

Islands Trust Council

Governance for Protection of the Salish Sea and Gulf Islands

For: Bowen Island Council meeting

March 4, 2019



Islands Trust

Agenda

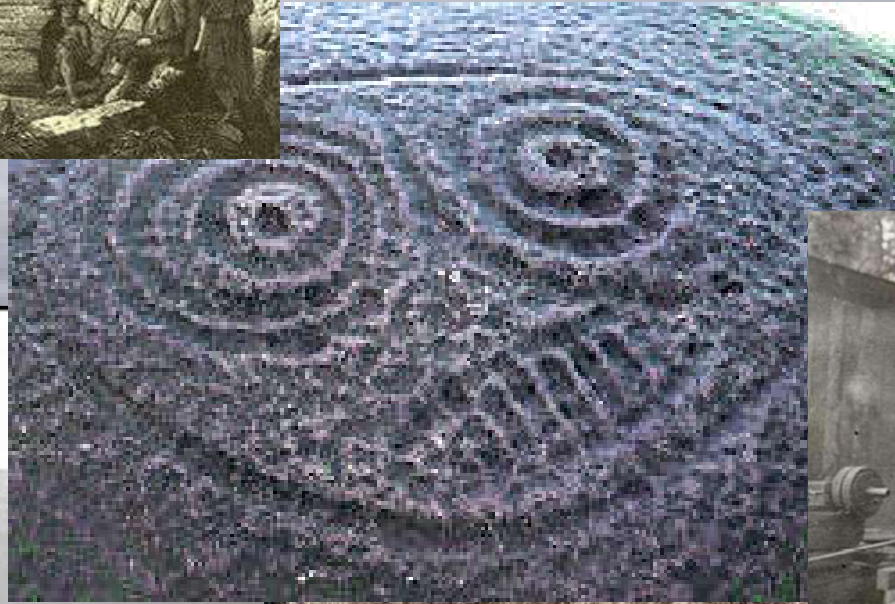
- Islands Trust History
- Understanding Islands Trust Structure & Roles
- Islands Trust Policy Statement
- Bowen Island as a member of the Islands Trust
- Federation wide services
- Islands Trust conservancy
- Municipal financial contribution

Welcome,



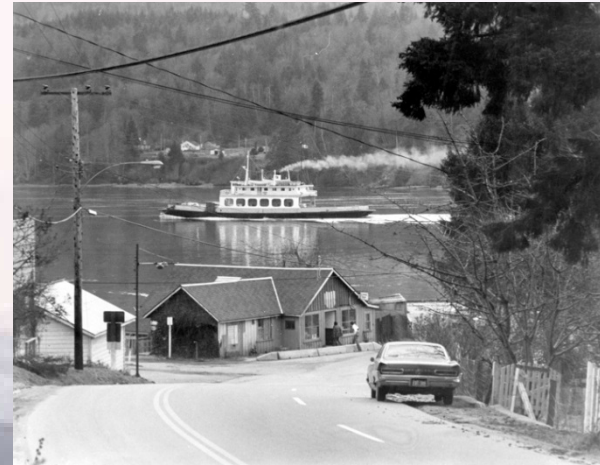
Tanúyap – Welcome - we would like to begin by acknowledging that the land on which we gather is the traditional territory of the Coast Salish peoples, including the territories of the Skwxwú7mesh (Squamish), and Səlílwətaʔ/Selilwitulh (Tseil-Waututh) Nations. We acknowledge and respect the historical relationship to the land, culture, and spirit of this place that continues to this day. Chet kwen mantumi – We thank you.

© Lisa Wilcox



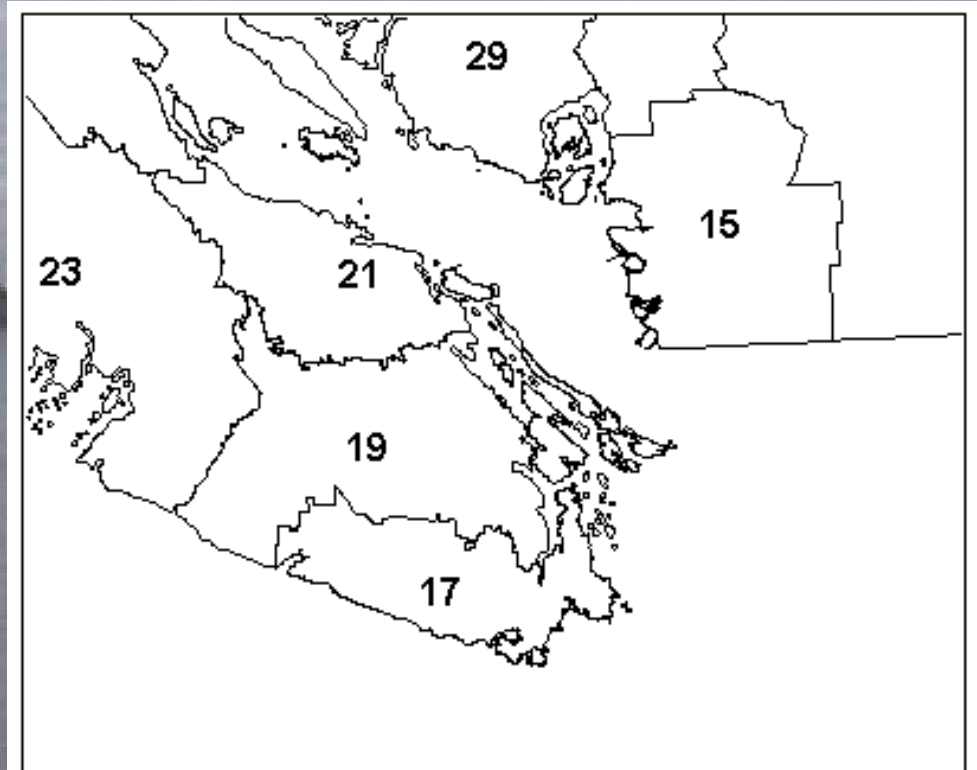
60s Pressure

- Booming Canadian economy
- BC Ferries created improved access
- Growing concerns about unregulated development
- Islands Trust Area
Population: 3200



Regional Districts

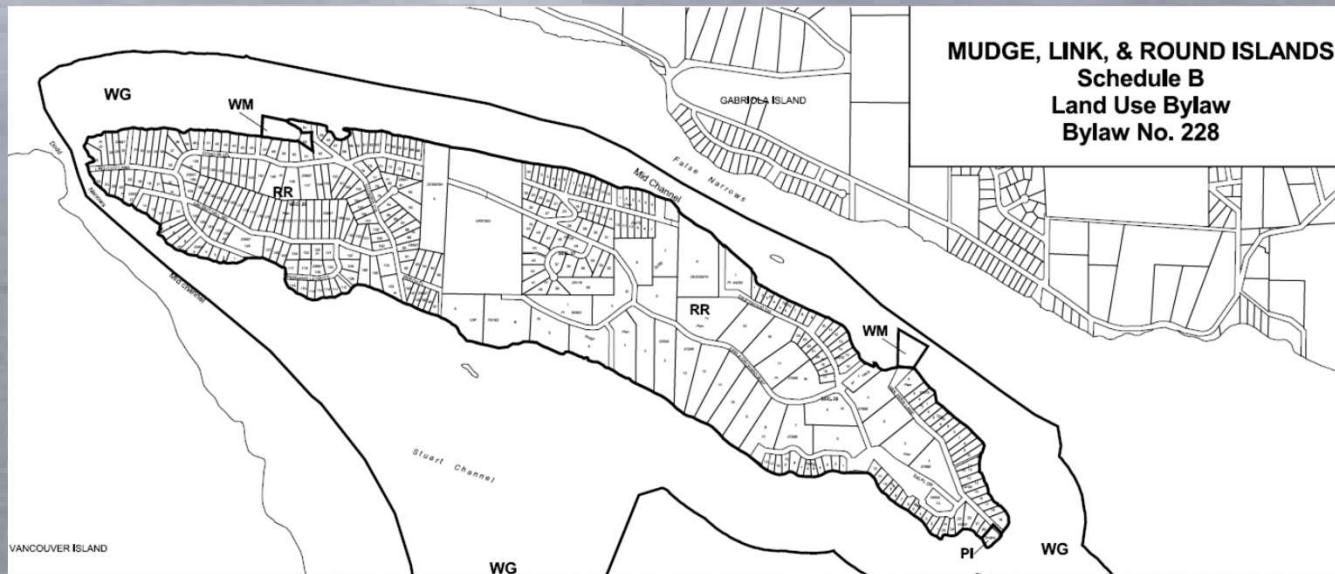
- 1966 – Regional Districts were created, with responsibilities for land use planning
 - Islands had little representation on the large Regional District board that made their land use decisions.
- RDs weren't zoning islands



The Tipping Point

Mudge Island subdivisions

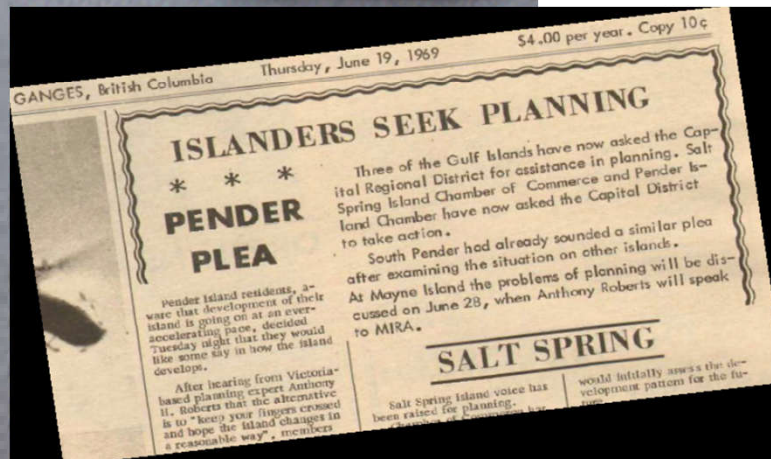
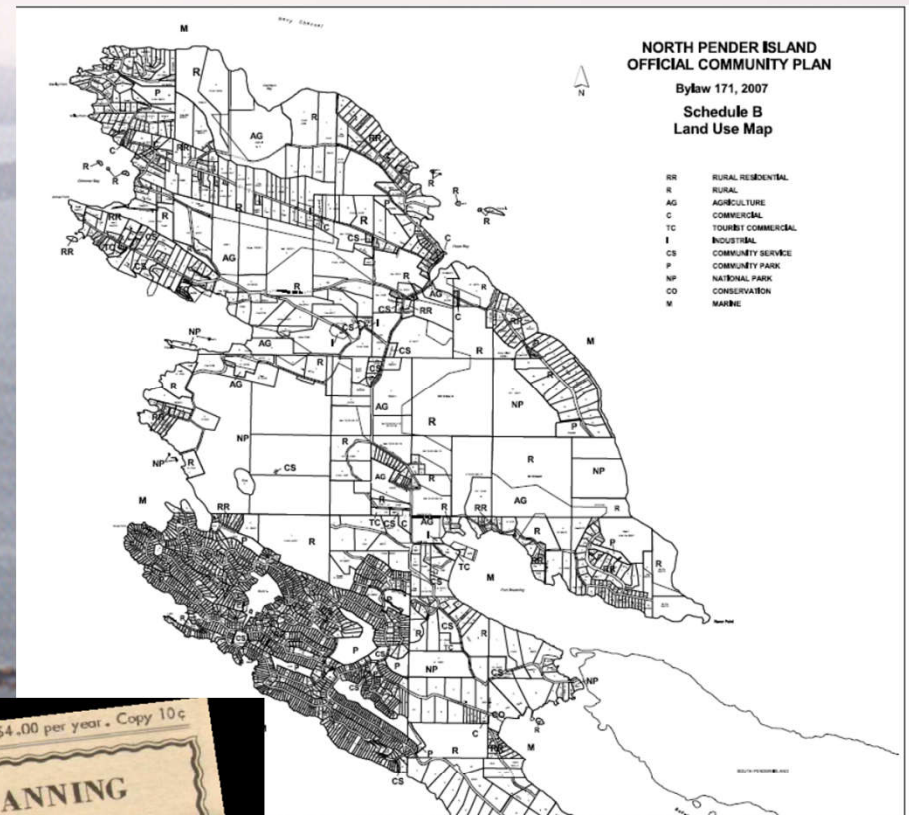
- 185 lots (Mudge is just 1x2km)
- no water or sewer, no parkland



Another Tipping Point

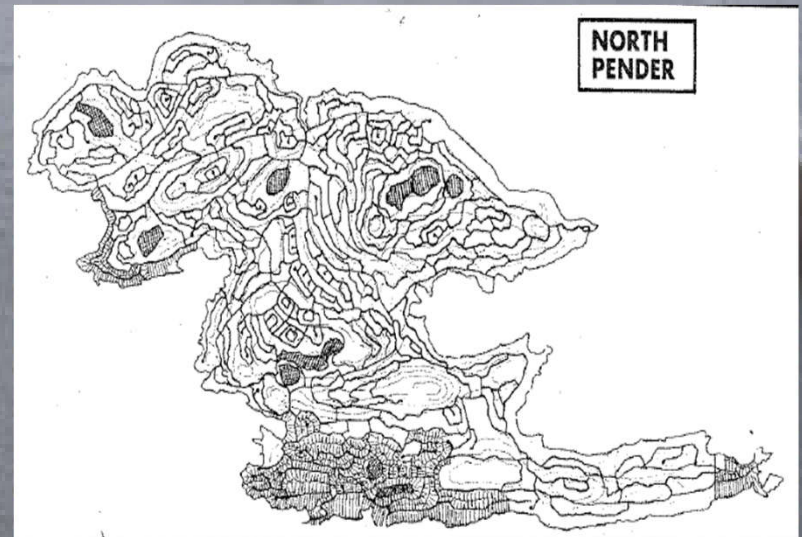
North Pender, Magic Lake subdivision

- 1200 lots; Canada's biggest subdivision
- Lots for \$50 down at PNE



70s Response

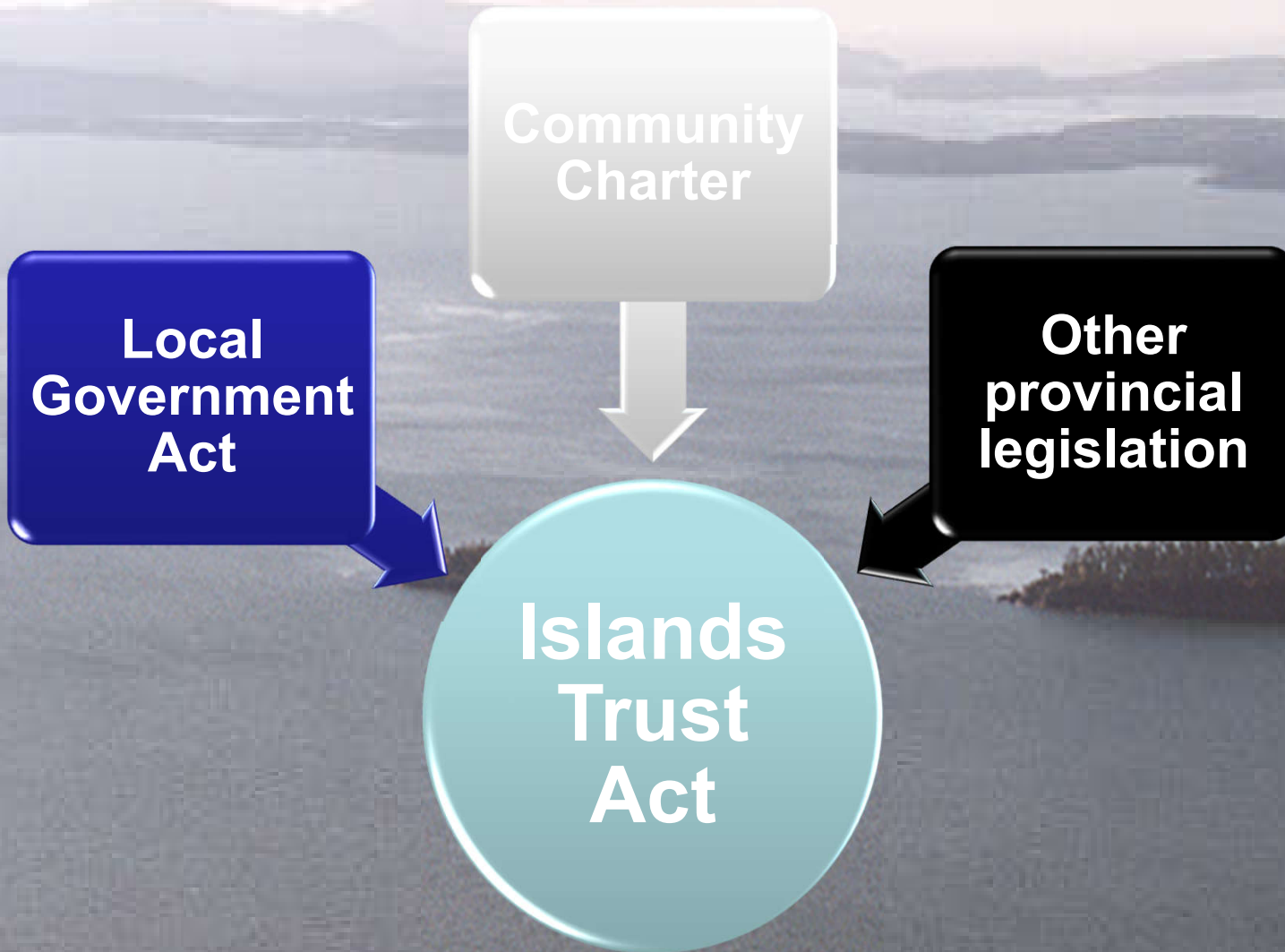
- 1969 – Province adopts ‘ten acre freeze’
(In the 4-month window before freeze was in force, 2500 more lots created)
- 1970s – some Regional Districts begin land use planning on islands.
- 1973 – special committee of the BC Legislature recognizes unique area and threats of over-development.
- 1974 – Islands Trust Act gets royal assent



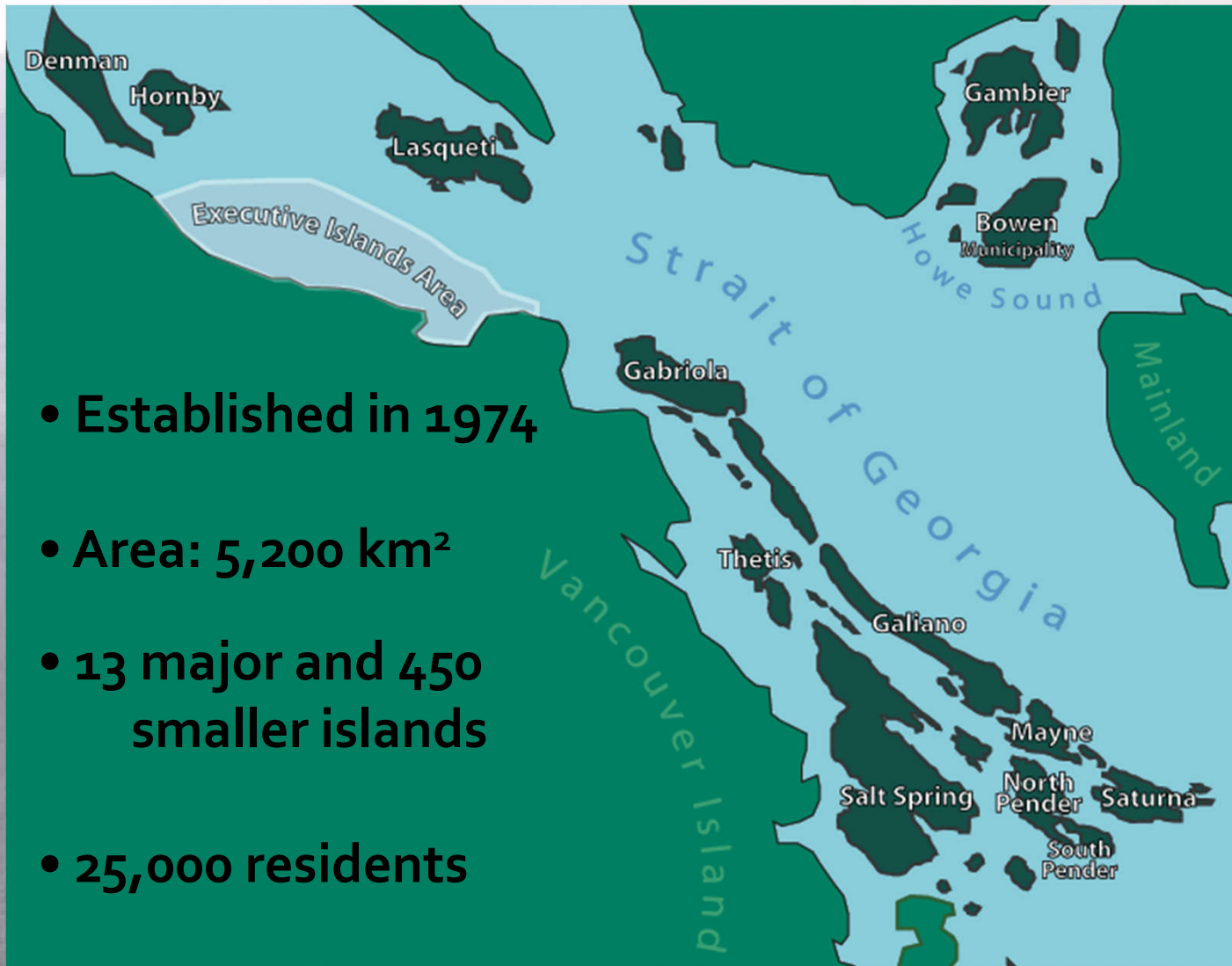
The Island Trust today



Enabling Legislation



Islands Trust Area



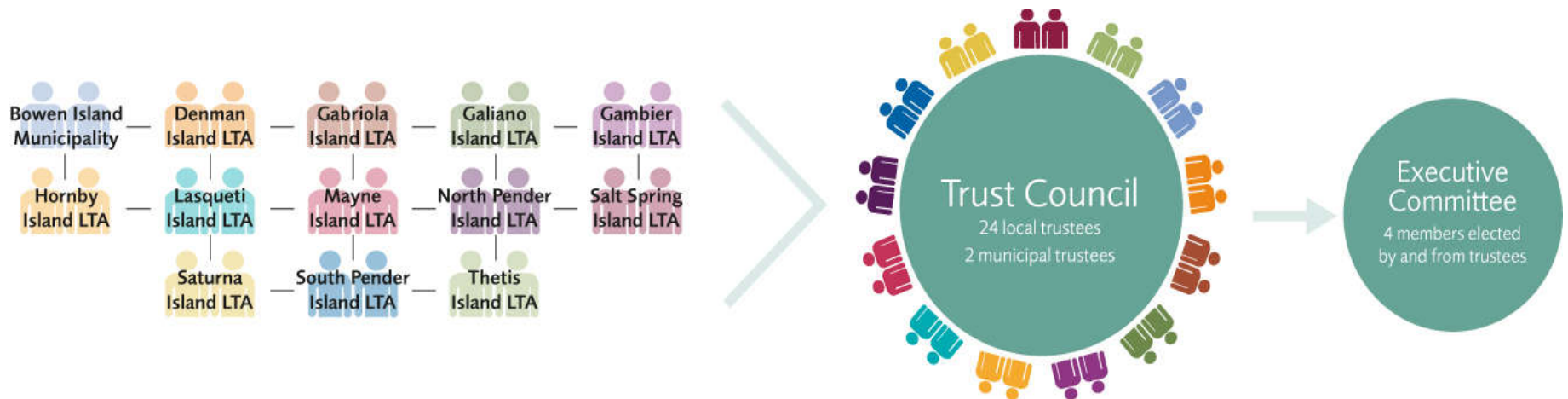
The Islands Trust 'Object'

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



Political Structure

- Islands Trust Council
- Local trust committees & municipality
- Islands Trust Conservancy



Islands Trust Functions

Trust Wide

Trust Council

(and Executive Committee)

Islands Trust policies

Provincial advocacy and
cooperation

Administrative and support
functions

Trust Conservancy Board

Acquires and manages land

Local

Local Trust Committees

Community land use planning

Land use regulation

Development management

...in cooperation with others

How is the Islands Trust different from other local governments?

- Mandate to preserve and protect
- Separate decision-makers for land use and for providing services



What is the Islands Trust Policy Statement?

- The *Islands Trust Act* requires that Council adopt a *Policy Statement*, which it did in 1994 after extensive public process and approval by the province.
- All island land use bylaws must be consistent with the *Islands Trust Policy Statement*
- Three main goals
 - Ecosystem protection
 - Stewardship of resources
 - Healthy and sustainable communities

What does the *Islands Trust Act* say about Island Municipalities ?



Protocol Agreement

- Islands Trust – Bowen Island Municipality
 - Required by Bowen Island Municipality letters patent
 - Adopted in July 2000, revised in 2010
 - Approved by Minister
 - Recognizes shared responsibility to carry out the object of the *Islands Trust Act*
 - Agreed upon principles
 - Notice period for Policy Statement amendments
 - Financial arrangements (based on *Islands Trust Act*)
 - Administrative arrangements
 - Initiatives with others
 - Communications
 - Reviewed annually at a joint meeting

Bowen Island Municipality OCP Bylaw Approval Process



Review of other bylaws

- Outlined in s. 15.0 to 15.1 of *Bowen Island Municipality Letters Patent*
- If a non-OCP bylaw refers to a matter addressed in the Islands Trust Policy Statement, bylaw must be referred to Islands Trust prior to third reading
- Islands Trust must advise of any objections within 45 days
- If objections are identified, BIM must notify Minister
 - Minister may provide advice or direction, or may require BIM and IT to resolve issue through dispute resolution



FEDERATION WIDE SERVICES

Advocacy

Public Programs

First Nations/Intergovernmental
Relations

Communications

Policy Statement Amendment

Conservancy – land protection

Mapping



ADVOCACY

"In cooperation with..."

ADVOCACY

Themes (2014 to 2018)

- BC Ferry fares and service levels
- Groundwater
- Species at risk
- Oil spill prevention and response
- Trans Mountain Pipeline (NEB)
- Anchorages
- Derelict and abandoned vessels
- Agricultural land
- Aquaculture



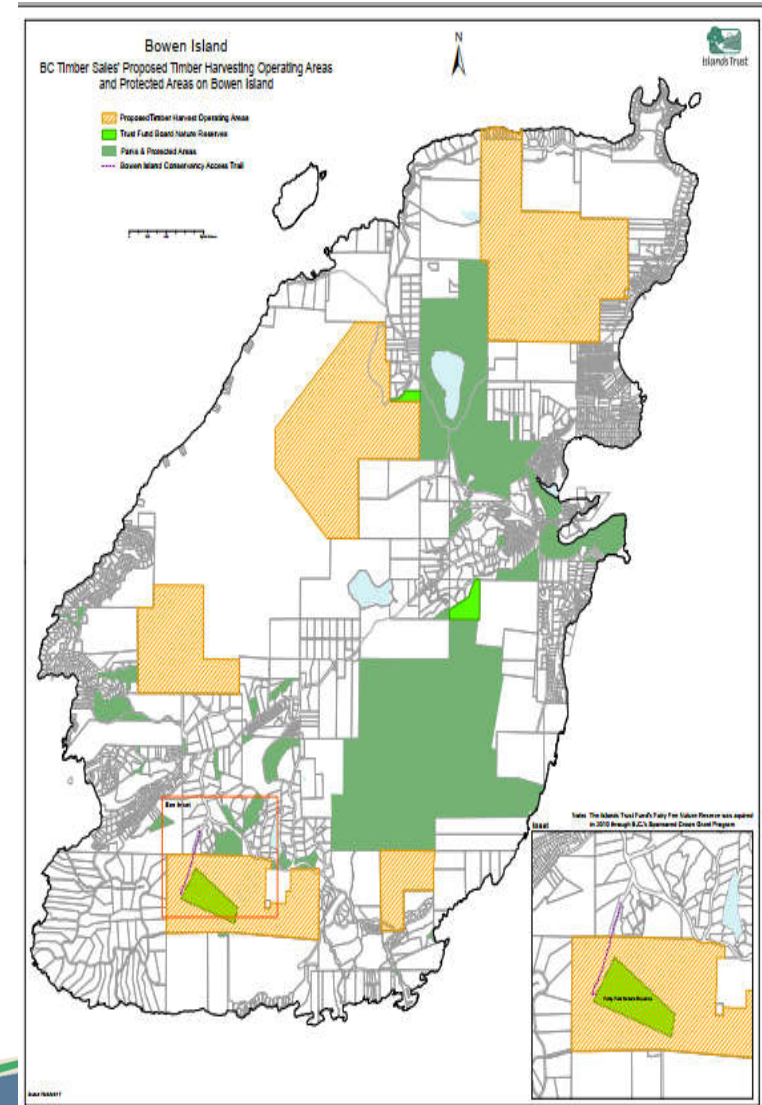
Crown Land
logging
proposal on
Bowen

ADVOCACY

Example



- Provided agreements and Policy Statement
- Sent ecosystem mapping layers
- Liaised with BIM, FLNRO, Squamish Nation
- Developed a draft map/ advocacy messaging
- Reviewed Forest Stewardship Plan and provided advice
- Connected BCTS staff with provincial staff working on forest protection





PUBLIC PROGRAMS

Advancing the mandate through recognition,
education

PUBLIC PROGRAMS

Community Stewardship Awards

- Offered every 2nd year
- Celebrates stewardship and leadership
- Guided by policy
- Awards given locally by trustees
- 12 nominations from Bowen and 6 awards

April 22 deadline



PUBLIC PROGRAMS

Island workshop series

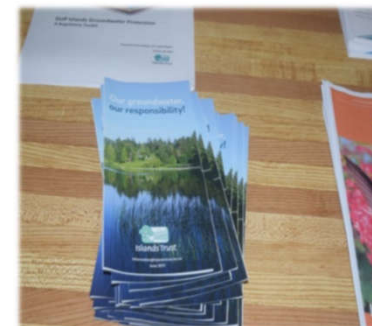
2017/18

- 13 workshop on wells and groundwater

2018/19

- 5 sea level rise workshops

*Bowen workshop will be
March 30, 2019

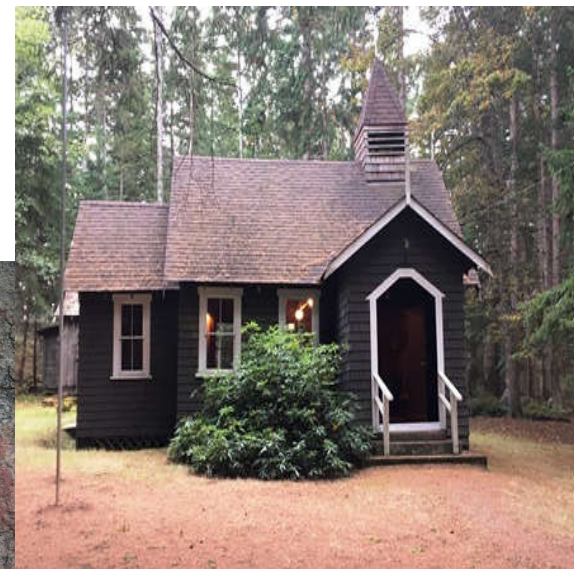


PUBLIC PROGRAMS

Grants in Aid

New in 2018

- \$5,000 budgeted a year
- History and heritage projects





INTERGOVERNMENTAL

In cooperation with . . .

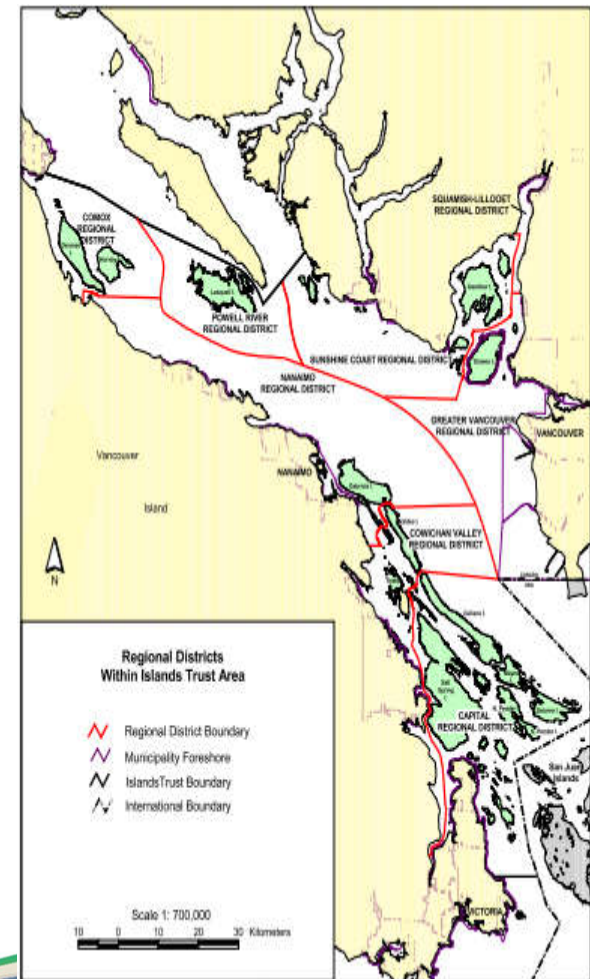
INTERGOVERNMENTAL

Agreements

Islands Trust advances the Policy Statement by working with other agencies and encouraging them to help preserve and protect the Trust Area.

Types of Islands Trust Agreements, Protocols and Letters of Understanding:

- Federal
- First Nations
- Provincial
- Regional Districts
- San Juan County (transboundary)
- Coalition Partnerships
- Internal (Bowen Island Municipality, Conservancy/Local Trust Committees)



INTERGOVERNMENTAL

First Nations Engagement Principles

Islands Trust is committed to:

1. Becoming aware of what it does not know or understand about First Nations;
2. Proving sincere desire for reconciliation;
3. Integrating, where possible, activities that support First Nations reconnecting with the Trust Area lands and waters.

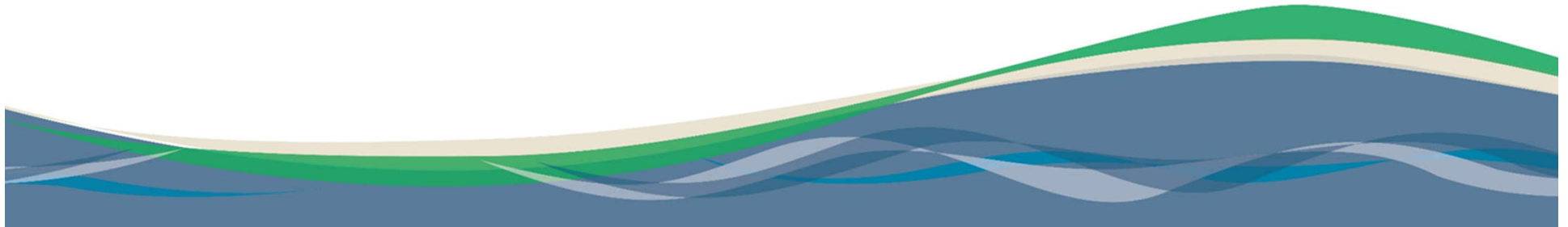
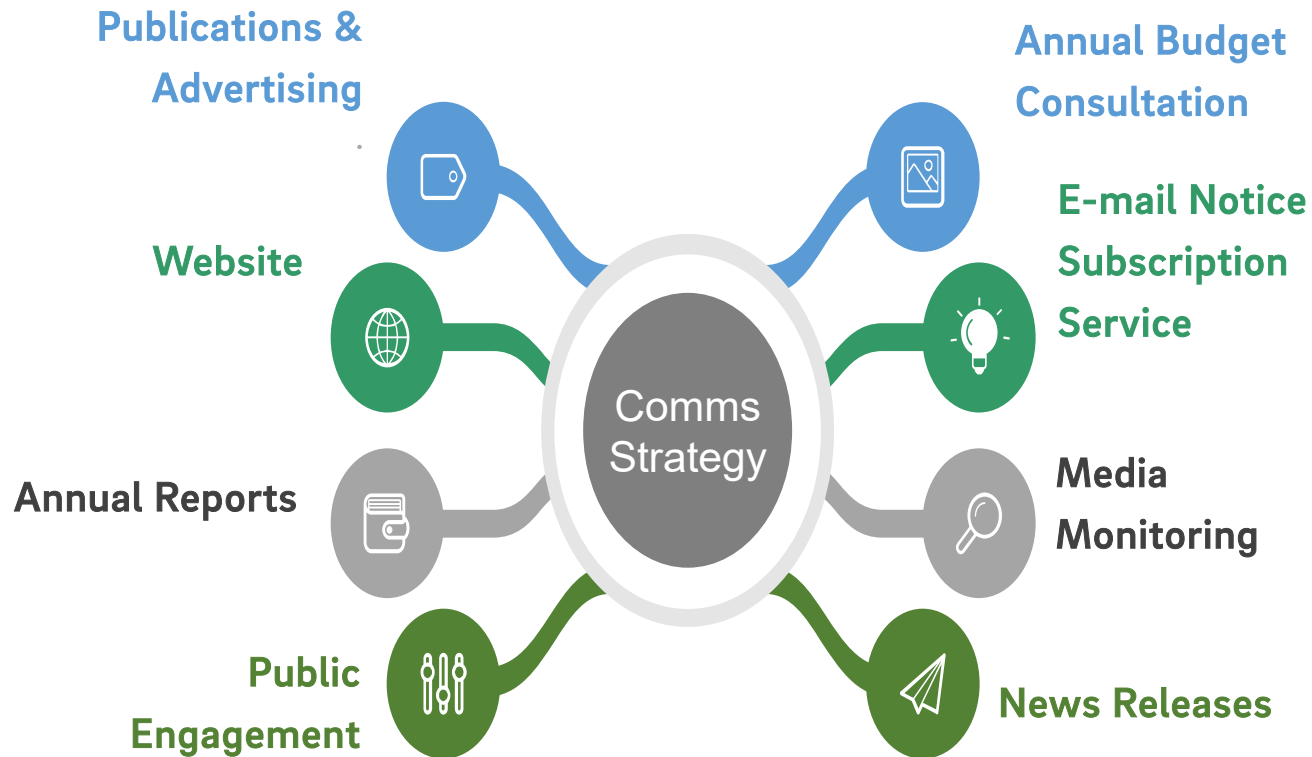


A scenic view of a harbor with a ferry, sailboats, and a house on a forested shore. The image is overlaid with a semi-transparent dark blue filter. The text 'COMMUNICATIONS' is centered in a large, white, sans-serif font. Below it, the phrase 'Telling our story' is written in a smaller, white, sans-serif font. The background shows a calm body of water with a white ferry docked at a pier on the left, a small sailboat on the right, and a house on a forested shore in the distance. A yellow buoy is visible in the water in the foreground.

COMMUNICATIONS

Telling our story

COMMUNICATIONS

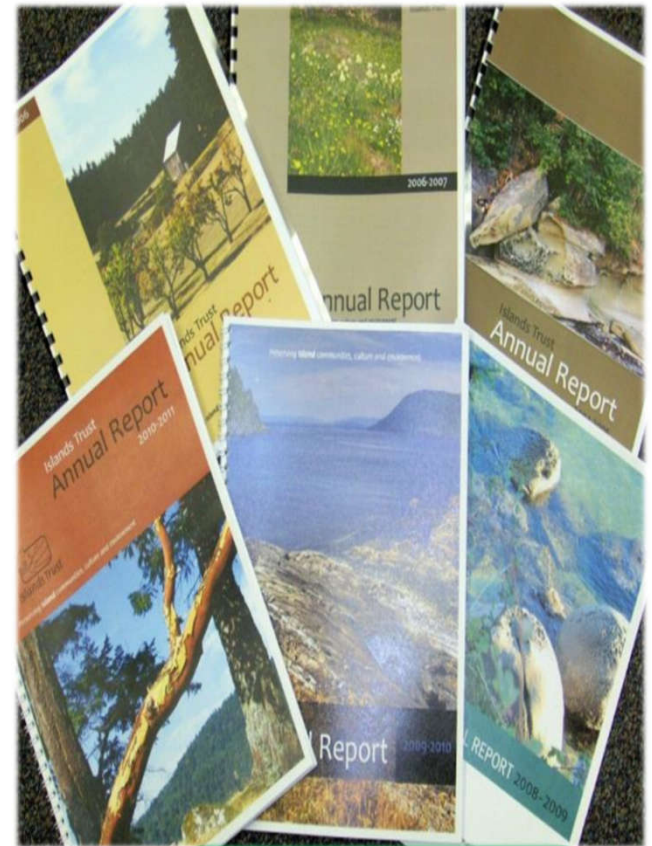


COMMUNICATIONS



Two annual programs:

1. Budget Consultation
2. Annual Report



POLICY STATEMENT

Amendment Project



Objectives

1. Increase awareness/knowledge of Islands Trust
2. Increase awareness of content/function of Policy Statement
3. Stronger relationships with First Nations
4. Empower communities to contribute to the success of Islands Trust through meaningful engagement
5. Gain experience with amendment process to inform future processes.
6. Final adoption by Trust Council of a bylaw amending the Policy Statement



BIM CAN REQUEST



ADVOCACY



WORKSHOPS



**COMMUNICA-
TIONS**



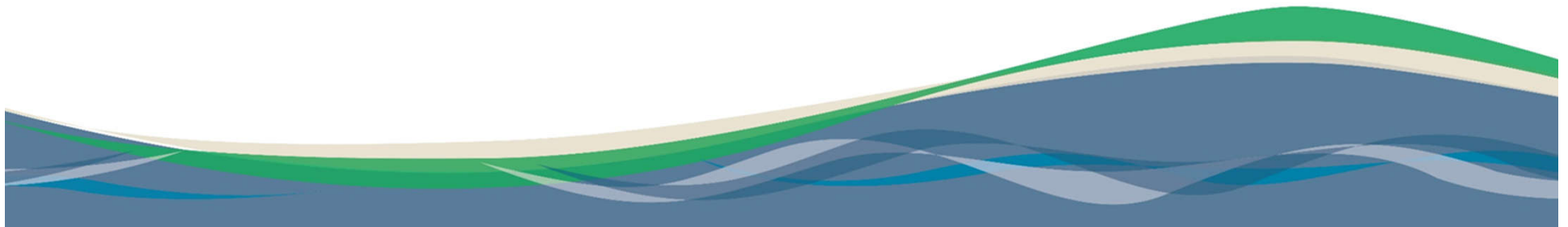
**FIRST NATIONS
RELATIONS**



**POLICY
AMENDMENT**



MAPPING





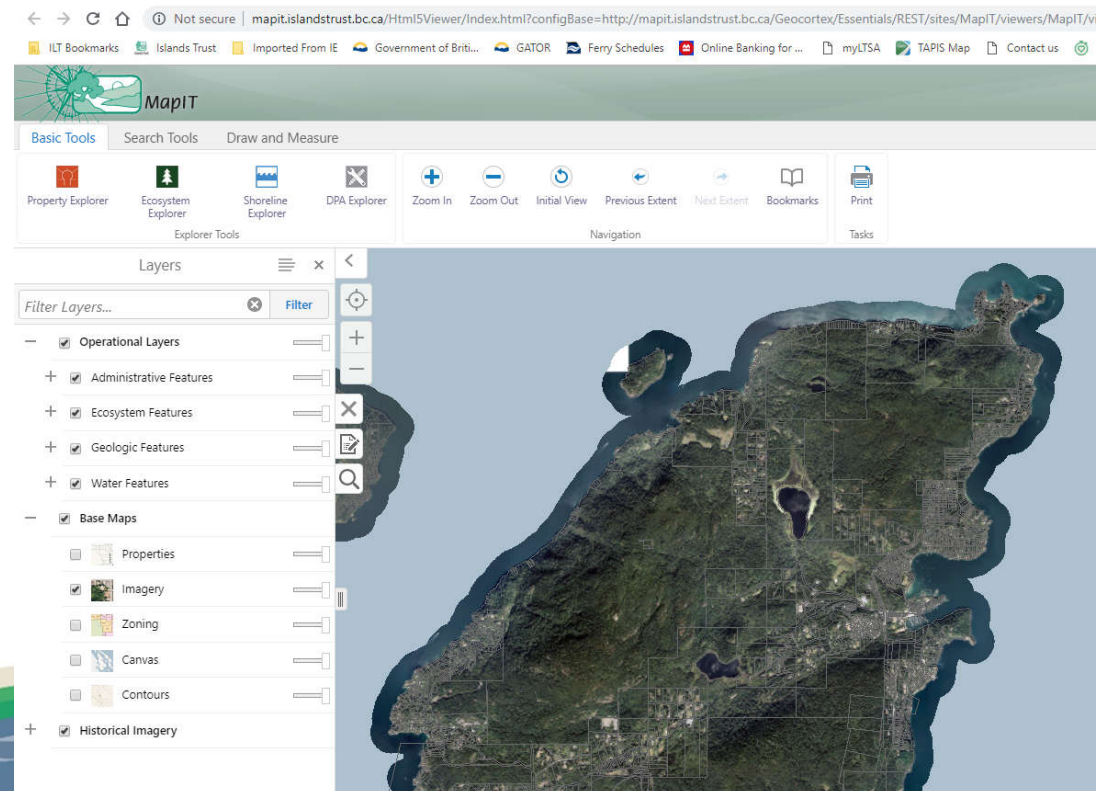
MAPPING

Our Landscape Context

MAPPING OVERVIEW

GIS Services

1. ESRI licensing for Bowen
 - a. 10 ArcGIS Advanced licenses
 - b. 17 Online members/licenses
2. MapIT (public)
3. Data Acquisition
4. Data Maintenance
5. TAPIS Option



SENSITIVE ECOSYSTEMS

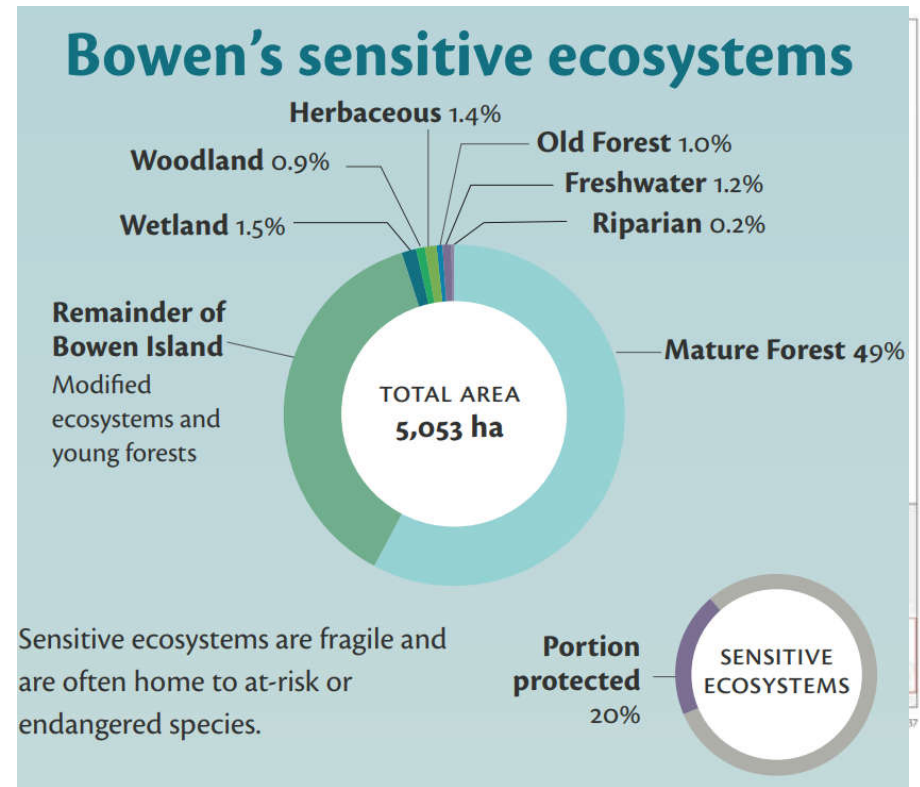
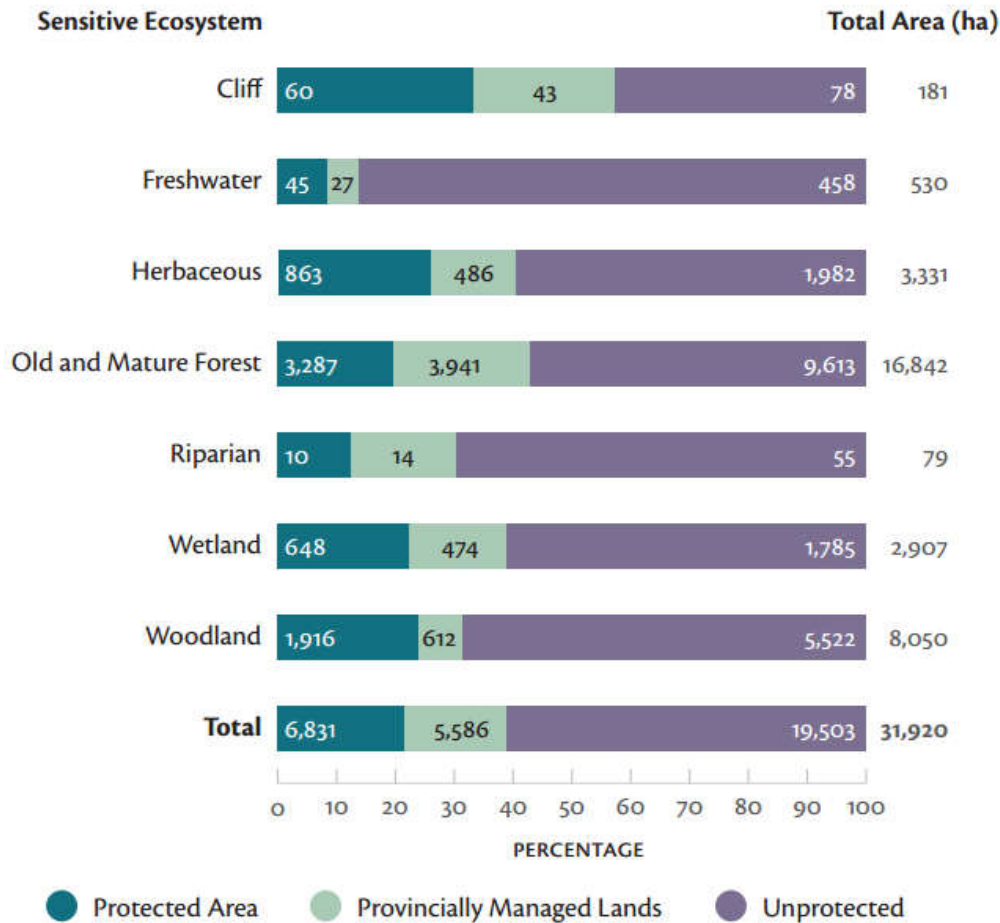


Figure 4. Sensitive ecosystems within the Islands Trust Area and their level of protection by area and percent (Madrone, 2017).



FOREST ECOSYSTEMS

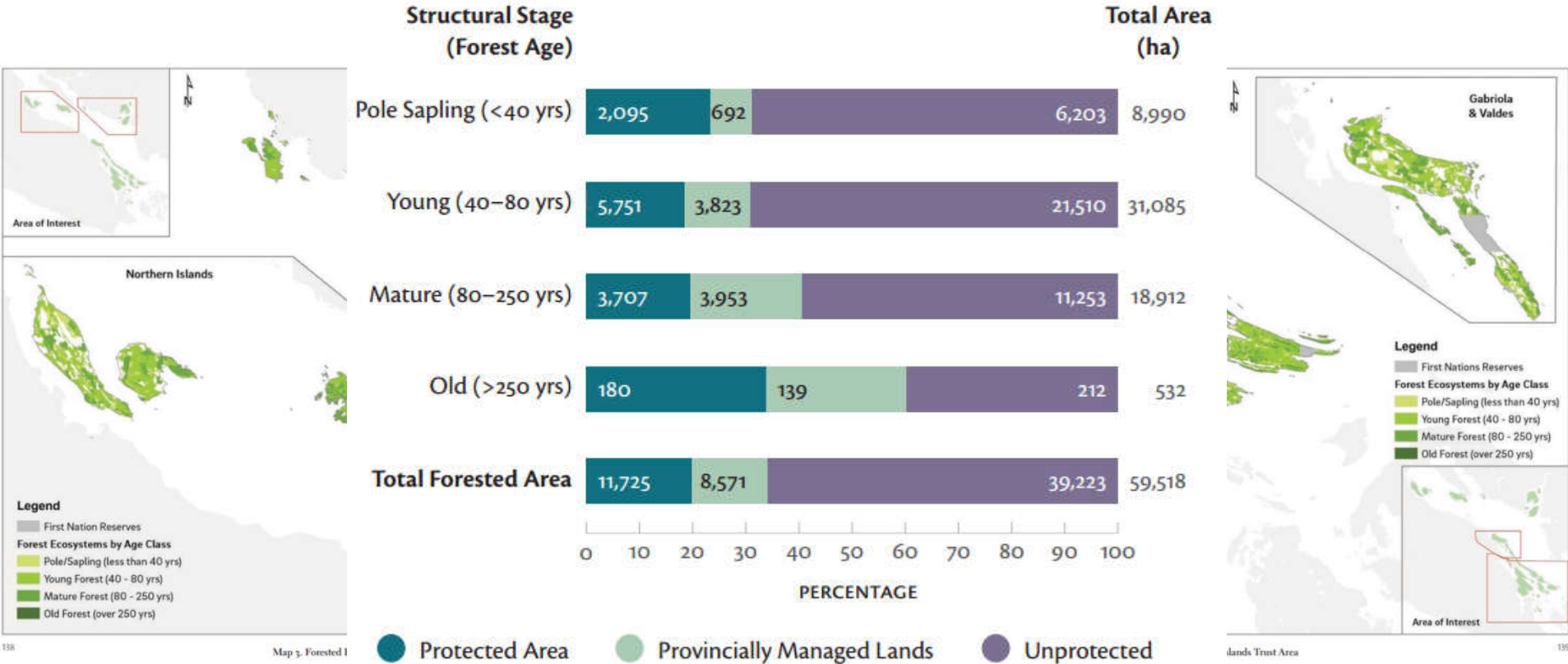
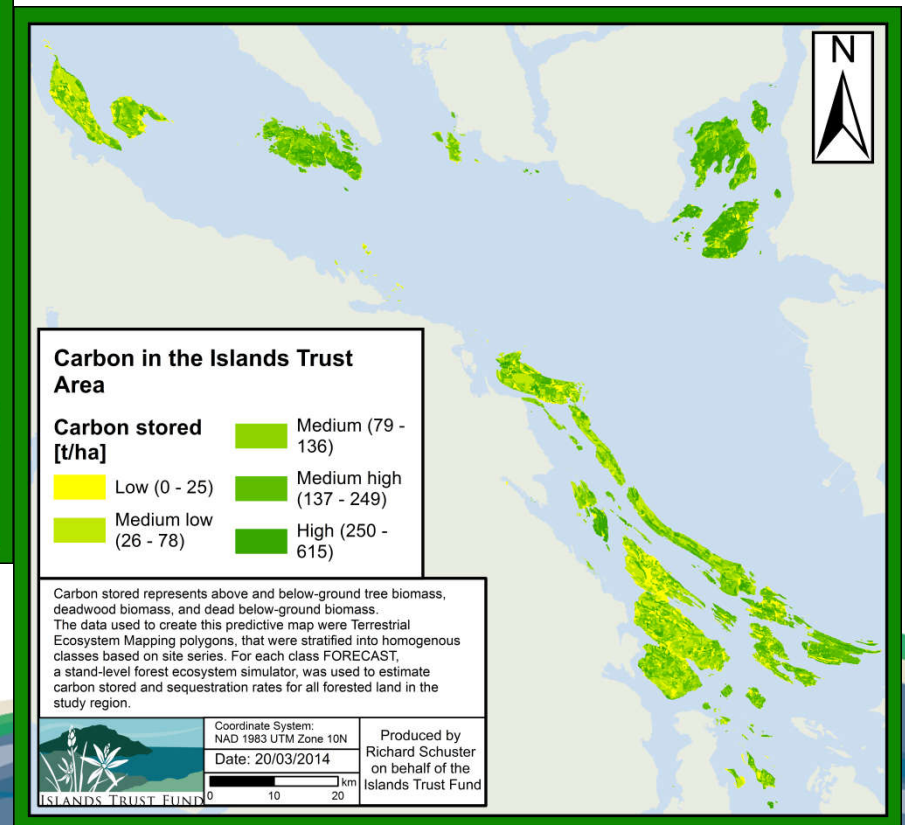
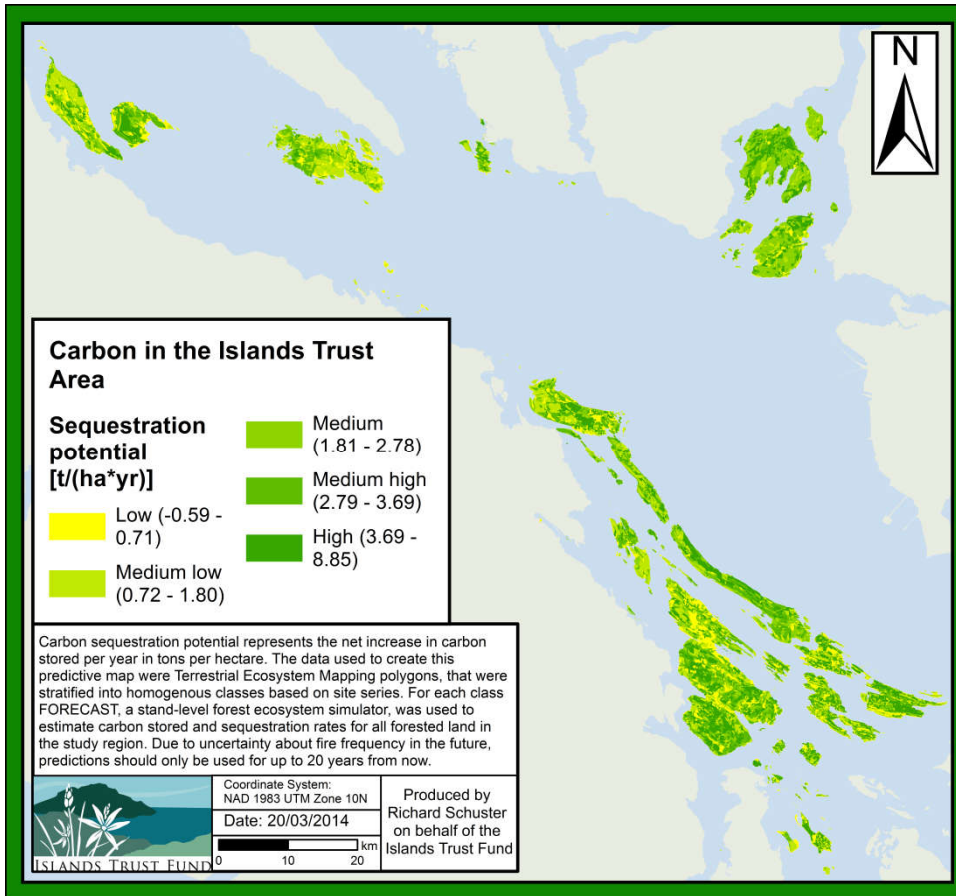
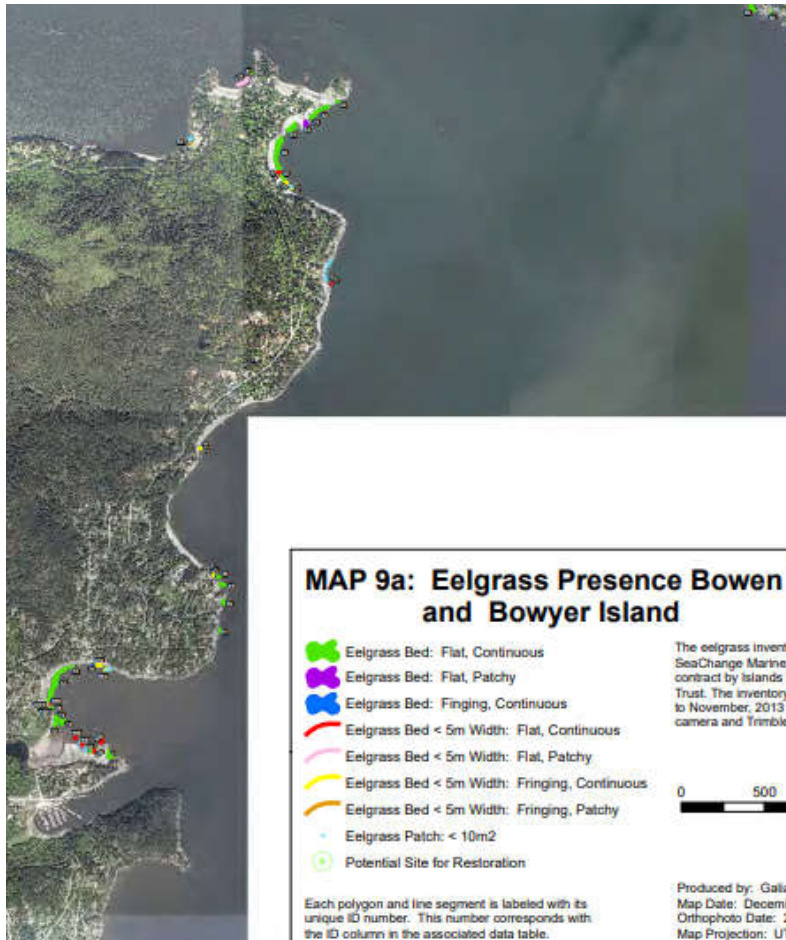


Figure 5. Structural stage (age) of forests in the Islands Trust Area by area and percent (Madrone, 2017).

CARBON



EELGRASS & FORAGE FISH



MAP 9a: Eelgrass Presence Bowen and Bowyer Island

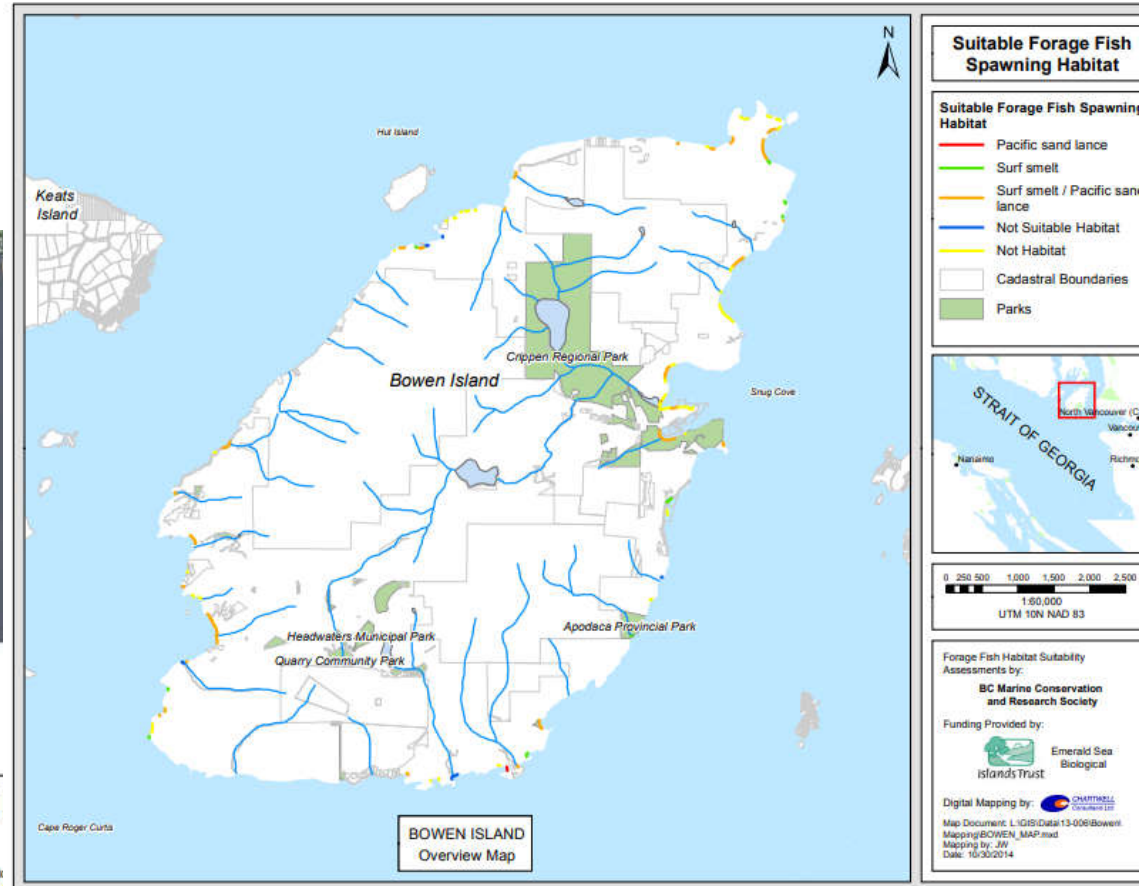
- Eelgrass Bed: Flat, Continuous
- Eelgrass Bed: Flat, Patchy
- Eelgrass Bed: Fringing, Continuous
- Eelgrass Bed < 5m Width: Flat, Continuous
- Eelgrass Bed < 5m Width: Flat, Patchy
- Eelgrass Bed < 5m Width: Fringing, Continuous
- Eelgrass Bed < 5m Width: Fringing, Patchy
- Eelgrass Patch: < 10m²
- Potential Site for Restoration

Each polygon and line segment is labeled with its unique ID number. This number corresponds with the ID column in the associated data table.

The eelgrass inventory was conducted by Islands Trust pursuant to the Islands Trust contract by Islands Trust pursuant to the Islands Trust. The inventory was conducted from July to November, 2013 using a towed underwater camera and Trimble Pathfinder Pro XR GPS.

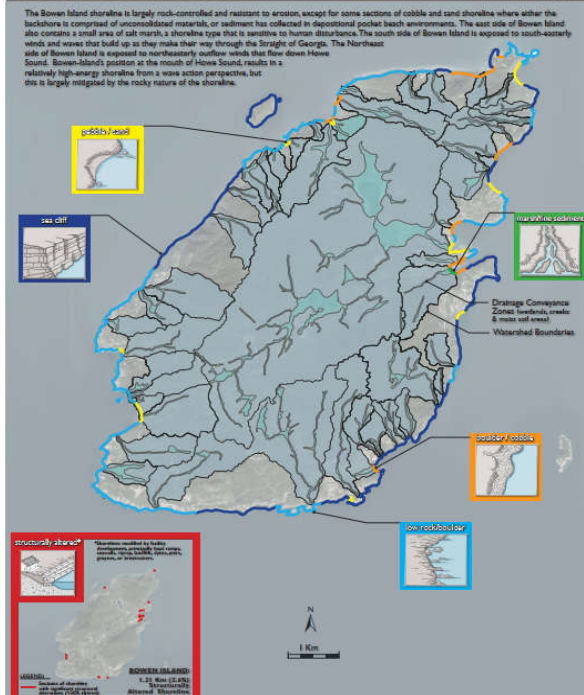
0 500 1,000 Meters

Produced by: Galiano Conservancy Assoc.
 Map Date: December 12th, 2013
 Orthophoto Date: 2011 Scale: 1 : 10,000
 Map Projection: UTM Zone 10N, NAD83

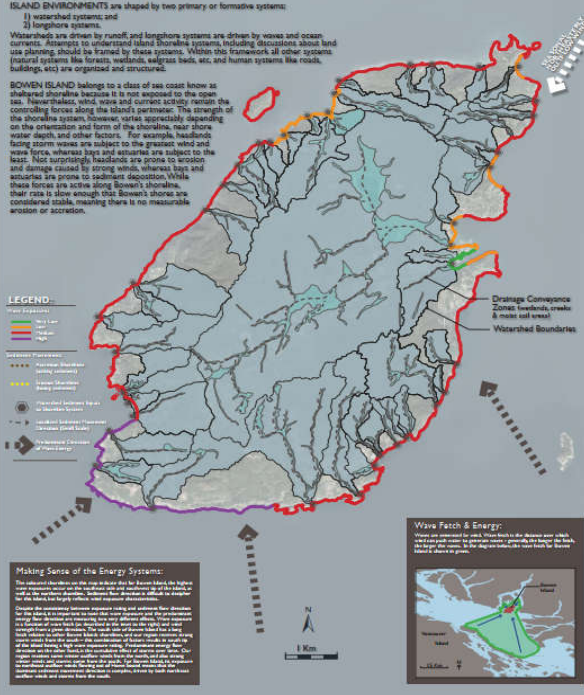


SHORELINE

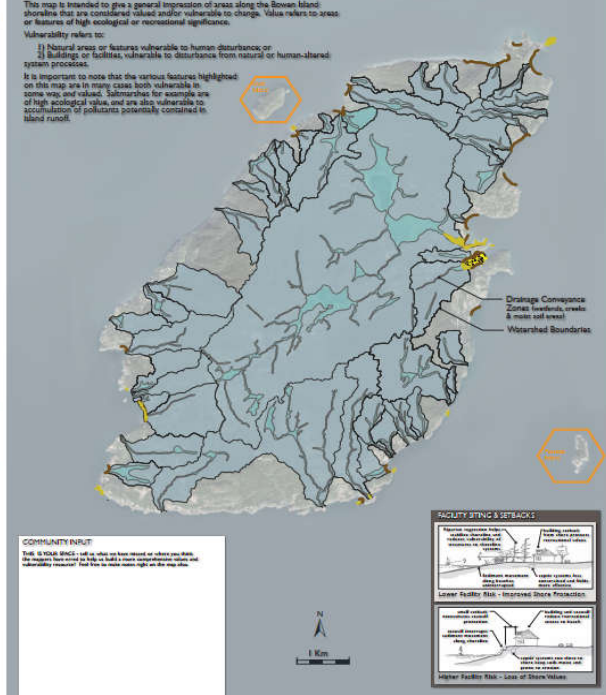
BOWEN ISLAND MAP 1 of 3: Distribution of Shoreline Types



BOWEN ISLAND MAP 2 of 3: Energy & Sediment Movement



BOWEN ISLAND MAP 3 of 3: Shoreline Values & Vulnerability



Islands Trust logo and partner logos (SPORES, Environmental Science Centre, real estate foundation) are displayed at the bottom of the maps.

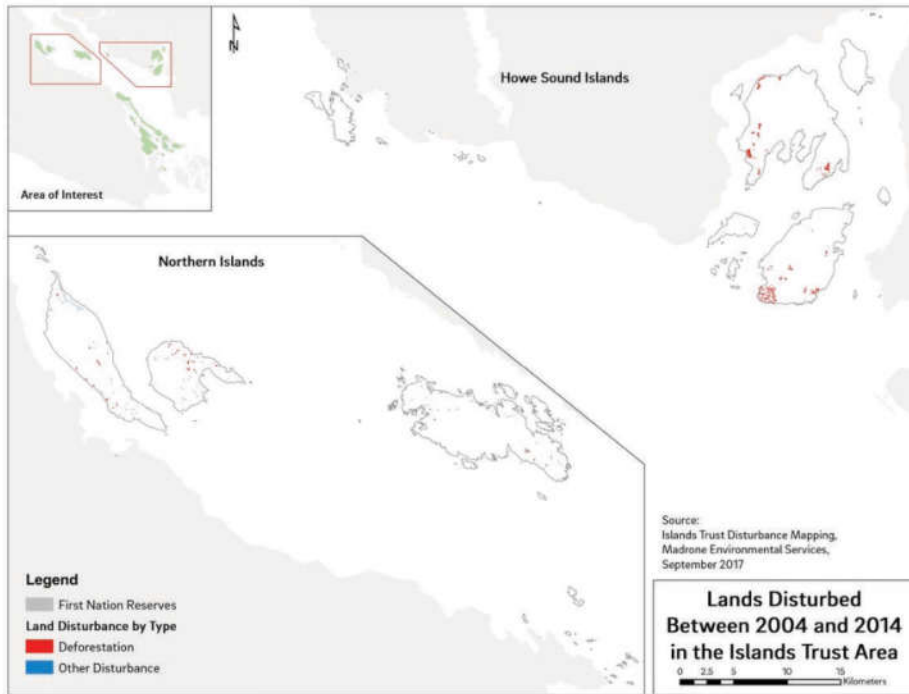
DOCKS

Trust Area	Small Docks	Small Marinas	Large Marinas	Total Docks
Bowen	94	3	1	98
Denman	3	0	0	3
Executive	6	0	0	6
Gabriola	50	5	8	63
Galiano	119	6	2	127
Gambier	328	8	5	341
Hornby	1	0	1	2
Lasqueti	14	2	1	17
Mayne	74	1	1	76
North Pender	81	17	6	104
Saturna	50	4	1	55
South Pender	12	1	1	14
Salt Spring	290	13	9	312
Thetis	52	4	1	57
Islands Trust	1174	64	37	1275

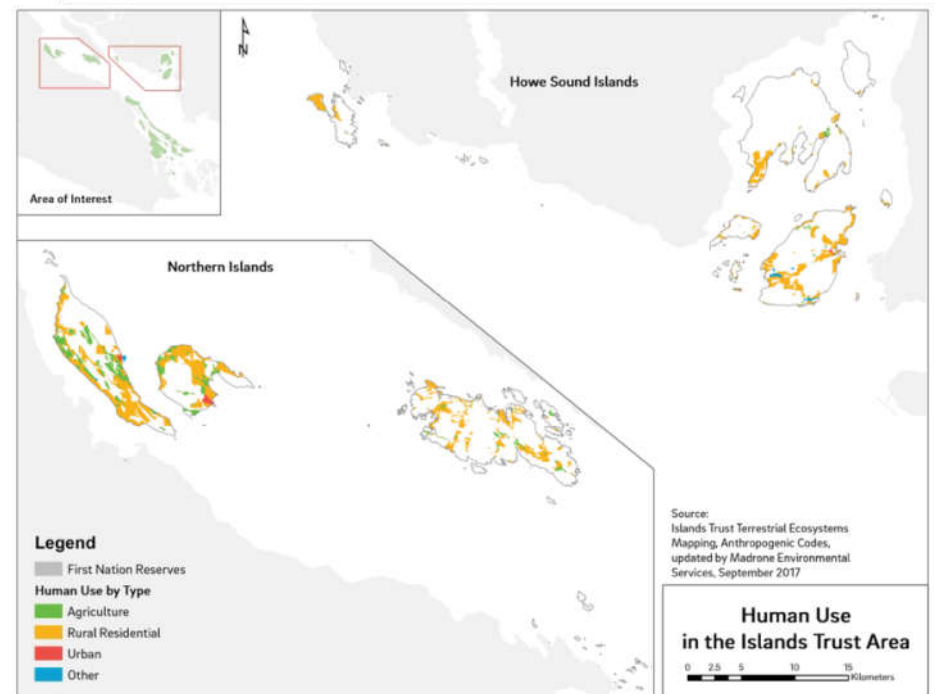
Bowen & Gambier
1:300,000



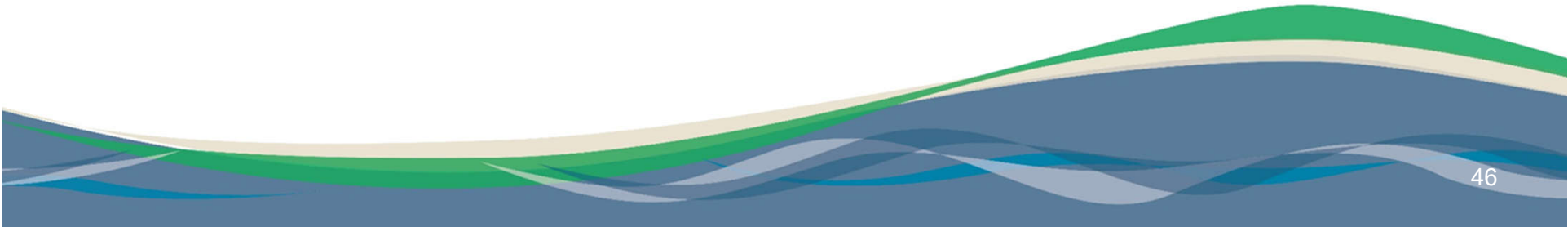
DISTURBANCE & HUMAN USE



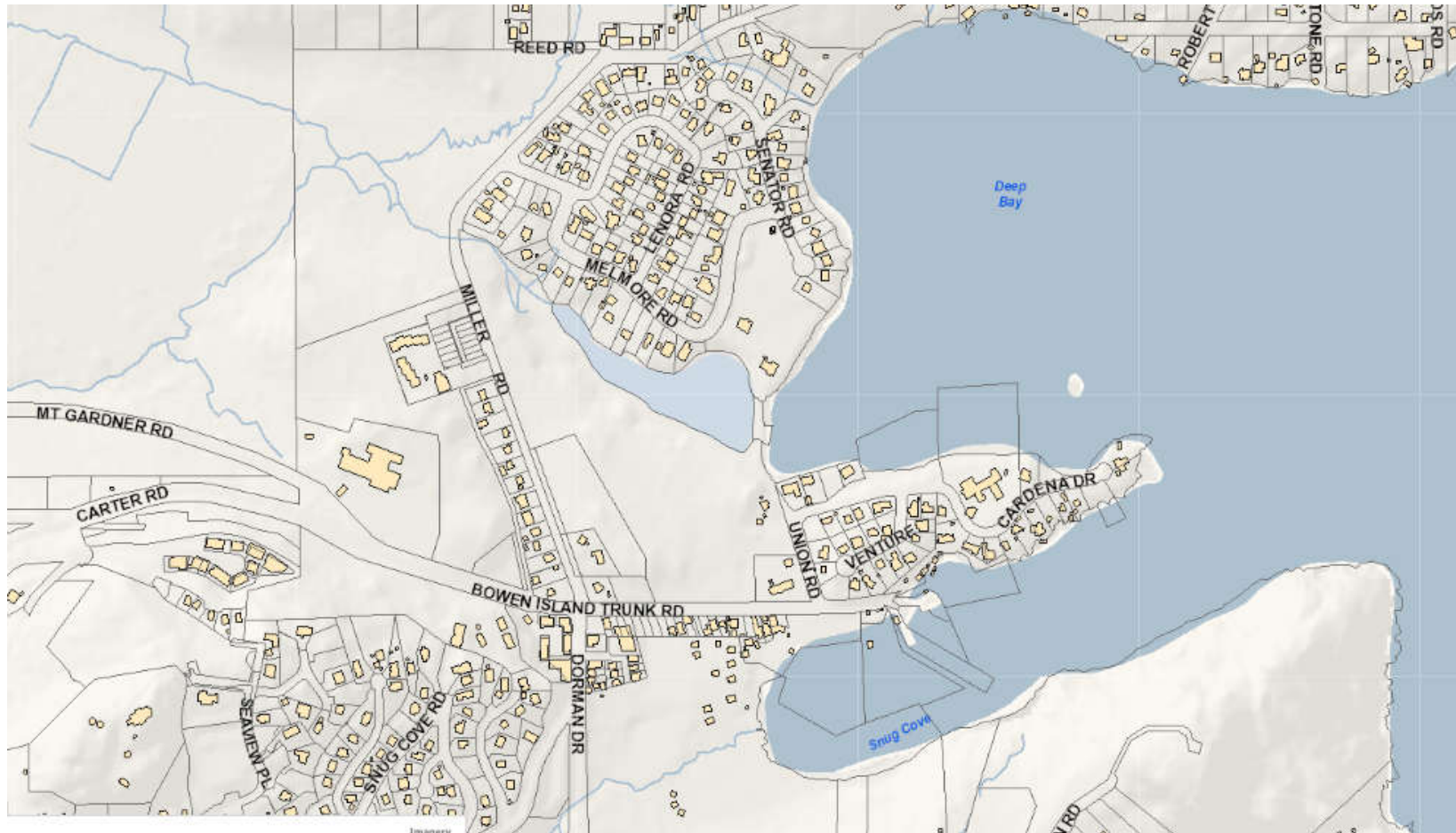
Map 5. Lands Disturbed Between 2004 and 2014 in the Islands Trust Area



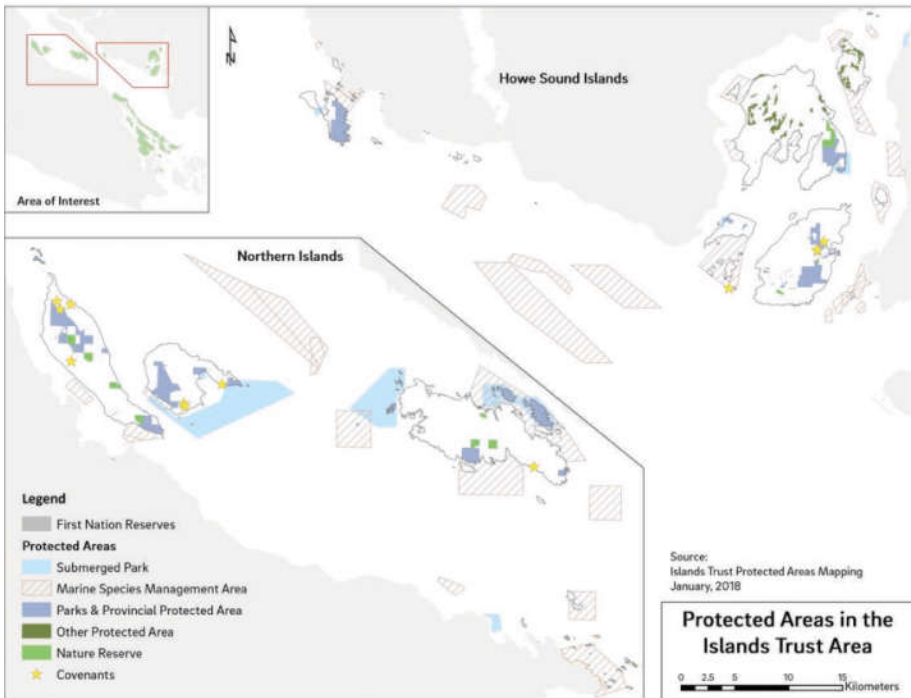
Map 4. Lands Converted to Human Use in the Islands Trust Area



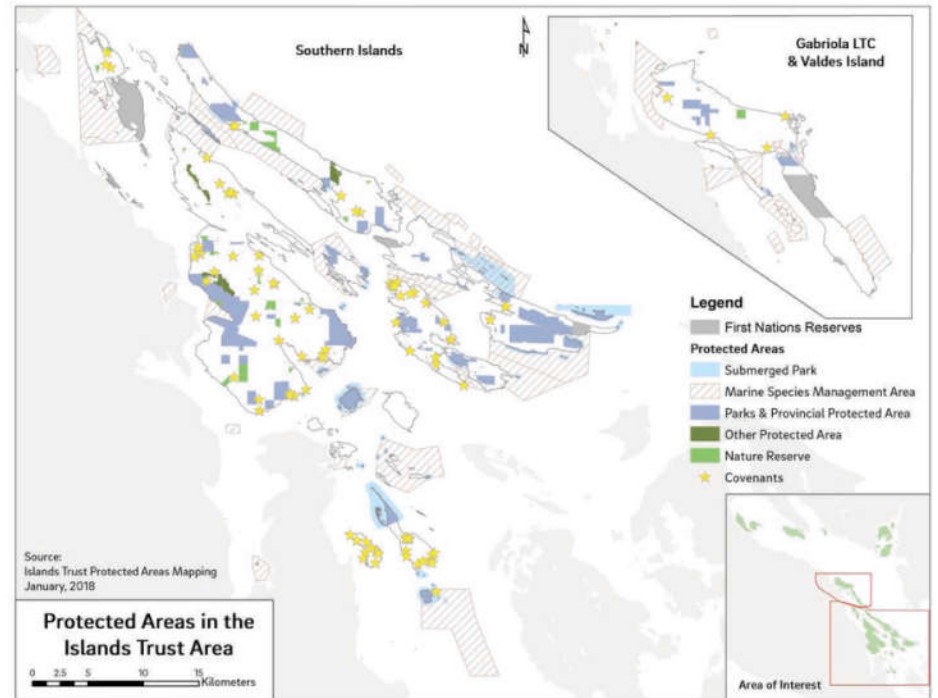
BUILDING ENVELOPE



PROTECTED AREAS



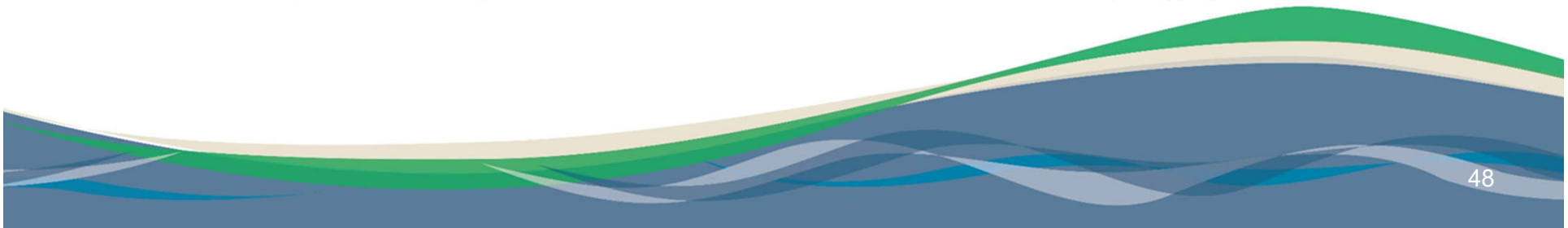
Map 1. Parks and Protected Areas in the Islands Trust Area



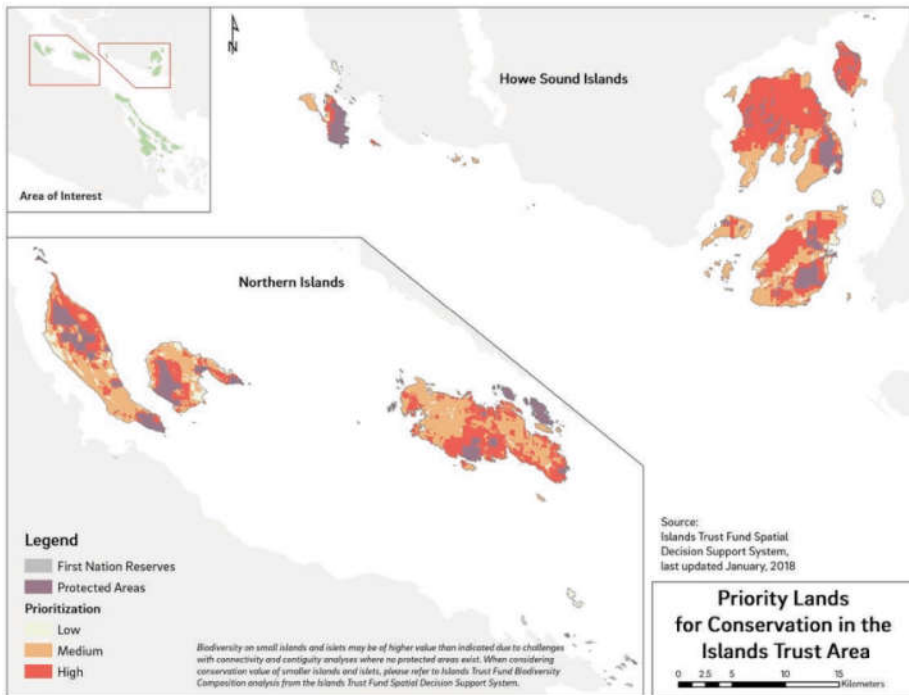
Map 1. Parks and Protected Areas in the Islands Trust Area

134

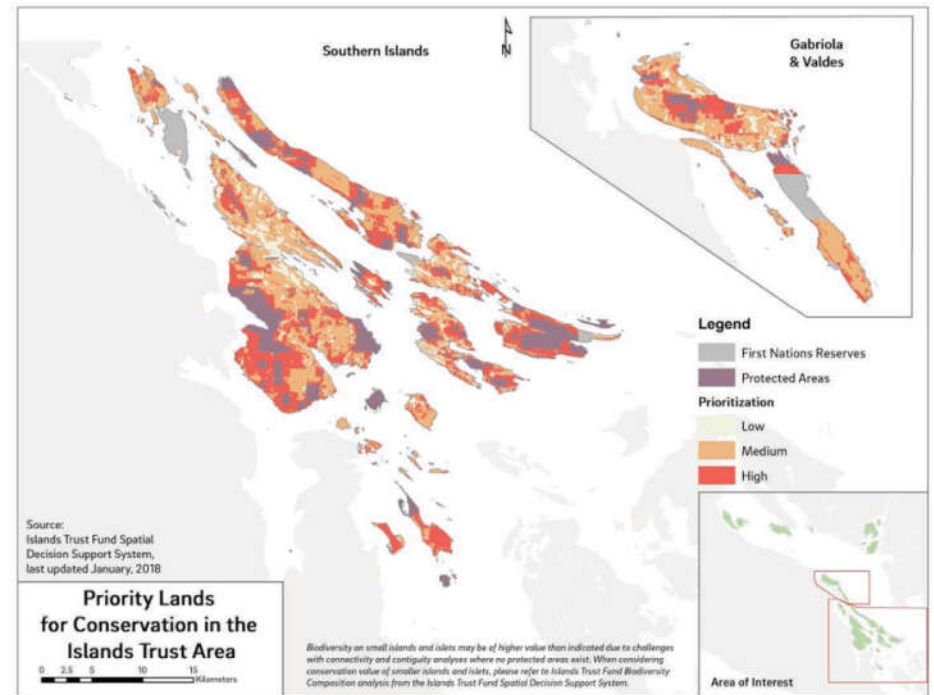
135



PRIORITY AREAS



Map 6. Priority Lands for Conservation in the Islands Trust Area



Map 6. Priority Lands for Conservation in the Islands Trust Area

144

145





ISLANDS TRUST CONSERVANCY



Mission:
**To protect special
places by
encouraging,
undertaking, and
assisting in voluntary
conservation
initiatives within
the Islands Trust
Area.**



A Conservancy
for Canada's Islands
in the Salish Sea



Islands Trust Conservancy Members



Three elected trustees

- Two elected by Trust Council (Trustees Fenton and Stamford)
- One elected from the Executive Committee (Trustee Fast)

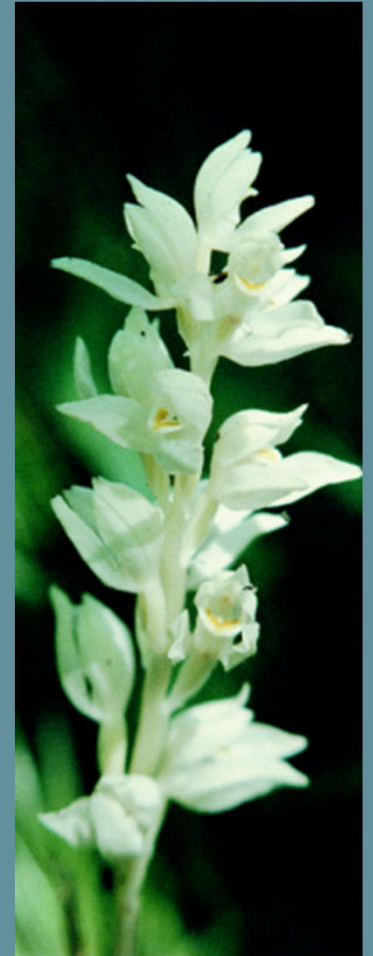
Three government-appointed trustees

- Linda Adams, Victoria/Salt Spring
- Hoops Harrison, Vancouver/Saturna
- Robin Williams, Salt Spring



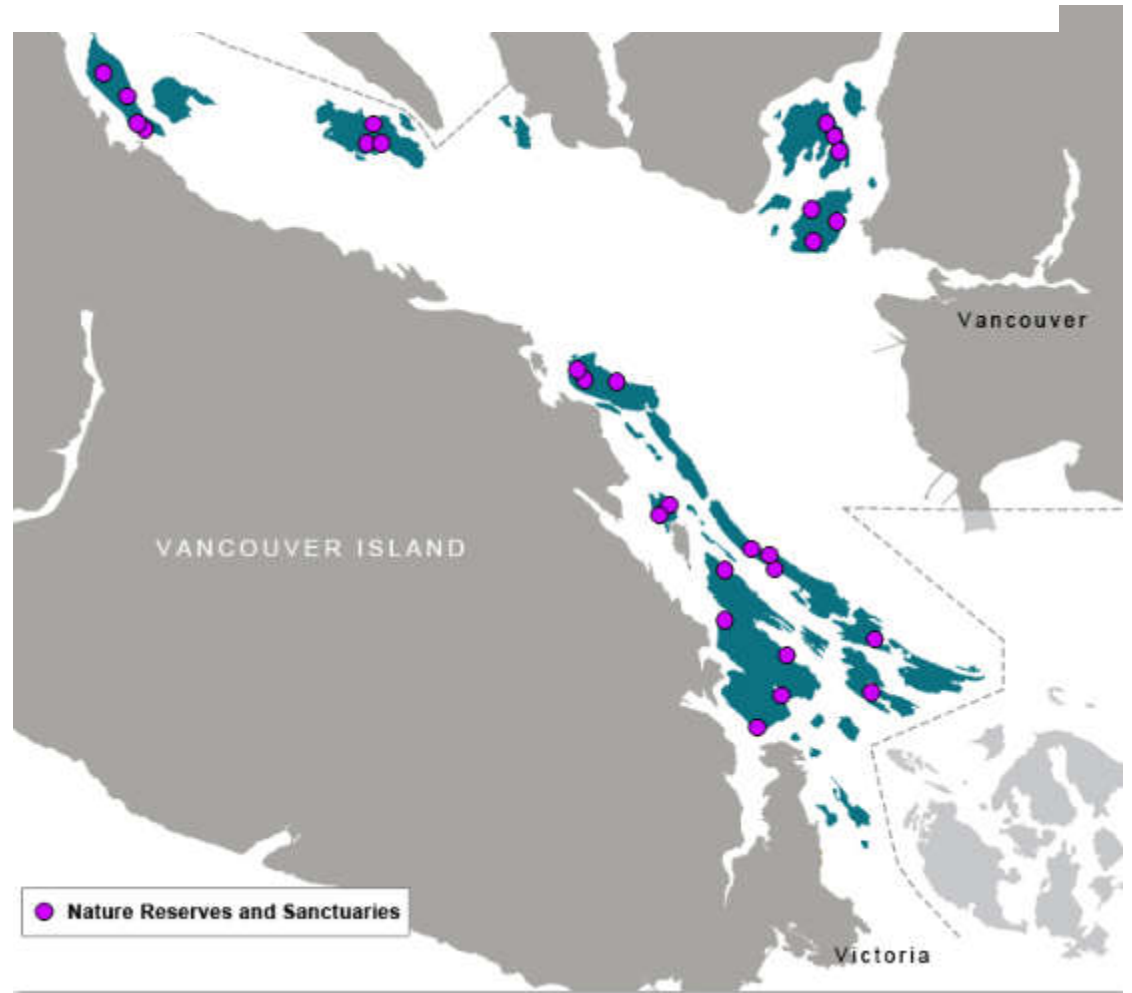
Protecting special places

- Over 65% privately owned
- High species richness and species and ecosystems at risk
- Fragmentation of habitat is one of the largest threats to biodiversity
- Privately-owned land is key to preserving the ecological integrity of this region

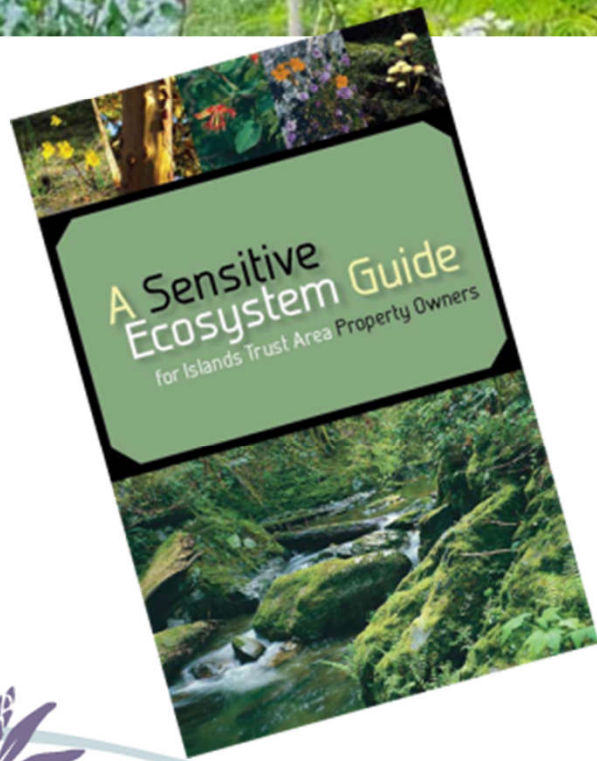


Protected Places

- 29 Nature Reserves, 658 ha, \$16,417,000
- 76 Covenants, 634 ha



Private land stewardship



Ways to Protect your Land: Caring for Natural Features

Print

You are here: [Home](#) > [Our Initiatives](#) > [Protecting Private Land](#) > [Caring for Natural Features on your Land](#)

You are your land's greatest advocate. By living on your land, you interact daily with the native plants and animals that seek sanctuary on your property. There are many ways you can care for those natural features. Only you can set stewardship in motion.



Care for Sensitive Ecosystems and Endangered Species

Canada's islands in the Salish Sea hold a rich diversity of ecosystems - some of the most endangered in British Columbia. As a property owner, you can learn to recognize these sensitive ecosystems and take simple steps to ensure fragile plants survive and thrive in the future. [Learn more](#)



Garden with Native Species

Critical habitat is destroyed when we subdivide lots, develop houses, and expand our footprint on our surrounding landscape. You can reverse that destruction. Restore and enhance wildlife habitat and sensitive ecosystems in your outdoor living spaces with native species. [Learn more](#)



Conserve Scarce Water - Rainwater Harvesting

Fresh water is scarce in the islands. And with most climate models predicting hotter, drier summers in southwestern B.C., we need to start getting creative with how we're going to meet our water needs without compromising the needs of nature. The Islands Trust Fund has installed a rainwater harvesting system on one of our nature reserves, reducing our impact on the neighbourhood's water resources. Let us show you how you can do the same. [Learn more](#)

Our Initiatives

- Protecting Private Land
 - Nature Reserves
 - Conservation Covenants
 - NAPTEP
 - Caring for Natural Features on your Land

Protecting Crown Land

Supporting Island Land Trusts

Ecosystem Mapping

Conservation Planning

Caring for our Shorelines



Conservation covenants

- Restrictions on use of land
- Registered on land title
- Intended to maintain land in natural state



- ITC often partners with local conservancy to hold covenant
- Monitor annually



NAPTEP – Bowen 2015

- Natural Area Protection Tax Exemption Program
- Unique to Islands Trust
- Property tax incentive for registration of a covenant protecting specific eligible features
- 25 covenants protecting 97 hectares



Islands Trust Conservancy on Bowen

Covenanted Properties

- McIntyre
- Terminal Creek North & South



Nature reserves



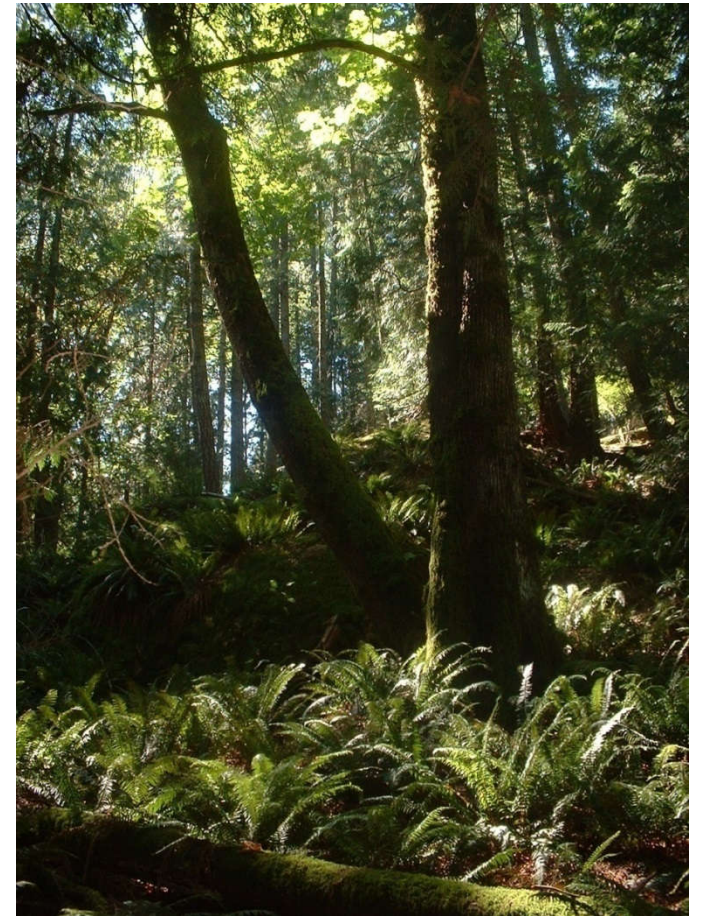
- Islands Trust Conservancy currently has 29 nature reserves, a total of 658 hectares
- Many were the result of generous land donations (through fee simple transfer, bequest or subdivision)
- Properties are monitored annually and maintained through active property management (e.g. invasive species removal, tree planting and protection)



Islands Trust Conservancy on Bowen



Singing
Woods
Nature
Reserve



David Otter Nature
Reserve

Fairy Fen
Nature
Reserve



Opportunity Fund

- Hard to fundraise costs of conservation
- \$76,700 awarded over 10 years



St. John Point, Mayne Island (Photo: Mayne Island Conservancy Society)





ISLANDS TRUST CONSERVANCY JANUARY 30, 2018

REGIONAL CONSERVATION PLAN 2018 – 2027



Engagement & Coordination



Goals for the Next 10 Years

1. Identify, investigate and communicate about important natural areas to generate action on conservation priorities
2. Strengthen relationships with First Nations to identify and collaborate on shared conservation goals
3. Continue to secure and manage Trust Fund Board lands and conservation covenants to maximize ecological integrity
4. Continue to build internal and shared organizational strength and resilience to ensure long-term nature conservation in the Islands Trust Area



Keeping up with ITC

- Visit our website
- Subscribe to our e-newsletter
- You can also follow us on Facebook and Twitter



The screenshot shows the Islands Trust Conservancy website. At the top right, a green button says "Sign up for the latest news", with a green arrow pointing to it. Below the navigation bar, there is a featured article titled "Introducing! The Islands Trust Conservancy" featuring Minister Selina Robinson and Islands Trust Chair Peter Luckham. Below this are four interactive buttons: "I am an Islander", "I am a Visitor", "I am a Local Conservancy", and "I am a Local Government". At the bottom, a "CONTACT US" section includes links for Feedback, Facebook, and Twitter, with a green arrow pointing to it. Other sections include "ABOUT US For Media", "GET INVOLVED", and "GIVE". Logos for "Islands Trust" and "MapIT" are visible in the footer.

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Municipal Contribution

Topics

- Relevant Literature
- Municipal Requisition Principles
- Proposed 2019/20 BIM Requisition
- Influencing Factors

Legislation

Islands Trust Act

- section 47 (2) (b)

“On or before April 25 in each year, the minister may deliver requisitions [...] (b) to each municipality in the trust area in relation to

*(i) the cost of operations of the **trust council and the executive committee**, except the operations of the executive committee acting as a local trust committee under section 23 (5), and*

*(ii) the cost of administrative operations of the **Islands Trust Conservancy**.”*

- section 47 (6)

*“The amount that is to be recovered by means of requisitions under subsections (2) (a) (i) and (2) (b) must be apportioned between the municipalities and the local trust areas **on the basis of the converted value of land and improvements in the trust area**.”*

Policy

Islands Trust Policy 7.2.6

- Municipal Tax Requisition Calculation
- Adopted in 2004 to codify the principles outlined in the Act + provide clarity around the calculation of the requisition
- Reviewed and amended in 2012 to reflect changes in Islands Trust accounting software
- Reviewed and amended in 2018 to reflect a change in how budgeted non-cash amortization expense would be treated
- Direction from Financial Planning Committee to review Policy 7.2.6 again with the concept of ‘fairness’ in mind
- Changes are reviewed by BIM under referral processes

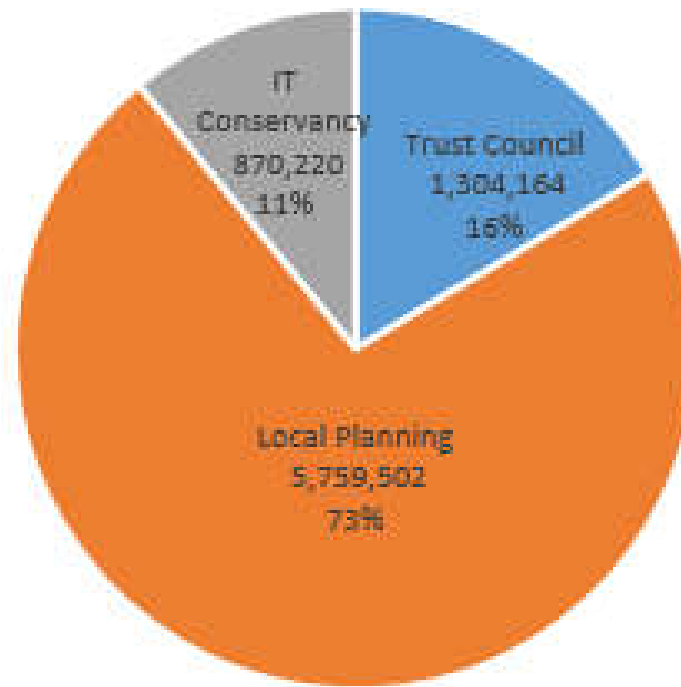
Principles

Contributes to:

- All Trust Council expenses (exclusions apply);
 - Trust Area Services
 - Executive Committee (except as LTC)
- All Islands Trust Conservancy expenses;
- % of Administration expenses
 - Based on % of budget that TC +ITC comprise
 - ie: if TC+ ITC are 25% of the overall budget, contribute to 25% of admin costs

Does not contribute to any Local Planning Services expenses.

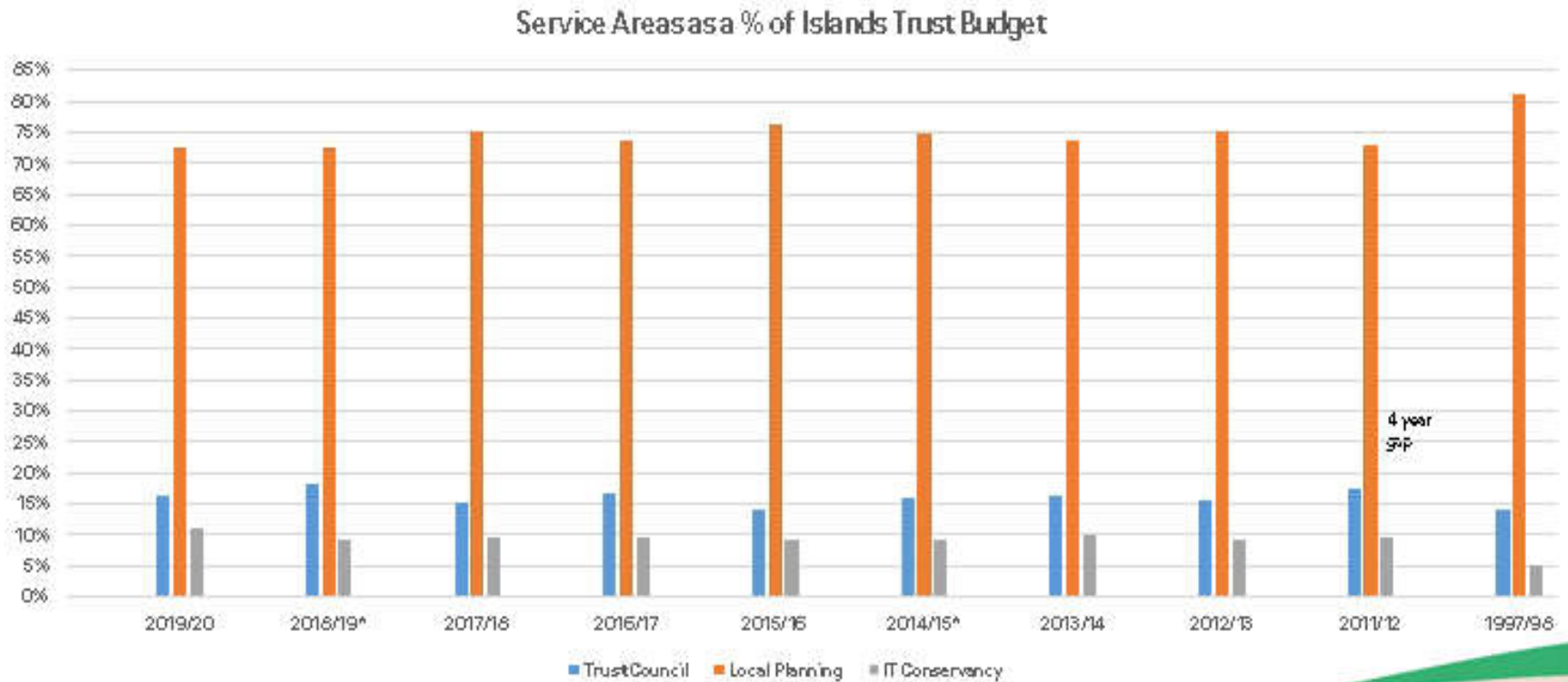
Islands Trust Proposed 2019/20 Budget



■ Trust Council ■ Local Planning ■ IT Conservancy

Figures include administration allocations

Service Areas Breakdown



	<u>1998 vs. 2020</u>
Local Planning:	81% vs. 73%
Trust Council:	14% vs. 16%
IT Conservancy:	5% vs. 11%

Factors Influencing the BIM Levy

- Trust Council expenses
 - Trust Area Services
 - Executive Committee
- Islands Trust Conservancy expenses
- Administration expenses related to TC + ITC
- Service Area proportions within Islands Trust Budget
- Net Converted Assessments
- Other Revenue Sources
 - Transfers from Surplus (credits to BIM)
 - Provincial Grant revenues
 - Grant income (Non-LTC)
 - Investment Income

Proposed 2019/20 BIM Requisition

- \$329,635
- Increased 12% from prior year (\$35,700)
- Factors:
 - Trust Council increased \$69,000 x 18.7% BIM = + \$13,000
 - Trust Conservancy increased \$105,000 x 18.7% = + \$20,000
 - Administration decreased \$136,000 + increase in admin rate 2.2% = - \$1,000
 - Converted Assessment Values no change from 18.7%
 - Transfers from Surplus Funds decreased \$480,000 = + \$5,000

Islands Trust Financial Plan History

AREA	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	5 YEAR CHANGE
Trust Council Expenditures*	1,044,137	975,480	886,021	910,214	805,445	911,788	
<i>Change YOY \$</i>	68,657	89,460	(24,194)	104,769	(106,342)		132,350
<i>Change YOY %</i>	7%	10%	-3%	13%	-12%		15%
Islands Trust Conservancy Expenditures	662,518	557,417	553,683	529,270	524,091	526,159	
<i>Change YOY \$</i>	105,100	3,734	24,414	5,178	(2,068)		136,358
<i>Change YOY %</i>	19%	1%	5%	1%	0%		26%
Administrative Expenses	1,883,607	2,019,588	1,937,734	1,869,695	1,871,725	1,734,169	
<i>Change YOY \$</i>	(135,981)	81,854	68,039	(2,030)	137,556		149,438
<i>Change YOY %</i>	-7%	4%	4%	0%	8%		9%
Revenues from Surplus Funds	249,000	605,000	560,000	318,257	278,226	268,620	
Admin Pool Rate	28.5%	26.3%	24.7%	26.2%	24.7%	26.7%	1.8%
BIM property values as % of Trust	18.7%	18.7%	18.7%	16.2%	15.7%	14.5%	4.1%

*adjusted for elections expense



Questions?