accounting standards will take effect in FY2027, and the audit fees budget has been adjusted accordingly to account for the anticipated increase in audit effort and cost. The budgeted amount is based on FY2025 actual audit fees, with an added inflationary adjustment.

- Professional Consultant fees (\$8,700 increase)

Since FY2025, these costs have been incurred to fund a contractor responsible for preparing the Islands Trust Conservancy (ITC) year-end financial statements. The associated budget has been reallocated from other departmental lines and therefore does not represent a net increase to the overall Islands Trust budget.

The historical cost of \$8,500 has been increased by \$200 to reflect inflation. This contracted support ensures timely completion of the ITC financial statements following year-end, enabling the finance team to focus more fully on the broader Islands Trust financial statement package.

In years when new accounting standards take effect, this additional support becomes particularly valuable. With two new standards coming into force next fiscal year, this amount has been clearly identified as a separate line item in the budget.

c) Budget increases to enhance organizational effectiveness in select areas are as follows: (\$11,030 of total increase)

- Staff Meetings and Recognition:

Recognition:

The Islands Trust Staff Recognition Program provides funding to acknowledge employees for their valuable contributions to the organization. The program includes informal thank-you cards, long-service awards with cash, quarterly recognition awards with cash, and annual awards with cash.

The monetary amounts for each award category have remained unchanged since 2013, diminishing their real and perceived value over time due to inflation. The recognition policy has now been updated to allow for increased award amounts, which will require a corresponding increase in the program's budget.

Staff Meetings:

All Staff Meetings serve as a vital platform for management to communicate current and emerging issues, share organizational updates, and strengthen teamwork across departments and office locations. These meetings also play an important role in fostering collaboration and maintaining positive staff morale.

Meetings are held quarterly, with two virtual sessions and two in-person gatherings. The June meeting traditionally includes a visit to one of the islands in the Trust Area, providing staff with opportunities to learn about the island's unique characteristics—through guided tours, presentations by planners or conservancy staff, and discussions on Indigenous connections to the land. To date, these excursions have primarily focused on the southern islands for reasons of time and cost efficiency.

For the upcoming fiscal year, a trip to a northern island is being considered, which will involve higher travel and logistical costs. Staff have also noted growing difficulty in staying within existing meeting budgets, as costs in this area have risen faster than the rate of inflation.

- Recruitment and Labour Relations (\$3,970 increase)

This increase reflects an inflationary adjustment based on FY2025 actual spending, which provides a more accurate reflection of current recruitment activity than the approved FY2026 budget.

Islands Trust continues to experience regular staff turnover and position changes, making sufficient funding for job postings a top priority to effectively market employment opportunities and attract qualified candidates.

d) New budgets for required activities (\$750 of total increase):

- Carbon Offset Purchases (\$750 increase)

Islands Trust will need to purchase carbon offsets in future years to maintain carbon neutrality, as committed to under the Climate Action Charter and outlined in [Trust Council's policy on Carbon Neutral Operations](#). In previous years, carbon neutrality was achieved using carbon credits carried forward from the Capital Regional District's Organic Waste Project. However, these credits have now been fully utilized, requiring the purchase of new offsets moving forward.

5. Alignment with Strategic Goals

The proposed budget increases are not geared towards any specific strategic plan initiatives, however they support the overarching Strategic Plan focus areas of Governance and Organizational Excellence, and Climate Change.

6. Efficiency & Cost Control Measures

Audit:

Islands Trust staff research, interpret, and implement new accounting standards internally. All related procedures, processes, and outcomes are thoroughly documented and provided to the auditors during the audit process. This proactive approach minimizes the additional audit hours required, helping to contain audit fee increases.

Professional Consultant Fees:

Islands Trust staff maintain detailed internal tracking of Islands Trust Conservancy (ITC) transactions throughout the year, ensuring each transaction is properly documented, categorized, and reconciled with bank statements. At year-end, ITC staff compile supporting documentation for non-bank transactions—such as land acquisitions and investment activities—to provide the consultant with complete financial information. This comprehensive preparation streamlines the consultant's work, reducing complexity and associated fees.

Staff Recognition:

Informal thank-you cards are subject to annual limits per staff member, ensuring prudent management of the program and adherence to budget parameters. Quarterly and annual awards are administered through a formal nomination process that promotes fairness and appropriateness. All award payments are reviewed and approved prior to disbursement to ensure compliance with policy and fiscal controls.

Staff Meetings:

Prior to FY2021, all four annual staff meetings were held in person. To help manage rising costs, the organization now holds two meetings virtually and two in person each year. Staff are encouraged to carpool to meetings to reduce mileage reimbursement costs. For meetings held on northern islands, a bus is typically chartered to maximize the value of travel time through team-building opportunities while minimizing total mileage and ferry expenses. The annual field trip meeting is generally scheduled in June, taking advantage of favorable weather to conduct sessions outdoors and avoid the cost of renting meeting facilities.

Recruitment and Labour Relations:

Job postings are purchased in bulk to reduce the cost per posting and provide flexibility to advertise positions as needed throughout the year. When budget constraints occur, other related budget lines may be reviewed to identify opportunities to support essential recruitment activities within the organization.

7. Summary of Request

Total Requested Increase: \$20,725

Top 3 Drivers of Change: Inflation, new accounting standards for FY2027, enhanced staff meetings budgets for travel to a northern island.

Expected Outcomes if Funded: Smooth operations :)

8. Supporting Documents (Optional)

None.

Legislative and Information Services

Operating Budget Increase Justification Form

The following budget areas are excluded from the Operating Budget Increase Justification Form, as they are corporate-wide operating expenses explained on a consolidated basis in the Budget Overview Report, or they are justified in individual business cases:

Budget Overview Report:

- Base salaries and benefits
- Trustee remuneration and benefits
- Insurance
- Telephone, Mobile Devices, Internet charges
- Office Rent and Office Services
- Office Supplies
- Capital purchases
- Elections

Business Cases:

- New personnel requests
- Project funding requests
- New program funding requests

1. Department Information

Department Name: **Information Services**
 Current Fiscal Year Budget: **\$478,400**
 Requested Budget for Next Fiscal Year: **\$531,800**
 Dollar Increase Requested: **\$53,400**
 Percentage Increase Requested: **11.2%**

2. Executive Summary

Increases in the Information Services budget is driven mainly by laptops for new term of trustees starting in October 2026, expiring Windows server software that must be renewed, and many smaller increases in costs from vendors and suppliers.

2. Historical Context

Description	FY2023 Actual*	FY2024 Actual	FY2025 Actual	FY2026 Approved Budget	2027 Budget Request	\$ Change	% Change
Hardware - Expense	-	-	-	-	-	-	
Hardware - Capital	85,924	105,054	201,968	156,100	129,500	(26,600)	-17%
Hardware for New Trustees	7,500	-	-	-	32,400		
S/W support & licensing	96,861	154,455	170,009	199,800	230,800	31,000	16%
Software - Capital	-	-	-	-	50,000	50,000	100%
Technical Support	79,029	56,356	110,883	92,500	103,000	10,500	11%
Meeting Streaming Services	17,172	14,627	13,932	15,000	15,000	-	0%
Contracted Temporary Staffing	-	8,127	9,609	-	-	-	0%
Memberships	274	405	667	480	480	-	0%
Tech Supplies	14,221	12,965	10,099	10,000	11,500	1,500	15%
Training & Conferences	862	899	1,536	4,000	4,000	-	0%

Description	FY2023 Actual*	FY2024 Actual	FY2025 Actual	FY2026 Approved Budget	2027 Budget Request	\$ Change	% Change
Travel for Training		-	1,762	1,500	1,500	-	0%
Travel	1,093	731	2,792	750	750	-	0%
TOTAL	302,935	353,619	523,258	480,130	578,930	98,800	21%
*denotes election year							

4. Justification for Increases

The information Services budget has increased from Fiscal year (FY) 2026 **\$478,400** to FY2027 **\$531,800**, an increase of **\$53,400**. The table below will provide the specific changes, and the rationale for those changes:

Description	FY26	DRAFT FY27	Change	Rationale	Discretionary	Business Case
Trustee Hardware and Software						
New laptops and software for trustees	\$-	\$32,400	\$32,400	Provide up to 15 laptops and software for in-coming trustees after election.	Yes	Yes
SUB TOTAL	\$-	\$32,400	\$32,400			
Hardware						
UPS Batteries	\$3,000	\$13,000	\$10,000	Uninterrupted Power Supplies life expire – replacements required.	No	No
Sonic Wall routers	\$-	\$3,800	\$3,800	Firewall – life expired – require replacement	No	No
Other	\$123,785	\$41,500	(\$82,285)	Staff laptops and computer rotational replacement and unplanned hardware replacement budget same as last year; projects undertaken last year and not required this year.	No	No
SUB TOTAL	\$126,785	\$58,300	(\$68,485)			
Software One-time License Purchases						
Windows Server 2025 Licenses	\$-	\$50,000	\$50,000	Licenses required for all servers that have software coming to end of life; this is to replace multiple server software with the newer version.	No	No
SUB TOTAL	\$-	\$50,000	\$50,000			
Software Support and Licensing – on-going						
Sonic Wall	\$-	\$8000	\$8000	Firewall and antivirus and malware protection – five-year support	No	No
Cityview and Bluebeam	\$51,382	\$56,500	\$5,118	Increase in annual costs and addition of bylaw enforcement module	No	No
Software: Canva Pro, Adobe, Foxit	\$8,000	\$10,400	\$2,400	Productivity software for staff. Foxit is used by all staff, Canva and Adobe for communication and graphic design. Increase is inflation and, in case of Foxit a change in, how the licensing is being provided.	Yes*	No
File Cloud	\$2,500	\$4,000	\$1,500	Secure document sharing software that will replace FTP server and WebDAV. Currently deployed for ITC field staff,	No	No

Description	FY26	DRAFT FY27	Change	Rationale	Discretionary	Business Case
				deployment to rest of organization this fiscal (FY2026).		
SolarWinds	\$4200	\$6,500	\$2,300	Helpdesk ticketing system. This is crucial to Information Services for managing help requests. Expanded by one license to Fresh Water Specialist to manage requests.	Yes**	No
ESRI	\$20,000	\$28,000	\$8,000	Software MapIT ad GIS runs on. Increase in annual costs and upgrade required for our GIS services.	No	No
Other	\$121,290	\$82,610	(\$38,680)	Information and GIS services support, support for on-going departmental work, finance and meeting software		
SUB TOTAL	\$204,772	\$222,790	\$18,018			
Tech Support						
BASS	n/a	\$10,000	\$10,000	Required upgrade to SAGE – our accounting system	No	No
CAORDA	n/a	\$8,000	\$8,000	Website support- required to maintain the website throughout the year	No	No
Server upgrades	\$5,000	\$26,000	\$21,000	Replace servers coming to the end of their life.	No	No
General equipment life cycle	n/a	\$3,800	\$3,800	General computer system equipment upgrades	No	No
Network upgrades	n/a	\$2,800	\$2,800	Required upgrades to the network undertaken every few years to ensure it is maintained.	No	No
Trustee laptops - imaging	n/a	\$2,200	\$2,200	Time required to prepare laptops for new trustees after the election.	Yes	Yes
Other	\$116,800	\$89,000	(\$27,800)	Tech support for other projects		
SUB TOTAL	\$121,800	\$141,800	\$20,000			
Meeting and tech supplies	\$25,000	\$26,500	\$1,500	Technical support for meetings, and tech supplies	No	No
GRAND TOTAL	\$478,400	\$531,800	\$53,400			

**** Some of the software is optional; however, other options are just as expensive or more so. Foxit is required for redacting FOI requests.**

Departmental Request with Information Services Component

The following are the Information technology component of departmental budgets requests for FY 2026/27.

EDM Software – File Hold	\$-	\$46,500	\$46,500	Electronic Document Management Software – business case provided.	Yes	Yes
EDM Software - Support	\$-	\$8,500	\$8,500	Annual support for File Hold Electronic Document Management system	Yes	Yes
ITC Management Software	\$5,000	\$15,000	\$10,000	Management software annual costs higher than originally planning in FY2026 business case.	Yes	Yes

6. Alignment with Strategic Goals

The Information Services budget provides the technical foundation on which all work of the Islands Trust is undertaken. There is no specific strategic goal that the technology supports.

7. Efficiency & Cost Control Measures

Information Services staff constantly watch the market and adjust our procurement, and technology providers to ensure we remain in budget or reduce costs. The most recent example is our VMware provider has been bought out, and the new owner is significantly raising annual subscription prices. To mitigate this, we have switched to older perpetual license keys for the short-term, and exploring a migration option to a different vendor that should result in lower costs, albeit with a more hand-on requirement by our Information Services staff. This is a stop-gap until the market settles and a longer-term affordable solution is available.

8. Supporting Documents (Optional)

None.

Prepared by: David Marlor, Director, Legislative and Information Services.

Reviewed By: Chief Administrative Officer/Oct 16, 2025

Planning Services

Operating Budget Increase Justification Form

The following budget areas are excluded from the Operating Budget Increase Justification Form, as they are corporate-wide operating expenses explained on a consolidated basis in the Budget Overview Report, or they are justified in individual business cases:

Budget Overview Report:

- Base salaries and benefits
- Trustee remuneration and benefits
- Insurance
- Telephone, Mobile Devices, Internet charges
- Office Rent and Office Services
- Office Supplies
- Capital purchases
- Elections

Business Cases:

- New personnel requests
 - Project funding requests
 - New program funding requests
-

1. Department Information

Department Name: Planning Services

Current Fiscal Year Budget: 25/26

Requested Budget for Next Fiscal Year: 26/27

Dollar Increase Requested: \$5,250 (Victoria staff); \$2,325 (Salt Spring staff)

Percentage Increase Requested: 21.6% (Victoria staff); 14.4% (Salt Spring staff)

2. Executive Summary

The Planning Services department is requesting a modest \$7,575 increase to the training and travel for training budget lines for both the Victoria and Salt Spring Island offices. This increase supports enhanced professional development needs identified through staff surveys, operational reviews, and succession planning efforts.

In recent years, more planners have pursued or achieved professional accreditation, which requires ongoing professional learning. Similarly, administrative staff have expressed interest in expanding their skillsets and preparing for advancement within the organization. Training budgets were minimized during the COVID-19 period; while online options remain valuable, in-person opportunities have resumed and continue to offer significant benefits for professional development, relationship-building, and cross-organizational learning. This modest adjustment ensures that Islands Trust can continue to invest in staff development and maintain a resilient, professional, and high-performing workforce.

3. Historical Context

For over a decade, Planning Services has based its training budgets on a standard cost-per-staff approach: approximately \$1,500 per planner to attend one annual conference (including travel), and \$500 per administrative staff member for relevant skill development.

Since COVID-19, training dynamics have shifted significantly. The rise of online learning has increased accessibility, while inflation has driven up travel and registration costs. Professional associations such as PIBC, CIP, ARDPM, and LGMA have expanded their training offerings but also increased membership and accreditation requirements and fees.

While online learning remains important, staff and management continue to recognize the value of in-person training for collaboration, knowledge exchange, and problem-solving — key aspects of maintaining a healthy and connected organization.

Location Code: 510/515

Victoria Office, Planners and Administration Staff

Description	FY23*	FY24	FY25	FY26	Budget Requested	\$ Change	% Change
Memberships	2,062	3,408	4,177	2,650	4,100	1,450	55%
Staff Meetings & Recognition	165	-	-	200	-	(200)	-100%
Training & Conferences	2,559	1,821	856	3,500	6,500	3,000	86%
Training & Conferences	-	-	1,221	1,000	3,000	2,000	200%
Travel	8,707	9,331	5,928	9,000	8,000	(1,000)	-11%
						5,250	21.6%

Location Code: 520/525

Salt Spring Office, Planners and Administration Staff

Description	FY23*	FY24	FY25	FY26	Budget Requested	\$ Change	% Change
Staff Meetings & Recognition	567	81	115	200	-	(200)	-100%
Training & Conferences	261	466	749	3,000	6,000	3,000	100%
Training & Conferences	1,156	1,500	1,090	1,125	1,200	75	7%
Travel for Training	375	980	1,205	1,500	1,500	-	0%
Travel for Training	532	175	1,659	450	400	(50)	-11%
Travel	4,999	1,615	2,546	3,000	2,500	(500)	-17%
						2,325	14.4%

**denotes election year*

4. Justification for Increases

Over the past two years, a greater number of planners in both the southern and Salt Spring offices have pursued professional accreditation, while administrative staff have sought targeted training to diversify skills and prepare for progression. Team-based training sessions tailored to Islands Trust needs have also increased in frequency and impact.

These activities directly benefit the organization by enhancing staff competence, retention, and readiness to assume new responsibilities. The proposed increases reflect these evolving professional development needs and the organization's commitment to supporting continuous learning.

5. Alignment with Strategic Goals

This modest budget increase aligns directly with the Islands Trust Council Strategic Plan 2025–2028, which emphasizes organizational excellence, accountability, and capacity building.

It supports the Plan's focus on:

- Building organizational capacity and resilience by investing in the development and retention of skilled, motivated staff;

- Supporting clear, accountable, and transparent decision-making through ongoing professional training that strengthens policy development and planning processes;
 - Ensuring staff have the professional skills necessary to deliver on strategic initiatives related to growth management, ecosystem health, climate action, and reconciliation; and
 - Strengthening Islands Trust's ability to meet its provincial mandate efficiently and responsibly, by fostering a workforce capable of implementing Council's priorities with professionalism and integrity.
-

6. Efficiency & Cost Control Measures

The proposed increases are modest and carefully targeted. They account for the growing number of accredited professionals, rising travel costs, and the organization's renewed emphasis on in-person collaboration.

Planning Services continues to balance cost-effectiveness with staff development by combining online learning with selective conference attendance. This approach ensures that every training dollar contributes directly to the organization's strategic priorities and operational excellence.

7. Supporting Documents (Optional)

None.

Prepared by: Stefan Cermak, Director Planning Services
Reviewed By: Rueben Bronee, CAO

Planning Services

Operating Budget Increase Justification Form

The following budget areas are excluded from the Operating Budget Increase Justification Form, as they are corporate-wide operating expenses explained on a consolidated basis in the Budget Overview Report, or they are justified in individual business cases:

Budget Overview Report:

- Base salaries and benefits
- Trustee remuneration and benefits
- Insurance
- Telephone, Mobile Devices, Internet charges
- Office Rent and Office Services
- Office Supplies
- Capital purchases
- Elections

Business Cases:

- New personnel requests
 - Project funding requests
 - New program funding requests
-

1. Department Information

Department Name: Planning Services

Current Fiscal Year Budget: 25/26

Requested Budget for Next Fiscal Year: 26/27

Dollar Increase Requested: \$15,500

Percentage Increase Requested: 67.2%

2. Executive Summary

The Planning Services department is requesting a \$15,500 increase to support continuity of leadership and operational stability during a key staffing transition.

The request includes a \$15,000 increase to the Contract Services budget line to retain critical expertise during the planned retirement of a long-serving Regional Planning Manager, and a \$500 increase to Meeting Expenses to accommodate rising costs associated with venue bookings for departmental training sessions.

Our most senior Regional Planning Manager will retire in late FY 2026 or early FY 2027 after more than two decades of dedicated service. This individual holds extensive institutional knowledge, advanced project management skills, and deep familiarity with the unique governance and policy frameworks of the Islands Trust. To ensure a smooth transition, minimize onboarding time for new leadership, and maintain uninterrupted service delivery, the department proposes to engage this individual on a short-term, part-time contract basis following retirement.

This proactive measure will safeguard organizational continuity and ensure that key planning projects and strategic initiatives remain on track.

3. Historical Context

In recent fiscal years, Planning Services has not utilized the Contracted Temporary Staffing budget line. However, this line has been used effectively in the past for time-limited expertise, including preparing orientation materials for newly elected officials and addressing short-term staffing needs during election cycles.

Budget History

Location Code: 590

Planning Services

<i>Description</i>	<i>FY23*</i>	<i>FY24</i>	<i>FY25</i>	<i>FY26</i>	<i>FY 27 Budget Request</i>	<i>Increase \$ over FY26</i>	<i>Increase % over FY26</i>
Contracted Temporary Staffing	35,594	9,900	-	-	15,000	15,000	
Meeting Expense	3,806	4,782	5,523	6,000	6,500	500	8%
						15,500	

** denotes election year.*

4. Justification for Increases

This request represents a proactive and cost-effective approach to maintaining leadership continuity during a major staffing transition.

The proposed contract arrangement will:

- Preserve institutional and procedural knowledge essential to complex planning files;
- Maintain momentum on key organizational priorities and strategic initiatives; and
- Ensure service quality, accountability, and efficiency during the onboarding of a new Regional Planning Manager.

This modest and time-limited investment will mitigate the operational risks often associated with leadership turnover—such as delays in project delivery, reduced staff support, and the loss of historical context that informs consistent decision-making.

5. Alignment with Strategic Goals

This increase directly supports the Islands Trust Council Strategic Plan 2025–2028, particularly under the Governance & Organizational Excellence focus area, which seeks to strengthen decision-making, ensure workflow efficiency, and enhance employee satisfaction.

The request aligns with:

- Goal 1.2 – Strengthen governance, decision-making, and workflow processes
Retaining senior expertise during transition ensures continuity in management, project oversight, and process efficiency, supporting better decision-making and consistent service delivery.
- Goal 1.1 – Update and adopt a new Policy Statement
Maintaining experienced planning leadership helps ensure the ongoing Policy Statement implementation and related planning initiatives are well-supported during this period of change.

- Goal 1.3 – Advocate to the Province for legislative changes to the Islands Trust Act
Sustaining institutional expertise contributes to the Trust's ability to advocate effectively and engage with external partners during times of transition.

In effect, this modest increase strengthens the organization's ability to:

- Maintain continuity of service;
 - Retain critical institutional knowledge;
 - Support effective governance and decision-making; and
 - Manage transitions responsibly while upholding operational excellence.
-

6. Efficiency & Cost Control Measures

Engaging the retiring manager on a short-term contract provides targeted access to senior-level expertise without the long-term financial commitment of a full-time position. This approach ensures operational stability and continuity while maintaining prudent fiscal management.

7. Supporting Documents (Optional)

None.

Prepared by: Stefan Cermak, Director Planning Services
Reviewed By: Rueben Bronee, CAO



Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (Committee or Operational Unit):

Islands Trust Conservancy Board

Department:

Trust Area Services

Name of Request:

Land Securement and Conservation Planning Increase

\$ Value of Request (indicate by fiscal year and total if project is multi-year):

\$34,000 for Land Securement budget line

\$11,000 increase from the previous budget of \$23,000.

(estimated allocation from the 2025/26 land securement and conservation planning budget lines)

Budget Source (select all that apply):

- ☐ **Specific Project Funding** (select all that apply)
- ☐ Third Party Contractors
 - ☐ Staff Travel Expense
 - ☐ Staff Overtime Expense
 - ☐ New Staff Member – Temporary for project
 - ☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☐ **Computer Hardware/Software/Supplies**

☐ **New Staff Resources** (see Staff Costing Tool)

☐ **Permanent**

☐ **Temporary**

Temp Duration: _____

☒ **Other – please describe:** Operational budget

Date of Submission to Finance: October 16, 2025

Funding Required for (date range):

April 1, 2026-March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: *(Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.)*

The Islands Trust Conservancy is currently operating without a Ministerially-approved Five-Year Plan; however, the Minister has authorized the Conservancy to continue holding and managing its land. Any new land acquisitions or dispositions need ministerial approval.

The Board has developed a number of its own plans including:

[Regional Conservation Plan](#) (2018-2029) which includes Goal 7: *Monitor and manage existing conservation areas to maintain and enhance existing biodiversity and cultural features, with the understanding that ecosystems are continuously in a state of change*

[Land Securement Strategy](#) (2017-2027) which sets out in the property management section (8.7) that *The Islands Trust Conservancy will only secure land if an adequate property management budget is available. When properties are secured they will be incorporated into the Islands Trust Conservancy's overall land management strategy. The Islands Trust Conservancy will work to build a Property Management Fund to buffer potential budget shortfalls for property management.*

[Assessing Conservation Proposals Policy 3.2.2](#) which sets out that

- *A2: All conservation proposals will be referred to First Nations who have treaty or established rights, or identified geographic areas for consultation purposes, relevant to the conservation proposal area, as determined using the BC Consultative Areas Database. First Nations will be provided with a 90-day referral period.*
- *A3. The Board will consider responses from First Nations during negotiation of a land transfer or conservation covenant agreement.*

[Reconciliation Declaration](#) (2019)

Islands Trust Council budget guidelines for 2026/27 budget development include:

- That Trust Council establish a 2026/27 budget guideline that resource requests for additional operating budgets (including one-time projects) will only be considered where critical capacity issues can be clearly demonstrated or where upfront investment will result in longer term savings as outlined in a business case.
- That Trust Council establish a 2026/27 budget guideline that considers resourcing needs to update and implement the Reconciliation Action Plan. (not yet finalized)

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

Issues

In the past, the Islands Trust Conservancy has not consistently assessed the potential cultural features on lands proposed for nature reserves or conservation/NAPTEP covenants nor specifically considered cultural features during securement negotiations. Conservancy staff have learned that it is critical to provide a cultural features assessment for First Nations to be able to provide informed comment, and that there is often interest from Nations in a site visit prior to responding to the referral. The Conservancy has also not previously budgeted to support site visits or for capacity funding for Indigenous Governing Bodies to provide informed comment on conservation proposals. Records of engagement and comments received from Indigenous Governing Bodies is provided to the minister with the request for approval to take on new nature reserves or covenants.

Opportunities

The Board amended its Assessing Conservation Proposals Policy in 2024 to require conservation proposals to be referred to First Nations; this engagement is part of living up to the Reconciliation Declaration and the commitments of UNDRIP.

A cultural features assessment is an assessment of significant cultural heritage resources on a property, such as potential or confirmed archaeological sites, sacred places, and culturally important plants or wildlife, to determine potential impacts and inform protected area management activities/limitations. A cultural features assessment can also indicate that a full archaeological assessment is needed, informing future budget requirements, more in-depth engagement with First Nations and Indigenous Knowledge Holders, in addition to restoration / stewardship considerations. ITC intends to ensure we have budget funds moving forward for archaeological assessments on new nature reserves.

Note: The Board does not support any land securement costs for land transfers or covenants associated with a development application.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

Increasing the land securement budget for 2026-27 will support:

- Completion of cultural features assessments for an in-stream land donation that is adjacent to an existing ITC Nature Reserve, two new land securement projects, two in-stream NAPTEP covenants (Salt Spring) and a third securement in early negotiations (Saturna)
- Increased capacity to engage meaningfully with Indigenous Governing Bodies and Indigenous Knowledge Holders in stewardship and management planning and management activities regarding cultural features and spaces, aligning with ITC's Reconciliation Declaration.

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

There are no risks associated with increasing the land securement budget.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1: Increase ITC Land Securement budget by \$11,000 from \$23,000 (FY25/26) to \$34,000 (Recommended)

Benefits – Securement applications are able to proceed through First Nations referrals effectively and with good relationship-building and increased knowledge of culturally important areas in ITC protected areas. Cultural features assessments and Longer-term benefits include informing land management decisions, staff time savings, staff stress reduction, and better long-term financial planning, as well as more effective and trusting relations with Indigenous Governing Bodies.

Risks – None

Financial implications – increase land securement budget by \$11,000.

Resource requirements – 3 hours of ITC Manager and 15 hours of Ecosystem Protection Specialist time to procure and manage contracts, with support from Finance staff, and a further 3 hours of support from the Senior Indigenous Relations Advisor.

Other implications- Aligns with strategic objectives and Regional Conservation Plan, as well as Reconciliation Declaration, to address current ITC protected area securement challenges and future management needs planning.

Option 2: No budget increase for ITC land securement budget.

Benefits – None.

Risks – Without increases to the core budget for land securement to support cultural features assessments, the Conservancy risks:

- being unable to engage meaningfully with Indigenous Governing Bodies in referral processes
- identify and protect culturally important areas;
- budget for future nature reserve management needs; and
- plan for informed and appropriate protection of cultural values during covenant monitoring and stewardship.

Without increased budget for Land Securement, the ITC Board may be faced with difficult decisions regarding securement of additional conservation lands, and may need to cease in-stream securements until it has sufficient resources to complete them.

Financial implications – No direct financial costs, but significant increase to staff time dedicated to ineffective referrals process.

Resource requirements – Increased staff time trying to conduct effective referrals and build relationships with Indigenous Governing Bodies, with inadequate information to support intended efforts.

Other implications- Efforts to engage positively with Indigenous Governing Bodies would continue to be hampered by a lack of necessary information for referrals; continued strain on resources as existing budgets try to accommodate unanticipated needs for cultural features assessments; securement applications require extended time to complete; securement agreements do not appropriately consider culturally important areas, delaying and constraining management planning and operations. Compromised achievement of strategic conservation objectives. Continued challenges in sustaining staff morale due to inability to live up to commitments of Reconciliation Declaration.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

Critical success factors include:

- Sufficient staff time to administer and deliver the land securement program. If there is a critical staff vacancy, program delivery may be impacted.
- Willing donors who wish to donate land or conservation covenants.
- Available contractors to undertake contracted work such as ecological baseline studies, surveys and cultural features assessments.
- Improved engagement and cooperative support from Indigenous Governing Bodies during the land securement process.

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1: Increase ITC Land Securement budget by \$11,000 from \$23,000 (FY25/26) to \$34,000

Benefits of this option include:

- **Sufficient funds to undertake cultural features assessments on three in-stream proposed protected areas:** Providing funding for cultural features assessments assists the Board with completing these securement projects and fulfilling the ITC mandate
- **Improved job satisfaction and staff retention:** Providing the ITC team with resources needed to secure protected areas in a fully informed way that includes knowledge of cultural features and includes capacity funding to support site visits from Indigenous Governing Bodies will lead to enhance job satisfaction. This leads to higher levels of staff engagement, motivation, and loyalty, contributing to a positive work environment, and retention potential is enhanced.
- **Enhanced relations with Indigenous Governing Bodies and Indigenous Knowledge Holders:** Providing increased funding for cultural features assessment and capacity funding for site visits will support trust building and the development of closer cooperative working relationships with First Nations.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Quantitative:

\$34,000 Land Securement

- \$11,000 increase from the previous budget of \$23,000 (estimated allocation from the 2025/26 land securement and conservation planning line).

Qualitative:

Increasing the land securement budget will support:

- More informed decision making by the Islands Trust Conservancy Board

- More informed engagement of Indigenous Governing Bodies and Indigenous Knowledge Holders in referral responses
- Improved job satisfaction

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (ie. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (ie: external competition, government-restricted internal competition, etc.)*

Procurement for services related to land securement will take place in 2026/27, and will be undertaken in accordance with the Procurement Policy which provides for Direct Awards, Invitations to Quote and Requests for Proposals depending on the estimated value of the services and the specific nature of the services required.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

Staff will implement the changes to the land securement program as follows:

- Consult with Indigenous Governing Bodies, the Senior Indigenous Policy Advisor (if approved for 26/27) and Indigenous Relations Advisor (if approved for 26/27) to develop procurement procedure.
- Engaging cultural Knowledge Holders for cultural features assessments as part of securement application process.
- Updating securement procedures, referrals templates, staff report templates, and Board information packages to include and consider results of cultural features assessments, and site visits.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

Land securement is the responsibility of the full-time Ecosystem Protection Specialist and takes up approximately 800 hours a year.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

Changes to the Land Securement Program will be communicated regularly to staff and the Islands Trust Conservancy Board, and the success of the changes will be monitored to inform the 2027/28 budget and will form the basis of department workplans for future years.

The Land Securement Program will continue to be delivered in a collaborative manner in partnership with island conservancy partners and staff will focus on improving collaboration with Indigenous Governing Bodies and Indigenous Knowledge Holders in 2026/27. Conservancy staff will work closely with GIS staff regarding improvements to GIS systems for storing information about protected areas.

The Islands Trust Conservancy Communications Specialist will continue to feature new protected areas in social media and the Heron newsletter, and as needed, significant program activities or accomplishments will be supported by a communications plan(s). It is common to hold a celebration event with donors following transfer of lands or registration of a covenant. The opportunity to include members of interested First Nations to these celebrations in the future, would be a step in the right direction to fulfil our Reconciliation Declaration.

Requested by (Committee or Business unit): Islands Trust Conservancy Board

Prepared by (name, title)/date: Clare Frater, Director, Trust Area Services and Kathryn Martell, Land Protection Specialist/September 29, 2025. (updated Oct 15, 2025)

Reviewed by (name, title)/date: Wendy Tyrrell, Conservancy Manager/September 29, 2025. (updated Oct 15, 2025)



Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (Committee or Operational Unit):

Islands Trust Conservancy Board

Department:

Trust Area Services

Name of Request:

Protected Areas Management Operations and Planning

\$ Value of Request (indicate by fiscal year and total if project is multi-year):

\$150,000 Protected Area Management Operations

\$54,000 Protected Area Management Planning

(\$35,500 increase from the previous budget of \$168,500 budget – 21% increase to budget line but the increase is offset by decreases to other budget lines and reduction of grant funded positions from the budget)

Date of Submission to Finance: October 16, 2025

Budget Source (select all that apply):

- ☐ **Specific Project Funding** (select all that apply)
- ☐ Third Party Contractors
 - ☐ Staff Travel Expense
 - ☐ Staff Overtime Expense
 - ☐ New Staff Member – Temporary for project
 - ☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☐ **Computer Hardware/Software/Supplies**

☐ **New Staff Resources** (see Staff Costing Tool)

☐ **Permanent**

☐ **Temporary**

Temp Duration: _____

☒ **Other – please describe:** Base budget

Funding Required for (date range):

April 1, 2026-March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.)

The Islands Trust Conservancy is currently operating without a Ministerially-approved Five Year Plan, however the Minister has authorized the Conservancy to continue holding and managing its land. Any new land acquisitions or dispositions need ministerial approval. The Islands Trust Conservancy Board will have a total of 83 Conservation Covenants and potentially 36 Nature Reserves by the end of fiscal year 2026-27.

The Board has developed a number of its own plans including:

[Regional Conservation Plan](#) (2018-2029) which includes Goal 7: *Monitor and manage existing conservation areas to maintain and enhance existing biodiversity and cultural features, with the understanding that ecosystems are continuously in a state of change*

[Property Management Strategy](#)

[Land Securement Strategy](#) (2017-2027) which sets out in the property management section (8.7) that *The Islands Trust Conservancy will only secure land if an adequate property management budget is available. When properties are secured they will be incorporated into the Islands Trust Conservancy's overall land management strategy. The Islands Trust Conservancy will work to build a Property Management Fund to buffer potential budget shortfalls for property management.*

[ITC Reconciliation Declaration](#) (2019)

There are currently 81 separate ITC Board conservation covenant agreements, each with a general intent to protect, preserve, conserve, maintain, enhance and, if applicable, from time to time restore, the natural state of the Covenant Area and the Amenities, as well as policies which require annual compliance monitoring and related communication with landowners and covenant co-holders.

Islands Trust Council budget guidelines for 2026/27 budget development include:

- That Trust Council establish a 2026/27 budget guideline that resource requests for additional operating budgets (including one-time projects) will only be considered where critical capacity issues can be clearly demonstrated or where upfront investment will result in longer term savings as outlined in a business case.
- That funding for Geographical Information Systems be prioritized for initiatives in the 2025-28 Strategic Plan
- That Trust Council establish a 2026/27 budget guideline that considers resourcing needs to update and implement the Reconciliation Action Plan. (not yet finalized)

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

In summary:

The issue is that the Protected Areas Management Team has been operating over capacity for some time and is unable to effectively manage the 115 protected properties under the ITC Board's responsibility while conducting compliance monitoring for all protected lands. This challenge stems from historical capacity constraints as well as ongoing operational and budgetary limitations.

The solution is a hybrid monitoring delivery model which is proposed for the 2026/27 monitoring season. Under this model, the majority of protected areas would be monitored by a qualified external contractor and local island conservancy partners. This approach would allow the Protected Areas Management Team to focus its efforts on a select number of high-priority sites that require direct ITC involvement. The onboarding of the new Team Lead position further enhances capacity and strengthens the future of the Protected Areas Management Program.

Background:

The core Protected Area Management Operations budget must support the ITC Board in complying with policy and external standards/requirements. In keeping with Canadian Land Trust Standards and Practices, it is the ITC Board's policy to monitor its conservation covenants annually to ensure compliance and to monitor its nature reserves annually for ecological change, public safety and trespass concerns. The ITC Board also has responsibilities to Environment and Climate Change Canada where it is the recipient of a conservation property

that is an ecological gift under the *Income Tax Act*. ITC currently cares for twenty-seven ecological gifts, eighteen as covenants and nine as nature reserves. ITC is also required under the Occupiers Liability Act to mitigate against serious risks such as a dead tree or loose step, such that a person or their property will be reasonably safe in using the protected area. Any evidence of breach or trespass must be documented thoroughly and be addressed promptly.

The ITC Board has a commitment to managing its lands in such a way that ecological integrity is maintained or improved over time. The Protected Areas Management Operations budget must also support the Protected Areas Management Team (Team Lead, Property Management Specialist and Covenant Management and Outreach Specialist) actively engaging in ecological monitoring and ongoing management activities.

The Protected Area Management Program is comprised of two main functions:

1. Protected area habitat assessment and management: generally includes the following types of activities:

- Assessing and mitigating risk in nature reserves (ie: danger trees assessments);
- Assessing habitat for ecological functioning and identifying threats, mapping invasive species;
- Prioritising identified management needs on protected areas;
- Implementing identified habitat enhancement needs (ie: invasive species management, plant installation);
- habitat restoration, exclosure fence installation and maintenance (e.g. to protect new plantings from over-browsing impacts);
- coordinating surveys and ongoing monitoring of species at risk;
- procuring biologists and other contractors, writing service contract requests and budgeting for management needs
- assessing, maintaining and replacing infrastructure, such as trail construction and maintenance, signage construction and maintenance, habitat enhancement structures (e.g. bat and bird box) installation and maintenance;
- manage recreational impacts, such as human and dog waste;
- conduct or coordinate safety hazard assessments;
- as necessary and guided by policy, mitigation of observed or imminent hazards and risks;
- Preventing trespass concerns or mitigating trespass incidents, such as unauthorized tree cutting, trail building and dumping;
- addressing breaches, including damage from recreational or unauthorized activities;
- assess and respond to referrals from Islands Trust Planning Services department;
- communicate and respond to management requests from active and prospective conservation partners; and
- communicate, assess and respond to covenant landholder requests, concerns and potential violations
- addressing historic disturbances of the land, etc.

2. Annual compliance monitoring: generally involves the following types of activities:

- contacting more than 100 landholder/partners to coordinate monitoring visits;
- walking the land along established monitoring routes, including along accessible property boundaries and any trails;
- documenting observations of ecological, compliance, and trespass concerns on a GPS device;
- completing site monitoring forms that takes into account the standard land use restrictions under a conservation covenant;
- taking repeat photos at established monitoring stations;
- entering data into a geographic information system (GIS) system to support documentation and tracking of management needs*; and
- writing a final report with management recommendations

* Note: ITC does not have a data management software system, so there is a backlog of data to deal with that is inefficiently kept in unwieldy Excel and Word documents that are not easily connected to spatial (map) locations to effectively use for management planning and budget forecasting for management needs. (See business case for new GIS data management software to support property management).

Historically, the property management budget has not adequately supported protected area management needs, and increases are needed to meet a higher, more efficient and strategic management standard in our land protection program.

In recent years, through the federally-supported Species at Risk (SAR) Program, there has been targeted efforts to monitor and restore species at risk and their habitat and this funding has helped to increase understanding of conservation values on ITC protected lands. In its final year, this grant funding will end in March 2026.

At this time, the ITC's core Protected Area Management Program, through annual compliance monitoring, ensures that major issues are identified. However, due to the significant amount of time that Protected Areas Management Team have to dedicate to coordinating/traveling and conducting annual monitoring of 115 properties, the core program has not had the capacity to:

- effectively mitigate identified major issues and violations in a timely manner
- develop and implement a systematic ecological monitoring program to determine if the ecological values protected are being sustained
- comprehensive monitoring and assessment of habitat for species at risk (identified through SAR surveys)
- conduct advanced trail maintenance for more than serious hazards
- facilitate archaeological assessments, capacity funding for review of management plans and for site visits – due to lack of funding and time
- Critical habitat management, such as invasive species management, at a pace and scale adequate for this growing ecological threat
- systematic tracking, mapping and mitigation of management concerns (including climate change impacts such as wildfire risk) to support proactive or long-range management planning, and proactive, informed decision-making.

Staff efforts to review Islands Trust Conservancy's operations have confirmed that the Protected Areas Management Program is critically under-resourced. The addition of the recently-filled Protected Areas Team Lead position is adding to staff capacity to support overdue program improvements such as:

- sourcing a data management software solution;
- implementation of a GIS data system and data management best practices;
- developing a wildfire risk assessment and mitigation strategy;
- development of new/updated policies and procedures for ITC protected lands, etc.

There is an increasingly critical need to address the gaps in meeting management objectives and policy requirements for ITC protected areas – this will require an increase in the core operating budget to bring it up to working capacity, and ongoing annual increases to address the successful growth of the Islands Trust Conservancy's protected lands program.

The need to increase the Protected Area Management budgets is driven by:

- anticipated acquisition of new protected areas – anticipating between three to five new protected areas by 2026/27 end – historically, there are about three new lands added to the Protected Areas Management Program per year;
- management of protected areas is becoming increasingly complex due to impacts of climate change; increased issues associated with invasive species, degraded ecosystems, wildfire risks - need for species at risk stewardship; increases in the number of new landholders and new neighbours and

landowner turnover on covenants (increase in trespass concerns and needs for outreach); and increasing recreation in nature reserves, among others;

- new program activity: archeological assessments are now required to inform management planning and management operations, so that ITC protected areas can be properly managed for their cultural heritage features. Two archeological assessments are budgeted for 2026/27, and planning will be undertaken to assess need for archaeological assessments for existing protected area for future budget years. Each archeological assessment is estimated to cost an average of \$20,000, which represents a significant proportion of the management planning budget;
- desire to engage Indigenous Governing Bodies and Indigenous Knowledge Holders in management planning and operational activities and to provide capacity funding to support their involvement;
- need for honoraria to support site visits by Indigenous Knowledge Holders and cultural monitors for both management planning and management operations;
- the implementation of a new GIS-based protected areas data management software system, including addressing standardization of a backlog of contractor data; and
- analysis of operations resulting in recognition that a significant proportion of staff time is spent on routine annual monitoring administration, coordinating, travel, and fieldwork, with limited time left in the year to plan to address and prioritise management gaps, liaise with Indigenous Governing Bodies or assess, plan, and implement management responses to monitoring reports.

Opportunities

The proposed solution is a new, hybrid delivery model for the 2026/27 monitoring season, in which the majority of protected areas would be monitored by a qualified external contractor and local island conservancy partners, with select, prioritized protected areas being monitored and managed by ITC staff.

This solution allows for the Protected Areas Management Team to focus the delivery of their highest and best values to the program. Standard compliance monitoring being conducted externally has been successful in the past, but did not allow for a cohesive understanding of the protected lands, as staff were not getting out on the lands to track management needs. This new model allows for a hybrid approach, that sees ITC staff conducting ecological monitoring – identifying management needs, major threats and having the capacity to initiate mitigation of management concerns identified during site visits, and from compliance monitoring observations. In addition, this allows ITC staff to maintain important relationships with landholders and conservation partners.

Compliance monitoring conducted by external contractor/partners would involve a day of walking the site, completing the site monitoring form, mapping their route and any identified threats/concerns and documenting with photographs. These site forms would then be submitted to the Protected Areas Team, who would then complete final reports to submit to the ITC Board.

Other Relevant Information:

Resulting from a review of operations, and reflecting a desire for more transparency, the Board has requested that the former property management budget be split into two - Protected Areas Management Planning and Protected Areas Management Operations. In 2025/26 Trust Council budget included \$168,460 for protected area management which covered both management planning and operations.

The Board recently received an anonymous donation in 2025 of \$157,300 to its Property Management Fund bringing the fund balance to \$173,300. Staff have recommended that the Board pause any major expenditures from this fund until they have met with Indigenous Governing Bodies throughout the Trust Area as part of the Five-Year Plan engagement process so there is an opportunity to seek their views on management priorities.

This budget request reflects a reduction in the number of species at risk projects that ITC has been conducting over the last six years with the Priority Places funding grant, ending March 2026. Without a dedicated

coordinator in place, the functioning of the SAR Program will be significantly limited. This will also impact the growing collaboration between the Planning Biologist and the SAR Program Coordinator, which has significantly benefited both the ITC and Planning Services.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

Increasing the Protected Areas Management planning and operations budgets will support:

- improved decision making for management of protected areas habitat and species at risk;
- archaeological assessments to inform management planning for new protected areas;
- increased capacity to engage meaningfully with Indigenous Governing Bodies and Indigenous Knowledge Holders;
- more cooperatively in management planning and management activities; and
- increased capacity to focus on management planning and prioritized management activities.

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

There are no risks associated with increasing the resources available for management of protected areas. Increases to workload associated with administering a higher budget will be mitigated by contracting out a majority of the compliance monitoring, ensuring that staff time goes to the higher-level work of planning and implementation of management operations and development/updating of management plans.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1: Increase the Protected Area Management Operations and Planning budget lines by \$35,500. (Recommended)

\$150,000 (\$133,500 FY25/26) Protected Area Management Operations

\$54,000 (\$35,000 FY25/26) Protected Area Management Planning

Benefits – The Protected Areas Management Team will be able to effectively address the declining ecological health of its protected areas (due to climate change, invasive species, recreational use pressures, etc.), identify and protect cultural heritage areas, engage with Indigenous Governing Bodies and Indigenous Knowledge Holders, and mitigate risks of litigation associated with delayed management actions (e.g. maintaining safety of trails, stairs, boardwalks, handrails, and updating signage).

The option provides sufficient resources for the team to monitor and manage ITC’s protected areas and develop a management strategy, removing the need for the Board to contemplate putting a moratorium on in-stream securement projects for new nature reserves and covenants.

Risks – None.

Financial implications – an increase Protected Areas Management Operations and Planning budgets lines by \$35,500 and reduction of Conservancy travel budget for 2026/27 by \$11,000 due to less anticipated staff travel for compliance monitoring. In addition, the ITC’s 2026/27 proposed salaries budget did not include salaries for a Species at Risk Program Coordinator, a co-op student or other seasonal employee.

Resource Requirements – Team Lead to procure an external contractor, Property Management Specialist to do change orders to conservation partner contracts (three-year contracts) and work with contractor on compliance monitoring processes for nature reserve lands and review monitoring site visit forms, Covenant Management and Outreach Specialist to work with contractor on compliance monitoring processes for covenanted lands and

review monitoring site visit forms, Manager to support Protected Areas Management Team. Other ITC staff support provided as needed.

Other implications – Aligns with policies, strategic objectives and Regional Conservation Plan, as well as Reconciliation Declaration,

Option 2: No budget increase for Protected Areas Management planning and operations.

Benefits – None.

Risks – Without increases to the core budget for protected area management, the ITC Board will be challenged to address the declining ecological health of its protected areas (due to climate change, invasive species, recreational use pressures, etc.), identify and protect cultural heritage areas, engage with Indigenous Governing Bodies and Indigenous Knowledge Holders, and mitigate risks of litigation associated with delayed management actions (e.g. maintaining safety of trails, stairs, boardwalks, handrails, and updating signage). Finally, as resources are spread increasingly thin across a growing number of protected areas, the ITC Board will likely be faced with a difficult decision regarding securement of additional conservation lands and may need to cease its in-stream nature reserve and covenant securements until it has sufficient resources to manage them.

Financial implications – The proposed Conservancy travel budget for 2026/27 would need to be increased by \$11,000 to accommodate additional staff travel for compliance monitoring and the salaries budget would need to be increased by \$22,300 for a co-op student or other seasonal employee as staff compliance monitoring requires two staff for each visit for safety.

Resource requirements – Staff time to coordinate monitoring events, hire and train a coop student or other seasonal employee to assist with monitoring (approximately 50 hours).

Other implications- Continued strain on resources; efforts to engage positively with Indigenous Governing Bodies and address other management needs would continue to be hampered due to increased demands on staff time for routine monitoring; archaeological assessments are implemented more slowly or not at all, delaying and constraining management planning and operations and meaningful engagement with Indigenous Governing Bodies.

Option 3: Increase Protected Area Management operations budget to continue Species at Risk Program at current levels

Benefits – Species at Risk Coordinator remains on staff, and the Species at Risk Program remains active. Species at risk surveys and monitoring continue to inform management planning and understanding of habitat management needs for species at risk. Increased knowledge of species at risk, critical habitat, habitat suitability in ITC protected areas as inventories continue. Increased understanding of population health and habitat enhancement needs as species at risk monitoring programs continue. Demands on Protected Areas Program Team are reduced, if SAR Program Coordinator position is continued.

Risks – Continued demands on staff time to support this project, lessened if the amount includes a salary for a SAR Program coordinator position.

Financial implications – To implement this option, two budgets would need to be increased – requiring an additional \$168,566 to the budget request.

1. The proposed Conservancy salaries and benefits budget for 2026/27 would need to be increased by approximately \$96,566 for staff position (SAR Coordinator); and
2. Approximately \$72,000 to continue prioritized SAR and critical habitat-related activities, including Western Painted Turtle surveys on SSI protected areas, Little Brown Myotis habitat assessment, roost surveys and collection of guano for monitoring white-nose syndrome, Multi-SAR surveys on Lasqueti, Continued monitoring for two endangered plant populations in the Mt. Tuam Protected Area, and amphibian/wetland surveys on select protected areas.

Resource requirements – Staff time to hire and train a new/continuing employee (approximately 50 hours).

Other implications- Would support continued recovery actions for federally and provincially listed Species at Risk in the Islands Trust Area.

Option 4: Increase Protected Areas Management planning budget to support 5 archaeological assessments

Benefits – More knowledge of archaeological features within protected areas and enhanced ability to protect them with knowledge from Indigenous Governing Bodies and Knowledge Holders.

Risks – None.

Financial implications – ~\$160,000: ~\$100,000 for the assessments and ~\$60,000 for a part-time staff person

Resource requirements – Even with the addition of a part-time ITC Indigenous Relations Advisor (see business case) there would be insufficient staff resources to undertake this additional work without compromising already strained a Protected Area Management team. Another part-time position would be needed to procure and manage the contracts and engage with Indigenous Governing Bodies.

Other implications: With proposed changes to the delivery of the protected area management program delivery model and with both the ITC Protected Area Management Team Lead and Covenant Management and Outreach Specialist being in temporary assignments this option might be best considered in future years. It may be that some funds from the Property Management fund could be allocated.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

Critical success factors include:

- Sufficient staff time to administer and deliver the Protected Area Management program. If there is a critical staff vacancy, program delivery may be impacted.
- As appropriate, availability of contractor(s) to undertake compliance monitoring. If contractors become unavailable staff will step back in, resulting in delays to management planning or management operations.

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1: Increase the Protected Areas Management Operations and Planning Budgets by \$35,500.

Benefits of this option include:

- **Enhanced Protected Areas Management (PAM) Program capabilities:** Contracting out the work of routine annual compliance monitoring will enable the PAM team to focus on tackling ongoing management concerns in both nature reserves and covenants, proactively addressing complex projects, and delivering high-quality services to support the Islands Trust mandate.
- **Improved job satisfaction and staff retention:** Providing the ITC team with resources needed to better manage protected areas will lead to enhance job satisfaction. This leads to higher levels of staff engagement, motivation, and loyalty, contributing to a positive work environment, and retention potential is enhanced.
- **Enhanced relations with Indigenous Governing Bodies and Indigenous Knowledge Holders:** Providing increased funding for archaeological assessments, capacity funding for review of management plans and for site visits, and freeing up staff time for meetings and site visits will support development of cooperative working relationships.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Quantitative:

- \$150,000 for Protected Area Management Operations and \$54,000 for Protected Area Management Planning
 - \$35,540 increase from the \$168,460 budget
 - 21% increase to budget line but the increase is offset by decreases to other Conservancy budget lines and elimination of grant-funded staff positions

Qualitative:

Increasing the Protected Area Management Operations and Planning budgets will support:

- improved decision making and management of protected areas and species at risk
- Improved engagement opportunities with Indigenous Governing Bodies and Indigenous Knowledge Holders in cooperative management activities
- Improved job satisfaction for ITC staff

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (ie. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (ie: external competition, government-restricted internal competition, etc.)*

A competitive Request for Proposal process for a compliance monitoring contractor will be conducted in accordance with the Procurement Policy. This process will begin in fiscal year 2025/26 and will make clear that the contract is subject to Trust Council budget approval.

Other procurement for services related to protected area management will take place in 2026/27, and will be undertaken in accordance with the Procurement Policy which provides for Direct Awards, Invitations to Quote and Request for Proposals depending on the estimated value of the services and the specific nature of the services required.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

Staff will implement the changes to the Protected Areas Management Program as follows:

Jan-March 2026: Procure compliance monitoring contractors, develop annual management operations plan and schedule, procurement planning for management operations

April -June 2026: Support protected area compliance monitoring contractors, conduct in-house monitoring of select priority protected areas, procure management resources and services, begin implementation of management operations

July-September 2026: Receive and assess contractor monitoring reports, support management operations

October -December 2026: Analyse management needs in light of results from monitoring reports, share monitoring reports and resulting management recommendations with the ITC Board, implement actions to address any issues identified by contractor during compliance monitoring

January -March 2027: Adapt management operations plan and schedule as needed in preparation for FY 2027/28, procurement planning for management operations.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

Under the current delivery model, the Property Management Specialist (PMS) and Covenant Management and Outreach Specialist (CMOS) visit and monitor annually each of ITC's 34 nature reserves and 81 conservation covenants, respectively. For both positions, a significant amount of time is required for coordination and delivery of this annual compliance monitoring program. For the PMS, more than 150 hours were required for fieldwork and related travel in 2025, drawing, for example, 57% of their time in May and 43% of their time in June. This is in addition to a conservative estimate of one hour per nature reserve (34 hours) for coordination of the site visit with partner organizations, arranging travel and accommodation, and preparation of monitoring materials. The time devoted to the annual monitoring program is even more significant for the CMOS, for whom 310 hours were required for fieldwork and related travel in 2025, plus a conservative estimate of one hour per conservation covenant (81 hours) for coordination of the site visit with landholders and partner organizations, arranging travel and accommodation, and preparation of monitoring materials. For the CMOS, fieldwork and travel alone demanded 36% of their time in April, 64% of their time in both May and June, and 21% of their time in both July and August.

In addition to the time commitment, there are multiple competing priorities for the PMS and CMOS at the optimal time for monitoring. Preparations for the annual monitoring program in the early spring draws valuable time away from contract development for management activities, and progress on contract negotiations slows

significantly once monitoring fieldwork starts. Monitoring fieldwork also draws staff time away from potential ecological monitoring and species inventories (e.g. wildflower, pollinator, amphibian, and migratory bird surveys are all best accomplished in spring), invasive species management (e.g. shiny geranium must be pulled before it goes to seed in May, yellow-flag iris is best spotted in spring when in flower, Scotch broom is best removed when in bloom in May/June, etc.). Monitoring time commitments have the potential to slow or even negatively impact progress on relationship building with Indigenous Governing Bodies.

This funding will be used to support a shift in the delivery model. In 2026/27 the anticipated Protected Area Management team approach is:

- contract out a ~60% of routine annual compliance monitoring to nature reserve management partners and an independent contractor, with select priority protected areas monitored by staff. Staff time will be required to modify contracts with management partners and procure an independent monitoring contractor, but this will free up an estimated 150 hours (approx. one month of work time) for the Property Management Specialist and 310 hours (approx. two months of work time) for the Covenant Management and Outreach Specialist.
- Protected Areas Management Team Lead to lead procurement of contract monitor, and review, develop, and oversee implementation of Protected Area Management programs, policies, procedures, strategies, and plans. This work will inform future development of department workplans and budgets.
- Property Management Specialist to develop annual management operations work plans, lead procurement for nature reserve management, implement management plans for nature reserves, undertake monitoring of a small number of protected areas as needed, respond to issues identified during nature reserve monitoring, and develop/update management plans (including coordinating with interested First Nations and the referral process, and administering contracts for archaeological assessments)
- Covenant Management and Outreach Specialist to develop annual management operations work plans, lead procurement for conservation covenant management, implement prioritized management initiatives for conservation covenants, undertake monitoring of a small number of protected areas as needed, and respond to issues identified during compliance monitoring, adapting management operations work plans as needed.
- All positions above would also have time freed up in the work plan, to focus on the onboarding of a new Protected Area Management database system, and training.

The co-op student and Species at Risk Program Coordinator positions previously funded by ECCC will be vacant in 2026/27 (with the exception of the SAR Coordinator staying on an additional month (April 2026) to complete ECCC grant reporting).

The estimated total staff hours needed annually for the Protected Area Management Program, including ITC Manager's time is 21,000 hours.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

Changes to the Protected Area Management Program will be communicated regularly to staff and the Islands Trust Conservancy Board, and the success of the changes will be monitored to inform the 2027/28 budget and will form the basis of department workplans for future years.

The **Protected Areas Management Program** will continue to be delivered in a collaborative manner in partnership with island conservancy partners and staff will focus on better collaboration with Indigenous Governing Bodies and Indigenous Knowledge Holders in 2026/27. Conservancy staff will work closely with GIS staff regarding improvements to GIS systems for storing information about protected areas.

The Islands Trust **Conservancy Communications Specialist** will continue to feature protected area management activities in social media and the Heron newsletter, and as needed, significant program activities or accomplishments will be supported by a communications plan(s).

Requested by (Committee or Business unit): Islands Trust Conservancy Board

Prepared by (name, title)/date: and Wendy Tyrrell, A/Islands Trust Conservancy Manager/September 29, 2025 (updated Oct 15, 2025)

Reviewed by (name, title)/date: Clare Frater, Director, Trust Area Services/September 29, 2025 (updated Oct 15, 2025)



BRIEFING

To: Financial Planning Committee **For the Meeting of:** October 22, 2025

From: Trust Programs Committee/Regional Planning Committee **Date Prepared:** October 10, 2025

SUBJECT: Trust Area Resilience Assessment Initiative

PURPOSE: To advise Financial Planning Committee of resolutions of Trust Programs Committee and Regional Planning Committee regarding a request for \$150,000 in funding for projects related to Trust Area data acquisition and ecosystem health and community resiliency indicators that are assigned through the Strategic Plan for which business cases have not yet been drafted.

BACKGROUND:

Trust Council's 2025-2028 Strategic Plan includes a focus on:

- acquiring and updating mapping layers,
- development of ecosystem health and other indicators,
- development of a growth management framework based on data,
- trend monitoring and reporting, and sharing of data and
- sharing of related information with partners and the public.

These activities are crucial to informed decision-making and to understand effective implementation of the preserve and protect mandate. Relevant key initiatives from the 2025-2028 Strategic Plan are below.

FOCUS AREA	GOALS & DESIRED OUTCOMES	STRATEGIC DIRECTIONS	KEY INITIATIVES				LEAD
			Top priority for current council term	Priority for current council term	To be initiated 2026-2027	Initiation timeline TBD	
Growth Management & Community Resiliency	Defined capacity constraints and indicators inform decision making	2.1 Support proactive land use planning and establish limits to growth using evidence-based data	2.1.1 Work with other agencies to facilitate data gathering / share in the development of environmental indicators				TPC
			2.1.2 Develop a growth management planning framework that includes data on growth trends and projections, geological and hydrological capacities, infrastructure, and development rates				RPC
			2.1.3 Update and implement Freshwater Sustainability Strategy (2022-2032)				RPC
Ecosystem Health & Integrity	Diverse community members/groups are invested in revitalizing ecosystems and expanding protected areas	3.2 Improve understanding and monitoring of ecosystem health	3.2.1 Identify indicators of ecosystem health and integrity				TPC
			3.2.2 Update the State of the Islands Report				TPC
			3.2.3 Develop a shared inter-agency ecosystem health indicator toolkit for citizen groups, conservancies, and other agencies				TPC
			3.2.4 Monitor progress of protection of ecosystem health in all land use planning decisions				RPC/LTCs
	Marine and foreshore ecosystems are healthy	3.3 Strengthen marine and foreshore protection practices	3.3.1 Map eelgrass and kelp forests				RPC
Climate Change	Land use decisions are informed by data and ongoing monitoring to manage and adapt to climate risks	4.1 Identify the Trust's mandate and role related to climate change	4.1.1 Develop a climate action strategy, set baseline data and targets				TPC
			4.1.2 Partner with agencies and others to share climate data				TPC

In June 2025, Trust Council confirmed that key initiatives in blue required business cases for the upcoming 2026/27 budget development cycle.

[At its meeting on July 18, 2025](#), Regional Planning Committee (RPC) considered a business case about Key Initiative: **2.1.2 development of a growth management planning framework**. RPC passed the following motion:

That Regional Planning Committee request that the business case for the Development of a Growth Management Planning Framework be revised as a multi-year strategy, and that staff assess how the biologist's work on ecosystem indicators, and build out maps and suitable land analysis tools be incorporated in that framework, before the next stages are envisioned.

Staff discussed internally and acknowledged the need for:

- a comprehensive approach based on a collaborative, multi-department review of available internal and external data and mapping layers,
- scan of best practices in comparable organizations, and
- assessment of desired needs in the context of a possible new Policy Statement, review of the [Freshwater Sustainability Strategy](#), and upcoming work to develop a new Islands Trust Conservancy [Regional Conservation Plan](#) (extended to December 2029) and [Securement Strategy](#).

[At its meeting on July 30, 2025](#), Trust Programs Committee (TPC) received information from RPC's July 18, 2025 meeting and a staff briefing about the opportunity to plan the related Strategic Plan projects as a multi-year, cross-department approach to growth management/land protection planning and associated indicator development, monitoring and reporting, in a manner that considers the mapping and information resources required to fully implement the draft Policy Statement. Trust Programs Committee then passed the following motion:

That Trust Programs Committee recommend that Financial Planning Committee add \$150,000 to the draft 2026/27 budget to support advancement of the 2025-2028 Strategic Plan, as of July 2025, key initiatives 2.1.1, 2.1.2, 2.1.3, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.3.1, 4.1.1 and 4.1.2, in cooperation with First Nations and in a manner that considers the Islands Trust Conservancy's plans for ecosystem mapping and analysis, through development of a business plan for a multi-year, joint Trust Programs Committee/Regional Planning Committee-led project to fund a:

1. Consultant (selected via Request for Proposal) to:
 - o conduct needs assessment and
 - o develop strategy for:
 - data/mapping layer acquisition,
 - partnership development,
 - data analysis,
 - indicator development, monitoring and reporting.
2. Capacity funding to support involvement of First Nations' staff in development and implementation of the project.
3. Strategy development for long-term funding, investigation of the use of reserve funds, and potential grants.

[At its meeting on September 9, 2025](#), Regional Planning Committee (RPC) passed the following motions:

That Regional Planning Committee indicate support for Trust Programs Committee resolution *TPC-2025-063* and requests staff to develop a business case with appropriate budget for Phase 1 (initial development) of a multi year project related to ecosystem health and community resiliency indicators, scoping in relevant agencies, academics, First Nations partners, that will co-develop the project framework and methodology.

That Regional Planning Committee request staff to develop a strategy for long term funding, investigation of the use of reserve funds, including funding partnerships and potential grants, as indicated in resolution *TPC-2025-063*.

ATTACHMENT(S): None.

FOLLOW-UP: Trust Area Services intends to create a temporary researcher position to research needs, available data, best practices, potential partnerships, potential grant funds, etc and develop a business case and project charter for Trust Council consideration in December 2025 (at time of writing strike action is impacting hiring processes).

The business case will address a multi-year, cross-department approach to growth management/land protection planning and associated indicator development, monitoring and reporting. This will necessarily consider the mapping and information resources required to fully implement the draft Policy Statement.

Prepared By: Clare Frater, Director, Trust Area Services

Reviewed By/Date: David Marlor, Director, Legislative and Information Systems/October 15, 2025

Stefan Cermal, Director, Planning Services/October 16, 2025



Islands Trust

Budget Funding Request Short-Form Business Case

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision-making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (Committee or Operational Unit): Information Services	Budget Source (select all that apply): ☐ Specific Project Funding (select all that apply) ☐ Third Party Contractors ☐ Staff Travel Expense ☐ Staff Overtime Expense ☐ New Staff Member – Temporary for project ☐ Computer Hardware/Software ☐ Furniture & Equipment ☐ Computer Hardware/Software/Supplies ☐ New Staff Resources (see Staff Costing Tool) ☐ Permanent ☐ Temporary Temp Duration: _____ ☐ Other – please describe: _____
Department: Information Services	
Name of Request: Electronic Document Management Solution	
\$ Value of Request (indicate by fiscal year and total if project is multi-year): \$55,000 = \$46,500 software one-time purchase \$8,500 annual service	
Date of Submission to Finance: 09/19/24	Funding Required for (date range): 2026-2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS: (Indicate how the proposed project/activity/work ties to Trust Council's strategic plan, Policy Statement directives, Council Bylaws, work programs, the Trust's object, etc. Provide a copy/paste of the relevant reference, along with hyperlinks to external documents where available.)

Approval by Executive Committee on October 29, 2025

[Islands Trust Records Management System Bylaw](#) – this bylaw sets out the requirements for management of records at the Islands Trust, and requires that the Records Management System must maintain the integrity and authenticity of records made or kept in the usual and ordinary course of business.

ISSUE/OPPORTUNITY: *(What issue are you trying to resolve with this initiative, or what opportunity has been identified that would benefit Islands Trust by undertaking this initiative? What are the future needs? What organizational objectives are being addressed? Include background information that decision makers will need to properly assess this request.)*

Our current document management system lacks advanced electronic monitoring and security features, leading to several challenges:

- Regulatory Compliance Risks: Difficulty in meeting industry standards and regulatory requirements.
- Security Vulnerabilities: Insufficient protection for sensitive documents, and no controls on folder creation, where documents are stored.
- No version control resulting in multiple copies of documents and multiple versions being kept on the system.
- Inefficient Document Retrieval: Time-consuming and error-prone document search and retrieval processes.
- High Administrative Overhead: Increased manual effort and potential for human error in document handling.
- Prone to accidental moving or deleting of records and folders.

PROJECTED RESULTS/DELIVERABLES: *(How does this address the issue/opportunity described above? Indicate how results of this work will impact decision-making by trustees or staff. Will this work result in better decisions, more efficient decision-making, more efficient completion of work, better public perception, etc. Consider all possible results from undertaking this work.)*

Projected Results (Objectives):

The migration to an off-the-shelf electronic document management system, including contracting their data migration services, aims to achieve:

- Enhanced Document Security: Advanced security features to safeguard sensitive information.
- Improved Compliance: Support for regulatory compliance and industry standards.
- Efficient Document Retrieval: Advanced search and indexing capabilities for quicker document access.
- Streamlined Workflows: Automation of document workflows to increase productivity.

Deliverables (Proposed Solution)

- Advanced Security Features: Role-based access controls, audit trails, and encryption.
- Compliance Tools: Features that facilitate adherence to regulations such as GDPR, HIPAA, and ISO.
- Efficient Retrieval: Full-text search, metadata tagging, and custom indexing.
- Workflow Automation: Tools for automating approval processes and task management.

To ensure a smooth transition, we propose contracting the vendor to handle the data migration. This will:

- Ensure Data Integrity: Professional management of the migration process to prevent data loss or corruption.
- Minimize Disruption: Reduce the impact on daily operations by leveraging FileHold's expertise.

The project will involve the following steps:

1. Review and update of the record retention policy – this would be undertaken by legislative services staff be completed Spring/Summer 2026
2. Creation of a document folder system in the new file management software that largely mirrors the Microsoft Windows file folder system we have currently. This work would be completed after purchase and installation of the software by Information Services staff.
3. Creation of permission groups for the various documents, and application of those permissions. For the first time, this will allow read-access for trustees to certain documents and folders.

4. Training for staff will be undertaken by department, and timed to allow them to use it right away. This will likely involve staff using the system to store new files, with the old EDM still available to access files not yet migrated.
5. Migration will likely take two forms. The first is those folders that are “clean”, such as final repository for documents, will be migrated in bulk with assistance from the vendor. Other folders will be migrated once they have been cleaned up, but will remain available to staff in the old system until then.
6. A project plan will be developed for the training, migration and on-going staff support during the transition. The work if started in 2026 would likely take a year to completion to allow for the clean up of files on our current system, and time for staff to adopt the new system.
7. Files on the existing LAN will be reviewed by records management staff and relevant directors/managers; many of the files are working files that are transitory and these would not be migrated to the new system and instead would be destroyed.

The end result will be all Islands Trust electronic documents will be stored in a secure electronic library. This system will allow people with permissions to check out items, and then put them back once done with them. The system will track versions, enforce naming conventions, ensure appropriate metadata is attached to the file, track who accesses the file, and assign permissions for access to the file. The system will provide for easy reporting on file retention, identifying those ready for destruction; at present this is done manually.

Once in place, our records management system will meet Provincial standards for security and robustness. This will then allow us to begin retaining legal documents, such as signed bylaws, and other documents we currently keep in fire proof filing cabinets. It will also allow us to scan into the system those documents kept in the warehouse that we must permanently keep, reducing our need to store files off-site. The warehouse storage is costing us about \$23,000 per year.

RISK ASSESSMENT: *(List and discuss potential risk factors associated with this work, if identified. List and discuss the options that exist to mitigate identified risks.)*

A. Potential Risks:

- Data Migration Issues: Risk of data loss or corruption during migration.
- User Resistance: Possible resistance to adopting the new system.
- Implementation Delays: Potential delays due to unforeseen issues.

B. Mitigation Strategies:

- Thorough Testing: Ensure comprehensive testing to safeguard data integrity.
- Change Management: Implement a change management plan to address user concerns and facilitate adaptation.
- Contingency Planning: Develop plans to address potential delays and issues.

ALTERNATIVES CONSIDERED: *(What other options/alternative courses of action were considered? List and discuss each alternative separately. Each option must be supported by a succinct and realistic presentation of the benefits, risks, financial implications, resource requirements and other implications to allow for an informed decision among the options. One option should reflect the status quo - i.e. do nothing - and the anticipated results of that action.)*

Option 1 (recommended). A off-the shelf software solution, that has a perpetual license (one time fee) and robust and on-going support structure.

Option 2: build a system in-house. This would be a bespoke system and require a lot of time for coding and development. The work would be beyond staff capacity. This option would require internal support and updates.

Option 3: Third party subscription-based cloud service. This could offer a robust file management system, and in some instances hosted on local servers, it would be more expensive and subject to the annual licensing fees.

CRITICAL SUCCESS FACTORS: *(What related factors have been identified that are important to the success of completing this work/initiative? Which of these factors are considered critical to the success of this initiative? Discuss outcomes if critical success factors are not met.)*

The following are critical success factors in the implementation of a new electronic document management system:

- Assessment: Evaluate current needs and plan the migration strategy with the vendor.
- Configuration: Vendor configures the system according to our requirements.
- Data Migration: Vendor handles the migration of existing documents and data.
- Training: Provide training for staff on the new system.
- Go-Live: Transition to Vendor, with ongoing support during the initial phase.

RECOMMENDED OPTION: *(State your recommendation, referencing the options discussed earlier, and summarise why you chose it over others.)*

Option 1 Off the shelf software with perpetual license.

COST/BENEFIT ANALYSIS: *(Discuss both quantitative and qualitative considerations of this initiative. Quantitative discussion should include financial costs as well as benefits (savings). Qualitative considerations include non-quantifiable costs and benefits.)*

Migrating to an off the shelf software solution, with the inclusion of contracted data migration services, presents a strategic investment in our document management capabilities. The advanced security, compliance, and operational efficiencies offered will significantly benefit our organization. Despite the initial costs and resource requirements, the long-term gains in productivity, security, and compliance justify the investment.

Further, implementation of a robust solution for records management will allow us to reduce the storage of paper files in the warehouse. This is cost the Islands Trust \$23,000 per year. Files that need to be kept can be digitised (a separate project) and those that can do not need to be kept can be destroyed.

A records management solution will also allow us to share specific files with trustees, addressing a request by Trust Council to provide more access to trustees in an organised way to routine documents. Security features in the software will make this a possibility without the need to duplicate documents and place in a separate folder.

Finally, the solution will allow Islands Trust to be compliant with the Provincial guidelines for records management and consistent with Trust Council bylaw on records management.

PURCHASING PROCEDURE: *(Describe any purchasing processes that will be needed to support this initiative (i.e. Direct Award, RFP, ITQ to qualified vendor) if goods or services need to be procured for the work. If this is for new staff hiring, indicate likely hiring method (i.e.: external competition, government-restricted internal competition, etc.)*

As per the Islands Trust procurement policy.

PROPOSED IMPLEMENTATION STRATEGY: *(What are the specific features of the “roll-out” of the recommended solution? What is the timeline and anticipated date of completion for this initiative?)*

- Assessment: Evaluate current needs and plan the migration strategy with FileHold.
- Configuration: FileHold configures the system according to our requirements.
- Data Migration: FileHold handles the migration of existing documents and data.
- Training: Provide training for staff on the new system.
- Go-Live: Transition to FileHold, with ongoing support during the initial phase.

STAFF RESOURCING: *(What staff resources will be needed to achieve success on this initiative? Estimate how many hours of staff time will be required, by staff level/role. Comment on the reasonability of expected staff hours when assessed in conjunction with other work underway or planned.)*

IS Management / Coordinator ~ 40-60 hours to supervise the implementation and setup training sessions for staff.

Training of – 3-5 hours per staff member

File migration consults – IS - ~50 hours

Stakeholders from each group (1 per group) - ~5-8 hours each.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: *(Discuss proposed change management requirements, communications needed, involvement with others. Are there any concerns related to these? If so, how will these be addressed? Have other stakeholders been identified?)*

No concerns – coordination of this project will be carried out by IS Project Management

Requested by (Committee or Business unit): David Marlor, Director of Legislative Services and Information Services

Prepared by (name, title)/date: Jeffrey Lloyd, Senior Technical Analyst / 09/06/2024

Reviewed by (name, title)/date: Dave Beeston, IS Coordinator / 09/06/2024



Islands Trust

**Budget Funding Request
Short-Form Business Case**

Completion of this form initiates a request to the management team, FPC, and ultimately Trust Council for allocation funding in the next fiscal year budget. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

Requested by (Committee or Operational Unit):
Galiano Island Local Trust Committee

Department:
Planning Services

Name of Request:
Galiano Island Targeted OCP Review Project

\$ Value of Request:

Fiscal Year 2026-27 - \$15,000
Fiscal year 2027-28 - \$10,000

Budget Source (select all that apply):

- ☐ **Specific Project Funding** (select all that apply)
- ☐ Third Party Contractors
 - ☐ Staff Travel Expense
 - ☐ Staff Overtime Expense
 - ☐ New Staff Member – Temporary for project
 - ☐ Computer Hardware/Software

☐ **Furniture & Equipment**

☐ **Computer Hardware/Software/Supplies**

- ☐ **New Staff Resources** (see Staff Costing Tool)
- ☐ Permanent
 - ☐ Temporary

Temp Duration: _____

☒ **Other – please describe:** _____

For fiscal year 2026-27:

- Community consultation, First Nations consultation and capacity funding, and legal contingency

Date of Submission to Finance:
LTC resolution: July 8, 2025

Funding Required for (date range):
April 1, 2026 – March 31, 2027

TIE TO ISLANDS TRUST GUIDING DOCUMENTS

Islands Trust Council [Strategic Plan 2025-2028](#) includes the following key initiative:

2.2.2: Update OCPs and LUBs to incorporate new Policy Statement Policies

4.2.3 Update OCPs and LUBs to foster climate change resilience (considering topics such as Coastal Douglas-fir protection, foreshore and nearshore environments, and groundwater)

ISSUE/OPPORTUNITY:

The Galiano Island OCP has not been substantially updated since 2012. The review will substantially update the OCP to address a number of Local Trust Area issues and Islands Trust Strategic objectives.

The proposed OCP review will address:

- First Nations Reconciliation - the project will involve engagement with First Nations, including providing capacity funding if requested.
- Islands Trust Policy Statement implementation: an updated Policy Statement is anticipated to be adopted this term and all subsequently adopted bylaws, including a new or amended OCP, must not be contrary or at variance with the Policy Statement.
- Housing: reviewing and updating policies to support housing diversity, based on options in the Islands Trust Housing Toolkit.
- Review and update development permit areas: review effectiveness, particularly DPA for protection of the natural environment, and consider amendments based on model DPAs.
- Forest Policies: review, specifically based on recent applications for F1 rezonings involving land transfers.
- Transportation: review policies generally and road network plan policies specifically.
- Other areas, generally of a technical nature.

PROJECTED RESULTS/DELIVERABLES: the project would result in targeted amendments to the OCP.

RISK ASSESSMENT: There are several contingencies that could negatively affect the project outcome or deliverables:

1. Lack of staff resources: the regional planning team may not be able to support the project due to other on-going projects or staff shortages. Extensive support is anticipated to be provided by the Island Planner.
2. First Nations' capacity and timing may not align with project timelines.
3. The LTC may choose to not proceed with amendments.
4. Costs may exceed the budget due to consultation, capacity funding requests, or other factors.

ALTERNATIVES CONSIDERED:**If the project is not funded for Fiscal 2026-27:**

Option 1: Proceed with the initiative as a Minor LTC Project – this would limit the project budget to a maximum of \$5,000 for the fiscal year.

Option 2: Defer: the completion of project could be deferred to a future fiscal year.

CRITICAL SUCCESS FACTORS: The project would be considered successfully completed if relevant amendments to the OCP are adopted. Ultimate success would be measured over the longer term through implementation of OCP policies through Land Use Bylaw amendments and other initiative.

RECOMMENDED OPTION: The recommended option is to fund the initiative at the requested amount of \$15,000 for the coming fiscal year. This provides sufficient funding to complete the project.

COST/BENEFIT ANALYSIS:

Quantitative Analysis: \$15,000 for fiscal 2026-27 for:

- Community consultation, including special APC(s) - \$5,000

- First Nations consultation and capacity funding - \$5,000
- Legal contingency - \$5,000

Qualitative Analysis: project would benefit from efficiencies associated with similar projects in other LTA and build on those experiences, in particular completion of the Gabriola OCP Review.

PURCHASING PROCEDURE: N/A

PROPOSED IMPLEMENTATION STRATEGY: The project is proposed to be completed over two fiscal years, with final year consisting of on-going consultation, drafting and review of bylaws, legislative process, and implementation. An update of the LUB to implement OCP policy amendments would be recommended to follow.

STAFF RESOURCING: The project would be managed by a planner assigned from the Regional Planning Team, estimated at 0.25 FTE, with support from the Island Planner (0.25 FTE), RPM (up to 0.10 FTE), admin support (0.10 FTE) and support from the Senior Indigenous Relations Advisor, the Senior Freshwater Specialist, mapping and communications staff as needed.

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION: N/A

Requested by (Committee or Business unit): Galiano Island Local Trust Committee

Prepared by (name, title)/date: Robert Kojima, June 30, 2025

Reviewed by (name, title)/date:

1. Regional Planning Committee

Staff have completed work on the following Trust Council approved top priorities:

~ **Bylaw Compliance and Enforcement Policy Review:**

- Received and incorporated feedback from Trust Council
- Completed draft Implementation Plan that includes an online portal (Cityview)
 - To be reviewed by RPC in February 2026

~ **Freshwater Sustainability Strategy:** Multiple actions within the strategy were advanced.

- Islands Trust Area Freshwater Footprint refined and updated (as part of GB LTC major project)
- Islands Trust Area Watershed Resiliency Mapping refined and updated (used in Suitable Land Analysis and major projects)

~ **Monitor progress of protection of ecosystem health in all land use planning decisions:**

- The Islands Trust successfully received a grant from Environment and Climate Change Canada (ECCC) to support recovery of species at risk across the Islands Trust area by improving incorporation and integration of biological information into Islands Trust decision making process and projects. The funding has allowed the Islands Trust to hire a full-time biologist from February 2025 until March 2026
- The Biologist has steadily advanced the work program to research, assess, and integrate biology into land use decisions. Various tools are being drafted including GIS data integration, checklists, terms of reference templates and template language for policies, regulations, and administrative bylaws.
- Provided professional biologist advice to Planners

~ **Housing Strategy Action Plan:**

- Trust Council endorsed the Housing Strategic Action Plan
- Trust Council replaced Trust Council Strategic Plan Key Initiative 2.3.2 “Design a plan to advocate to enhance community access to funding for housing in the Trust Area” with: “Implement the Housing Strategic Action Plan”

2. Planning Projects

The current status of major and extraordinary local trust committee (LTC) projects (projects over \$5,000) are listed in Table 1 below. The table includes Regional Planning Committee projects. Planning Services projects are managed by members of the Regional Planning Team. All listed major projects include engagement activities with First Nations as listed in their approved business cases with Trust Council.

Table 1 Major and Extraordinary Projects

LTC	Major or Extraordinary Project Name	Project Phase	Current Status
DE	OCP / LUB Review - Targeted Review (Housing)	Bylaw Drafting	On-going
GB	OCP / LUB Review	Drafting	On-going
GM	OCP / LUB Review – Targeted Review (Archaeological and cultural heritage protection, shoreline protection and access to public docks, forest ecosystem protection)	Drafting	On-going
HO	OCP / LUB Review	Engagement	On-going
LA	OCP / LUB Review		Pending
MA	OCP / LUB Review – Targeted Review (Housing)	Legislative	On-going
NP	OCP / LUB Review - Targeted Review (Housing)	Drafting	On-going
SS	OCP/ LUB Review - Targeted Review (Housing) (Goal: increase housing options and equity in ways integrating First Nations interests, ecosystem integrity and connectivity, and climate change resiliency)	Analysis and Engagement	On-going
SS	Water Sustainability • SSIWPA • Well monitoring	• Analysis and Engagement • Monitoring	Deferred
RPC	Bylaw Compliance and Enforcement – Policy and Best Practices Review	Policy Drafting and Implementation	On-going
RPC	Freshwater Sustainability Strategy (various)	Analysis	On-going
RPC	Integration of Biological Information into Decision Making	Analysis and Engagement	On-going
RPC	Housing Strategic Action Plan (Tiny Homes on Wheels)	Engagement	On-going

Local Trust Committees are permitted one active minor project (Table 2). The exception is that the Salt Spring Island Local Trust Committee is permitted up to three active projects (minor and major combined). The total funding available for all active minor projects is \$36,500. Funding has been fully allocated although this may change as completed projects update their expenditures.

Table 2 Minor Projects

LTC	Active Minor Project Name	Project Phase	Current Status
DE	OCP Amendments – Technical and First Nations updates	Initiated	On-going
GB	Mudge Island LUB Amendment		Pending
GL	Small Islands LUB update	Engagement	On-going
GM	Keats Island Shoreline Protection	Legislative	On-going
LA	LUB Amendment		Pending
NP	Raptor nest DPA update	Legislative	On-going
SA	Minor Housing Review	Legislative	On-going
SP	LUB Amendments	Legislative	On-going

SS	Housing Action Program – Implementation (Bylaw 537)	Legislative	On-going
SS	Proof of Water	Legislative	Deferred
TH	LUB – Targeted Amendment		Pending

3. Current Planning

Planning Services opened 132 new applications and referrals in the second quarter (Q2) of the 2025/26 fiscal year (July 1, 2025 – September 30, 2025) (Figure 1). Applications and referrals opened in Q2 are broken down by type and local trust area in Figure 2.

Figure 1 Applications Opened by Quarter

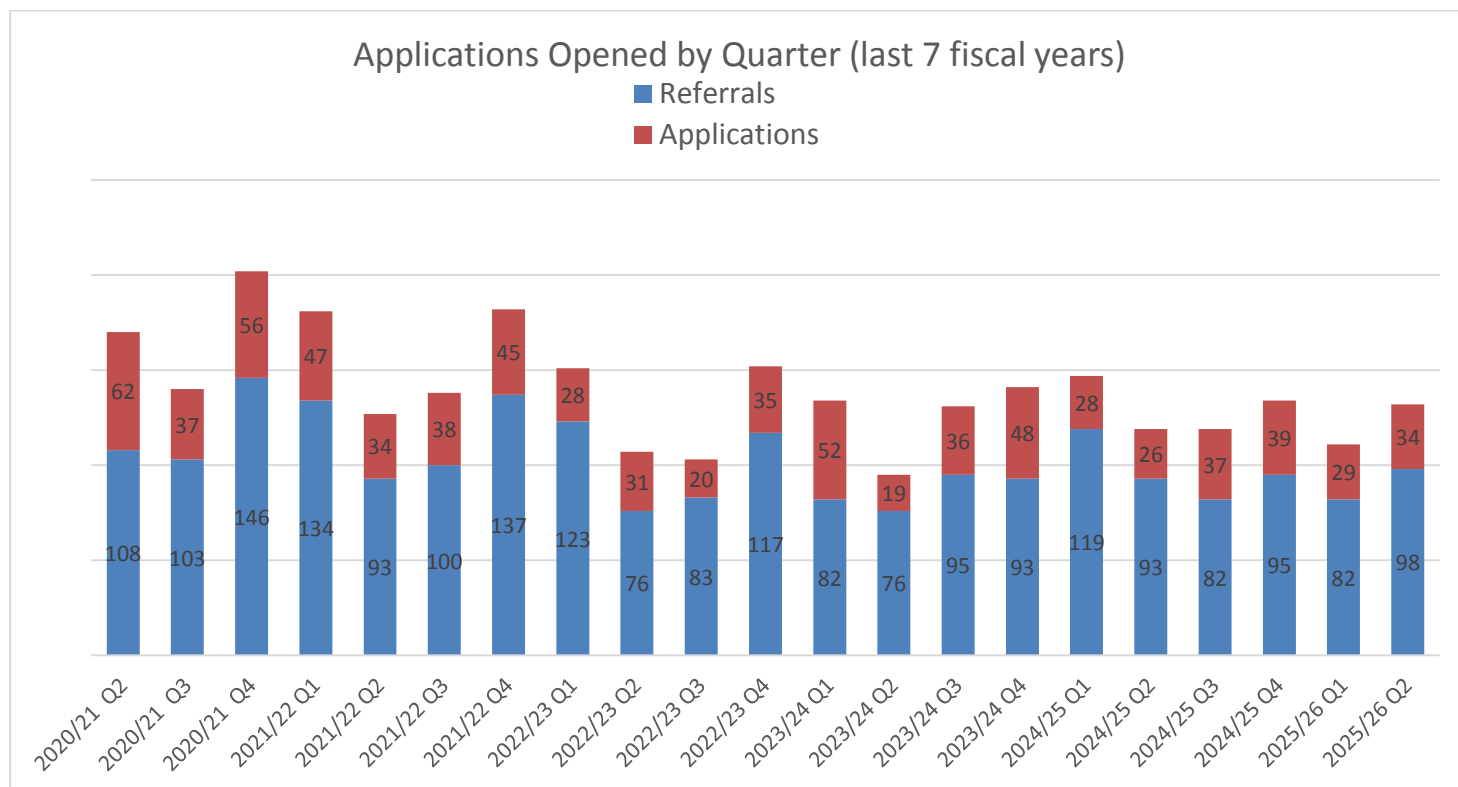
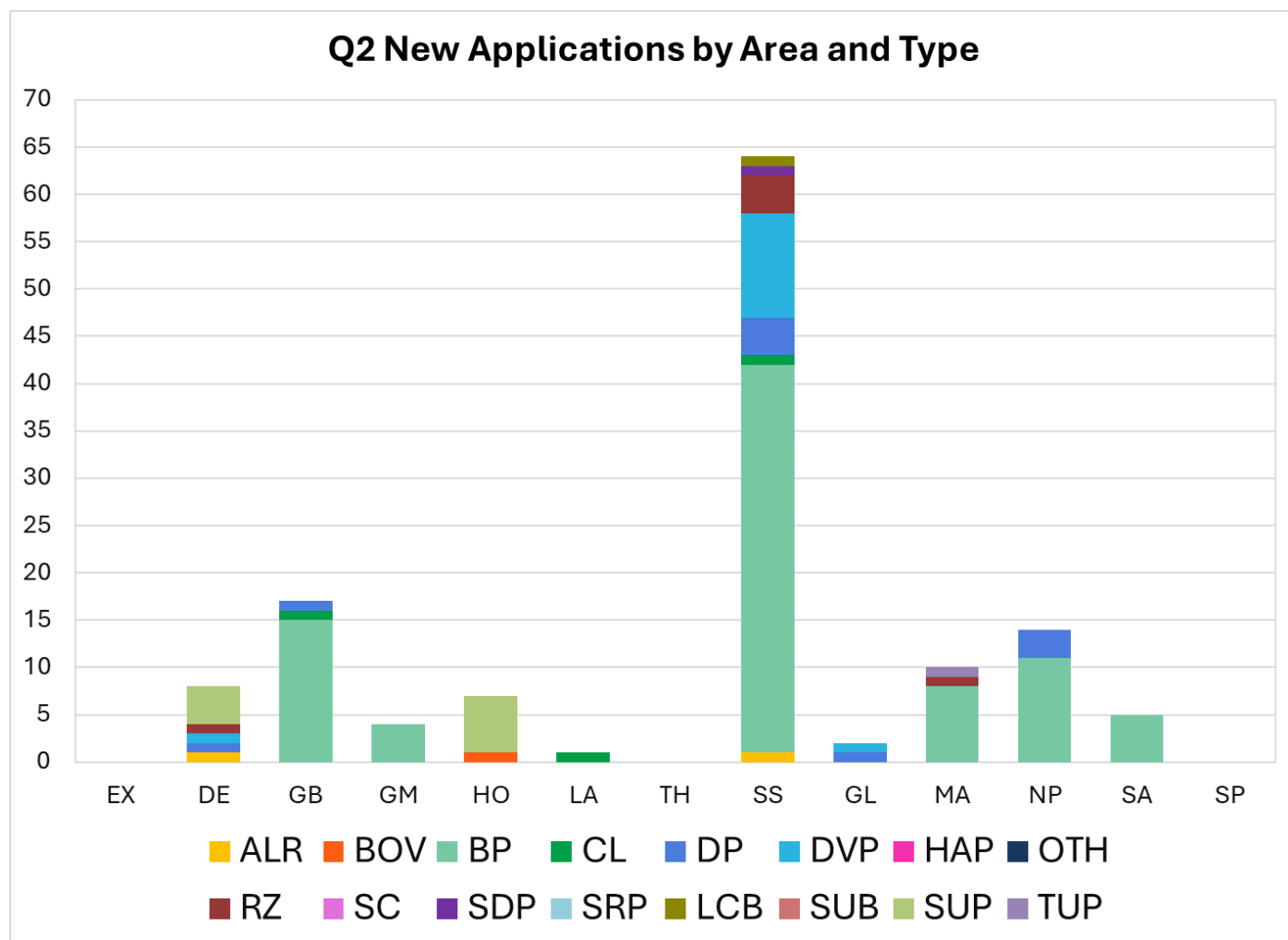


Figure 2 Applications Opened in Q2 by Type and Area



Legend	
ALR	Agricultural Land Reserve
BOV	Board of Variance
CL/BP/SUP/LCB	Crown Lease/Building Permit/Siting Use Permit/Liquor and Cannabis Board
DP	Development Permit
DVP/FPE	Development Variance Permit / Flood Plain Exemption
HAP	Heritage Area Permit
OTH	Other
RZ	Rezoning (includes OCP amendments)
SC	Strata Conversion
SDP	Soil Deposit Permit
SRP	Soil Registration Permit
SUB	Subdivision
TUP	Temporary Use Permit

4. Corporate Initiatives

Planning services staff continue to support two specifically funded corporate initiatives:

Bylaw Enforcement and Compliance Portal (Cityview):

Staff are currently finalizing workflows which will then be validated through the new software. Delays have been encountered due to Cityview changing their Project Manager and extended deliberations about work flow processes. Communications about the project are planned to be timed with communications and implementation of amended Trust Council Bylaw Compliance and Enforcement policies and best practices.

Salt Spring Office Relocation:

The Salt Spring Island office current lease expired October 31, 2024. All staff were out of the office by October 18, 2024. A temporary office space with three desks and basic office needs has been created in part of the new leased building downtown Ganges. Office renovations in the new location at 121 McPhillips Avenue were anticipated to be completed early October; however the BCGEU strike caused further delays. Staff anticipate to be moved in by time of Trust Council meeting.

5. Other Initiatives

Planning services has projects that straddle strategic and corporate initiatives (the projects listed below resulted from unsolicited resolutions at Trust Council). Some of these projects include:

Application Cost Recovery:

Trust Council approved purchasing of new Time Collection software to replace the non-functioning current software. Staff have been delayed imitating the project due to changes and the loss of key staff in Information Services and the resulting impact that a consultant may be required to implement the software - a cost that was not identified in the original business case. Staff began re-evaluating next steps; however the BCGEU strike caused further delays from which the project has yet to recover. If staying with the original work plan, staff require a 14-week timeframe for completion.

First Nations Referral Process:

Trust Council has requested staff to continue to solicit First Nations to get their feedback about the referral processes, concerns and new initiatives, and to develop a work plan that captures planned actions. Staff have been discussing coordination of numerous initiatives and developing communication materials. Activities were substantially delayed due to BCGEU strike actions.



DATE OF MEETING: September 11, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Chris Hutton, Regional Planning Manager
Salt Spring Island Team

SUBJECT: Quarterly Work Program Update

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee receive the Work Program Update Report from the Regional Planning Manager, dated September 11, 2025 for information.
2. That the Salt Spring Island Local Trust Committee forward the top three priorities in the Salt Spring Island Local Trust Committee Active Projects List, presented in the September 11 Regular Meeting Agenda, to Trust Council.

REPORT SUMMARY

In accordance with the previously articulated schedule of staff reports on the Salt Spring Island Local Trust Committee Work Program, including:

1. Work Program Review
2. A review of the Future Projects List to commence preparation of new Project Charters for FY2026/27 Projects.

The Year End Summary and Annual report of FY2024-25 is not included as year-end numbers have not been completed yet and the annual report is covered in a separate report on this agenda.

This report includes a number of additional business items:

- Discussion of OCP-LUB Project reporting and monitoring expectations
- Standing Resolutions
- First Nations Letter for Fiscal 2025-2026

BACKGROUND

Staff have committed to presenting quarterly on the overall Salt Spring work program so that Trustees are aware of current workloads and to maintain ongoing consideration of resource availability. This reporting is a reflection point to provide staff and Trustees an opportunity for regular discussion of the LTC work program and meet the need for more attentive and proactive management of the LTC Work Program. These reports are scheduled and to anticipate Trust Council meetings and to ensure that Work Program is reflective of the budget cycle outlined in [Trust Council Policy No. 6.3.1 – Budget Process](#), with regards to budget management. Each quarterly summary includes a summary and discussion of the Follow-Up Action List (FUAL), Active Projects List (APL), and Future Projects List (FPL). The Schedule of Report Objectives for quarterly reports has been developed to ensure that the reviews drive budget planning and project execution.

Date	FY2025/26 Projects	FY2026/27 Projects	FY2027/27 Projects
2025-09	<i>APL in-focus for fall engagement.</i>	<i>Authorize business cases to TC/Committees.</i>	
2025-11	<i>Focus on project execution.</i>	<i>Refine business cases, if necessary.</i>	
2026-02	<i>Spending forecast to year-end</i>	<i>Business case updates.</i>	<i>FPL review, request new or updated project charters.</i>
2026-05	<i>Year-End Summary and Annual Report</i>	<i>Initiated funded projects</i>	<i>Review Preliminary Project Charters and request business cases.</i>

DISCUSSION

Staffing:

The general assignments by positions are as follows:

Regional Planning Manger	Organize and oversee work
Island Planner, Projects	Major Projects
Island Planner, Development	Complex development applications, Minor Projects
Planner 2	Rezoning and OCP Applications, Project support
Planner 1	Permits (development, development variance, temporary use)
Planning Technician (Trust Wide)	(Building Permits, many Crown Leases and subdivisions)

Application breakdowns are different, given different circumstances. For example:

- Where an Island Planner worked on a complex application, they may be assigned a permit for the same application to maintain good working and service outcomes
- If a large number of building permits is received, planners support the Planning Tech to ensure we meet a 10-day turn-around.
- Management-identified stretch assignments.

Significant Staffing changes have occurred in the past quarter:

- Our Legislative Clerk, Rob Pingle has accepted the position of Planning Technician. With his knowledge and experience in the Islands Trust, Rob brings a level of knowledge to this planning position that will serve the organization well.
- A new Legislative Clerk is onboarding now.
- Our Acting Island Planner, Chris Buchan has departed, having accepted a management position in another BC community. We are sad to lose staff, but proud when they move on to growth opportunities.

- Oluwashogo Garuba has been promoted from Acting Planner 2 to Planner 2.

With the departure of our Island Planner, we are working to recruit a new Island Planner until April, 2026 and the Regional Planning Manager will be leading the OCP-LUB project until and Island Planner is brought back in.

Workload

It is important that we have an understanding of the state of the department 's staff and work load regarding development applications, as the services of land use application services still must be processed in a timely manner and. The only alternative to mitigating the competing interest of the workload generated by land use applications are significant structural change, staffing increases, or reduction in LTC project output. The only instance where LTC has strong jurisdiction in these options is the how we manage other work.

Table 2 below considers the total number of development planning applications, but does not include building permits. As the resource is shared across the organization, neither the Planning Technician as an FTE nor building permits as applications are included in these counts. Calculations of applications per funded and available FTE do not take into account that some planners do exclusively projects, or split project work and development applications.

Office	Total Applications	Applications/ Funded FTE	Applications/ Available FTE	Average Time in Queue (months)
South	40	10	10	22.53
North	63	10.5	10.5	21.37
Salt Spring	68	17	34	19.31

Salt Spring's applications are more or less the same in the past three months and this is mainly due to a high number of applications being processed, while a similar number of new ew applications have arrived. Notably, staff continue to field inquiries and advance application for a number of higher density, affordable housing developments in and around Salt Spring's Villages. Salt Spring again has the highest number of applications per planner, but island planner vacancies means that the number of applications per available FTE is very high.

The table also includes the average time in queue for each office. This measure was taken by counting the number of whole months from the date the application was entered to September 8, 2025. The average number of whole months was then calculated. Salt Spring has the fastest turn-around time of all three offices. This is partly due to the high number of delegated DPs and may also be helped by the initiative of planners to follow up on of a number of old/inactive applications.

Additionally, staff continue to conduct a range of tasks and duties that are necessary to providing good service in the administration of land use planning regulations on Salt Spring, but which lie outside the intended regular work of a regional office of the Islands Trust:

- Coordinating relationship building with LCC.

- Developing and maintaining relationships with 13 First Nations with territorial/treaty interest in lands and waters surrounding the LTA¹
- Increased hands-on support for applicants transitioning to the CityView Portal, complicated by the usual presence of a local office that serves ~40% of the Islands Trust population, thus creating an expectation of such hands-on support.
- Coordinating with North Salt Spring Waterworks District as its 10-year long moratorium has been lifted and adjusting to new administrative procedures to ensure that resumption of this service is streamlined with other development review bodies.
- Relocation of the Salt Spring Island Office and coordinating the continuation of service during a temporary office closure.

Office Relocation Project

The Salt Spring Island Office relocation has faced delays, but is now moving quickly to completion by end of October, or sooner. The return to office process will take some time, but the final product will be space that is a safe, accessible, full-service land use planning office.

One area that has suffered while the office has been closed has been in our administration. There are a number of files whose records management has fallen behind due to many files being in storage during the temporary closure. This work is needed to ensure fulsome policy compliance, but can be managed over time. Nonetheless, the dual demands of supporting major LTC projects (including the administrative-heavy OCP engagement and public hearing processes) will be a demand on these resources in the coming year.

The move-in process is likely to cause some disruption in early to mid-October, but on opening, we expect to be open full-time, going forward.

Salt Spring Office Status:

As the only full-service community with more than 10,000 residents in the Islands Trust, Salt Spring is unique in the Islands Trust and its policy challenges often require cooperation with other governments as well as the community's robust third sector. The ongoing office closure during renovations has not abated service calls and staff continue to work with community members to find ways to maintain service levels.

Active Project List

The APL has been updated to clarify next steps. Primarily, this reflects recent advancement on the OCP-LUB contract and action stemming from appointment of the Project APC. Other projects are not resourced at this time, but business cases have been advanced to ensure that this work can continue once staff is on board and to ensure that monies allocated to the project are held.

The Housing Action Project as it relates to the ADU Bylaw Minor Project (Bylaw No. 537) has not yet advanced as reported last update, though the feast with Tsawout did occur. We continue to engage with Tsawout to seek next steps.

¹ Note, while working with First Nations is important, Salt Spring Island must engage with 13 separate First Nations across four language groups, with various levels of administrative capacity and land rights resolution.

Despite previous efforts to re-start Water Sustainability projects, staffing and application levels have not resulted in the capacity we had hoped for to allow for advancement of these projects.

Priorities Report

The current priorities report consists of the top three items in the Active Projects List. This list is within potential staff capacity on Salt Spring Island, but does not meet current actual resource availability. LTC should advise if the ordering of these projects is accurate. Staff have otherwise recommended that LTC pass a resolution to forward its top three items in the Active Projects List as its Priorities Report to Trust Council.

Future Projects List

*** This update has not changed since May, but remains in place until future planning addresses the FPL*

The FPL was updated following the February update report to refine the number of projects. Increasingly, the list contains standing items that relate to core bylaws (OCP and LUB among them) that contain a range of smaller projects. This is an acceptable use of the FPL, but does mean that Trustees should give consideration to the FPL frequently with intent to prioritize and drive development of future projects. Staff will continue to take direction from LTC on how this list should be updated and review other categories in the next quarterly review.

Follow Up Action List (FUAL)

Staff have updated the FUAL to reflect work added and completed since the last LTC. No noteworthy items are to be brought forward and staff continue to work through the FUAL along side current applications, project tasks, and the priority tasks outlined above.

Review of Standing Resolutions

The reintroduction of Work Program reporting has benefited a number of areas, but other aspects of our operations have not yet been thoroughly reviewed. One important source of LTC policy is a set of standing resolutions. The Standing Resolutions List is contained in this agenda. There are 15 Standing Resolutions at this time. Seven of these relate to procedures for current planning; three (3) relating to quarterly reporting; Overall, resolutions that relate to procedural compliance and reporting are functioning well or improving. Procedural resolutions relate to a range of specific policy areas. A summary of these is not provided here, but staff welcome suggestions on how these could be changed, but note that each has some degree of sound reasoning and is consistent with practice in other communities in the province.

Staff suggest that there is reasonable conformance with the three standing resolutions on regular reporting, to the extent that these items are in the control of Islands Trust to execute. These include:

1. SS-11-10: Quarterly in-camera reports on active bylaw enforcement to LTC.
2. SS-2017-09-13: Quarterly delegations from NSSWD are more consistent, particularly given the current policy changes and projects underway.
3. SS-2017-16: Quarterly reporting summary of application tracking is presented at each LTC meeting and a Trust-wide high-level summary of applications is provided in this report.

One resolution bears consideration at this time.:

SS-2019-88 – Families as Stakeholders:

It was MOVED and SECONDED,

That the Salt Spring Island Local Committee direct staff to include families as stakeholders in Project Charters and to propose family oriented engagement techniques, or to explain why such inclusion is not appropriate.

CARRIED

This resolution has two main issues, relating the terms ‘stakeholder’, and ‘family’:

1. ‘Stakeholder’ is a common corporate term for partners which has negative connotations to many Indigenous Peoples. When land acquisition was happening, this term referred to the allotment of land to settlers. Settlers were given wooden stakes to claim their plot of land prior to any treaty or land negotiations with Indigenous Peoples. It's more appropriate to refer to Indigenous Peoples as partners rather than stakeholders.²
2. While the intent of this resolution is inclusive engagement processes, recent shifts towards more expansive views on inclusion may warrant moving away from this terminology. Additionally, the definition of the word “family” is nebulous and difficult to define.

Recent efforts to incorporate inclusion intend to facilitate opportunities the for dialog that are respectful and welcome anyone to contribute, and this includes making every effort to ensure that such spaces are safe and appropriate for all ages. As we incorporate increasingly inclusive engagement efforts, making note of the age diversity of respondents may be a better metric. LTC may wish to consider rescinding this resolution to avoid risks to building relationships with those who identify as Indigenous Peoples and the diverse family systems in various Island households. Instead, as has been the case with the OCP-LUB project, undertaking engagement programs focused on continuous improvement, and based on each project’s engagement objectives.

NEXT STEPS

- Forward the Priorities Report to Trust Council

Submitted By:	Chris Hutton, MPA MCIP RPP, Regional Planning Manager	May 2, 2025

ATTACHMENTS

None

² <https://www2.gov.bc.ca/gov/content/governments/services-for-government/service-experience-digital-delivery/web-content-development-guides/web-style-guide/writing-guide-for-indigenous-content/terminology#Indigenous>



REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** December 2, 2025

From: Shalini Nakai, Planning Team Assistant **Date Prepared:** November 17, 2025

SUBJECT: Request for Trust Council Sponsorship of Development Application Fee

RECOMMENDATION:

1. That the Trust Council approve financial sponsorship in the amount of \$1,592 for rezoning application PLRZ20250368 (3661 Piercy Road, Denman Island), requiring an amendment to Denman Land Use Bylaw No.186

DIRECTOR'S COMMENTS:

1. PURPOSE:

The purpose of the Request for Decision (RFD) is to present Trust Council for consideration the development application fee sponsorship request submitted by the Denman Community Housing Society (DCHS).

2. BACKGROUND:

The Denman Community Housing Society (DCHS), based on Denman Island, has submitted an application seeking sponsorship of a development application fee. DCHS is a registered society dedicated to providing permanently affordable housing at below-market rates for low and modest-income households and seniors on Denman Island. The society was formed through the amalgamation of the Denman Community Land Trust Association (DCLTA) and the Denman Housing Association (DHA). DCHS continues the mandate of both predecessor organizations, specifically to address the long-recognized need for affordable housing on Denman Island.

Emcon Services Inc., the current owner of the land proposed for acquisition, has agreed that upon completion of the rezoning, title to the rezoned parcel will be transferred to DCHS. DCHS is the successor organization to DCLTA, with which Emcon Services Inc. originally entered into a Memorandum of Understanding.

The rezoning application proposes to amend the Denman Land Use Bylaw No. 186 by changing the zoning of the subject property at 3661 Piercy Road from Institutional to R4 (Community Housing) to permit the development of eight units of affordable housing. This part of the property is currently subject to a subdivision application filed with MOTT on July 14, 2025 (File #2025-02369). The applicant submitted the fee sponsorship request along with the application package. Staff have reviewed the proposal and confirmed that a rezoning application is required. The applicable fee for this application is \$1,592. Please see the attached Development Application Fee Sponsorship Form.

3. IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

None.

FINANCIAL:

Approval of this sponsorship application would reduce the funds that would otherwise be collected through the development application fee. Trust Council has allocated funds within the 2025/26 budget to offset the costs associated with applications approved for sponsorship.

Should the sponsorship be approved, the \$1,592 application fee will be paid from the Trust Council sponsorship fund and refunded to the applicant. The total budget allocated for fee sponsorships for the 2025/26 fiscal period is \$15,000, of which about \$10,118 remains available at the time of preparing this report.

POLICY:

The attached application for Trust Council sponsorship of development application fee has been reviewed and found consistent with the new guidelines under Islands Trust Policy 4.1.13. This policy authorizes Trust Council to assume sponsorship of a development application for a specific property or properties and to pay the applicable fee on behalf of the applicant.

Please note that the amendments to the Island Trust Policy 4.1.13 has been drafted, and a Request for Decision regarding the amended policy will be submitted to next Trust Council meeting in March.

IMPLEMENTATION/COMMUNICATIONS:

Staff will inform the applicant of Trust Council's decision regarding their request and will continue to process the rezoning application in accordance with that decision.

FIRST NATIONS:

None.

OTHER:

None.

4. RELEVANT POLICY(S):

Islands Trust Policy 4.1.13 (New Guidelines - Draft)

5. ATTACHMENT(S):

- a) Development Application Fee Sponsorship Form
- b) Receipt of Application Fee
- c) Memorandum of Understanding between Emcon Services Inc. and Denman Community Land Trust Association
- d) Amalgamation Certificate

RESPONSE OPTIONS

Recommendation:

1. That Trust Council approve financial sponsorship in the amount of \$1,592 for rezoning application PLR2025368 (3661 Piercy Road), which proposes an amendment to Denman Island Land Use Bylaw No. 186 to allow the development of eight affordable housing units on the subject property.

Alternative:

1. That Trust Council approve financial sponsorship of \$796 (50%) for rezoning application PLR2025368 (3661 Piercy Road) which proposes an amendment to Denman Island Land Use Bylaw No. 186 to allow the development of eight affordable housing units on the subject property.

Prepared By: **Shalini Nakai, Planning Team Assistant**

Reviewed By/Date: **Renée Jamurat, RPP MCIP, Regional Planning Manager – November, 2025**



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200-1627 Fort Street
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**North Pender, South Pender,
Galiano, Mayne, Saturna**

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Salt Spring Island, BC V8K 2N8
Telephone: (250) 537-9144
Fax: (250) 537-9116
ssiinfo@islandstrust.bc.ca
Salt Spring

Northern Office
700 North Road
Gabriola Island BC V0R 1X3
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Fax: (250) 247-7514
northinfo@islandstrust.bc.ca
**Gambier, Lasqueti, Hornby,
Denman, Gabriola, Thetis,
Ballenas-Winchelsea**

Development Application Fee Sponsorship Application Form

*Under Islands Trust Policy 4.1.xiii, Trust Council Executive Committee may sponsor development application fees. When applying for sponsorship, please submit this form, or the details in a letter, **with your development application**. Applicants are encouraged to file this form with or after their development application.*

To be eligible for Executive Committee Sponsorship:

- ✓ The applicant is a non-profit agency or organization seeking to establish, expand or modify a facility for the benefit of the community at large and consistent with goals in the Official Community Plan (OCP).
- ✓ The applicant is an established or establishing institution supported by taxpayers that is seeking to establish, expand or modify a community facility. (Potential sponsorship of up to one half of the costs of the application)
- ✓ The applicant seeks to implement specific objectives of an OCP with broad community benefits.

The following are NOT eligible for Executive Committee Sponsorship:

- ✗ The applicant is a registered for-profit corporation under the Corporations Act.
- ✗ The applicant is a non-profit agency or organization seeking to establish, expand or modify a facility that would not benefit the community at large.
- ✗ An applicant claims that he or she cannot afford the cost of the application, and the application would not otherwise qualify for sponsorship or initiation.
- ✗ ALR and Subdivision referral application fees are not eligible.

SECTION 1: APPLICANT INFORMATION

(Please print or type all sections)

Organization Name: **Denman Community Housing Society**
Primary Contact: **Simon Palmer**
Address: **1151 Northwest Road, Denman Island, BC, V0R1T0**
Telephone: **250 335 2559** E-mail: _____

Charitable Status Number (If applicable): **84680 0936 RR0001**

Organization Mandate (Attach bylaws, constitution or cite organization website): _____

Bylaws & Constitution attached

Bylaws & Constitution attached

Board Members (Name, Position): Pamela Willis - President, Dave Ricketts - Vice President, Nancy Hoyano - Secretary, Christopher Porter - Treasurer

Gracie Macdonald, Sue Hammell, Miki Fox, Lleilah Chernovski, Chris Wardman, Simon Palmer

Gracie Macdonald, Sue Hammell, Miki Fox, Lleilah Chernovski, Chris Wardman, Simon Palmer

SECTION 2: DEVELOPMENT APPLICATION INFORMATION

Check development application where fee refund is requested:

- ☒ Official Community Plan
☒ Zoning Bylaw Amendment
☐ Development Permit

- ☐ Development Variance Permit
☐ Temporary Use Permit
☐ Other: _____

Development Application Submitted? ☒ Yes ☐ No

Application #: PLRZ20250368

Development Application Fees Paid (Amount): \$1,592

Receipt #: _____

SECTION 3

Objective of Development Application: _____

To meet in part the affordable housing needs of Denman Island

To create 8 units of affordable housing

Describe how the Development Application furthers official community plan goals: _____

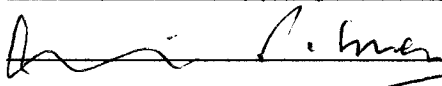
To ensure a continuing diverse community

To ensure a continuing diverse community

SECTION 4

I/we declare that all of the above statements and the information contained in the material submitted in support of the application are to the best of my/our knowledge true and correct.

Printed Name: SIMON PALMER

Signature: 

Date: Feb. 9, 2025

Contact Information (e-mail and/or phone): SIMON.PALMER23720@GMAIL 250-335-2559

INFORMATION TO BE COMPLETED BY ISLANDS TRUST

Date of Executive Committee Consideration: _____

Decision: _____

Financial Details: _____

Fee Refunded: _____

Organization Charitable Status Number: _____

LTC Notified (Date): _____

Applicant Notified (Date): _____



Islands Trust
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200 - 1627 Fort Street
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Saturna, South Pender Islands

Salt Spring Office
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ssiinfo@islandstrust.bc.ca

Salt Spring Island

Northern Office
700 North Road
Gabriola Island, BC V0R 1X3
(250) 247-2063
northinfo@islandstrust.bc.ca

Denman, Gabriola, Gambier, Hornby,
Lasqueti, Thetis, Ballenas-
Winchelsea Islands

Planning Application Authorization Form

Applicant:

Name

SIMON PALMER

Mailing Address

1151 Northwest Rd Denman Island V0R1T0

Phone

250-650-5846

Company

Denman Island Community Housing Society

Email

simonpalmer3720@gmail.com

Declaration:

As the owner or agent authorized to act on behalf of the owner(s) of the subject property, I declare the information submitted in support of this application is true and correct in all respects.

Signature

Owner Authorization:

As the registered owner(s) of the subject property, I/we declare that the information submitted in support of this application is true and correct in all respects. I/we hereby authorize Islands Trust staff or their contractors to conduct site inspections of the subject property for the purpose of processing this application, and hereby authorize and appoint:

Print Name (Complete if applicant is not the owner(s))

... to serve as the agent for this application, and communicate with Islands Trust staff and Islands Trust bodies on our behalf.

All registered owners on title must be listed on and sign the application. Corporations must include a list of directors.

Name/Company Name

Emcon Services Inc.

Mailing Address

105-1121 McFarlane Way
Merrett BC V1K1B9

Phone

250-378-4176 (309)

Email

emcon1@emconservices.ca

Name/Company Name

Mailing Address

Phone

Email

Signature

[Handwritten Signature]

Print Name

Date

May 22, 2025

Signature

Print Name

Date

Freedom of Information

The collection of personal information, for the purpose of processing this application, is authorized under the Local Government Act, Community Charter and section 26(c) of the Freedom of Information and Protection and Privacy Act. Enquiries may be directed to a Deputy Secretary at any of the Islands Trust Offices, as noted on page 1 of this form. A request for information, under the Freedom of Information and Protection of Privacy Act may be made to: FOI Coordinator, Islands Trust, 200-1627 Fort Street, Victoria, BC V8R 1H8, Tel. (250) 405-5151, Fax (250) 405-5155.

Denman Community Housing Society Board of Directors is

1. Pamela Willis - Chair
2. Dave Ricketts - Vice Chair
3. Nancy Hoyano - Secretary
4. Christopher Porter - Treasurer
5. Paul Beauchemin
6. Gracie Macdonald
7. Chris Wardman
8. Leila Chernovski
9. Miki Fox
10. Sue Hammell
11. Simon Palmer

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(250) 405 - 5151



Islands Trust

RECEIPT OF PAYMENT

Receipt Number:	202598
Receipt Date:	September 17, 2025
Date Paid:	September 17, 2025
Full Amount:	\$1,592.00

Payment Details:	Payment Method	Amount Tendered	Check Number
	Check	\$1,592.00	100000636571

Amount Tendered:	\$1,592.00
Change / Overage:	\$0.00
Contact:	DENMAN COMMUNITY HOUSING SOCIETY, Address:1151 NORTHWEST RD

FEE DETAILS

Fee Description	Reference Number	Amount Owing	Amount Paid
Denman - Affordable Housing	PLRZ20250368	\$0.00	\$1,592.00

DENMAN COMMUNITY HOUSING SOCIETY
1151 NORTHWEST ROAD
DENMAN ISLAND
BRITISH COLUMBIA, V0R 1T0

004

DATE 20 250909

PAY TO THE
ORDER OF

Islands Trust

\$ 1592.00

one thousand five hundred & ninety-two

100 DOLLARS

Security features
included
Details on back.

FIRST CREDIT UNION
313 MCLEOD ROAD, P.O. BOX 158
UNION BAY, BC V0R 3B0

DENMAN COMMUNITY HOUSING SOCIETY

V Mac Pospic

C. J. Pater

FOR Rezoning Application Fee

⑈004⑈ ⑆11410⑈809⑆ 100000636571⑈

MEMORANDUM OF UNDERSTANDING

Between

Emcon Services Inc.

And

Denman Community Land Trust Association

This Memorandum of Understanding (MOU) is entered into by and between: Emcon Services Inc. and the Denman Community Land Trust Association.

Emcon Services Inc. is one of the largest highway, road and bridge maintenance contractors in Canada. Its operations include British Columbia, where the company was founded in 1988.

The Denman Community Land Trust Association (DCLTA) is a registered charity (CRA registration number: 842230898RR0001) founded in 2008 with a mission to create secure, long-term affordable housing on Denman Island, B.C.

Purpose

The purpose of this MOU is to outline an agreement between the two parties that would see Emcon Services donate a portion of its property at 3661 Piercy Road, Denman Island to the DCLTA, which intends to build a seniors' housing facility, thereby helping to meet a well-established need for affordable, safe housing for seniors who wish to age in place in their island community.

Roles and Responsibilities

The DCLTA agrees to:

- Undertake the responsibility and expense of all activities required to obtain re-zoning and subdivision of the property for a seniors housing facility.
- At or just before re-zoning and subdivision approval is finalized, obtain – at the DCLTA's expense – a professional assessment of the estimated value of the property to be donated, with multiple appraisals requested based on commercial, industrial, and multi-family affordable residential zoning classifications. Upon transfer of the property to the DCLTA, issue Emcon Services Inc. with a charitable receipt based on the assessment of the property's value.
- Take the lead for communications associated with the project with parties such as Islands Trust and other government agencies, the public, and the media.

- Consult with and/or notify Emcon about any public communications about the project (consulting for new and significant developments such as the initial announcement of the MOU or the launch of a fundraising drive; notifying of communications that use agreed-to messages, such as responding to queries or providing project updates).
- Notify the current tenant of 3661 Piercy Road of the presence of DCLTA representatives on the property, if the tenant or its representatives are on site at the time.

Emcon Services Inc. agrees to:

- Once re-zoning and subdivision approval is finalized, donate to the DCLTA the western section of Lot 1, Section 18 Denman Island, Nanaimo District Plan 33612 Parcel Identification No. 000-252-069 at 3661 Piercy Road, (currently part of a highway works yard).
- Work with the DCLTA to delineate the boundaries of the property to be subdivided from Lot 1, Section 18 Denman Island, with the DCLTA to pay surveying and any related costs. The size of the subdivided property is expected to be approximately 3,000 square metres at a minimum. *Appendix 'A' - Sketch of area 7M*
- Allow publicity about this agreement for the purposes of re-zoning and subdivision applications, community consultation and engagement, fundraising and financing.
- Authorize DCLTA board members and their designates and contractors to enter the property at 3661 Piercy Road as needed with appropriate notice to Mainroad Services, the current tenants.

Reporting Requirements

- The DCLTA will report on project activities to Emcon every two months or as milestones occur.
- The DCLTA will be responsible for gathering data and submitting reports as required e.g., for subdivision and re-zoning applications, and financing or grant applications.
- Emcon Services will share with the DCLTA any data it has available that would support the actions required for subdivision, re-zoning and financing.

Timeframe

This MOU will commence on the date it is signed by the representative of each party. It will dissolve when the property is transferred to the DCLTA or when one of the parties notifies the other in writing that it is withdrawing from the agreement.

This Memorandum of Understanding is the complete agreement between Emcon Services Inc. and the Denman Community Land Trust Association. It may be amended by written agreement signed by each of the parties involved.

The MOU must be signed by a representative from each party who is officially authorized to sign on behalf of the organization.

Authorized Official - Emcon Services Inc

Name: Frank Rizzardo
Title: President
Address: 105-1121 McFarlane Way, Merritt, BC V1K1B9
Telephone(s): 250-378-4176
E-Mail Address: emcon1@emconservices.ca

Signature



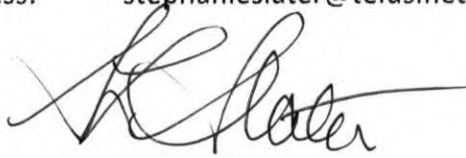
Date of signature:

July 27, 2023

Authorized Official – Denman Community Land Trust Association:

Name: Stephanie Slater
Title: Co-Chair, Board of Directors
Address: c/o 3771 East Road, Denman Island, B.C., V0R 1T0
Telephone(s): 236-255-3339 (Stephanie's cell)
E-Mail Address: stephanieslater@telus.net, info@denmanaffordablehousing.org

Signature



Date of signature:

July 28, 2023



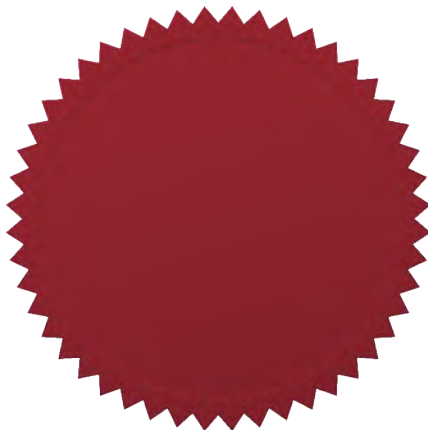
Number: S0080890

Societies Act
Certificate of Amalgamation

DENMAN COMMUNITY HOUSING SOCIETY

I Hereby Certify that ~

DENMAN COMMUNITY LAND TRUST ASSOCIATION, incorporation number S0054085,
and DENMAN HOUSING ASSOCIATION, incorporation number S0060366, were
amalgamated as one society under the name DENMAN COMMUNITY HOUSING SOCIETY
on August 13, 2024 at 09:45 AM Pacific Time.



Issued under my hand at
Victoria, British Columbia

A handwritten signature in black ink, appearing to read "T.K. Sparks", written over a light grey rectangular background.

T.K. SPARKS

REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** December 2, 2025
From: Planning Services **Date Prepared:** November 27, 2025
SUBJECT: Response to Bill M216 – *Professional Reliance Act*

RECOMMENDATION: That Trust Council authorize the Chair, on behalf of Trust Council, to submit a letter opposing Bill M216 and requesting that the Province explicitly exempt the Islands Trust from the proposed legislation, and to complete a consultation questionnaire.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: The concerns raised in this report are consistent with issues identified across the local government and professional planning sectors regarding Bill M216. Given the Islands Trust's unique mandate under the Islands Trust Act and the reliance of Trust bodies on the ability to review technical material in land use applications, there is a clear rationale for requesting that the Province consider an exemption similar to those applied in recent housing legislation. The recommended response is appropriate and timely.

1 PURPOSE:

To seek Trust Council direction regarding a formal response to Bill M216 – *Professional Reliance Act*.

2 BACKGROUND:

Bill M216 – *Professional Reliance Act* is a Private Member's Bill introduced by MLA George Anderson (Nanaimo–Lantzville). The Bill passed Second Reading on November 17, 2025 and has been referred to the [Select Standing Committee on Private Bills and Private Members' Bills](#). The comment deadline was recently extended to January 6, 2026.

The Bill proposes a new legislative framework that would:

- Require local government bodies, including local trust committees under the *Islands Trust Act* and Bowen Island Municipality, to accept submissions from professionals certified under the *Professional Governance Act* (PGA) for any permit or bylaw application.
- Prohibit local government bodies from undertaking peer review of professional reports.
- Establish a dispute resolution process administered by the PGA superintendent.
- Give the Minister authority to designate additional bodies as “local governments,” establish dispute procedures, and set review timelines.

MLA Anderson submitted supporting materials to the Islands Trust general inbox, including his speaking notes, personal opinion piece, and letters from Homes for Living and a joint letter from the Urban Development Institute and the Greater Vancouver Board of Trade. The latter is not wholly supportive, it notes that some development components—such as urban design—may require more nuanced local review.

Public statements from both Union of British Columbia Municipalities (UBCM) ([Nov. 6, 2025](#) and [November 26, 2025](#)) and Planning Institute of British Columbia (PIBC) ([Nov. 14, 2026](#)) raise concerns about the Bill's scope, potential to erode local government authority, and risks to public-interest decision-making.

The Bill is not aligned with the *Islands Trust Act* purpose or decision-making framework:

Professional oversight and report review

Islands Trust planning staff frequently identify issues in reports submitted by registered professionals. These are typically resolved through direct dialogue, leading to improved clarity, mitigation of identified risks, and more defensible land-use decisions. This collaborative process supports accountability by ensuring reports are complete, contextually appropriate, and aligned with public-interest obligations.

Under Bill M216, local trust committees and staff would be required to accept professional reports without peer review or the ability to require revisions. This may reduce the Trust's capacity to address site-specific environmental, ecological, or technical concerns.

Third-party review

The Islands Trust uses third-party review sparingly and only in situations where staff believe unresolved issues pose material risks to public health, safety, or the environment. Removing or limiting this tool would reduce the Trust's ability to manage risk in sensitive environments and diminish public confidence in development review processes.

Alignment with provincial oversight recommendations

The Provincial [Ombudsperson's 2014 report *Striking a Balance*](#) identified systemic concerns with professional reliance models lacking adequate government oversight, particularly under the former *Riparian Areas Regulation*. Similar issues could arise under Bill M216 if local governments are restricted from exercising due diligence.

Sector and professional concerns

UBCM has stated that the Bill would erode local approval authorities and compromise statutory responsibilities. PIBC has noted that the proposed model is broader than existing Certified Professional programs, may increase uncertainty for development applicants, and poses risks to planning practice and public interest outcomes.

Administrative and Financial impacts

Bill M216 introduces new administrative processes, dispute mechanisms, and reporting obligations that would create a disproportionate burden for the Islands Trust. The organization would be required to absorb the administrative and financial impacts of broad professional reliance legislation despite its narrow statutory mandate. These additional obligations would increase workload without a corresponding benefit to the Trust's preservation and protection role. In addition, limiting the ability to require technical review may elevate organizational and environmental risk over the long term.

Islands Trust Act Considerations

The Islands Trust has a unique province-wide mandate under the *Islands Trust Act*:

“To preserve and protect the Trust Area and its unique amenities and environment for the benefit of residents of the Trust Area and of British Columbia generally.”

This mandate differs fundamentally from the purpose of local governments under the *Local Government Act* and *Community Charter*. The Trust's governance structure—Trust Council, Executive Committee, Islands Trust Conservancy, 13 local trust committees, and one island municipality—reflects this distinct role.

Recent provincial housing legislation, including small-scale, multi-unit housing , transit-oriented development requirements, and statutory density changes, explicitly exempted the Islands Trust due to incompatibility with the preservation and protection mandate.

Applying Bill M216 without similar exemption could result in:

- Misalignment with the *Islands Trust Act* regarding authority and oversight roles.
- Administrative and financial burdens disproportionate to the organization's scale and statutory function.
- Reduced ability to assess environmental and cumulative impacts—core to the Trust mandate.
- Confusion regarding compliance across Trust bodies with different statutory duties.
- Risk to the Trust's ability to meet its legislated preservation and protection purpose.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

Minimal organization implications for sending the letter and completing the online submission form beyond a few hours of Executive Office administrative time and an hour or so from the Director of Trust Area Services.

FINANCIAL: None.

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS:

If approved, the Chair's letter will be provided to the Chair for review and edits, and submitted to the Select Standing Committee before the January 6, 2026 deadline. Staff will also make the letter available on the Islands Trust website and ensure it is shared with MLAs representing the Trust Area.

FIRST NATIONS:

No direct implications for First Nations engagement have been identified; however, development review processes in the Trust Area often intersect with Indigenous rights and interests. Maintaining the ability to evaluate potential impacts supports responsible engagement.

4 RELEVANT POLICY(S):

- *Islands Trust Act*
- *Islands Trust Council Communications* [Policy 6.10.2](#)
- *Islands Trust Council Advocacy* [Policy 6.10.3](#)

5 ATTACHMENT(S):

Draft Letter from the Chair to the [Select Standing Committee on Private Bills and Private Members' Bills](#)

RESPONSE OPTIONS

Recommendation:

That Trust Council authorize the Chair, on behalf of Trust Council, to submit a letter opposing Bill M216 and requesting that the Province explicitly exempt the Islands Trust from the proposed legislation, and to complete a consultation questionnaire.

Alternative:

That Trust Council provide additional direction on the content of the attached draft letter

That Trust Council decline to direct the Chair to submit a response.

Prepared By: Stefan Cermak, Director, Planning Services

Reviewed By/Date: Clare Frater, Director Trust Area Services / November 28, 2025
Rueben Bronee, Chief Administrative Officer/ November 28, 2025



200 – 1627 Fort Street, Victoria BC V8R 1H8
Telephone **(250) 405-5151** Fax (250) 405-5155
Toll Free via Enquiry BC in Vancouver 660-2421
Elsewhere in BC **1.800.663.7867**
Email information@islandstrust.bc.ca
Web www.islandstrust.bc.ca

DRAFT December **X**, 2025

File: 11-4700-01

Select Standing Committee on Private Bills and Private Members' Bills
c/o Parliamentary Committees Office
Room 224, Parliament Buildings
Victoria, BC V8V 1X4

Submitted via consultation portal: <https://consultation-portal.leg.bc.ca/consultations/154>

Re: Request to Exclude the Islands Trust from Bill M216-2025

Dear Members of the Select Standing Committee on Private Bills and Private Members' Bills,

I am writing on behalf of the Islands Trust Council to respectfully convey opposition to Bill M216, and requests that if Bill M216 proceeds, that it be amended to explicitly exclude the Islands Trust due to its unique statutory mandate under the Islands Trust Act to preserve and protect the Trust Area and its unique amenities and environment

Applying Bill M216 without modification risks conflict with the Islands Trust Act and may inadvertently undermine the legislated preservation and protection mandate. Recent provincial initiatives with similar province-wide applicability have recognized this incompatibility and have therefore explicitly exempted the Islands Trust.

Like local governments, Islands Trust relies on professional submissions to support land-use decision-making; however, local review is often essential to identify deficiencies, clarify ambiguities, and ensure that reports reflect local conditions, risks, and public-interest considerations. The Provincial Ombudsperson has previously cautioned against professional reliance models without adequate oversight, reinforcing the importance of ensuring that any provincial framework aligns appropriately with the Trust's mandate.

We also note concerns raised by the Union of British Columbia Municipalities and the Planning Institute of British Columbia regarding the Bill's potential impacts on accountability and local decision-making processes. These issues further support the need for an explicit exemption for the Islands Trust.

.../2

We always welcome early dialogue with the Province, or any private member considering a bill, to provide context about the potential implications on the advancement of Islands Trust's unique legislated mandate 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."

Sincerely,

Laura Patrick
Chair, Islands Trust Council

cc. George Anderson, MLA for Nanaimo-Lantzville
Honourable Christine Boyle, Minister of Housing and Municipal Affairs
Brittney Anderson, Minister of State for Local Governments and Rural Communities
MLAs in the Islands Trust Area
Bowen Island Municipality
Islands Trust Council
Islands Trust website



Islands Trust

Wednesday December 3, 2025

Islands Trust Council

Short Term Rental Accommodations Act Discussion

Purpose: To discuss opting-in to the principal residence requirements of the *Short Term Rental Accommodations Act*

Resources: Hannah Rabinovitch, Acting Executive Director, Housing Policy Branch
Warren Dingman, Manager Bylaw Compliance and Enforcement
Stefan Cermak, Director, Planning Services

- [Short Term Rental Accommodations Act](#)
- [BC webpage on short-term rentals](#)
- [Islands Trust housing affordability webpage](#)

Time	Topic	Who
4:00 – 4:10	Introductions	Stefan Cermak
	Review of purpose and objectives	
4:10 – 4:20	Process and implications of opting-in as it relates to enforcement and provincial registration	Hannah Rabinovitch
4:20 - 4:30	Islands Trust enforcement experience	Warren Dingman
4:30 – 4:50	BIM, SSLTC, and GBLTC Opt-in Experiences	Trustees from LTCs and BIM who opted-in
4:50 - 5:25	Questions and Discussion	All
5:25 - 5:30	Closing remarks	Chair Patrick

1. TRUST PROGRAMS COMMITTEE (TPC)

Trust Programs did not meet in November due to the BCGEU strike but work progressed on the following committee priorities:

- ~ **Stewardship Education Program:** In July, the Committee endorsed project charters for five webinars for delivery in 2025/26. The first webinar in the series was held on September 25, 2025, and more are planned (see details below).
- ~ **Indicator selection, analysis and reporting:** Staff have hired a researcher to assist with preparing a business case and request for proposal associated with a proposed Trust Area Resilience Project and Policy Statement implementation.
- ~ **Policy Statement Amendment Policy:** No progress made this quarter. Staff will provide suggested amendments to the Policy Statement Amendment Policy per TPC's direction for subsequent recommendation to Trust Council.

2. EXECUTIVE COMMITTEE (bylaws)

~ Bowen Island Municipality bylaws:

At its meeting of September 4, 2025, Executive Committee found the following Bowen Island Municipality bylaws to be consistent with the Islands Trust Policy Statement:

- Proposed Bylaw Nos. 673 and 675, which will amend the BIM official community plan and land use bylaw to reduce the minimum lot area of a one rural residential property to enable its subdivision.
- Proposed Bylaw No. 693 and 694, which will amend the BIM official community plan and land use bylaw for the subject properties to reduce the minimum average lot area for lots with on-site water servicing to enable their subdivision.

At its meeting of October 29, 2025, Executive Committee approved the following Bowen Island Municipality bylaw:

- Official Community Plan amendment bylaw No. 671 which reduced the minimum required lot size to enable subdivision of the subject lot, in exchange for an environmental conversation covenant and dedicated trail access.

3. ISLANDS 2050 (POLICY STATEMENT AMENDMENT PROJECT)

Following first reading of Policy Statement Bylaw No. 183 in July, the focus of Policy Statement Amendment Project in the fourth quarter of 2025 has been on Indigenous Governing Body and agency referrals, as well as providing engagement opportunities for Trust Area residents.

On September 5, Policy Statement Bylaw No. 183 was referred to 30 Indigenous Governing Bodies with treaty and territorial interests in the Islands Trust Area. This followed on referral of the bylaw to more than 50 agencies in the second week of August. Some referral responses have been received, and staff have had follow-up correspondence and telephone conversations with a handful of Indigenous Governing Bodies and agencies. A referral reminder was sent to referral recipients in early November.

A webinar for Trust Area residents, and anyone else that wished to attend, was held online on September 10, 2025. One hundred and sixty-five people pre-registered for the event, although fewer than that participated in the event. A BC Hydro power outage caused participants from several islands to drop off the call midway through. A recording of the event is available on the PSAP project website [here](#).

Questions received prior to and during the webinar have been answered by staff, and many of those responses will be posted to the FAQ section of the Islands 2050 project website.

On-island engagement events planned for the fourth quarter to help inform LTC referral responses were largely postponed as a result of the strike by British Columbia General Employee Union staff. As of this report, several will have been rescheduled in November/December, while others will take place in early 2026.

Staff are updating the Islands 2050 webpage to reflect current and upcoming engagement opportunities.

Staff continue to monitor the Islands2050@islandstrust.bc.ca inbox and respond to enquiries, and will update the [Islands 2050 webpage](#) at key intervals in the project.

Staff continue to liaise with individual trustees to answer procedural questions and provide communications support.

Staff are in contact with Ministry of Municipal Affairs staff to ensure that expectations around the ministerial approval process for the Policy Statement bylaw are clear to all parties.

4. COMMUNICATIONS

Communications staff continue to provide routine communication services and to offer support to staff and trustees as part of ongoing operations.

Draft budget communications and engagement: Staff developed a communications and engagement plan to invite comment from the public on the draft 2026/27 Islands Trust budget.

Routine communications over the last quarter include the following:

- ~ **Annual Report:** the annual report was distributed in October and November 2025.
- ~ **News Releases:** [One news release](#) was distributed since the last report:
 - October 31, 2025: Dec 2-4, 2025, Islands Trust Council Meeting Announced
- ~ **Media relations:** Staff continued media relations, including contacting journalists with corrections or clarifications, and continue to build the media contacts list.
- ~ **Issues management:** Staff continued to support trustees with speaking notes on emergent issues, and provide media relations support.
- ~ **Social media:** Staff have continued posting to social media. A consistent posting schedule has been underway since March 2023, with a planned schedule of two posts per week, or more as necessary and

as topics arise. The number of Facebook followers is at 1,005, up from 974, while X (previously known as Twitter) has decreased from 1088 followers to 1085. Islands Trust no longer actively posts on X, but has maintained the account and the profile is still live. As discussed at March, 2025 Trust Council meeting, staff have been focusing on the most engaged platforms, and growing the subscriber base. As of March 2023, Islands Trust is active on LinkedIn and Instagram. To date, Instagram has 269 followers, up from 255 followers, and LinkedIn has 387 followers, up from 359.

- ~ **Media clippings service:** Staff continue to monitor media sources and provide a summary of Trust-relevant news stories to trustees and Bowen Island Municipal Council. While staff aim to provide updates two to three times a week, this service is provided on a time-available basis. Including more clippings from more local publications is a priority and staff are working to include more local content.
- ~ **Policy Statement Amendment Project:** Staff prepared communications materials for public engagement on the Policy Statement Amendment Project.
- ~ **Website maintenance and improvement, and staff training:** Staff continued to update webpages on a consistent basis to update data, improve readability and conciseness.

Specific work completed over the last quarter to advance the **Communications Strategy** included:

- ~ **Work plan development:** A detailed work plan to achieve the goals set out in the strategy and includes:
 - o The third Trust Area-wide electronic newsletter in August 2025. Encouraging new subscribers to the newsletter is an ongoing campaign
 - o Supporting staff on website updates
 - o Finalizing a branded clothing procedure document in advance of ordering branded clothing for some IT and ITC staff who work in the field

The communications team has supported the work of other business units on the following initiatives:

- ~ **Support for Planning Services:** Communications staff provided:
 - o Communications and engagement support for the Gabriola Island Official Community Plan review project
 - o Communications and engagement support for the Salt Spring Island Official Community Plan review project
 - o Communications and engagement support for the Denman Island Housing review project
 - o Communications and engagement support for the North Pender housing project
 - o Communication and design support for the bylaw compliance and enforcement best practices manual

Staff continue to assist with social media for local trust committees that request such support.

- ~ **Support for Bylaw Compliance and Enforcement Services:** Staff continue to support bylaw compliance and enforcement through creating speaking notes and news releases for trustees that need support with regards to enforcement efforts in local trust areas.

5. RECONCILIATION PROGRAM

- ~ **Support to staff and trustees:**
 - o Through a Trust Area-wide Consultative Areas Database search earlier this year the provincial staff identified four additional First Nations with whom we must now engage for Trust Area-wide activities: Da'naxda'xw First Nation, Lummi Nation (in the U.S.), Mamalilikulla First Nation, and Tlowitsis Nation. Staff have subsequently confirmed that the Islands Trust does not need to engage with Da'naxda'xw First Nation, although staff need to do a follow-up to ensure the Nations

understands that Islands Trust our relationship with the province. Once replies are received staff will update all affected documents and materials—including the Territorial Acknowledgement Guide, acknowledgment slides, email signature procedure, website content, and any other references—to reflect this change. Staff will also contact all the new Nations to determine their interest in the Islands Trust Area. There are now 30 First Nations for Islands Trust to engage with, though "many" may be more appropriate to cite in some contexts.

- Staff continued to provide support and advice to staff and trustees who had meetings or correspondence with First Nations.
- Staff continue to liaise with provincial staff and other local government staff to support the development of the Reconciliation program.
- Staff provided orientation to new staff to provide an introduction to First Nation history and Indigenous relationship building.

~ **Support to Trust Council**

- Coordinated to have Snuneymuxw Elder, C'tasi:a (Geraldine Manson) to provide a Traditional Welcome/Open at the September 16, 2025 Trust Council Meeting.

~ **Support to Executive Committee**

- Arranged a presentation by Cowichan Tribes staff about their learnings on a co-governance relationships for the ITC Board and Executive Committee. The presentation needed to be postponed so staff are working with them to arrange a future meeting.

~ **Protocol agreement negotiation/implementation:**

- **Quw'utsun Nation:** No progress since last report: Currently developing an engagement plan to meet the member individual Nations of the Quw'utsun Nation. Meetings with the individual Nations will commence in September 2025. A letter was previously sent to Chief and Council of Cowichan Tribes, Lyackson First Nation, Penelakut Tribe, Halalt First Nation, and Stz'uminus First Nation expressing interest in a protocol agreement with Quw'utsun Nation or with each of the five First Nations (in the case of Lyackson First Nation, this would be to update the existing agreement). Meeting with the individual Nations is a priority before setting another meeting with the Quw'utsun Nation.
- **Snaw-naw-as First Nation:** No progress since last report: Staff continue to work towards organizing a protocol agreement signing ceremony or the next steps as requested by Snaw-naw-as First Nation. The agreement calls for up to four working group meetings each calendar year and, to date, there has been no commitment to meet this quarter. Trust Council appointed Peter Luckham, Tobi Elliott, Mikaila Lironi, and Tim Peterson to the working group in 2023. Staff had several telephone calls, email correspondence, and texting responses from the Chief, and staff are still waiting on the First Nation's decision about how they would like to complete the signing of the protocol agreement. Should there be continued interest in holding working group meetings, staff will seek direction from Trust Council about Chair Laura Patrick being appointed to the seat held by former Chair Peter Luckham.
- **Snuneymuxw First Nation:** No progress since last report: In October 2024, at the request of Snuneymuxw First Nation, staff sent the Trust's protocol agreement template for consideration as a basis for an updated agreement and have followed up. Snuneymuxw has requested postponement of protocol agreement negotiation for a period and will contact Islands Trust once their staff has capacity to continue.
- **W̱SÁNEĆ Leadership Council Society (WLC):** In March, Islands Trust received a letter from W̱SÁNEĆ Leadership Council Society (WLC) requesting development of an MOU between IT and WLC on behalf of Tsartlip and Tseycum First Nations. The Executive Committee directed staff to cooperate with Tsartlip First Nation and Tseycum First Nation via the W̱SÁNEĆ Leadership Council Society, to develop a protocol agreement for Trust Council consideration, and directed staff to forward the March letter from Chief Don Tom (Tsartlip First Nation) and Chief Tanya Jimmy (Tseycum First Nation) to the Islands Trust Conservancy Board and the Islands Trust Council. Staff met with WLC staff in late June and August 2025 to begin developing the agreement. Staff are currently working on the draft agreement before meeting again with WLC.

- **Tsawout First Nation:** The Executive Committee directed staff to develop a protocol agreement in cooperation with Tsawout First Nation for Trust Council's consideration. Staff has reached out and will be meeting with Tsawout staff in December to start discussion on agreement development.
- **Tla'amin Nation:** Staff have been communication with Tla'amin First Nation staff to define their interest. Staff need to follow-up to continue the discussion.
- ~ **Liaison meetings:**
 - None held by Trust Area Services.
- ~ **Correspondence:**
 - Drafted feedback letter on the Heritage Conservation Act
 - Continue to support staff in reviewing letters to ensure culturally safety.
- ~ **Site visits:**
 - None this quarter.
- ~ **Events:**
 - None this quarter
- ~ **Records management:**
 - Staff did not progress work this quarter toward the completion of a project related to records and correspondence management related to First Nations relations and referrals. This project will re-initiate soon.
- ~ **Policies and procedures:**
 - No progress this quarter on an honoraria procedure.
- ~ **IGB Capacity Funding:**
 - Staff continue to assess the needs for policy and budget for capacity funding to Indigenous Governing Bodies.
- ~ **Reconciliation Learning Group:**
 - Supported delivery of cultural safety workshops.
- ~ **Reconciliation Action Plan:** Director has not progressed review of draft reconciliation action plan.

6. ADVOCACY/COORDINATION

- ~ **Trust Council:** Supported the Chair in writing to:
 - Ministry of Tourism, Arts, Culture and Sport Re Heritage Conservation Act Modernization
- ~ **Local Trust Committees:** No work on local trust committee requested advocacy progressed this quarter.
- ~ **Executive Committee:** Supported the Chair in writing to:
 - No letters this quarter
- ~ **Secretariat Services for Coordination Groups:** The Secretariat Services program, via the Southern Gulf Islands Forum, supported some of the administrative costs of a October 17, 2025 Cross-Border Forum for elected officials and Indigenous leaders from the Gulf Islands and San Juan Islands. The Forum focused on economic cooperation and environmental priorities for the bioregion.

7. LEGISLATIVE MONITORING

- ~ **Monitoring:**
 - Staff monitored multiple sources for updates and new items.
- ~ **Reporting:** Due to a lack of staff capacity due to vacancies and the Policy Statement Amendment Project, staff did not complete a legislative monitoring report this quarter. The Director of Legislative Services has included a *draft Legislation affecting the Islands Trust* section in his quarterly report to Trust Council.

8. GRANTS MANAGEMENT

~ **Grant applications/negotiations with funders:**

Staff successfully applied for a \$16,865.04 grant to the Community to Community program, Union of BC Municipalities (UBCM) to support a new protocol agreement and signing ceremony with Tseycum (W̱S̱I̱ḴEM) and Tsartlip (W̱J̱O̱Ł̱E̱Ł̱P) First Nations, via the W̱S̱Á̱ṈE̱Ć Leadership Council

Staff successfully applied for a \$20,000 through SPARC's Local Community Accessibility Grant to support accessibility-related renovation components of the Salt Spring Island Office and to contract a consultant to update the Islands Trust website in response to an already-completed website accessibility audit

~ **Grant monitoring:** Staff continued to monitor other grant-funded projects. These include grants to Islands Trust and to associated groups/agencies that are underway. Currently these include:

- Environment and Climate Change Canada Priority Places Contribution Agreement for Biologist position: \$200,430
- Ministry of Housing and Municipal Affairs Grant for First Nations engagement, \$150,000
- Disability Alliance BC Grant to support the Accessibility Committee development, \$7,000
- Local Government Management Association for Responsible Conduct Resource Assistance, \$25,000
- UBCM Community to Community Grant to support joint gathering and protocol agreement with Tsawout First Nation \$20,000

~ **Grant reporting:** Staff administered reports for:

- Fall Quarterly Update: Environment and Climate Change Canada Priority Places Contribution Agreement for Biologist position

9. PROGRAMS

~ **Stewardship Education Program:**

- Trust Programs Committee endorsed five webinars for delivery in 2025/26 on the following topics: Xwe'etay/Lasqueti Archaeology Project; Protecting the Shoreline: A Shared Responsibility; Climate Adaptation: Rain Gardens and Other Nature-Based Solutions You Can Use; Working towards a Fallow Deer Strategy for the Southern Gulf Islands, and Species at Risk on Your Property & How to Become a Habitat Steward. The first of these webinars was delivered on September 25th on Xwe'etay/Lasqueti Archaeology Project: Protecting and Honouring Indigenous Heritage through Archaeology, Policy, and Planning to 64 attendees (152 people registered). To date, the video recording of the session has 136 views. The next webinar, entitled Species at Risk on Your Property and How to Become a Habitat Steward, will be hosted on November 19th from 7:00-8:30pm. To date, 162 people have registered to attend the webinar.

~ **Community Stewardship Awards Program:**

- The Community Stewardship Awards Program takes place in the final year of each term to honour individuals, organizations, and/or groups supporting initiatives that further the Islands Trust mandate.
- The launch of the 2026 awards program will be announced in February 2026.

10. DELEGATION AND OTHER LETTERS

- ~ None.



REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** December 2, 2025
From: Islands Trust Conservancy Staff **Date Prepared:** September 3, 2025
SUBJECT: Request for Trust Council Sponsorship of NAPTEP Application Fee

RECOMMENDATION: THAT Trust Council approve financial sponsorship of \$450 for Natural Area Protection Tax Exemption Program (NAPTEP) application PLNAP-20240358, Martin NAPTEP, Salt Spring Island.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: The attached application for Trust Council sponsorship of NAPTEP application fees complies with Islands Trust Policy 2.1.16, Guidelines for EC sponsored or ITC Initiated NAPTEP Applications. The request meets the sponsorship criteria and conditions of the guidelines.

-
- 1 **PURPOSE:** For Trust Council to consider the NAPTEP application fee sponsorship request from Tara Martin, applicant for the Martin NAPTEP Covenant on Salt Spring Island (1261 Isabella Point Road, PID: 000-363-740, Lot A, Section 39, South Salt Spring Island, Cowichan District, Plan 35768).
 - 2 **BACKGROUND:** Islands Trust Conservancy (ITC) Board has accepted a Natural Area Protection Tax Exemption Program (NAPTEP) application to request a conservation covenant on approximately 1 ha of privately held land, to protect Garry oak woodland and herbaceous habitats, maturing Douglas-fir forest, and connectivity with nearby protected areas on Salt Spring Island. The ITC Board agreed to hold a covenant on this property at its November 19, 2024 meeting and Trust Council approved acceptance into NAPTEP and issuance of a Natural Area Exemption Certificate upon registration of the conservation covenant.

Trust Council amended its Natural Area Protection Tax Exemption Certificate Fees Bylaw (No. 115) to enable an applicant to apply for application fee sponsorship (section 5.0). Trust Council has also adopted Policy 2.1.16: Guidelines for EC sponsored or ITC Initiated NAPTEP Applications.

The Phase I NAPTEP fee is \$275 and the Phase II fee is \$175. The applicant has paid the Phase I fee and the Phase II fee is now due. See fee sponsorship application and receipt for paid fee in Attachments.

ITC staff have reviewed the fee sponsorship application and confirmed that it meets eligibility requirements for sponsorship of NAPTEP application fees.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: This recommendation is not expected to impact existing work programs.

FINANCIAL: Trust Council has allocated a 2025/26 budget of \$1,000 for NAPTEP application fee sponsorships. None of these funds have been spent this fiscal.

POLICY: This request is consistent with relevant policies.

IMPLEMENTATION/COMMUNICATIONS: Staff will inform the applicant of the outcome of their request, and if approved, will process the Phase I fee refund and Phase II fee waiver.

FIRST NATIONS: None.

OTHER: None.

4 RELEVANT POLICIES:

- Natural Area Protection Tax Exemption Certificate Fees [Bylaw](#) (No. 115)
- [Policy 2.1.16](#): Guidelines for EC sponsored or ITC Initiated NAPTEP Applications

5 ATTACHMENTS:

1. Fee Sponsorship Application for NAPTEP Application Fee, from T Martin, 28 July, 2025
2. Receipt for payment of Phase I fee, 12 December, 2024

RESPONSE OPTIONS

Recommendation:

THAT Trust Council approve financial sponsorship of \$450 for Natural Area Protection Tax Exemption Program (NAPTEP) application PLNAP-20240358, Martin NAPTEP, Salt Spring Island.

Alternatives:

- Approve for a lesser amount.
- Do not approve.

Staff do not recommend alternative resolutions.

Prepared By: Kathryn Martell, Ecosystem Protection Specialist, Islands Trust Conservancy

Reviewed By/Date: Wendy Tyrrell, A/Manager, Islands Trust Conservancy/September 8, 2025
Clare Frater, Director, Trust Area Services/October 20/2025
Rueben Bronee, CAO/October 21, 2025

Fee Sponsorship Application for Natural Area Protection Tax Exemption Program (NAPTEP) Application Fee

*Under Islands Trust Policy 2.1.16, Trust Council Executive Committee may sponsor Natural Area Protection Tax Exemption Program (NAPTEP) application fees. To apply for fee sponsorship, submit this form to the Islands Trust Conservancy **with or after your NAPTEP application**. There is a limited budget set aside annually to sponsor application fees and Executive Committee may choose to sponsor all, none, or part of an applicant's NAPTEP application fees.*

To be eligible for Executive Committee Sponsorship:

- ✓ The applicant is a non-profit agency or organization seeking to apply to NAPTEP for the benefit of the community at large and consistent with goals in the ITC Regional Conservation Plan (RCP) as determined by the ITC Manager.
- ✓ The applicant submits a voluntary proposal and seeks to protect over eight hectares of land or seeks to protect land that has significant habitat for endangered or threatened species under the federal *Species at Risk Act* and where the conservation proposal is consistent with goals in the ITC Regional Conservation Plan (RCP) as determined by the ITC Manager.
- ✓ The applicant submits a voluntary proposal and seeks to protect important Indigenous cultural sites such as archaeological sites or other culturally significant places.
- ✓ The applicant submits a voluntary proposal and seeks to protect areas that mitigate climate change impacts or provide for significant carbon storage and sequestration opportunities as determined by the ITC Manager.

The following situations are NOT eligible for Executive Committee Sponsorship:

- ✗ The application is deemed a development application under ITC policies or is subject to an application process with a local trust committee or island municipality.
- ✗ An applicant claims that he or she cannot afford the cost of the application, and the application would not otherwise qualify for sponsorship.

NAPTEP APPLICATION INFORMATION

Applicant Name Tara Martin

Application Submitted? ☒ Yes ☐ No

Parcel Identification Number (PID): 0 0 0 - 3 6 3 - 7 4 0

Covenant Name: Martin NAPTEP Covenant

INFORMATION TO BE COMPLETED BY ISLANDS TRUST STAFF

Application #	<u>PLNAP20240358</u>		
Phase 1 Receipt #:	<u>3211</u>	Amount Paid	<u>C\$ 275.00</u>
Phase 2 Receipt #:	<u></u>	Amount Paid	<u></u>
Total Application Fees Paid			<u>C\$ 275.00</u>

FEE SPONSORSHIP ELIGIBILITY

Describe how your NAPTEP conservation proposal meets the sponsorship criteria above:

The applicant submits a voluntary proposal and seeks to protect land that has significant habitat for endangered or threatened species (garry oak ecosystem, sharp-tailed snakes) under the federal Species at Risk Act and where the conservation proposal is consistent with goals in the ITC Regional Conservation Plan (RCP) as determined by the ITC Manager.

The Application Fee is a financial barrier to my application to NAPTEP ☐ Yes

DECLARATION / SIGNATURE

I declare that all of the above statements and the information contained in the material submitted in support of this fee sponsorship application are true and correct to the best of my knowledge.

Name: Tara Martin

Signature: Tara Martin

 Digitally signed by Tara Martin
Date: 2025.07.28 14:31:34 -07'00'

Date: _____



Victoria Office
Suite 200 - 1627 Fort Street
Victoria, BC V8R 1H8
information@islandstrust.bc.ca
Main: (250) 405-5151
Fax: (250) 405-5155

Salt Spring Office
1- 500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
ssiinfo@islandstrust.bc.ca
Main: (250) 537-9144
Fax: (250) 537-9116

Northern Office
700 North Road
Gabriola Island, BC V0R 1X3
northinfo@islandstrust.bc.ca
Main: (250) 247-2063
Fax: (250) 247-7514

ISLANDS TRUST RECEIPT

\$ 275.00

RECEIPT NUMBER 3211

AMOUNT Two hundred seventy-five dollars

RECEIVED FOR:

Phase 1 NAPTEP Application Fee, Salt Spring Island, File #SS-NAP-2024.1

RECEIVED FROM Islands Trust Conservancy for Tara Martin

RECEIVED DATE December 2, 2024

ISSUING OFFICE Victoria Office

ISSUING OFFICER NAME Corlynn Strachan

	For office use only
GL CODE	Click here to enter GL CODE.
TRUST AREA	Click here to enter Area.

REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** December 2, 2025
From: Executive Committee **Date Prepared:** November 6, 2025
SUBJECT: Policy Statement Amendment Project (PSAP) – Project Charter and Project Update

RECOMMENDATION:

That Islands Trust Council endorse Policy Statement Amendment Project Charter V12.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Completing the Policy Statement Amendment Project (PSAP) is the key initiative in Trust Council's 2025 -2028 Strategic Plan. The revised project charter attached presents a revision of V11 to reflect the anticipated project budget for the 2026/27 fiscal year. The project timeline remains unchanged, despite the recent strike by British Columbia General Employment Union staff, and anticipates Policy Statement bylaw approval by Trust Council before the end of the current political term. This mitigates the risk that a future Trust Council may not approve the revised document. This project timeline is very tight and there are variables beyond Islands Trust direct control, such as the length of time required for Ministerial approval, which could affect the schedule.

1 PURPOSE: To provide Trust Council with Project Charter V12 for the Policy Statement Amendment Project (PSAP) that reflects a revised fiscal 2026/27 budget. Appendix 3 of this RFD also provides an update across several work areas of the project.

2 BACKGROUND: PSAP Project Charter V11 was endorsed by Trust Council in June 2025 (see Attachment 2) with a proposed project budget for fiscal 2026/27 of \$15,000.

Draft Project Charter V12 attached here proposes increasing that fiscal 2026/27 budget to \$37,000. This increased budget includes a new \$20,000 for Indigenous Governing Body engagement, a doubling of the legal review budget from \$5,000 to \$10,000, and a \$3,000 reduction in the project communications budget from project charter V11. The \$20,000 proposed for engagement with Indigenous Governing Bodies will help Islands Trust respond to any requests that emerge from Indigenous Governing Bodies for project participation during the coming fiscal year. There is no current spending plan for this money, as its use depends on how the project proceeds. It may be used to support conversations with Indigenous Governing Bodies about further policy refinement based on feedback received during the referral process, or to support discussions about implementation planning. Islands Trust Council did not budget capacity funding/referral fee funds for post-referral engagement with Indigenous Governing Bodies during fiscal 2025/26, and some requests for funding have been received.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: This project continues to be the dominant project for the organization and is displacing other work. The revised project charter does not change this.

FINANCIAL: Increases the PSAP project budget by \$22,000 for fiscal 2026/27. This increase is reflected in the Policy Statement Amendment Project business case approved by Executive Committee for consideration by Trust Council.

POLICY: There are no policy implications to endorsing Project Charter V12.

IMPLEMENTATION/COMMUNICATIONS: If endorsed, staff will post the revised project charter to the Islands 2050 webpage. The [Islands 2050 webpage](#) has been the primary web portal for Policy Statement Amendment Project communications since 2019 and continues to be the main source of accurate project information. Project correspondence is channelled to a dedicated islands2050@islandstrust.bc.ca email account and posted to the Islands 2050 webpage at regular intervals. News updates have been distributed via Islands Trust news releases, social media posts, print advertisements, flyers and mail outs, and an Islands 2050 email subscriber list.

See the PSAP Phase 4 Communications and Engagement Plan attached as Appendix 6 to this RFD. The communications and engagement plan aligns with the project charter. It has been updated since Trust Council last saw it in June 2025 as communications products were finalized and distributed, and to reflect changes resulting from the BCGEU strike.

FIRST NATIONS RELATIONS: Project Charter V12 does not depart from the planned engagement/referral processes with Indigenous Governing Bodies. However, Trust Council should note that several nations have asked for capacity funding grants/referrals fees to undertake review of the draft Policy Statement. Staff are working on a capacity funding policy and a project is underway regarding reviewing First Nation referral processes.

OTHER: Ministerial Referral: Staff cannot predict how long Ministerial approval of the Policy Statement will take. The Ministerial approval process will be streamlined by a clear record of engagement with Indigenous Governing Bodies and agencies that tracks issues/questions raised during the engagement process and how those were subsequently addressed, or not addressed, as the case may be, and that outcomes of this work is conveyed to Indigenous Governing Bodies/agencies. The Ministry wants clear evidence that Islands Trust has worked toward consensus and closed the loop in its engagement with Indigenous Governing Bodies. Recent work by staff on this topic, and the six-month referral window in the project charter, should facilitate a successful round of engagement with Indigenous Governing Bodies and agencies, notwithstanding remaining questions about whether/how to fund Indigenous Governing Body participation.

4 **RELEVANT POLICY(S):**

[Islands Trust Act \(S. 15\)](#)

[Islands Trust Council Policy 1.2.1](#) (Policy Statement Amendment)

[Islands Trust Council Policy 6.5.2](#) (Budget Control and Adjustment Authority)

[Islands Trust Reconciliation Declaration](#)

5 **ATTACHMENT(S):**

1. PSAP Project Charter V12 (Draft)
2. PSAP Project Charter V11

3. PSAP Project Area Updates
4. Agency/Organization Referral Status Table
5. Indigenous Governing Body Referral Status Table
6. PSAP Communications and Engagement Plan

RESPONSE OPTIONS

Recommendation:

That Islands Trust Council endorse Policy Statement Amendment Project Charter V12.

Alternative:

Trust Council can amend the PSAP project charter in accordance with its preferred project direction. If this is the case, it would make the following resolutions:

That Islands Trust Council amend Policy Statement Amendment Project Charter V12 as follows:

- By

That Islands Trust Council endorse Policy Statement Amendment Project Charter V12 as amended.

Prepared By: Jason Youmans, Senior Policy Advisor

Reviewed By/Date: Clare Frater, Director, Trust Area Services/November 11, 2025
Rueben Bronee, CAO/November 12, 2025

Purpose To support Trust Council's update of the Islands Trust Policy Statement bylaw, incorporating feedback from Indigenous Governing Bodies, the public, and referral agencies, and approval by the Minister of Municipal Affairs.

Background Trust Council has assigned Executive Committee, with involvement from Trust Programs Committee as appropriate, the task of updating the Islands Trust Policy Statement through the lenses of reconciliation, climate change, and affordable housing, and to undertake early engagement with Indigenous Governing Bodies (IGBs) and the public in the process.

Objectives

- To adopt an updated Policy Statement bylaw that supports Trust Council's commitments to reconciliation, climate change, and affordable housing, and reflects feedback from the public, IGBs, and partner agencies.

In Scope

- Policy Statement amendment drafting directed by TC resolutions, communications, legal review, and implementation planning
- IGB engagement, public engagement, and agency referrals
- Four readings/Ministerial approval

Out of Scope

- Treaty or territorial negotiations or accommodation
- Consequential amendments to official community plans and land use bylaws

Workplan Overview

Major Deliverable/Milestone	Dates
Past Years (FY 2019-20, 2021-22, 2022-23, 2023-24) -IGB early engagement Phases 1 (2019-2021), 2 (2021-2022), and 3 (2023) -Public engagement Phases 1 (2019-2020), 2 (2021), and 3 (2022) -Policy review and analysis by Trust Council's committees/working groups and staff (2020-22) -Amendment drafting and legal review Phase 1 (Apr-Jun 2021), Phase 2 (Dec 2022-Mar 2023) - IGB Early engagement Phase 3	2019-2024
Present (FY 2024-25) - Review and revision of draft Policy Statement by Committee of the Whole and Trust Programs Committee	May 2024 - May 2025
Proposed Next Steps (FY 2025-26) -First Reading -Bylaw referral to IGBs, regional districts, Conservancy Board and others -Six-month public engagement (referrals to local trust committees and island municipalities with TAS support online and in-person where requested; Staff-led Trust Area-wide survey and workshop)	July 2025 Aug 2025 - March 2026 Sept 2025 - March 2026
Final Adoption (FY 2025-26/2026-27) - Trust Council receives referral responses and passes resolutions on further revisions required -Amendment drafting and amendment/ Second and Third Reading by Trust Council -Refer proposed bylaw to Minister with final FN/agency engagement report; allow six months for review - Ministerial Approval (estimated—no statutory timeline), and Adoption -Final graphic design and distribution, celebration event, implementation planning	April 2026 May - June 2026 June 2026 Oct 2026 Oct 2026— Nov 2026

Project Team

Executive Committee COTW/TPC Director, TAS	Project Champion Policy Content Advisors Project Director
Sr. Policy Advisor	Project Manager & Policy Writer
Program Coordinator	Public Engagement Coordinator
Communications Specialist	Communications Coordinator
Sr. Intergovtl Policy Advisor	First Nations Engagement Coordinator

Budget

Item	FY 24-25	FY25-26	FY26-27
Communications	\$10,000	\$26,000	\$7,000
Public Engagement	\$0	\$17,500	\$0
Legal Review	\$25,000	\$10,000	\$10,000
Capacity Funding	\$4,000	\$0	\$20,000
Total Activity Costs:	\$39,000	\$53,500	\$37,000

Approved by:

Clare Frater, Director, TAS

Endorsement: TC

Res#: 2025-XXX
Date: December TBD, 2025

*Timeline assumes Trust Council schedules special meetings between regular quarterly meetings.

Purpose To support Trust Council's update of the Islands Trust Policy Statement bylaw, incorporating feedback from Indigenous Governing Bodies, the public, and referral agencies, and approval by the Minister of Municipal Affairs.

Background Trust Council has assigned Executive Committee, with involvement from Trust Programs Committee as appropriate, the task of updating the Islands Trust Policy Statement through the lenses of reconciliation, climate change, and affordable housing, and to undertake early engagement with Indigenous Governing Bodies (IGBs) and the public in the process.

Objectives

- To adopt an updated Policy Statement bylaw that supports Trust Council's commitments to reconciliation, climate change, and affordable housing, and reflects feedback from the public, IGBs, and partner agencies.

In Scope

- Policy Statement amendment drafting directed by TC resolutions, communications, legal review, and implementation planning
- IGB engagement, public engagement, and agency referrals
- Four readings/Ministerial approval

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- Treaty or territorial negotiations or accommodation
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Final Adoption (FY 2025-26/2026-27) - Trust Council receives referral responses and passes resolutions on further revisions required -Amendment drafting and amendment/ Second and Third Reading by Trust Council -Refer proposed bylaw to Minister with final FN/agency engagement report; allow six months for review - Ministerial Approval (estimated—no statutory timeline), and Adoption -Final graphic design and distribution, celebration event, implementation planning	April 2026 May - June 2026 June 2026 Oct 2026 Oct 2026— Nov 2026

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Item	FY 24-25	FY25-26	FY26-27
Communications	\$10,000	\$26,000	\$10,000
Public Engagement	\$0	\$17,500	\$0
Legal Review	\$25,000	\$10,000	\$5,000
Capacity Funding	\$4,000	\$0	\$0
Total Activity Costs:	\$39,000	\$53,500	\$15,000

Approved by:

Clare Frater, Director, TAS

Endorsement: TC

Res#: 2025-052
Date: June 17, 2025

*Timeline assumes Trust Council schedules special meetings between regular quarterly meetings.

November 7, 2025

PSAP WORK PLAN UPDATES**LTC/BIM Engagement Events**

Recent job action by Islands Trust staff who are members of the British Columbia General Employees Union forced the postponement of several events where local trust committees (LTCs) were to provide an opportunity to hear from constituents about the draft Policy Statement. The purpose of these events is to help inform LTCs' responses to referral of the draft Policy Statement bylaw by Trust Council.

Despite the strike, it appears that all LTCs should have the ability to submit referral responses in time for the March 2026 Trust Council meeting.

Below is a table showing the status of LTC/BIM engagement events:

Upcoming			
LTC	Event Type	Date	Notes
South Pender	CIM	December 5 special meeting	
Salt Spring	CIM x 2	December 6 January 13	Dates subject to confirmation
Galiano	CIM	December 9 (w/in regular LTC meeting)	
Saturna	CIM	January 15 (w/in regular LTC meeting)	LTC will have to formulate referral response during regular meeting, or schedule special meeting to do so shortly afterward
Hornby	Town Hall	January 23 (w/in regular LTC meeting)	LTC will have to formulate referral response during regular meeting, or schedule special meeting to do so shortly afterward
Thetis	Town Hall	February 3 (w/in regular LTC meeting)	LTC will have to formulate referral response during regular meeting, or schedule special meeting to do so shortly afterward
Complete			

LTC	Event Type	Date	Notes
Mayne	Town Hall	September 29	Referral response received
Lasqueti	Town Hall	October 6	
North Pender	Town Hall	October 3	
Gabriola	Town Hall	November 20	
Gambier	CIM	November 25	
Other			
LTC/IM	Event Type	Date	Notes
Denman	N/A	N/A	Did not request island engagement
Bowen Island	N/A	N/A	Did not request island engagement

Draft Policy Statement Survey

The Policy Statement amendment survey remains open and will be so until February 2, 2026.

According to the most recent update from the consultants hosting the survey (to November 6, 2025), **461** people have submitted responses. One (1) paper copy of the survey has been directly received, and several more are awaiting pick-up from drop-off locations.

Responses received break down by local trust area (LTA) as follows (according to how respondents identified the LTA they “feel most connected with”):

LTA	Responses Received	LTA	Responses Received
Ballenas-Winchelsea Islands	2 (1%)	Lasqueti Island	39 (10%)
Bowen Island	22 (6%)	Mayne Island	27 (7%)
Denman Island	26 (7%)	North Pender Island	45 (11%)
Gabriola Island	51 (13%)	Salt Spring Island	115 (29%)
Galiano Island	31 (8%)	Saturna Island	20 (5%)
Gambier Island	26 (7%)	Thetis Island	9 (2%)
Hornby Island	16 (4%)	Entire Trust Area	22 (6%)

An e-mail notification to subscribers was recently sent out reminding them to participate in the survey.

Paper copies remain available at on-island libraries.

Policy Statement Town Hall

A webinar for Trust Area residents, and anyone else that wished to attend, was held online on September 10, 2025. One hundred sixty-five people pre-registered for the event, though considerably fewer actually tuned in on the evening of. A hydro interruption caused participants on several islands to drop off the call midway through.

A recording of the event is available on the PSAP project website [here](#).

Correspondence

E-mails and letters to Trust Council are posted to the project webpage in the Public Correspondence drop-down [here](#). Trust Council has so far received 22 items of PSAP correspondence in 2025.

Staff continue to respond to Policy Statement-related questions as they are received.

Agency Referrals

In August 2025 the draft Policy Statement was referred to the agencies and organizations listed in Attachment 4 for their review and comment.

Agencies and organizations highlighted in green show that a referral response has been received.

A reminder e-mail to referral agencies was sent out in early November.

Staff intend to provide all agency referral responses to Trust Council in March 2026, and on a continuous basis as they arrive, or updated information arrives..

Indigenous Governing Body Referrals

In early September 2025 the draft Policy Statement was referred to the Indigenous Governing Bodies listed in Attachment 5 for review and comment.

Indigenous Governing Bodies highlighted in green show that a referral response has been received.

A reminder e-mail to Indigenous Governing Bodies was sent out in early November.

Staff intend to provide all Indigenous Government Body referral responses to Trust Council in March 2026, and on a continuous basis as they arrive, or updated information arrives.

Project Communications

The Islands 2050 project website continues to be updated as needed. Most recently, the Frequently Asked Questions (FAQ) was updated with questions and answers emerging from the Trust Area-wide virtual Town Hall hosted on September 10, 2025.

On-island town halls and community information meetings are being promoted through print ads, subscriber notifications and social media.

Nov 6, 2025

Policy Statement Bylaw No. 183 Referral Agency Status Update

Response Received

Federal Agencies Environment and Climate Change Canada Fisheries & Oceans, Canada (Fish Protection and Aquaculture - Pacific Region) Transport Canada Parks Canada	Regional Agencies 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 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)	Improvement District Boards 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 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
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	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 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

Nov 6, 2025

Policy Statement Bylaw No. 183 Referral Indigenous Governing Body Status Update

Response Received

Indigenous Governing Bodies	Coordinating Bodies
Cowichan Tribes Da'naxda'xw First Nation SXIMEŁŁ (Esquimalt) Nation Halalt First Nation Homalco First Nation K'ómoks First Nation Lummi Nation Lyackson First Nation MÁLEXEŁ (Malahat) Nation Mamalilikulla First Nation xʷməθkʷəy̓əm (Musqueam Indian Band) BOĶĖĈEN (Pauquachin) First Nation Penelakut Tribe Qualicum First Nation Semiahmoo First Nation Snaw-naw-as (Nanoose) First Nation Snuneymuxw (Nanaimo) First Nation Lekwungen (Songhees) Nation shíshálh Nation Skwxwú7mesh (Squamish) Nation Stz'uminus First Nation Tla'amin Nation Tlowitsis Nation Ts'uubaa-asatx First Nation W_ JOŁEŁP (Tsartlip) First Nation SĤÁUTW_ (Tsawout) First Nation Tsawwassen First Nation Tsleil-Waututh First Nation W_ SIĶEM (Tseycum) First Nation We Wai Kai (Cape Mudge) First Nation Wei Wai Kum (Campbell River) First Nation	Nanwakolas Council W_ SÁNEĆ Leadership Council

Policy Statement Amendment Project Public Engagement Phase 4
Communications/Engagement Workplan DRAFT & SAMPLES

Trust-wide Activities								
Timing	Item	Key message	Activity 1	Activity 2	Activity 3	Activity 4	Activity 5	Activity 6
Spring – Summer 2025	Prepare proactive communication in advance of First Reading	What is Islands Trust? What is a policy statement? Why does it need updating? What is First Reading? Participate in engagement opportunities, including survey. We want to hear from the public.	Speaking notes for Trustees Website update	News release (July 29 or 30)	Op-ed to local media	Potential media interviews Media technical briefing July 24 or 25	Updated FAQ	Upload What We Heard report
Summer - Fall 2025 (timed so part-time residents could receive the mail out during summer months)	Public education Draft is ready for public engagement and survey release	What is Islands Trust? What is a policy statement? Why does it need updating? Participate in engagement opportunities, including survey. We want to hear from the public.	Website update	Trust Area-wide educational mailer	Printed advertising	Social media	Subscribe r notice	Video
Fall 2025	Public engagement	Participate in engagement opportunities, including survey. We want to hear from the public.	Website update	News release #2	Webinar - Learn more about IT - Explain engagement process & opportunities	On-island posters & Printed surveys with pre-paid postage envelopes	Printed advertising in all LTA and Bowen publications	Social media (ongoing)
Winter 25/26	Public engagement	The draft is ready for public comment. Participate in engagement opportunities, including survey. We want to hear from the public.	Subscribe r notice	Social media				

LTC/IM Activities (delivered on request by LTC/BIM)							
LTC/ Municipality	Key messages	Activity 1	Activity 2	Activity 3	Activity 4	Activity 5	Activity 6
Bowen Island Municipality	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	none	none	none	none	none
Denman Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	none	none	none	none	none

Gabriola Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Community Information Meeting during regular business meeting November 20, 2025	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
Galiano Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Staff-led community info meeting before regular business meeting December 9, 2025	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
Gambier Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Staff- led community info meeting webinar - 6:30 – 8:00 pm (online) November 25, 2025	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	Direct addressed mailing info and survey
Hornby Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Town Hall during regular business meeting January 23, 2026	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
Lasqueti Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Town Hall during regular business meeting October 6, 2025	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
Mayne Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Town Hall during regular business meeting September 29, 2025	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
North Pender Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Town Hall during regular business meeting October 3, 2025	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
Salt Spring Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Staff-led community info meeting X2 (in-person, North and South ends)	Website update: Event listing What's Happening on LTC page X2	Subscriber notice X2	Social post specific to LTA activities X2 On-island posters x1 (listing both)	Print advertising in Driftwood (message: attend meetings and complete survey)

			Two date options <i>tbd</i>			events on one poster) Driftwood and on the SS Exchange	
Saturna Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Staff-led community info meeting stand-alone meeting January 15, 2026	Website update: Event listing What's Happening on LTC page	Subscriber notice On-island posters	Social post specific to LTA activities	Printed advertising in Saturna Scribbler (message: attend meeting and complete survey)
South Pender Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Staff-led in-person Community Information Meeting December 5, 2025	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters
Thetis Island LTA	- What is Islands Trust? What is a policy statement? Why does it need updating? - The draft is ready for public comment - Engagement opportunities in communities - We want to hear from the public	Trust Area-wide activities*	Town Hall during regular business meeting February 3, 2026	Website update: Event listing What's Happening on LTC page	Subscriber notice	Social post specific to LTA activities	On-island posters

** Website updates, Trust Area-wide educational mailer, printed advertising, subscriber notices, news release(s), on-island posters, printed surveys with pre-paid postage envelopes, webinar, social media. See Trust Area-wide activities on page 1 for more information.*

Key messages

Project Status/ Amendment Process & Engagement Opportunities

- On July 29, Islands Trust Council gave First Reading to a new Islands Trust Policy Statement and is launching six months of engagement with the public, agencies and Indigenous Governing Bodies to gather feedback on the document.
- Public engagement on the new draft of the Policy Statement will span six months, allowing for ample opportunities for Trust Area residents to share their perspectives.
- Islands Trust wants to hear from communities – public feedback is vital to this project
- Islands Trust wants to know – did we get it right?
- Engagement opportunities include a survey (online or on paper), connecting with local trustees, connecting with staff, or providing feedback through the website, via email, or via mail.
- Stay informed on the process and future public engagement opportunities by signing up for Islands 2050 updates: (<https://islandstrust.bc.ca/subscribe/>) and visiting the Islands 2050 webpage: <https://islandstrust.bc.ca/programs/islands-2050/>.
- Islands Trust Council and staff are committed to continually improving how the Islands Trust’s preserve and protect mandate is implemented.
- The Islands Trust Policy Statement has not been updated in 30 years and a lot has changed during that time. The Policy Statement is being updated to reflect important topics like Reconciliation, climate change, and affordable housing.
- Islands 2050, a multi-year process to amend the Policy Statement, has been underway since 2019 and marks the first comprehensive update in 30 years.
- At the outset of the Policy Statement amendment project, known as Islands 2050, Trust Council set three key priorities: Reconciliation, climate change, and housing options. These align with [Trust Council's Reconciliation Declaration](#) (2019), [Climate Emergency Declaration](#) (2019), and [Housing Equity and Workforce Shortage Crisis Declaration](#) (2021).
- The current Policy Statement, last amended in 2002, contains no mention of the climate crisis and does not appropriately acknowledge First Nations/Indigenous Peoples or reflect the Islands Trust Council’s commitment to reconciliation.
- This draft of the Policy Statement reflects input from island communities, Indigenous Governing Bodies, Indigenous peoples, partner agencies, and British Columbians at large, and is designed to be inclusive and reflective of the diverse values and interests in the Islands Trust Area. The current draft responds to Trust Council’s 32 Resolutions from an earlier phase of the project and reflects Trust Council’s [Reconciliation Declaration \(2019\)](#), [Climate Emergency Declaration \(2019\)](#), and Housing Equity and Workforce Shortage Crisis Declaration (2021)
- The revised draft contains guiding, coordination and reconciliation principles and organizes policy directives under five main goals:
 - 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
- The Policy Statement update process has involved Trust Council identifying areas for changes based on input and feedback from the public, First Nations and referral agencies and its understanding of the Islands Trust mandate in the *Islands Trust Act*.
- Key themes from early engagement with Indigenous Governing Bodies included concerns about language in the Policy Statement, governance, rights and responsibilities, and the need for ecosystem protection for cultural/ spiritual/ economic/ ecosystem uses.
- Feedback from three public engagement processes in 2019, 2021 and 2022 was plentiful and complex. Key themes included: support for the Islands Trust mandate; support for the project; support for environmental protection; a desire for consideration for residents’ communities and way of life; concerns with jurisdictional overreach; and a desire for clarified language.

On-island engagement events printed posters



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 options.

The multi-year process to amend the Policy Statement marks the first comprehensive update in over 25 years, and we want to know - have we got it right? This phase of public engagement is ongoing until February, 2026.

Your input on the draft Policy Statement matters!

Provide input:
Complete the survey | Email: islands2050@islandstrust.bc.ca | Call: 250-405-5151
Attend the Lasqueti 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



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



islands 2050
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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 options.

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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 Local Trust Committee meeting on November 20, 2025

Learn more:
Read the draft Policy Statement
Watch the recorded virtual Town Hall
Scan the QR code or visit: islandstrust.bc.ca/programs/islands-2050



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

Household mailer



Share Your Views
on the
Draft Islands Trust
Policy Statement

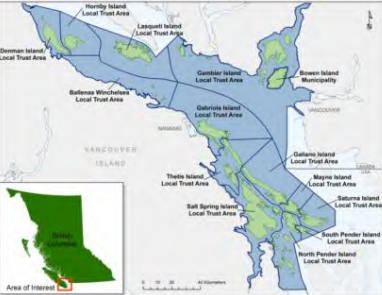
islands 2050
PRESERVING AND PROTECTING OVER
450 ISLANDS AND SURROUNDING
WATERS IN THE SALISH SEA

What is Islands Trust?

Islands Trust is a special-purpose government responsible for planning and land use management decisions in the Islands Trust Area, which is 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 was created in 1974 through the *Islands Trust Act* with a legislated mandate (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.



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 its policy framework for planning and land use management within the lands and waters of the Island 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 needed 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 2019, 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 online at:
www.islandstrust.bc.ca/programs/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 policies that local trust committees and island municipalities will use to guide decisions about future policy and regulatory change at the local level, and that Island Trust Council will use it 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 when a local trust committee or island municipality amends 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 2019, Islands Trust Council passed a Reconciliation Declaration 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 importance to Indigenous Governing Bodies and Indigenous Peoples such as protection of Indigenous heritage and culturally significant areas, ecosystem protection, housing, and commits the organization 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 restrict development in areas that are more likely to experience flooding, sea level rise, erosion, or wildfires. It directs local trust committees and island municipalities to ensure that watersheds 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 15 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, 2025. Phase 4 of public engagement on the Policy Statement has begun, and will be open until February 2026. During that time, Islands Trust will also be referring 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

The draft Policy Statement is organized around five goals. Directive policies are outlined within each goal area and can be viewed in the full draft Policy Statement.

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 lay 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 protocols around the sharing of Indigenous Knowledge.

GOAL 3: Preserve and Protect Healthy and Biodiverse 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.

Engaging with Indigenous Governing Bodies



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.

GOAL 5: Foster Sustainable Stewardship of Lands and Waters

The policies to achieve this goal promote sustainable land and water use to sustain the long-term health of ecosystems and sustainability of freshwater.

Get Involved!

Your input on the draft Policy Statement matters!

The multi-year process to amend the Policy Statement marks the first comprehensive update in over 30 years, and we want to know - have we got it right?

Share your views!

Visit the Islands2050 webpage to: Complete the online survey

Attend an on-island engagement event (where offered)

Participate in the virtual Town Hall on September 10, 2025

www.islandstrust.bc.ca/programs/islands-2050/

Email: islands2050@islandstrust.bc.ca

Call: 250-405-5151

Subscribe for updates at: www.islandstrust.bc.ca/subscribe/

Talk to a local trustee: www.islandstrust.bc.ca/contact-us/contact-trustees/

Islands Trust Draft New Policy Statement Designed Document - <https://islandstrust.bc.ca/document/bylaw-183-policy-statement-schedule-a/>

Complete the Survey online, or pick up a postage-paid, paper version of the survey at select on-island locations 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 Library
- Lasqueti Island – Lasqueti Community Association Community Hall and 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

Policy Statement Education

- The Islands Trust Policy Statement provides the overarching vision, principles, and policies framework for land use within the Trust Area.
- The Policy Statement provides a roadmap for decision-makers, fostering continuity with community priorities and ensuring that actions are consistent with the overarching goals and values. This document reflects the evolving needs and perspectives of the community, requiring ongoing engagement and collaboration to remain relevant and responsive to changing circumstances.
- The Islands Trust Policy Statement provides the overarching vision, principles, and policies framework for land use within the Trust Area and is the critical document that guides how the Islands Trust will fulfill its mandate in the coming decades.
- The draft Policy Statement includes proactive planning for a changing climate, advancing reconciliation efforts with Indigenous communities, and addressing the housing needs of both current and future residents. Updating the Policy Statement reinforces our commitment to preserve and protect this unique part of the world.
- The Islands Trust Policy Statement guides the development of official community plans and land use bylaws of local trust committees and Bowen Island Municipality
- Islands Trust preserves and protects the islands in the context of many complex challenges, including climate change, lack of affordable housing, freshwater limitations, hundreds of species at risk, many cultural heritage sites, development and tourism pressures, changing demographics, and high expectations for public engagement.

Frequently Asked Questions

The [frequently asked questions webpage](#) on the Islands Trust website to help answer questions about the project history and process. It can be updated instantly, and no previous versions of the FAQ documents that could create confusion for the public.

Social Media graphics and captions



Captions

Preserve and Protect—Together. The Islands Trust has a special responsibility: to preserve and protect the Trust Area and its unique amenities and environment. The Policy Statement guides all decisions on land use, environmental protection, and planning. After 30 years, it's being updated to meet today's challenges—like climate change and housing. Your voice matters. Stay tuned for ways to get involved in 2025! #IslandCommunity #ClimateAction #AffordableHousing

The Islands Are Evolving—So Is Our Policy Statement! For the first time in 30 years, the Islands Trust Policy Statement is being updated to address today's priorities. Want to help shape the future of your island community? We look forward to hearing from you! 🗣️Learn more ➡️ <https://islandstrust.bc.ca/programs/islands-2050/>. #Islands2050 #PreserveAndProtect #CommunityVoices

What is the Islands Trust Policy Statement, and why should you care? It's the guiding document that shapes land use, environmental protection, and community planning across the islands. After decades, it's time for an update—and we need your input to ensure it reflects the values of island communities today and in the future. Stay tuned for public engagement opportunities in 2025! #Islands2050 #YourVoiceMatters

Curious about the Islands Trust Policy Statement Update? This draft includes changes to address important contemporary themes, like Reconciliation, climate change, and housing options. These updates reflect feedback from Indigenous Governing Bodies, referral agencies, and YOU—the public. View the latest draft here: <https://islandstrust.bc.ca/programs/islands-2050/> #Islands2050 #PreserveAndProtect #HaveYourSay

The Islands Trust Policy Statement is getting an upgrade! For the first time in 30 years, Islands Trust is updating this guiding document to reflect important issues like Reconciliation, climate change, and housing options. We're taking a thoughtful, measured approach, and your feedback will be key! Learn more about the process and stay involved: <https://islandstrust.bc.ca/programs/islands-2050/>. #Islands2050 #CommunityEngagement #PreserveAndProtect

We want to hear from you! Islands Trust has been working on updating the Islands Trust Policy Statement to reflect important issues like Reconciliation, climate change, and housing options. Please give us your feedback here: <https://islandstrust.bc.ca/programs/islands-2050/> #Islands2050 #CommunityEngagement #PreserveAndProtect

Hey [name] Island – we're talking about the draft Islands Trust Policy Statement at the [event name] at the [venue name] on [name] Island – we hope you can join us! Connect with staff and trustees to hear more about the draft Policy Statement, ask questions, and tell us what you think. More about this event here [link] #Islands2050 #CommunityEngagement #PreserveAndProtect

The new draft of the Islands Trust Policy Statement reflects input from island communities, Indigenous governing bodies, Indigenous Peoples, and local agencies. It includes and reflects the diverse values and interests that make up the Islands Trust Area. The new draft of the Policy Statement has five 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

Learn more about where we are at in the process and how to provide your feedback here: <https://islandstrust.bc.ca/programs/islands-2050/> #Islands2050 #CommunityEngagement #PreserveAndProtect

Promoting ltc engagement events:

Hey [island name] Island Community! Do you have questions or feedback on the draft Islands Trust Policy Statement?

Join the [name] Island Local Trust Committee meeting.

Date: [date] – includes a Town Hall/CIM where you can learn more and share your thoughts.

Details: <https://islandstrust.bc.ca/event/mayne-ltc-regular-meeting-11-2-2-2-2-2/>

- Can't attend? You can still have your say!
- Complete the online survey - <https://qrco.de/bgBzz5>
 - Pick up a paper survey on-island [location]
 - Email or call Islands Trust

👉 Learn more about other Local Trust Committee engagement events and ways to provide input: <https://islandstrust.bc.ca/programs/islands-2050/>



Subscriber notices



10/30/2025

Draft Policy Statement Survey



Complete the Islands Trust Draft Policy Statement Survey

Hello ,

On July 29, Islands Trust Council gave first reading to the [Islands Trust draft Policy Statement](#). Now is your chance to review it and provide input.

The multi-year process to amend the Policy Statement marks the first comprehensive update to the document in over 25 years, and we want to know—have we got it right?

Read the draft Islands Trust Policy Statement [here](#).

[Complete the survey here.](#)

Can't complete the survey online? There are various ways you can provide input.

- Pick up a paper survey with a prepaid envelope on-island - find a location in your community [here](#).
- Call Islands Trust staff at 250-405-5151.
- Email your feedback to islands2050@islandstrust.bc.ca.
- Connect with your local trustees - find contact details for your local trustees [here](#).

Learn more about the draft Policy Statement and how to provide input [here](#).

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Islands Trust

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Print Advertising

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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 options.

Your input on the draft Policy Statement matters!

Provide input:
Complete the survey | Email: islands2050@islandstrust.bc.ca | Call: 250-405-5151
Connect with your local trustees

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



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



We want to hear from you!

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Your input on the draft Policy Statement matters!

Provide feedback:
Complete the survey | Email: islands2050@islandstrust.bc.ca
Call: 250-405-5151 | Attend the Saturna Island LTC meeting on January 15, 2026

Learn more:
Read the draft Policy Statement
Scan the QR code or visit:
islandstrust.bc.ca/programs/islands-2050



Video project - [YouTube](#)



Islands 2050 - the Islands Trust Policy Statement...



December 2025 Islands Trust Council

Dialogue with San Juan County Council

9:45 a.m. – 12:00 p.m., Thursday, December 4, 2025

- Purpose:** To discuss issues of mutual interest, share information, and provide an opportunity for trustees and councilors to learn from each other's experiences in island governance.
- Chair:** Laura Patrick, Chair, Islands Trust Council
- Guests:**
- *San Juan County Council Member Jane Fuller, Dist. 3 Rep (Lopez/Shaw). January 2023 – December 2026
 - *San Juan County Council Member Kari McVeigh, Dist. 1 Rep (San Juan). January 2025 – December 2028
 - *San Juan County Council Member Justin Paulsen, Dist. 2 Rep (Orcas). January 2025 – December 2028
- *Attending electronically.
- Resources:** Rueben Bronee, Chief Administrative Officer
Clare Frater, Director, Trust Area Services

9:45 a.m. – 10:30 a.m.	Welcome and Introductions Discussion of issues of mutual interest: 1. Anacortes to Sidney ferry services 2. Joint areas of environmental concerns • emergency response tow vessels 3. FIFA impact on local tourism and economy. 4. Regional collaboration	Laura Patrick, Chair San Juan County Councilors
10:30 a.m – 10:45 a.m	BREAK	
10:45 a.m. – 11:45 a.m.	General discussion - roundtable	All
11:45 a.m. – 12:00 p.m.	Closing Remarks - Staying connected	Islands Trust Council Chair San Juan County Councilors
 Jane Fuller  Kari McVeigh  Justin Paulsen		

References:

1. [San Juan County/Islands Trust Council Transborder Island Agreement](#) (link)
2. [San Juan County/Islands Trust Council Protocol Agreement on Transborder Marine Protection Area](#) (link)
3. [San Juan County Affordable Housing webpage](#) (link)
4. [San Juan County Drinking Water Program Webpage](#) (link)
5. [Islands Trust Affordable Housing webpage](#) (link)
6. [Islands Trust Freshwater Sustainability webpage](#) (link)
7. News release re October 17, 2025 U.S. and Canadian Leaders Convene Cross-Border Forum to Strengthen Bioregional Collaboration and Resilience (attached)

FOR IMMEDIATE RELEASE

November 4, 2025

U.S. and Canadian Leaders Convene Cross-Border Forum to Strengthen Bioregional Collaboration and Resilience

October 17, 2025, Sidney, BC — Indigenous leaders, elected officials, civil society and business advocates from the U.S. and Canada gathered at Mary Winspear Centre in Sidney, BC for a Cross-Border Forum focused on deepening relationships across the shared Salish Sea bioregion.

Building on a smaller virtual gathering in March 2025, the event reaffirmed the enduring spirit of cross-border cooperation and emphasized the vital role of local leadership in fostering a sustainable, inclusive, and resilient future. Esteemed participants included Tsawout Hereditary Chief Eric Pelkey, Cowichan Tribes Chief Cindy Daniels, Lummi Nation Treaty Protection Director Brandon Morris, Sidney Mayor Cliff McNeil-Smith, MLA Robert Botterell, Islands Trust Chair Laura Patrick, San Juan County Council Chair Kari McVeigh, Amanda Fisher and Jeremy Harrison-Smith from Washington State Governor Ferguson's office, and James Rolph from Washington State Lt. Governor Denny Heck's office.

Co-host and Member of Parliament for Saanich-Gulf Islands, Elizabeth May, described the genesis of this unique forum, originating on the Canadian side of the border, breaking down intergovernmental silos during Covid-19. Since then, local Southern Gulf Islands BC governments and First Nations have imagined the larger possibilities of a wider, cross border collaboration. This vision was shared by local governments and community groups in the San Juan Islands and Washington State and Indigenous peoples across the border. "Ironically, the higher levels of tension created by cross-border challenges including tariffs has increased the local and bio-regional commitment to deepen our relationships."

In a pre-recorded message, U.S. Representative Rick Larsen urged continued cross-border collaboration despite political changes: "The U.S.-Canada relationship has always been very important to me, even before I was in Congress... We share an important boundary along and through the Haro Strait, with deep and long-standing partnerships, across and connecting our island communities... Our goal is to continue to manage our relationships across the border in such a fashion that we can build on this day and build forward to avoid the unforced errors that we create for ourselves at times."

Breakout sessions on environmental and economic resilience stressed the importance of maintaining strong cross-border ties for the prosperity of island and coastal communities. A consensus emerged that **strength lies in sustained connections and shared values**.

Other key themes included:

- **Relationship as resilience:** Building connections today will yield benefits for hard times now and in the long-term.
- **Historical bonds:** Recognizing the current work rests on long-standing, cross-border relationships and collaborations, which inspire the identification and advancement of novel, effective environmental-economic initiatives.
- **Hyper-localism:** Grounding policies in local needs while inspiring parallel initiatives.

- **Formal collaboration:** Establishing structures, norms, and regular dialogue; accelerating policy implementation through shared examples.
- **Shared Stewardship:** Honouring the land and waters, with salmon as a unifying symbol for cross-border connectivity.
- **Economic-Environmental nexus:** Promoting joint advocacy, policy harmonization, and sustainable growth that treats environment and economy as inseparable.
- **Transportation:** Urging restoration of the Sidney–Anacortes ferry, vital for community ties, especially First Nations and Tribes.
- **Innovative Governance:** Multi-jurisdictional problem-solving and prioritizing authentic human-to-human partnerships over formal titles.

To ensure momentum, leaders committed to developing a **communications strategy** to amplify grassroots stories of collaboration through newsletters, local media, and social platforms. A **jointly managed** website will serve as a communications hub, complementing regular **in-person and virtual gatherings**. Forum attendees called for establishing a **Cross-Border Secretariat** to coordinate efforts, map existing collaborations, and identify funding opportunities to sustain the work.

The Salish Sea’s fluid boundaries contrast the rigid map lines imposed by settlers 200 years ago. Amid growing global isolationism, this initiative offers a model of mutually enforced sovereignty, self-determination, and strength rooted in local needs.

The next Cross-Border Forum is planned for spring 2026. Sponsors included the offices of MP Elizabeth May and MLA Rob Botterell, Islands Trust, Capital Regional District, San Juan County, the Economic Development Council (EDC) of San Juan County, and the Rural Islands Economic Partnership (RIEP). Participants also represented the Salt Spring, Pender, and Saanich Peninsula Chambers of Commerce, the Border Policy Research Institute of Western Washington University, SIMRES, Jefferson County EDC, and Harborstone Credit Union.

Additional Quotes

“We say as Lummi people that we too are survivors of the great flood... Of all the tribes to the south of us and all around us as Lummi we’ve always said that SENĆOTEN, the WSÁNEĆ language, is closest to us. And that’s just an important reminder for how close we are today as people. The waters connect us. Each and every one of us here today we all have an impact on these waters and this land.” – **Brandon Morris, Lummi Nation Treaty Protection Director**

“There really are no lines. We have so much in common, and so much great information to share about how best to work together to tackle the many challenges and opportunities we face.” – **Rob Botterell, MLA for Saanich North and the Islands**

“Today was remarkable. As Tsawout Hereditary Chief Eric Pelkey once shared with me, there wasn’t a border over 200 years ago. WSÁNEĆ Nation and Lummi Nation family connections on either side of the Salish Sea were immense. When the border was created, families across four generations essentially made decisions about whether they would be in the United States or Canada. The Anacortes-Sidney ferry helped keep the Nations connected for 99 years. As one part of strengthening this cross-border relationship, our Council is firmly committed by formal resolution to the restoration of the Anacortes-Sidney Ferry terminal.” – **Cliff McNeil-Smith, Sidney Mayor**

“Without trust, we have nothing. The gathering today was rich with stories of appreciation for our past and current work that has always relied on our trusted relationships. It was inspiring to hear the many commitments to invest in our mutual economic and environmental prosperity through cross border exchanges of ideas, goods, people, and resources, etc.” – **Lisa Smith, Washington State Microenterprise Association**

“The relationship between the Islands Trust and San Juan County spans decades, grounded in a shared spirit of partnership and friendship. This enduring connection is reflected in the Transborder Island Agreement, which affirms our common values - protecting our land and marine environments and preserving the unique way of life that defines these islands. Coming together today renews our commitment to collaborate for the health and harmony of our shared bioregion.” - **Laura Patrick, Chair, Trust Council, Islands Trust**

Contacts

Media inquiries may be directed to any of the following.

- **Economic Development Council (EDC) of San Juan County,** info@sanjuansedc.org, (360) 378-2906
- **Office of San Juan County Council,** KariM@sanjuancountywa.gov, (360) 370-7472
- **Office of MP Elizabeth May,** Elizabeth.May.C1@parl.gc.ca, (250) 657-2000
- **Islands Trust Council,** communications@islandstrust.bc.ca, (250) 405-5151
- **Office of MLA Rob Botterell,** Rob.Botterell.MLA@leg.bc.ca, 250-387-8347
- **Rural Islands Economic Partnership (RIEP),** info@ruralislandspartnership.ca, (250) 653-4025

###

From: Joan Harper [REDACTED]
Sent: Friday, October 17, 2025 12:49 PM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>
Subject: Land costs

Oct. 17, 2025
To Whom It May Concern"

I am a former resident of Pender Island who would very much like to return. I find however, the cost of living a strong deterrent. Not only do residents have to pay the cost of ferries to and from medical appointments with specialists, visits to relatives and shopping for items not readily available on Pender but the cost of property taxes is prohibitively high. They are high everywhere but especially so on Pender partly due to additional taxes paid to the Island Trust. When it was first formed we were e told it would be a no cost item to residences but that didn't last long. Cost of living is the main item that needs addressing if you truly want to improve your situation. In the meantime it is useless to waste money on meetings and lesser issues.

Yours Truly, Joan Harper
[REDACTED]

Dear Island's Trust Council,

Re: Funding request for Vancouver Island & Coastal Communities Climate Leadership (VICC-CL) Steering Committee 2026-2027

As Co-Chairs of the Vancouver Island & Coastal Communities Climate Leadership (VICC-CL) Steering Committee we respectfully submit this request for funding to continue the Committee's work in 2026-2027. It is with utmost gratitude that we send the following letter detailing the Committee's work to date and plans for 2026-2027.

The VICC-CL Steering Committee provides information sharing, project collaboration, and advocacy for climate adaptation and remediation initiatives across Vancouver Island and Coastal Communities. Beginning in 2019, the committee of appointed regional district representatives and various collaborators have achieved the following:

1. [Territorial analysis](#) of the region's vulnerabilities to climate change and survey of local government priorities for climate action conducted by UVic researchers in 2020
2. [Local Government Climate Resiliency Summit](#) for elected officials, staff and First Nations that gathered over 150 people from across the region in Fall 2020
3. [Youth Climate Summit](#) held in Spring 2021
4. [First Nations Engagement](#) led by Alderhill (now Sanala Planning), an Indigenous consulting company
5. Establishment of an inter-regional staff network [VICC-CAN](#) in partnership with the Community Energy Association (CEA)
6. Joint [VICC Virtual Climate Summit](#) with elected officials throughout VICC Region and local government staff in May 2024
7. [Joint panel presentation at AVICC 2025](#) with focus on Health and Watershed Protection
8. In-person gatherings at AVICC
9. Quarterly Steering Committee meetings 2022, 2023, 2024 and extended through 2025

Through these efforts, the committee strengthens relationships among municipalities, regional districts, and urban and rural communities in our region and identifies where the best value exists for ongoing inter-regional coordination. This work reaffirms the need for and benefit of increased coordination on a regional scale to strengthen climate action, improve information sharing, increase organizational capacity particularly for small and rural communities, improve collaboration on projects of shared interest, enhance staff support in the delivery of cost-effective programs and services, avoid duplication of effort, and to strengthen senior level government advocacy. The Steering Committee seeks funding support to continue this initiative and hopes to begin engaging in opportunities with First Nations in the region to expand on collaborative and relationship-building efforts between partners.

To continue this work, the VICC-CL Steering Committee requires funding from member regional districts and Island's Trust. We have used a population-based formula and are requesting only half of the amount

funded for the 2022 through 2025 cohort to continue momentum of the Steering Committee's work on through the next local government election in 2026 into 2027. (One-time amount, not per year.)

The amount requested from Island's Trust is \$125.

Service Proposal:

The research and engagement noted above led the VICC-CL Steering Committee to determine that its greatest value moving forward is to continue as an inter-regional network convener, facilitator, and advocate for effective and cohesive climate action. This will include the following services:

- Organize a biennial virtual summit of elected officials, staff, NGO's and businesses for information sharing, relationship building, identifying collaboration opportunities, and advocacy prioritization
- Maintain quarterly steering committee meetings as a strategic planning body
- Liaise with CEA's staff peer network to share best practices and support collaborative initiatives
- Facilitate and administer functional working groups based on shared priorities
- Host all resources and documents on a public-facing website with members-only access page
- Engage in senior government level advocacy based on climate adaptation and remediation priorities identified through the VICC-CL Steering Committee and the Association of Vancouver Island and Coastal Communities (AVICC)
- Support continued relationship building with Indigenous communities across the VICC region

CEA Secretariat:

Currently the convening of the Steering Committee is supported through partnership with the Community Energy Association (CEA) in a secretariat role. CEA is a non-profit organization with extensive experience in climate planning, engagement, convening networks, advancing cross-regional collaboration, and driving project implementation with local governments and Indigenous communities. Along with providing expertise and project management, CEA is the fiscal agent for the project and brings in-kind contributions to the project from other funding sources, valued at \$60,000.

Funding Request:

To retain CEA in the role of secretariat and to provide the proposed services for the inter-regional climate action network, the VICC Climate Leadership Steering Committee requests the following funding commitment from regional districts across a timeframe of early 2026 through into 2027 following the next local government elections (see table 1 below).

Table 1. Summary of Regional District Funding Allocations

Regional District	2022-2024 Amount*	Amount Requested @ 50%*
Alberni-Clayoquot	5,900	2,950
Capital	31,500	15,750
Comox Valley	13,000	6,500
Cowichan Valley	16,000	8,000
Mount Waddington	1,900	950
Nanaimo	22,550	11,275
qathet	2,400	1,200
Strathcona	8,400	4,200
Sunshine Coast	5,600	2,800
Islands Trust	250	125
Total	107,500	53,750

*Funding amount per regional district based on a formula factoring in population with adjustments for density

Table 2 provides the budget for project deliverables. Note that in-kind funding is being provided through contributions from internal staff time as well as CEA's contributions. Significant in-kind funding in the form of volunteer time and other funding sources has been contributed to support the convening of the committee and the project outcomes produced to date. As part of the secretariat role, CEA will continue to seek additional funds to support the project.

Table 2. Project deliverables and budget highlights

Deliverables	Cost
Ongoing Secretariat tasks (CEA): • Coordination of steering committee meetings • Overarching project management • Fiscal and contract management, grant applications • Maintenance and hosting of digital web-based resource library • Administration and liaison with regional staff network (in-kind)	\$22,250 (with significant additional in-kind contributions from CEA)
Reporting: • Compilation of research and engagement results • Preparation of strategic vision, goals & priorities documents • Quarterly reports	\$6,500
Events: • Virtual Summit in 2026 • Other events (e.g. LGLA, AVICC)	\$25,000
Relationship building with Indigenous partners and others*	Match funding
TOTAL	\$53,750

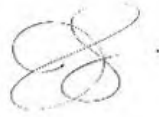
*CEA will support grant applications for additional funding to further support this work and other initiatives that may arise (e.g. working groups)

We are happy to share any further information and thank you in advance for your consideration and support.

Sincerely and with gratitude,



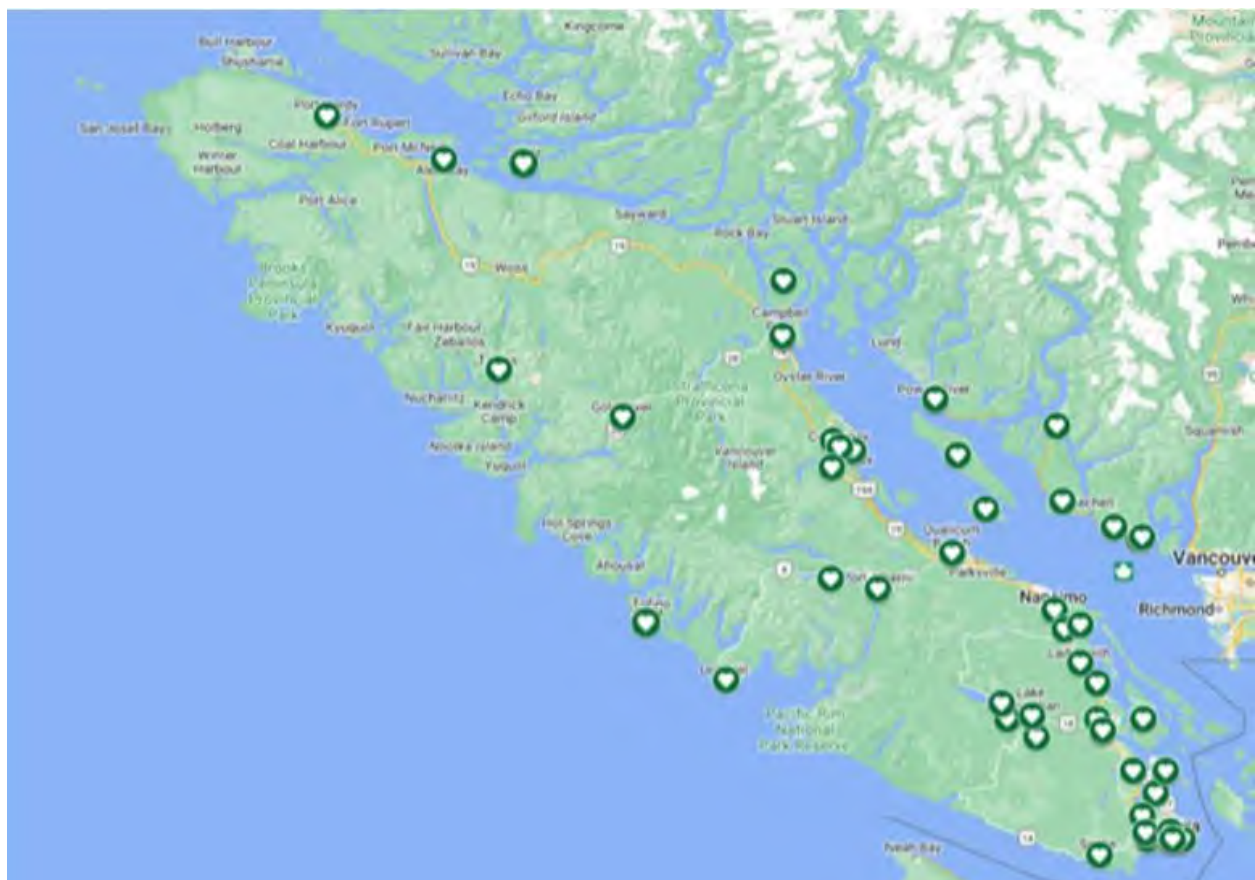
Councillor Will Cole-Hamilton
City of Courtenay/Comox Valley
Regional District Chair
VICC Climate Leadership Steering
Committee Co-Chair
wcole-hamilton@courtenay.ca



Director Justine Gabias
Sunshine Coast Regional District
VICC Climate Leadership Steering
Committee Co-Chair
justine.gabias@scrd.ca



Director Jessica Stanley
Regional District of Nanaimo
VICC Climate Leadership Steering
Committee Co-Chair
jessica.stanley@rdn.bc.ca



November 6, 2025

Dear Mayor Leonard and signatories,

Thank you for your letter and for your ongoing advocacy on behalf of ferry-dependent communities. We share your view that ferry service is an essential part of daily life and the economy across coastal British Columbia.

We've met directly with you and many of the signatories of this letter and continue to engage communities across the coast through local meetings, regional forums, and our new *Let's Connect* framework. Since launching *Let's Connect* in May, more than 2,300 participants have taken part, providing input on local priorities and system-wide challenges. These forums are designed for exactly this purpose – to raise concerns, share operational realities, and collaborate on solutions. That work will continue, because engagement and transparency are critical to how we operate to serve customers and communities.

To build on this, we have also reached out to many of you and your communities over the past six months to offer in-person discussions with local councils and governing bodies about the state of the ferry system, the challenges we're facing, the issues we know are important to you, and where we can collaborate with other partners to find solutions. In many cases, those offers haven't been taken up or we haven't heard back, but they remain open and we're keen to continue the conversation.

We're also planning two sessions for local leaders in the coming months and would welcome your participation. I'd again extend the offer for us to attend a future council meeting if that's preferred. If you're interested in either option, please reach out directly at engagement@bcferries.com.

At the same time, it's important to be clear about the facts. BC Ferries operates within the *Coastal Ferry Act* and the Coastal Ferry Services Contract, which define service levels, funding, and the oversight roles held by the BC Ferry Commissioner and the Province. Within that framework, we consistently deliver above contracted service levels, last year providing more than 90,000 round trips, over 2,000 above requirements, and added 1,000 extra sailings this summer alone to meet record demand.

The challenges customers and communities are experiencing, including aging vessels, terminal constraints, and growing demand are real and system-wide. Addressing them requires coordinated investment with the Province and long-term planning through our Fleet Renewal Program and the upcoming Performance Term 7 process. This is where the essential funding and flexibility to renew vessels, modernize terminals, and improve reliability will be determined.

It's also critical to recognize the system's financial realities, something we've shared directly in recent meetings with communities and during our session at UBCM, which many of you attended. Of our 25 routes, only Tsawwassen–Swartz Bay covers its costs on its own; every other route operates at a loss, subsidized by that major route and by government funding provided by the Province under the Coastal Ferry Services Contract and through a modest federal-provincial government transfer.

Under the Coastal Ferry Services Contract, the Province provides an annual service fee to support the service levels defined in the agreement. That funding is set at the beginning of each four-year performance term and is based on the routes, schedules, and minimum sailings BC Ferries is required to deliver. The independent BC Ferry Commissioner then sets price caps (average fare levels) that allow BC Ferries to operate within those limits. When BC Ferries provides service above the contracted levels, for example, extra sailings to meet seasonal demand, those costs are not covered by the provincial contribution and must be profitable or absorbed within the existing system revenues. At the same time, costs continue to rise across fuel, labour, and maintenance spend categories. Without continuation of the Fare Affordability Funding provided by the Province, customers are already projected to face fare increases well in excess of 30 per cent in 2028 alone just to maintain current service levels.

If the Commissioner doesn't see this needed increase as affordable, or if the additional funding the system requires isn't provided — whether through higher subsidies, base funding, or new revenue tools, the impact will be felt by customers and coastal communities in the near-term. The conversation will need to shift from where we can supplement or improve service to where we will need to find efficiencies or implement reductions to match available funding. BC Ferries must cover its costs, the vast majority of which are labour and fuel, to operate sustainably. Without a systemic change in our financial realities, we are constrained (by existing covenants with our bondholders) to borrow capital to maintain and renew vessels and terminals, which is not a long-term solution. Running a deficit, as some have suggested, simply delays the impact, since any deficit pressure is folded into future years' fare calculations.

I understand your advocacy and share your desire for improvements to the ferry system and the essential public service that we deliver. Recognizing the seriousness of the financial situation BC Ferries is facing, I would ask for your support in directing your advocacy to the two parties who can help us make real change in the sustainability and resilience of the system. Specifically, it would be helpful for the Ferry Commissioner to hear what your communities feel is "affordable" when it comes to fare increases for your constituents, and why they are willing to pay higher fares to see status quo service, never mind increased service. It would also help for the Province to understand your community's position on its allocation of taxpayer funds to increase annual funding to BC Ferries, especially in its current deficit environment, and to offer BC Ferries the flexibility to pursue new revenue sources so we can mitigate large fare increases and potentially invest in improvements like those you're asking for. Unlike other large transportation organizations, BC Ferries' governing legislative and regulatory environment means our revenue sources are currently limited to government subsidies, passenger fares and other ancillary revenue such as food services and retail sales. Right now, about 75% of our revenue comes from our customers directly. Greater flexibility in how we generate revenue would help build a more sustainable and resilient system for the long term.

Without movement that goes beyond a break-even state, BC Ferries will continue to be forced to make operational decisions within a closed financial system where any improvement or unanticipated cost increase to one route means negative impacts to another, and where customers are paying significantly more for service levels worse than today.

The regulator will allow for public comments on our performance term submission in Fall 2026, but there is no reason to wait to advocate about the importance and benefit of a financially sustainable ferry system.

On a related note, we are also aware of the recent motion by Bowen Island Municipality (BIM) Council regarding potential municipal cost-recovery measures related to ferry operations at Snug Cove. We will be responding directly to the Municipality, but it is important to note that BC Ferries is not funded for land-based infrastructure or municipal services. Any new or increased costs imposed at the local level, such as permits or business licensing, would ultimately be passed through to ferry users. We continue to work with Bowen Island Council and staff to identify practical solutions within existing jurisdictional boundaries. This work will build on our efforts already this year, including the \$50,000 BC Ferries contributed to BIM for a traffic marshalling pilot during the 2025 peak season, our support for BIM's road study, collaboration with BIM on loading procedure posters, and applying for and achieving a licence expansion to allow more customers on the Queen of Capilano.

We value your partnership and share your goal of improving reliability and community confidence in the ferry system. Thank you again for your continued advocacy and commitment to the ferry system for the people we both serve, communities and customers. We remain committed to open dialogue through the engagement structures already in place, structures that allow for meaningful input while recognizing the legislative and funding framework that governs the system.

Sincerely,



Nicolas Jimenez
President and CEO
BC Ferry Services Inc

Cc

Andrew Leonard, Mayor
Bowen Island Municipality

Silas White, Mayor
Town of Gibsons

Dennis Buchanan, Mayor
Village of Alert Bay

John Henderson, Mayor
District of Sechelt

Laura Patrick, Chair
Islands Trust (Salt Spring Island)

Alton Toth, Chair
Sunshine Coast Regional District

Tanner Timothy, Legislator
Tla'amin Nation

Jeremy Valeriote, MLA
West Vancouver Sea-to-Sky

Rob Botterell, MLA
Saanich North and the Islands

David Maude, Vice Chair
Islands Trust (Mayne Island)

Tobi Elliott, Trustee & Vice-Chair
Islands Trust (Gabriola Island)

Tim Peterson, Trustee & Vice-Chair Islands Trust
(Lasqueti Island)

Justine Gabias, Vice-Chair
Sunshine Coast Regional District

John Saunders, Councillor Bowen Island
Municipality

Judith Gedy, Councillor & Islands Trustee Bowen
Island Municipality

Sue Ellen Fast, Councillor & Islands Trustee
Bowen Island Municipality

Robyn Mawhinney, Electoral Area Director,
Strathcona Regional District
(Discovery Islands and Mainland Inlets)

Michelle Pottage, Electoral Area Director,
Regional District of Mount Waddington
(Area A)

Paul Brent, Electoral Area Director Capital
Regional District
(Southern Gulf Islands)

Gary Holman, Electoral Area Director, Capital
Regional District (Salt Spring Island)

Adam Shepherd, Councillor
District of Sechelt

Alex Jurgensen, Councillor Bowen Island
Municipality

Susan Yates, Trustee
Islands Trust (Gabriola Island)

Erin Udal, Executive Director Gabriola Chamber
of Commerce

Kate-Louise Stamford, Electoral Area Director,
Sunshine Coast Regional District and Islands
Trustee (Gambier Island)

Mark Vonesch, Electoral Area Director,
Strathcona Regional District

Tim Wake, Councillor
Bowen Island Municipality

Alison Morse, Councillor
Bowen Island Municipality

Leonard Lee, Electoral Area Director Sunshine
Coast Regional District

Premier David Eby
Minister of Transportation and Transit, Hon. Mike Farnworth
Minister of State for Local Governments and Rural Communities, Hon. Brittney Anderson
MLA for Powell River – Sunshine Coast, Hon. Randene Neill
MLA for Mid-Island – Pacific Rim, Hon. Josie Osborne
MLA for Nanaimo – Gabriola Island, Hon. Sheila Malcolmson
MLA for North Island, Anna Kindy
MLA for Ladysmith – Oceanside, Stephanie Higginson

BC Ferries Commissioner, Eva Hage
BC Ferry Services Chair, Joy MacPhail
BC Ferry Authority Chair, Peter Lantin
First Nations Leadership Council

Follow Up Action Report

Trust Council

Chief Administrative Officer

Progress	Activity	Responsibility	Dates	Status
51%	1 That Trust Council direct Executive Committee to work with staff on a coordinated strategy and prepare a request that the Province revisit the provincial grant funding formula to the Islands Trust and further that Trust Council respond to Minister Kang to the effect that TC will revisit the request for a review of the Islands Trust mandate, governance, and structure and provide the Minister with an update.	Clare Frater Rueben Bronee	Meeting: 07-Mar-2023 Target: 12-Jun-2026	In Progress
50%	2 Staff to engage with the Province to analyse Section 7 of the Declaration on the Rights of Indigenous Peoples Act to see how it pertains to Islands Trust Council, Islands Trust Conservancy, the Local Trust Committees, and Bowen Island Municipality.	Rueben Bronee	Meeting: 25-Sep-2024 Target: 12-Jun-2026	In Progress
100%	3 Staff to explore options for the December 2025 and March 2026 Trust Council meetings to be held in the Trust Area.	Rueben Bronee	Meeting: 03-Dec-2024 Target: 18-Sep-2025	Completed
100%	4 Staff to amend Trust Council's Strategic Plan by: a. replacing Key Initiative 2.3.2 'Design a plan to advocate to enhance community access to funding for housing in the Trust Area' with: 'Implement the Housing Strategic Action Plan.'	Rueben Bronee	Meeting: 16-Sep-2025 Target: 26-Sep-2025	Completed
0%	5 Staff to include portions of the report dated August 14, 2025 prepared for the September 2025 Trust Council on the Housing Strategic Action Plan, specifically pages 115-117 of the September, 2025 agenda, in the next strategic planning session of Trust Council.	Rueben Bronee	Meeting: 17-Sep-2025 Target: 01-Nov-2026	In Progress

Follow Up Action Report

Trust Council

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
14%	1 5.2.2 Review of Trust Council Policies - Undertake review and and recommend updates and consolidation of policies. Bring one or more policies back to each Trust Council. Work with relevant director. Now with recommend - transfer to Governance Committee as the GC has this as a priority for 2025/26. Underway via Governance Committee	David Marlor	Meeting: 26-Sep-2023 Target: 12-Dec-2025	In Progress
75%	2 That Trust Council request Staff to prepare a draft amendment to the Trust Council Meeting Procedures Bylaw under Section 11 of the Islands Trust Act so that it also applies to all 13 local trust committees, and add amendments to require release of local trust committees' agenda outlines a minimum of two days before release date of full agenda. (COMPLETED) THAT Trust Council request staff to prepare a draft Local Trust Committee Development Procedures Bylaw under Section 11 of the Islands Trust Act that will establish standard procedures applicable to all local trust committees. (PENDING) THAT Trust Council request Staff to prepare a Public Notice Policy with a model Local Trust Committee Public Notice Bylaw, and a draft Trust Council Public Notice Bylaw (READY FOR ADOPTION)	David Marlor	Meeting: 07-Dec-2023 Target: 16-Sep-2025	In Progress
50%	3 Rename 'Islands Trust Council Goals' chart to 'Islands Trust Council Strategic Plan Goals' in the IT App and corresponding report. pending updates to ITApps, then code modification	David Marlor	Meeting: 24-Sep-2024 Target: 31-Dec-2025	In Progress
0%	4 Staff to update Islands Trust website by adding new updated Islands Trust policies 2.5.1, 2.3.1 and 2.4.1.	David Marlor	Meeting: 19-Jun-2025 Target: 31-Jul-2025	In Progress

Follow Up Action Report

Trust Council

Director Legislative Services and Information Services

Progress	Activity		Responsibility	Dates	Status
100%	5	Staff to schedule an electronic Committee of the Whole special meeting to review the draft Islands Trust code of conduct on Monday, November 17, 2025 at 9:00 a.m.	David Marlor	Meeting: 17-Sep-2025 Target: 26-Sep-2025	Completed
50%	6	Staff to complete all administrative tasks needed to finalize the approved Conference/Convention Attendee Reporting Template for inclusion as an attachment to Policy 6.12.1 - Trustee Training/Conference Attendance, along with the corresponding policy amendments required to incorporate the template.	David Marlor	Meeting: 17-Sep-2025 Target: 01-Mar-2026	In Progress
0%	7	Staff to provide an analysis of the position of secretary as per the 2022 Governance Report, and request for analysis on current roles and gaps needed to be filled (including Corporate Officer ie. Bowen).	David Marlor	Meeting: 18-Sep-2025 Target: 31-Oct-2025	In Progress

Follow Up Action Report

Trust Council

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
100%	8 Staff to inform the Governance Committee that Trust Council request the Governance Committee to prioritize the following recommendations of the 2022 Governance Report: · recommendation 1 [Election of Trust Council leadership]; · recommendation 11 [adoption of comprehensive, multi-year planning document], and · recommendation 7 [helping trustees fulfil their roles], with the understanding that: - recommendation 3 [committee membership], - recommendation 4 [committee mandates], - recommendation 5 [roles of committees], and - recommendation 6 [helping trustees understand their roles] - recommendation 8 (secretary to Trust Council) and - recommendation 15 [Trustee Compensation] will be undertaken by staff as appropriate, and: · recommendation 12 [communications and engagement], · recommendation 13 [management alignment with Trust Council] and · recommendation 14 [exploiting the potential for synergy between Islands Trust Conservancy and Islands Trust] will be undertaken when prioritised by Trust Council.	David Marlor	Meeting: 18-Sep-2025 Target: 31-Oct-2025	Completed
100%	9 Staff to inform the Governance Committee that work not be undertaken any further on the following recommendations of the 2022 Governance Report: - recommendation 2 [number of committees and committee mandates]; - recommendation 10 [provincial representation]; and - recommendation 9 [First Nations representation].	David Marlor	Meeting: 18-Sep-2025 Target: 31-Oct-2025	Completed

Follow Up Action Report

Trust Council

Director of Planning Services

Progress	Activity	Responsibility	Dates	Status
49%	1 Staff to: a) evaluate the implications of a longer referral response window, and; b) consider how Trust Council and local trust committees (LTC's) might consult with First Nations to better understand what changes to the current referral process should be made to both improve communication and to further reconciliation, and report back to Trust Council.	Stefan Cermak	Meeting: 29-Jun-2023 Target: 04-Dec-2025	In Progress
65%	2 Staff to: 1. Solicit First Nations to get their feedback about the referral processes, concerns and new initiatives; 2. Develop a work plan that captures planned actions advancing from this Referrals to First Nations - Request for Decision; and 3. Include this initiative in the Draft 2025-2028 Strategic Plan and the amended Reconciliation Action Plan.	Stefan Cermak	Meeting: 26-Sep-2024 Target: 04-Dec-2025	In Progress
100%	3 Staff to implement the Islands Trust Housing Action Plan into the 2025-2028 Strategic Plan, and prioritize implementation of Actions 23, 24 and 26, with a focus on enabling Tiny Homes On Wheels in the Trust Area. (RPC resolution 2024-020)	Stefan Cermak	Meeting: 26-Sep-2024 Target: 19-Feb-2025	Completed
0%	4 Staff to refer the "health and safety issues" wording in the Bylaw and Compliance and Enforcement Policy 5.5.1 to the Regional Planning Committee for discussion for potential wording amendments based on the Ombudspersons recommendations.	Stefan Cermak	Meeting: 17-Sep-2025 Target: 28-Feb-2026	In Progress
100%	5 Staff to support the Chair in providing input to the Phase 3 Engagement on the Heritage Conservation Act Transformation Project.	Clare Frater Stefan Cermak	Meeting: 17-Sep-2025 Target: 14-Nov-2025	Completed

Follow Up Action Report

Trust Council

Director, Financial and Employee Services

Progress	Activity	Responsibility	Dates	Status
100%	1 Staff to inform the Financial Planning Committee that Trust Council request Financial Planning Committee to return to Trust Council with recommendations on how to increase the application fees.	Julia Mobbs	Meeting: 18-Sep-2025 Target: 31-Oct-2025	Completed

Follow Up Action Report

Trust Council

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
85%	1 Policy Statement Amendment Project - Amend draft Bylaw No. 183 as directed by adopted resolutions. (ONGOING)	Clare Frater	Meeting: 21-Sep-2022 Target: 07-Sep-2026	In Progress
5%	2 Coordinate the provision of expert advice and training to the incoming Trust Council, early in the new term, on the theme of public engagement and consultation, building on lessons learned from the first three phases of Islands 2050 public engagement from 2019 - 2022.	Clare Frater	Meeting: 21-Sep-2022 Target: 31-Mar-2026	In Progress
51%	3 That Trust Council direct Executive Committee to work with staff on a coordinated strategy and prepare a request that the Province revisit the provincial grant funding formula to the Islands Trust and further that Trust Council respond to Minister Kang to the effect that TC will revisit the request for a review of the Islands Trust mandate, governance, and structure and provide the Minister with an update.	Clare Frater Rueben Bronee	Meeting: 07-Mar-2023 Target: 12-Jun-2026	In Progress
0%	4 Staff to report to the Executive Committee on options to support renewed advocacy with San Juan County and Indigenous Governing Bodies that is directed to our respective federal and state/provincial bodies on oil spill prevention in the Salish Sea.	Clare Frater	Meeting: 05-Dec-2024 Target: 02-Dec-2025	In Progress
100%	5 Staff to forward the approved Islands Trust audited financial statements for the year ended March 31, 2025 to the Minister of Housing and Municipal Affairs [submitted by way of The Annual Report].	Clare Frater	Meeting: 17-Jun-2025 Target: 30-Sep-2025	Completed
100%	6 Staff to submit the approved Islands Trust 2024/25 Annual Report to the Minister of Housing and Municipal Affairs.	Clare Frater	Meeting: 17-Jun-2025 Target: 30-Sep-2025	Completed

Follow Up Action Report

Trust Council

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
100%	7 Staff to complete all administrative tasks associated with finalizing the approved proposed amendments to the Trust Council Communications Policy 6.10.2 to include branded clothing.	Clare Frater	Meeting: 17-Sep-2025 Target: 31-Oct-2025	Completed
100%	8 Staff to support the Chair in providing input to the Phase 3 Engagement on the Heritage Conservation Act Transformation Project.	Clare Frater Stefan Cermak	Meeting: 17-Sep-2025 Target: 14-Nov-2025	Completed
100%	9 Staff to inform the Executive Committee that Trust Council request Executive Committee and the Chair to write to Minister Boyle, and copy the office of the Premier, expressing appreciation for the presence and words of Doug S. White.	Clare Frater	Meeting: 18-Sep-2025 Target: 31-Oct-2025	Completed
0%	10 Staff to draft a letter for the signature of the Chair to the Minister of Housing and Municipal Affairs in response to item 6.3 correspondence on the September, 2025 agenda from the Friends of the Gulf Islands Society regarding their petition, conveying that the information has been received and Trust Council considers the protection of the environment as a core value.	Clare Frater	Meeting: 18-Sep-2025 Target: 21-Nov-2025	In Progress



CONFERENCE/CONVENTION ATTENDEE REPORTING

Conference/ Convention:	Union of B.C. Municipalities Convention 2025
Date/Location of Conference/ Convention:	September 22 - 26, 2025, Victoria
Attendee(s):	Laura Patrick, Tobi Elliott, Tim Peterson
Submitted By:	Above
Date of Report:	October 21, 2025

CONFERENCE OVERVIEW

Conference Theme/Purpose: *Charting the Course*

The Union of BC Municipalities Convention is an opportunity to connect with local leaders from across the Province; hold meetings with Ministers, staff, and agencies, and to learn about initiatives from local governments, agencies, and non-profits.

Keynote Speakers/Notable Presenters (List any major speakers and topics covered):

- Keynote: Marcy Grossman "Be Your Best Ambassador"
- Heritage Conservation Act Transformation Project: Proposed Legislative Changes, Senior Policy Staff
- Implications from Cowichan Tribes Decision: David Rosenberg, KC Rosenberg Law, Robin Junger, McMillan LLP, Reece Harding, Senior Partner, Young Anderson

SESSION SUMMARIES

Session #1
Local Government Engagement in Provincial-First Nations Negotiations

Session Title & Presenter(s):	Local Government Engagement in Provincial-First Nations Negotiations Presentation: https://www.ubcm.ca/sites/default/files/2025-10/MERGED-AM%20Sep%2022%20Monday%20-%20Local%20Government%20Engagement.pdf Minister of Indigenous Relations & Reconciliation Spencer Chandra Herbert, Senior staff and provincial negotiators (Ashley Bodnar, Divisional Chief Negotiator, Heinz Dyck Coast Chief Negotiator, Christie Harvie, Chris Pasztor North Chief Negotiator), Minister of Housing & Municipal Affairs, Christine Boyle
Content Summary	• Using the renewed MOU (2024) between UBCM and the Province as a starting point, Ministers, staff, and negotiators spoke to the need for improved engagement and consultation with local governments, as the Province negotiates and creates agreements with First Nations. The MOU highlights that reconciliation is a shared, cross-government responsibility, and recognizes that LGs have a role to play in the negotiation process. Working group and steering committee are developing an engagement guide for negotiators. • Minister Chandra Herbert covered different types of Bilateral agreements: 1. Accommodation and benefit sharing, 2. Strategic engagement agreements (SEAs) government to government, limited intersection with LGs, 3. Reconciliation agreements, wide variety, can focus on a particular topic or area to address with a First Nation which will determine whether there will be an impact on the local government and how to incorporate their interests, 4. Incremental Treaty agreements (ITA). • 3 Chief Negotiators for the province answered questions around lessons learned, engaging local governments, gathering information/ concerns from LGs, strengthening collaboration between FNs and LGs, addressing misinformation, and what makes collaboration successful (request notes from Trustee Elliott for detailed responses). • Key advice: develop MOU on collaboration and cooperation to establish how to work together before you get to the issues. Establishing trust/working relationships can be challenging, but find a way. Staff to staff. Politicians, have patience to establish a working relationship. Trust is earned. When there are challenging issues, if you have that relationship and trust you will work together to find solutions. • Participants engaged in real-time polling to help collate common themes. Lack of staff and financial capacity; desire for facilitation support for dialog with First Nation and other resources; and interest in further learning opportunities were all identified as important for local governments.

Potential Follow-up Actions by Islands Trust:	UBCM and the Province will continue to work on strengthening local government engagement across the Province. Minister Boyle suggested there is more need for clarity in the negotiation process, wants to hear more directly from LGs how the Province can develop processes for shared decision making, and UBCM and LGs are critical to the work. Islands Trust could prepare by identifying areas where support is helpful, and assess what type of input may best further the mandate.
Session #2: Climate Hazards & Housing: Risk Resilience, and Local Action	
Session Title & Presenter(s):	Climate Hazards & Housing: Risk Resilience, and Local Action Presentation: https://www.ubcm.ca/sites/default/files/2025-10/MERGED-AM%20Sep%2022%20Monday%20-%20Climate%20Hazards%20and%20Housing-FINAL.pdf Margot Whittington , Manager, Climate Policy Insurance Bureau of Canada; Ian Mauro , Executive Director Pacific Institute for Climate Solutions; Kelly Greene , Minister of Emergency Management and Climate Readiness; Jason Lum , Director Fraser Valley Regional District; and Michael Goetz , Mayor City of Merritt.
Content Summary:	Focused on the intersection of climate risk, land use, and the role of local governments, residents, the private sector, and the Province in future-proofing housing stock.
Potential Follow-up Actions by Islands Trust:	- Consider land use policies to prevent increasing housing within areas vulnerable to climate impacts (e.g., flooding and fire). - Share the recently released report (State of the Home Insurance Market: Healthy by Pressure Is Building – A report for Canadian Policymakers on Protecting Consumers in Volatile Times, Insurance Bureau of Canada, Sept 2025) to all trustees and staff: https://a.storyblok.com/f/339220/x/ba2a5efb46/personal-property-report.pdf - Promote funding opportunities for community events that advance climate action through tangible impacts from the Pacific Institute for Climate Solutions https://climatesolutions.ca/current-funding-opportunities/climate-action-events-program/

Session #3 Delivering Affordable Housing: Challenges and Opportunities

Session Title & Presenter(s):	Delivering Affordable Housing: Challenges and Opportunities Presentation https://www.ubcm.ca/sites/default/files/2025-10/MERGED-SS%20PM%20Sep%2022%20Monday%20-%20Delivering%20Affordable%20Housing.pdf Marianne Alto, Mayor City of Victoria; Jen Ford, Councilor Whistler, Chair Whistler Housing Authority; Mike Moore, CAO Town of Creston; Doug Gilchrist, City Manager City of Kelowna; Lynn Roxburgh, Manager, Housing and Land Use Planning, City of New Westminster; Geoff Garbutt, CAO City of Courtenay; Noha Sedky, Principal CitySpaces Consulting
Content Summary:	Explored approaches for local government to fill gaps in the delivery of affordable housing. A survey was conducted by the BC Urban Mayors' Caucus and UBCM earlier this year to understand what gaps exist in housing. Municipal leaders calling on the provincial government to fill housing gaps that have been pressing for "far too long" and have increased homelessness in their communities. 3,000+ homes on hold because they are waiting for provincial funding, including some projects that have been "on hold for almost a decade."
Potential Follow-up Actions by Islands Trust:	• The BC Urban Mayors Caucus's report is a good example of the importance of looking at more metrics than the minimum required in the housing needs reporting. They demonstrated the number of units on hold due to a lack of funding. Next step is to develop shelter targets. Market intervention, not subsidized housing. • Follow up on Creston Valley Housing Corporation's definition of attainable housing. • Courtenay is having success because they say 'yes' quickly, but stress it is equally important to say 'no' quickly. • "If you are protecting single family housing, you are preventing housing" Courtney CAO. • Enter into partnerships with not for profit housing providers to facilitate housing – be a housing team. Track lessons learned and build capacity. • Partner not regulate and pre-zone to allow non market and rental housing. "Rezoning is a project killer." CitySpaces. • "Find ways to keep people in your community".

Session #4 Resilient Local Leaders: Charting the Course to Support Mental Health in Elected Officials	
Session Title & Presenter(s):	Resilient Local Leaders: Charting the Course to Support Mental Health in Elected Officials https://www.ubcm.ca/sites/default/files/2025-10/MERGED-Wkshp%20Sep%2022%20%20Monday-%20Resilient%20Local%20Leaders%20charting%20the%20course.pdf Keynote speaker Corey Hirsch , former NHL goaltender; Josie Osborne , Minister of Health; Brian Frenkel , UBCM Past President; Richard Stewart , Mayor of Coquitlam; Margo Wagner , Cariboo Regional District Chair; Kyle Hamilton , City of Fernie Councillor; Gladys Atrill , Mayor of Smithers.
Content Summary:	This session highlighted the importance of ensuring equitable access to mental health supports for local leaders.
Potential Follow-up Actions by Islands Trust:	Islands Trust brought a resolution to AVICC in April, asking the Province to consider a province wide program to ensure equitable access for local leaders in BC. Although it failed, it passed in 3 other area associations, and was passed at this session of UBCM (NR11).

Session #5 A Path Forward for Responsible Conduct	
Session Title & Presenter(s):	A Path Forward for Responsible Conduct Presentation: https://www.ubcm.ca/sites/default/files/2025-10/MERGED-Clinic%20AM%20Sep%2023%20Tue%20-%20A%20Path%20Forward%20for%20Responsible%20Conduct_v2.pdf Former Mayor of Golden, Christina Benty ; Michelle Dann , Executive Director of Governance and Structure with Ministry of Housing & Municipal Affairs.
Content Summary:	Following last year's Discussion Paper from UBCM and the Local Government Leadership Academy https://www.ubcm.ca/about-ubcm/latest-news/discussion-paper-highlights-new-option-code-conduct-enforcement The Province is considering legislating minimum standards of conduct for all local governments. The session summarized information from local governments and experts about what isn't working, and how mandatory codes of conduct could support good governance across BC. Participants were encouraged to consider what elements should be included in such standards, and how to avoid unintended consequences.

Potential Follow-up Actions by Islands Trust:	Trust Council will be considering updating its conduct policy at Committee of the Whole in November. Should the province bring in mandatory rules, codes of conduct will need to be assessed for compliance.

Session #6 Tiny Homes for Rural Housing

Session Title & Presenter(s):	Tiny Homes for Rural Housing Presentation: https://www.ubcm.ca/sites/default/files/2025-10/MERGED-Clinic%20AM%20Sep%2023%20Tue%20-%20Tiny%20Homes%20for%20Rural%20Housing_v2.pdf Adrienne Fedrigo , Electoral Area Director for Naramata, Regional District of Okanagan-Similkameen; Lisa Grant , General Manager, Development and Emergency Services, Regional District of Nanaimo (RDN); Lexie Boekenkruger , Manager of Building Inspection Services, RDN; Paul Brent , Electoral Area Director Southern Gulf Islands, Capital Regional District; Tobi Elliott , Trustee for Gabriola Island, Islands Trust
Content Summary:	Discussion of certification standards, zoning, tenure and servicing solutions for tiny homes. Challenges and opportunities with agreement on a certification standard for Tiny Homes (CSA Z240 MH). Discussed policy options and approaches for non-compliant dwellings, potential to develop policy to ensure health and safety standards are met. Shared Islands Trust-developed proposed bylaws for tiny homes on wheels. Interested participants invited to winter webinar planned with Rural Island Economic Partnership.
Potential Follow-up Actions by Islands Trust:	Pursue policies and bylaws for siting and use of tiny homes on wheels in the Trust Area. Communicate to LTCs with housing projects proposed bylaws for tiny homes on wheels. Invite community members and non profit associations to future webinar planned with Rural Island Economic Partnership info@ruralislandspartnership.ca .

Session #7 Smart Governance Leveraging AI

Session Title & Presenter(s):	Smart Governance Leveraging AI to Serve Communities Better presentation: https://www.ubcm.ca/sites/default/files/2025-10/MERGED-Workshop%20Sep%2023%20Tue%20AM%20-Smart%20Governance.pdf Aman Sidhu , Director of Enterprise Data Analytics, and AI City of Vancouver; Nikki Best , Managing Director of Snowberry Consulting, Legislative Services Advisor, City of Port Moody; Ryan Smith , Divisional Director, Planning and Development Services

Content Summary:	Operational approaches, ethical considerations, and practical strategies to employing AI that can help create smarter, more responsive local governments. Types: ANI: Artificial Narrow Intelligence - current. AGI: Artificial General Intelligence, not yet out there, getting close. Can't discern if you are talking to a human. ASI Artificial Superintelligence. - Use cases: BC Ambulance services - triaging calls; Child care BC - Reviewing applications; Canada post - hasn't disclosed how they are using it; Natural resources Canada - early awareness for evacuations; Government of Canada - reporting how they are testing and using it - Open Government Portal. - "The line in the sand has been crossed, we are not going back. Your screens and TV, a lot of the services we use today are using AI. So local governments should get equipped and aware." - AI has been around since the 60s. Generative AI is new. - How can local governments start with AI: all responsible governments should undertake Privacy Impact Assessments + Security. Make sure vendors know that with all uses, there is human oversight: pivotal and essential. - City of Kelowna's Digital transformation: Development Approvals process, documented all their steps. Check the website for pathways "journeys" to follow their process. - Tools: AI chatbots > AI searchable Zoning bylaw, BC Building Code, Electrical Code, plumbing and gas codes. - Chatbots help customers, built on to the website for services. Help property owners understand what additional density. Zoning questions. - AI helps us start at <i>good</i>, with base knowledge and collecting it centrally, then push to <i>excellence</i> to create great outcomes. - Set priorities and strategy through council ie service delivery, (operational governance > develop responsible AI use guidelines, PIA and partnering with ATIP office) - Q: what are the things you hate doing every day, that could be automated? So staff can focus on higher level elements. - Environmental impacts of AI, Nvidia programs ... we know there is a cost, environmental impacts right now, starting the work to analyze.
Potential Follow-up Actions by Islands Trust:	• AI is coming fast and it is not all scary. Keep our eye on how it can help operational efficiency.

Modest growth and Big Challenges: the Road Ahead for BC's Economy

Presentation: <https://www.ubcm.ca/sites/default/files/2025-10/MERGED-TitleSlide%20-%20Sep%202023%20Tue%20-%20Modest%20Growth%20Big%20Challengess.pdf>

Session #8 Small Talk Forum	
Session Title & Presenter(s):	Small Talk Forum Presentation: https://www.ubcm.ca/sites/default/files/2025-10/MERGED-Forum%20Sep%202023%20Tue%20-%20Small%20Talk.pdf Ron Poole of Poole Consulting; Michie Videl , Harrison Hot Springs Councilor; Tyson Koch , CAO, Harrison Hot Springs.
Content Summary:	(Peterson) Although I was unable to stay for the whole session, (due to our meeting with MHMA staff,) the portion I attended focused on the conduct problems Harrison Hot Springs experienced with infighting between the former mayor and members of council. Prior to the departure of some members of council, the situation had deteriorated to the point that council business grounds to a halt. Some council members refused to participate in facilitated session aimed at improving the situation. The session highlighted how strong meeting procedure bylaws can support proper conduct and improve the decision making environment.
Potential Follow-up Actions by Islands Trust:	In addition to consideration of updating the code to conduct, Trust Council could consider how to strengthen meeting procedures to support proper conduct and improve decision making.

Session #9 Manufacturing Homes	
Session Title & Presenter(s):	Manufacturing Homes, Jobs & Prosperous Communities presentation: https://www.ubcm.ca/sites/default/files/2025-10/MERGED-Workshop%20Sep%202023%20Tue%20PM%20-%20Manufacturing%20homes%20jobs_v3.pdf Alex Boston, Project Lead, ZEIC Local Government Offsite Housing Accelerator; Kevin Weiler, General Manager TAP Panels; Michael Epp, Director, Housing Planning and Development, Metro Vancouver; Ryan Smith, Divisional Director, Planning and Development Services, City of Kelowna; Beth Veenkamp, Manager of Economic Development City of Williams Lake; Kevin Harding, Director, Innovation and Safety Ministry of Housing & Municipal Affairs

Content Summary:	Focused on three topics related to offsite manufactured affordable, resilient construction: development and building permitting; multiplex and multi family standardized design; local economic development.
Potential Follow-up Actions by Islands Trust:	[Could not remain for the entire session due to conflicting ministry meeting] Great quote that we can relate to: “Building dream homes are not the problem”.

Session #10 Local Food Leadership

Session Title & Presenter(s):	From Policy to Plate: Local Food Leadership Presentation https://www.ubcm.ca/sites/default/files/2025-10/MERGED-Clinic%20AM%20Sep%2024%20Wed%20-%20From%20Policy%20to%20Plate Updated.pdf Kristle tenBrink , Squamish Climate Action Network; Sarah McJannet , Manager of Community Planning, District of Squamish.
Content Summary:	This session explained how a land donation became the foundation for a community farm project, with the land protected by a covenant to preserve the use in perpetuity. Squamish CAN Grow now manages three community gardens in Squamish. In addition to community farms, the project also supports a school meal program, and various resources for local food production. https://www.squamishcan.net/
Potential Follow-up Actions by Islands Trust:	Trustees and LTCs could support community farm projects through advocacy and regulation, especially those where protection via covenants may be appropriate.

Session #11 Invasive Species Risk

Session Title & Presenter(s):	Invasive Species Risk and Community Readiness presentation: https://www.ubcm.ca/sites/default/files/2025-10/MERGED-Clinic%20AM%20Sep%2024%20Wed%20-%20Invasive%20Species%20Risk%20and%20community%20Readiness.pdf Gail Wallin , Executive Director, Invasive Species Council of BC; Loren Muth , Executive Director, Tzeachten First Nation; Sophie Dessureault , Integrated Pest Management Coordinator, Vancouver Board of Parks and Recreation; Nadia Chan , Manager Environment, City of Richmond

Content Summary:	Exploring how invasive species intersect with infrastructure, emergency preparedness, and livability.
Potential Follow-up Actions by Islands Trust:	Opportunity to collaborate with First Nations to enhance prevention and response efforts. “Stronger communities through shared stewardship”. Loren Muth

Session #12 Keynote Address

Session Title & Presenter(s):	Be Your Best Ambassador Marcy Grossman Presentation: https://www.ubcm.ca/sites/default/files/2025-10/Carson_Marcy_Grossman_wed_0925-1025_BYBA-UBCM%20-%20v.%200921.pdf

Content Summary:	The paradox of our times is a blessing and a curse. For those who have chosen service, these are extremely interesting times. The skills of diplomacy are universal. Think about 4 foundational leadership lessons. 1. Brand: In diplomacy, representation matters. Every country has a brand, and so do you. You are called to represent your communities and yourselves. The stronger the brand the more it attracts investment and success. Your brand tells people why you do it and why it matters. Resume is what you do, your personal brand attracts trust and opportunities. - 3 elements: Values (service, leadership and happiness) what shapes your behaviour; Strengths: what you're good at. You're engaged alive and at your best; Reputation: what you're known for. Built over time. What you've achieved and sometimes what you've survived. 2. Lead with Courage - Step into your courage. There isn't time to wait for safety, sometimes things are literally burning down in front of you. As leaders we are called upon to do hard things. We make decisions that are necessary and unpopular. And we do it all under the bright spotlight of scrutiny and the 24 hour news cycle. 3. Forge strong alliances - You cannot succeed alone. You need allies, people who believe in you. The strongest deals are not transactional, they are relational. Who are your allies. Mentors. Bosses Sponsors, Coaches Networks Family Yourself > no one cares more about you than you. Surround yourself with people who believe in the mission and are willing to go the distance. 4. Play the long game - look beyond the horizon and leave a legacy. Great things take time to accomplish. Progress is not linear, there are twists and turns. It's about the journey. It's about how you chart the course. Create a 5 year plan. You don't plan burnout, breakdowns, the step back isn't planned but that's what happens for you to take a step forward. Every career today is more like a lattice than a ladder. It doesn't matter how you get there, but how you show up and keep going. Life expectancy of 82 and careers are long and getting longer. Conclusion: it doesn't matter where you start or where you end, it matters how you get there, and the journey. Charting the course. Start in a prison and end up on a gold dot but the important thing is to keep on your unique course. Courage and clarity and community. You're not just public servants not just elected officials: you are ambassadors marcy@marcygrossman.com

Session #13 Building Social Consensus through Community Assemblies

Session Title & Presenter(s):	Building Social Consensus through Community Assemblies Presentation https://www.ubcm.ca/sites/default/files/2025-10/MERGED-Clinic%20AM%20Sep%2025%20Thu%20-%20Building%20Social%20Consensus%20.pptx Sav Dhaliwal , City of Burnaby Councillor; Andreanne Doyon , SFU Associate Professor, Planning; Susan Kim , City of Victoria Councillor; Nadine Nakagawa , City of New Westminster Councillor; Robin Prest , Director of Democratic Participation and Innovation with the SFU Morris J Wosk Centre for Dialog.
Content Summary:	Employing the use of a Civic lottery (a lottery-based method for randomly selecting members of the public for a public service), Community Assemblies aim to provide local governments with input from a diverse group of citizens. “A key component of deliberation is a learning phase, where participants are presented with evidence-based information, current research and knowledge from a broad range of perspectives.” https://www.sfu.ca/dialogue/news/2024/how-community-assemblies-can-transform-decision-making.html
Potential Follow-up Actions by Islands Trust:	While Islands Trust has not employed the use of Community Assemblies, they could potentially be used for important projects such as OCP and Policy Statement reviews in the future.

Session #14 Heritage Conservation Act Update

Session Title & Presenter(s):	Heritage Conservation Act Transformation Project Proposed Legislative Changes Presentation https://www.ubcm.ca/sites/default/files/2025-10/MERGED-Workshop%20Sep%2025%20Thu%20PM%20-%20Heritage%20Conservation%20Proposed_v2.pdf Jessica Ruskin , Executive Director HCAT Project, Elizabeth Scrambler , Director of Policy and Legislation HCAT project.
Content Summary:	Video of entire session here: https://www.youtube.com/watch?v=eCVLI7scNVI

Potential Follow-up Actions by Islands Trust:	Directed by Council, Islands Trust staff and Chair will provide feedback to the project. UBCM is leading an engagement process with local governments and member First Nations regarding proposed changes to the <i>Heritage Conservation Act</i> . Two webinars are scheduled for Friday, November 7, to share findings from the survey that is currently underway. The morning session is reserved for elected officials from UBCM-member First Nations; the afternoon is open for all elected officials from all members. Register in advance . Friday, November 7: 10am - 11:30 am – Elected officials from UBCM member First Nations Friday, November 7: 1pm - 2:30 pm – Elected officials from all UBCM members . During the webinar, UBCM will share the findings report from the survey of local government and First Nation CAOs.

Session #15 Implications from the Cowichan Tribes Decision

Session Title & Presenter(s):	Implications from the Cowichan Tribes Decision David Rosenberg , KC Rosenberg Law, Robin Junger , McMillan LLP, Reece Harding , Senior Partner, Young Anderson
Content Summary:	In a recent landmark ruling, the BC Supreme Court granted Cowichan Tribes Aboriginal title to about 800 acres in the City of Richmond including fee simple lands. A panel of lawyers reviewed the case and discussed the implications for local governments across B.C. The session is designed for local government officials seeking to understand how this landmark decision could affect municipal decision making, land use authority, and relationships with First Nations. Entire presentation recorded: https://www.youtube.com/watch?v=-VxnZB5OhXQ
Potential Follow-up Actions by Islands Trust:	Invite Trustees to AVICC hosted special event with Reece Harding: SAVE THE DATE: On November 27 th , 11:30am-1:30pm, AVICC is hosting a session led by Reece Harding from Young, Anderson entitled “Cowichan Tribes Case Commentary: A Focused Dialogue for Local Government” for AVICC members. This is an opportunity for AVICC members to learn more about this important historic case, including time for discussion and Q & A with a particular focus on considerations for local government. Further information and a registration link will be sent out later this week.

Session #16 Local Watershed Boards	
Session Title & Presenter(s):	Local Watershed Boards: empowering communities to build watershed security Presentation: https://www.ubcm.ca/sites/default/files/2025-10/MERGED-Clinic%20AM%20Sep%2025%20Thu%20-%20Local%20Watershed%20Boards.pdf Coree Tull, BC Watershed Security Coalition; Kate Segall, Chair, Cowichan Valley Regional District; Tricia Brett, City Councilor, District of Lake County; Silas White, Mayor Town of Gibsons
Content Summary:	Many communities are forming shared partnerships with First Nations to advance shared water priorities. The Watershed Security Fund has supported the development of these boards. Cowichan Watershed Board - Koksilah watershed sustainability plan: • Embracing indigenous ways of knowing at all levels of governance, operations, stewardship partners • Targets are broad, inspiring and aspirational. They keep us paddling together for generations, fostering durable relationships • Governance structure that centres the watershed goal, with equal co-chairs, not a stakeholders table. • Cowichan Valley watershed board didn't have forestry groups at the table. Okanagan-Similkameen - Collaborative leadership table • It's where we work and live and critical to survival • 30 elected leaders – terms of reference (at the beginning) Gibsons • Nature is the most valuable asset (2014). All OCPs and town work tied to this. • Gibsons is challenged with Squamish having been removed from the area (similar to gulf islands). They are taking a legacy strategy and linking town's work with Squamish. • Looking at water objectives (been trying to get support from the province). They hope to be the next table to be announced. Gibsons wants hydrogeological work on the recharge of the aquifer. Squohomish Climate Legacy Strategy: https://www.squamish.net/wp-content/uploads/2024/10/ClimateLegacyStrategy_Final_Sep16_DIGITAL_Booklet.pdf recently released, engaged with them on this work, creating those connections through our work and their work. Advocating to the province to partner in the water sustainability act.

Potential Follow-up Actions by Islands Trust:	Use remaining SSIWPA funds to initiate work toward a collaborative watershed board or pilot that builds collaboration!!!

NETWORKING

1. Contact(s): Several contacts noted in the above sessions are important to follow up with.
2. Peterson: I had the opportunity for casual conversations with Minister of Indigenous Relations & Reconciliation Herbert; Minister of Health Osborne; and MLA Stephanie Higginson. These conversations were opportunities to gently raise issues of importance to Islands Trust, but not substantive to the level of action.
3. I had a good conversation with Seamus Wolfe, Chief of Staff at Ministry of Water, Lands, and Resources Stewardship on community expectations and ways to improve communication with respect to Crown Land referrals. I will be following up by email to see if there are further opportunities for more formal discussions.
4. I heard from qRD Director Jason Lennox about Savary Island's impressive fundraising efforts for the installation of a wildfire detection system.
5. I appreciated the opportunity to meet members of the Local Leaders for Mental Health group in person for the first time. Any trustee who is interested more information, or how to join should contact me directly.
6. Lastly, I enjoyed the opportunity to connect with a variety of local leaders from across the Province. We certainly have many issues in common, and hearing about different approaches is deeply interesting.

RESOURCES & MATERIALS

Carried Resolution NR 43 asks the *Province of BC to undertake installation of early wildfire detection technology in wildland-urban interface areas with a priority for installation in wildland interface areas bordering local government residential neighbourhoods.*

Cortes Island is raising the funds for the installation of a wildfire detection system using SenseNet a Canadian company from Vancouver. <https://www.sensenet.ca/>

FURTHER INFORMATION

Great quote shared by Keynote speaker Marcy Grossman: "If you want to go fast, go it alone. If you want to go far, go together" African Proverb

Address: Brittney Anderson - Minister of State for Rural Communities

My role was created because Premier Eby knows that First Nations and local governments needed support. Many provincial decisions impact your local communities. Key point of contact for local governments. Specific mandate to work with First Nations, rural and remote regional districts. Rural communities don't always have the resources to engage with the province. Created to make it easier for rural communities to work with the province.

2 new initiatives: 1. Plan to raise local government awareness within the PSA. 2. Rural Initiative > head of public service has issued directive for public service to assess the impact of decisions on rural communities. No single definition of rural in the province. Some based on population some based on where/how far. Was developed by Danika Hammond. \$9 million in an early intake in 2026.

Cabinet Town Hall - Emergency preparedness and climate readiness

Minister of Emergency Management and Climate Readiness (Kelly Greene), Minister of Water Lands and Resource (Randell Neill) Ravi Parmar Minister of Forests (Langford Juan de Fuca, also Sooke School board education)

Green: concerns with what we are facing with the impacts of climate change. 2nd worst wildfire year on record for Canada.

Ministry is focused on 4 stages: Preparedness, mitigation, response and action. Disaster and climate readiness ClimateReadyBC

Community emergency preparedness fund open: UBCM website

Parmar: relatively calmer season this year. Proud year for the BC wildfire service. Helped out in California, 100 resources. Wildfires are becoming longer and more intense. We have to move toward more technology and innovation.

Neill: 100 requests for meetings. Majority have been about water, or lack of water. \$100 million watershed security fund. Governance and templates so when LGs come to us asking what to do to protect watersheds, we have a path. What can we do to bring the responsibility home to all of us about the importance of watersheds, billboards?

Climate readiness and emergency management (WLRS) which manages the Watershed Security Fund \$100 million, spend \$3-5 million every year. Next intake <https://watershedsecurityfund.ca/wp-content/uploads/2024/11/Guide-to-Grants-Program-Application-Nov-2024.pdf>

Is the province going to create a framework for watershed board governance? Yes, part of the agreement with BC Greens.

"The climate crisis is actually an economic crisis. The solutions we heard out of the economics session yesterday was traditional, grow the economy, buy more stuff, push consumerism. Are you seeing a fulsome analysis that understand the economic impacts on the climate? - Jessica Stanley (RDN)



Islands Trust

CONFERENCE/CONVENTION ATTENDEE REPORTING

Conference/Convention:	Union of BC Municipalities Convention
Date/Location of Conference/Convention:	September 22-26, Victoria
Submitted By:	Tim Peterson
Date of Report:	October 3, 2025

SESSION SUMMARIES

Session #7	
Session Title & Presenter(s):	Strengthening Wildfire Resilience Through Leadership: Sandra Mayo, Municipal Insurance Association of BC; Ryan Moreside, Fire Smart BC; Danyta Welch, Local Government Program Services, UBCM; Don Lidstone, Senior Partner, Lidstone & Co.; Paul Gipps, CAO District of Lake Country.
Content Summary:	Presenters discussed the Fire Smart program and funding sources for community preparedness in case of wildfires. The importance of local Fire Smart Committees was stressed. Don Lidstone spoke about his work on a model Wildfire DPA Bylaw, to be available soon as a free template for local governments. Also discussed was the increasing difficulties of obtaining fire insurance in some high risk communities. Participants were told to expect higher deductibles, and in some cases, the possibility of insurance simply not being available.
Potential Follow-up Actions by Islands Trust:	Don Lidstone's model DPA bylaw will be available in the next month or so. A webinar will be offered for local government staff to explore how such bylaws could be deployed across the province. Once available, Islands Trust staff could evaluate the model to see how it might fit for Local Trust Areas.



2025 UBCM MINISTRY MEETING NOTES

Ministry of Housing and Municipal Affairs / BC Housing Staff

Meeting: Tuesday, Sept. 23

Ministry Staff Attending:

John Thomson, Assistant Deputy Minister, Building, Governance and Innovation; Sarah ? (BC Housing)

Islands Trust Staff and Trustees Attending:

Rueben Bronee, CEO, and Trustees Patrick, Elliott and Peterson

MEETING TOPICS:

- **Regulation Of Tiny Homes On Wheels**
- **Housing Needs Assessment Methodology**
- **Housing Needs Of Islands And Rural Communities (Bc Housing)**

REGULATION OF TINY HOMES ON WHEELS

Shared copy and summaries of Final Report “Tiny Homes on Wheels Enablement in the Trust Area”

KEY MESSAGES

1. Housing Context and Urgency

- The Islands Trust region faces acute housing pressures, particularly for year-round workers, seniors, and younger residents. High land costs, limited rental stock, and a lack of diverse housing options have created barriers to affordability and community sustainability.
- Tiny homes on wheels (THOWs) represent one of the most viable, low-impact, and relatively affordable options to provide secure housing in rural and island communities.

2. Why Tiny Homes on Wheels Are Different

- THOWs are distinct because they combine the characteristics of a dwelling and a moveable structure. They do not fit neatly into either existing building code standards for houses or the CSA certification standards for recreational vehicles.
- This regulatory “gap” means local governments cannot confidently enable THOWs for permanent occupancy, even though demand and community support are strong.

- BC Housing's 2020 report *Tiny Homes: An Alternative to Conventional Housing* confirmed this challenge province-wide, noting that the absence of a clear, provincially recognized regulatory path is the biggest barrier to enabling THOWs as permanent homes.

3. Islands Trust Leadership and Partnerships

- The Islands Trust has been working with the Regional District of Nanaimo, planning professionals, and industry experts to explore regulatory pathways for THOWs.
- Our *Tiny Homes on Wheels Enablement Project* developed options around certification, zoning, tenure, and servicing. These were tested through engagement with builders, planners, and communities, and presented to local governments at UBCM and AVICC.
- The project showed there is strong local interest, and that progress depends on provincial leadership to provide a consistent regulatory framework.

4. The Provincial Role and Opportunity

- The Province has acknowledged (through UBCM resolutions and BC Housing studies) that THOWs are a legitimate form of housing, but local governments lack tools to regulate them safely and fairly.
- Provincial leadership is needed to:
 - Establish or recognize a building/manufacturing standard that allows THOWs to be legally occupied full time.
 - Provide guidance to local governments on zoning, servicing, and tenure approaches.
 - Enable consistent application across jurisdictions to avoid a patchwork of bylaws and enforcement challenges.

5. Alignment with Provincial Priorities

- Legalizing THOWs supports several provincial objectives:
 - **Housing Affordability and Supply** – THOWs are typically 20–30% the cost of conventional housing and can be added as infill without major land disturbance.
 - **Rural and Workforce Housing** – Provides flexible, lower-cost housing options where traditional multi-family development is impractical.
 - **Climate and Sustainability** – Smaller homes have a lower environmental footprint, align with circular economy principles, and can be integrated with green infrastructure.
 - **Equity and Choice** – Offers housing suited to seniors aging in place, single workers, and people priced out of conventional housing.

6. Next Steps and Invitation

- The Islands Trust would welcome collaboration with the Ministry of Housing and Municipal Affairs, BC Housing, and other partners to advance THOW enablement.

- We invite the Province to build on the work already undertaken in the Islands Trust area and by BC Housing to develop a pilot, guidance, or a province-wide regulatory solution.
- By working together, we can make tiny homes on wheels a safe, legal, and affordable part of B.C.'s housing continuum.

RESPONSE: Staff were pleased to receive the report and asked questions about use cases, servicing, permanence vs. temporary/emergency shelter, and how many units were being produced to the MH standard.

HOUSING NEEDS ASSESSMENT METHODOLOGY

KEY MESSAGES

- We have complied with the provincial requirement to complete a Housing Needs Assessment (HNA). However, the current provincial methodology is not suited for rural and island communities.
- Other rural communities share these concerns. This is not just an Islands Trust issue.
- The formula produces results that dramatically understate need in our communities.
 - *Example:* A 2023 Salt Spring count by Island Community Services found the highest per capita rate of homelessness in BC (14.2/1,000 people). Yet the provincially mandated formula forecasts only 16 rental units needed over the next 20 years.
- This is because the model relies on CMHC rental market data, which does not exist for rural islands. Provincial averages are applied instead, producing results that don't match local realities.
- In hindsight, there may be steps Islands Trust could have taken to address these gaps in our work with the contractor who prepared the report. But ideally a more effective methodology wouldn't require that sort of work around.
- The outcome of the current approach is an assessment tool that has little value for planning and risks undermining trust in both provincial and local processes.
- Worse, it risks undermining credibility with the public when the findings are so far off from lived experience.
- We request that the Ministry revise the methodology to better reflect rural realities and develop a stream tailored to non-municipal, rural, and island areas.
- Islands Trust is willing to collaborate with the Province to design an improved approach so that future assessments are credible and useful to both local governments and the Province.

RESPONSE: Ministry staff responded they have heard consistently from many rural areas across the Province that the provincial methodology was insufficient to capture and demonstrate housing need. Acknowledged it was rolled out in a very short timeline and will be revised with input they are receiving from local governments.

Welcomed working with Islands Trust to design an improved approach and better data collection metrics so that future assessments are useful to both local governments and the Province.

HOUSING NEEDS OF ISLANDS AND RURAL COMMUNITIES (BC HOUSING)

KEY MESSAGES

- Housing need in the Trust Area is urgent and distinct. Ferry-dependent, water-limited, and ecologically sensitive islands face housing pressures as complex as urban centres – often with fewer tools, higher construction costs, split authorities, and constrained services.
- Without tailored standards and financing, otherwise viable projects stall at the feasibility assessment stage and small sites miss funding windows sized for urban markets.
- We appreciate BC Housing’s investments to date (since 2017) e.g.:

# units	Island – Project	BC Housing Funding
56	SS – Croftonbrook	Community Housing Fund
24	SS – SS Commons	Community Housing Fund
32	SS - Supportive Housing – Drake Rd	Community Housing Fund
24	GB – GB Housing Society	Shovel-Ready-Housing
26	HO – M’alola Housing Society	Community Housing Fund
24	BIM – 1033 Miller Rd.	Community Housing Fund
186	Total	

- Those projects show what’s possible when the Province partners locally.
- We’re seeking BC Housing’s long-term plan for the Trust Area. What multi-year pipeline exists (by island, unit type, tenure, and timeline), and how can Islands Trust help advance it?
- Supportive and accessible housing needs an island-appropriate approach. We’re keen to co-design a model that reflects small populations, limited services, higher logistics costs, water/septic constraints, and the need for environmental stewardship.
- We’re ready to be a proactive partner. We can provide enabling land-use updates, priority processing, site identification, and coordination with local water/sewer and First Nations where appropriate.

POTENTIAL QUESTIONS BC HOUSING

- **Pipeline & timing:** What projects are in BC Housing’s current 12–36-month pipeline across the Trust Area (by island, unit count, tenure, and stage)? What’s planned post-2027?

- **Supportive/accessible housing:** Does BC Housing have a standard model for supportive and accessible housing in rural/island contexts, or will you work with us to pilot one? Note that CRD Rural Housing project leads in research in this area.
- **Capital & operating:** Can BC Housing recognize island cost premiums with a dedicated add-on, and commit operating funds for small supportive projects where per-unit costs are higher?
- **Delivery partners:** How can we jointly build capacity with local non-profits and First Nations (e.g., pre-dev grants, owner's rep support, HousingHub technical assistance)?
- **Approvals:** Would BC Housing support a fast-track pathway when Islands Trust designates projects as priority and confirms land-use alignment and water/septic feasibility?
- **Data & methods:** Will BC Housing collaborate to refine rural HNA methodology and share data to better target program calls?

RESPONSE: BC Housing acknowledged that rural and remote communities need extra support. They hear the need for a rural focused stream, and are considering it.

Ministry of Water, Lands Resource Stewardship

Minister and Staff

Meeting Tuesday, Sept. 23

Provincial Representation:

Hon. Randene Neill, Minister of Water, Land and Resource Stewardship; MLA Debra Toporowski; MLA Stephanie Higginson; Lori Halls, Deputy Minister

Islands Trust Staff and Trustees Attending:

Rueben Bronee, CEO and Director Frater and Trustees Patrick, Elliott and Peterson

MEETING TOPICS:

- **Review Of Crown Land Agreements Between Province And Islands Trust**
- **Potential Co-Governance Opportunities**

REVIEW OF CROWN LAND AGREEMENTS BETWEEN PROVINCE AND ISLANDS TRUST

Key Messages

- We recognize the Province and Islands Trust share responsibility for the stewardship of Crown lands in this unique and sensitive area.

- Unfortunately, current referral practices don't consistently honour the agreements we already have, leading to missed referrals, conflicts with zoning, and gaps in First Nations engagement.
- We are requesting the Minister's support to assign staff to work directly with Islands Trust to update and consolidate our Crown land agreements.
- This will ensure both parties have a clear understanding of each other's mandates, improve cooperation, and strengthen reconciliation efforts with First Nations.
- We see this as a collaborative initiative, one that will benefit the Province, First Nations, local governments, and island communities alike.
- A functional, transparent referral process reduces conflict, supports provincial reconciliation efforts, and ensures decisions are legally defensible.
- Stronger agreements will help the Province meet its obligations to First Nations, protect sensitive Crown lands, and improve interagency trust.
- "If we have a new active agreement we can build relationships and collaborate."
- Brought up the difficult situation with issuance of Aquaculture Lease Thetis LTA, in Preedy Harbour. Asked if we could develop coherent approaches to referrals, particularly with First Nations.
- We are put in a tough position with First Nations if we (Islands Trust) are referring projects to them, and get a no, then the ministry refers on the same project/application, but receives no response and presumes consent.
- Offered to assist the Ministry, if IT has strong relationships in an area and has developed the conversation.

BACKGROUND: CROWN LAND AGREEMENTS

Existing Agreements:

- *1994 Letter of Understanding* (Ministry of Environment, Lands and Parks & Ministry of Municipal Affairs) – sets out shared responsibility for protecting Crown lands and promoting interagency cooperation.
- *1999 Letter of Understanding* (BC Assets and Land Corporation) – focuses on coordination, referrals, information-sharing, and annual meetings of senior officials.

Issues with Implementation:

- Agreements requiring referrals are not always being honoured in practice.
- Referrals are inconsistent—often not sent, or missed (e.g., dock lease renewals).
- First Nations engagement is often limited to minimal notices, not meaningful consultation.
- Crown land leases are sometimes issued contrary to local zoning.

Workload Context:

- Average of ~20 Crown referrals per year over the past decade (232 total).
- Highest volumes: Salt Spring (64), Gambier (34), Gabriola (25), Denman (23), Hornby (20).
- Types vary by region: private moorage (Salt Spring, Gambier, Southern islands), water licences (recently increasing), aquaculture (notably Denman).

Significance:

- Crown land decisions can directly impact local planning and infrastructure (e.g., Ganges boardwalk development).
- Islands Trust has consistently flagged concerns over provincial processes not respecting Trust jurisdiction or agreements.

RESPONSE: Minister Neill and staff were supportive and committed to renewing and re-negotiating the Crown Lease agreement with Islands Trust. However, it would have to be addressed at a later date, as the Ministry has other, more urgent priorities. On the concern over referrals, they stated the Ministry is responsible for the consultation and referral process to First Nations, and it cannot be delegated to another body.

POTENTIAL CO-GOVERNANCE OPPORTUNITIES

Key Messages

- In upholding its mandate, the Trust has an obligation to engage with 31 First Nations with historic and continued interests in the Trust Area.
- Islands Trust Council is interested in exploring interim and longer-term co-governance options, and would welcome the ministry's advice and assistance in establishing meaningful collaboration with Indigenous Governing Bodies in Trust Area governance.
- In particular, we are beginning to see interest emerge from some First Nations around the potential for Section 7 agreements under DRIPA.
- We believe our unique mandate and the diversity of our relationships with First Nations offer the potential to explore creative solutions to co-governance in relation to land use planning.
- Island Trust would also like to explore consideration of potential co-governance in the Trust Area as an initiative for inclusion in the next Declaration Act Action Plan.

RESPONSE: No response

BC Assessment Meeting

Meeting Tuesday, Sept. 23

Re: Property assessments and Access to insurance

The meeting with BC Assessment customer relations was to ask about implications on taxes for properties which are no longer able to secure insurance, or where insurance is exponentially more expensive because of fire interface areas or other considerations in the islands.

The response was that it is expected that the market will reflect these issues through pricing.

The conversation then moved to how property taxes could be assessed for moveable tiny house on wheels.

- There is an assessable category for Manufactured Homes: <https://info.bcassessment.ca/Services-products/property-classes-and-exemptions/assessment-of-manufactured-homes>
- Tiny homes built to the Manufactured home standard should be on a registry with construction. The assessed value follows the manufactured home. If it's purchased and put on a lot as a rental, there can be two separate assessable entries, 1 for the landowner, 1 for the tiny house (MH).
- If a landowner owns the tiny house as a manufactured home, they can claim a homeowner grant.
- MF legislation sets out the regulations around what is an accessible home, including tiny homes with wheels, and exemptions for recreational vehicles. Travel trailers can become an assessable unit if enough modifications are done to them.
- https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96281_01
- Tiny homes built to MH standard would be treated exactly as they are in the Manufactured Home Tax Act.

November 1 2025

To: Jeff Groot, Executive Director, Communications, BC Ferries

Re: Your October 6/25 reply re my concern about the **Experience Card pre-loading minimum cost**

First, thank you for attending to my concern, which I stated at the September 21 meeting organized by Mayor Andrew Leonard of Bowen Island, prior to UBCM.

I do not represent a municipality (as you suggest) but rather the Gabriola Local Trust Area, as a Trustee on the Local Trust Committee and as a member of the Islands Trust Council. I work with 25 other Trustees on Trust Council, and closely with my own community on several committees and groups that discuss transportation issues, especially the challenges of living in a ferry-dependent community.

I have lived on Gabriola for 43 years and relied on the ferry to get me to and from work for 30 years. My children rode the ferry 5 days a week and sometimes more often for school and recreation, and I now ride the ferry regularly to meetings and to help friends get to and from appointments in Nanaimo.

I am familiar with all of the good things BC Ferries has to offer, and all of the problematic issues that arise when BC Ferries *does not listen to its most frequent passengers*. You state that you have not received very many complaints about the high cost (\$130) of loading our Experience cards. Well, several people have said to me, 'If BC Ferries still had Ferry Advisory Committees, they'd certainly be hearing about this from us'. How many people want to wade through the different e-mail addresses you present for customer concerns? In your letter to me, there are 3 options. I have chosen only one – your direct e-mail address.

Even when the cost of loading our Experience cards was lower (\$110, \$90) I heard concerns from people just like myself – single parents and seniors – who find it difficult to commit that much for their trip to and from work/home/school/wherever they need to go. As Tanner Timothy, resident of qathet Regional District noted at the September 21 meeting, we are not getting good value for what we pay.

You suggest that Saver Fares are 'cheaper and more attractive' than using our Experience Cards, but Saver Fares are not available to those of us dependent on minor routes, and as ED of Communications for BC Ferries I want you to recognize this.

You note that a suitable loading minimum amount on the Experience card helps to reduce 'anyone using it'. That wouldn't occur to most of us, and as a frequent, long-time, ferry passenger and parent of two children said to me, "Nice to know BCF is more concerned about non-residents abusing the system than about helping residents use the system they depend on".

Lastly, you state that 'a suitable minimum balance expedites moving customers through the terminal booths.' Perhaps it does, but as several Gabriolans have desperately noted, if you want to move vehicles and people through our Nanaimo terminal when it's really busy, please keep the passenger booth open until the 7:40 sailing leaves. It is panic-inducing (knowing that the next ferry doesn't leave until 9:25 pm) to be in a long lineup for the 7:40 pm sailing when terminal staff cannot process foot passengers and vehicle traffic at the same time.

I really do appreciate your attention to this letter, and hope you can convey these concerns to BCF management.

Sincerely,

Susan Yates

Trustee, Gabriola Island Local Trust Area

cc: Vanessa Craig, Regional Director for Area B, Regional District of Nanaimo

Erin Udal, Executive Director, Gabriola Chamber of Commerce

Derek Kilbourn, editor, Gabriola Sounder

Ivan Bulic, Gabriola Transportation Society

Steven Earle, Gabriola Ferry Advocacy Committee

Laura Patrick, Chair, Islands Trust Council, and Chair of Gabriola Local Trust Committee

Mayor Andrew Leonard, Bowen Island Municipality

From: Susan <syates@islandstrust.bc.ca>
Subject: Re: BC Ferries
Date: November 17, 2025 at 4:47:02 PM PST
To: BC Ferries Customer Relations
<customer.relations@bcferries.com>

Thank you Jill,

I appreciate your reply on behalf of BC Ferries ED of Communications Jeff Groot. Thank you for acknowledging the Experience card's history and importance to residents of coastal communities and to the islands in the Islands Trust Area.

In all my years (43) living on Gabriola Island, I haven't come across anyone abusing this system, although I recognize this could and probably does happen occasionally. I want to reiterate that it is more important for BC Ferries to provide affordable and reliable transportation to ferry-dependent communities, than it is to focus on possible abuse of the experience card system.

Therefore I ask that you consider lowering the minimum cost of re-loading our Experience cards. \$130 to re-load for the Gabriola ferry is beyond the ability of many people to give in one instalment. I say this in the context of speaking to many residents who find this a financial hardship. Especially when the amount went directly from \$110 to \$130, and previously from \$90 to \$110.

Thank you also for sharing my comments about the

urgency of having the passenger booth *and* the vehicle booth staffed until the 7:40 pm sailing from Nanaimo. This would provide a huge relief for parents, children, commuters, and everyone else trying to get home on that sailing instead of the 9:25 pm sailing.

Regards,
Susan Yates,
Trustee, Gabriola Island Local Trust Area

cc: Vanessa Craig, Regional Director for Area B,
Regional District of Nanaimo
Erin Udal, Executive Director, Gabriola Chamber of
Commerce
Derek Kilbourn, editor, Gabriola Sounder
Ivan Bulic, Gabriola Transportation Society
Steven Earle, Gabriola Ferry Advocacy Committee
Laura Patrick, Chair, Islands Trust Council, and
Chair of Gabriola Local Trust Committee
Mayor Andrew Leonard, Bowen Island Municipality

On Nov 12, 2025, at 10:22 AM, Customer Relations
<customer.relations@bcferries.com> wrote:
Hello Susan,

Thank you for following up on your earlier correspondence with our
Executive Director of Communications, Jeff Groot. He has asked that
Customer Relations respond on his behalf.

You're absolutely right – the Experience Card has a long history on the
Gabriola route. After paper commuter books were phased out in 2008,

the Experience Card was introduced to offer the same principle of pre-purchasing multiple trips at a discount, while improving efficiency at our terminals. The minimum load amount reflects that intent and helps reduce in-person reloads that can slow traffic flow.

As Jeff mentioned, we review fare programs each year as part of our regulated process under the BC Ferry Commissioner. Ahead of the next fiscal year, we're assessing whether adjustments to the Experience Card minimum buy-in are feasible, including options to make online top-ups easier for customers while maintaining operational efficiency.

We've also shared your suggestion regarding passenger booth hours on Gabriola with our operations team for consideration as part of their ongoing terminal service review to assess what's feasible given staffing and cost implications.

Thanks again for reaching out - we appreciate you taking the time to share your perspective.

Kind regards,

Jill Hawe
Senior Customer Relations Advisor
Customer Care
British Columbia Ferry Services Inc.
The Atrium
Suite 500, 1321 Blanshard Street, Victoria, BC V8W 0B7
T: 236.969.1915 **F:** 250.978.1240

BC Ferries acknowledges and respects the territories of Indigenous peoples on whose beautiful lands and waters our ships, offices, terminals, and work sites operate along the Pacific West Coast.

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DRAFT Islands Trust Council Quarterly Meeting Schedule

March 10-12, 2026

[Visit the meeting webpage to view the AGENDA, to join the meeting electronically, and to view the livestream or attend by phone-in.](#)

Tuesday, March 10		Wednesday, March 11		Thursday, March 12	
10:00	Executive Committee Meeting	9:00	Closed Meeting Public are welcome to attend all sessions excluding the Closed Meeting Rise and Report	9:00	Legislative & Information Services Consent Agenda Item(s) Decision/Discussion Items
12:00	Lunch	10:30	Break	10:30	Break
1:00	Territorial Acknowledgement Call to Order and Approval of Agenda	10:45	Planning Services Consent Agenda Item(s) Decision/Discussion Items	10:45	Trust Area Services Consent Agenda Item(s) Decision/Discussion Items
1:15	General Business Arising Consent Agenda Item(s) Islands Trust Active Priorities Chart Committees Work Programs (EC, GC, FPC, RPC, TPC, ITCB) Committee Chair Verbal Reports	12:00	Lunch	12:00	Lunch
2:00	Correspondence	1:00	Administrative Services Consent Agenda Item(s) Decision/Discussion Items Islands Trust 2026/27 Budget	1:00	New Business Trustee-Initiated Requests for Decision
2:15	Executive Office Consent Agenda Item(s) Decision/Discussion Items			1:30	Trustee Roundtable
				2:15	Disposition of Delegations/Public Comment & Correspondence
				2:30	Meeting Wrap-up Proposed June Trust Council 3-day Program
3:30	Break	3:00	Break	3:00	Adjournment (approx.)
3:45	To be determined	3:15	Administrative Services (Con't)	 Islands Trust	
4:30	Delegations / Public Comment				
5:30	Adjourn for the Day (approx.)	5:30	Adjourn for the Day (approx.)		
6:00-7:00	Dinner	6:00-7:00	Dinner		
*times are provided for information and may vary					