Trust Fund Board
Regular Meeting Agenda

Date:	Tuesday, April 4, 2017
Time:	10:00 am - 2:00 pm
Location:	Islands Trust Victoria Boardroom
	200-1627 Fort Street, Victoria, BC

6.3 Correspondence

6.4 Updates for Information

7. NEW BUSINESS

8. NEXT MEETING

The next meeting is scheduled for May 30, 2017 at 10:00 am.

9. ADJOURNMENT

Trust Fund Board
Minutes of Regular Meeting

Date: Tuesday, February 7, 2017
Time: 10:00 am
Location: Islands Trust Victoria Boardroom
200-1627 Fort Street, Victoria, BC

Board Members Present
Tony Law, Chair (by teleconference)
Ronald Bertrand(by teleconference)
Kate-Louise Stamford (by teleconference)
Susan Morrison
Hoops Harrison
Robin Williams (by teleconference)

Staff Present
Jennifer Eliason, Islands Trust Fund Manager
Kate Emmings, Ecosystem Protection Specialist
Nuala Murphy, Property Management Specialist
Corlynn Strachan, Administrative Assistant
Clare Frater, Director Trust Area Services, joined the meeting at 10:27 am
Russ Hotsenpiller, Chief Administrative Officer, joined the meeting at 12:05 pm and departed the meeting at 1:16 pm

1. CALL TO ORDER

The ITF Manager called the meeting to order at 10:00 am, acknowledged that the meeting was being held in Coast Salish First Nations territory, and initiated introductions.

1.1 Election of Trust Fund Board Chair

Trustee Law was elected by acclamation as Trust Fund Board Chair.

1.2 Resolution for Teleconference Meeting Attendance

TFB-2017-001
It was MOVED and SECONDED,
that the Trust Fund Board waive the restriction in 10.1 (b) of the Trust Fund Board Meeting Procedures Bylaw, allowing four members to attend the February 7, 2017 meeting by teleconference.

2. APPROVAL OF AGENDA

The following additions/changes to the agenda were presented for consideration:

- Added Item 1.2 Resolution for Teleconference Meeting Attendance
- Added Item 7.1 Financial Planning Committee Appointment under New Business

- Defer Item 6.2.2 First Nations in the Islands Trust Area – Presentation/Discussion to the April 4, 2017 Trust Fund Board meeting

By general consent, the agenda was approved as amended.

3. CLOSED MEETING

TFB-2017-002
It was MOVED and SECONDED,
that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, section 90 1 (e) the acquisition, disposition or expropriation of land or improvements, if the board considers that disclosure could reasonably be expected to harm the interests of the Trust Fund Board; and (k) negotiations and related discussions respecting the proposed provision of a service that are at their preliminary stages and that, in the view of the board, could reasonably be expected to harm the interests of the Trust Fund Board if they were held in public; and that Jennifer Eliason, Kate Emmings, Nuala Murphy, and Corlynn Strachan be invited to remain in the meeting.

CARRIED

4. RISE AND REPORT

The Trust Fund Board reported on the following items:

- The Trust Fund Board approved the TFB Land Securement Strategy 2017-2027 with amendments.
- The Trust Fund Board authorized Trustee Morrison to sign a covenant on Isabella Point, Salt Spring Island.
- The Trust Fund Board directed Trustee Morrison to sign the closing documents to purchase Moore Hill on Thetis Island.
- The Trust Fund Board directed the Chair to sign a covenant with the Cowichan Community Land Trust over Moore Hill, Thetis Island, once the land is successfully transferred.
- The Trust Fund Board will consult the Thetis Island Nature Conservancy (ThINC) during the development of a management plan for the nature reserve on Moore Hill.

5. MINUTES/COORDINATION

5.1 Minutes of Meetings/Resolutions without Meetings

5.1.1 Approval of the November 22, 2016 TFB Regular Meeting Minutes

By general consent, the Trust Fund Board meeting minutes of November 22, 2016 were adopted.

5.2 Follow-up Action List

The Islands Trust Fund Manager provided an update on each of the items in the Follow-up Action List.

6. BUSINESS

6.1 Items for Approval

6.1.1 Project Charter: Regional Conservation Plan
Board members discussed objectives met/not met on the previous Regional Conservation Plan, connecting with Trustees at Local Trust Committee (LTC) by briefing of LTC Chairs at an Executive Committee meeting, and expressed concern about the timeline and staff capacity.

Board members requested changes to the Draft RCP Charter document:

- Objective: add "and conservancy partners" to bullet 4
- In-Scope: add Bowen Island Municipality to bullet 5 and under First Nations bullet 6 change "consideration of" to "seek and consider"

TFB-2017-003
It was MOVED and SECONDED,
that the Trust Fund Board approve the amended project charter for development of the 2018-2028 Regional Conservation Plan**.**

CARRIED

6.2 Items for Discussion/Direction

6.2.1 Trust Council Resolution Regarding Provincial Funding for TFB

The ITF Manager briefed Board members on a recent resolution of Trust Council adding an activity to the 2014-2018 Strategic Plan which tasks the Executive Committee with reviewing the Islands Trust Act, and considering a request for legislative change to address a number of issues. One of the issues highlighted was the lack of provincial funding provided to the Trust Fund Board.

Board members discussed the resolution and outline provided to Trust Council, timing of a potential request for legislative change, and recommended this as a topic for discussion at the Trust Fund Board liaison meeting with the Executive Committee scheduled for July 18th. Trustee Morrison noted the discussion, and will report to the Executive Committee.

6.2.2 First Nations in the Islands Trust Area – Presentation/Discussion

Board members deferred this item to the April 4, 2017 TFB meeting.

6.3 Correspondence

6.3.1 Email update from the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP)

The ITF Ecosystems Protection Specialist provided an update to Board members.

6.3.2 Letter of Support for Mayne Island Conservancy

Board members reviewed the letter of support. The ITF Manager briefed Board members on the project, noted this as a significant project that fits with ITF conservation goals, and highlighted that there is a short timeline on this project.

6.4 Updates for Information

6.4.1 Public Acquisitions Report

The Trust Fund Board reviewed the Public Acquisitions Report for information.

6.4.2 Public Covenants Report

The Trust Fund Board reviewed the Public Covenants Report for information.

6.4.3 Communication and Fundraising Report

The Trust Fund Board reviewed the Communication and Fundraising Report for information.

The ITF Manager noted that staff would be developing materials to celebrate reaching 100 conservation properties. Staff welcome suggestions from Board members regarding opportunities to acknowledge this milestone in island communities.

Chair Law suggested the creation of an ITF photo presentation for Trust Council to celebrate the work of the ITF.

Board members discussed Canada 150 and opportunities to acknowledge partnerships.

6.4.4 Property Management Specialist Report

The Trust Fund Board reviewed the Property Management Specialist Report for information.

6.4.5 Budget Report

The Trust Fund Board reviewed the Budget Report for information.

7. NEW BUSINESS

7.1 Financial Planning Committee Appointment
Newly appointed Trustee Williams expressed interest in this position. Chair Law and Trustee Morrison agreed to provide details for review.

8. NEXT MEETING

The next meeting will take place on April 4, 2017 at 10:00 am.

9. ADJOURNMENT

By general consent, the meeting adjourned at 1:51 pm.

_____
Tony Law, Chair

Certified Correct:

_____
Corlynn Strachan, Recorder

ISLANDS TRUST FUND BOARD

SPECIAL VOTE ON URGENT MATTER (BC Reg. 189/92)

ISSUE TITLE: Approval of Arborist for Clam Bay Covenant, North Pender

The Trust Fund Board approved the 2015 Clam Bay Covenant which contained sections that required TFB approval of an arborist to ensure that the veteran Douglas-fir tree is not damaged and that degradation to the covenant area is minimized when the landowners install a utility corridor.

Therefore, it was Moved and Seconded:

> **That the Trust Fund Board approves the selection of Jeremy Gye, of Gye and Associates, Consultants in Urban Forestry and Arboriculture, as the arborist to provide a written report to the landowner and to the Board confirming that the proposed installation, use or maintenance of utility lines within the Clam Bay Covenant will not damage the root structure of the veteran Douglas-fir tree identified in the Baseline Report as required by Covenant CA4794004.**

THE CHAIR DECLARED THE ABOVE NOTED RESOLUTION PASSED IN ACCORDANCE WITH THE ISLANDS TRUST SPECIAL VOTING REGULATION ON THE 3rd DAY OF MARCH 2017.

RESOLUTION NUMBER: TFB-2017-004

Follow Up Action Report

Trust Fund Board

24-Sep-2010

Activity	Responsibility	Target Date	Status
Staff to work with landowners to clarify wording of Cunningham Covenant regarding vegetation removal, while maintaining conservation as a priority.	Jennifer Eliason	30-Sep-2011	On Going

26-May-2011

Activity	Responsibility	Target Date	Status
Staff to continue working with senior Islands Trust staff to find an opportunity to put forward a request to amend the Islands Trust Act to create the Islands Trust Conservancy.	Jennifer Eliason	30-Jun-2017	On Going

31-Mar-2015

Activity	Responsibility	Target Date	Status
Staff to prepare possible revisions to the Trust Council Procedure 2.1.xxi Administration of the Crown Land Acquisition Initiative.	Jennifer Eliason	31-Dec-2016	On Going

20-Jul-2015

Activity	Responsibility	Target Date	Status
Staff to consider referencing the CDFCP Conservation Strategy in the next Regional Conservation Plan.	Kate Emmings	01-Dec-2017	On Going

28-Sep-2015

Activity	Responsibility	Target Date	Status

Follow Up Action Report

Seek injunction by submitting a Notice of Application re TFB-IC-2015-043	Jennifer Eliason Nuala Murphy	31-Dec-2015	On Going

19-Sep-2016

Activity	Responsibility	Target Date	Status
Staff to proceed with purchase of 21-hectare property on Thetis Island.	Jennifer Eliason	31-Dec-2016	Done
Staff to develop short slide show for use of staff and board to highlight 100 conservation properties	Crystal Oberg	22-Nov-2016	Done

22-Nov-2016

Activity	Responsibility	Target Date	Status
Chair Law to write to both the Minister of Environment and the Minister of Forests, Lands and Natural Resource Operations seeking funding to complete the purchase of Fairyslipper Forest, Thetis Island.	Jennifer Eliason Tony Law	07-Feb-2017	On Going

07-Feb-2017

Activity	Responsibility	Target Date	Status
The Trust Fund Board will sign a covenant with the Cowichan Community Land Trust, over the nature reserve protected on Thetis Island, subject to: 1. Successful transfer of the Land; and, 2. The completion of a Baseline Inventory Report that is satisfactory to the Islands Trust Fund Manager.	Jennifer Eliason Kate Emmings	31-Mar-2017	Done
The Trust Fund Board will consult the Thetis Island Nature Conservancy (ThINC) during the development of a management plan for the nature reserve on Moore Hill.	Nuala Murphy Jennifer Eliason	31-Mar-2017	On Going
Staff to edit the draft Property Management Strategy and resubmit it to the TFB for approval at its April 2017 meeting.	Nuala Murphy	04-Apr-2017	Done

ISLANDS TRUST FUND

TRUST FUND BOARD
REQUEST FOR DECISION

DATE: March 21, 2017

TO: Trust Fund Board **BOARD MEETING DATE: April 4, 2017**

SUBJECT: **Kwel Nature Reserve Management Plan, Lasqueti Island**

RECOMMENDATION:

That the Trust Fund Board approve the 2017 Kwel Nature Reserve Management Plan.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: This management plan will guide the management of this property and assist staff in budgeting property management funds.

FINANCIAL: The property management budget is allocated each year depending on available funds and the work that is most needed, balanced between all TFB properties. Historically this nature reserve has required very little funds, due to limited public access.

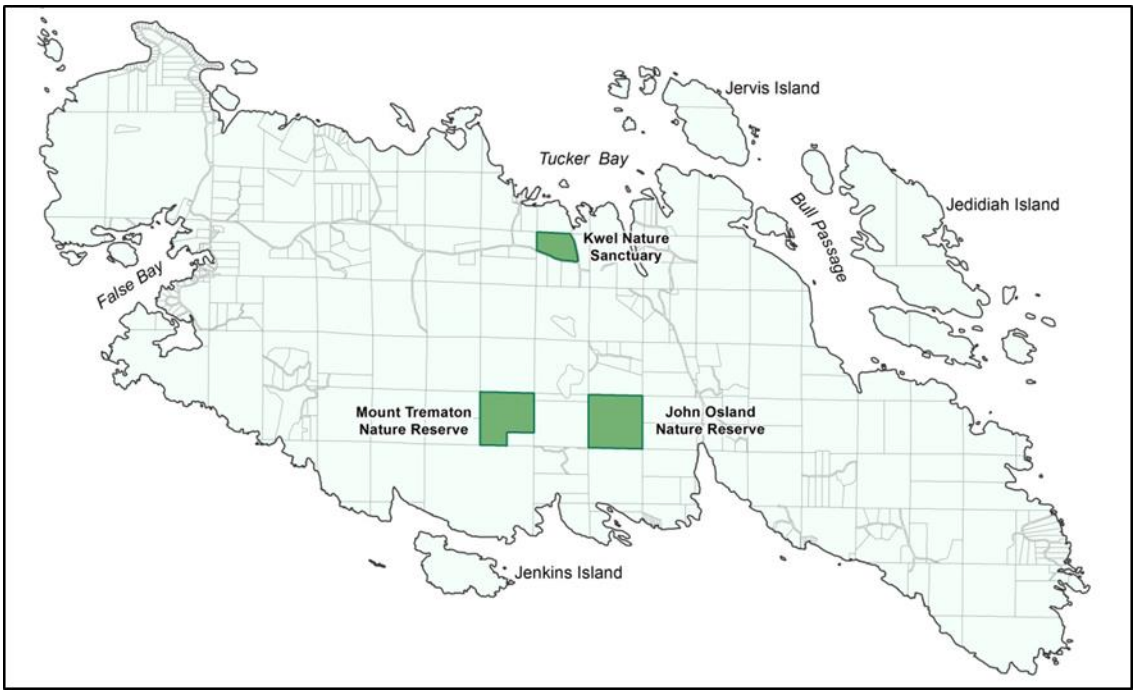
POLICY: Consistent with policy.

IMPLEMENTATION/COMMUNICATIONS: Staff will provide the final version of the management plan to the covenant holders, Nanaimo and Area Land Trust and TLC The Land Conservancy, for their final approval. The Lasqueti Island Nature Conservancy, an invested local land trust partner who does management work on the reserve, will also be provided with the plan. The TFB's property monitors will be provided with the plan and it will be posted to the ITF website.

BACKGROUND

The Kwel Nature Reserve is a 21.6 hectares (53.4 acres) area on the north end of Lasqueti Island overlooking Tucker Bay. The Trust Fund Board have managed the property since it was donated in 1997 and this is the first revision of the management plan. A Section 219 Conservation Covenant and Section 218 Statutory Right of Way in favour of TLC The Land Conservancy of British Columbia and Nanaimo and Area Land

Trust (NALT) were registered on the reserve in 2001. The Lasqueti Island Nature Conservancy (LINC) was not formed at the time of the covenant registration, but they have taken an active role as on-island group in managing this protected area.



Islands Trust Fund policy (TFB 2.3) indicates that "The Board will prepare and approve a management plan for each property it acquires as a Nature Reserve. The Board will approve a management plan for its properties within one year of acquisition, and will update each management plan approximately every 10 years". Islands Trust Fund management plans:

- Provide general and descriptive information on the property, including location,
- history, and land use;
- Set out the conservation goals and objectives for the property;
- Identify the property's ecological and/or cultural values and features;
- Describe the management issues associated with the property; and,
- Provide short, medium and long-term management recommendations (action
- items or tasks) on issues such as: invasive species management; species at risk
- protection; public access and safety; educational and research opportunities; and
- signage needs.

The Kwel Nature Reserve Management Plan was completed by a local forester on Lasqueti Island, Doug Hopwood, who completed the first management plan in 1999 and has completed the annual monitoring of the property since it was donated in 1997.

The management plan will continue to take into consideration new findings in species and management techniques over the course of the lifetime of the plan. The plan has been reviewed by NALT, TLC and LINC and will go to their Board of Directors for review and final approval once approved by the TFB.

The reserve is habitat to two known provincially-listed Species at Risk, blue-listed Northern Red-legged Frog (*Rana aurora*) and Western Toad (*Anaxyrus boreas*). An amazing twelve distinct vegetation types were delineated within the reserve including eight provincially red-listed rare plant communities found and one blue listed community.

The Islands Trust Fund objectives for the management of Kwel Nature Reserve are to:

- to protect the natural character of the property and provide a place for quiet contemplation and nature appreciation;
- to protect the natural ecological, scenic, and human restorative values of the property;
- to allow natural ecological processes to function without human interference, except processes such as large-scale wildfire that may cause significant threat to ecosystem values or human life or property;
- to ensure that permitted uses will not significantly impair the natural condition of the land or interfere with natural processes on the land; and
- to allow minimal impact, non-consumptive human use of the property related to contemplation and nature appreciation and nature study.

Public access to the Kwel Nature Reserve for low-impact use is acceptable but not promoted or encouraged. The following activities by the public are prohibited:

- Use of motorized vehicles
- Bicycling or horseback riding
- Forestry, tree cutting or gathering of firewood
- Camping or fires
- Livestock grazing
- Trail development
- Collection of plants, animals or fungi
- Excavation or removal of soil or other materials
- Dumping of soil, fill or refuse of any

Management plan action items are measurable and achievable tasks that the ITF can complete to ensure that the protected area is managed in the best possible way. The following management action items are based on the public consultation and recommendations made in this management plan, subject to available funding resources.

Immediate Actions (1-2 years)

1. Continue to conduct annual site visits to monitor covenant compliance and identify management concerns, such as any changes in public use and impacts of feral sheep
2. That the ITF consult, communicate and if possible collaborate with First Nations who have historical and/or current interest in the property.
3. Conduct Species at Risk inventories to inform management decisions as funding allows and seek out protection initiatives that have been developed for these species including working with partners to install Western Screech-Owl nest boxes.
4. Islands Trust Fund may wish to contact local and/or provincial fire-fighters to make them aware of the Lasqueti Nature Reserves and to lay out the protocol that may be required to preserve these areas. The fire-fighters will have full control to fight the fires as they see fit to quickly extinguish any fires that occur in

the Kwel Nature Reserve and to ensure the safety of the people and property of Lasqueti.

Short term Actions (3-5 years)

1. Conduct monitoring for Species at Risk, invasive species and other management concerns subject to available resources

Long term Actions (5+ years)

1. Islands Trust Fund may wish to consider undertaking a more active and insistent program of advocating to senior governments, and to society in general, for major reductions in greenhouse gas emissions.

REPORT/DOCUMENT: Kwel Nature Reserve MP Final

KEY ISSUE(S)/CONCEPT(S): Active and responsible management of TFB protected areas.

RELEVANT POLICY: TFB 2.3 Acquisition and Management of Land
Procedure 2.3.2 Management Preparations for ITF Properties and Property Interests

DESIRED OUTCOME: Clear management guidelines for TFB lands with site specific and site appropriate management planning.

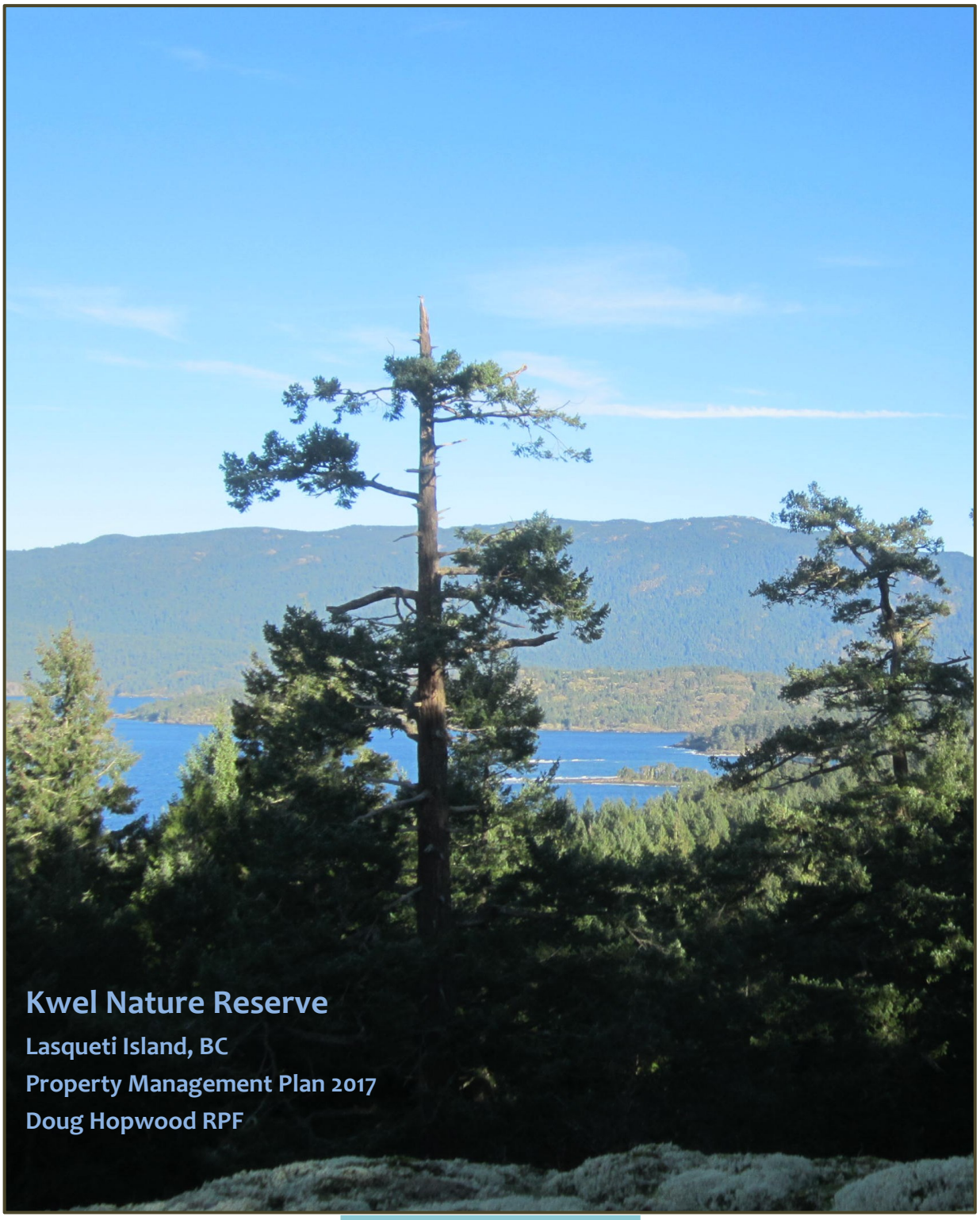
RESPONSE OPTIONS

Recommended: As above.

Alternatives: That the Trust Fund Board approve the Kwel Nature Reserve Management Plan as amended.

Prepared By: Nuala Murphy
Property Management Specialist

Reviewed By: Jennifer Eliason
Manager, Islands Trust Fund



ISLANDS TRUST FUND

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Kwel Nature Reserve
Lasqueti Island, BC
Property Management Plan 2017

Doug Hopwood RPF
603 Hemlock Street,
Qualicum Beach, BC V9K 1H8

Approved by:

- **Islands Trust Fund Board - (date)**
- **Nanaimo and Area Land Trust (NALT) - (date)**
- **TLC The Land Conservancy of British Columbia – (date)**

Executive Summary

The Kwel Nature Reserve is a 21.6 hectare (53.4 acres) protected area at the northwest corner of Main Road and Tucker Bay Road on Lasqueti Island. The land was donated to the Islands Trust Fund in 1997 by Amelia Humphries. A Section 219 Conservation Covenant and Section 218 Statutory Right of Way Agreement, dated December 18, 2001, between the Trust Fund Board, TLC The Land Conservancy of British Columbia, and Nanaimo and Area Land Stewards Society prohibits any uses on the land which will impair or interfere with its natural state. Nanaimo and Area Land Stewards Society is now known as Nanaimo and Area Land Trust (NALT).

The Kwel Nature Reserve is within the asserted traditional territory of several First Nations and Treaty Groups. For over 10,000 years local First Nations have had an integral connection to the islands in the Trust area and the surrounding waters. The Islands Trust Fund has reached out to local First Nations to improve its understanding of the historical and current connection of First Nations with Lasqueti Island, and to learn how the Islands Trust Fund's management of protected areas can acknowledge and respect the cultural significance and traditional uses. While specific input has not been received to incorporate into this plan, the Islands Trust Fund will continue to research the cultural significance and traditional use/management of the property.

The objectives for management of the Kwel Nature Reserve are:

- to protect the natural character of the property and provide a place for quiet contemplation and nature appreciation;
- to protect the natural ecological, scenic, and human restorative values of the property;
- to allow natural ecological processes to function without human interference, except processes such as large-scale wildfire that may cause significant threat to ecosystem values or human life or property;
- to ensure that permitted uses will not significantly impair the natural condition of the land or interfere with natural processes on the land; and
- to allow minimal impact, non-consumptive human use of the property related to contemplation and nature appreciation and nature study.

The Kwel Nature Reserve is located within the Coastal Douglas-fir moist maritime (CDFmm) Biogeoclimatic subzone, an area where natural ecosystems have been heavily impacted by human development. One Blue-listed and eight Red-listed ecological comminutes occur in the Kwel Nature Reserve. Features of conservation note within the Reserve include mature and old growth forests, mossy rock outcrops, and a small wetland. Plant communities in the reserve generally have few non-native or invasive species.

The management issues identified for Kwel Nature Reserve are:

- Acceptable and Prohibited Public Uses
- Climate Change
- Wildfire Hazard Management
- First Nations Cultural Significance
- Impacts of Feral Sheep
- Western Screech-Owl Nest Boxes
- Signage
- Monitoring

The following activities by the public are prohibited:

- Use of motorized vehicles
- Bicycling or horseback riding
- Forestry, tree cutting or gathering of firewood
- Camping or fires
- Livestock grazing
- Trail development
- Collection of plants, animals or fungi
- Excavation or removal of soil or other materials
- Dumping of soil, fill or refuse of any kind

The following management actions or strategies are recommended, in order to achieve the management objectives, with respect to the identified management issues:

Acceptable and Prohibited Public Uses

- Continue annual monitoring.
- Assess need for a more pro-active approach to prohibited activities if needed in future.

First Nations Cultural Significance

- Consult, communicate and if possible collaborate with First Nations who have historical and/or current interest in the property.

Climate Change

- Islands Trust Fund may wish to undertake a more active and insistent program of advocating to senior governments and society in general for major reductions in greenhouse gas emissions.

Wildfire Hazard Management

- Contact local and/or provincial fire-fighters to make them aware of the Lasqueti Nature Reserves and to lay out the protocol that may be required to preserve these areas. The fire-fighters will have full control to fight the fires as they see fit to quickly extinguish any fires that occur in the Kwel Nature Reserve and to ensure the safety of the people and property of Lasqueti.
- The Lasqueti Island Volunteer Fire Department (LVFD) is supported by funding from the Powell River Regional District. For current contact numbers and information concerning the LVFD, contact Powell River Regional District.

Impacts of Feral Sheep

- Continue annual monitoring.
- Re-assess the state of forest regeneration at the time of the next management plan review.

Western Screech-Owl Nest Boxes

- Work with interested parties to install Western Screech-Owl nest boxes.

Signage

- Re-assess signage options if the need arises, or at the next management plan review.

Monitoring Program

- The routine monitoring process, along with the eyes of the community, will likely be sufficient to detect any impacts or issues that are likely to occur.
- The annual monitoring visit to Kwel Nature Reserve should include a traverse along the reserve frontage on Main and Tucker Bay roads and though the Reserve visiting the main Vegetation Types; an assessment of any increase in abundance or distribution of invasive plants and the impacts of feral sheep; and, at least once every five years, renewing the flagging or other markers indicating the corners and boundaries of the reserve.

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1 INTRODUCTION

This document is a management plan for the Kwel Nature Reserve[1], a 21.6 hectare (53.4 acre) ecologically significant area on Lasqueti Island that supports mature and old forest and habitat for a diversity of native species. The Kwel Nature Reserve is owned by the Trust Fund Board, who will work with the covenant holders, Nanaimo and Area Land Trust (NALT) and TLC The Land Conservancy of British Columbia to manage the property and protect its ecological values.

1.1 Islands Trust Fund and the Trust Fund Board

In 1974 the Province of British Columbia recognized the islands between Vancouver Island and the mainland as a unique area threatened by over-development. Through the *Islands Trust Act*, the province established the Islands Trust, a form of local government, with the following object:

> To preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.

The corporate status, responsibilities, and governance structure of the Trust Fund Board (TFB) are established under Part 6 of the *Islands Trust Act*. The TFB is charged to uphold the Object of the Islands Trust, and is responsible for administration of the Islands Trust Fund (ITF) and management of the properties of the ITF. The vision of the ITF is that:

> The islands and waters of Canada's Salish Sea will be a vibrant tapestry of culture and ecology where humans live and work in harmony with the natural world. A network of protected areas will preserve in perpetuity native species and natural systems of the islands. Engaged residents and conservation partners will work together to protect large natural areas and key wildlife habitat. Viable ecosystems will flourish alongside healthy island communities.

1.2 Islands Trust Fund Policies on Property Management

Under Trust Fund Board Policy 2.3 (2014) the following policies are relevant to this Management Plan:

10. The Board will prepare and approve a management plan for each property it acquires as a Nature Reserve. The Board will approve a management plan for its properties within one year of acquisition, and will update each management plan approximately every 10 years.

11. The Board will encourage input and involvement from interested community members, local First Nations and island conservation groups during the management planning process for its Nature Reserves.

12. The Board may negotiate management agreements with local conservation groups to assist with on-site property management, such as trail maintenance and invasive species removal.

13. Property management activities will focus on the preservation of the ecological integrity of the Nature Reserve. Low-impact recreational access will be accommodated only where the ecological integrity is not significantly compromised.

[1] The Kwel Nature Reserve was previously known as Kwel Nature Sanctuary.

14. The Board will monitor all Nature Reserves annually, and assess for potential management problems such as trespass, misuse or overuse, vandalism, safety hazards or other concerns or activities as listed in the management plan. The Board will take action to address any problems identified, within budget constraints.

15. Monitoring of Ecological Gifts will include confirmation that the present use of the property is consistent with the use at the time of the donation. Monitoring documentation relating to Ecological Gifts will be made available to Environment Canada upon request.

16. Management plans will indicate where signs should be placed on Nature Reserves. Signs will be kept to a minimum and be used only when necessary to provide visitors with essential information.

17. Generally, the following three types of signs may be used on Nature Reserves:

- *Management Signs*- describe permitted uses or activities that are not permitted, using international symbols where appropriate.
- *Safety Signs*- alert visitors to dangerous conditions or hazards that exist. Safety signs must be installed when a hazard or dangerous condition is identified on-site, using international symbols where appropriate.
- *Information Signs*- provide visitors with specific information such as the name of the property, management partners, site boundaries, identification or interpretation of features, provision of directions, and identification of facilities (e.g., trails).

18. The Board will seek appropriate conservation groups to hold conservation covenants on its lands and will work with these groups to negotiate appropriate covenant restrictions and obligations respecting the land.

1.3 Purpose of the Management Plan

ITF management plans provide background information and set out the direction of property management as follows:

- Provide general and descriptive information on the property, including location, legal description, history, and land use;
- Provide a process for consultation with First Nations, communities and conservation organizations in identifying management issues and articulating the conservation goals and objectives for the property;
- Identify the property's ecological and/or cultural values and features;
- Describe the management issues associated with the property; and,
- Provide short, medium and long-term management recommendations (action items or tasks) on issues such as protection of ecosystems and species at risk, ecological restoration, public access, educational and research opportunities, invasive species management, and signage.

Once the management plan process is complete, the ITF will work to carry out the management actions or strategies identified in the plan, as resources allow.

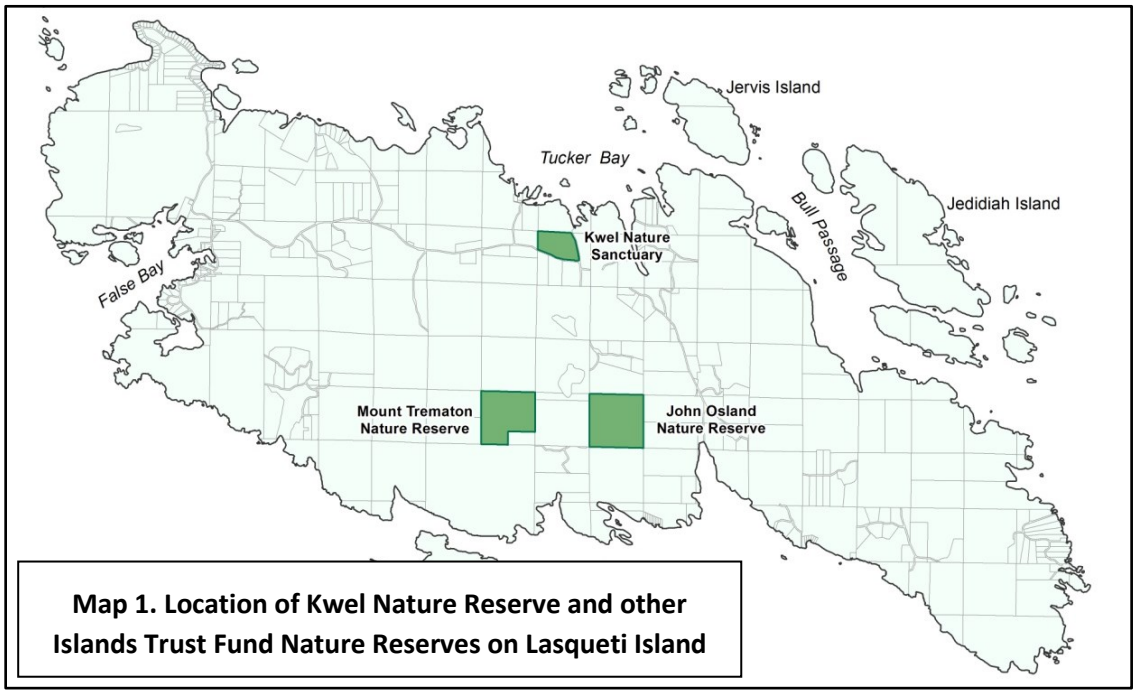
1.4 Previous Management Plan

A management plan for the Kwel Nature Reserve was written and approved in 1999 and revised in 2002. This plan is intended to replace that document. The wording of the Management Objectives (below) have been slightly revised to be more consistent with Islands Trust Fund policies, but are essentially the same as in the previous plan. The Vegetation Types in this plan are mostly the same, but have been refined to more fully account for the effects of disturbance history on plant communities. The "Old Vegetation Types" that correspond to the Vegetation Types in this plan are indicated by the numbers in parentheses in the top left hand cell of the vegetation tables in Appendix A. The mapping of Vegetation Types has also been slightly revised.

1.5 Management Objectives

The objectives for management of the Kwel Nature Reserve are:

- to protect the natural character of the property and provide a place for quiet contemplation and nature appreciation;
- to protect the natural ecological, scenic, and human restorative values of the property;
- to allow natural ecological processes to function without human interference, except processes such as large-scale wildfire that may cause significant threat to ecosystem values or human life or property;
- to ensure that permitted uses will not significantly impair the natural condition of the land or interfere with natural processes on the land; and
- to allow minimal impact, non-consumptive human use of the property related to contemplation and nature appreciation and nature study.

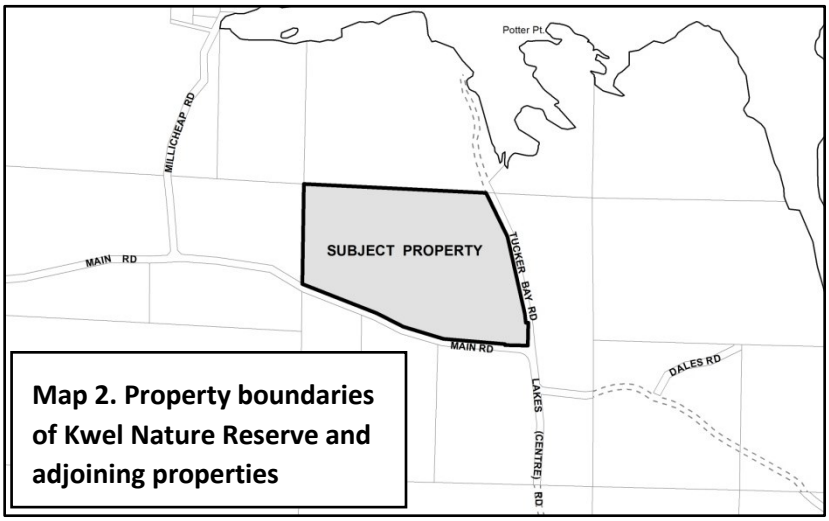


Map 1. Location of Kwel Nature Reserve and other Islands Trust Fund Nature Reserves on Lasqueti Island

2 PROPERTY INFORMATION

2.1 Location, Legal Description, and Access

The property is located at 49° 29’ 38” N, 124° 16’ 13” W, at the northwest corner of Main Road and Tucker Bay Road on Lasqueti Island. The legal description of the property is PID: 023-586-877, Lot 1 and District Lot 111, Section 14, Lasqueti Island, Nanaimo District, Plan VIP 64302. The property is 21.6 hectares (53.4 acres) in area. Access to the property is via foot passenger ferry from French Creek Harbour on Vancouver Island to False Bay on Lasqueti Island, then one kilometer north on Weldon Road (Conn Road), then six km east on Main Road to the corner of Tucker Bay Road. Legal access into the property is available along its frontage on Main Road and Tucker Bay Road. Map 1 shows the location of Kwel Nature Reserve and the Islands Trust Fund’s two other Nature Reserves on Lasqueti Island. Map 2 shows the boundaries of the Kwel Nature Reserve and adjacent properties.



Map 2. Property boundaries of Kwel Nature Reserve and adjoining properties

2.2 Land Use Regulation

The Property is within the Islands Trust Area and is subject to bylaws adopted by the Lasqueti Island Local Trust Committee. The property is within the “Land-Based” designation under the Lasqueti Island Official Community Plan, Bylaw No. 77, 2005. Objectives and policies under Bylaw No.77 that are relevant to the management plan include:

Objective 5: To promote the retention of native flora and fauna and areas of both typical and unique ecosystems.

Policy 5: Native flora and fauna should be retained to protect natural habitats of local significance.

Under the Lasqueti Island Land Use Zoning Bylaw No. 78, the property is within the “Land-Based” zone and Subdivision District “A’, in which the minimum subdivision parcel size is 9.88 ha and the maximum residential density is one dwelling per 9.88 ha.

Protection of riparian areas on Lasqueti Island, in keeping with the provincial *Riparian Areas Regulation*, is implemented under Bylaw No. 78. On Schedule “D” of Bylaw No. 78 (watershed designation map) the southeastern portion of the property is noted as falling within the watershed of Deane Creek, which is considered a “Watershed with Fish Habitat”. However, there are no streams or water bodies within the property that would be subject to setback or screening requirements for riparian areas.

2.3 Conservation Covenant and Statutory Right of Way

A Section 219 Conservation Covenant and Section 218 Statutory Right of Way Agreement, dated December 18, 2001, between the Trust Fund Board, TLC The Land Conservancy of British Columbia, and Nanaimo and Area Land Stewards Society prohibits any uses on the land which will impair or interfere with its natural state. Nanaimo and Area Land Stewards Society is now known as Nanaimo and Area Land Trust (NALT).

2.4 Land Use Context

The property is within an area of primarily private land properties ranging from 8 to 70 ha in area. Young to mature forest is the primary vegetation cover, with small areas of rocky outcrops, wetlands and residential clearings. There is a generally high level of forest habitat connectivity. The property abuts private land to the north and west, and public roads to the south and east. There are currently no activities on adjacent properties that pose significant risks to the ecological values of the property.

2.5 History

2.5.1 First Nations

Coast Salish First Nations have had a presence on Lasqueti Island and adjacent lands in the Salish Sea for thousands of years[2]. The Kwel Nature Reserve is located within the core traditional territory of several Coast Salish First Nations including Cowichan Tribes, Halalt First Nation, Lake Cowichan First Nation, Lyackson First Nation, Penelakut Tribe, Stz'uminus First Nation, Tl'amin Nation and Qualicum First Nation.

Local historian Elda Mason noted that one of the early European settlers on Lasqueti reported that there had been a "potlatch house on Lasqueti owned by the Pentlatch Indians" (Mason 1976). More recent archaeological work has shown that several permanent settlements were located on Lasqueti in coastal areas with high-value marine resources. Sophisticated structures such as fish traps and clam gardens provide evidence of a long history of settled occupation[3]. Smallpox and other epidemics which began in the 1770s or earlier had caused drastic population declines in First Nations in the Strait of Georgia by 1800, whereas the earliest recorded settlement on Lasqueti by Europeans did not occur until the 1860's, so it is likely that all First Nations settlements had been abandoned before European settlers arrived, giving the false impression that Lasqueti had lacked ongoing First Nations settlements.

During the course of field work for this management plan, an archaeological feature was found that provides evidence of First Nations use and occupancy of the property.

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[2] The Trust Fund Board recognizes that the language commonly used to refer to land may be disrespectful to First Nations. For example, notions of 'private' and 'Crown' land do not appropriately recognize aboriginal title, and imply a belief in the concept of *terra nullius*, the idea that land was not owned prior to the assertion of European sovereignty. The Trust Fund Board acknowledges that *terra nullius* is a concept that doesn't apply to the Islands Trust Area. The words "provincially-managed public land" will be used in place of "Crown".

[3] For example, see http://www.lasqueti.ca/archaeological-heritage.

2.5.2 Forest History

Prior to arrival of European settlers, Lasqueti Island was covered primarily by natural forests. The age and size of the trees and the mix of species were controlled largely by site ecology factors (soil moisture and nutrients) and by patterns of natural disturbance. Douglas-fir was predominant across a wide range of sites. Shore pine and arbutus were most abundant on dry sites with sunny exposures and/or shallow stony soils. Western redcedar, grand fir and western hemlock were more common on moist fertile sites. Red alder and bigleaf ample were relatively minor species, on moist sites or disturbed areas. Western yew occurred as an uncommon species in the understory of mature stands. Wild fires occurred periodically during the pre-European settlement era. Many large Douglas-fir trees were able to survive forest fires, as evidenced by charcoal on the bark of many of the older Douglas-fir trees. Some fires may have been set by First Nations as part of indigenous land management strategies, or they may have been started by lightning strikes. First Nations may have stripped bark or cut trees within the property, but no evidence has been found of such activities.

Most of the more accessible and commercially valuable stands of large trees on the property were logged around 1915. Charring within the spring-board notches of stumps that date from this logging episode indicate that the slash was burned after logging, perhaps by accident, as noted under Section 2.5.4. These areas mostly regenerated naturally to a forest dominated by Douglas-fir with lesser amounts of cedar, grand fir, western hemlock, red alder and bigleaf maple (Vegetation Type 1.) A second round of logging occurred in about 1955, removing some of the smaller and less valuable trees from less productive growing sites. Most of these areas have also regenerated naturally (Vegetation Types 2, 4, 5, 6, 8, & 9).

A significant area with smaller trees on dry rocky sites remained unlogged, or subjected to very light selective logging (Vegetation Type 7). Three patches of old-growth forest with large, old Douglas-fir trees remain, with a combined area of about 2.0 ha (Vegetation Type 3).

The forest was cleared from the Tucker Bay School site, described under Section 2.5.4 below, probably around 1913. After the school was torn down in the 1960s, the site slowly regenerated with red alder (Vegetation Type 10).

A "borrow pit" was excavated next to Main Road near the western end of property during the mid 1970s to provide sand for fill during the construction of the Lasqueti Community Hall. This area has now regenerated naturally with red alder (Vegetation Type 10).

2.5.3 Property Early History[4]

Lasqueti Island was surveyed into Sections (lots measuring roughly one mile on each side) and Quarter-Sections in 1875. Initial ownership of the land was claimed by the Crown (the colonial government). No steps were taken to legally acquire title to the land from First Nations (although such measures had been taken in areas around Victoria, about twenty years earlier, during negotiation of the so-called Douglas treaties.) Land titles, in the form of Crown Grants, were made available to non-indigenous

[4] Andrew and Marie-Ange Fall kindly provided information to assist in filling in this history.

settlers, generally through pre-emption followed by completion of required improvements and residency, or by purchase.

The NW ¼ of Section 14 was preempted in 1912 by Norman Washburn, and was Crown granted in 1929 to Adda Washburn. Elda Mason records that "Norm" and "Addy" Washburn left Lasqueti in 1928. The next owner of the Quarter-section was Chester Douglas, from the early 1930s until the 1950s, when it was acquired by George Holland.

A one-acre square lot (District Lot 111) at the corner of Main and Tucker Bay roads was a surveyed off from the rest of NW ¼ of Section 14 to accommodate Tucker Bay School in 1918. (By this time the school had already been built). Lot 111 remained Provincially-managed public land until a free Crown grant in 1948 to Powell River School District "in trust for school purposes and as a school site". Some time prior to the Crown grant, likely in 1920, it was designated as a "school reserve". In 1955, after Tucker Bay School was closed, the province gave consent via an Order in Council for the lot to be sold by Powell River School District to the Lasqueti Women's Institute for $50. The Lasqueti Women's Institute later became inactive and the title of Lot 111 was transferred to the Lasqueti Community Association (LCA).

2.5.4 Tucker Bay School

Tucker Bay was a centre of activity in the early settlement history of Lasqueti Island. A public dock was built at Tucker Bay in 1913, and it became the main route on and off the island, with the Union Steamships making a regular stop there until 1923. Also in 1913, the first public school on Lasqueti Island was built at the corner of Main Road and Tucker Bay Road, at the southeast corner of the property.

The original school building, made of logs, burnt down the next year in a fire caused by land-clearing associated with building Main Road. (It may be that this was the same fire that burnt nearby forest areas—then freshly logged—and helped create conditions for regeneration of the second-growth Douglas-fir stands now found near the old school site and along Main Road.)

After the fire, the school was replaced by a wood frame building with clapboard siding. School was held in this building until 1917. With the opening of the cannery in False Bay, the centre of population on Lasqueti shifted to the north end, and a new school was built in False Bay. The Tucker Bay school building then was used as a community hall, providing a meeting place for the Farmer's Institute, the Women's Institute, and the Agricultural Association, as well as various community functions. School classes were resumed at Tucker Bay in 1932, and were held there until 1950, when Charles Williams School (now called False Bay Elementary) was built in False Bay. A school bus service was begun at this time, making it feasible to have one school for the whole island. The Tucker Bay school house continued to be used as community building until it was dismantled in the mid 1960s.

Since the school building was demolished, red alder trees and a few conifers have seeded in naturally. The site shows very little evidence of its former use. In the course of 60 to 100 years, conifers will replace the alders. In the long run, the school site will probably develop a natural character difficult to distinguish from the rest of the property.

2.5.5 Amelia Humphries - Land Donation

In 1972, the NW ¼ of Section 14 was bought by Lasqueti Holdings, a company owned in part by Amelia and Michael Humphries, who moved to Lasqueti at that time. The Humphries built a house on a nearby property and they operated an oyster farm in the sheltered waters of Tucker Bay. The Quarter-section was subdivided in 1975 and again in 1976, creating three lots on the south side of Main Road which were sold.

In 1981, Amelia bought the remainder of the NW ¼ of Section 14 (which included the land that is now the Kwel Nature Reserve plus another 10.2 ha to the east of Tucker Bay Road) from Lasqueti Holdings, and subdivided a 21.2 lot (Lot A) from the parent property. In 1986, Amelia Humphries bought Lot 111 from the LCA.

Amelia had previously been a high school teacher, and she brought a lively mind and an activist spirit to her life on Lasqueti. During the 1970s, many young people moved to Lasqueti to pursue a semi-self sufficient lifestyle involving home-made houses, homestead gardening and off-grid sources of energy. In the late 1970s, conflicts began to develop within the community over logging. While many in the community took polarized positions (either pro- or anti-logging) Amelia saw a need for a middle ground and began seeking out information about the theory and a practice of ecologically sustainable forest management.

Thomas Ovanin, a lands officer with the BC Government, recommended that Amelia talk with Dr. Karel Klinka, a professor at the University of British Columbia (UBC) Faculty of Forestry and research scientist with the BC Ministry of Forests. Dr. Klinka was a former student of Dr. Vladimir Krajina, the originator of British Columbia's system of Biogoeclimatic Ecosystem Classification (BEC). Dr Klinka came to Lasqueti around 1986 and, along with colleagues Bob Green, George Shishkov and Paul Courtin, developed a pilot project demonstrating how the BEC system of site-level ecosystem classification could form a basis for a sustainable forest management plan for a small parcel of land on Lasqueti (Green *et al*. 1987). Amelia Humphries was inspired by the ecologically-based approach to forest management, and wanted to put a similar system into practice. To that end and she hired Donald McLennnan (at that time a PhD student with Karel Klinka) to develop an ecologically based forestry management plan for the remainder of the ¼ Section.

Over time, Amelia's priorities shifted, particularly as she began to experience health problems and she left Lasqueti to live in Qualicum Beach. Her husband Michael died in a tragic airplane crash in August 1995. In October 1996, Amelia amalgamated Lot 111 with Lot A to make the single 21.6 ha lot that is now the Kwel Nature Reserve, which she donated to the Islands Trust Fund in 1997. Amelia died in 2011 at 80 years of age.

3 ECOLOGICAL INVENTORY

3.1 Geology, Landforms, and Soils

Geologically, most of Lasqueti Island is derived from Upper Triassic basalts and pillow lavas of the Karmutsen group, about 205 million years old. The underlying landforms of Lasqueti Island are rugged and irregular, dominated by many rocky hills (dome-shaped or oblong ridges) with steep sides, rounded tops, and many narrow, steep valleys between the rocky hills.

The Gulf (Strait) of Georgia region was covered by glaciers from about 29,000 to about 12,000 years ago. The weight of the ice depressed the land surface so that Lasqueti Island was below sea level. As the glaciers retreated and the land rebounded, marine and coastal processes eroded loose materials from the higher and steeper parts of the island and laid down finer-textured soil parent materials on many of the lower-lying and more gently sloping areas. Soils on the sides and tops of the hills vary from bare rock to morainal deposits (mixed material deposited by the glaciers), typically shallow and rapidly drained. Soils are somewhat deeper in the narrow steep valleys, and deepest, with the most water-holding capacity, in the broader lowland valleys and coastal plains. The Kwel Nature Reserve has both the rocky and steep landforms with shallow, coarse-textured soils, and the lower and gentler slopes with medium to deep marine soils of medium to fine texture.

3.2 Climate

Lasqueti Island lies within the Coastal Douglas-fir biogeoclimatic zone, an area of mild semi-Mediterranean climate in the southern Strait of Georgia, encompassing most of the Gulf Islands. The climate of this zone is strongly influenced by the rain shadow effect of the Vancouver Island Ranges. In the summer, periods of drought and high temperatures over four weeks long are common. Winters are typically rainy and mild. Snow rarely remains on the ground for more than a week, and some winters have no snow.

In winter the prevailing winds are from the southeast. Winter storms often involve winds up to 30 or 40 knots, which can blow for several days at a time. In summer, warm fair weather is usually associated with steady northwesterly winds, although southeasters can blow in summer too. The Kwel Nature Reserve, being located close to the Sabine Channel, is exposed to both northwest and southeast winds that blow along the axis of the Sabine Channel. Lasqueti is somewhat sheltered from the force of cold winter “outflow winds” by the mass of Texada Island to the northeast.

3.3 Climate Change

Due to human-caused emission of greenhouse gases, the climate on Lasqueti Island is expected to change significantly during coming decades. Figure 1 shows a comparison of two sets of monthly temperature and precipitation data for Kwel Nature Reserve, as generated by ClimateBC software (Wang *et al*. 2012):

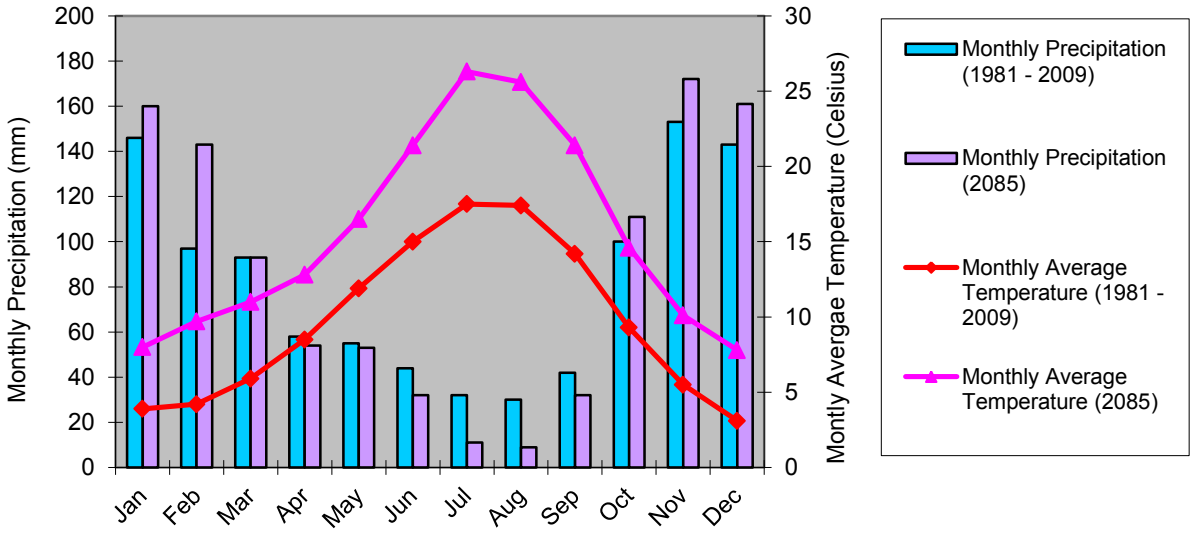
- the recent historical norm, represented by 1981 – 2010 averages; and
- the potential future climate, represented by results from the Canadian Earth System Model CanESM2 for the year 2085, using the Representative Concentration Pathway RCP 8.5.

The key predicted changes in climatic variables are:

- increases in average temperature of about 4° C in winter and 8° C in summer;
- up to 25 percent increase in winter precipitation (with less snow) and;
- a severe decrease in summer precipitation.

RCP 8.5 is a plausible scenario of future greenhouse gas emissions consistent with global emissions continuing along present trends. Under this scenario, the combination of higher temperatures and severe summer drought will most likely lead to the death of most trees and many other plants within the property, either directly due to extreme moisture stress, or indirectly due to wildfire, diseases, and epidemics of insects that attack trees.

Figure 1. Present and Future Climate of Kwel Nature Reserve



3.4 Hydrology

Most precipitation in the Kwel Nature Reserve occurs as rain that falls during the winter months. In areas of the reserve with shallow soils over bedrock, water is shed rapidly and little water penetrates into the ground. Lower areas receive water shed from higher areas, and the deeper, finer textured soils in these areas allows more absorption and storage of sub-surface water, so more moisture is available for growth of plants. There are no streams or lakes within the property. There is one seasonal pond, about 10 m across and by a small wetland, shown as Vegetation Type #12 on Map 3.

3.5 Ecological Classification

Two complementary systems of ecosystem classification are widely used in British Columbia. The Ecoregion Classification system is used to stratify British Columbia's terrestrial and marine ecosystem complexity into discrete geographical units at five levels. The three lowest levels, Ecoprovinces, Ecoregions and Ecosections, are progressively more detailed and narrow in scope. They describe areas of similar climate, physiography, vegetation and wildlife potential. Within each terrestrial ecoregion, climatic zones occur where specific soils, plant and animal communities and aquatic systems develop because of the interactions of climate with the land surface and surficial materials. These zones are best defined within the Biogeoclimatic Ecosystem Classification system.

3.5.1 Ecoregion Classification

Under the Ecoregion Classification System, the Kwel Nature Reserve is located in the Georgia Depression Ecoprovince, the Georgia-Puget Basin Ecoregion, and the Strait of Georgia Ecosection.

3.5.2 Biogeoclimatic Classification

Under the Biogeoclimatic Ecosystem Classification system, the Kwel Nature Reserve is located in the Coastal Douglas-fir moist maritime (CDFmm) biogeoclimatic subzone. Within that subzone, site series classification is used to recognize small-scale local differences in terrain, soils, aspect, etc. The predominant sites within the Kwel Nature Reserve are noted for each Vegetation type, as described in Section 3.7.

3.6 Red and Blue-listed Ecological Communities

The British Columbia Conservation Data Centre (CDC) has a system of ranking for species and ecological communities, and maintains two lists of species and ecological communities that are of conservation interest. The "Red list" includes species and ecological communities that have been legally designated as Endangered or Threatened under the *Wildlife Act of British Columbia*, are extirpated, or are candidates for such designation. The "Blue list" includes species and ecological communities not immediately threatened, but of concern because of characteristics that make them particularly sensitive to human activities or natural events.

BC Species and Ecosystem Explorer provides information on Red- and Blue-listed ecological communities in British Columbia. Table 1 lists the Red-listed and Blue-listed ecological comminutes that occur in the Kwel Nature Reserve.

Table 1. Red and Blue-listed Ecological Communities within the Kwel Nature Reserve

Ecological Community - English Name	BC List	Site Series	Type
grand fir / dull Oregon-grape	Red	CDFmm/04	Forest
grand fir / three-leaved foamflower	Red	CDFmm/06	Forest
Douglas-fir – arbutus	Red	CDFmm/02	Forest
Douglas-fir / dull Oregon-grape	Red	CDFmm/01	Forest
western redcedar - Douglas-fir / Oregon beaked-moss	Red	CDFmm/05	Forest
red alder / slough sedge [black cottonwood]	Red	CDFmm/14	Forest
lodgepole pine / peat-mosses CDFmm	Red	CDFmm/10	Wetland
sweet gale / Sitka sedge	Red	CDFmm/Wf52	Wetland
Wallace's selaginella / reindeer lichens	Blue	CDFmm/00	Grassland/Rock

3.7 Vegetation Types

Twelve distinct Vegetation Types were delineated within the Kwel Nature Reserve, primarily on the basis of site series and disturbance factors, which give rise to a unique plant community in terms of the species, age, or height of the dominant trees, and the species of understory plants. Table 2 summarizes the relationships between site series and disturbance factors for the twelve Vegetation Types.

Table 2. Site series and disturbance factors for the twelve Vegetation Types

	Site Series					
Disturbance Factors	Rock outcrops	CDFmm/02	CDFmm/01	CDFmm/04	CDFmm/06	Fresh and/or wet sites
Naturally non-forest	**VT 11** Moss, lichen A few Fd/Pl/Ra					**VT 12** Wetland Sedges and hardhack
Unlogged old or mature forest		**VT 7** Open Fd/Pl/Ra Moss (lichen)	**VT 3** Fd (Bg, Cw) Moss, shrubs, ferns			
Selectively logged circa 1955			**VT 4** Fd/Cw/Pl/Bg/Dr Moss, shrubs, ferns			
Heavy sheep browsing; Selectively logged circa 1955		**VT 6** Open Fd/Pl (Ra) Non-native grasses and herbs, moss				
Chronic wind disturbance; Selectively logged circa 1955		**VT 8** Open Fd/Pl (Ra) Moss				
Selectively logged circa 1955; Root disease			**VT 9** Open Fd/Dr/Cw/Dr Shrubs, ferns, moss			
Clear-cut circa 1915, naturally regenerated			**VT 1** Fd (Bg, Cw) Moss, ferns, shrubs			
Clear-cut circa 1955, naturally regenerated			**VT 2** Pl/Fd/Bg Moss, ferns, shrubs			**VT 5** Pl/Cw/Fd Dense salal & evergreen huckleberry
Cleared land regenerating with pioneer species				**VT 10** Red alder (a few young conifers) Ferns, grass, moss, sedge		

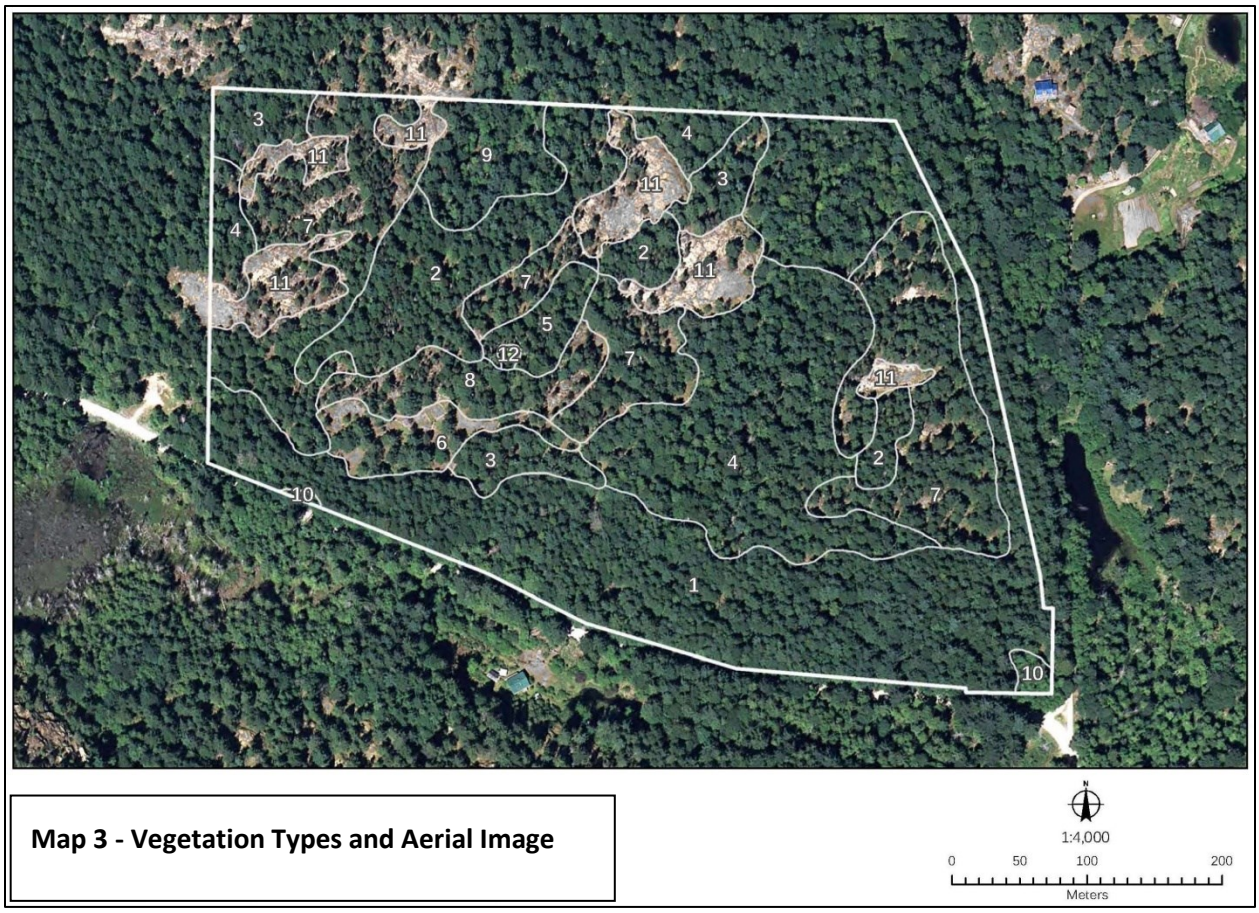
The abundance and vigour of plants is strongly affected by site factors (regional climate, soil moisture and nutrient regime, drainage, aspect, etc.) As a result, each Vegetation Type occurs on a limited range of site series. Site series within the Coastal Douglas-fir Biogeoclimatic zone are described in Green and Klinka (1994). Plant communities are also affected by the history of disturbance and recovery (logging, fire, windthrow, natural regeneration, browsing, etc.) Each Vegetation Type has a distinctive disturbance regime, and can be expected, in future, to follow a distinct path of changes, such as growth and succession. Because these processes will continue in the future, plant communities are not necessarily permanent, although they may be stable over periods of many centuries (or would be so in the absence of climate change).

Tree ring cores were taken from some of the second growth trees to establish stand ages. Cores were not taken from the larger and older trees, to avoid any risk of injuring them, so the age estimates given for the older stands are approximate.

Map 3 shows the Vegetation Types of the Kwel Nature Reserve. Photos and detailed descriptions of each Vegetation Type are provided in Table 4. The date, camera direction (azimuth) and location (UTM coordinates) of each Vegetation Type photo are shown in Table 3. The common and botanical (Latin) names of all plant species reference in this document are listed in Table 5.

Table 3. Date, camera direction and location of each Vegetation Type photo

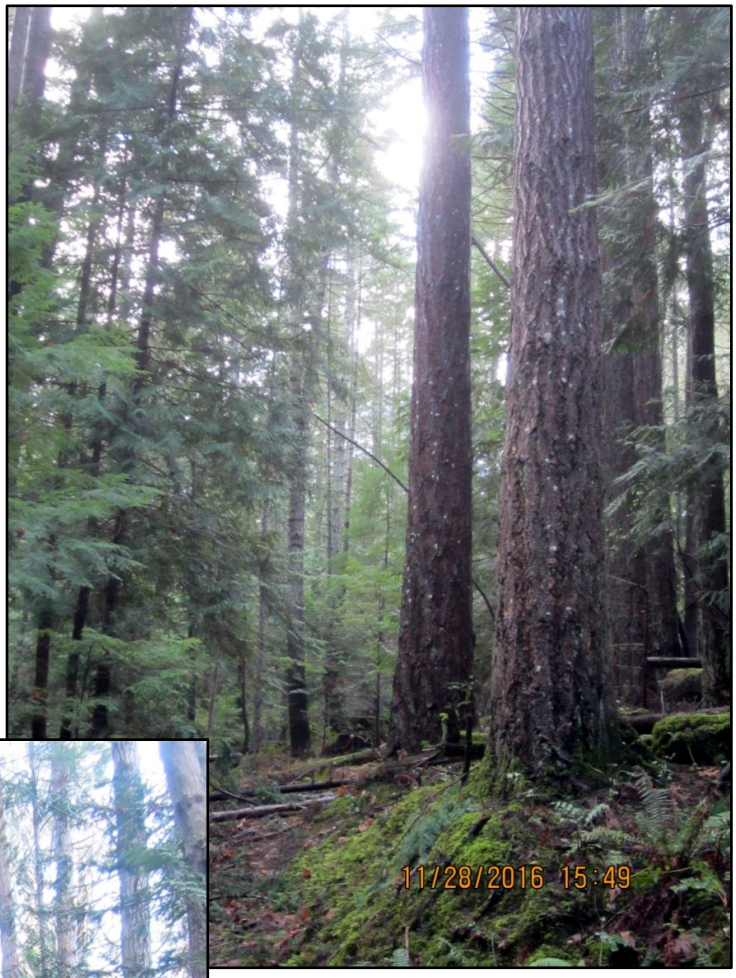
Photo Title	UTM - east	UTM - north	Azimuth	Date
Vegetation Type 1 , Photo 1	407913	5483239	246°	28-Nov-16
Vegetation Type 1 , Photo 2	407918	5483578	0°	4-Dec-16
Vegetation Type 2 , Photo 1	407529	5483479	158°	5-Nov-16
Vegetation Type 2 , Photo 2	407557	5483420	320°	28-Nov-16
Vegetation Type 3 , Photo 1	407460	5483582	250°	5-Nov-16
Vegetation Type 3 , Photo 2	407740	5483496	42°	28-Nov-16
Vegetation Type 4 , Photo 1	407416	5483471	40°	5-Nov-16
Vegetation Type 4 , Photo 2	407413	5483486	310°	5-Nov-16
Vegetation Type 5 , Photo 1	407626	5483408	120°	28-Nov-16
Vegetation Type 5 , Photo 2	407666	5483419	250°	28-Nov-16
Vegetation Type 6 , Photo 1	407559	5483356	278°	4-Dec-16
Vegetation Type 6 , Photo 2	407559	5483356	Close-up	4-Dec-16
Vegetation Type 7 , Photo 1	407970	5483339	260°	4-Dec-16
Vegetation Type 7 , Photo 2	407542	5483341	270°	28-Nov-16
Vegetation Type 8 , Photo 1	407572	5483389	0°	4-Dec-16
Vegetation Type 8 , Photo 2	407558	5483387	0°	4-Dec-16
Vegetation Type 9 , Photo 1	407636	5483546	320°	28-Nov-16
Vegetation Type 9 , Photo 2	407584	5483510	304°	5-Nov-16
Vegetation Type 10 , Photo 1	408039	5483135	330°	4-Dec-16
Vegetation Type 10 , Photo 2	407455	5483314	295°	28-Nov-16
Vegetation Type 11 , Photo 1	407745	5483450	110°	28-Nov-16
Vegetation Type 11 , Photo 2	407745	5483450	Close-up	28-Nov-16
Vegetation Type 12 , Photo 1	407618	5483399	50°	28-Nov-16
Vegetation Type 12 , Photo 2	407633	5483396	226°	28-Nov-16



Map 3 - Vegetation Types and Aerial Image

Table 4. Detailed descriptions of Vegetation Types

Vegetation Type # 1 (Old VT #1)	**Mature second growth conifer forest on moderately dry sites**
Main Tree Canopy	Douglas-fir, grand fir, (western redcedar, western hemlock, bigleaf maple)
• *Age range*	Even-age, 95 - 100 years
• *Height and dbh*	30 - 40 m; 30 – 100 cm
• *Canopy cover*	70 - 90 %
Secondary Layers	Western hemlock, western redcedar, grand fir
• *Age range*	10 – 40 years
• *Height and dbh*	2 – 15 m; 5 – 30 cm
• *Canopy cover*	1 – 5 %
Understory layers: • *Height, cover %, species*	Shrubs: 50 – 200 cm; 1 – 10 %; red huckleberry, evergreen huckleberry, Oregon grape, salal Ferns: 30 – 60 cm; 5 – 20 %; sword fern Moss: 20 - 80 %; *Eurhynchium oreganum, Hylocomium splendens, Leucolepis menziesii, Plagiomnium insigne*
Variability	Some small gaps, moderate vertical diversity. Veteran trees add structural complexity
Site series	CDFmm/04 (CDFmm/01, CDFmm/06)
Structural stage	Mature forest
Wildlife habitat features	Mature forest with well-developed understory, some large snags, CWD, a few large vets
History	Original old forest (mainly Douglas-fir and cedar) clear-cut, with a few trees left standing, around 1912. Post-logging fire, naturally regenerated.
Natural disturbance regime	Infrequent stand-replacing fire, leaving some live trees and abundant snags and CWD
Expected changes	Competition will continue to cause mortality of the smaller and more suppressed trees, leading to lower density and eventually some very large trees. Gaps may appear due to death of single trees or small groups from root disease or windthrow. Shade-tolerant understory conifers will continue to grow slowly and gradually occupy a larger portion of the canopy. Sheep browsing may suppress understory regeneration of cedar.
Conservation status	Red-listed ecological community “Douglas-fir / dull Oregon-grape” in good mid-seral condition, free of invasive plant species.
Comments	Visually attractive mature forest fronting Main and Tucker Bay Roads. Several “rings” of naturally coppice-regenerated bigleaf maple.



Vegetation Type 1, Photo 1

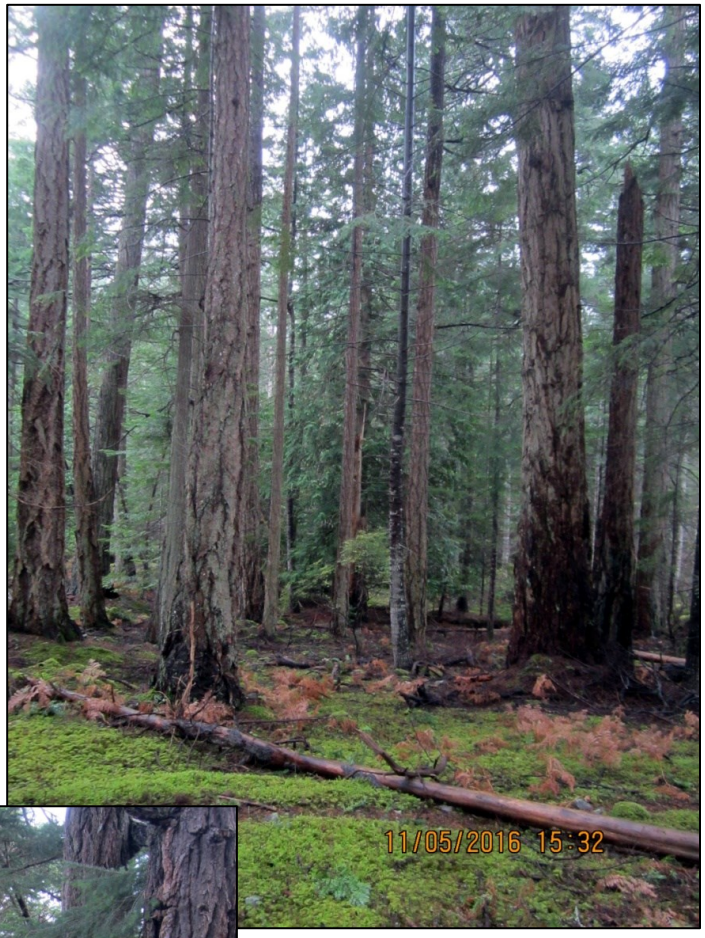
Vegetation Type 1, Photo 2

Vegetation Type # 2 (Old VTs #5 & #2)	**Young second growth conifer forest on moderately dry sites**
Main Tree Canopy	Shore pine (Douglas-fir, grand fir, western hemlock) OR Douglas-fir (shore pine, grand fir, western redcedar, western hemlock)
• *Age range*	Even-age, 55 - 65 years
• *Height and dbh*	30 – 45 m; 30 – 75 cm
• *Canopy cover*	70 – 90 %
Secondary Layers	Western hemlock
• *Age range*	10 – 30 years
• *Height and dbh*	2 – 5m; 5 – 10 cm
• *Canopy cover*	1 – 2 %
Understory layers: • *Height, cover %, species*	Shrubs: 50 – 200 cm; 1 – 5 %; red huckleberry, evergreen huckleberry, Oregon grape, salal Ferns: 30 – 60 cm; 5 – 10 %; sword fern Moss: 20 - 80 %; *Eurhynchium oreganum, Hylocomium splendens*
Variability	Fairly uniform even-age canopy. Species mix is variable; in some stands pine is
Site series	CDFmm/04, CDFmm/01
Structural stage	Young forest
Wildlife habitat features	Young conifer forest, some snags and CWD
History	Original forest clearcut (with a few trees left) around 1950 - 1955, naturally regenerated.
Natural disturbance regime	Infrequent stand-replacing fire, leaving some live trees and abundant snags and CWD.
Expected changes	Competition will continue to cause mortality of the smaller and more suppressed trees, leading to lower density and eventually some very large trees. Gaps may appear due to death of single trees or small groups from root disease or windthrow. Shade-tolerant understory conifers will continue to grow slowly and gradually occupy a larger portion of the canopy. Sheep browsing may suppress understory regeneration of cedar.
Conservation status	Red-listed ecological community “Douglas-fir / dull Oregon-grape” in good early to mid-seral condition, free of invasive non-native plant species.
Comments	

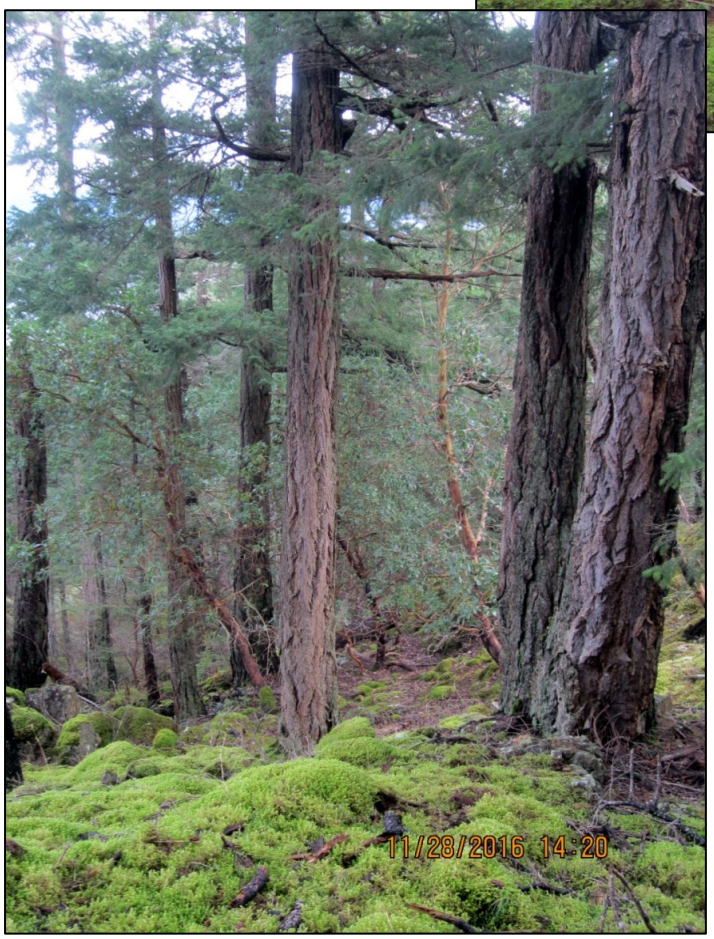
Vegetation Type 2, Photo 1

Vegetation Type 2, Photo 2

Vegetation Type # 3 (Old VT #3)	**Old coniferous forest on moderately dry sites**
Main Tree Canopy	Douglas-fir
• *Age range*	Uneven-age, mostly > 250 years
• *Height and dbh*	30 – 40 m, 60 – 150 cm
• *Canopy cover*	50 - 70 %
Secondary Layers	Grand fir, Douglas-fir
• *Age range*	20 – 60 years
• *Height and dbh*	3 – 20 m; 5 - 30 cm
• *Canopy cover*	1 – 5%
Understory layers: • *Height, cover %, species*	Shrubs: 50 – 300 cm; 1 – 5 %; red huckleberry, evergreen huckleberry, Oregon grape, salal Ferns: 30 – 60 cm; 5 – 10 %; sword fern, bracken Moss: 20 - 80 %; *Eurhynchium oreganum, Hylocomium splendens, Rhytidiadelphus triquetris*
Variability	Diversity of tree sizes
Site series	CDFmm/04, CDFmm/01
Structural stage	Old forest
Wildlife habitat features	Large, old trees with decay, broken tops, etc. Some large snags and large CWD.
History	Unlogged; charring on old trees indicates historical fire
Natural disturbance regime	Infrequent stand-replacing fire, leaving some live trees and abundant snags and CWD, minor gap formation due to individual tree death
Expected changes	Old Douglas-fir will continue to dominate the stand for a long time, in the absence of fire or other cause of sudden mortality. Gradual die-off of old trees, which will be replaced by a mix of Douglas-fir and grand fir.
Conservation status	Red-listed ecological community “Douglas-fir / dull Oregon-grape” in good late-seral condition, undisturbed, free of invasive non-native plant species.
Comments	Attractive old growth stand



Vegetation Type 3, Photo 1



Vegetation Type3, Photo 2

Vegetation Type # 4 (Old VT # 4)	**Selectively logged old coniferous forest on moderately dry sites**
Main Tree Canopy	Douglas-fir, western redcedar, grand fir
• *Age range*	Uneven-age, mostly > 250 years
• *Height and dbh range*	30 – 40 m, 60 – 150 cm
• *Canopy cover*	50 - 70 %
Secondary Layers	Grand fir, Douglas-fir
• *Age range*	20 – 60 years
• *Height and dbh range*	3 – 20 m; 5 - 30 cm
• *Canopy cover*	1 – 5%
Understory layers: • *Height, cover %, species*	Shrubs: 50 – 300 cm; 1 – 5 %; red huckleberry, evergreen huckleberry, Oregon grape, salal Ferns: 30 – 60 cm; 5 – 10 %; sword fern, bracken Moss: 20 - 80 %; *Eurhynchium oreganum, Hylocomium splendens, Rhytidiadelphus triquetris*
Variability	Diversity of tree sizes
Site series	CDFmm/04, CDFmm/01
Structural stage	Old forest
Wildlife habitat features	Large, old trees with decay, broken tops, etc. Some large snags and large CWD pieces
History	Selectively logged around 1955, leaving many of the older trees
Natural disturbance regime	Infrequent stand-replacing fire, leaving some live trees and abundant snags and CWD, minor gap formation due to individual tree death
Expected changes	Old Douglas-fir and/or cedar will continue to dominate the stand for a long time, in the absence of fire or other cause of sudden mortality. Gradual die-off of old trees, which will be replaced by a mix of Douglas-fir and grand fir.
Conservation status	Red-listed ecological community “Douglas-fir / dull Oregon-grape” in fair late-seral condition, free of invasive non-native plant species.
Comments	Similar to Vegetation Type 3, except has more cedar and been lightly selectively logged.

Vegetation Type 4, Photo 1

Vegetation Type 4, Photo 2

Vegetation Type # 5 (Old VT #5)	**Young conifer forest with dense ericaceous shrub understorey**
Main Tree Canopy	Douglas-fir, shore pine
• *Age range*	Even-age, 50 - 60 years
• *Height and dbh*	25 – 28 m; 20 – 70 cm
• *Canopy cover*	60 – 80 %
Secondary Layers	
• *Age range*	
• *Height and dbh*	
• *Canopy cover*	
Understory layers: • *Height, cover %, species*	Shrubs: 50 – 300 cm; 60 - 90%; salal, evergreen huckleberry Ferns: 30 – 60 cm; 1 - 2%; bracken Moss: 1- 20 %; *Eurhynchium oreganum, Hylocomium splendens, Sphagnum spp.*
Variability	Fairly uniform young forest, a few small patches of sphagnum moss
Site series	CDFmm/05, CDFmm/10 (CDFmm/01)
Structural stage	Young forest
Wildlife habitat features	Young conifer forest, some snags and CWD, dense shrub cover, berries
History	Original forest clearcut (with a few trees left) around 1950 - 1955, naturally regenerated.
Natural disturbance regime	Infrequent stand-replacing fire, leaving some live trees and abundant snags and CWD
Expected changes	Competition will continue to cause mortality of the smaller and more suppressed trees, leading to lower density and eventually some larger trees. Gaps may appear due to death of single trees or small groups from root disease or windthrow. Shade-tolerant understory conifers may gradually occupy a larger portion of the canopy. Sheep browsing may suppress understory regeneration of cedar.
Conservation status	This ecosystem has elements of the Red-listed “western redcedar - Douglas-fir / Oregon beaked-moss” community and the Red-listed “lodgepole pine / peat-mosses CDFmm” community, in early to mid-seral condition, free of invasive non-native plant species.
Comments	This is an unusual and intriguing ecosystem. Small patches of sphagnum moss indicate a bog-like environment with year-round available moisture. However, the site is not in a water-receiving slope position. Perhaps sub-surface water is trapped in bedrock formation beneath the soil. The very high coverage of ericaceous shrubs, salal and evergreen huckleberry, is also unusual on Lasqueti island.

Vegetation Type 5, Photo 1

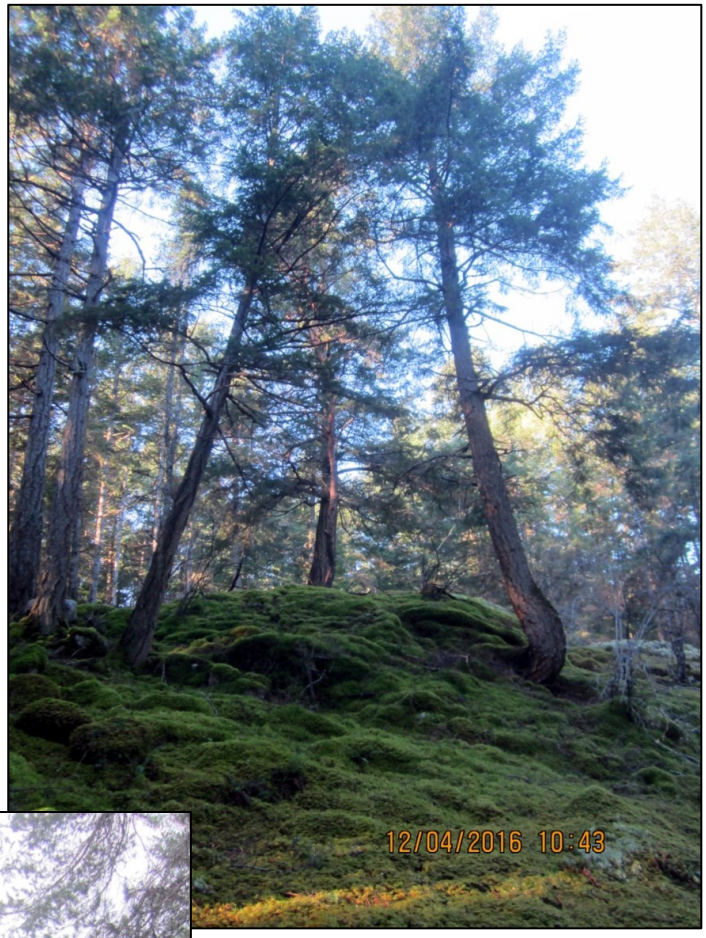
Vegetation Type 5, Photo 2

Vegetation Type # 6 (Old VT # 6 on 01 site; Old VT # 7 on 02 site)	**Open coniferous forest, heavily browsed by feral sheep**
Main Tree Canopy	Douglas-fir, shore pine (arbutus)
• *Age range*	Uneven-age, up to 250 years
• *Height and dbh*	1 – 20 m; 20 – 120 cm
• *Canopy cover*	10 – 50 %
Secondary Layers	
• *Age range*	
• *Height and dbh*	
• *Canopy cover*	
Understory layers: • *Height, cover %, species*	Shrubs: 30 – 50 cm; 1 – 5 %; salal Herbs & Grasses: 2 – 20 cm; 20 – 100%; Dense low carpet of herbs & grasses, many non-native, including *Geranium molle, Geranium robertianum, Bellis perennis, Cerastium arvense* & *Rumex acetosella* Moss: 1 - 20%; *Hylocomium splendens, Rhytidiadelphus triquetris; Polytrichum junperinum*
Variability	Significant variability in site productivity, logging history and tree cover.
Site series	CDFmm/01, CDFmm/02, CDFmm/04
Structural stage	A mosaic of Herb, Young forest, and Mature forest stages
Wildlife habitat features	Some large old trees; very open canopy, snags, CWD
History	Chronic heavy browsing by feral sheep has prevented forest regeneration, resulting in a very open stand with patchy tree cover. Non-native herbs and grasses (presumably introduced via sheep droppings) have over time formed a dense, closely-cropped carpet. Some areas were selectively logged around 1955.
Natural disturbance	Infrequent fire leaving many trees alive, as well as ongoing episodic windthrow.
Expected changes	Tree cover will probably diminish over time as trees die and regeneration is prevented by sheep browsing.
Conservation status	Red-listed ecological community “Douglas-fir / dull Oregon-grape” in poor early to mid-seral condition, with significant presence of non-native plant species.
Comments	This vegetation type could be a candidate for restoration (planting and protecting seedlings of native tree species). Fencing would be desirable but probably not feasible, due to the cost of installation and maintenance.

Vegetation Type 6, Photo 1

Vegetation Type 6, Photo 2

Vegetation Type # 7 (Old VT #7)	**Mature forest on very dry sites with shallow soil over bedrock**
Main Tree Canopy	Douglas-fir, shore pine, arbutus
• *Age range*	Uneven-age, up to 250 years
• *Height and dbh*	1 – 20 m; 5 – 60 cm
• *Canopy cover*	20 – 50 %
Secondary Layers	
• *Age range*	
• *Height and dbh*	
• *Canopy cover*	
Understory layers: • *Height; cover %; species*	Shrubs: 20 – 100 cm; 1 – 5 %; salal, ocean spray, Oregon grape Ferns: 10 - 40 cm; < 1%; sword fern Moss & lichens: 50 - 100%; *Hylocomium splendens, Rhytidiadelphus triquetris, Polytrichum junperinum, Dicranum spp., Cladina portentosa*
Variability	Some variability in tree cover, due to site factors and logging history.
Site series	CDFmm/02, (rock outcrops, CDFmm/01)
Structural stage	Mostly mature forest, with some attributes of Old forest, or Young forest where logging has occurred
Wildlife habitat features	Some large old trees; very open canopy, snags, CWD
History	Some areas were selectively logged around 1955.
Natural disturbance regime	Gap dynamics due to individual tree death (usually due to moisture stress). Infrequent fire leaving many trees alive, as well as ongoing episodic windthrow.
Expected changes	Tree cover may diminish over time as trees die and regeneration is prevented by sheep browsing.
Conservation status	Red-listed ecological community “Douglas-fir - arbutus” community in fair to good mid- or late-seral condition, mostly free of invasive non-native plant species.
Comments	Attractive open forest with some large old trees and a diverse moss/lichen forest floor.



Vegetation Type 7, Photo 1

Vegetation Type 7, Photo 2

Vegetation Type # 8 (Old VT # 6 on 01 site; Old VT # 7 on 02 site)	**Mature coniferous forest with chronic wind-throw disturbance regime**
Main Tree Canopy	Douglas-fir, shore pine (arbutus)
• *Age range*	Uneven-age, up to 200 years
• *Height and dbh*	1 – 20 m ; 5 – 60 cm
• *Canopy cover*	20 – 60 %
Secondary Layers	
• *Age range*	
• *Height and dbh*	
• *Canopy cover*	
Understory layers: • *Height, cover %, species*	Shrubs: 30 – 50 cm; 1 – 5 %; salal Moss: 20 - 80 %; *Hylocomium splendens, Rhytidiadelphus triquetris, Polytrichum junperinum, Dicranum spp.*
Variability	Somewhat variable canopy cover depending on site factors and logging history
Site series	CDFmm/01, CDFmm/02
Structural stage	Mature forest
Wildlife habitat features	Some large old trees; open canopy, snags, CWD
History	This vegetation type occurs on areas with shallow soils over bedrock. Because rooting is severely restricted, trees blow over easily, in single trees or small groups, becoming more susceptible as they grow taller. Mineral soil exposed by windthrow provides a seed-bed for trees and other plants to regenerate.
Natural disturbance regime	Infrequent fire leaving many trees alive, as well as ongoing episodic windthrow as described above under “History”.
Expected changes	Trees will probably continue to grow up and blow over, creating openings for new trees to come up. The species mix will likely remain stable (Douglas-fir and shore pine) and large trees (over 25 m tall) will be uncommon. Browsing by feral sheep may inhibit tree regeneration.
Conservation status	Red-listed ecological community “Douglas-fir / dull Oregon-grape” in good mid- or late-seral condition, mostly free of invasive non-native plant species.
Comments	This community appears to be subject to an unusual natural disturbance regime of chronic windthrow of individual trees or small groups of trees, giving rise to an uneven-age stand.

Vegetation Type 8, Photo 1

Vegetation Type 8, Photo 2

Vegetation Type # 9 (Old VT #9, Fd leading; Old VT #9 Dr leading)	**Selectively logged forest with root disease**
Main Tree Canopy	Douglas-fir, western redcedar, red alder, (grand fir)
• *Age range*	Uneven-age, mostly in the 60 or 100 year age ranges
• *Height and dbh*	Mostly 20- 30 m; 30 – 90 cm
• *Canopy cover*	20 - 40%
Secondary Layers	Douglas-fir, grand fir, red alder, Western hemlock
• *Age range*	Up to 30
• *Height and dbh*	Up to 10 m; 2 - 15 cm
• *Canopy cover*	1 -2 %
Understory layers: • *Height, cover %, species*	Shrubs: 30 – 150 cm; 5 – 15 %; salal, ocean spray, red huckleberry Ferns: 20 – 100 cm; bracken, sword ferm Moss: 50 - 80 %; *Hylocomium splendens, Rhytidiadelphus triquetris, Polytrichum junperinum, Dicranum spp.*
Variability	Variable species mix and canopy cover
Site series	CDFmm/01, CDFmm/04, CDFmm/06
Structural stage	Young forest
Wildlife habitat features	Open canopy, well developed understorey, wildlife trees, CWD
History	The original old forest was lightly selectively logged around 1915 and more heavily around 1955, then naturally regenerated with red alder and conifers. Shoestring root disease (*Armillaria ostoyae*) has killed many conifers. Some have died standing; some are fallen over). This mortality, along with age-related die-off of red alder, has led to an open stand with well-developed understorey.
Natural disturbance regime	Infrequent fire leaving many trees alive, as well as ongoing mortality due to root disease.
Expected changes	This stand will likely continue to have a very open canopy with a brushy understory, as conifers succumb to root disease. Red alder will likely be mostly absent from the stand within another 20 years, although other deciduous species such as bitter cherry or bigleaf maple may occupy sites made available by death of conifers.
Conservation status	Red-listed ecological community “Douglas-fir / dull Oregon-grape” in fair mid-seral condition, free of invasive non-native plant species.
Comments	Interesting example of the role of root disease in promoting diversity in forest structure and composition.

Vegetation Type 9, Photo 1

Vegetation Type 9, Photo 2

Vegetation Type # 10 (Old VT# 10)	**Pioneer red alder forest regenerating on cleared land**
Main Tree Canopy	Red alder
• *Age range*	Even-age patches ranging from 20 to 40 years
• *Height and dbh*	10 – 25 m; 15 – 50 cm
• *Canopy cover*	60 – 80 %
Secondary Layers	Douglas-fir, grand fir, cedar
• *Age range*	Up to 25 years
• *Height and dbh*	Up to 10 m, 2 – 8 cm
• *Canopy cover*	1 – 2 %
Understory layers: • *Height, cover %, species*	Ferns: 15 – 50 cm; 1 – 10 %; sword fern, deer fern Grasses and sedges: 10 – 40 cm; 0 – 60 %, slough sedge, non-native grasses
Variability	There are two distinct patches of this type, quite different but each internally quite homogeneous. The patch at the old school site is older and has a drier soil. The patch at the old sand pit is younger and wetter.
Site series	CDFmm/04, CDFmm/06 (school site) CDFmm/06, CDFmm/14 (old sand pit)
Structural stage	Pole-sapling
Wildlife habitat	Deciduous trees, seasonal pool at old sand pit
History	The forest was cleared from the Tucker Bay School site, as described under Section 2.5.4 of the Management Plan. A “borrow pit” was excavated next to Main Road near the western end of property during the mid 1970s, to provide sand for fill during the construction of the Lasqueti Community Hall. Both these deforested area have regenerated naturally with red alder.
Natural disturbance	N.A
Expected changes	The pioneer stands of red alder will gradually be replaced by an irregular stand of coniferous trees that grow up under the alder canopy.
Conservation status	Disturbed sites, early seral stage. Some presence of non-native plant species.
Comments	

Vegetation Type 10, Photo 1

Vegetation Type 10, Photo 2

Vegetation Type # 11 (Old VT # 11)	**Moss/lichen/herb community on shallow soils and bedrock outcrops**
Main Tree Canopy	No trees
Understory layers: • *Height, cover %, species*	Moss & lichens: 80 - 100%; *Hylocomium splendens, Rhytidiadelphus triquetris, Pleurozium shreberii, Racomitrium canescens, Polytrichum junperinum, Selaginella wallaceii, Dicranum spp., Cladina portentosa* Herbs and grasses: 1 -5%: small-flowered blue-eyed Mary, death camas, native and non-native drought-resistant grasses
Variability	Relatively uniform, with small scale mosaic of varying species
Site series	Rocky outcrops, CDFmm/02
Structural stage	Bryoid
Wildlife habitat features	Open mossy areas, grasses
History	Relatively unchanged over time
Natural disturbance regime	"
Expected changes	"
Conservation status	Blue-listed CDFmm/Wallace's selaginella/reindeer lichens community in good condition, mostly free of invasive non-native plant species. "This sparsely-distributed, highly vulnerable and ecologically sensitive community is threatened by trampling that commonly occurs with recreational activities (trails, foot traffic, bicycles and all-terrain vehicles). The long-term impacts of increased summer drought, as predicted for the range of this community, may result in loss of the vegetation community and erosion of the thin, sensitive soils." (BC Conservation Status Report)
Comments	Open mossy areas are attractive and offer views. "The lichen, forb and moss cover is highly sensitive to disturbance as it may be easily separated from the underlying rock surface and shallow layers of humus. The lichen layer is particularly vulnerable as the lichen requires very long periods to recover and never recovers unless disturbance is ended." (BC Conservation Status Report)

Vegetation Type 11, Photo 1

Vegetation Type 11, Photo 2

Vegetation Type # 12 (Old VT # 12)	**Slough sedge/hardhack/salal wetland**
Main Tree Canopy	No trees
• *Age range*	
• *Height and dbh*	
• *Canopy cover*	
Secondary Layers	
• *Age range*	
• *Height and dbh*	
• *Canopy cover*	
Understory layers: • *Height, cover %, species*	Shrubs: 50 – 150 cm; 0 - 80%; hardhack, salal Sedges: 20 – 50 c, 0 – 50%; slough sedge
Variability	Patches of shrubs, sedges, and open water
Site series	CDFmm/ CDFmm/14, CDFmm/Wf52, shallow open water
Structural stage	Shrub/herb
Wildlife habitat features	Shallow water, dense brush cover
History	Relatively unchanged over time
Natural disturbance regime	"
Expected changes	"
Conservation status	This small wetland has elements of the Red-listed "sweet gale / Sitka sedge" community and the Red-listed "red alder / slough sedge" community, in good condition, mostly free of non-native plants.
Comments	An unusual small wetland.

Vegetation Type 12, Photo 1

Vegetation Type 12, Photo 2

3.8 Special Vegetation Features

3.8.1 Bigleaf Maple Coppice Rings

Bigleaf maple (*Acer macrophyllum*) trees occur at low densities in the Kwel Nature Reserve, particularly in Vegetation Type 1. There are at least two large clusters or "rings" of Bigleaf maple stem, growing close together in a rough circle. These are an interesting feature, although not especially rare or unusual. The following is a description of how these maple clumps probably came to be. Bigleaf maple can reproduce by seeds, or by coppicing (sprouting from a stump). The wood of bigleaf maple is brittle, so the trees often break rather than uprooting when subject to extreme winds. When a large maple tree breaks, the stump will often produce sprouts close to the ground, around all sides of the stump. Over time, the stump will die and rot away while the new sprouts grow up into separate trunks. Competition will eliminate many of the new stems, and the final number will usually be between one and half a dozen. One of these coppiced clumps on the Kwel Nature Reserve has ten stems, measuring between 30 and 60 cm dbh (diameter at breast height) individually. The circumference measured around the entire clump is roughly 10 m. The space inside this clump is so large, that perhaps the present trees sprouted from a number of trees, these predecessor trees being themselves the products of an earlier coppicing event. Bigleaf maple supports many species of epiphytic mosses, liverworts, lichens, and even ferns—more than any other local tree species—so its presence is very valuable for maintaining biological diversity.

3.8.2 Western yew

Western yew is a rather uncommon tree of coastal forests. Because of its relative scarcity, very slow rate of growth, and adaptation to the shady conditions in the understory of mature conifer stands, its abundance is likely to be reduced in future by logging, land-clearing and the effects of climate change. Therefore, yew trees should be considered an important conservation feature. There are at least six yew trees over 30 cm dbh on the property, and more of smaller diameters. The largest is 107 cm dbh. For Lasqueti Island, this an above-average density of yew trees, especially the larger ones.

3.8.3 Wetlands

Vegetation Type 5 contains small patches where the ground cover is dominated by sphagnum moss, which is typical of nutrient-poor bog ecosystems. Vegetation Type 12 is a small wetland with a shrub layer of sedges and hardhack. Sphagnum bogs are quite uncommon in the dry climate of the CDF zone, and any wetland in natural undisturbed condition such as this should be considered an important conservation feature.

3.8.4 Douglas-fir old growth

There are three small patches (approximately 1.5 ha total) of old-growth Douglas-fir forest (Vegetation Type 3). The extent of old growth forest in the CDF zone is now reduced to less than 1% of its former extent, so even small patches such as these are important conservation features.

3.9 Wildlife and Habitats

The main wildlife mammal species occurring on the Kwel Nature Reserve include Black-tailed Deer (*Odocoileus hemionus*), Raccoon (*Procyon lotor*), Mink (*Neovison vison*), River Otter (*Lontra canadensis*), and a number of small rodent species. Numerous bird species, migratory and resident, also occur. Four species of cavity excavators nest in the area: Pileated Woodpecker (*Dryocopus pileatus*), Hairy Woodpecker (*Dryocopus villosus)*, Downy Woodpecker (*Dryocopus pubescens)* and Northern Flicker (*Colatpes auratus*). These species excavate holes that may be used by secondary cavity nesters, such as the Western Screech Owl (*Megascops kennicottii*). The continued presence of these species depends on an ongoing supply of standing dead trees (snags) of sufficient diameter for their use.

Large veteran Douglas-fir trees are a valuable habitat feature in the forest and may be selected for nest or perch trees by Osprey (*Pandion haliaetus*), Bald Eagle (*Haliaeetus leucocephalus*), Red-tailed Hawk (*Buteo jamaicensis*), and other species. Mature and old growth conifer stands are valuable habitat for resident songbirds including Golden-crowned Kinglet (*Regulus satrapa*) and Chestnut-backed Chickadee (*Parus rufescens*).

Appendix A provides notes on specific wildlife habitat features in each Vegetation Type.

3.10 Red and Blue-listed Species

The BC Species and Ecosystem Explorer tool (http://a100.gov.bc.ca/pub/eswp/) lists thirty Blue-listed species and twenty-six Red-listed species of vertebrate and invertebrate animals that may occur in terrestrial habitats in the CDFmm subzone. Of these, the Blue-listed Northern Red-legged Frog (*Rana aurora*) and Western Toad (*Anaxyrus boreas*) have been observed in the Kwel Nature Reserve.

The Blue-listed Western Screech-Owl, *kennicottii* subspecies (*Megascops kennicottii kennicottii*) was detected in the near vicinity of the Kwel Nature Reserve in a nocturnal owl survey in 2001 but has not been reported since. The last report of a Western Screech-Owl on Lasqueti was in 2004 (Peter Johnston, pers. comm.) Installation of Western Screech-Owl nest boxes on the Kwel Nature Reserve has been suggested, given that Western Screech-Owl have been recorded immediately west of the property recently, and that much of the forest is generally suitable habitat for Western Screech-Owl (mature mixed second growth) but lacks an abundance of cavities, a critical habitat feature for these owls.

3.11 Invasive and Non-native Species

Most of the plant communities of the Kwel Nature Reserve have very little presence of invasive and/or non-native plants. Vegetation Type 6 is an exception, with a significant presence of non-native herbs, including dovefoot geranium (*Geranium molle*), English daisy (*Bellis perennis*) and sheep sorrel (*Rumex acetosella*) as well as non-native pasture grasses (not identifiable due to heavily browsed condition). These species probably were introduced via seeds in the droppings of feral sheep, which browse heavily in certain areas of the property, especially in Vegetation Type 6. A few plants of foxglove (*Digitalis pupurea*) occur in Vegetation Types 6, 7 and 11.

Domestic sheep (*Ovis aries*) were first introduced to Lasqueti over a hundred years ago by the early settlers. Since that time various flocks have been abandoned and there is now a feral population, estimated at about 500 animals. Their preferred foods are grasses and herbs, but there is inadequate pasture available, so the sheep also browse shrubs and tree seedlings. The long-term impacts of browsing by sheep can be very significant, including severe reduction of understory vegetation. Tree regeneration is inhibited, especially arbutus, cedar, and Douglas-fir. Some species of flowering plants have been reduced in abundance or eliminated altogether by the many decades of sheep browsing, as has occurred in many areas on Lasqueti.

The density of sheep populations is unevenly distributed on Lasqueti. Some local areas have high populations that cause severe impacts on vegetation. At present, the impacts of sheep in the Kwel Nature Reserve are concentrated in Vegetation Type 6, but are noticeable through the property.

Table 5. Common and botanical names of plant and lichen species

Common Name	Botanical Name
Trees	
Arbutus	*Arbutus menziesii*
Bigleaf maple	*Acer macrophyllum*
Bitter cherry	*Prunus emarginata*
Douglas-fir	*Pseudotsuga menziesii*
Grand fir	*Abies grandis*
Red alder	*Alnus rubra*
Western redcedar	*Thuja plicata*
Western hemlock	*Tsuga heterophylla*
Western yew	*Taxus brevifolia*
Shrubs	
Dull Oregon-grape	*Mahonia nervosa*
Evergreen huckleberry	*Vaccinium ovatum*
Hardhack	*Spiraea douglasii*
Oceanspray	*Holodiscus discolor*
Red huckleberry	*Vaccinium parvifolium*
Salal	*Gaultheria shallon*
Forbs and Graminoids	
Dovefoot geranium	*Geranium molle*
English daisy	*Bellis perennis*
Field chickweed	*Cerastium arvense*
Robert's geranium (Herb-Robert)	*Geranium robertianum*
Sheep sorrel	*Rumex acetosella*
Slough sedge	*Carex obnupta*
Ferns	
Bracken fern	*Pteridium aquilinum*
Swordfern	*Polystichum munitum*
Mosses & Clubmosses	
Coastal leafy moss	*Plagiomnium insigne*
Electrified cat's-tail moss	*Rhytidiadelphus triquestrus*
Juniper hair-cap moss	*Polytrichum juniperinum*
Menzies' tree moss	*Leucolepis menziesii*
Oregon beaked-moss	*Eurhynchium oreganum*
Red-stemmed feather moss	*Pleurozium schreberi*
Roadside rock moss	*Racomitrium canescens*
Step moss	*Hylocomium spendens*
Wallace's selaginella	*Selaginella wallacei*
Lichens	
Coastal reindeer lichen	*Cladina portentosa*

4 CONSULTATION

4.1 First Nations Consultation

A consultation process was undertaken by Islands Trust Fund staff to reach out to First Nations. An outreach letter was sent to each of twelve First Nations whose areas of interest, as per the BC First Nations Consultative Areas Database (http://maps.gov.bc.ca/ess/sv/cadb/), includes areas on Lasqueti Island. The letter invited First Nations to help the Trust Fund understand the historical and current connection of First Nations with Lasqueti Island, and to learn how the Islands Trust Fund's management of protected areas on Lasqueti can acknowledge and respect the cultural significance and traditional uses. The letter also invited First Nations to participate in a walking tour of the Kwel Nature Reserve as described below.

4.2 Community and Covenant Holders Consultation

In cooperation with Islands Trust Fund staff, the author undertook a consultation process to encourage the Lasqueti community and covenant holders to participate in setting objectives, identifying issues, and proposing strategies for inclusion in this Management Plan. Input was sought from the following groups:

- Lasqueti Island community in general
- Owners of neighbouring properties
- Covenant holders: Nanaimo and Area Land Trust (NALT) and TLC The Land Conservancy of British Columbia
- Lasqueti Island Nature Conservancy (LINC)

The methods used to gather input for the management plan were as follows:

- A walking tour of the reserve was held on November 19, 2016, led by the author of this plan, which provided a good opportunity for participants to see the diversity of ecosystems within the reserve and discuss management of the reserve.
- A notice was posted on the Lasqueti email list-serve, inviting community members to attend the walking tour or to contact the contractor by telephone or email to provide their comments or concerns.
- A two-page questionnaire to gather input for the management plan was developed by Islands Trust Fund staff.
- Outreach letters, including the questionnaire, were sent to the registered owners of nearby properties.
- An email notice of the walking tour was sent to TLC, NALT and LINC.
- A draft version of the Management Plan, for review, has been made available to TLC, NALT and LINC.

4.3 Results of Consultation

One reply was received from First Nations. Lyackson First Nation stated that "Should Lyackson First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to the Local First Nations' whose title and governing authorities are directly affected."

No responses were received from owners of neighboring properties.

The walking tour on November 19, 2016 was attended by five Lasqueti Island residents and a representative from NALT. Comments submitted verbally were as follows:

- The reserve is remarkably free from invasive plant species, and has a good diversity of ecosystems as well as some interesting features, such as several large yew trees.
- There is no need to post signs, build trails, or undertake other active management programs on the reserve.
- Ongoing annual monitoring is important and should include monitoring for invasive species and the impacts of browsing by feral sheep.

Any comments received from TLC, NALT and LINC on this review draft will be considered in developing the final version of the Management Plan.

4.4 Cultural Significance

The cultural significance of the property for First Nations is not known at this time, although the presence of an archaeological feature provides evidence of past use by First Nations.

The property has cultural significance for the Lasqueti Island community as the site of the historic Tucker Bay School and as a memorial for the late Amelia Humphries, who is fondly remembered by many members of the community.

4.5 Recreational and Amenity Values

Although the main purpose of the Kwel Nature Reserve is nature conservation, it is also well suited for low impact use for quiet appreciation of nature. The exposed rock bluffs have fine views out over the Sabine Channel with its many small islets and Texada Island in the distance. Because these areas have few trees, they are pleasantly sunny in fair weather. These areas are sensitive—heavy traffic can damage the mosses and lichens on the rocks—but are sufficiently robust to withstand occasional use. The small patches of old growth forest are an exceptional feature for nature appreciation and can withstand low levels of foot traffic. There are no built trails in the Nature Reserve, but the forest is open enough to allow easy walking in most areas.

5 MANAGEMENT PLAN

5.1 General Management Approach

In general, the approach to management for the Kwel Nature Reserve is one of passive conservation through protection, and allowing natural processes to operate with minimal interference. An exception is that wild fires should be suppressed. Low impact human use, such as hiking or bird-watching are allowed but not promoted. At present, there is no need for active restoration measures, but active management may be needed in the future to ensure regeneration of desired wildflowers and tree species such as Western yew and western redcedar, and to address the suppression of tree regeneration and other impacts of browsing by feral sheep.

5.2 Management Issues

The management issues identified for Kwel Nature Reserve are:

- Acceptable and Prohibited Public Uses
- First Nations Cultural Significance
- Climate Change
- Wildfire Hazard Management
- Impacts of Feral Sheep
- Western Screech-Owl Nest Boxes
- Signage
- Monitoring

5.2.1 Acceptable and Prohibited Public Uses

Public access to the Kwel Nature Reserve for low-impact use is acceptable but not promoted or encouraged. The following activities by the public are prohibited:

- Use of motorized vehicles
- Bicycling or horseback riding
- Forestry, tree cutting or gathering of firewood
- Camping or fires
- Livestock grazing
- Trail development
- Collection of plants, animals or fungi
- Excavation or removal of soil or other materials
- Dumping of soil, fill or refuse of any kind

To date, only minor instances of prohibited uses have occurred in the Kwel Nature Reserve, and these have been effectively noted and remedied through the routine annual monitoring process.

Although the above listed activities are prohibited, if in the future they are deemed necessary for research, restoration and management activities, some of these activities may be permitted provided they are consistent with the covenant agreement and do not cause harm to Species at Risk and their habitat. For example, study of archeology sites or beneficial restoration activities may be permitted provided they are agreed to by the ITF and the covenant holders prior to implementation.

<u>Recommended Management Actions or Strategies</u>

- Continue annual monitoring program.
- Assess need for a more pro-active approach to prohibited activities if needed in future.

5.2.2 First Nations Cultural Significance

The Islands Trust Fund will welcome information from First Nations on the cultural significance or management of the property at any time. Guidance from First Nations concerning the management and ecological restoration of the property will be considered provide that:

- proposed management actions are permitted under the covenant,
- species at risk and their habitats are not negatively impacted, and
- the Islands Trust Fund and the covenant holders approve of the proposed actions.

Recommended Management Actions or Strategies

That the ITF consult, communicate and if possible collaborate with First Nations who have historical and/or current interest in the property.

5.2.3 Climate Change

Forest ecosystems in the Coastal Douglas-fir zone are highly vulnerable to climate change impacts, because the CDF zone is already subject to summer drought that limits the growth and health of plant communities. Tools are being developed to assist with adaptation to climate change in managed forests, for example, by planting more drought-tolerant tree species after logging. Such tools will be of limited value in protected areas, where there is no intent to harvest trees. In any case the degree of climate change that is expected to result if the human community continues on the current trajectory of emission of greenhouse gases will be extremely disruptive to ecosystems of the CDF zone regardless of any possible management interventions.

Climate change poses an extreme long-term threat to the ecological integrity of the Kwel Nature Reserve, and all natural ecosystems within the Islands Trust area—to say nothing of the future prosperity and existence of the human species. However, due to the global nature of the problem, it is beyond the capacity of the Islands Trust Fund to unilaterally mitigate or adapt to this threat.

Recommended Management Actions or Strategies

- Islands Trust Fund may wish to consider undertaking a more active and insistent program of advocating to senior governments, and to society in general, for major reductions in greenhouse gas emissions.

5.2.4 Wildfire Hazard Management

As in all forested areas of Lasqueti Island, there is a risk of wildfire within the Kwel Nature Reserve. Some stands have moderately high fuel loads on the ground (small branches, needles, etc.) and moderately high vertical and horizontal fuel continuity, indicating the potential for a high severity ground and crown fire during hot dry weather. There are also significant natural fire-breaks (features that may slow or stop the spread of fires) such as the non-forested rock bluffs, so it is unlikely that a single fire would affect the whole Kwel Nature Reserve area. Access for fire-fighting is available from Main and Tucker Bay Roads.

According to ecological principles, it might be a desirable policy to allow a fire that occurs naturally in the Reserve to burn. However, such a policy would not be practical because there are homes in the area, so property and personal safety of community members would be at risk if the fire spread. Also, the old growth forest in the nature reserve is now a rare ecosystem, and should be protected from disturbance.

Recommended Management Actions or Strategies

- Islands Trust Fund may wish to contact local and/or provincial fire-fighters to make them aware of the Lasqueti Nature Reserves and to lay out the protocol that may be required to preserve these areas. The fire-fighters will have full control to fight the fires as they see fit to quickly extinguish any fires that occur in the Kwel Nature Reserve and to ensure the safety of the people and property of Lasqueti.
- The Lasqueti Island Volunteer Fire Department (LVFD) is supported by funding from the Powell River Regional District. For current contact numbers and information concerning The LVFD, contact Powell River Regional District.

5.2.5 Impacts of Feral Sheep

Browsing by feral sheep inhibits regeneration of trees, especially western redcedar, and reduces the diversity and cover of a broad range of understory plant species. The options to reduce the impacts of feral sheep are limited. Fences can work, but are expensive to build and require frequent inspection and diligent maintenance. Some private landowners protect the forest and plants on their properties by hunting the sheep to keep their numbers down to levels where their impact is not excessive. However, the Islands Trust Fund is not well equipped to implement a program of this kind.

Programs to plant and/or protect tree seedlings can help to mitigate the impacts of feral sheep. At this time, most areas are well stocked with trees. Over time, as mature trees die off, gaps in the forest canopy will likely develop, and may require planting and protection of new tree seedlings, or protection of existing seedlings that are being heavily browsed.

Recommended Management Actions or Strategies

- Continue annual monitoring.
- Re-assess the state of forest regeneration at the time of the next management plan review.

5.2.6 Western Screech-Owl Nest Boxes

Installation of Western Screech-Owl nest boxes on the Kwel Nature Reserve has been suggested, given that Western Screech-Owl have been recorded immediately west of the property recently, and that much of the forest is generally suitable habitat for Western Screech-Owl (mature mixed second growth) but lacks an abundance of cavities, a critical habitat feature for these owls.

Recommended Management Actions or Strategies

- Work with interested parties to install Western Screech-Owl nest boxes.

5.2.7 Signage

Input from community members and the covenant holders indicate there is no need or support for a sign or signs at this time, in keeping with the management approach of not encouraging public use of the Kwel Nature Reserve.

Recommended Management Actions or Strategies

- Re-assess signage options if the need arises, or at the next management plan review.

5.2.8 Monitoring Program

The ITF undertakes a program of annual monitoring on all of its properties, including Kwel Nature Reserve. A monitoring map, with 100-metre UTM grid and the boundaries of the Vegetation Types is provided on Page 49.

Recommended Management Actions or Strategies

- The routine monitoring process will be sufficient to detect any impacts or issues that are likely to occur.
- The annual monitoring visit to Kwel Nature Reserve should include a traverse along the reserve frontage on Main and Tucker Bay roads and though the Reserve visiting the main Vegetation Types; assessment of any increase in abundance or distribution of invasive plants and the impacts of feral sheep; and, at least once every five years, renewing the flagging or other markers indicating the corners and boundaries of the reserve.

6 REFERENCES

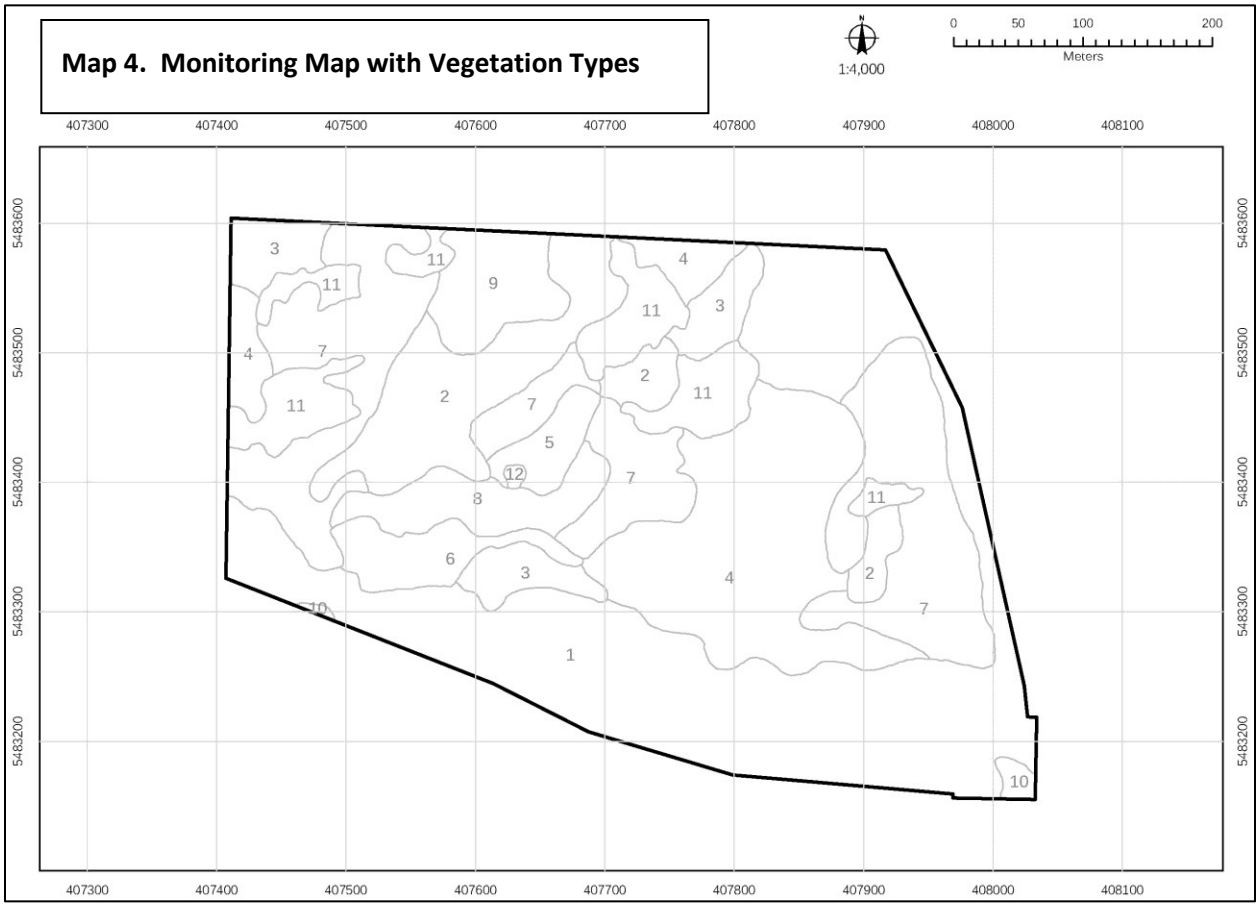
Green, R.N., and K. Klinka. 1994. A Field Guide for Site Identification and Interpretation for the Vancouver Forest Region. BC Ministry of Forests, Research Branch, Land Management Handbook No. 28. Victoria, BC.

Green, R. N., G. Shishkov, K. Klinka, and P.J. Courtin. June 1987. An Ecological Approach to Organizing Forests for Woodlot Management – Lasqueti Island Pilot Study. B.C. Min. For. Lands, Research Report RR87003-VA.

Mason, E.C. 1976. Lasqueti Island: History and Memory. Bryon Mason, Lantzville, B.C.

Wang, T., A. Hamann, D.L. Spittlehouse, and S.N. Aitken. 2006. Development of scalefree climate data for western Canada for use in resource management. Intl. J. Climatology 26(3): 383–397.

7 MONITORING MAP



ISLANDS TRUST FUND

TRUST FUND BOARD
REQUEST FOR DECISION

DATE: March 21, 2017

TO: Trust Fund Board **BOARD MEETING DATE: April 4, 2017**

SUBJECT: **TFB Property Management Strategy 2017**

RECOMMENDATION:

That the Trust Fund Board approve the TFB Property Management Strategy 2017

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: The Property Management Strategy lays the foundation for data collection and analyses that will help rank management activities on TFB protected areas. This will help to ensure that property management funds are focused on those activities that are most critical to maintain and enhance its ecological integrity and habitat for species and ecosystems at risk.

FINANCIAL: The Property Management Strategy will guide property management expenditures for the current TFB budget and will help to develop future budget requests. However, no new budget requests are recommended at this time.

POLICY: None

IMPLEMENTATION/COMMUNICATIONS: Staff will work to implement the Property Management Strategy and use it as a baseline for discussions with partner groups to prioritize work on the TFB protected areas. Staff will develop external communications regarding the TFB Property Management Strategy for internal and external audiences, including a page on ITF's website.

BACKGROUND

The first draft of the Property Management Strategy went to the February 7, 2017 TFB meeting. Suggested changes that were noted at the meeting have been incorporated and can be seen with tracked changes in the attached document dated April 4, 2017.

The development of a Property Management Strategy morphed out of putting down the foundation to achieve Goal 7 of the current Regional Conservation Plan: 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.
To fulfill Goal 7 the Trust Fund Board identified in its Regional Conservation Plan a need for:

- the establishment of a species at risk monitoring program (Objective 27);
- inventories for species at risk where they had been known to historically occur (Objective 28);
- the establishment of a coordinated invasive species monitoring and removal program (Objective 29); and
- the establishment of ecosystem monitoring programs on selected properties (Objective 30).

To prioritize the management activities it is necessary to devise a strategy to support decision-making. Activities will be prioritized with the goal of maintaining or increasing the ecological integrity of the protected areas. This strategy sets up how we record information and how we use it to guide decision making by addressing the following:

- efficient recording of the pertinent information;
- use the information to analyze the viability, the threats, and the opportunity for actions to occur; and
- ranking protected areas based on these analyses that will prioritize actions and determine budget needs.

REPORT/DOCUMENT: 2017_04_04_Property Management Strategy 2017

KEY ISSUE(S)/CONCEPT(S): property management, species at risk, invasive species, partnerships

RELEVANT POLICY: TFB Policy 2.3 Acquisition and Management of Land
TFB Policy 2.4 Conservation Covenants

DESIRED OUTCOME: To have a property management strategy in place to evaluate the management priorities for TFB protected areas to increase effort and resources available to species at risk and invasives species work.

RESPONSE OPTIONS

Recommended: As above

Alternatives: Amend the TFB Property Management Strategy and approve it as amended.

Prepared By: Nuala Murphy
Property Management Specialist

Reviewed By: Jennifer Eliason
Manager, Islands Trust Fund

DRAFT 2

Property Management Strategy:

Management of Trust Fund Board Nature Reserves and Covenants

ISLANDS TRUST FUND

DRAFT, April 4, 2017

Board Resolution No. TFB- XXX

i. Executive Summary

The *Islands Trust Act* establishes the Trust Fund Board to acquire, hold and manage land and receive donations for the purpose of carrying out the object of the Islands Trust. The Trust Fund Board primarily acquires land with significant ecological value for the purpose of establishing Nature Reserves. The Trust Fund Board has policies that describe the roles and responsibilities of the Trust Fund Board, including Policy 2.3 Acquisition and Management of Land which states:

A Trust Fund Board Nature Reserve is an area that has been set aside because it has regionally significant natural ecosystems (landscape units with little or no human development) and may contain nationally and provincially identified ecosystems and species that are considered endangered, threatened or of special concern. The primary purpose of a Nature Reserve is the preservation and protection of the natural ecosystem. The size of a Nature Reserve should be sufficient to ensure that these ecosystems remain viable over the long term. Activities permitted on a nature reserve will have minimal impact on the land and in general will only include hiking and only in areas that are considered not sensitive to this activity.

Management of the nature reserves under the Trust Fund Board 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. Management of conservation covenants includes annual compliance monitoring and communication with landowners and covenant holders. Conservation covenants may also require the assistance of a local management group if there is no local group present as a covenant holder. The Trust Fund Board identified in its Regional Conservation Plan a need for:

- the establishment of a species at risk monitoring program (Objective 27);
- inventories for species at risk where they had been known to historically occur (Objective 28);
- the establishment of a coordinated invasive species monitoring and removal program (Objective 29); and
- the establishment of ecosystem monitoring programs on selected properties (Objective 30).

~~These objectives require more time and resources than are currently available in the property management budget.~~ Development of a strategy to support decision-making and prioritize activities with the goal of maintaining or increasing the ecological integrity of the protected

areas will help ~~To~~ determine where the resources and efforts ~~would~~ will have the most impact ~~it is necessary to devise a strategy to support decision-making and prioritize activities with the goal of maintaining or increasing the ecological integrity of the protected areas~~. This strategy sets up how we record information and how we use it to guide decision making by addressing the following:

- efficient recording of the pertinent information;
- ~~utilizing~~ use the information, to ~~to complete an analysis~~analyse ~~of~~ the **viability**, the **threats**, and the **opportunity** for actions to occur; and
- ranking protected areas based on these analyses that will prioritize actions and determine budget needs.

~~As we start work on these new objectives a better idea of the budgets associated with them will determine how much more funding will be required and additional funding options will be explored.~~

Table of Contents

1.0 Introduction

1.1 Islands Trust Fund Regional Conservation Plan 2011-2017

In November 2010, the Trust Fund Board approved its Regional Conservation Plan (RCP). The plan identified seven goals and proposed thirty objectives to guide the work of the Islands Trust Fund. Goal 7 and its related objectives pertain to the monitoring and management of the TFB protected areas.

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.

Objective 27. Establish a species at risk monitoring program on Islands Trust Fund owned and covenanted lands where known populations of species at risk have been found. Adapt property management based on monitoring program findings.

Actions:

- Develop a species at risk monitoring program on Islands Trust Fund lands
- Assess and address budget needs of monitoring program
- Ensure that proper monitoring records are maintained
- Adapt property management as appropriate

Objective 28. Where previous populations of species at risk have been identified historically and where areas have high capacity to support species at risk on Islands Trust Fund owned and covenanted lands, conduct inventories to locate species at risk or record their absence.

Actions:

- Identify lands where species at risk reports have been filed previously.
- Conduct inventories for species at risk and note their presence or absence
- Add properties where species at risk are identified to species at risk monitoring program

Objective 29. Establish an invasive species monitoring and removal program for Islands Trust Fund owned and covenanted lands.

Actions:

- Develop an invasive species monitoring and management program on Islands Trust Fund
- lands
- Assess and address budget needs of monitoring and management program
- Ensure that proper monitoring and management records are maintained
- Adapt property management as appropriate

Objective 30. Where significant ecosystems exist, as identified by Islands Trust Fund staff and management plans, establish ecosystem monitoring programs to monitor their change over time with a view towards managing for maintenance of ecological integrity.

Actions:

- Evaluate Islands Trust Fund properties for appropriate ecological monitoring locations
- Determine and address budget needs for monitoring program
- Establish monitoring sites on at least 3 properties (as budget permits)

Because management of land requires a coordinated approach, the actions identified under Goal 7 of the Regional Conservation Plan have been addressed through the creation of this Property Management Strategy which will then be used to develop associated budgets. **The Property Management Strategy incorporates consideration of species at risk monitoring and stewardship, invasive species monitoring and control, and identification of important areas for ongoing ecosystem monitoring and management of ecological integrity.**

1.2 Purpose of the Property Management Strategy

As of January 2017, there are 73 covenanted properties and 26 natural reserves owned by the Trust Fund Board, a total of 99 protected areas to manage. The Trust Fund Board has a responsibility and obligation to manage these protected areas in perpetuity efficiently and cost effectively. The purpose of the Property Management Strategy is to devise a framework to support decision-making regarding property management activities on Trust Fund Board owned and covenanted lands with the goal of maintaining or increasing the ecological integrity of the protected area.

2.0 Current Status of Property Management

2.1 General Property Management Practices

TFB protected areas all have ecological baseline information either in the form of a Baseline Inventory Report (Conservation Covenants) or through Management Plans (Nature Reserves) or in the case of 30 of the protected areas, there is both a conservation covenant and a management plan to guide activities.

The ecological inventories and management recommendations highlighted in the conservation covenants and management plans are critical to property management. A conservation covenant is written once and is then attached to the land title in perpetuity; it includes a baseline ecological survey that is meant to show what the natural state of the property is and in that state it should remain to fulfill the terms of the covenant. **TFB Policy 2.3 Acquisition and Management of Land** states that the Board will prepare and approve a management plan for each property it acquires as a nature reserve. The management plan will provide details on the scope and extent of the threats found on the protected area and provide recommendations for how best to address them. The Board will approve a management plan for its properties within one year of acquisition, and will update each management plan approximately every 10 years.

TFB Policy 2.3 also states that the TFB will monitor all nature reserves annually, and assess for potential management problems such as trespass, misuse or overuse, vandalism, safety hazards or other concerns or activities as listed in the management plan. The TFB will take action to

address any problems identified, ~~within budgetary constraints~~as budgets permit. **TFB Policy 2.4 Conservation Covenants** states that each property covenanted by the Trust Fund Board will be visited and monitored annually by either Islands Trust Fund staff or an Islands Trust Fund contractor. The monitoring is done to ensure compliance to the conservation covenant.

To date the main threats identified on TFB protected areas include invasive plant species, the degradation of habitat by vandalism and recreational activities, including trampling of vegetation, off-road vehicles and mountain-biking and possible danger trees along public trails that could threaten users safety. We have addressed these issues as they have been identified and where funds were available, prioritizing public safety above all else. Engaging local conservancy groups is a key element of effective implementation in the small isolated communities that ITF works in and most of the TFB protected areas are managed in collaboration with a local conservancy group who act as a management group whenever possible.

Basic property management information is managed using excel spreadsheets. These tables of information require consistent updating, and to date have kept very basic, essential information including: legal parcel descriptions, amount of area protected, covenant or nature reserve, landowner and partner information (e.g. covenant holders, management groups, wardens, ecological gift status), and basic species at risk information from ecological inventories.

2.2 Human Use and Risk Assessment

Permitted human uses of TFB nature reserves is guided by TFB Policy 2.3 whereby *"property management activities will focus on the preservation of the ecological integrity of the nature reserve. Low-impact recreational access will be accommodated only where the ecological integrity is not significantly compromised"*. There are 7 TFB nature reserves that are closed to the public due to the sensitive nature of their ecological ecosystems or because the nature reserve is used by a species at varying stages of their life cycle and are easily disturbed by human presence. Signs are posted at the nature reserves to highlight the permitted and/or restricted uses of the nature reserve and will state if it is closed to the public.

If a nature reserve is open to the public, trails are in place and maintained. The trails have usually been established and used by the public before TFB took ownership and through the management plan and public consultation process it was decided that low impact use of the trails for nature appreciation would not impact the ecological integrity of the nature reserve. Having trail networks increases the management required due to the increase threat of damage from compaction, use by restricted users such as mountain bikers and off road vehicles, and the increased risk of invasive species spread. Trail and roads in or near the protected areas also

cause fragmentation, breaking up contiguous areas of habitat into smaller, dispersed patches. This has been proven to lead to biodiversity losses and reduces the productivity of ecosystems because smaller areas of habitat are often less resilient to severe weather or disease shocks and can make movement by wildlife more difficult.

Public safety is of the utmost importance to the TFB. TFB Procedure 2.3.1 Annual Monitoring includes the protocol on documenting any safety issues such as danger trees, trespasses or unauthorized uses that would put the public at risk. All of the TFB owned properties have insurance applicable to their use, to cover use by the public, staff and/or volunteers.

Conservation covenants are usually on private property with individual landowners and not accessible by the public. If it is owned by another land trust and utilized as a nature reserve it may be open to the public.

2.3 Species at Risk

Protecting land as conservations covenants and nature reserves results in the conservation of species and their habitats, and often requires improving the quality of habitat by mitigating human impacts. Protection and stewardship of natural habitats are essential to the recovery of species at risk, and are also instrumental in preventing other species from becoming at risk (Environment and Climate Change Canada, 2016).

An ecological baseline inventory is done as part of the covenanting and management plan processes and that has served as the basis of the species at risk information currently available to ITF to base management actions on. ITF defines species at risk (SAR) as those designated globally, nationally by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) as extirpated, endangered, threatened, or special concern and/or those designated provincially by the BC Conservation Data Centre as red or blue listed. Red-listed includes any indigenous species or subspecies considered to be extirpated, endangered, or threatened in BC and blue includes any indigenous species or subspecies considered to be of special concern in BC. In most of the ecological inventories and management plans a list of 'potential' species at risk is given. These species have not been seen during the survey time but the biologist feels that the habitat present would support such a species or there are known occurrences documented by the CDC on nearby properties. This list is a starting point for what to look for in further surveys.

To date, where species at risk have been observed and where there have been resources and a specialist biologist available, the ITF has contracted out surveys to confirm the species presence, assess the viability of the population, and where applicable, make management recommendations to address recovery of the species. These studies are costly and are not

always successful in finding the targeted species as seasonality can be very specific and animal browsing the area can make identification difficult. This has also made monitoring the species that are found very difficult as those that are found one year may not be seen the next. The species are not always found within the short one or two day surveys we can afford.

ITF has completed species at risk surveys on 7 protected areas for 12 species. See table in Appendix D for more detail. Fifty-six protected areas have been identified as having one or more species at risk and 39 have been identified as having potential habitat to support one or more species at risk that may not have been found yet.

2.4 Invasive Species

The Invasive Species Council of British Columbia defines the term “invasive species” as any non-native organism that cause economic or environmental harm and can spread quickly to new areas of BC. The International Union for Conservation of Nature (IUCN) defines them as “animals, plants or other organisms introduced by man into places out of their natural range of distribution, where they become established and disperse, generating a negative impact on the local ecosystem and species.” Many invasive plants have been introduced to BC without their natural predators and pathogens that would otherwise keep their populations in check in their countries of origin. For this reason, invasive plants also commonly referred to as "alien", "non-native", "exotic" or "introduced" plant species (Invasive Species Council of BC. 2016).

Globally, invasive species are the second greatest threat to biodiversity, after habitat loss. Managing invasive species can be extremely time-consuming and costly, and it doesn’t always work. They occur or are a threat on every property managed by the Islands Trust Fund. Plant species are the most identifiable, with occurrence information, systems, and protocols much better developed for invasive plants than for invasive animals, resulting in an unknown number of invasive animal species, especially invertebrates. However, key animals that are affecting management in the TFB nature reserves are American bullfrog, European Cottontail Rabbit, Fallow Deer, feral goats and sheep. Monitoring for appearances of known threats such as Eastern Grey Squirrels, identified by the Garry Oak Ecosystem Recovery Team (GOERT) as a species of concern to Garry oak and associated ecosystems, and European Fire Ant, with populations growing and spreading rapidly since their presence was confirmed in BC in 2010, are required so that they can be reported to the Invasive Species Council of British Columbia immediately. There have been no reports in the Islands Trust Area to date.

Invasive species are documented in the ecological inventories and when seen on the annual monitoring visits. In nature reserves most infestations are kept under control by the local management groups who work throughout the year to address these species. On conservation covenants the landowner is notified in their annual monitoring letter about the invasives species that have been identified and given information about how to deal with the

infestations. To date, ~~there has been no budget for work on~~ invasive species removal on TFB covenant properties ~~with~~ owned by private landowners has been out of scope, though some funding has gone to support invasive species removal on TFB covenants over nature reserves~~properties~~ owned by local land trusts ~~when the covenanted property is a nature reserve~~.

2.5 Habitat Restoration

Ecological restoration projects have been conducted as needed, typically following observations from annual monitoring, as recommended in management plans or at the recommendation of the local island management groups.

To date, restoration projects have been most successful with the ongoing support of local island conservancies and volunteers, as staff time and travel budget ~~restraints~~limitations do~~es~~ not allow for the maintenance required to ensure the continued survival and growth of the restoration area, such as watering, weeding and maintaining caging to deter animal browse, on a regular basis. Local assistance ~~Help~~ is also required to set up and complete ecological monitoring to try to evaluate the effectiveness of the restoration activities at regular intervals.

~~The property management budget does not currently allow for~~ W~~w~~idespread ecological monitoring or ~~extensive~~ ecological restoration projects have been out of scope, and are being considered for the first time under ~~until~~ the current Regional Conservation Plan.

3.0 Property Management Strategies

3.1 General Strategy

Goal 7 from the RCP, **to 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,** contains many objectives and actions related to those objectives. To take specific actions required for invasive species and species at risk management a complete picture is required through research, efficient data management and thoughtful analysis.

Additional information required assess property management priorities are: fragmentation (trails, roads, utility corridors present), landscape contexts/connectivity (adjacency to other protected areas, wildlife corridors) and recreational use (open to the public, signage, presence of trail networks). Please see Appendix C for a checklist of fundamental information required to make management decisions.

There will never be a point when ITF has all the information for all of its protected areas but management decisions can begin with the data now available and expanding upon it. To prioritize how and what information should be gathered first to fulfill the RCP objectives two

Excel spreadsheets have been set up, a Species at Risk Management Framework and an Invasive Species Management Framework. These tables show where there is missing data and highlight some basic information needs right away. The information in these tables will then be used to rank the protected areas into highest to lowest priority.

3.2 Species at Risk Framework

To date, there is very limited information about the species at risk that occur in the protected areas managed by the ITF. If any species at risk have been seen during an ecological inventory they have been recorded but specialist biologists are required to identify many species at risk, with time and funding needed for in-depth study. It is important to identify the species, what life stage the species is utilizing the protected area for, and to count or estimate numbers/size of population and their location/size of habitat. This information is critical for management planning; with detailed reporting about species at risk occurrences, effective management options can be tailored to their habitat needs.

3.2.1. Goals:

1. Species at risk tracked and mapped so that the data can be searched and used to prioritize management activities.
2. Species and ecological communities at risk thrive within ITF protected areas at current or improved population levels and/or distributions by doing the following:
   a. Threats to species and ecological communities at risk are mitigated;
   b. Essential attributes of critical habitat for species at risk are protected and restored;
   c. Any additional recovery actions are implemented; and
   d. ITF policies appropriately address protection and recovery of species and ecological communities at risk.
3. Data management system in place to identify where species at risk information is lacking and to prioritize areas to be surveyed to improve species at risk data.
4. The Islands Trust Fund effectively communicates with Provincial and Federal species at risk recovery teams regarding species at risk and identified Critical Habitat on Trust Fund Board managed lands.

3.2.2. Strategic Actions:

1. Identify and document known species at risk in ITF protected areas. Add as a checklist item to the procedural checklists for new protected areas. Summarize occurrence data into the ITF spreadsheet from the following:
   a. Conservation Data Centre (CDC);
   b. Critical Habitat data: recently Critical Habitat for some species at risk has been identified by Environment Canada and Parks Canada on TFB properties. As Recovery Strategies are updated to include Critical Habitat, it is likely that further areas will be identified on TFB

lands. The federal government has an expectation that landowners as well as local and provincial governments will work collaboratively with them to ensure effective protection of Critical Habitat under the federal Species at Risk Act; and

c. ITF ecological survey data.

2. Record the rankings given to species and ecological communities at risk that we know exist on TFB protected areas i.e. global, national and provincial rank. See Appendix A.
3. Coordinate additional studies for those protected areas that do not have enough information, beginning with nature reserves first and then conservation covenants, with landowner permission, and as budget allows. Ideally, all protected areas should have the same level of study and information gathered so that they can be compared objectively and accurately. Prioritization will be based on the information currently available for the ITF protected areas, but new information will be added over time, allowing for the dynamic analysis outlined in 4.0 Prioritizing Management.
4. Define parameters of information gathering to ensure the data from different protected areas are consistent.
   a. Define and record species-specific methodologies used to ensure that the same methods are used depending on the species being studied. This would include defined ways of using owl call playback, bat detectors, targeted searches for crepuscular species such as Common Nighthawk, dawn surveys for avian species such as Olive-sided Flycatcher, amphibian egg mass surveys and plant, moss, lichen surveys, gastropods, and reptiles.
   b. Develop a methodology to ensure all the species found are recorded in a consistent with occurrences and distribution, numbers and locations recorded and mapped in a way that will make monitoring and follow-up easier.
   c. Have all species at risk biologist contractors submit Incident Reports to the Conservation Data Centre.
   d. Maintain and update data tracking at regular intervals, suggested every 6 months.
5. Determine budget needs for the species at risk surveys based on specialist biologist availability and fees, size of survey area and location or access constraints. This will be done on an annual basis and will be based on the allocated property management budget for that year.
6. Develop action plans to address management and recovery of species at risk.
   a. Identify if there is a recovery strategy developed for the species by the Government of Canada. A recovery strategy is a planning document that identifies what needs to be done to arrest or reverse the decline of a species. It sets goals and objectives and identifies the main areas of activities to be undertaken.
   b. If a species at risk is identified that has a recovery strategy, all efforts will be made to follow the strategy.

c. If there is not a recovery strategy already developed, expert species at risk biologists will be asked to inform and develop specific management actions. Specific management recommendations can be made to address the main threats associated with ITF protected areas: invasive species, trespass and recreational activities and habitat improvement information.
d. Consult covenant holders if a waiver is required to implement an action plan (e.g. girdling of a native tree species to allow for better conditions for a species at risk, herbicide use for invasive species, etc.).
e. Determine budget required to implement identified species at risk actions. Source external funding as required.
f. Incorporate changes to permitted and prohibited uses and long-term management objectives into management plans

7. If funding and capacity allows, initiate ongoing ecological monitoring, developing a methodology to find and reproduce the study area transacts, or mapped location of species, creating a data source that can be added to year after year.
8. Update policies to address identified species at risk actions, as required.
9. In the future develop a GIS-based relational to use data for forms, reports, queries, mapping etc. potentially integrated with the property prioritization model developed for the TFB Land Securement Strategy and linked to the internal mapping platform, TAPIS, used by Islands Trust staff. It would be a dynamic model, changing as new information is gathered.

3.3 Invasive Species Framework

An invasive species has the potential to pose undesirable or detrimental impacts on people, animals or ecosystems. Invasive plants can establish quickly and easily on both disturbed and un-disturbed sites, and causing widespread negative economic, social, and environmental impacts. Information on invasive species is required to inform priorities for species at risk inventories, but is also a stand-alone concern.

3.3.1. Goals:

1. The presence and impacts of invasive species are minimized.
2. New invasions are prevented or quickly eradicated to the extent possible.
3. TFB policies appropriately address the threat to ecosystems and species from invasive species.

3.3.2. Strategic Actions:

1. Identify and document in the spreadsheet all known invasive plant species on ITF protected areas using data from ecological inventories, annual monitoring, knowledge of local land trusts and the Invasive Alien Plant Program (IAPP) Application from MFLNRO. Add as a

checklist item to the procedural checklists for new protected areas. Updates to be completed at least annually and is part of the annual compliance monitoring obligations.

2. Utilize the list of Coastal Invasive Species Committee's current Priority Invasive Plants (list is kept current on their website and is listed in Appendix D) to categorize the invasive species identified on ITF protected areas into the management categories: Prevent, Eradicate, Control and Contain.
    a. **Prevent:** These species are not known to occur in the region, but are likely to establish if introduced. Eradicate if found.
    b. **Eradicate:** These species are not known to occur in limited distribution and low density. Eradicate if found.
    c. **Control:** Established infestations common and widespread throughout the Coastal ISC region. Focus control in high value conservation areas. Use biological control, if available, on a landscape scale.
    d. **Contain:** These species have established infestation in portions of the region. Contain existing infestation and prevent spread to un-infested areas.

    If protected areas have been prioritized due to species at risk presence then management prescriptions may be developed for removing invasive species which are present, but do not make it on to these lists.
3. Invasive plants found on TFB protected areas that are in the Prevent or Eradicate categories should be reported to either Report A Weed BC or to the Coastal Invasive Species Committee as outlined in the Coastal ISC Priority Invasive Plant List.
4. Research and identify places or ways to dispose of invasive plant material, particularly hazardous species such as knotweed, on each island.
5. Develop action plans to address invasive species, based upon the Coastal Invasive Species Committee's current Priority Invasive Plants lists.
    a. Generate list of priority sites for invasive plant removal, those that have Prevent or Eradicate species first and then Control and Contain. Since many protected areas have invasive species on the Contain list, the numbers of different invasive species on the protected area will be used as a prioritizing tool.
    b. Implement priority actions via annual contracts with management groups or local partners to remove invasive species.
    c. Consult covenant holders if a waiver is required to implement an action plan. Evaluate options if invasive species require pesticides or herbicides that are not allowed under the conservation covenant.
    d. Revise/add priority sites pending new occurrence information, revised Coastal Invasive Species Committee Priority Plant List, or other new information.
6. Monitor the effectiveness of the invasive species removal techniques used during the annual monitoring and adjust the activities as appropriate. Removal of invasive species

often comes hand in hand with restoration activities to help to establish native species and deter new invasives from re-establishing. Ecological monitoring to determine the effectiveness of these restoration efforts will be supported whenever local land trust involvement and funding allows.

7. Prevent new invasive species invasions by sharing information about emerging invasive species through ITF's website, newsletter and communication to covenant landowners

3.4 Ecological Restoration and Ecological Monitoring

Up to this point ecological restoration has been prompted by species at risk studies, invasive species management, natural catastrophic events or damage through breach or trespass on TFB protected areas. Restoration then triggers the need for ecological monitoring to observe the restoration work completed and help determine the effectiveness of the enhancements to the habitat for species at risk or to deter invasive species. Ecological restoration and monitoring will now be linked to the strategic actions identified for species at risk and invasive species above in 3.2.2 and 3.3.2 respectively.

3.5 First Nations and Property Management

The Securement Strategy indicates that the Trust Fund Board will work with First Nations who have traditional territory in the Islands Trust area to allow for traditional practices to take place on Trust Fund Board nature reserves where appropriate. The Trust Fund Board, at the request of a landowner, will also facilitate co-operation with co-covenant holders and First Nations so that traditional practices with minimal disturbance to covenant values may occur in non-NAPTEP (Natural Area Protection Tax Exemption Program) covenant areas.

Protected areas with known archaeological sites will be treated with respect and a willingness to co-manage. Efforts will be made to ~~Management planning will~~ explore and incorporate traditional ecological knowledge (TEK) in management planning as much as possible.

4.0 Prioritizing Management

Prioritizing involves calibrating all the information at hand to evaluate and rank management activities with limited staff time and resources. Prioritization is based on the following:

a. **Highly viable:** have high biodiversity/ecological integrity with documented or high potential for sensitive ecosystems and species at risk, size and landscape context/connectivity data.
b. **Highly threatened**: presence of invasive species, fragmentation and recreational use.
c. **High opportunities**: local land trust or group on site on a regular basis, people who know the protected area and are familiar with the species at risk present. Having local

capacity is crucial to ensuring long term commitment for surveys and threat management.

A low number of threats in a protected area adds to an overall high viability score so the rankings will all be prepared to easily see which protected area is the most viable by ranking as is shown below: protected areas with the most invasives, most fragmentation and most recreation use are ranked the lowest. When determining threats the lowest numerical value rank will illustrate the most threat (lowest ecological integrity) to keep things consistent towards the goal of maintaining protected areas with high ecological integrity. Protected Areas with the highest viability, highest threats, and highest opportunity would be of the highest priority to begin management actions on.

4.1 Ranking Available Data

Viability rankings are determined by using the following criteria of ecological communities and species at risk, size and landscape context/connectivity data:

Species at Risk Rank	Definition
4	Distinctly important for 1 or more SAR (only known population in Canada, last breeding pair etc.)
3	>3 SAR confirmed on site
2	SAR confirmed on site
1	SAR likely on site but not yet found

Can be further broken down to number of Global, National and Provincial status if protected areas are very close in ranking.

Ecological Communities Rank	Definition
4	S1 Red listed, critically imperiled
3	S2 Red listed, imperiled
2	S3 Blue listed, special concern, vulnerable to extirpation or extinction
1	S4 Yellow listed, apparently secure

Size Rank	Definition
4	More than 10 ha
3	5-10 ha
2	2-5 ha
1	Less than 2 ha

Landscape Context Rank/ Connectivity Rank	Definition
4	Mostly surrounded by parks or other natural

	lands
3	Mostly surrounded by rural or agricultural lands
2	Mostly surrounded by a rural and urban mixlands
1	Mostly surrounded by urban lands

The threat rankings use invasive species, fragmentation, and recreational use data criteria as follows:

Invasive Species Rank	**Definition**
4	No invasives
3	Few invasives
2	Moderate invasives
1	Highly infested

Fragmentation Rank	**Definition**
4	None
3	Unsurfaced trails
2	Old skid trails, logging landings, gravel roads
1	Paved roads

Recreation Use Rank	**Definition**
4	No public access
3	Public access but no trails
2	Moderate use of trail system,
1	Frequent use, large trail network, utility corridors present

The opportunity ranking is determined as follows:

Opportunity	**Definition**
4	Local land trust on-island who is a partner on the protected area
3	Local land trust on-island
2	Local group on-island willing to help
1	Has volunteer warden

4.2 Funding Options

4.1.1 Base budget

~~The current property management budget does not allow for all of the RCP objectives to be met.~~ The Property Management strategy outlines how to prioritize what should be done first with the resources available~~, but some protected areas may be neglected and may not maintain their ecological integrity.~~

Funds required for species at risk surveys, invasive removal and restoration, varies enormously depending on the species being studied and the location. Species at risk studies can start at approximately $2,000 per property to obtain a specialist who can find and map the priority species and set up a monitoring regime that can be reproduced year after year. Invasive removal requires long hours of manual labour and usually involves an investment of a minimum of $2,000 to treat, remove and dispose of the invasive species correctly in a moderate area and to begin restoration activities such as planting and protection of native species to deter regrowth of invasives. Many of these projects require work to be done over many years, which prolongs the projects, but allows for funding to be available.

~~Increasing the property management budget would allow for more invasive species work inventories and species at risk surveys to improve species at risk data and related ecological monitoring. This information could be used to leverage more funds. Once species have been identified funding opportunities exist to ensure the critical habitat required for the survival or recovery of these species and communities is maintained.~~ Additional funding to the Property Management budget could be requested from Trust Council and funds can potentially be sourced from other areas, including grants and endowments, as explored below.

4.1.2 Grants

When species at risk, or suitable or critical habitat, is identified on a TFB protected area, there is the potential for funding from the federal Habitat Stewardship Program (HSP) for Species at Risk. This funding may allow for further study of these areas, to determine management objectives and to fund action items related to species recovery. The more information that is on hand the more likely the ITF would be to obtain related funding.

4.1.4 Dedicated Property Management Fund

The TFB Securement Strategy states that the TFB will only secure land if an adequate property management budget is available and that the TFB will work to build a Property Management Fund to buffer potential budget shortfalls for property management. This would come in the form of endowments or general donations.

4.3 Strategies Moving Forward as Protected Areas Grow in Number

A way of recording and presenting complex data and information in a GIS- based relational database is necessary when dealing with the amount of protected areas that the ITF is currently managing, with almost 100 properties. This would move us away from the Excel spreadsheet format for organizing the data and could be a continuation of the property prioritization model developed for the TFB Land Securement Strategy and linked to the internal mapping platform, TAPIS, used by Islands Trust staff. It would be a dynamic model, changing as new information is gathered and could include occurrence-specific field assessments, relevant literature reviews, and expert consultation information for both species at risk and invasive species strategies. It is also important to continue to work with local partners to share data.

A strategic, effective species at risk and invasive species program would benefit from an information management system that can organize the multiple layers of information relating to the species, as well as site-specific recovery prescriptions, activities, and monitoring results for species at risk and the distribution, treatment, and monitoring of invasive species. This information would help to prioritize the protected areas that require essential actions first as timing and funding restraints will always be a consideration, but also will help record the information that is collected from the species at risk surveys, invasive species removals and ecological monitoring of these areas.

~~If there is no increase in the property budget, and~~As more protected areas continue to be added to those managed by the ITF, the following changes may be necessary due to increasing costs. Decisions on individual protected areas can be made by using information in this strategy to rank and prioritize how the change would affect these protected areas. Altering management and monitoring cycles in a way that saves time and money will open up resources for other management.

- Move away from annual monitoring for some properties that have had few issues, monitor every 2 years instead. Would require policy change.
  Options: Staff to monitor some small protected areas while already on Islands for other matters to reduce contract costs or hiring additional seasonal staff/ co-op students to complete monitoring.
- Increase timeline for management plan revisions, to every 15 years. Or review every 10 years, but only revise as needed adding new information as an addendum, doing a major revision every 30 years. Would require policy change and may not be possible where there is a covenant that states that a management plan will be revised every 10 years without amending the covenant.
  Options: Change covenant language or drafting letters of permission with existing covenant holders.

- Take steps to better organize and manage the information related to each protected area (species at risk, invasive species, restoration activities, mapping) with a more formal decision support system such as a GIS- based relational database to ensure that a better system is in place to determine time and funds are used efficiently and effectively.
- Limiting public access and/or more restrictions on recreational use at nature reserves as greater numbers of visitors on the protected areas lead to a greater number of management issues.
- As protected area numbers increase and management moves from reactive to proactive with species at risk, invasive species and restoration a focus, another staff person would be required to effectively manage. Expected time frame is when managing 130 or more protected areas.

5.0 Conclusion

A Property Management Strategy that is effective and efficient takes time to develop and will be constantly changing. ~~Moving over from a compliance based monitoring to ecological monitoring will require additional resources.~~ Ensuring species and ecological communities at risk thrive within ITF protected areas at current or improved population levels and/or distributions requires we first know where these species are and second, that an ecological monitoring program is put into place to assess change over time and implement adaptive management. By determining the viability, threat and opportunity ranking for each protected area we can identify what protected areas need the most immediate attention~~action~~. As work begins on these new objectives a better idea of the budgets associated with them will be determined.

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Appendix A

Species at Risk Classifications

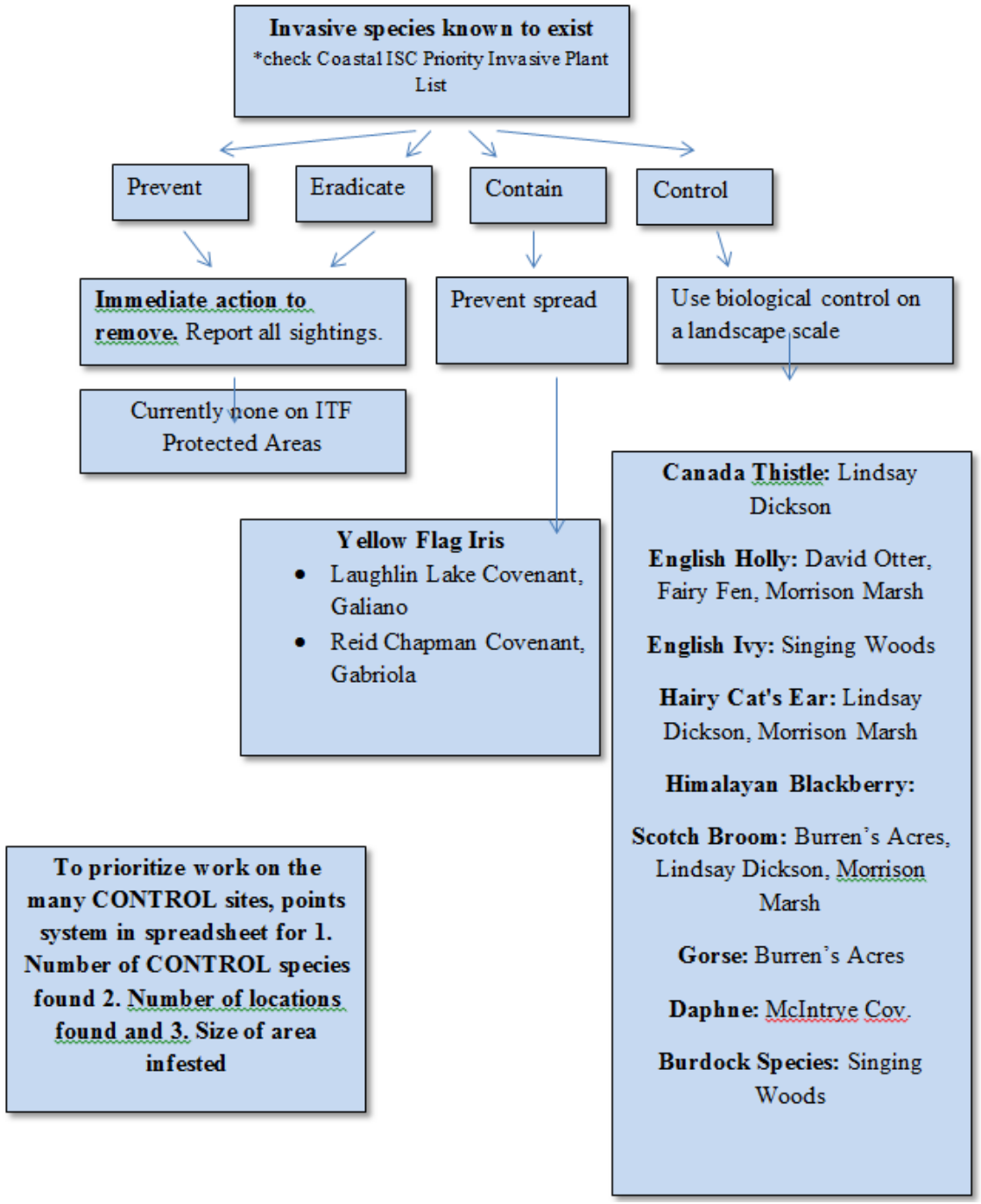
Global Conservation Status Global Rank applies to a species/ecological community across its entire range: G1 = critically imperiled G2 = imperiled G3 = vulnerable to extirpation or extinction G4 = apparently secure G5 = demonstrably widespread, abundant, and secure
National Conservation Status Committee on the Status of Endangered Species in Canada (COSEWIC) rankings E = ENDANGERED: A species facing imminent extirpation or extinction T = THREATENED: A species that is likely to become endangered if limiting factors are not reversed SC = SPECIAL CONCERN: A species of special concern because of characteristics that make it is particularly sensitive to human activities or natural events NAR = NOT AT RISK: A species that has been evaluated and found to be not at risk
Provincial Conservation Status Provincial Rank applies to a species/ecological community conservation status in British Columbia: S1 = critically imperiled S2 = imperiled S3 = special concern, vulnerable to extirpation or extinction S4 = apparently secure S5 = demonstrably widespread, abundant, and secure **Red:** Includes any indigenous species or subspecies that have, or are candidates for, Extirpated, Endangered, or Threatened status in British Columbia. Extirpated taxa no longer exist in the wild in British Columbia, but do occur elsewhere. Endangered taxa are facing imminent extirpation or extinction. Threatened taxa are likely to become endangered if limiting factors are not reversed. **Blue:** Includes any indigenous species or subspecies considered to be of Special Concern (formerly Vulnerable) in British Columbia. Taxa of Special Concern have characteristics that make them particularly sensitive or vulnerable to human activities or natural events. Blue-listed taxa are at risk, but are not Extirpated, Endangered or Threatened. **Yellow:** Includes species that are apparently secure and not at risk of extinction. Yellow-listed species may have red- or blue-listed subspecies. **Exotic:** Species that have been moved beyond their natural range as a result of human activity. Exotic species are also known as alien species, foreign species, introduced species, non-indigenous species and non-native species. Exotic species are excluded from the Red, Blue and Yellow Lists as a Provincial Conservation Status Rank is not applicable
Conservation Framework (CF) Priority A species or ecological community receives a conservation priority of 1 (highest) through 6 (lowest) for each of the three Conservation Framework Goals. This priority list is currently being

updated.
GOAL 1: Contribute to global efforts for species and ecosystem conservation.
GOAL 2: Prevent species and ecosystems from becoming at risk.
GOAL 3: Maintain the diversity of native species and ecosystems.
This tool ranks B.C. species and ecosystems of conservation concern for management action, based on five clearly defined criteria: Global and provincial status, Trends, Threats, Stewardship responsibility, Feasibility of recovery

Appendix B

Invasive Species Decision Support tool

(not all invasive species and protected areas are included in this example)



Appendix C

Checklist of Fundamental Information required to make Management Decisions

Background information is required to get a clear idea of what is and what is not on the protected area.

1. Property Size
2. Landscape Context (surrounding land uses)
3. Restrictions on use from outside agencies: Ecological Gift Status, Covenant, Charges on Title, etc.
4. Ecological Inventory: collected in the Baseline Inventory Report (covenants) or the Management Plan (Nature Reserves).
    - List and location of species at risk found at the time of the survey
    - List and location of invasive species found at the time of the survey.
        - High risk invasive plants as outlined in the Coastal Invasive Species Committee Priority Plant List (2016), with guidelines to Prevent, Eradicate, Contain or Control depending on species.
        - Invasive Alien Plant Program (IAPP) Application a Province of BC database which contains invasive plant surveys, treatments, and activity plans for the entire province of BC (Forest, Lands & Natural Resource Operations, 2016).
    - Ecological communities, location and description
    - Areas of disturbance and invasive species, location and description
    - Occurrence information from the Conservation Data Centre (CDC)
    - Identified Critical Habitat from the Canadian Wildlife Service
    - Information from Islands Trust mapping
        - Sensitive Ecosystems Mapping
        - Mapped Species
        - Shoreline mapping (Eelgrass, Forage Fish, Bull Kelp)
5. Human Infrastructure: Trail networks, roads and driveways, signage, parking, wells, buildings, etc.
6. First Nations Use:
    - Identified Archaeological Sites: Remote Access to Archaeological Data (RAAD)
    - List and description of prior contact with First Nations regarding the protected property
        - Community knowledge
        - Any other relevant information (e.g., pertinent research, publications)
        - Sensitive Ecosystem Mapping (SEM)

7. Annual Monitoring: Receive presence of invasive species updates annually and threats to ecology noted
8. Set priorities in conjunction with the provincial Conservation Framework: all species and ecosystems in B.C. have been run through the Conservation Framework tools, assigning conservation priorities and actions to each, if the basic scientific studies exist the Framework recommends actions such as ecosystem and habitat protection, invasive species control, stewardship, population management, and planning processes. This is in the process of being updated. Website: http://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/species-ecosystems-at-risk/setting-priorities

Appendix D

Coastal ISC Priority Invasive Plant List (current to: April 21, 2016)

PREVENT

These species are not known to occur in the region, but are likely to establish if introduced.
Eradicate if found. REPORT ALL SIGHTINGS

Plant Species	Status	Report To
Common Crupina *Crupina vulgaris***	**Provincial EDRR**	Report A Weed BC
Cordgrass, Smooth *Spartina alterniflora***	**Provincial EDRR**	Report A Weed BC
Hawkweed, Whiplash *Hieracium flagellare*	Regional EDRR	Info@coastalisc.com
Knapweed, Russian *Acroptilon repens*	Regional EDRR	Info@coastalisc.com
Kudzu *Pueraria Montana***	**Provincial EDRR**	Report A Weed BC
Rush Skeleton weed *Chondrilla juncea*	Regional EDRR	Info@coastalisc.com
Yellow Starthistle *Centaurea solstitialis***	**Provincial EDRR**	Report A Weed BC

ERADICATE

These species are not known to occur in limited distribution and low density.
Eradicate if found. REPORT ALL SIGHTINGS

Plant Species	Status	Report To
Blueweed, *Echium vulgare*	Regional EDRR	Info@coastalisc.com
Buffalo Burr, *Solanum rostratum*	Regional EDRR	Info@coastalisc.com
Common Reed, *Phragmites australis***	**Provincial EDRR**	Report A Weed BC
Cordgrass, Dense-flowered *Spartina densiflora***	**Provincial EDRR**	Report A Weed BC
Cordgrass, English *Spartina anglica***	**Provincial EDRR**	Report A Weed BC
Cordgrass, Salt meadow *Spartina patens***	**Provincial EDRR**	Report A Weed BC
Garlic Mustard *Alliaria petiolata*	Regional EDRR	Info@coastalisc.com
Giant Hogweed *Heracleum mantegazzianum* (T) (N)	Regional EDRR	Info@coastalisc.com
Giant Reed *Arundo donax***	**Provincial EDRR**	Report A Weed BC
Hoary Alyssum *Berteroa incana*	Regional EDRR	Info@coastalisc.com
Hoary Cress, Heart-pod *Lepidium draba subsp. Draba*	Regional EDRR	Info@coastalisc.com
Lesser Celendine, *Ficaria verna*	Regional EDRR	Info@coastalisc.com
Loosestrife, Garden (Yellow) *Lysimachia vulgaris*	Regional EDRR	Info@coastalisc.com
Milk Thistle *Silybum marianum* (N)	Regional EDRR	Info@coastalisc.com
Shiney Geranium, *Geranium lucidum***	**Provincial EDRR**	Report A Weed BC
Slender False Brome, *Brachypodium sylvaticum***	**Provincial EDRR**	Report A Weed BC
Sulfur cinquefoil *Potentilla recta*	Regional EDRR	Info@coastalisc.com
Sweet Fennel *Foeniculum vulgare*	Regional EDRR	Info@coastalisc.com
Wild Chervil *Anthriscus sylvestris*	Regional EDRR	Info@coastalisc.com

CONTAIN

These species have established infestation in portions of the region.
Contain existing infestation and prevent spread to un-infested areas.

Plant Species

Carpet Burweed *Soliva sessilis*
Hawkweed, Orange *Hieracium aurantiacum*
Knapweed, Black *Centaurea nigra*
Knapweed, Diffuse *Centaurea diffusa* (N)
Knapweed, Meadow *Centaurea pratensis*
Knapweed, Spotted *Centaurea maculosa* (B) (N)
Knotweed, Bohemian *Fallopia x bohemica* (N)
Knotweed, Giant *Fallopia sachalinensis* (N)
Knotweed, Himalayan *Polygonum polystachum* (N)
Knotweed, Japanese *Fallopia japonica* (N)
Poison Hemlock *Conium maculatum* (T)
Policemans Helmet/Himalayan Balsam *Impatiens glandulifera*
Scotch Thistle *Onopordum acanthium*
Yellow Flag Iris *Iris pseudacorus* (N)

CONTROL

Established infestations common and widespread throughout the Coastal ISC region.
Focus control in high value conservation areas.
Use biological control, if available, on a landscape scale.

Plant Species

Bur Chervil *Anthriscus caucalis* (N)
Burdock Species *Arctium spp.*
Canada Thistle *Cirsium arvense* (B) (N)
Tansy, Common *Tanacetum vulgare*
Teasel, Fuller's Dipsacus fullonum
Dalmatian Toadflax *Linaria dalmaticab* (B) (N)
English Holly *Ilex aquifolium*
English Ivy *Hedera helix*
Giant Mannagrass *Glyceria maxima*
Hairy Cat's Ear *Hypochaeris radicata*
Himalayan Blackberry *Rubus armeniacus* (discolor)
Jimsonweed/Devil's Apple *Datura stramonium* (T)
Periwinkle Species *Vinca spp.*
Loosestrife, Purple *Lythrum salicaria* (B) (N)
Scotch Broom *Cytisus scoparius*
St. John's Wort *Hypericum perforatum* (B)
Tansy Ragwort *Senecio jacobaea* (B) (N)

CONTROL

Established infestations common and widespread throughout the Coastal ISC region.
Focus control in high value conservation areas.
Use biological control, if available, on a landscape scale.

Plant Species

Tansy Ragwort *Senecio jacobaea* (B) (N)

Butterfly Bush *Buddleja davidii*
Daphne/Spurge-Laurel *Daphne laureola* (T)
Gorse *Ulex europaeus*
Eurasian Water-milfoil *Myriophyllum spicatum*
Yellow Archangel *Lamiastrum galiobdolon*
Hawkweed,Yellow *Hieracium caespitosum*

Supplemental Notes:

• The above lists has been approved by the Coastal ISC Board and developed in consultation with key land managers in the Coastal ISC service area a the annual operational planning meeting (Februrary 2016).

• The above lists reflect the entire Coastal ISC area. The placement of a species into a category at the landscape level is very likely to be different from a placement of a species into a category at the local level.

• Provincial EDRR - provincially significant and are to be reported immediately to the province through Report-A-Weed.

• Regional EDRR - regionally significant species and to be reported to the Coastal ISC.

** BC Proposed Prohibited Weeds (PDF, February 2015)

(B) = Invasive plants with biological control agents available

(T) = Invasive plants which pose potential human health and safety hazards

(N) = BC Weed Control Act, Regulated Noxious Weed in BC

ISLANDS TRUST FUND

TRUST FUND BOARD
REQUEST FOR DECISION

DATE: March 21, 2017

TO: Trust Fund Board **BOARD MEETING DATE: April 4, 2017**

SUBJECT: **Opportunity Fund Request - Mayne Island Conservancy Society**

RECOMMENDATION:

That the Trust Fund Board approves an Opportunity Grant to the Mayne Island Conservancy Society for $5,000 towards the costs of an ecological assessment and legal fees required for conservation of a property at St. John's Point on Mayne Island.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: The Opportunity Fund contains $30,443.36. The Opportunity Fund guidelines state that a maximum of 20% of the balance ($6088.67) is to be paid out each fiscal year. Paying the requested amount of $7,000 (24.6%) - to one project is not consistent with Opportunity Fund guidelines. Alternately, granting an Opportunity Fund of $5,000 (16.4%) helps the Islands Trust support the goals of the RCP and leaves $1088.67 contribution room for future applications.

The subject property meets several biodiversity priorities of the Regional Conservation Plan (RCP). This grant would support goal 6 of the RCP: support and enhance the work of conservation partners working in the Islands Trust area.

FINANCIAL:

This is the first Opportunity Fund grant application received this fiscal year. The original requested amount of $7,000 exceeds the fiscal year limits of the fund's guidelines. The recommended grant amount of $5,000 will help meet goal 6 of the RCP and will not have an impact on our ability to consider other grants this year.

Available Funding - Opportunity Fund

Opportunity Fund 2017-18 (as of April 1, 2017)	
2016/17 starting balance	$ 34,500

2016/17 income (donations, calendar sales)	$ 6,132
2016/17 Opportunity Fund grants awarded (2 total)	$ 5,250
Current Opportunity Fund Balance	**$ 30,443**
$7,500 as percentage of April 4, 2017 balance	24.6%
$5,000 as percentage of April 4, 2017 balance	16.4%
$2,500 as percentage of April 4, 2017 balance	8.2%

POLICY: The Opportunity Fund Guidelines (Islands Trust Fund Policy Manual) guide the Board's decisions when allocating grants from the Opportunity Fund. The Guidelines' granting principles are as follows:

Granting Principles	**Mayne Island Proposal – St. Johns Point acquisition**
Urgency of the request	Urgent – Completion of donation expected in December 2017. Funding for ecological assessment and legal fees needed for application to Government of Canada's Ecological Gifts program.
Potential for protection of biodiversity priorities	The property would add 25.9 hectares of healthy second growth Coastal Douglas-fir and arbutus forest and important shoreline habitat, protecting four red-listed plant communities.
Capacity of the organization to manage the project effectively	High – Mayne Island Conservancy Society has been active for over 10 years. Former TFB member Michael Dunn is the volunteer executive director. With a strong board and large group of active volunteers, MICS is well positioned to take on this project.
Likelihood of project success	Moderate to high – owner has agreed to sell the property at below market cost with an eco-gift, however property is still priced at over $3,000,000 and has a short timeline for completion.

IMPLEMENTATION/COMMUNICATIONS:
Staff will inform MICS of the TFB's decision. MICS and the landowners are publically communicating this project through a public fundraising campaign.

BACKGROUND

The Mayne Island Conservancy Society is working with landowners interested in conservation options for their property at St. John Point. If the campaign is successful, this property will protect 25.9 hectares and 2.1 kilometers of undisturbed shorelines on Mayne Island. With the assistance of American Friends, this project will bring the entire property into Canadian ownership, which is currently 2/3 US owned.

The Opportunity Fund's purpose is to financially support timely opportunities to protect biodiversity in the Islands Trust area. The Fund will generally provide support for 'hard to fundraise' costs associated with land protection or will be used to leverage increased

donations to land acquisition projects. The Trust Fund Board considers the following values when distributing Opportunity Fund grants:

• Accountability to donors
• Protection of biodiversity priorities as identified in the RCP
• Co-operation and collaboration with conservancy partners
• Strengthened conservation capacity in the Islands Trust area
• Transparency and consistency in granting
• Efficiency and effectiveness of grant distribution and conservation activity in the islands

REPORT/DOCUMENT:
See the attached application for further information.

KEY ISSUE(S)/CONCEPT(S):
Support for land protection in Trust area; collaboration; conservancy support

RELEVANT POLICY:
Opportunity Fund Guidelines

DESIRED OUTCOME:
Support Mayne Island Conservancy Society to continue efforts to pursue conservation of ecologically significant land at St. John Point on Mayne Island.

RESPONSE OPTIONS

Recommended: As above

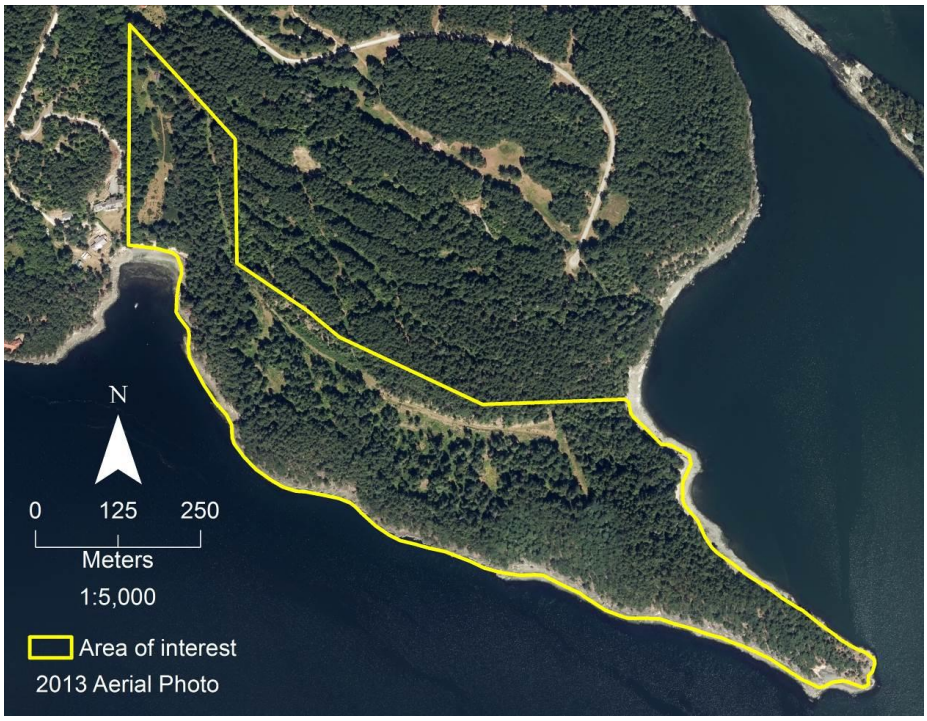
Alternatives: a) Approve partial funding.
b) Approve requested amount ($7,000)

Prepared By: Crystal Oberg

Reviewed By: Jennifer Eliason

Mayne Island Conservancy Society
Application to Islands Trust Fund
Opportunity Fund

February 1, 2017



Box 31, Mayne Island, BC V0N 2J0
www.conservancyonmayne.com

Mayne Island Conservancy

The Mayne Island Conservancy Society (MICS) has a strong reputation within the community and amongst regional organizations as a leader in conservation and restoration work that directly engages community members in its activities. MICS has a large base of volunteers (about 50 to draw from) who regularly and reliably dedicate many hours to projects. It has a staff of one biologist and one volunteer Executive Director. Our annual budget is approximately $120,000. The Mayne Island Conservancy (MICS), through its Stewardship Programs, focusses on five components to work towards a more resilient and sustainable Mayne Island, including:

1) A thriving landowner stewardship program offering a walkabout of properties with landowners to help them understand and conserve the ecological values of their land. This program also offers workshops on invasive species removal, native plant propagation, and best practices for living on coastal shores to name a few;
2) A restoration program for disturbed ecosystems including implementing restoration plans for community and national parks lands, with Parks Commission and National Park Reserve staff. MICS conducts volunteer-driven invasive species removal and native species planting events and has established a native plant nursery to supply local stock for restoration needs. Two restoration plans developed and now being implemented 1800 tree seedlings planted and 2700 native species being grown representing over 30 species. Our most recent Priority Ecosystems project is targeting large land owners adjacent to protected areas or ecologically significant areas to implement on the ground restoration;
3) An education program where MICS invites guest speakers, hosts film nights and community workshops, creates interpretive material and delivers a Mayne School program which now offers weekly sessions both inside and outside throughout the school year;
4) Our extensive Shoreline Care Program has included inventory, mapping and monitoring of Mayne Island eelgrass and kelp bed ecosystems; conducting a base-line study of forage fish spawning on six beaches; and raised public awareness of the value, significance and need for protection of near-shore ecosystems. The purpose of the program is long-term monitoring of marine ecosystems with the help of community volunteers. MICS also completed a Mayne Island Shoreline Atlas to catalogue the significant features and ecosystems found along Mayne's shores: and,
5) Our land trust activities have grown over the last three years with the completion of our policy and procedures manual to come in line with the Canadian Land Trust Alliance standards and practices. MICS can hold covenants and most recently has become an eligible recipient of Ecological Gifts. We are currently the co-covenant holder of an Islands Trust Fund Nature Reserve (Horton Bayviary) on Mayne Island and do the annual monitoring of this property. MICS is actively engaged with some property owners interested in a conservation legacy for their properties. As a result, we have done one baseline ecological assessment and one conservation values assessment for two of these properties.

Project history

In late 2015, the American Friends of Canadian Land Trusts contacted MICS with a proposal that the current owners of St. John Point, a 64 acre undeveloped waterfront property on the southeast corner of Mayne Island, were interested in a conservation sale of this land. The land has been owned by the same family since the 1950's and is currently jointly held by three brothers two of which are American and one is Canadian. Over the course of 2016, American Friends and MICS were able to negotiate an understanding with the brothers who are wishing to sell at a conservation price in anticipation of a charitable donation of the difference with the fair market value. The Canadian owner desires an ecogift certification of the donation while the American owners are looking at similar treatment under US laws. American Friends is the US organization that can assist with this. The current 2016 BC Assessment of the property is $3.78 million and the owners have agreed to a conservation sale of $3.6 million. The Fair Market Value is currently being assessed. The property was listed on the open market for $7.5 million, but that listing lapsed on December 31, 2016.

Recent activities

In late 2016, MICS, American Friends and the owners signed a Letter of Intent, which lays out the expectations and understandings between each of the parties on the process to acquire St. John Point for conservation purposes. One key understanding is that the owners will take the property off the open market and not entertain any private offers if MICS and American Friends can show that they have committed pledges of over $2 million toward the purchase. During the summer, field surveys were undertaken to assess conservation significance, rare species and rare ecosystems. The Conservation Assessment report was completed in November 2016.
This report has been used as the documentation for the ecological significance of the property and was submitted in early December to the regional EcoGifts coordinator for Environment and Climate Change Canada. Based on this report the property will be recommended to certified as ecologically significant. In early 2017, the owners commissioned an appraiser to undertake the Fair Market Assessment of the property. The results of this assessment will clarify the significant of the conservation donation anticipated by the owners. In addition, the partners, their legal advisors and the owners have begun negotiating a purchase and sale agreement to be signed when MICS and American Friends have committed pledges of greater than $2 million toward the purchase price. In that regard, MICS launched its community fundraising campaign in early December and has raised just over $1.3 million from the community. Active fundraising at the foundation and other government level has also been jointly undertaken by MICS and American Friends. The most significant effort is toward the CRD and its Parks Acquisition Fund. The Parties have put considerable effort to have ST John Point put on the regional district's 2017 parks acquisition priorities.

Project objectives

The ultimate goal of this project is:

To acquire fee simple interest and third party registered conservation interests (covenants) in the 64 acre St. John Point property on Mayne Island by December 31, 2017;

To protect in perpetuity St. John Point's ecologically significant Coastal Douglas-fir vegetation and wildlife complexes and their supporting ecosystems;

To protect in perpetuity 2.1 kilometers of undeveloped shoreline; and,

To bring the entire property into Canadian ownership, which is currently 2/3 US ownership.

Project partners

The Mayne Island Conservancy is in a partnership agreement with the American Friends to jointly see this acquisition through to closing and beyond. Through the fundraising campaign we have been working with the Capital Regional District Parks, the Nature Conservancy of Canada as well as private donors, foundations and family trusts. We are anticipating that the final fee simple title will reside with one Canadian organization with a conservation mandate. As the process flows through the year, other partners will be asked to join where it seems necessary.

Project timelines (preliminary)

October 2016

Letter of Intent signed with owners
Establishment of partners' fundraising campaign committee

November 2016

Completion of Baseline Conservation Values Assessment
Set fundraising targets (including management fund) and identify specific sources to be targeted
Recruitment of potential partners (funding, in kind services, expertise)
Develop campaign materials, website and on line donation presence

December 2016
Launch fundraising campaign
Begin individual donor recruitment
Identify and begin grant applications

January 2017
Continue with fundraising communications material development
Create fundraising events and tours of St. John Point for perspective donors
Start drafting Purchase and Sale agreement to sign by February
Appraisal of property begun

February 2017
More tours and fundraising events
All parties sign purchase and sale agreement
Start due diligence periods for buyers and sellers
Receive appraisal, if gift available begin certification of EcoGift and charitable donation.

March – August 2017
Continue fundraising
Removal of due diligence conditions – contaminated site, title encumbrances, etc.
Appraisal certified along with ecological significance.

September - October 2017
Covenant development and other encumbrances defined
Management Plan

November 2017
Decision, based on funding, on whether to proceed
Call in of all pledges

December 2017
Deal closes, titles and interests registered and transferred
All transaction costs and fees paid out

Biodiversity Priorities

Mayne Island has one of the lowest levels of protected lands (4.6%) within the Trust Area and one of the highest levels of ecosystem conversion (31%).

The following Vegetation Communities, as per BEC and ground surveys, are present on the property:

i. Douglas-fir – Salal (CDFmm01)

This site series characterizes the second growth forest of the property and is the most widespread unit on the property. It is dominated by Douglas-fir with an understory composed of salal, dull Oregon-grape, and varying amounts of

oceanspray and hairy honeysuckle. The moss layer is well developed and generally dominated by *Kindbergia oregana*. The forest occurs on a range of parent material, slopes, and aspects where well to moderately well drained soils prevail.

ii. Douglas-fir / Arbutus (CDFmm02)

This community is present on very dry bedrock ridges with thin soil. The trees root in deep pockets of the otherwise shallow soil and in fractures in the bedrock. Lodgepole pine is rare within the examples of this ecosystem on the property, while Garry oaks are occasionally present. The understory is composed of sparse patches of salal, hairy honeysuckle, grasses (primarily introduced), and a sporadic and somewhat poorly developed moss-lichen component composed primarily of *Dicranum scoparium*, *Polytrichum piliferum*, *P*. *juniperinum*, and *Cladonia portentosa*. This ecosystem has been subject to selective removal of Douglas-fir and consequently may be misclassified as arbutus ecosystems but the presence of large Douglas-fir stumps and significant regeneration of Douglas-fir saplings indicates that the mixed canopy may redevelop as long as deer grazing on the saplings is not too intense to prevent their recovery.

iii. Grand Fir / Dull Oregon-grape (CDFmm04)

This community is present as small to medium sized patches within second growth forests, generally on slight cooler north- and east-facing slopes with deep soil. The forest canopy is co-dominated by Douglas-fir, Grand fir and Western Red cedar. The shrub layer is characterized by dull Oregon-grape, the herb layer tends to be poorly developed, while the moss layer forms a nearly continuous mat composed primarily of *Kindbergia oregana*, with a secondary component of *Rhytidiadelphus triquetrus* and small patches of *Hylocomium splendens*. The areas have been selectively logged as evidenced by the presence of rotting Douglas-fir stumps of up to 1.2 m in diameter. However, the largest living Douglas-fir rarely exceed 70 cm in diameter and the larger remaining trees are often of poor form which may explain why they were not harvested. The presence of some large trees and a moderate amount of coarse woody debris present moderate old-growth attributes. There are small numbers of invasive herbaceous plants such as sweet vernal grass, common vetch, and sticky chickweed but overall the stands are strongly dominated by native species

iv. Grand Fir / Three-leaved Foamflower (CDFmm06)

This community is present as small patches within the second growth forests, on moist swales with deep soil. The canopy tends to be dominated by Grand Fir and Western Red Cedar although Douglas-fir is commonly present as a minor species and may become relatively abundant on the driest microsites. The shrub layer tends to be sparse and dominated by salal with a modest amount of dull Oregon-grape. The herb/dwarf shrub layer is characterized by abundant sword fern, along with small

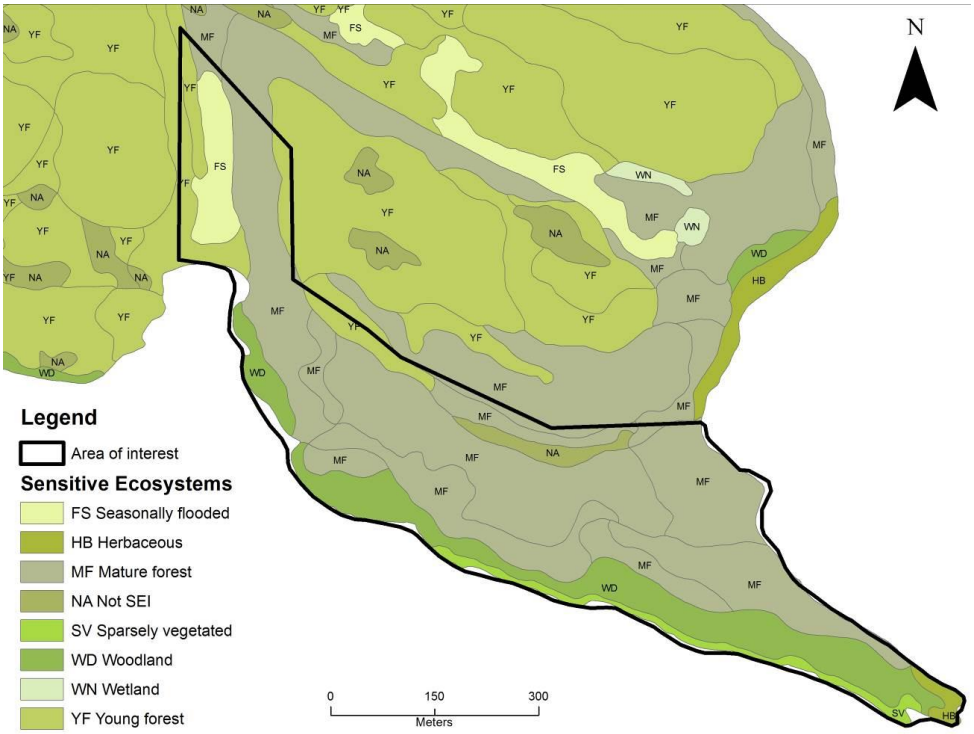
amounts of stinging nettle and three-leaved foamflower. The moss/lichen layer tends to be sparse and characterized by *Kindbergia oregana*. Old growth values are evident, including the abundance of coarse woody debris and advanced coniferous regeneration, along with the retention of large-diameter grand fir and moderate diameter western redcedar. However, this community has been selectively logged long before the more recent logging activities on the property as evidenced by the presence of old cut stumps of Douglas-fir up to 100cm in diameter. There is no evidence of removal of grand fir or western redcedar, which may have been of comparatively little value at the time of logging. Invasive species do not present a major threat at present although English holly is present in minor amounts and may become more abundant with time.

According the BC Conservation Data Center (CDC 2016), the four largest natural plant communities on the St. John Point property are Red Listed, i.e., they are Endangered or Threatened and are considered to be at risk of being lost provincially. Also, they are listed either as Critically Imperiled (S1) or Imperiled (S2) at the sub-national level. The table below lists the natural plant communities of conservation concern on the property at St John Point.

BEC Plant Community	**CDC Status**
Douglas-fir – Salal (CDFmm01)	Red List (S2)
Douglas-fir / Arbutus (CDFmm02)	Red List (S2)
Grand Fir / Dull Oregon-grape (CDFmm04)	Red List (S2)
Grand Fir / Three-leaved Foamflower (CDFmm06)	Red List (S1)

Within the Sensitive Ecosystems Inventory (SEI[1]) for East Vancouver Island and the Gulf Islands, most of the property has been mapped as Mature Forest, Woodland/Coastal Bluff complex, Sparsely vegetated and Herbaceous ecosystems. The recently logged area was excluded from this inventory.

[1] http://www.env.gov.bc.ca/sei/van_gulf/



Percentage of Sensitive Ecosystems within St. John Point

Sensitive Ecosystem	Code	Percent %
Mature Forest: conifer*	MF	64
Woodland: conifer dominant	WD	18
Sparsely Vegetated: Rock	SV	3
Herbaceous	HB	1

The forested and open ecosystems that characterize the dry and relatively warm southeast coast of Vancouver Island and the Gulf Islands are some of the most

endangered in Canada[2]. Further, the majority of the native plants and animals that inhabit these ecosystems are found nowhere else in Canada. Threats to these ecosystems have been well known for a long time, yet development continues concurrent with an increase in various other threats, in particular invasive exotic plants and, in some cases, animals.

Therefore, it is critical that biologically unique areas be protected and conserved. The St. John Point area is one such area. Not only are most of the habitats at St. John Point in near pristine condition, most of the previously disturbed areas are recovering. The majority of invasive plants are scattered and uncommon and appear to pose little threat to the ongoing natural development of the property. Further, the majority of the habitats on site are considered to be of high conservation value both by the BC Conservation Data Center and within the Sensitive Ecosystems Inventory program. Furthermore, these ecosystems are considered priorities for protection through the Coastal Douglas Fir Conservation Strategy and the Islands Trust Fund Regional Conservation Strategy. Although only a few at risk species were observed, as is expected on such a relatively small site, the St. John Point property remains ecologically significant.

Budget

Saving St. John Point - Estimated costs to make it possible American Friends of Canadian Land Trusts (AF) and Mayne Island Conservancy Society (MICS) to pursue and complete "bargain sale" purchase of St. John Point from the American and Canadian landowners according to the terms of the executed LoI. Budget does not include expenses paid by the donor/sellers.

EXPENSES *(all figures are estimates, in Canadian Dollars)*

Project Design and Transaction Negotiation

Legal fees (developing LoI, Option Agreement)	$	11,000
Expert advice on Canadian tax issues, including QC registration	$	5,000
Ecological assessment	$	2,500
Project management (AF and MICS)	$	19,000

[2] http://ibis.geog.ubc.ca/biodiversity/BiodiversityinBC.html

Travel and meetings with property owners, potential partners, funders		$ 1,200
TOTAL PROJECT ASSESSMENT and NEGOTIATION EXPENS	**$**	**38,700**

Fundraising campaign (including MICS and AF staff /consulting time)

Maps created for project outreach	$	1,125
Photography, design and print materials	$	6,000
Donor gifts and publicity items (like buttons, photos, posters)	$	3,400
Travel, communications	$	1,700
Events, meetings	$	2,500
Fundraising consultant, grant writing	$	8,000
TOTAL FUNDRAISING CAMPAIGN	$	**22,725**

Property Due Diligence and Acquisition

Land Value	$	3,600,000
Legal fees (specialized cross-border and charities advice)	$	6,000
Legal fees (preparing partnership agreements, due diligence, closing)	$	22,000
Due diligence (hazardous materials, title, appraisal review, mgmt plan)	$	47,800
Project management (AF and MICS)	$	38,500
Travel and meetings	$	1,200
TOTAL PROJECT ACQUISITION EXPENSE	$	**3,715,500**

Property Management and Permanent Ownership

Transaction costs to arrange permanent ownership	$ 25,500
Project management (AF and MICS)	$ 24,750
Stewardship and monitoring fund (15% of purchase price)	$ 540,000
TOTAL MANAGEMENT AND CONVEYANCE EXPENSE	$ **590,250**
TOTAL PROJECT EXPENSE	**$ 4,367,175**

REVENUES- *Targets*

Capital Region District Parks (1/3 of purchase price	$ 1,200,000
Canadian conservation partners	$ 600,000
Individual donors (Canadian and US)	$ 2,000,000
Foundations, corporations (Canadian and US)	$ 400,000
Other government agencies	$ 100,000
In kind and pro-bono services	$ 67,175
TOTAL PROJECT REVENUE	**$ 4,367,175**

ISLANDS TRUST FUND

TRUST FUND BOARD
REQUEST FOR DECISION

DATE: March 23, 2017

TO: Trust Fund Board **BOARD MEETING DATE: April 4, 2017**

SUBJECT: **Request from Crystal Mountain Society**

RECOMMENDATION:

That the Trust Fund Board reconfirms its agreement to hold a covenant on approximately 18 hectares of the lands owned by Crystal Mountain Society (PIDs: 000-851-035 & 024-351-041), but indicates a willingness to consider a proposal to accept a transfer of some or all of the 18 hectares and suggests the applicant bring forward a complete Conservation Proposal that includes an assessment of the charges on title, the final subdivision layout and a significantly increased offer of endowment.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Approving the recommendation above will allow staff to continue working with the Crystal Mountain Society on the approved Conservation Proposal, but indicates to the applicant that a new Conservation Proposal must be received before the TFB can consider accepting a transfer of land. The current proposed subdivision layout creates an unusual arrangement for a nature reserve, whereby the areas of land retained by Crystal Mountain Society (CMS) are surrounded by proposed nature reserve, creating a high degree of shared border. Staff have not yet fully assessed the potential risks presented by this, or by the use of trails by visitors to the retreat centre, but will do so on receipt of a full Conservation Proposal. Proposed public trails on the proposed nature reserve are shown on the map (attached).

FINANCIAL: Approving this recommendation has no financial commitment at this time, aside from staff time to consult with the applicant about submitting a full Conservation Proposal. Going forward, if a land transfer is approved, the costs associated with a proposed land transfer include approximately $1,500 – 2,500 for legal fees associated with review of transfer documents and a covenant, (note: to date $954 has already been spent on the legal review of the current conservation covenant) and approximately $8,500-10,000 to develop a management plan. There will be monitoring costs of at least $500 per year and land management costs that are variable depending on the results of management planning and the level of management and restoration taken on by ITF. Other associated costs such as survey, baseline report and Land Titles registration will the responsibility of the landowner. Trust Fund Board policy permits

the Board to request an endowment from the applicant to help defray long-term management costs. In 2014, the applicant indicated a willingness to provide a $10,000 endowment to support monitoring and management of the covenant. Staff suggest a much higher endowment should be negotiated if the TFB agrees to accept the transfer of this land, as costs and potential costs of ownership are greater than those associated with a covenant, especially for a nature reserve with public trails and a need for forest management and restoration.

POLICY: Policy 2.2: *Assessing Conservation Proposals* states that

1. The Board will only consider a proposal that is accompanied by a completed Conservation Proposal Form and Staff Report.
2. The Board will normally only consider the acquisition of lands that meet the Board's definition of "Nature Reserve". (Nature Reserve is defined as an area that has been set aside because it has regionally significant natural ecosystems (landscape units with little or no human development) and may contain nationally and provincially identified ecosystems and species that are considered endangered, threatened or of special concern.)

Though the TFB has viewed a Conservation Proposal Form for this property in 2014 when it was considered as an application to covenant the land, this request comes without a Conservation Proposal and therefore is somewhat outside of standard process. There is no TFB policy for providing an approval-in-principle prior to receiving a full Conservation Proposal.

Policy 2.2 also allows the Board to require an endowment or donation (non-tax receipted) to cover the future management of the donated covenant.

Other policy considerations are explored in the background.

IMPLEMENTATION/COMMUNICATIONS: Staff will inform the landowner of the Board's decision, as well as planning staff and the Galiano Island Local Trust Committee.

OTHER: None.

BACKGROUND

The Crystal Mountain Society – A Society for Eastern and Western Studies (CMS) wishes to rezone two subject properties to permit a year-round not-for-profit forest retreat centre. The proposal is to locate the buildable areas on 25% of the subject properties (~6 ha) and protect the other 75% of the properties (~18.3 ha) as a community benefit.

In November 2014, the Trust Fund Board considered a Conservation Proposal from CMS and passed the following resolution:

> That the Trust Fund Board approve the Crystal Mountain proposal to covenant approximately 18.3 ha of the lands described as: a) Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200, PID # 000-851-035; and, b) Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079, PID # 024-351-041, subject to the successful negotiation of an endowment.

Staff have been working with CMS to develop a conservation covenant, and a draft is near completion. However, the CMS has experienced significant resistance from the community to their proposal and are exploring the possibility of transferring the proposed protected area to the Trust Fund Board (or another suitable agency). CMS is looking for an indication of support from

the TFB for a land transfer before proceeding with bringing a revised proposal to the community and the LTC.

Property Description: The proposed protected area covers all of Lot 9 and part of Lot A:

- Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200, PID # 000-851-035; and,
- Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079, PID # 024-351-041. (Area to be retained by the Crystal Mountain Society outlined in blue on the attached map).

Property size: 24.56 ha (60.65 acres) total (Lot 9: 4.05 ha, Lot A: 20.51 ha)

Proposed protected area size: ~18 ha

Property notes: According to the biologist report submitted by the applicant in 2014, and confirmed by staff at a site visit in 2016:

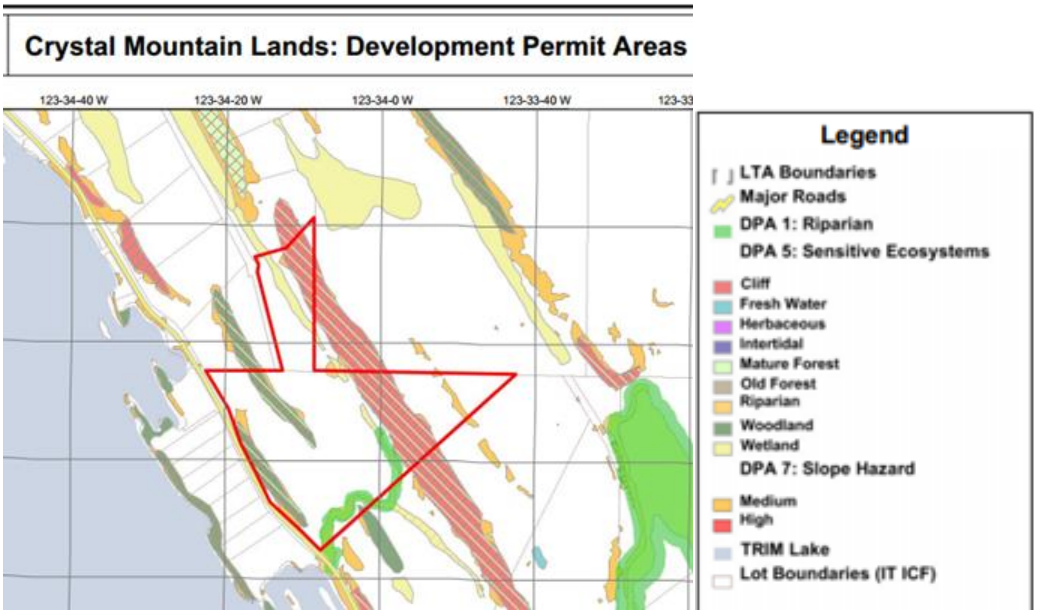
"The majority of **Lot A** is recovering from an intense clearcut which took place in 1993. The land is currently in the pioneering seral stage characterized by patchy and diverse pole / sapling forest of varied vegetative composition depending on slope position, aspect, slope and soil depth. The moist depression sites are generally dominated by red alder (*Alnus rubra*) with sword fern *(Polystichum munitum)* and patches of salmonberry (*Rubus spectabilis*) in the understory. The drier, gently sloping logged areas are characterized by dense patches of Douglas-fir (*Pseudotsuga menziesii*) and grand fir (*Abies grandis*) poles with very little understory vegetation scattered within a more open mix of Douglas-fir, red alder, bitter cherry (*Prunus emarginata*), big-leaf maple (*Acer macrophyllum*), grand fir and arbutus with salal (*Gaultheria shallon*), Oregon-grape (*Mahonia nervosa*) and sword fern dominant in the understory.

Remnant patches of healthy mature forest are located in thin strips along the ridge tops and down the associated southwest facing steep slopes where logging was not practical. The majority of **Lot 9** is also characterized by mature forest growing under a variety of ecological conditions. Ecosystem types range from western redcedar (*Thuja plicata*), Douglas-fir, big-leaf maple dominated northeast facing, moderate slopes to red alder, salmonberry dominated seasonally flooded wetland depression to Douglas-fir, arbutus dry rocky ridge top."

Ecosystems and Species at Risk:
The properties include remnant mature examples of two provincially red-listed (endangered/imperiled) ecological communities recognized by the British Columbia Conservation Data Centre: Douglas-fir - arbutus (*Pseudotsuga menziesii - Arbutus menziesii*) and Douglas-fir / dull Oregon-grape (*Pseudotsuga menziesii / Mahonia nervosa).*

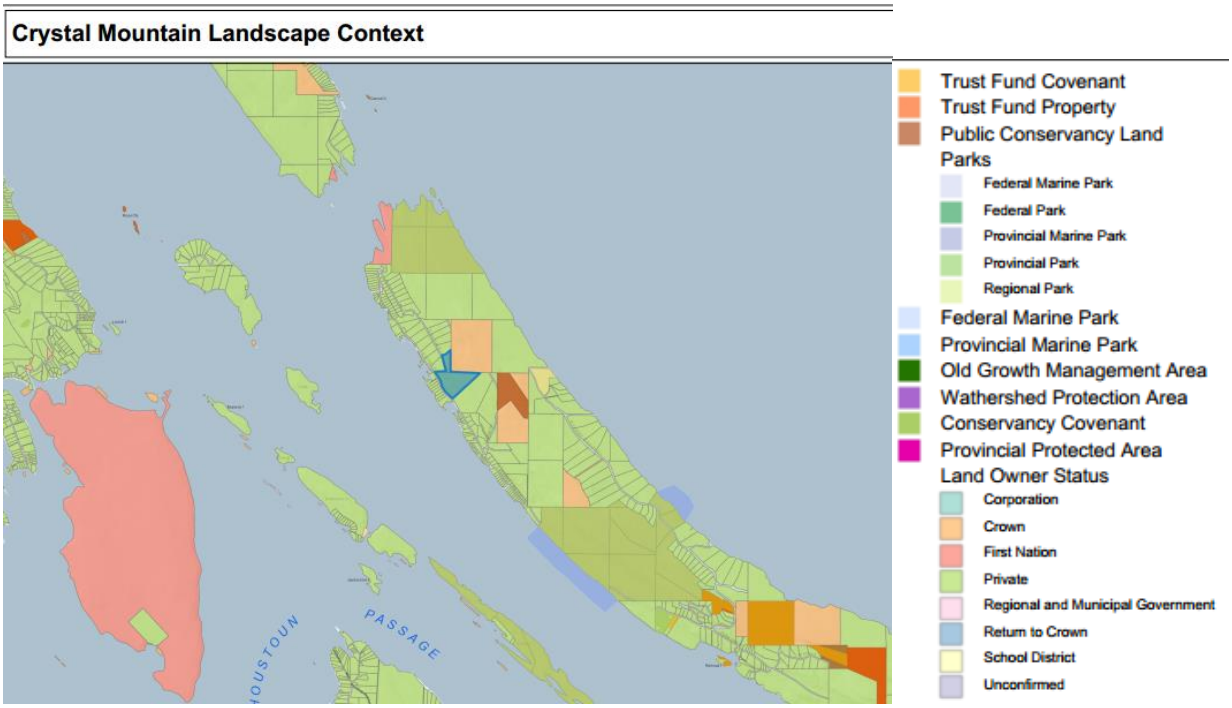
The properties also include a young early successional example of the following blue-listed (special concern, vulnerable to extirpation or extinction) ecological community: red alder / skunk cabbage (*Alnus rubra / Lysichiton americanus).*The properties are also home to a robust population of the provincially blue-listed (species of special concern, vulnerable to extirpation or extinction) red-legged frog (*Rana aurora*).

Both lots have Development Permit Areas as shown on the map below.



Regional Conservation Plan Context:

The property is <u>not</u> identified in Islands Trust Fund mapping as being in the top 3000 priority hectares, but it does rank as a high priority area for conservation. It contains several sensitive ecosystems (herbaceous, cliff, wetland, riparian and mature forest) and representative forest ecosystems which are identified in the Regional Conservation Plan as biodiversity priorities important for securement. It also provides connectivity to a Provincially-managed parcel that is intended for park designation and is in close proximity to the Galiano Ecological Reserve and Dionysio Provincial Marine Park.



Additional Policy Considerations:

Regarding TFB Policy 2.2 Assessing Conservation Proposals
6. The Board will evaluate any risks that may hamper the Board's ability to protect the land's natural values in perpetuity, as identified by the Staff Report. Risks that will be assessed in the Staff Report include, without limitation: • contaminated soil, oil tanks or other environmental hazards; • mineral and water rights issues; • surrounding land use; • requested reserved rights (e.g. trails or firewood removal); • structures and utilities (e.g. septic fields, pumphouses, wells, etc.); and • encumbrances on title (e.g. easements, mortgages, liens). The Staff Report will evaluate whether any identified risk can be reduced, eliminated or managed.

Without a Conservation Proposal, staff have not fully assessed any potential risks in regards to accepting this land transfer. There are several encumbrances (easements, covenants, licenses) on the land titles that need to be evaluated prior to the TFB considering acceptance of the land. Staff have requested that the landowner assess these charges and determine if any could be cleared or better defined prior to a transfer. There are also existing trails on the land, and the applicant is suggesting two of the trails be established as public trails, which will require signage and trail maintenance at a minimum.

8. The Board will only consider accepting proposals that need extensive ecological restoration or substantial management if: a. the Board has adequate staff resources to manage the on-going requirements; b. a substantial cash donation that is adequate to cover on-going restoration and/or management costs is provided; and, c. the Board has adequate funds available to undertake immediate restoration and/or management requirements.

Much of Lot A is recovering from logging, and is in an early successional state. There is a need for invasive species removal/control, and the forest would likely benefit from thinning in areas as well as restoration and planting in old roadways and log landing areas. The full cost of this level of property management has not yet been evaluated.

9. The Board will not accept or acquire any lands where there is an obligation to maintain buildings or structures.

Lot 9 does contain a large pagoda and a cement pad. The CMS would like to continue to use and maintain the pagoda.

REPORT/DOCUMENT: Letter from rezoning committee of Crystal Mountain Society
Map outlining proposed protected area and trails from applicant

KEY ISSUE(S)/CONCEPT(S): Nature protection; Galiano Island; rezoning; property management

RELEVANT POLICY: TFB Policy 2.2 – Assessing Conservation Proposals
TFB Policy 2.3 – Acquisition and Management of Land

DESIRED OUTCOME: Protecting natural features while carefully considering of obligations property ownership and long-term stewardship.

RESPONSE OPTIONS

Recommended: As above.

Alternatives:

1) To decline the request and reiterate support for the currently accepted Conservation Proposal to covenant the land.
2) To indicate a willingness to consider the transfer of Lot 9, but indicate a preference to hold a covenant on the conservation lands within Lot A.
3) To defer a decision until a full Conservation Proposal is received.
4) To provide approval-in-principle of a transfer of 75% of the lands described as Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200, PID # 000-851-035; and, Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079, PID # 024-351-041.

Prepared By: Jennifer Eliason, Manager

Reviewed By: Clare Frater, TAS Director

To: The Board of Islands Trust Fund

From: Crystal Mountain Society Rezoning Committee

Date: March 27, 2017.

To the members of the Islands Trust Fund Board,

The Crystal Mountain Society (CMS) continues to feel very thankful to the ITFB for the support you have shown us since we first approached you in October, 2014. At that time, we asked that you hold a nature protection covenant on 75% of our land holding on Galiano Island (45 of 60 acres) as part of our unique rezoning to create a deep retreat and meditation center. You agreed to do so. Since then we have had a very fruitful ongoing consultation with Jennifer, who's always been constructive and supportive.

We continue to believe that the nature protection covenant more than adequately meets the rezoning requirements of the Galiano OCP. The Local Trust Committee felt the same way and last year directed us to move forward with the covenant as a community benefit. However, the CMS rezoning committee is now taking a second look at whether transfer of ownership might be a better path to unlocking our differences with the Galiano community and to see us finally move to approval (our application was first filed 13 yrs. ago).

We are coming back to the ITFB to now ask you a different question: would you consider accepting transfer of title rather than be the covenant holder?

We look at this new approach as a way to defuse the turmoil that many in the Galiano community feel, who are looking to establish transfer of title on all forest lot rezonings, without any precedents that could potentially undermine this approach.

It is therefore important for us find a title holder and we are hoping the Trust Fund Board will agree to this new role. We have approached TLC (The Land Conservancy) about being the new covenant holder and they have indicated their willingness to do so. They have a high comfort level knowing they would be working with ITF.

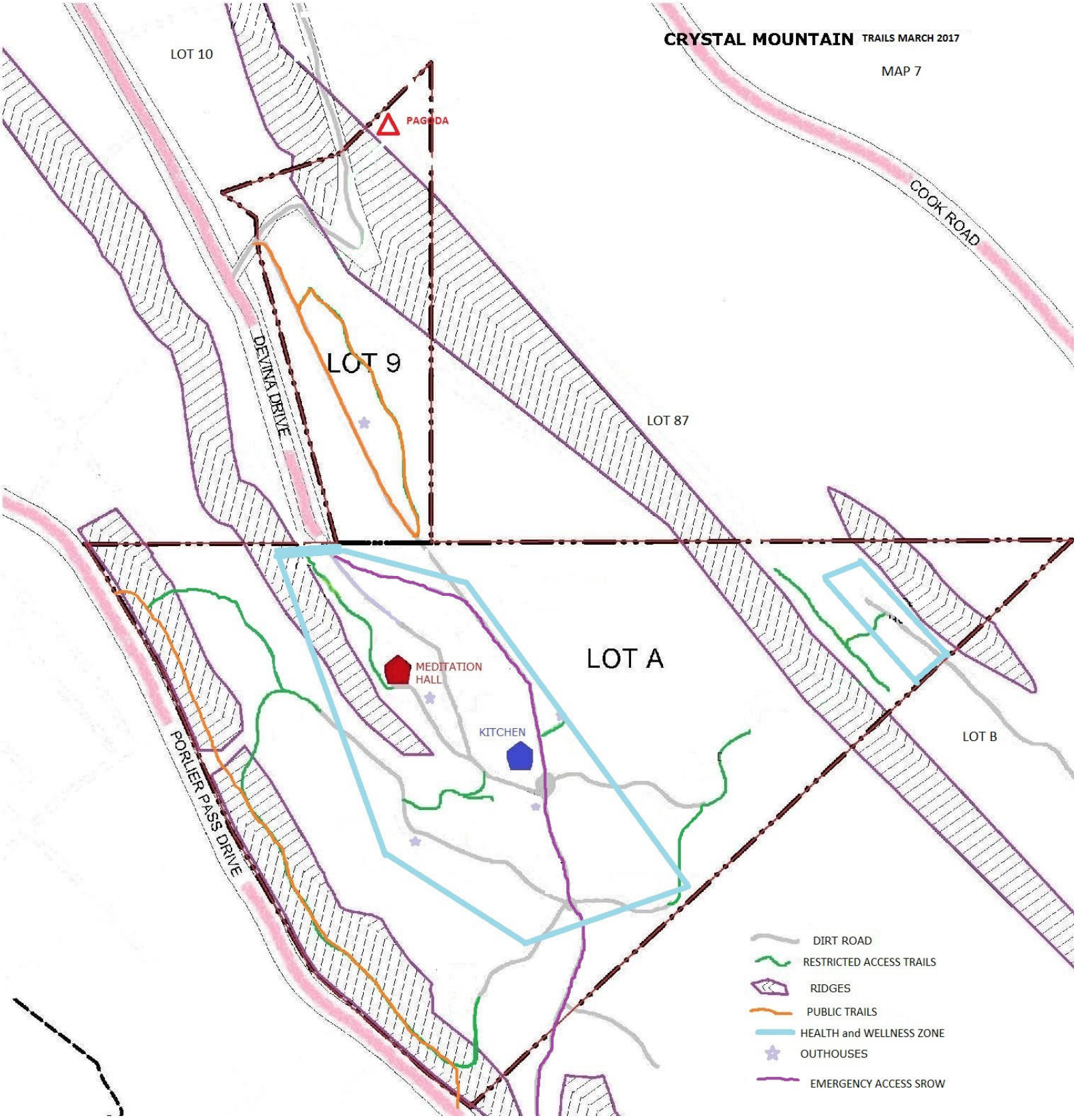
At this point our request to you is for an approval in principle. We know there are more details we need to provide (will this be a s.99 subdivision? are there encumbrances on the land that can be lifted? working out costs, etc.). For the moment, if we can get a commitment from ITFB, then deliver TLC as the new covenant holder, we would be able to move to the next step on Galiano as called for by the LTC, which is to hold a community meeting on our proposed retreat rezoning. Though we feel that transfer of ownership creates some problems for what we are trying to accomplish, the potential community firestorm brewing around our proposal will be avoided going down this road. We are hoping you agree.

Could you put the Crystal Mountain proposal on the agenda for your April 4 meeting? If so, I would be happy to attend and to answer any questions or provide clarifications as needed.

Thank you,

Stephen Foster,

Chair, Crystal Mountain Society Rezoning Committee


CRYSTAL MOUNTAIN TRAILS MARCH 2017
MAP 7
LOT 10
PAGODA
COOK ROAD
DEVINA DRIVE
LOT 9
LOT 87
LOT A
MEDITATION HALL
KITCHEN
LOT B
PORLIER PASS DRIVE
DIRT ROAD
RESTRICTED ACCESS TRAILS
RIDGES
PUBLIC TRAILS
HEALTH and WELLNESS ZONE
OUTHOUSES
EMERGENCY ACCESS SROW

Presentation to ITF Board **from Charles Kahn**

The reason we are here is because the Salt Spring Trail and Nature Club wishes to help BC Parks purchase the covenanted part of lot 31 on Salt Spring Island as an expansion of Mount Erskine Provincial Park. ITF coholds the covenant on this lot with the Local Trust Committee. We would like to obtain ITF's agreement to change or cancel the covenant, which contains clauses precluding the subdivision of the lot, as well as the public's right to use the land.

Since its creation in 2006, Mount Erskine Provincial Park has arguably become Salt Spring's most-used park, with thousands climbing to the top of the mountain each year. But until now, hiking the park trails has required a high level of fitness, as most of the trails ascend steeply to the 448-metre summit.

We now have a great opportunity to add almost 80 hectares (200 acres) to the park, making a new part of the park accessible to almost everyone and extending island trail connections.

This land encompasses much of both sides of Maxwell Creek, which in the winter is an exciting cascade that empties into Cranberry Outlet on Sansum Narrows. The land contains lush mixed forest of cedars, firs, maples, and arbutus with an understory of salal and ferns. It combines beautiful treed upland with old forestry roads, as well as open fields that were once pasture in a pioneer farm.

The addition of lot 31 to Mount Erskine Provincial Park will:

- contribute to about 330 ha (almost 600 acres) of protected green space in the north end of Salt Spring Island;
- protect endangered dry coastal Douglas-fir habitat;
- extend the island's trail system toward the Shepherd Hills and Mount Maxwell;
- make accessible a network of old forestry roads to most walkers;
- provide stunning views of Maxwell Creek.

We wish to subdivide the covenanted part of lot 31 from the parent parcel and subsequently transfer that land to BC Parks for inclusion into Mount Erskine Provincial Park. To make this a reality, we first need to change, transfer, or cancel the covenant on the title to lot 31, which precludes subdivision of the property.

We understand that as the ITF has never changed a covenant, there is some concern about the process and cost, along with the future management of the land.

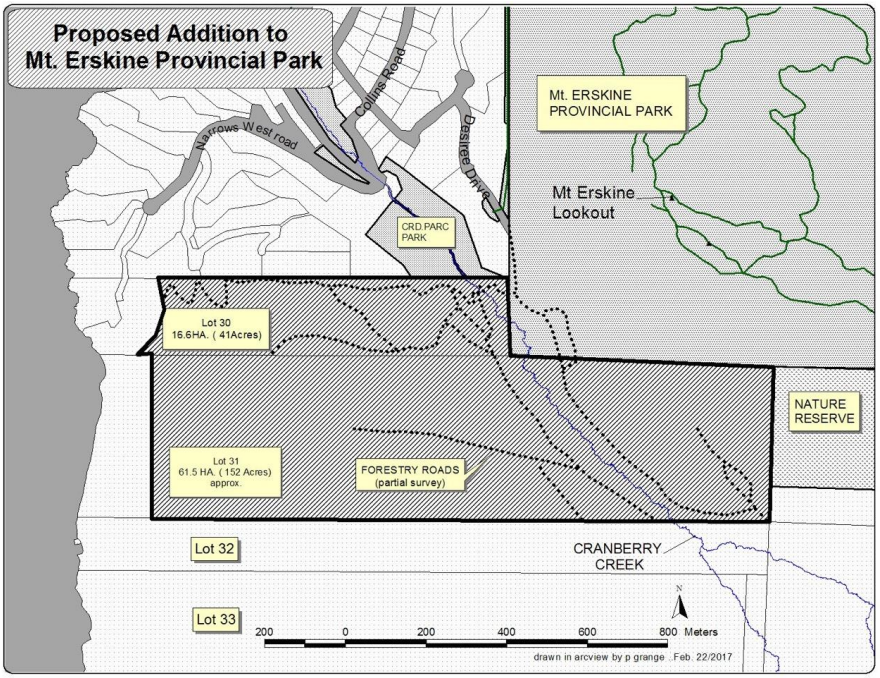
The Salt Spring Trail and Nature Club (SSTNC), which is fundraising to purchase this land as well as adjacent lot 30 will be able to contribute toward the cost of the legal

review. Furthermore, BC Parks, working with Ministry of Environment legal staff, will be able to do all the necessary paperwork, thereby reducing the cost to the ITF.

The SSTNC functions as a trails advocate for Salt Spring Islanders who enjoy the outdoors for hiking and nature study. The club currently maintains the trails in the island's four provincial parks as well as the Island Trust Fund's Lower Mount Erskine Nature Reserve and trails on Crown land. The club is also a long-standing member of BC Nature and has partnered with the Salt Spring Island Conservancy in some of its land acquisitions and educational presentations.

Regarding future management of the land, its designation as part of a provincial park would afford the same protection as provided by the covenant. For example, the "intent of agreement" would be unchanged, except for the subdivision clause. As well, all of the "Restrictions on use of the Land" would be honoured, except, again, for the subdivision clause (3.1 e). Note that no new roads or trails are envisioned because so many already exist, as can be seen on the map below. Of course, clause 7.3 precluding the public's right to access the land and use the trails/forestry roads already existing would have to be deleted. If the lot 31 becomes part of Mount Erskine Provincial Park, the ITF would no longer have to monitor the land and possibly spend additional funds to defend the covenant.

This covenant was originally mandated because of a transfer of densities from the lot. It was not the result of the desire to protect endangered species. In fact, no endangered species were found on the land, especially as highland cattle grazed the land for many years.



4 30 -1 OCT 2002 14 30 ET112693

LAND TITLE ACT ET 112698
FORM C

(Section 219.81)

Province of
British Columbia
GENERAL INSTRUMENT - PART I (This area for Land Title Office Use)

1. Application: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)
JAMES PASUTA
Barrister & Solicitor
560 Fulford - Ganges Road
Box 414, Ganges P.O. c/o West Coast Title Search Ltd.
Salt Spring Island, B.C. V8K 2W1 10104

2. Parcel Identifier(s) and Legal Description(s) of Land:
Parcel Identifier: 004-606-396 Lot 31, North Salt Spring Island, Cowichan District

3. Nature of Interest:*

DESCRIPTION	DOCUMENT REFERENCE	PERSON ENTITLED TO INTEREST
Priority over Option to Purchase EP59426	Page 31	Transferees
Rent Charge	Pages 12-13	Transferees
Section 219 Covenant over Part ~~of Lot 31~~ as shown on PLAN VIP74361 North Salt Spring Island	Entire Instrument	Transferees
Section 218 Statutory Right of Way as shown on PLAN VIP74361	Page 9-10	Transferees

4. Terms: Part 2 of this instrument consists of (select one only)
(a) Filed Standard Charge Terms D.F. No.
(b) Express Charge Terms X Annexed as Part 2
(c) Release There is no Part 2 of this instrument

01 02/10/01 14:31:23 01 VI 426483
CHARGE $330.00

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. Transferor(s):*
Gary Stewart Carter, P.O. Box 267 Ganges Post Office, Salt Spring Island, B.C., V8K 2V9 and **Salt Spring Lands Ltd.** (as to priority) and **Parks, O'Connor & Parks Limited** (as to priority).

6. Transferee(s): (Including occupation(s), postal address(es) and postal code(s))*
Trust Fund Board, a corporation under the Islands Trust Act (British Columbia) with its registered office at 200, 1627 Fort Street, Victoria, BC V8R 1H8 and
Salt Spring Island Local Trust Committee, a corporation under the *Islands Trust Act* (British Columbia) with its registered office at 1206-115 Fulford Ganges Road, Salt Spring Island, B.C., V8K 2T9

7. Additional or Modified Terms:*
N/A

LAND TITLE ACT
FORM C

(Section 219.81)
Province of
British Columbia
GENERAL INSTRUMENT - PART I

8. Execution(s): **This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s):	EXECUTION DATE Y M D	Party(ies) Signature(s)
		THE TRANSFEROR
print name and address JAMES PASUTA Barrister & Solicitor 560 Fulford - Ganges Road Box 414, Ganges P.O. Salt Spring Island, B.C. V8K 2W1	02 7 22	Gary Stewart Carter
print name and address WAYNE QUINN A COMMISSIONER FOR TAKING AFFIDAVITS FOR BRITISH COLUMBIA ISLANDS TRUST SUITE 200, 1627 FORT STREET VICTORIA BC. V8R 1H8 2001-0216	02/08/13	Trust Fund Board by its authorized signatory print name Kim Benson
print name and address (as to both signatories) **LINDA JOAN ADAMS** **Commissioner for Taking Affidavits** **for British Columbia** **#1206 - 115 Fulford-Ganges Road** **Salt Spring Island, British Columbia** **V8K 2T9 Ph (250) 537-9144**	02 08 16	Salt Spring Island Local Trust Committee by its authorized signatory print name B.R. BYRON print name J.D. BORROWMAN

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116 to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space is insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

TERMS OF INSTRUMENT – PART 2
SECTION 219 COVENANT AND SECTION 218 STATUTORY RIGHT OF WAY

This Agreement dated for reference July 18, 2002, is

AMONG: Gary Stewart Carter
P.O. Box 267, Ganges Post Office
Salt Spring Island, BC, V8K 2T9

("Owner")

AND:

Trust Fund Board, a corporation under the Islands Trust Act (British Columbia) with its office at 200 -1627 Fort Street, Victoria, BC V8R 1H8

(the "Board")

AND: Salt Spring Island Local Trust Committee, a corporation under the *Islands Trust Act* (British Columbia) with its office at 1206-115 Fulford Ganges Road, Salt Spring Island, BC V8K 2T9

("Local Trust Committee")

(collectively, the "Parties")

GIVEN THAT:

A. The Owner is the registered owner in fee simple of the Land;

B. The Land contains significant amenities including flora, fauna and natural features of great importance to the Owner, the Covenant Holders and the public;

C. The Owner wishes and has agreed to grant to the Covenant Holders a covenant pursuant to section 219 of the *Land Title Act* respecting the use of the Land, and a statutory right of way pursuant to section 218 of the *Land Title Act*;

D. A statutory right of way in favour of the Covenant Holders is necessary for the operation and maintenance of the undertakings of the Covenant Holders;

E. The Local Trust Committee has been designated by the British Columbia Minister of Water, Land and Air Protection as a person authorized to accept covenants and as a

** If space is insufficient, continue executions on additional pages in Form D

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s):	Execution Date Y	M	D	Transferor/Borrower/Party Signature(s) Signature(s)
print name and address JAMES PASUTA Barrister & Solicitor 560 Fulford - Ganges Road Box 414, Ganges P.O. Salt Spring Island, B.C. V8K 2W1	02	8	6	Salt Spring Lands Ltd. (Incorporation No. 160903) by its authorized signatory: MELVIN ~~A.A.~~ TOPPING print name
print name and address JAMES PASUTA Barrister & Solicitor 560 Fulford - Ganges Road Box 414, Ganges P.O. Salt Spring Island, B.C. V8K 2W1	02	8	6	Parks, O'Connor & Parks Limited (Incorporation No. 481568) by its authorized signatory: GEORGE T. PARKS, JR print name

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116 to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

M28-2435

person authorized to accept statutory right of ways, pursuant to sections 218 and 219 of the *Land Title Act*; and

F. The Trust Fund Board, a Crown agency, is authorized to accept covenants and statutory rights of way under sections 218 and 219 of the *Land Title Act*.

NOW THEREFORE in consideration of the payment of $2.00 by each of the Covenant Holders to the Owner (the receipt and sufficiency of which is acknowledged by the Owner) and in consideration of the promises exchanged below, the parties agree as follows, in accordance with section 218 and 219 of the *Land Title Act* (British Columbia):

1. Interpretation

1.1 In this Agreement:

(a) "Amenities" include those natural, scientific, environmental, wildlife, plant, viewscape and cultural values relating to the Covenant Area as identified in the Report;

(b) "Biodiversity" means the variety of life and its processes, and encompasses genetic, species, assemblage, ecosystem and landscape levels of biological organization and their structural, compositional and functional components;

(c) "CPI" means the All-Items Consumer Price Index published by Statistics Canada, or its successor in function, for Vancouver, British Columbia, where the year 2001 equals 100;

(d) "Covenant Area" means that portion of the Land shown outlined in heavy black line on the plan attached as Schedule A to this Agreement;

(e) "Covenant Holders" means the Local Trust Committee and the Board together, and each singly is a "Covenant Holder";

(f) "Land" means the land legally described as: Parcel Identifier: 004-606-396, Lot 31, North Salt Spring Island, Cowichan District;

(g) "Notice" means a notice given in accordance with section 13;

(h) "Notice of Enforcement" means written notice given under section 10.8;

(i) "Owner" means Gary Stewart Carter and includes any Successor of the Owner;

(j) "Rent Charge" means the rent charge granted by the Owner under section 10;

(k) "Rent Charge Amount" means the amount set out in section 10, the payment of which is secured by the Rent Charge;

(l) "Report" means the baseline documentation report dated June 2002 that describes the Covenant Area and the Amenities in the form of text, maps, photographs and other records of the Covenant Area and the Amenities as of the date of registration of this Agreement, a copy of which is on file with each of the parties at the addresses set out in section 15, an overview of which is attached as schedule B; and

(m) "Successor" means any person who, at any time after registration of this Agreement, becomes the registered owner of the Land or any part thereof by any means, including a beneficial owner.

1.2 This Agreement shall be interpreted in accordance with the laws of British Columbia and the laws of Canada applicable in British Columbia, and the parties agree to attorn exclusively to the Courts of British Columbia.

1.3 Headings in this Agreement are for reference only and do not form part of this Agreement.

1.4 Reference to a party is a reference to the parties to this Agreement.

1.5 Reference to the singular includes a reference to the plural and vice versa.

2. Intent of Agreement

2.1 The parties each agree that the general intent of this Agreement is:

(a) to prevent any subdivision of the Land by any means;

(b) to protect and preserve the Covenant Area and the Amenities in a natural state; and

(c) to prevent any occupation or use of the Covenant Area that will significantly impair or interfere with the natural state of the Covenant Area or the Amenities,

and the parties agree that this Agreement is to be interpreted, performed and applied accordingly.

3. Restrictions on Use of the Land

3.1 The Owner covenants and agrees that it will not except with the prior written approval of the Covenant Holders, which approval may be withheld in each of the Covenant Holders' sole discretion,

(a) use or permit the use of the Covenant Area for an activity or use which:

(i) causes or allows any indigenous flora on the Covenant Area to be cut down, removed, defoliated or in any way tampered with;

(ii) causes or allows fills, rubbish, ashes, garbage, or waste or other material foreign to the Covenant Area to be deposited in or on the Covenant Area;

(iii) alters or interferes with the hydrology of the Covenant Area, including by the diversion of natural drainage or flow of water in, on or through the Covenant Area in a manner which may impact the Covenant Area;

(iv) causes or allows silts, leachates, fills or other deleterious substances to be released into any watercourse on the Covenant Area;

(v) causes the erosion of the Covenant Area to occur;

(vi) causes or facilitates the loss of soil on the Covenant Area;

(vii) causes or allows any component of the Covenant Area, including soil, gravel or rock, to be disturbed, explored for, moved, removed from or deposited in or on the Covenant Area;

(b) use or permit the use of the Covenant Area for hunting, fishing, gathering, or grazing of domestic animals;

(c) construct, build, affix or place on the Covenant Area any buildings, structures, fixtures or improvement of any kind;

(d) lay out or construct any new roads or paths on the Covenant Area;

(e) subdivide the Covenant Area from the Land by any means including, but not limited to, by subdivision plan, lease, strata plan or bare land strata plan; and

(f) lease or license the Covenant Area or any part thereof unless the lease or license is expressly made subject to the provisions of this Agreement and expressly entitles the Owner to terminate the lease and license if the lessee or licensee breaches any of the provisions of this Agreement.

4. Baseline Documentation Report

4.1 The parties acknowledge that the Covenant Area and its Amenities are described in the Report, a copy of which has been received by each of the parties.

4.2 The parties acknowledge and agree that the Report will serve as an objective information baseline to enable the parties to monitor compliance with the terms of this Agreement.

4.3 The parties acknowledge and agree that the flora and fauna on the Covenant Area will evolve through natural succession over time and, unless otherwise expressly stated, references to the Report are intended to take into account the natural succession of the flora and fauna over time, without human intervention other than as expressly permitted by this Agreement.

5. Owner's Obligations

5.1 The Owner hereby indemnifies and saves harmless, and releases, the Covenant Holders, their directors, officers, employees, agents and contractors, from and against all liability, causes of action, actions, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the Owner or any other person, arising from the granting of this Agreement, or by any act or omission of the Owner in relation to the ownership, use, operation or maintenance of the Land.

5.2 The Owner must pay all taxes, assessments, fees and charges of whatever description which may be levied on or assessed against the Land.

5.3 The Owner is only liable for breaches of this Agreement which occur while the Owner is the registered owner of any interest in the Land, and is not liable for:

(a) injury or alteration to the Covenant Area or the Amenities resulting from natural causes, or causes beyond the Owner's reasonable control, including accidental fire, flood, storm, vandalism, trespass and earth movement, but excluding injury or alteration resulting from actions of the Owner or any other person acting with the actual or constructive knowledge of the Owner;

(b) any prudent action taken by the Owner under emergency conditions to prevent, abate, or mitigate significant injury to the Covenant Area or the

Amenities resulting from natural causes, including accidental fire, flood storm and earth movement; or

(c) injury or alteration to the Covenant Area caused by the Covenant Holders while undertaking their rights under this Agreement.

6. Owner's Reserved Rights

6.1 Subject to this Agreement, the Owner reserves all of its rights as owner of the Land, including the right to use, occupy and maintain the Covenant Area in any way that is not expressly restricted or prohibited by this Agreement, so long as the use, occupation or maintenance are consistent with the intent of this Agreement.

6.2 Nothing in this Agreement restricts or affects the right of the Owner or any other party to undertake such actions on the Covenant Area as are necessary to:

(a) prevent potential injury or death to any person; or

(b) prevent or mitigate any damage or loss to any real or personal property,

provided that such party shall send Notice of any action taken under this section to each other party within 30 days of such action, which notice shall set out, in reasonable detail, the action taken and the reason for the action.

6.3 Without limiting the generality of section 6.1, the following rights are expressly reserved to the Owner:

(a) to maintain, enhance or upgrade the existing single lane driveway access provided that such maintenance, enhancement or upgrading does not exceed a driveway lane width of 5 metres with a total cleared width of 7.5 metres; and

(b) to build, maintain, improve, replace or restore a driveway to the primary residence provided that such building, maintenance, enhancement or upgrading does not exceed a driveway lane width of 5 metres with a total cleared width of 7.5 metres. Prior to any new construction, the Owner must obtain the Covenant Holders approval not be withheld unreasonably.

7. Statutory Right of Way

7.1 The Owner grants, conveys and transfers to the Covenant Holders, their successors and assigns, together with their employees, agents, servants, workers and invitees, in perpetuity, the full free and uninterrupted right, license, liberty, privilege, easement and statutory right of way over the Land for the purposes contained in this Agreement including:

7.1.1 to enter upon and inspect the Covenant Area,

(a) at annual intervals, at dates to be agreed upon by the Owner and Covenant Holders; and

(b) at all reasonable times upon prior written notice by a Covenant Holder to the Owner of at least 24 hours, unless in the opinion of the Covenant Holder there is an emergency or other circumstance which does not make it feasible to give notice to the Owner of the intent to enter the Land;

7.1.2 to enter upon the Land and take soil, water or other samples and visual recordings of the Covenant Area to monitor compliance and enforce the terms of this Agreement;

7.1.3 to enter upon the Land and rehabilitate or restore, at either of the Covenant Holder's sole discretion and at that Covenant Holder's expense, the natural state of the Covenant Area or the Amenities to as near the condition described in the Report as is feasible, should an act of nature or any person destroy, diminish or alter the Covenant Area or its Amenities from the condition described in the Report;

7.1.4 to enter upon the Land and rehabilitate or restore the natural state of the Covenant Area or its Amenities, to as near the condition described in the Report as is feasible, at the cost of the Owner, should an action of the Owner or any other person acting with the actual or implied knowledge of the Owner cause or contribute to:

(a) the destruction, diminishment or alteration the Covenant Area or its Amenities from the condition described in the Report; or

(b) contravention of any terms of this Agreement.

7.1.5 to enter upon the Land to carry out or evaluate any program that has been or is agreed upon among the parties for the conservation, maintenance, restoration or enhancement of all or any portion of the Covenant Area or its Amenities;

7.1.6 to enter upon the Land to place survey pins or other markings or increase the visibility of existing survey pins; and

7.1.7 to enter upon the Land for any purposes necessary to monitor, implement or enforce this Agreement.

7.2 The Covenant Holders may bring workers, vehicles, equipment and construction materials on the Land when exercising their rights under this Agreement.

7.3 No right of access by the general public to any portion of the Land is conveyed by this Agreement.

8. Enforcement Remedies of the Covenant Holders

8.1 If either Covenant Holder, in its sole discretion, believes that the Owner has neglected or refused to perform any of the obligations set out in this Agreement or is in breach of any term of this Agreement, that Covenant Holder may serve on the Owner and the other Covenant Holder a Notice setting out particulars of the breach and of the Covenant Holder's estimated maximum costs of remedying the breach.

8.2 The Owner shall, within 60 days from receipt of a Notice under section 8.1, or from the conclusion of the dispute resolution provision under section 9 if it is invoked, remedy the breach or make arrangements satisfactory to the Covenant Holder to remedy the breach.

8.3 If the Owner does not remedy the breach in accordance with section 8.2, as determined by the Covenant Holder giving notice under section 8.1, acting reasonably, a Covenant Holder may enter upon the Land and carry out the Owner's obligations and the Owner must reimburse that Covenant Holder for any expenses incurred, up to the estimated maximum costs of remedying the breach set out in the notice, and such expenses incurred by a Covenant Holder must, until paid, be a debt owed by the Owner to the Covenant Holders, recoverable in court by either Covenant Holder.

8.4 This section 8 does not affect the right of a Covenant Holder to pursue any other legal or equitable remedy in relation to a breach or threatened breach of this Agreement.

8.5 Each of the Covenant Holders has sole discretion to restore, or to decline to restore, any injury or alteration to the Covenant Area or the Amenities that is not restored by the Owner.

9. Dispute Resolution

9.1 If a breach of this Agreement occurs or is threatened, or if there is disagreement as to the meaning of this Agreement, either Covenant Holder or the Owner may give

Notice to the other parties requiring a meeting of all parties within 5 business days of receipt of the notice.

9.2 All activities giving rise to a breach or a threatened breach of this Agreement, or giving rise to a disagreement as to the meaning of this Agreement, shall immediately cease upon receipt of notice.

9.3 The parties must attempt to resolve the matter, acting reasonably and in good faith, within 10 business days of meeting under section 9.1.

9.4 If the parties are not able to resolve the matter within that time, the parties may agree to appoint a mutually acceptable person to mediate the matter and the parties must equally share the cost of the mediator and act reasonably and in good faith and cooperate with the mediator and with each other in an attempt to resolve the matter within 30 days after the mediator is appointed.

9.5 This section 9 does not affect the right of either Covenant Holder to pursue any other legal or equitable remedy in relation to a breach or a threatened breach of this Agreement.

10. Rent Charge

10.1 As security for the performance of the Owner's obligations under this Agreement, the Owner grants to the Covenant Holders a perpetual rent charge against the Land. The Rent Charge is granted both under s. 219 of the *Land Title Act* (British Columbia) as an integral part of the statutory covenant created by this Agreement, and as a fee simple rent charge at common law.

10.2 The Rent Charge secures payment to the Covenant Holders by the Owner of the sum of $5,000.00 per year, subject to adjustment under section 10.3 and 10.4. For clarity, only one Rent Charge Amount is payable by the Owner, and not one to each Covenant Holder.

10.3 The Rent Charge amount is to be adjusted on January 1 of each year by increasing or decreasing, as the case may be, the Rent Charge amount by the amount determined by multiplying the Rent Charge amount on December 31 in the year immediately preceding by the percentage increase or decrease, as the case may be, in the CPI between the previous January 1 and that December 31 and adding the amount so determined to the Rent Charge amount as it stands on that December 31. If Statistics Canada, or its successor in function, ceases to publish a CPI or comparable indicator as determined by the Covenant Holder in its sole discretion, the parties agree that the factor to be used in determining the Rent Charge Amount for each year shall be an increase of 3%.

10.4 The Rent Charge Amount shall be increased by a sum equal to 110% of the market value of any flora or fauna, soil, rock, gravel or minerals, at the date of any breach of this Agreement, which has been altered, damaged, destroyed, moved, harvested or removed.

10.5 A Covenant Holder shall be entitled to recover from the Owner all reasonable expenses incurred as a result of enforcement of the Rent Charge.

10.6 The Rent Charge is suspended unless and until the Owner is in breach of any provision of this Agreement and has not cured the breach, or is not diligently proceeding to cure the breach, in accordance with section 8 of this Agreement.

10.7 A Covenant Holder may enforce the Rent Charge by any combination of:

(a) an action against the Owner for the Rent Charge Amount; and

(b) distraint against the Land to the extent of the Rent Charge Amount.

10.8 If either of the Covenant Holders wishes to enforce the Rent Charge, it shall provide Notice to that effect to the Owner and to the other Covenant Holder. The rent charge Notice may be given at any time after Notice is given under section 8.1.

10.9 Within ten business days of receipt of a Notice of Enforcement, the Owner shall pay the full Rent Charge Amount to the Covenant Holder giving the Notice of Enforcement.

10.10 If the Owner does not pay the Rent Charge as required under section 10.9, the Covenant Holder giving the Notice of Enforcement shall give notice to the other Covenant Holder of the Owner's failure to pay, and the Covenant Holder receiving such a notice shall have ten (10) days from receipt to send notice to the notifying Covenant Holder that it wishes to enforce the Rent Charge jointly and if it does not do so it is deemed to have elected not to enforce the Rent Charge.

10.11 If the Rent Charge is enforced jointly:

(a) reasonable expenses incurred as a result of the enforcement of the Rent Charge shall be shared equally between the Covenant Holders; and

(b) the net proceeds obtained as a result of the enforcement of the Rent Charge shall be shared equally between the Covenant Holders,

unless otherwise agreed in writing between the Covenant Holders.

10.12 If the Covenant Holder receiving the notice does not wish to enforce the Rent Charge jointly, that Covenant Holder shall have no entitlement to the Rent Charge unless otherwise agreed in writing between the Covenant Holders.

10.13 A Covenant Holder who declines to enforce the Rent Charge jointly shall execute all documents which may be necessary for the enforcement and collection of the Rent Charge by the notifying Covenant Holder.

11. Successor in Title of the Owner

11.1 This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

11.2 The obligations and covenants contained in this Agreement shall be covenants running with the Land and are perpetual, and will bind successors in title to the Land and all parcels created by subdivision of the Land that include any portion of the Covenant Area, and will be registered in the Land Title Office in Victoria pursuant to sections 218 and 219 of the *Land Title Act.*

12. Assignment of Agreement or Dissolution of the Covenant Holders

12.1 The Covenant Holders may assign their rights and obligations under this Agreement only to a person qualified by law at the time of transfer to hold covenants under section 219 of the *Land Title Act* and statutory rights of way under section 218 of the *Land Title Act* (or any successor provision then applicable) and any applicable regulations.

12.2 The Covenant Holders agree that before assigning its rights and obligations under this Agreement, it shall consult with the Owner, and consider the Owner's comments, with respect to the proposed assignee. The Covenant Holders must give notice to the Owner of the proposed assignment, setting out in reasonable detail the identity of the proposed assignee and the qualifications and experience of the proposed assignee relevant to performance by the assignee of the rights and obligations of the Covenant Holders under this Agreement. If the Owner does not provide comments to the Covenant Holders regarding the proposed assignee within 10 business days after the Covenant Holder gave notice to the Owner under this section, the Owner is conclusively deemed to have declined to comment on the proposed assignee. For clarity, the Covenant Holders are entitled to assign their rights and obligations so long they have consulted the Owner.

12.3 In the event of the winding-up or dissolution of a Covenant Holder, the Covenant Holder shall use its best efforts to assign and transfer all of its interests under this Agreement to a person authorized to accept covenants under section 219 of the *Land Title Act* and statutory rights of way under section 218 of the *Land Title Act.* If the Covenant Holder does not assign and transfer all of its interest under this

Agreement as set out in this section, it shall be deemed to have assigned and transferred all of its interests under this Agreement to Her Majesty the Queen in Right of the Province of British Columbia. For clarity, the consultation process set out in section 12.2 does not apply in the event of a winding-up or dissolution of a Covenant Holder.

13. Notice

13.1 Notice must be in writing and may be served by any of the following means:

(a) delivered in person;

(b) sent by pre-paid registered mail; or

(c) sent by courier,

addressed to the parties at their respective addresses set out in section 13.3;

13.2 A Notice sent by pre-paid registered mail is deemed to have been received on the fourth following business day. A Notice delivered or sent by courier is deemed to have been given upon delivery.

13.3 The addresses of the parties for Notice are as follows:

Owner:
Gary Stewart Carter
Box 1323
Ganges, BC V0S 1E0

provided that if the ownership of the Land has changed, to the registered owner in fee simple as indicated on title to the Land at the time of the Notice.

The Board:
Trust Fund Board
200 - 1627 Fort Street
Victoria, BC V8H 1H8

Local Trust Committee
Salt Spring Island Local Trust Committee
1206-115 Fulford Ganges Road
Salt Spring Island, BC V8K 2T9

13.4 Each party agrees to immediately give written Notice to the other parties of any change in its address from those set out above.

13.5 If a party refuses to sign an acknowledgment of receipt of Notice, the person delivering the Notice may swear an affidavit of service and the Notice shall be deemed to have been received on the date of service set out in the affidavit.

13.6 All other notice referred to in this Agreement may be verbal, by fax or by any other means acceptable to the parties.

14. Notice of Covenant

14.1 The Owner and Covenant Holders agree that each may publicize the existence of this Agreement in a tasteful manner.

14.2 Without restricting the generality of the foregoing, the Owner agrees to allow the Covenant Holders, at their expense, to erect a plaque or other sign on the Covenant Area indicating that they hold a covenant on the Covenant Area. The size, style and location of plaque must be approved by the Owner prior to its placement. The Covenant Holders are responsible for the maintenance and upkeep of any sign they place on the Covenant Area.

15. No Obligation

15.1 The rights given to the Covenant Holders by this Agreement are permissive only and nothing imposes any obligation of the Covenant Holders to anyone, or obliges the Covenant Holders to perform any act or incur any expense for any purposes in respect of this Agreement. Nothing in this Agreement renders the Covenant Holders occupiers of the Land, or in any way responsible for its use, operation or maintenance.

16. No Tort Liability

16.1 The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind are created or exist between the parties in connection with this Agreement, it being the intent of this clause to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and the law pertaining to covenants under seal.

17. Waiver

17.1 An alleged waiver of any breach of this Agreement is effective only if it is an express written waiver signed by each of the Covenant Holders and is only effective to the extent of that express waiver and does not operate as a waiver of any other breach.

17.2 The failure of either or both Covenant Holders to require performance by the Owner at any time of any obligation under this Agreement does not affect either Covenant Holders' right to subsequently enforce that obligation.

18. Registration

18.1 The Owner agrees to do everything necessary at the Owner's expense to register this Agreement against title to the Land, with priority (except with respect to the Rent Charge) over all financial charges, liens and encumbrances.

19. Severance

19.1 If any part of this Agreement is held to be invalid, illegal or unenforceable by a court, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement is to remain in force unaffected by the severance.

20. No Other Agreements

20.1 This Agreement is the entire agreement between the parties and it terminates and supersedes all other agreements and arrangements regarding its subject.

21. Independent Advice

21.1 The Owner and Covenant Holders acknowledge and agree that each has sought and obtained, to its satisfaction, independent legal and tax advice as to the meaning and effect of this Agreement.

21.2 The Owner acknowledges and agrees that no legal or tax advisor of the Covenant Holders has advised the Owner on the meaning or effect of this Agreement or in connection with this Agreement and that the Owner has not relied on any information from the Covenant Holders regarding legal or tax implications of conservation covenants.

22. Amendments

22.1 This Agreement is intended to be perpetual and this Agreement may only be changed by a written instrument signed by all the parties.

23. Joint and Several

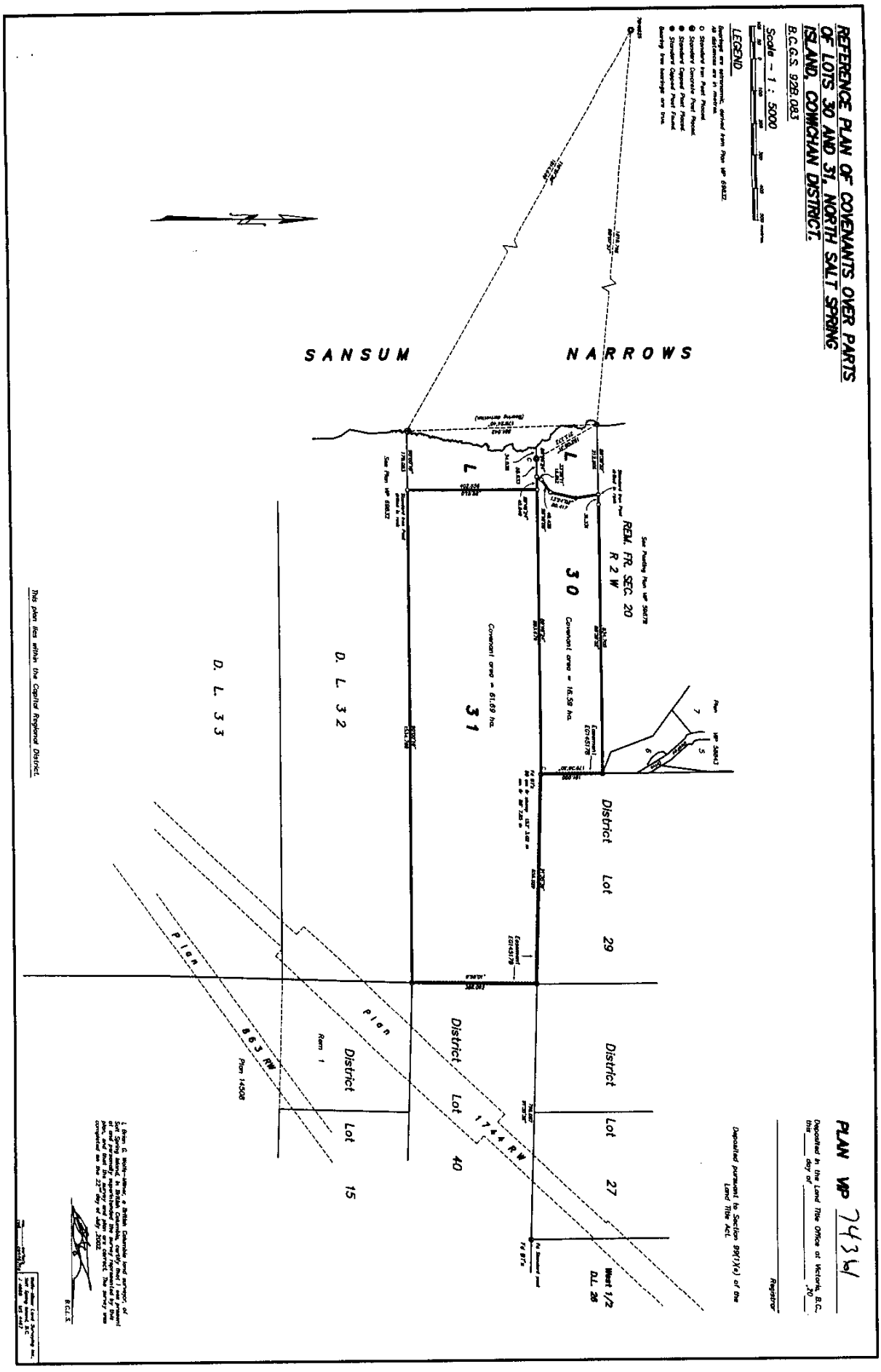
23.1 Where the Owner is comprised of more than one person, the obligations of the Owner under this Agreement shall be both joint and several.

As evidence of their agreement to be bound by the above terms, the parties each have executed this Agreement under seal by signing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

Schedule A
Survey Description

Attached to and forming part of the Covenant between the Owner, the Local Trust Committee and the Board dated, JULY 22, 2002.

SCHEDULE A


REFERENCE PLAN OF COVENANTS OVER PARTS OF LOTS 30 AND 31, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT.
B.C.G.S. 92B.083
Scale - 1 : 5000
LEGEND
PLAN VIP 74361
SANSUM NARROWS
REM. FR. SEC. 20 R 2 W
30
31
Covenant area = 16.59 ha.
Covenant area = 61.69 ha.
D. L. 33
D. L. 32
District Lot 29
District Lot 27
West 1/2 D.L. 26
District Lot 40
District Lot 15
Rem 1
Plan 14508
863 RW
174 RW
This plan lies within the Capital Regional District.

SCHEDULE B

BASELINE DOCUMENTATION REPORT

Attached to and forming part of the Conservation Agreement between Gary Carter, the Owner, the ISLANDS TRUST FUND, Covenant Holder and the SALT SPRING ISLAND LOCAL TRUST COMMITTEE, Covenant Holder, dated the day of , 2002.

Baseline inventory based on field data collected on June 24, 25, 26, 2002.

1.0 Acknowledgment
The Owner hereby acknowledges and agrees that the following is a reasonably accurate description of the Property, as of the reference date of this Agreement.

2.0 Property Location
The Property is located approximately 4km as the crow flies from Ganges on Salt Spring Island. There is no road access to the property. To reach the property from Burgoyne Bay government dock, head west out of Burgoyne Bay, following the northern shoreline approximately 470m to Maxwell Point. The southwest corner of the property is approximately 2.2km north of Maxwell point along the coastline. The southern property boundary is 1km south of Erskine Point, and there is 400m of waterfront. There is a house and two cabins right on the property line to the South, and the owner's house on Lot 30 is easily visible from the water. There appears to be only one reasonable access by boat, immediately to the south of a sparsely vegetated rock outcrop that juts out slightly into Samsun Narrows (Map, Photograph)

3.0 Description and Current Uses
This 67.43ha covenanted area is part of a 70.86ha lot. The terrain is steep and consists in some areas of jumbled boulders supporting almost pure stands of Arbutus. A network of old logging roads provides evidence of past logging activities, which nevertheless left many large veteran Douglas fir standing. The owner has logged selectively and harvested small patch cuts in various locations, with his last significant harvest taking place 8 years ago. There is a small stand of old growth growing in the north east corner of the property where it rises steeply to a shoulder of Mt. Erskine. This stand was never logged because the timber is of poor quality.

4.0 History of the Property
The property was first surveyed in July and August 1897 by H. Fry. It was purchased by MacMillan Bloedel in the 1950's, who sold it to a island consortium in the 1980's. Current owner Gary Carter purchased the property in 1986.

5.0 Significance of the Property
This large property is in the area of interest of the South and West Salt Spring Conservation Partnership, and within the Sea to Sea green belt laid out by the Capital Regional District. The covenant area contains examples of all but two of the sensitive ecosystems identified by the Conservation Data Centre of BC in their Sensitive Ecosystem Inventory. Older forest is present

on the slopes of Mt. Erskine, with sparsely vegetated areas on the cliffs and talus slopes. The riparian ecosystem along Maxwell Creek runs through the property for approximately 550 metres. Much of the ridge supports older second growth, while the dry, rocky west slopes overlooking Samsun narrows support arbutus, Douglas-fir/arbutus, and Garry oak/arbutus woodlands and terrestrial herbaceous communities. A tiny wetland east of Maxwell creek was almost dry at the time of survey, however a man-dug pond on the boundary with lot 30 provides habitat for the Blue-listed red-legged frog, as well as numerous newts.

6.0 Natural Features of the Property

6.1 Topography

The covenanted area consists of a cross section of Salt Spring's rugged topography. From West to East, the uncovenanted part of the property rises 90m from the sea in Sanm Narrows to the boundary of the covenanted area. Within the covenanted area, the land continues to rise to 275m at the crest of the broad ridge which stretches N-NE from the summit of Mount Maxwell to meet the sea at Erskine Point to the north. The land slopes down to the East to 150m at the bottom of the valley formed by Maxwell Creek. It rises from Maxwell creek to 210m in the South East corner of the property. Between Maxwell Creek and the North East corner of the property, the land rises steeply to one of the shoulders of Mount Erskine at 340m elevation.

6.2 Hydrology

Surface and sub-surface drainage for most of the covenant area is into Maxwell creek. West of the ridge, water flows toward Sansum narrows. A shallow trough in the top of the ridge collects water into a small depression close to the edge of the fenced pasture. The owner dug in this area to create a pond, which eventually dries out completely in late summer.

6.6 Soils and Slope Gradient

According to Report N°43 of the British Columbia Soil Survey, the covenant area consists of the following 6 soil map units: Rock-Rumsley *sl*, Rumsley-Mexicana, Saturna-Mexicana, Galiano, Galiano-Mexicana, Salalakim and Salalakim-Mexicana.

From the western boundary of the covenant, the land rises to a ridge. Slopes are strong to extreme (9-35 degrees) and dominated by the Rumsley-Mexicana map unit, with small incursions of Rock-Rumsley. The Rumsley-Mexicana soil map unit consists of 50 to 75% well drained Rumsley soils and 25 to 50% Mexicana soils. Rock-Rumsley consists of 50 to 65% metamorphosed intrusive bedrock exposed or covered by less than 10cm of mineral soil interspersed with very shallow Rumsley *sl* soils (*shalow lithic* (*sl*): where bedrock occurs wihin 10 to 50cm of the surface).

The eastern side of the ridge slopes down to Maxwell creek. The northern portion of this area is Rock-Rumsley *sl* on both sides of the creek, while a band of Saturna-Mexicana occurs on the southern property boundary. The Saturna-Mexicana map unit consists of 50 to 75% Saturna soils interspersed with 25-50% Mexicana soils.

On the east side of Maxwell creek, the steeply sloping land (17 to 45 degrees) above the first escarpment (150 to 200m elevation) is in the Galiano map unit which consists of 75 to 100% Galiano soils with up to 25% inclusions of shale or siltstone bedrock exposures or inclusions of Saturna soils.

The north east corner of the property consists of an extremely sloped (25 to >45 degrees) band of

the Salalakim map unit below the second escarpment, which occurs at 350m elevation. Above the escarpment the Salalakim-Mexicana map unit covers an area where the slopes are moderate to strong (6 to 17 degrees). The Salalakim map unit consists of predominantly Salalakim soils and may include up to 25% conglomerate bedrock exposures. The Salalakim-Mexicana map unit consists of 50 to 75% Salalakim soils and 25 to 50% Mexicana soils. This map unit is a minor one on Salt Spring Island, with only 6 large-sized delineations mapped in the Mt. Erskine, Mt. Belcher and Mount Maxwell areas.

Rumsley soils:
Rumsley soils have developed on shallow deposits of gravelly sandy loam to gravelly loamy sand textured colluvium and glacial drift materials. Coarse grained metamorphosed intrusive bedrock occurs within 100cm of the surface. Coarse fragment content is between 20 and 50%. These well-drained soils are moist throughout the winter, quickly becoming droughty in dry summer months. During periods of soil saturation, water may flow laterally through the subsoil on sloping bedrock.

Mexicana soils:
Mexicana soils have developed on gravelly sandy loam to gravelly loam morainal deposits over deep, compact, unweathered till within 100cm of the surface. Coarse fragments make up 15 to 20%. The unweathered till generally consists of less than 20% clay and usually occurs at a depth of 80cm. Moderately well drained, these soils often support perched water conditions on the compact till during the wet months.

Trincomali soils:
Trincomali soils have developed on shallow deposits of marine, fluvial or glaciofluvial materials whose texture is gravelly sandy loam to gravelly loamy sand. Gravels make up 15 to 25%. Compact, unweathered till is found within 100cm of the surface. In these moderately well-drained soils, perched water table conditions can exist on top of the compact till for short periods of time. However during the dry season these soils are very droughty. Trincomali soils are strongly acidic (pH 4.6-5.5) and have a low inherent fertility.

Galiano soils:
The texture of Galiano soils consists of shaly loam to shaly silt loam developed on shallow colluvial, residual, and glacial drift materials of weathered shale or siltstone. These soils have developed on shale or siltstone bedrock within 100cm, frequently with a layer of fractured bedrock between the soil and the unweathered consolidated bedrock. Coarse fragments are 20 to 50%, exceeding 50% with depth. These soils are wet during the winter months and usually droughty during the summer months. They are well to moderately well drained.

Saturna soils:
Saturna soils have developed on sandstone bedrock within 100cm of the surface. The soils consist of colluvial and glacial drift materials whose texture is channery sandy loam to channery loamy sand with 20 to 50% coarse fragments. These soils are very well drained.

Salalakim soils:

Salalakim soils are gravelly, sandy loam textured, and have developed on shallow colluvial and glacial drift materials of weathered conglomerate. Conglomerate bedrock occurs within 50cm of the surface. Coarse fragment content is 20 to 50%. These rapidly to well drained soils remain moist during the winter months, becoming rapidly become droughty in dry periods.

6.3 Vegetation Communities

Salt Spring Island lies within the Southern Gulf Islands Ecosection. This site is within the moist maritime sub zone of the Coastal Douglas-Fir Biogeoclimatic Zone (CDFmm). Initial delineation of the vegetation polygons was based on air-photo interpretation, which was later verified in the field. Partial species lists and percent cover follow each plot description. Individuals of tree species that are less than 3m tall are listed in the shrub layer.

Polygon 4

Plot 4: Hairy Manzanita meadow

Approximately 20m due west of the southwest corner of the pasture is the rock outcrop where several hairy manzanita shrubs are growing. This large rock outcrop straddles lots 30 and 31. Where there was once apparently quite a number of healthy plants, the large plants are now mostly dead, several completely, According to the owner, this occurred as a result of drilling a well in this location some years ago. The hairy manzanita died back after being covered with dust from the drilling process. To find the well-head, which is soldered shut, follow the old road which leads from a gate in the west side of the pasture fence as it curves into the meadow. This leads to the well. In t his area a large number of small manzanita plants have taken root, and seem not to be thriving.

This plot's aspect is due west ,with the slope ranging from 5 to 45◦. Tree cover is 10%, made up of arbutus 10%, Garry oak 2%, and a saskatoon berry growing in tree form *(Amelanchier alnifolia)*. Shrub layer is sparse, consisting of hairy manzanita 2%(*Arctostaphylos columbiana*), arbutus (1%) and oceanspray (3%). Herb layer consists of harvest broedia (*Brodeaea coronaria*) 1%, foxglove 5%, sweet vernal grass (*Anthoxanthum odoratum*) 2%, kentucky blue grass (Poa pratensis) 5% and sheep sorrel (*Rumex acetosella*) 10%. A rich diversity or mosses dominate this area, covering 75%.

Polygon 5

Plot 5: Douglas fir / Arbutus Woodland

This plot is representative of much of the west slope of the ridge, above Samsun narrows. Tree cover is relatively open at 45%: Douflas fir (*Pseudotsuga menziesii*) 15%, arbutus (*Arbutus menziesii*) 15%, big-leaf maple (*Acer macrophyllum*) 10% and Garry oak (*Quercus garryana*) 5%. Shrub layer is a sparse 10%: Ocean spray (*Holodiscus discolor*) 7%, hairy honeysuckle (*Lonicera hispidula*) (5%), Oregon grape (*Mahonia nervosa*) 5%, baldhip rose (*Rosa gymnocarpa*) 2%, Garry oak (1%), arbutus (1%), Douglas fir (1%). Herb layer consists of pathfinder (*Adenocaulon bicolor*) (2%), Rattlesnake leaved plantain orchid (*Goodyera oblongifolia*) (1%), blue wildrye, (*Elymus glaucus*) (1%), sea blush(*P*), green spleenwort (*Asplenium viride*) 1%., small-leaved montia (*Montia parviflora*) 1%, licorice fern (*Polypodium glycyrhiza*) 1% and sword fern (*Polystichum munitum*) 5%,.Wallace's selaginella (*Selaginella wallacei*) and several species of mosses make up the moss layer (35%). Litter and coarse woody cover 5 and 10% of the site respectively. The aspect is N-NW (290◦) and slope ranges from 30 to

60°. Very old, mossed over stumps provide evidence of previous logging.

Polygon 6
Plot 6: Garry Oak Meadow
Although never occurring over large areas, Garry oak are scattered across the west side of the ridge. The slope in this plot ranges from 22 to 65°, with a W-NW aspect of 280°. This meadow has a canopy of 30% tree cover, consisting of 15% Garry oak (*Quercus garryana*), 10% arbutus (*Arbutus* menziesii), and 10% Douglas-fir (*Pseudotsuga menziesii*). The shrub layer is sparse, occupying 10% cover overall, with oceanspray (*Holodiscus discolor*) dominating with 10% cover and balhip rose (*Rosa gymnocarpa*), Oregon grape (*Mahonia nervosa*) and hairy honeysuckle (*Lonicera hispidula*) present. The herb and moss layers occupy most of the area, with the European weed hedgehog dogtail (*Cynosurus echinatus*) and the agronomic species Kentucky blue grass (*Poa pratensis*) dominating at 40 and 30% cover respectively. Alaska brome (*Bromus sitchensis*), soft brome (*Bromus hordeaceus*) and sweet vernal grass (*Anthoxanthum odoratum*) occupy 5% each. Stonecrop (*Sedum spathulifolium*), Yerba Buena (*Satureja douglasii*), harvest brodea (*Brodiaea coronaria*) and goldenback fern (*Pityrogramma triangularis*) are all present. Various species of mosses occupy 40% of the rocks, and exposed rock make up 5% of the area.

Polygon 7
Plot 7: Arbutus woodland
This plot represents a relatively unusual area in the southwest part of the covenanted land, where almost pure stands of arbutus are growing on steep slopes of jumbled boulders. There is evidence of a stand fire some time ago. Tree cover is relatively dense at 70%, consisting of 60% arbutus and 10% Douglas fir. The sparse shrub layer consists of ocanspray (10%) and 2% tall Oregon grape (*Mahonia aquifolium*). Coarse woody debris (CWD) represents 5% or the surface, with exposed rock at 30%, arbutus leaves and branches 50%, and moss 20%. The aspect is W-SW at 240°, and slope consists of ledges and drops ranging from 20 to 60°.

Polygon 8
This stand is representative of areas where higher moisture regime favours the development of dense stands of Douglas fir. Parts of this polygon consist of larger trees, where the canopy is more open and the shrub, herb and moss layers are more developed. There are several veteran firs scattered throughout the property. Where there seem to be greater concentrations of these mature trees, the polygon has been delineated as P8TC, Polygon 8, Tall Canopy.
Plot 8: Douglas fir stand
The canopy is closed at 85% tree cover. Douglas fir dominates at 55% cover, with 15% arbutus and 15% bigleaf maple (*Acer macrophyllum*). Shub layer is minimal in the low light conditions under the canopy. Oceanspray occupies 5% of the area while red huckleberry (*Vaccinium parvifolium*) 2% and salal (Gaultheria shallon) 2% are growing out of old Douglas fir stumps. The herb layer consists of 2% sword fern (*Polystichum munitum*) and Oregon grape and cleavers (*Galium aparine*) are present. The moss layer consists of Oregon beaked moss (*Kingbergia oregana*). Litter and branches cover 70% of the forest floor.
The slope in this plot is 15° and the aspect is 254°.

Polygon 9
Plot 9: Arbutus openings
The tight fir stands on the top and west shoulder of the ridge are occasionally opened up by small rock outcrops where arbutus crowd the sides and terrestrial herbaceous species occupy the center. Tree cover is 40%, made up of 20% arbutus and 20% Douglas-fir. Shrub cover is minimal, 3% baldhip rose and 2% Oregon grape. The moss layer covers 40% of the surface, while exposed bedrock or boulders account for 20%, litter for 25% and CWD 15%. Herb layer consists of a smattering of grasses, such as western fescue (*Festuca occidentalis*) 10%. Slope is 15° and aspect is to the west, 266°.

Polygon 10
Plot 10: Douglas fir/Salal clearings
On the north and east side of the ridge, the moisture regime is much different, supporting lush dense shrub layers and a greater diversity of tree species. In this plot, taken in an opening which results from logging, tree cover is 30%. Douglas fir makes up 20% of the canopy, with western red cedar (*Thuja plicata*) and bigleaf maple occupying 5% each, while hemlock (*Tsuga heterophylla*) and arbutus accounting for 2% each.

Polygon 11
Plot 11: The seasonal pond
The current extent of water in this man-made pond is approximately $80m^2$, with depth ranging from 70cm at the center to 20cm on the sides. According to the owner, the pond dries up completely by late summer. The mud banks reveal the tracks of raccoon, deer, and mostly cows, who sneak under the fence to get access to the pond. Wetland vegetation extends over an area of roughly $1200m^2$, and consists of the following: creeping spike rush (*Eleocharis palustris*)is the dominant vegetation growing in the water, covering roughly 25% of the water's surface along with a small amount of floating-leaved pondweed (*Potamogeton natans*). The mud bank where the water has already receded from high water is colonized by hookers willow (*Salix hookeriana*) 15%, and small flowered forget-me-not (*Myosotis laxa*). The wetland vegetation in the surrounding area consists of 60% common rush (*Juncus effusus*), with 20% Kentucky bluegrass (*Poa pratensis*), 5% unidentified thistle, and well grazed agronomic, weedy species. Four turkey vultures perched in a veteran Douglas-fir near the pond during the field study. Fifteen rough-skinned newts were counted in a 5m distance along the bank, and Pacific tree frog tadpoles were observed, as well as a mature red-legged frog, sunning herself on a creeping spike rush. The opening in the forest is evidently preferred by deer. Many small Douglas fir, cedar and oceanspray show signs of very aggressive browsing.

Polygon 12
The bank on the east side of Maxwell creek throughout most of the property is close to vertical and approximately 10m high, and consists of sparsely vegetated shale, fragments of which skitter to the bottom of the creek on a regular basis. Close to the southern boundary of lot 31, this slope abates and becomes more gentle and vegetated. This is where plot 12 data was collected.
Plot 12: Maxwell creek: Riparian

Tree cover is 60%, consisting of 30% Douglas fir, 10% bigleaf maple, 15% cedar and 10% hemlock. Abundant shrub cover includes baldhip rose 2%, salal 10%, Oregon grape 10%, Saskatoon (*Amelanchier alnifolia*) 1%, oceanspray 10%, and young bigleaf maple 2%. The herb layer includes foamflower (*Tiarella trifoliata*), sword fern, pathfinder, cleavers and vanilla leaf (Achlys triphylla). The creek is flowing 316°NW and the slope of the stream bed is 8°. The slope of the east bank ranges from 45-75° and the slope of the west bank is 50 to 75°.

6.4 Wildlife

This property obviously is of significant value to wildlife, providing a range of conditions over a relatively small area, and seasonal access to water in Maxwell creek. A number of birds were observed or heard during the field inventory, such as ravens, turkey vultures, robins, pileated woodpeckers, California quail, Rufus hummingbirds, hairy woodpecker, flickers, chestnut-backed chickadees, Oregon juncos and song sparrows. Deer make extensive use of the property. There may be cut-throat trout in the creek, though according to K. Reimer, they are just barely surviving upstream of the property in some side-channes. However, oral history suggests that at one time Maxwell creek supported a run of Chinook salmon. The creek no longer runs year round.
The seasonal pond provides habitat for the following species of amphibians which were observed in the water: roughskin newts (Taricha granulosa), pacific treefrog tadpoles (Hyla regilla) and the red-legged frogs (Rana aurora).

6.5 Disturbance
There is very little ongoing disturbance on this property. Two items may be worthy of consideration by the covenant holders however, the first is access to the wetland/pond by the Highland cattle, and the the second is access to the east end of the property by walkers over lot 15. The cattle access the pond regularly, as incicated by abundant tracks as well as fresh and older scat. They push their way under the fence near the pond, where the existing gap is 50cm and is easily widened by pushing up against the fence which is not barbed wire at that point. The post marking the point where lots 31, 32 and 15 meet was located during the survey. There is a well trodden footpath in this area, that follows the old logging road down the slope towards Maxwell creek, and veers into lot 31 well before reaching the creek. Following the path leads to an area where it seems evidence of a campfire has been scattered, and there the trail ends. It may be worthwhile considering some sort of signage at this end of the property to alert hikers that they are entering private land that is protected by a conservation covenant.

7.0 Inventory of Existing Development and Structures
7.1 Fences
There are no fences within the covenant area.

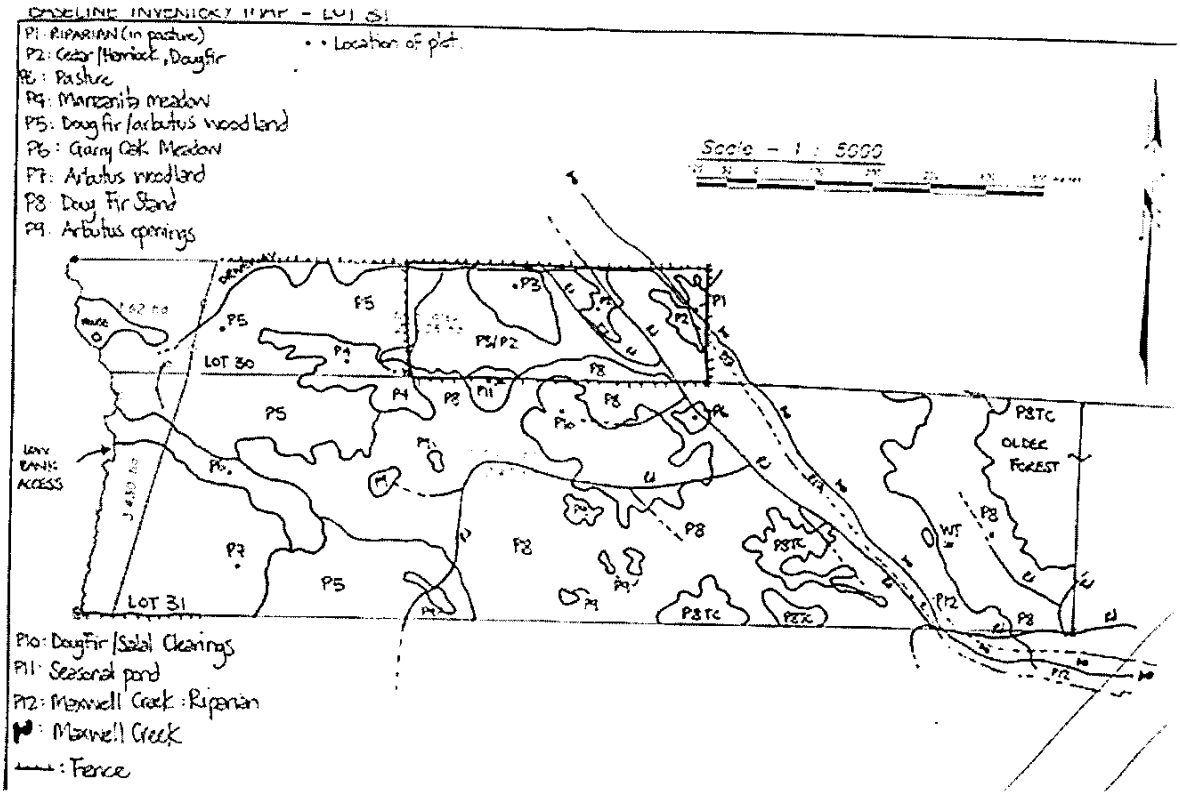
7.2 Trails
There is an abundance of deer trails throughout the property, and an almost equally extensive network of old logging roads. The major ones are included on the map. Many of these roads peter out where changes of vegetation have been so radical as to obscure them.

7.3 Structures
There are no human-constructed structures of any kind within the covenant area.

7.4 Survey Markers
At the time when the baseline inventory field work was completed, the precise covenant boundary on the western side was not known. The southwest corner of the property was located, and the southern boundary followed in an easterly direction to complete the baseline. The southeast corner post was located (Photograph). The northeast corner was not located.

8. Maps

Survey base map with vegetation plots and polygons.



9. List of Photographs
(A copy of all photographs has been received by all parties)
1. Looking south from the rocky outcrop towards the best boat access for the property.
2. Polygon 6, Plot 6 - Garry Oak Meadow
3. Polygon7 - Arbutus Woodlands
4. Polygon 8 - The old logging road, looking north into lot 31 from the property boundary.
5. Vegetation Plot 8. Douglas-fir stand.
6. Polygon 4. Hairy manzanita meadow looking east. The northern boundary of lot 31 passes through the left side of the frame.

References

Reimer, K. 2002. Personal communication.

McPhee, M. *et al.* 2000. Sensitive Ecosystems Inventory: East Vancouver Island and Gulf Islands 1993 – 1997. Volume 2: Conservation Manual. Technical Report Series N. 345. Pacific and Yukon Region. Canadian Wildlife Service.

Pojar, J. and A. MacKinnon. *Eds.* 1994. Plants of Coastal British Columbia. Lone Pine Publishing. Vancouver, BC.

van Vliet, L.J.P., A.J.Green, and E.A. Kenney. 1987. Soils of the Gulf Islands of British Columbia. Volume 1. Soils of Salt Spring Island. Report N(43 of the British Columbia Soil Survey. Land Resource Research Center. Vancouver, BC.

CONSENT AND PRIORITY AGREEMENT

WHEREAS Salt Spring Lands Ltd (Incorporation No. 160903) and Parks, O'Connor and Parks Limited (Incorporation No. 481568) (collectively, the "Chargeholders") are the holders of an Option to Purchase against the Land described in the Section 219 Covenant (including Rent Charge) and Section 218 Statutory Right of Way to which this Agreement is attached ("Covenant and Right of Way"), which Option to Purchase is registered in the Victoria Land Title Office under instrument no EP 59426 ("Prior Charge").

This Consent and Priority Agreement is evidence that in consideration of payment of Two Dollars ($2.00) by each of the Transferees described in Item 6 of Part 1 of the *Land Title Act* Form C to which this Agreement is attached ("Transferees"), the receipt of which is acknowledged by the Chargeholders, the Chargeholders grant to the Transferees priority for the Covenant and Right of Way, over the Chargeholders' right, title and interest in and to the Land and the Chargeholders postpone the Prior Charge, and all of its right, title and interest under the Prior Charge, to the Covenant and Right of Way as if the Covenant and Right of Way had been executed, delivered and registered prior to the execution, delivery and registration of the Prior Charge.

AS EVIDENCE of its agreement with the Transferees to be bound by the above terms, as a contract and as a deed executed and delivered under seal, the Chargeholders have executed and delivered this Agreement by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

END OF DOCUMENT

ISLANDS TRUST FUND

A Conservancy for Canada's Islands in the Salish Sea

March 27, 2017

To: Gambier Island Local Trust Committee

Re: Referral of Bylaw Nos. 143 and 144 regarding DL 696, Keats Island

Thank you for referring these bylaws to the Islands Trust Fund. As you are aware, in September 2014, the Trust Fund Board reviewed a proposal from the Convention of Baptist Churches of BC and passed the following resolution:

> *That the Trust Fund Board approve the conservation proposal submitted by the Convention of Baptist Churches of British Columbia to transfer Area E (Sandy Beach), approximately 3.3 hectares of DL 696, Group 1 NWD, Keats Island (PID: 014-385-694), to the Trust Fund Board to be protected as a nature reserve.*

At that meeting, the Convention agreed to provide a $10,000 endowment fund to the Trust Fund Board, to be held for the long-term management of the Sandy Beach Nature Reserve.

Since that time, the Convention of Baptist Churches of BC has requested a conservation covenant be registered on the nature reserve concurrently with the transfer. Islands Trust Fund staff have worked with the Sunshine Coast Conservation Association (SCCA) and TLC The Land Conservancy of BC (TLC) to develop a covenant that will add an extra layer of protection to the land. A draft has been prepared and is acceptable to the parties. To complete the conservation covenant, the covenant must be reviewed by Islands Trust Fund legal counsel and a Baseline Document Report must be prepared by a professional biologist. Islands Trust Fund staff have indicated to the applicant that the applicant is responsible for either contracting this work, or providing the funds to contract this work to the Islands Trust Fund. We have not had a response to date.

The Trust Fund Board remains supportive of accepting the transfer of Area E (Sandy Beach) and creating and managing a nature reserve on Keats Island. To that end the Islands Trust Fund is supportive of the proposed bylaw amendments, but wishes to be clear that we are only commenting on the proposed amendments that pertain to the dedication of Area E as a nature reserve, as the remaining amendments do not affect the interests of the Trust Fund Board.

If the proposed amendments to Bylaw Nos. 143 and 144 are approved, the Trust Fund Board will require the following to move forward:

a) A signed letter from the Convention of Baptist Churches of BC committing to a contribution of $10,000 to be held in an endowment fund by the Trust Fund Board which shall be received within 30 days of transfer of the land;

b) A Baseline Document Report, prepared to the Trust Fund Board's Baseline Report Standards, to be prepared by a Registered Professional Biologist who will communicate with ITF staff about the draft covenant. Alternatively, the Convention of Baptist Churches of BC may request that the Islands Trust Fund contract the development of this report if the Convention agrees to pay the full amount.

Final acceptance of the terms of the transfer of Area E (Sandy Beach) and the terms of the conservation covenant will require Trust Fund Board approval.

We have indicated in the draft conservation covenant that a management plan will be developed for the nature reserve within 12 months following the transfer. Development of this management plan will involve communication with the covenant holders (SCCA and TLC) , the Keats Island community, the Keats Island Conservancy Group, the Convention of Baptist Churches of BC and local First Nations.

Sincerely,

Jennifer Eliason
Manager

cc: Jason Hertz, Sunshine Coast Conservation Association
Andrew MacKinnon, TLC The Land Conservancy of BC

PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 143

A BYLAW TO AMEND THE KEATS ISLAND LAND USE BYLAW, 2002

The Gambier Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gambier Island Local Trust Area under the *Islands Trust Act,* enacts as follows:

1. Citation

   This bylaw may be cited for all purposes as "Keats Island Land Use Bylaw, 2002, Amendment No. 2, 2016".

2. Gambier Island Local Trust Committee Bylaw No. 78, cited as "Keats Island Land Use Bylaw, 2002" is amended as shown on Schedule 1, attached to and forming part of this bylaw.

READ A FIRST TIME THIS	2ND	DAY OF	FEBRUARY	, 2017
READ A SECOND TIME THIS		DAY OF		, 201x
PUBLIC HEARING HELD THIS	t	DAY OF		, 201x
READ A THIRD TIME THIS		DAY OF		, 201x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST				
THIS		DAY OF		, 201x
ADOPTED THIS		DAY OF		, 201x

SECRETARY **CHAIRPERSON**

Gambier Island Local Trust Committee

Bylaw No. 143

Schedule 1

2.1 **PART.1– ADMINISTRATION AND INTERPRETATION**, Section **1.5 DEFINITIONS**, Subsection 1.5.1 is amended by deleting the words "where such use is established by a Regional District, government or other public agency" at the end of the definition for "public service utility use";

2.2 **PART 4 – ZONE REGULATIONS,** Section **4.6 PRIVATE INSTITUTIONAL 1 (PI1) ZONE**, Subsection 4.6.3 is amended by deleting the words "and located in the area identified on Schedule B as PI1(a)" from the second and third bullets, and by adding the text "community water system facilities" to the list of permitted buildings and structures;

2.3 **PART 4 – ZONE REGULATIONS,** Section **4.6 PRIVATE INSTITUTIONAL 1 (PI1) ZONE** is amended by adding a new Subsection 4.6.17, as follows:

"**Site Specific Use and Density Regulations**

.17 On land shown on Schedule B as site-specific zone PI1(a) [Camp Fire Rock]:

1. despite Subsection 4.6.1 the only use permitted is natural park area and private institutional camp;
2. despite Subsection 4.6.3, no buildings or structures are permitted; and
3. despite Subsection 4.6.16, no subdivision is permitted";

2.4 **PART 4 – ZONE REGULATIONS,** Section **4.8 PRIVATE CONSERVATION (PC) ZONE** is amended by adding a new Subsection 4.8.9, as follows:

"**Site Specific Use and Density Regulations**

.9 Despite Subsection 4.8.2, not more than two additional buildings totalling not more than 4,000 sq. ft. (combined floor area) are permitted in addition to the existing building which may be reconstructed or replaced subject to the use, design and location of all buildings being acceptable to the Local Trust Committee.";

2.5 **PART 4 – ZONE REGULATIONS,** Section **4.9 COMMUNITY SERVICE 1 (CS1) ZONE** is amended by adding a new Subsection 4.9.10, as follows:

"**Site Specific Use and Density Regulations**

.10 On land shown on Schedule B as site-specific zone CS1(a) [Keats Landing Park]:

1. despite Subsections 4.9.1, outdoor recreation uses are not permitted;
2. despite Subsection 4.9.2, neither a fire hall nor a community recreational playing field are permitted;
3. a community hall is permitted;

4. the maximum floor area of a community hall is 93 square metres (1000 square feet).";

2.6 **PART 4 – ZONE REGULATIONS**, **Section 4.11 NATURAL AREA COMMUNITY PARK (P1) ZONE** is amended by adding a new Subsection 4.11.9 as follows:

"**Site Specific Use and Density Regulations**

.9 On land shown on Schedule B as site-specific zone (P1(a)):

1. despite Subsection 4.11.2, no buildings are permitted.";

2.7 **PART.7 – SUBDIVISION**, Section **7.2 EXEMPTIONS FROM MINIMUM AND AVERAGE LOT SIZE,** Subsection 7.2.2, first bullet is amended by inserting the words "a nature reserve" following the words "a conservation area";

2.8 **PART 7 – SUBDIVISION**, Section **7.4 LOT CONFIGURATION** is amended by adding a new Subsection 7.4.3 as follows:

".3 Pursuant to Section 512(2) of the *Local Government Act*, Subsection 7.4.1 does not apply to District Lot 696, Keats Island, Group 1, New Westminster District";

2.9 **PART 7 – SUBDIVISION**, Section **7.9 LOTS DIVIDED BY A ZONE BOUNDARY** text is deleted in its entirety and replaced with:

".1 If a lot proposed to be subdivided is divided by a zone boundary, a separate calculation of the number of lots permitted shall be made for each portion, and no lot may be created in respect of any fractional area resulting from such calculation.

.2 The creation of an additional lot lying within two or more zones is prohibited unless part of a lot is within a Private Conservation Zone. If lots lying within two or more zones are subdivided, lot boundaries shall correspond with zone boundaries.

.3 Subsection 7.9.2 does not apply to District Lot 696, Keats Island, Group 1, New Westminster District.";

2.10 **PART 7 – SUBDIVISION**, Section **7.10 SPLIT LOTS** is amended by adding a new Subsection 7.10.2 as follows:

".2 Subsection 7.10.1 does not apply to District Lot 696, Keats Island, Group 1, New Westminster District.

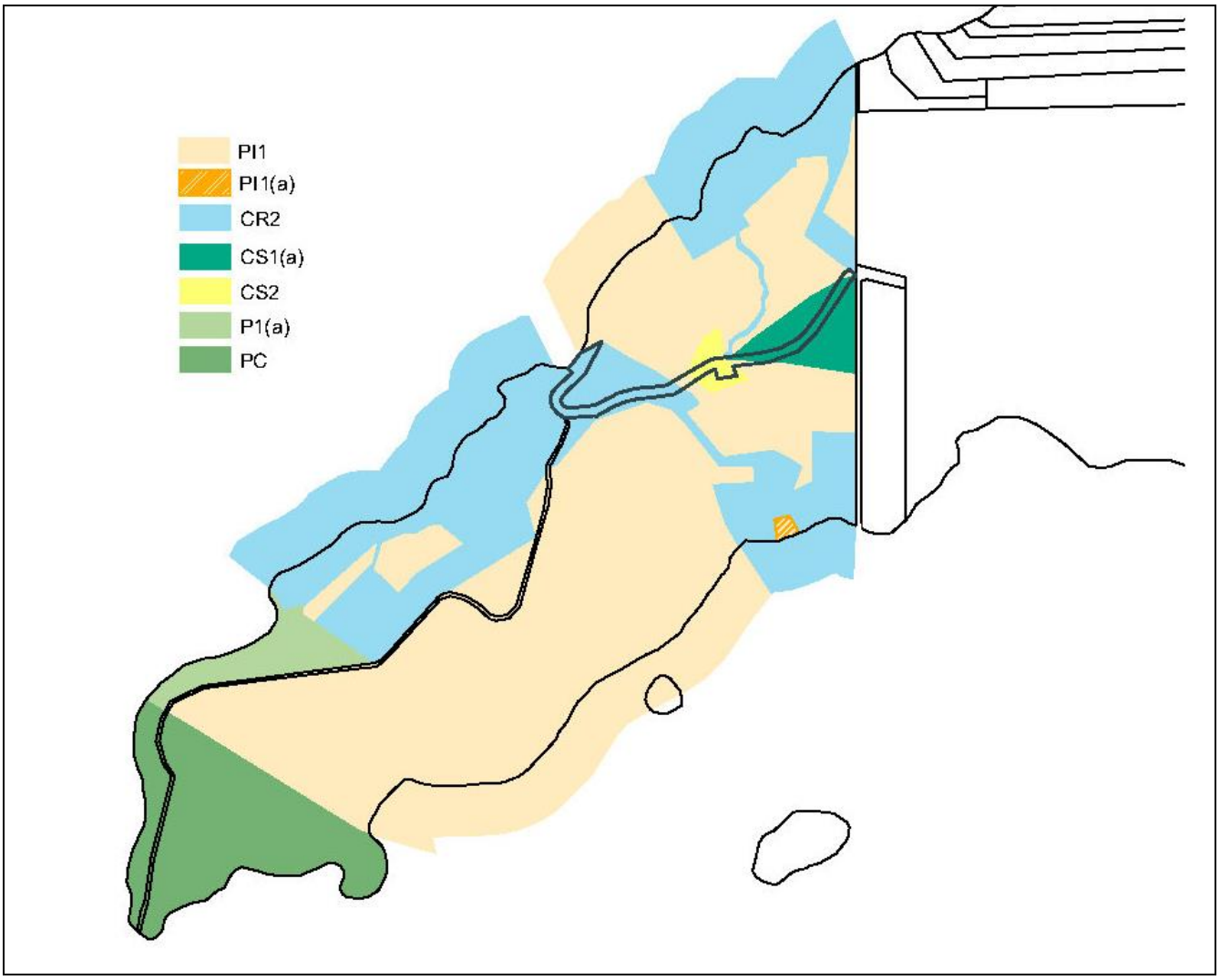
2.11 Keats Island Land Use Bylaw, 2002, Schedule B, is amended by changing the zoning classifications of specified areas of District Lot 696, Keats Island, Group 1, New Westminster District, to those shown on Plan 1, attached to and forming part of this Bylaw.

PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 143

PLAN 1



PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 144

A BYLAW TO AMEND THE GAMBIER ISLAND TRUST COMMITTEE BYLAW, 1978

The Gambier Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gambier Island Local Trust Area under the *Islands Trust Act,* enacts as follows:

1. Citation

   This bylaw may be cited for all purposes as "Gambier Island Trust Committee Land Use Contract Authorization Bylaw, 1978 (Convention of Baptist Churches of British Columbia), Amendment No. 1, 2016".

2. Gambier Island Trust Committee Bylaw No. 4, cited as "Gambier Island Trust Committee Land Use Contract Authorization Bylaw, 1978 (Convention of Baptist Churches of British Columbia)," is amended as shown on Schedule 1, attached to and forming part of this bylaw.

READ A FIRST TIME THIS	2ND	DAY OF	FEBRUARY	, 2017
PUBLIC HEARING HELD THIS		DAY OF		, 201X
READ A SECOND TIME THIS		DAY OF		, 201X
READ A THIRD TIME THIS		DAY OF		, 201X
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST				
THIS		DAY OF		, 201X
ADOPTED THIS		DAY OF		, 201X

SECRETARY **CHAIRPERSON**

PROPOSED

Gambier Island Local Trust Committee

Bylaw No. 144

Schedule 1

2.1. Land Use Contract, Paragraph **3.** is amended by deleting the last line "… permitted on each lot shown in the inset plans of Schedule "C" and replacing it with the following text:

"permitted on each of 110 residential lots shown within Areas A, B and C on the plan accompanying Schedule "C".

2.2. Land Use Contract, Paragraph **4.** is amended by deleting the text "… in compliance with the current Building and Plumbing Code By-law #126 of the Sunshine Coast Regional District." and replacing with the following text:

"in compliance with the current building and plumbing regulations set by the appropriate authorities."

2.3. Land Use Contract, Paragraph **8.** is deleted in its entirety and replaced with :

"8. A nature reserve and a covenanted nature area shall be provided and preserved in accordance with Schedule "E"."

2.4. Land Use Contract, Paragraph **11.** is deleted in its entirety and replaced with:

"11. The owner shall dedicate the road right-of-way at the time of the first subdivision on the property."

2.5. Land Use Contract, **SCHEDULE "B"** text is deleted in its entirety and replaced with:

"*The use of land including buildings and structures erected thereon shall be subject to the provisions of Schedule "E".*

No more than one (1) residence or seasonal cottage shall be constructed on any residential lot created under the provision of Schedule "C" and no residence other than residences required for the exclusive use of employees of the Owner and their families, and in any case not more than five (5) residences for such employees, shall be constructed on land not within Areas A, B, C, D, E and F as shown on the plan accompanying Schedule "C"."

2.6. Land Use Contract, **SCHEDULE "C"** text is deleted in its entirety and replaced with:

"SCHEDULE "C"

(a) Within District Lot 696, lots for residence and seasonal cottages may be subdivided, or created by other means subject to the number of residential lots being restricted to a maximum of 110 and to such number being further restricted to the numbers and locations shown on the plan accompanying and being a part of this Schedule.

(b) The location of the 110 residential lots shall, subject to minor variation upon survey, be as shown on the plan accompanying this Schedule."

(c) Within District Lot 696, in addition to the maximum 110 residential lots that may be created by subdivision, the following three non-residential lots may be created by subdivision as shown on the plan accompanying and being part of this Schedule, subject to minor variation upon survey:

- *In Area C one lot in the area known as Campfire Rock;*
- *In Area E one lot for a nature reserve; and*
- *In Area F one lot or lease area for a BC Hydro facility."*

2.7. The plan accompanying Schedule "C" is deleted and replaced with "Plan 1" attached to this Bylaw;

2.8. Land Use Contract, **SCHEDULE "D"** text is deleted in its entirety and replaced with:

"SCHEDULE "D"

A 20 metres wide public road right-of-way shall be dedicated from the community dock (D.L. 6215) through the camp campus through to the eastern boundary of D.L. 696 as shown generally on the plan accompanying Schedule "C". A 20 stall parking lot shall also be dedicated abutting the public road as shown generally on the plan accompanying Schedule "C". Such road shall be constructed on an alignment and to the standards required by the Ministry of Transportation and Infrastructure but shall not involve any clearing beyond a 12 metre width. This road is designated a scenic/heritage road in the Ministry of Transportation/Islands Trust letter of Agreement dated October 20, 1992 and as such, any construction or changes made to this road requires a referral to the Gambier Island Local Trust Committee pursuant to the Letter of Agreement. Road standards shall not exceed the Ministry of Transportation/Islands Trust Letter of Agreement dated October 20, 1992 and amended July 18, 1996 regarding Road Standards, Classification and the Consultative Process in the Islands Trust Area."

Other access ways required for the servicing of the lots created in Areas A, B, and C, shall be registered as common lots or access routes or dedicated as public road as may be required by the Approving Officer, when the lots are created. Constructed access routes should be constructed to the minimum standard possible and preferably designed for non-automotive use.

An unopened road not exceeding 6 metres in width extending from the public road in the vicinity of the dock through the camp campus to the southwestern point of D.L. 696 as shown generally on the plan accompanying Schedule "C" shall be dedicated to the Ministry of Transportation and Infrastructure for use by the public to access the nature reserve and the point at Salmon Rock. The unopened road shall be constructed and located to the satisfaction of the Ministry of Transportation and Infrastructure but there shall be a minimum disturbance of trees and bushes."

2.9. Land Use Contract, **SCHEDULE "E**", text in the first paragraph, is deleted in its entirety and replaced with:

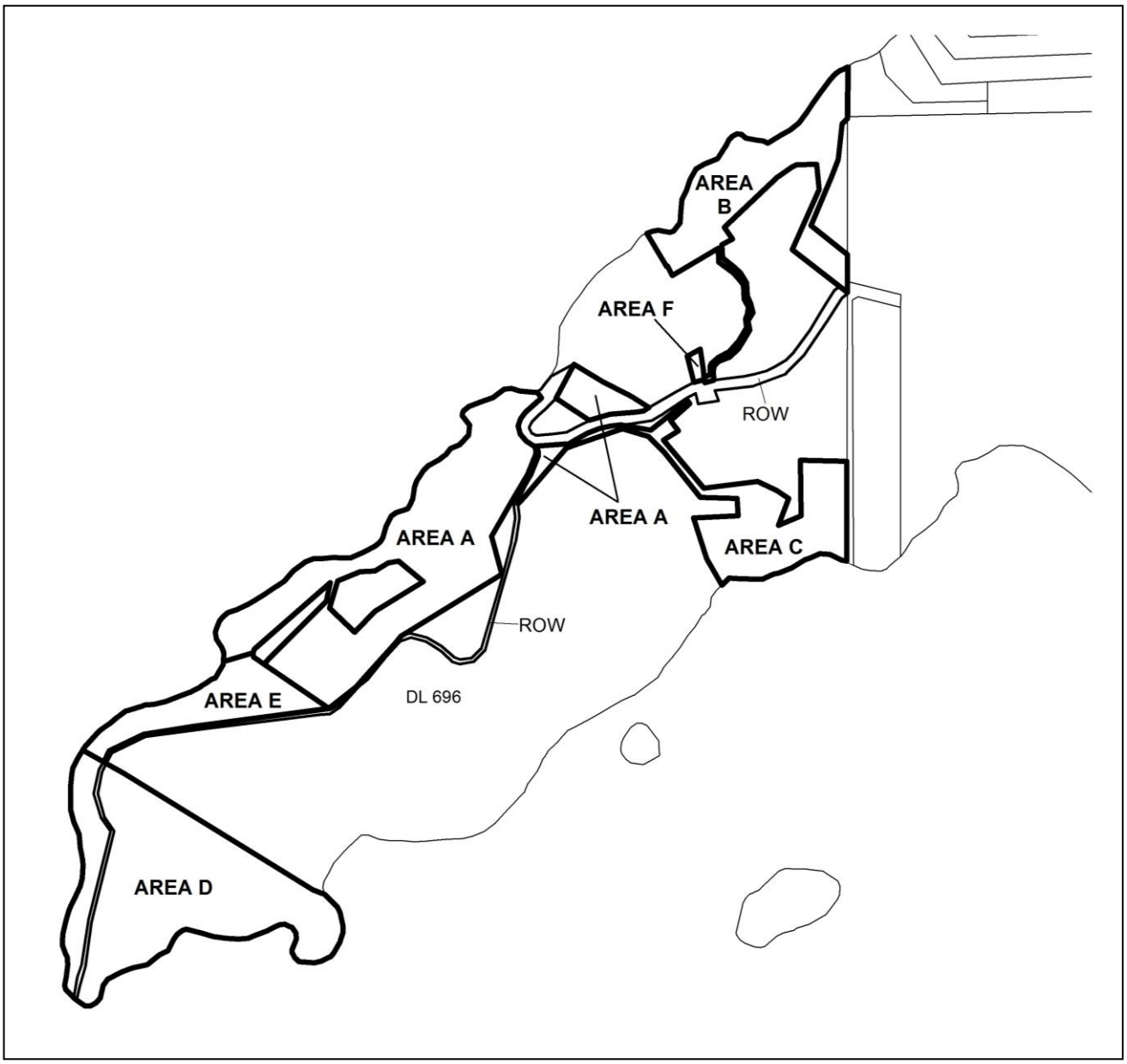
"A nature reserve shall be dedicated in the area indicated as Area E on the plan accompanying Schedule "C". The nature reserve will be transferred to the Island Trust Fund. Keats Camp officials shall work with the Islands Trust Fund Board and the Keats Island community to develop a management plan for the nature reserve."

PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 144

PLAN 1



TRUST FUND BOARD BRIEFING

DATE: March 21, 2017

TO: Trust Fund Board **BOARD MEETING DATE: April 4, 2017**

SUBJECT: Regional Conservation Plan Development Communications Plan – For Information

DESCRIPTION OF ISSUE: At the end of 2017, the Islands Trust Fund Regional Conservation Plan (RCP) expires. On February 7, 2017, the Trust Fund Board approved a Project Charter to develop a new ten year Regional Conservation Plan to guide the work of the Islands Trust Fund in 2018-2027. The Regional Conservation Plan Development Communications Plan is a communications and engagement planning document that supports the development of the RCP and is a fulfillment of the Project Charter work plan.

This communication plan changes the original scope of the RCP Project Charter, adding engagement and participation at Local Trust Committee (LTC and BIM) meetings between July and October, 2017. The original RCP Project Charter is attached for information. Additionally, Trustee Survey questions are included for information.

BACKGROUND:

The Islands Trust Fund has had two iterations of five year Regional Conservation Plans. The current RCP runs from 2011-2017. To maintain workflow, the new RCP will span ten years. This RCP will be developed with input from partners and key knowledge holders, and will guide activities that protect Islands Trust area ecosystems in order to further the Islands Trust Object and the Trust Fund Board mission. The RCP Development Communications Plan identifies partners and key knowledge holders and sets a course for meaningful engagement in the development of the 2018-2027 RCP.

ATTACHMENT(S): RCP Development Communications Plan
RCP Project Charter
Trustee Survey Questions

FOLLOW UP: A survey for Trustees will be deployed between May 1 and 15. ITF staff will develop and post a background webinar on the RCP. ITF staff will also meet with planning staff to solicit feedback. The Trust Fund Board may provide suggestions or advice to staff on the direction of the plan and/or content of the Trustee survey questions

PREPARED BY: Crystal Oberg
REVIEWED BY: Jennifer Eliason

RCP Development Communications Plan

Prepared by:
Crystal Oberg
Communications and Fundraising Specialist
March 14, 2017

1. Background

The Regional Conservation Plan (RCP) is the science-based, guiding document for the work of the Trust Fund Board and Islands Trust Fund staff. The current plan 2011-2015 was updated in 2015 and extends to the end of 2017 to help the Trust Fund Board achieve some of the more time consuming actions of the plan. The Trust Fund Board has directed staff to develop a new ten year RCP in 2017. The project charter for the development of the 2018-2027 RCP states:

"Develop a Regional Conservation Plan (RCP), with input from partners and key knowledge holders that supports decisions and guides activities that protect Islands Trust area ecosystems in order to further the Islands Trust object and the Trust Fund Board mission."

This communication plan supports the development of the 2018-2027 RCP. This plan does not address the roll-out of an approved and final RCP to the identified stakeholders. A separate communications plan for the roll out of the final, approved RCP will be submitted for Trust Fund Board endorsement with the final RCP at the November 21, Trust Fund Board meeting, (or in the timeframe the Project Charter dictates).

2. Stakeholder Engagement and Consultation Plan

Levels of engagement:
High – have significant input to the plan, can suggest changes to content
Medium – keep informed and manage closely, need support of stakeholders for project success and implementation
Low – inform

a) Project Sponsor: Trust Fund Board

Role: Oversight, support and approval for the RCP Development, final RCP approval
Level of engagement: High
Input required: Feedback solicited during regular updates at TFB meetings from April – November 2017, feedback on early drafts of RCP, final approval of completed RCP in November
Communications and engagement goals: Inform, support, endorse

Communications tools and timeline:

Deliverable/Milestone	Communication Tool	Activities and Goals
Feb. 7	Project Charter	Approve RCP Development Project Charter
Apr. 4	Regular TFB Meeting	Receive RCP communications plan and Trustee survey for information
May 30	Regular TFB Meeting	RCP development status update – for information

July 18	**Regular TFB Meeting**	**First draft for TFB review** (to circulate to Conservancies, Parks agencies, LTCs, BIM and the public)
July-Aug	ITF news release	Draft RCP news release for public consultation
Sept. 26	Regular TFB Meeting	RCP development status update - for information
Nov. 21	**Regular TFB Meeting**	**Final approval of draft RCP**

Additional communications tools, such as E-news, direct email, ITF new releases and RCP webpages will be utilized and presented to the TFB at opportune times throughout the development of the RCP.

b) Trust Council

Role: Provide input in to the development of the RCP to ensure the final RCP goals and objectives include relevant tools for land-use decisions
Level of engagement: High
Input required: Feedback useful for land use planning (eg. DPA's) and gather support for Islands Trust policy to protect ecosystems
Communications and engagement goals: Inform, support, endorse

Communication tools and timeline:

Deliverable/Milestone	Communication Tool	Activities and Goals
March 14 - 16	Briefing Note	Inform TC and LTC's of RCP Development consultation and upcoming Trustee survey
May	RCP Webinar	Host a webinar for information to support the Trustee survey
May 1-15	Trustee Survey	Solicit input for RCP Development
June 20-22	Briefing Note and PowerPoint presentation (RCP update with Trustee survey and May partner workshop results) (Lasqueti Island)	Update TC on results of the Trustee survey and partner workshops
Sept 12-14	Briefing Note for information	To provide an overview of the RCP draft – for information, presentation to TC by EPS
Dec 5 -7	Final RCP presentation and request for endorsement	**TC endorsement of final RCP**

Additional communications tools, such as E-news, direct email, ITF new releases and RCP webpages will be utilized at opportune times throughout the development of the RCP.

c) LTC's/BIM - (May 1 - Oct. 31)

Role: Provide island specific review of the Draft RCP to ensure the final RCP goals and objectives include relevant tools and information in each Local Trust Area and BIM
Level of engagement: Medium

Input required: Feedback useful for land use planning (e.g. DPA's), capture local knowledge of islands and identify areas of high conservation importance to their communities
Communications and engagement goals: Increase awareness and engagement with the Regional Conservation Plan in each LTA, receive honest feedback specific to each LTA

Communication Tools and Timelines:

Deliverables/Milestone	Communication Tool	Activities and Goals
May 1-15	Trustee survey	Solicit input for RCP Development
May	RCP Webinar	Host a webinar for information to support the Trustee survey
July	Briefing Note – regular LTC meeting	Briefing Note to all LTCs following approval of draft RCP by TFB (July 18) requesting feedback on draft RCP
Sept 7	LTC Meeting	In person summer-fall RCP 'roadshow' LTC meetings and review of draft RCP
Sept 8	LTC Meeting	In person summer-fall RCP 'roadshow' LTC meetings and review of draft RCP
Sept 11	LTC Meeting	In person summer-fall RCP 'roadshow' LTC meetings and review of draft RCP
Sept 18	LTC Meeting	In person summer-fall RCP 'roadshow' LTC meetings and review of draft RCP
Sept19	LTC Meeting	In person summer-fall RCP 'roadshow' LTC meetings and review of draft RCP
Sept 21	LTC Meeting	In person summer-fall RCP 'roadshow' LTC meetings and review of draft RCP
Sept. 26	LTC Meeting	In person summer-fall RCP 'roadshow' LTC meetings and review of draft RCP
Oct. 19	LTC Meeting	In person summer-fall RCP 'roadshow' LTC meetings and review of draft RCP

d) Planners (RCP Project Charter - due May 15, 2017)

Role: Provide early direction and input to the content of the RCP
Level of engagement: High
Input required: Input/review for RCP content that is useful for planners, ensure is a tool that will be endorsed and used by planners to achieve the Islands Trust mandate
Communications and engagement goals: Inform, support, advocate, utilize

Communication tools and timeline:

Deliverable/milestone	Communication Tool	Activities and Goals
February	Stakeholder focus group	Invite senior planning staff to join the RCP Development Project Charter team and direct planning staff to attend meetings and provide feedback through the RCP development process

March 14 - 16	Planning staff focus group	Direct outreach by EPS to planner focus group through regular meetings, includes group meeting March 14, 2017 and feedback on outreach methods for planners
May 1-15	RCP Webinar	Host a web–based webinar for information to support Planners
May 10	LPS Pro-D Day presentation and workshop	Solicit input for RCP Development useful to planning and regulatory staff
May - December	Email to staff Focus and stakeholder group updates Heron Newsletter ITF RCP Webpage updates	Inform Planning staff on RCP Development progress and provide communications tools to engage island communities in RCP work

e) Partners – Island Conservancy groups, Land Trusts, Regional District Park Agencies, and 37 First Nations with interests in the lands and sea of the Islands Trust area (RCP Project Charter - due May 15, 2017)

Role: Provide input in the earliest stages of the RCP development
Level of engagement: High
Input required: Capture local and traditional knowledge of islands, identify areas of mutual high conservation priority, gain support for RCP goals and objectives (to mesh with conservancy, Regional District and Land Trust and First Nations goals and objectives), and ensure the RCP is a tool that provides valuable information
Communications and engagement goals: Attendance at two workshops, examples of similar work, lessons learned and shared goals

Communications Tools and Timeline:

Deliverable/milestone	Communication Tool	Activities and Goals
January	Direct mail	TFB Chair letter to Conservancy Board Chairs/Presidents introducing request for feedback on RCP
February	e-news	e-news to island conservancies
March 14 - 16	Email and direct mail	Invite partners to two May workshops
March 14-16	Email and direct mail	Direct mail out invitations to 37 First Nations
March 27-31	ITF RCP webpage updates	Update RCP webpages
May 1-15	RCP Webinar	Inform and provide background
May 1 & 4	Two in-person, facilitated workshops	Collect examples of similar work, lessons learned and shared goals

May 10	LPS Pro-D Day presentation and workshop	Solicit input for RCP Development useful to planning and regulatory staff
May - December	Email to planning staff focus and stakeholder groups; Heron Newsletter; ITF RCP Webpage updates	Inform Planning staff on RCP Development progress and design communications tools to engage island communities in RCP work (summary for policy makers, summary for public)

f) Land Trusts (non-island, e.g. NCC/NALT/HAT/CLT/TLC,TNT)

Role: Share information and lessons learned, support and promote RCP
Level of engagement: Low
Input required: Provide information, keep informed
Communications and engagement goals: Support for shared goals, promotion of RCP and ITF work beyond the Islands Trust area

Communication Tools:

- Circulate the draft RCP to Land Trusts for feedback (use electronic methods)
- E-news
- Direct contact with ITF EPS
- ITF website
- ITF social media
- ITF Heron newsletter
- ITF news release

g) IT Staff

Role: Support and promote the work of the TFB and RCP development
Level of engagement: Low
Input required: Keep informed

Communication tools:

- ITF RCP webpages
- All Staff Meetings, keep Islands Trust CAO informed
- Employee Advisory Committee
- TAS meeting updates

h) Public

Level of engagement – Low
Input required – Keep informed
Communication Tools:

- ITF website
- E-news – provide option for feedback on draft RCP (after July 18)
- ITF social media

- ITF Heron newsletter
- ITF news release
- ITF summer outreach events

Regional Conservation Plan Development - Charter

Trust Fund Board Date: February 7, 2017

Purpose

Develop a Regional Conservation Plan (RCP), with input from partners & key knowledge holders, that supports decisions and guides activities that protect Islands Trust area eco-systems in order to further the Islands Trust object and the Trust Fund Board mission

Background

The ITF has had two iterations of 5-year RCPs. The current RCP runs from 2011-2017 and is available at http://www.islandstrustfund.bc.ca/initiatives/conservation-planning.aspx. To maintain workflow, the new RCP will span 10 years.

Objectives

- Develop a baseline, process and standards for evaluating and communicating progress
- Identify achievable goals and objectives
- Seek input from decision makers and key knowledge holders to create a more robust RCP
- Ensure that the RCP is relevant and useful to land use planning and conservancy partners

In Scope

- Identification of comms. needs during the planning process
- Identification of data needs & budget & org. impacts
- Input from current partners
- Seek feedback from the public before finalizing the plan
- Input from BIM, LTCs and TC
- Seek and consider interests of First Nations
- BRF to EC to inform LTC Chairs

Out of Scope

- Extensive consultation (e.g. meetings on each island)
- Attendance at all LTC/BIM meetings to present the RCP
- Extensive marine conservation planning (i.e. beyond shoreline)
- Detailed action items for the next 10 yrs. These will be done over shorter periods (i.e. 3 yrs.)

Workplan Overview

Deliverable/Milestone	Date Completed
Communications Plan Completed	March 31, 2017
Background Research Complete	March 31, 2017
Preliminary Consultations (planners & partners)	May 15, 2017
Trust Council presentation	June 20-22, 2017
First Draft for TFB Review	July 18, 2017
Mapping and Data Analysis Complete	April 1—August 31, 2017
LTC Referrals Complete	October 31, 2017
Final Plan Approved by TFB	November 21, 2017

Project Team

Kate Emmings	Project Manager
Jennifer Eliason	Project Champion
Mark van Bakel	Mapping and Data Support
ITF Staff	Subject Leads
LPS Representatives	Key Users and Advisors

Approved by:

Jennifer Eliason

Date: Jan 12, 2017

Endorsement:

Res #: TFB-2017-003

Date: Feb 7, 2017

Budget

Budget Source: Base Budget

Fiscal	Item	Cost
2017/2018	Partner Meetings	$600
2017/2018	Graphics & advertising	$1500
2016/2017 & 2017/2018	Data acquisition	$25,000-$35,000
2017/2018	Travel	$500

Survey Monkey Intro

Title: Trustee feedback needed on the Regional Conservation Plan

ABOUT THIS SURVEY

For the last 12 years, the Islands Trust Fund's work has been guided by a Regional Conservation Plan (RCP), a science-based plan that identifies, prioritizes and plans for the protection of the best of the islands' natural spaces. Regional conservation planning helps the Islands Trust Fund, and local trust committees/island municipalities to focus efforts and resources on the ecosystems most urgently in need of protection.

As we prepare to draft the next RCP, we would like feedback from trustees. We will report back to Trust Council with the results of this survey and partner consultations at the June Trust Council meeting.

Your input is vital to this review. Please fill out the following survey **by May 15, 2017** so we can learn more about your needs and perspectives. The survey has 8 questions and should take about 5-10 minutes.

Thank you,

The Islands Trust Fund Staff and Board

Note: Responses will not be individually published; rather, all responses will be compiled and summarized. Please do not provide any third-party information (i.e. talk about others) in your responses to the survey. This survey is voluntary and a response is encouraged, not required.

The Islands Trust Fund will not collect, use, or disclose personal information using Survey Monkey. Please be aware, however, that IP addresses are collected by Survey Monkey itself, and these IP addresses and other information collected will be stored on Survey Monkey's servers located outside of Canada.

Questions for Trustees

1) Have you used the Islands Trust Fund Regional Conservation Plan in your role as a trustee? Y/N

2) What information from the Regional Conservation Plan do you find most useful? Choose one.
    - Island Profiles (Appendix 5)
    - Information about the value of ecosystems (e.g. Sensitive Ecosystems)
    - Information about threats to ecosystems
    - Information about Islands Trust Fund goals, objectives and priorities
    - I don't find the Regional Conservation Plan useful
    - I am not sure

3) The goals of the current Regional Conservation Plan (2011-2017) are listed below. Please indicate your level of support for continuing these goals for the next 10 years. [use likert scale for each]
    - Secure core conservation areas that effectively conserve biodiversity
    - Investigate the options for protecting biodiversity on working landscapes
    - Work with partners to conserve marine ecosystems
    - Work with local governments to prioritize protection of biodiversity in official community plans and bylaws
    - Promote private land stewardship to island communities
    - Support and enhance work of conservation partners
    - Monitor and manage existing conservation areas to maintain and enhance biodiversity

4) Are there goals that you think should be added to the next Regional Conservation Plan? Please describe:

    _____

5) What information could we include, or link to, in the next Regional Conservation Plan to assist you in your role? Choose all that apply.
    - Information on voluntary land conservation options
    - Information on land use planning tools that support land conservation
    - Mapped priorities for protecting island ecosystems
    - Information on species and ecosystems at risk
    - Island specific information on sensitive ecosystems
    - A summary specifically for policy makers
    - Other (please describe)_____

6) In the future, how would you like to hear about progress made on the goals and objectives of the Regional Conservation Plan? Choose all that apply.
    - TFB Report to LTCs/BIM
    - TFB Quarterly Report to Trust Council
    - A separate report to Trust Council
    - E-mail update for trustees
    - Other: _____

7) Please provide further comment to: a) elaborate on your responses, and/or b) tell us how we can make the Regional Conservation Plan more useful to LTCs and BIM.

    _____

8) Please let us know if you have other ideas about how the Trust Fund Board can work with local trust committees/island municipalities to preserve and protect island ecosystems._____

    Thank you for taking the time to participate in our survey.

BRIEFING

To: Trust Council **For the Meeting of:** December 8, 2016

From: Fiona MacRaild, Senior Intergovernmental Policy Advisor
David Marlor, Director, Local Planning Services
Clare Frater, Trust Area Policy Analyst

Date prepared: November 16, 2016

SUBJECT: MARINE PROTECTION OPTIONS

DESCRIPTION OF ISSUE:
There has been a growing concern over the last several years about increased industrial and recreational use of the marine waters of the Trust Area. With increasing negative impacts, Trust Council would like to better understand the available tools of marine protection to help determine possible directions for Islands Trust.

BACKGROUND:
Relevant resolutions:

- Sept. 2015: That the Islands Trust Council request the Executive Committee to prepare a Request for Decision with respect to Trust Council supporting the preparation of a nomination for the Salish Sea as a Particularly Sensitive Sea Area for Council's consideration at its December meeting.
- Sept 2015: That the Islands Trust Council encourage the Executive Committee to identify and act upon appropriate opportunities for advocacy with respect to impacts of increased freighter anchorages in the Trust Area.
- Dec 2015: That Trust Council request the Executive Committee to look at the possibility for reorganization of committee structure of Trust Council with the possibility of creating in addition or substitution of marine matters generally.
- March 2016: That Trust Council request Executive Committee to review legislative tools, programs and processes that could advance Islands Trust Policy Statement policies 3.4.2 and 3.4.6 to protect marine areas and protect and enhance populations of native marine species (including in the context of the federal government's goal of increasing the proportion of Canada's marine /coastal areas that are protected) to 5% by 2017 and 10% by 2020 and to report back to Trust Council by December 2016 with recommendations.
- March 2016: That Trust Council amend section 2.5 of its strategic plan to complete the tasks related to shellfish aquaculture in the 2016-17 fiscal year using the new capacity created by the Intergovernmental Policy Advisor position.

  In November 2016, Bowen Island Municipality received a delegation from Bob Turner requesting support to nominate Howe Sound as a United Nations Educational, Scientific and Cultural Organization (UNESCO) Biosphere Region. By resolution, Bowen Island Municipal Council expressed support, in principle, for this ongoing initiative.

Analysis of Marine Protected Area Laws Pertaining to Trust Area Waters

Attached is a comprehensive chart of marine protection tools and process that spans international, multijurisdictional, federal, provincial, First Nations and other tools of marine protection. This is provided by West Coast Environmental Law.

1. Particularly Sensitive Sea Area (International Maritime Organization – U. N. designation)

What is not stated in the chart is the recent experience of this work being stalled by a collective of Canadian and American First Nations who have withdrawn their support due to this process developing to a considerable level before engaging with First Nations. Their lack of support is focused on not being asked by the IMO to help establish the parameters of the designation process at the outset. The Coast Salish Gathering has made the focus of their opposition a commentary about the fact First Nations feel they are the ones to determine what is meant by "early and meaningful" consultation.

2. Man and the Biosphere Reserve (MAB) (UNESCO designation)

One of the weaknesses not identified in the chart is the example of Mount Arrowsmith MAB and the Bioshere Reserve's UNESCO review (on Vancouver Island) where their MAB designation was very close to being withdrawn several years ago due to a lack of involvement from local Indigenous communities and a too-strong focus on conservation values without the balanced approach of considering sustainable development values as well. The federal committee that receives the applications now requires endorsement by local Indigenous communities before supporting the designation. Securing this endorsement would be challenging with 37 First Nations with asserted interests in the Trust Area.

Staff attended two out of four MAB sessions in Sidney between September 13 and October 25, 2016. Although a broad range of community agencies were invited, a select core group of 8-12 continued in attendance. The most critical factor of local Indigenous community endorsement became the "lightening rod" of discussions, especially after the head researcher of the Mount Arrowsmith MAB Reserve came to share the lessons they had learned. There was a consensus among attendees that, until First Nations (all 37 in the Trust Area) come together and endorse this initiative, the partners should stand down on developing the designation process for the Gulf Islands. The exception to this may be a Howe Sound-specific MAB Reserve, as the First Nations interests in the Howe Sound are much less complicated.

As the same issues and prerequisite for local Indigenous community endorsement applies to UNESCO's World Heritage Site designations, the Trust Area may want to first wait until each of the 37 local First Nations have indicated their support before Islands Trust provides support of either UNESCO World Heritage Site or Man and the Biosphere designation applications.

3. Marine Protected Areas (MPAs) (federal designation by Fisheries and Oceans Canada)

One of the more interesting MPA examples that have relevance for the Trust Area is the new Darnley Bay MPA in the North West Territories announced November 16, 2016. Not only is it the biggest marine protected area in Canada (about 2,400 square kilometres) but it is the first MPA with conservation objectives based specifically on Indigenous traditional knowledge. It bans oil and gas exploration and commercial fishing from the area, while still allowing for Indigenous hunting and fishing activities. This is an example of a broad conservation initiative based primarily on respecting Indigenous rights, and harvesting rights in particular.

4. National Park Reserves (federal designation by Parks Canada)

The Gulf Islands National Park Reserve has had a varied history of success with local First Nations relations. Within many of the Fist Nations that have asserted interests in the Southern Gulf Islands, there are residual bad feelings due to the way consultation was done at the outset of designating this Park Reserve. Although Parks Canada is now committing to establishing a model of co-management with these same First Nations, it will take Parks Canada time to restore trust.

5. Aquaculture Licensing Process (multijurisdictional, by Fisheries and Oceans Canada, Transport Canada and Province)

Even though licensing authorities have put some effort into establishing stricter limits on cumulative production through these permit/tenure processes, cumulative effects of aquaculture are increasingly concerning. An interesting legal challenge to cumulative effects of industrial development (despite cumulative impact policies and individual project limitations) is the Treaty 8 Nation of Blueberry First Nation. Although they have been signatories of multiple Benefit Impact Agreements over the course of the oil and gas developments in the northeast of BC, they are claiming their hunting, fishing and trapping treaty rights are impeded by cumulative effects. It is

within the realm of possibility that this may not be the first claim of treaty harvesting rights being impeded and a First Nations drawing a legal “line in the sand”, saying enough is enough.

6. Aboriginal Title and Rights (determined by Canada, First Nations and developing case law)

With regard to marine protection in the Trust Area, the most relevant case is the *Claxton v. Saanichton Marina Ltd* case of 1989 which opposed the construction of a marina because it would interfere with their right to “fish as formerly” as guaranteed under their 1854 Douglas Treaty. The Trust Area has 10 Douglas Treaty First Nations with a guaranteed right to “fish as formerly”. Respecting this treaty right could be a very justifiable marine protection tool for any activity – or the cumulative effect of many activities - that would be perceived to impede that treaty right.

7. Marine Planning Partnerships (First Nations and the Province)

An excellent and nearby example of this marine protection tool is the North Vancouver Island Marine Plan signed by 17 First Nations on the northern end of Vancouver Island and the Province. This is the fourth such coastal Marine Plan with First Nations (see also Central Coast Marine Plan, Haida Gwaii Marine Plan and the North Coast Marine Plan). The partners agree to co-lead implementation of the marine plans, including ongoing engagement with communities, local governments, and stakeholders. The agreements describe how the Province and First Nations will work together and how implementation activities will be prioritized and managed. Example priorities include continuing collaborative governance arrangements; implementation of marine zoning; fostering marine stewardship, monitoring and compliance; and facilitating sustainable economic development opportunities to support healthy communities.

Scheduled ***Discussions with First Nations on Marine Protection Priorities***

As the analysis above describes, First Nations have significantly increasing influence on the tools and processes to protect the marine resources of the Trust Area.

Also included in the December 2016 Trust Council package is a First Nations and Public Engagement Strategy RFD. In this 18-month plan to improve relations with First Nations, is a second phase described as “Real Discussions with First Nations about Real Issues” slated for April 2017 to September 2017. This is intended to include marine protection priorities and shared concerns.

As the First Nations Engagement Strategy indicates, Islands Trust needs to first establish a mutually respectful relationship with the 37 First Nations of the Trust Area before earning the right and the trust to hear their meaningful input on issues such as marine protection priorities. With a sincere and comfortable relationship established, we can work together towards shared concerns and objectives in “preserving and protecting” marine resources.

Local Planning Tools

The *Islands Trust Act* provides many methods for local trust committees, island municipalities, and Trust Fund Board to protect the marine environment. Advocacy is one tool. However, there are also many opportunities for Islands Trust bodies to make decisions and undertake programs that would directly benefit the marine environment.

Local trust committees have planning jurisdiction over the surface of the sea and the foreshore within their local trust area. Island municipalities have the same planning powers and have other municipal powers such as the ability to issue building permits, and hold licenses of occupation. As such, all of the planning tools available for developing policy and regulating terrestrial land apply to the foreshore and surface of the sea.

The complexity with land use planning on the foreshore is that the owner is generally the Province, with leases or license of occupations provided to individuals and companies. Local government bylaws have no effect on the Province or its agents (as per the *Interpretation Act*), but local bylaws do have effect on third parties that are leasing or otherwise using the Crown foreshore and surface of the sea. Shoreline protection is further complicated because the federal government is responsible for fisheries and navigation. As these are federal powers, local governments cannot regulate those either, regardless of who is undertaking the federally regulated activities.

Local trust committee and island municipalities have the following land use planning tools available to protect shorelines (subject to the limitations listed above):

- Zoning – local trust committees and island municipalities can create zones on the foreshore and regulate the uses within those zones. For example, all or part of the shoreline can be zoned to prohibit docks and other structures on the foreshore.
- Development Permits – local trust committees and island municipalities can establish all or part of the foreshore areas as a development permit area to protect sensitive ecosystems, or protect development from hazardous conditions. A development permit will then contain guidelines to mitigate impacts from development that is permitted by the zoning regulations.
- Heritage Conservation – local trust committees and island municipalities can establish heritage conservations areas along the shoreline to protect identified heritage features.
- Screening - local trust committees and island municipalities can require screening on the upland to protect environmental sensitive areas, such as an identified sensitive shoreline.
- Drainage and runoff – local trust committees and island municipalities can regulate drainage and runoff on upland properties and mitigate impacts of the runoff on the foreshore.
- Tree cutting in relation to areas affected by hazards, such as land slip - local trust committees and island municipalities could establish tree cutting bylaws in upland areas known to be a hazard as a means of preventing erosion and landslips onto the foreshore.
- Restrictive covenants – local trust committee and island municipalities can use covenants to restrict uses along the upland to protect the foreshore. As these are agreements, the landowner at the time of signing would need to be in agreement with the terms of the covenant that would then run with land title. These covenants are typically used during a rezoning for things that cannot be controlled through the zoning authority.

Trust Fund Board Protection Tools:

Trust Fund Board can protect the areas upland from shorelines with conservation covenants and through direct ownership.

- Conservation covenants are voluntary agreements placed on the title of a property, binding future owners to the agreed terms.
- The Natural Area Protection Tax Exemption Program (NAPTEP) provides landowners with an annual 65% exemption on the property taxes for the portion of their property protected with a voluntary NAPTEP covenant.
- The Trust Fund Board can acquire nature reserves in a number of ways. Outright purchase is usually impractical due to the price of land in the Trust Area so residents are encouraged to consider donations of their land. There are a number of donation methods available including fee-simple donation, donation of a subdivided lot, life estate, bequest and bargain sale.

Islands Trust Process, Capacity and Roles for Responding to Marine Issues

Capacity:

	TAS	**LPS**	**TFB**	**Total**
	10% -Director 25%Senior Policy Advisor 25% Senior Intergovernmental Policy Advisor	(*assumes LTCs uses the planner time allocated for “Projects” for marine shoreline protection policy and regulatory amendments.) 1-% Planner serving LPC		
FTE equivalent	0.65	3.25	.15	**4.05**

Roles and Responsibilities:

Responsibility	Role	Current Capacity	Comments
Trust Council / EC	After First Nations and Public Engagement, develop and adopt Policy Statement policies in support of marine protection	LOW	Council could amend Policy Statement to include new marine-related prohibitions/directive policies.
	Selecting which projects to fund	HIGH	Council could say it prioritizes marine-related LTC and TAS projects
	Develop toolkits/model bylaws re marine	MED	Already on LPC work program
	Funding mapping to enhance the effectiveness of regulatory tools and education initiatives	MED	More funding would increase capacity
	Funding of enforcement action against local land-use bylaw violations that threaten marine health (e.g. seawall, foreshore structures).	LOW	More funding and changes to staff resources/functions would increase capacity
	Directly conserve heritage properties that support healthy marine processes and cultural/ archaeological resources	LOW	Trust Council already owns one property (Denman school). Strategic Plan changes, more funding and changes to staff resources/ functions would increase capacity
	Funding of Trust Fund Board for conserving terrestrial areas that support healthy marine processes and cultural/ archaeological resources	MED	More funding would increase capacity
	Educating landowners, island residents and development professionals about actions they can take to protect the marine environment.	LOW	Strategic Plan changes, more funding and changes to staff resources/functions would increase capacity
	Advocating to other levels of government and businesses to place priority on the side of protection for Trust Area ecosystems. (e.g. re shipping)	HIGH	Already within EC scope and achievable if made high priority
	Cooperatively working with other levels of government and businesses to develop initiatives that reduce threats to the marine environment (e.g. derelict vessels, aquaculture)	LOW	Changes to staff resources/functions would increase capacity
LTC/ Island Municipality	Adopting of OCPs and bylaws in support of marine protection	HIGH	More funding and changes to staff resources/functions would increase capacity. Local trust committees and island municipalities could make

			marine topics a higher priority
	Set work programs priorities that focus on marine issues	HIGH	Already within LTC scope if they choose to prioritize
	Cooperatively working with other levels of government and businesses to develop initiatives that reduce threats to the marine environment. (e.g. Participation in local processes Howe Sound Community forum, Saanich Inlet Roundtable, Baynes Sound)	MED	Deeper levels of engagement would require more funding and changes to staff resources/functions
Trust Fund Board	Assist all staff to use ecosystem mapping to enhance the effectiveness of regulatory tools and education initiatives	HIGH	Current emphasis is on orienting new staff as they arrive
	Conserving terrestrial areas that support healthy marine processes	MED	Regional Conservation Plan sets priorities for acquisitions and covenants. More funding would enable more focus on protection for marine processes
	Educating landowners, island residents and development professionals about actions they can take to protect the marine environment (e.g. workshops and targeted landowner contact)	LOW	Strategic Plan changes, more funding and changes to staff resources/functions would increase capacity
Staff	Service delivery on all of the above	MED	More staff resources, more funding and/or fewer Council priorities would increase capacity for addressing marine issues that require cooperative actions developed through trusting relationships.
	Staff training and orientation on best practice for addressing marine issues	MED	Training and orientation on topics such as processing foreshore-related applications, promoting Green Shores concepts, cooperating with others, has not been a priority. Changes to staff resources/functions would increase capacity.
	Staff procedures	MED	Has not been a priority. Changes to staff resources/functions would increase capacity.

ATTACHMENT(S):

1. Chart of Marine Protected Area Laws, West Coast Environmental Law, November 2016

AVAILABLE OPTIONS:

1. Receive for information.
2. Direct Executive Committee to develop recommendations on preferred marine protection options.
3. Prioritize marine protection on committee work programs.
4. Allocate additional 2017/18 budget to marine protection initiatives.
5. Request additional information from staff.

FOLLOW-UP:

1. Staff will provide an update on any emerging discussions with First Nations with regard to areas of shared marine protection priorities at the March 2017 Trust Council meeting.
2. Staff will report in March about the possibility for reorganization of committee structure of Trust Council with the possibility of creating in addition or substitution of marine matters generally.

Prepared By: Fiona MacRaild, Senior Intergovernmental Policy Advisor
David Marlor, Director, Local Planning Services
Clare Frater, Trust Area Policy Analyst

Reviewed By/Date: Lisa Gordon, Director, Trust Area Services, November 17, 2016
Russ Hotsenpiller, Chief Administrative Officer, November 17, 2016
Executive Committee, November 23, 2016

January 10, 2017

Update on First Nation Initiatives in Islands Trust Area

(Projects developed from July-December 2016)

A: Trust Area-Wide Initiatives (8)

New Approach to Referral for FNs

In an effort to move away from a check-the-box type of referral, a completely new approach has begun to try to elicit real and meaningful input from First Nations on land-use decisions, especially on shoreline and marine issues. Letters are now being written that acknowledge, in full, each Nation's unique Aboriginal rights, title and treaty rights. Letters acknowledge previous communication from First Nations about priorities they have with regard to the islands. Each referral also offers the opportunity for a site visit (at Islands Trust cost), and an invitation to have cultural knowledge-keepers share stories and insights that help inform decisions.

Time and energy resources needed for this more meaningful approach by planners and legislative clerks is being monitored and, thus far, staff feel better about the approach and are handling the added work load. The new approach is working in so much that land referral staff at band offices are becoming more and more familiar with Islands Trust staff and referral input is becoming more meaningful (response time is also getting better).

During January-March, we are looking at the First Nations referral input and exploring innovative and ways we can address concerns – even if they are outside our jurisdiction – so that this increased referral effort is actually meaningful.

FN Language and Tone Guide for staff

Staff and trustees have expressed a desire to reach out to First Nations but are hesitant to do so due to a concern that they might say or do something inadvertently that might cause offense. A 13-page First Nations Language and Tone Guide was developed to help de-mystify communications, with the following topics covered:

- When initiating a new communication approach, do so with honesty and humility
- Acknowledge each First Nation's unique weight of claim in the Trust Area
- Acknowledge previously stated priorities from First Nations to Islands Trust
- Early stages of proving sincerity will require increased resources
- Islands Trust may be perceived as just "Government", without distinction from others
- Awareness that language has offensive underlying assumptions, like "landowner"
- Requesting information from a First Nation; going to the right person
- Following up on non-responses and off-topic responses
- Acknowledging Traditional Territory at the beginning of a meeting

- Dealing with racist comments against First Nations
- When to address a First Nation by their English name vs Indigenous language name
- List of 37 First Nations in the Trust Area
- Guidelines for site visits for referral input

The draft FN Language and Tone Guide is currently being used by staff and feedback on effectiveness will be gathered in January/February. If needed, the Guide will be edited from this feedback and shared with Trust Council for elected officials to use in March.

FN webpage on Islands Trust website

As community events happen on the islands to gain First Nations' cultural knowledge of place names, language connections and personal stories, any resources that are referenced (and are sharable with permission from the first Nation) are provided on a new First Nations web page on Islands trust website. Resources such as maps, electronically scanned books, power point presentations, audio tapes and transcripts, etc. This allows residents to explore deeper research on their own after a FN-themed community event.

As of January there are two events with attached resources (soft launch of these): the staff field trip in September 2017 and the Saturna Island SENCOTEN event in November 2017. As new events take place, only the two most recent events will be displayed but access will remain for other archived material

Improved Marine/Shoreline Protection: (Lesser Islands/Burial Places Research Project)

There is a strong desire from staff and trustees to not repeat the political fiasco of Grace Islet, yet the precedent of financial expectations that were set in this scenario cannot be repeated one islet at a time. A more comprehensive analysis has begun looking at tools for improved protection mechanisms along all shorelines in the Trust Area, for both archaeological and ecological values. In essence, better protecting the "island-ish-ness" of the Trust Area as a top priority of our "preserve and protect" mandate.

Working with the planner who has been tasked with shoreline protection mechanisms by the Local Planning Committee and the manager of enforcement to ensure all research is within the realm of enforceable. A concept paper is being developed for March 2017 Trust Council as a follow-up to the Marine Briefing provided at the December 2016 Trust Council.

Preliminary research has begun with the BC Archaeological Branch staff, the Director of the Intellectual Property Issues in Cultural Heritage at SFU (who wrote an open letter to the Province articulating the need for better protection of burial sites), GIS staff at Islands Trust on the maps and inventory and descriptions of the 450 lesser islands in the Trust Area, as well as researching the rationale of the original Order-in-Council in 1982 that prevented the Crown from disposing lesser islands in the Trust Area, and why that was rescinded in 2004.

Coordination with Ministry staff and FLNRO on FN consultation/referrals

It has been noted that many First Nations get confused about the distinction of roles and responsibilities of Islands Trust(land-use zoning), CRD (services), FLNRO (foreshore), Transport Canada (subdivisions), Parks Canada, and our own Ministry of Community, Sport and Cultural Development (OCP approval). We are trying to set up a system that makes it easier for First Nations.

With the new approach to referrals to First Nations, the meaningful input can be shared with either FLNRO or other agencies when there is an overlap over a single application. With a reliable sharing process in place, FLNRO and other Crown agencies can be in the position of just confirming information and/or asking for any additional information. For first Nations band staff in charge of referral responses, this should make response effort more efficient. Meeting with FLNRO and the MCSCD are set up for February 2017.

There have been about 6 active Memorandum of Understandings between FLNRO and Islands Trust since 1994. There has been concerted effort by both agencies to wrap these up into one MoU hopefully by mid-2017. It will feature new efficiencies in sharing First Nations input on referrals so each agency isn't asking for the same information at different times.

FN database development/ Educational resources

There are 37 First Nations with asserted claim in the Trust Area. Research into previous correspondence, important facts that pertain to land use, current events and profiles have been compiled for all 37 Nations, including a broad range of resources such as historical books, maps of Indigenous place names on the islands, audio recordings of elders speaking of the islands, current events First Nations have been involved with, etc. This information will be inputted into the database March through June 2017, for use by staff and trustees in their personal research and communications with First Nations.

New Organizational Policy: First Nations Engagement Principles Policy 6.1.i

The First Nations Engagement Principles in the policy manual (approved by Trust Council December 2016) now underpins every activity of Islands Trust. The principles are sequential and they speak of a way forward to acknowledge how profoundly First Nations have been ignored and disrespected. These principles also point to a path forward that is genuine and sincere.

In committing to Principle #1, Islands Trust should and island municipalities are encouraged to:

- *commit to "listening and learning" about the history of First Nations' connection to the land and waters;*
- *commit to "listening and learning" about First Nations' perspective on treaties, rights and title; and*
- *commit to acknowledging that history, to ensure First Nations and ourselves that the history has been heard and understood correctly.*

In committing to Principle #2, Islands Trust should and island municipalities are encouraged to:

- *commit to acknowledging the historical biases in the organization, which come from Canadian culture and assumptions, and have often resulted in non-Natives citizens ignoring and minimizing their relationship with First Nations; and*
- *commit to undertaking actions that reflect an effort to change societal attitudes and systems.*

In committing to Principle #3, Islands Trust should and island municipalities are encouraged to:

- *commit to supporting, where possible, traditional gathering and harvesting activities;*
- *commit to supporting, where possible, the integration of Traditional Knowledge into stewardship practices and policies; and*
- *commit to supporting the development of a Reconciliation Action Plan.*

Policy Statement Amendments:

The Policy Statement of Islands trust is the practical "rule book" that explains how, exactly, the Islands trust Act is to be interpreted in day-to-day decisions. The last substantive update was back in 1998. Updating this Policy Statement – not just for housekeeping and technical details, but updating underlying assumptions – triggers the need for "early and meaningful" consultations with all 37 First Nations. Trust Council has been advised to approach this needed update of the Policy Statement with careful consideration of their new approach/policy to First Nations.

At March Trust Council, a proposal will be put forth to do the Policy Statement amendment work in three phases. The first is to add a preamble to the Policy Statement explaining the current uncertainty of Crown land rights in BC and exactly what those rights are - and are not -, given the developing case law around Aboriginal rights, title and treaty rights. This will set the stage for a new vocabulary that replaces words throughout the Policy statement like "landowner", "Crown land" and "private property". This first phase would also include incorporating statements First Nations have already made to Islands Trust over the years about their priorities, which mostly focus on the health of the shoreline for traditional harvesting.

The second and third phases would address the more technical aspects of the Policy Statement such as forestry, agricultural lands, freshwater resources, housing, transportation, etc.

B: Southern Team Initiatives (6)

Saturna Island LTC

Saturna LTC has chosen to make long-term relationship-building with local First Nations as their top work program. In November 2016 a community event "SENCOTEN History of Saturna Island" saw over 100 island residents come out to hear Tsawout elders and knowledge-holders tell stories about Saturna places and the importance of the island to them and their communities. A meal was shared and many positive streams of connections between residents and members of Tsawout came from this event.

At the February 17 LTC meeting, there will be presentation of all other FN events in the Trust Area, a proposed Project Charter for two years of relationship-building activities on the island and a review of how the Official Community Plan can be amended to incorporate both SENCOTEN and Hul'quimi'num place names and stories of Saturna Island.

North Pender LTC

At the January 30 LTC meeting, there will be a presentation of all other FN events in the Trust Area and a proposal for community event that focuses on the findings of the Canal Excavation of the 1980s will be discussed. The theme of the proposed event will be the Resilience of Coast Salish cultural practices, as the findings of the canal excavation revealed a large winter village that had been continuously occupied for over 5000 years and may have been – given the protected nature of this site - the seat of Coast Salish cultural development in social stratification, mask development, wood working, crafts, trade, etc.

The Capital Regional District has expressed a desire to help Islands Trust with such an event as a co-hosting agency to help offset costs and other resource requirements.

South Pender LTC

South Pender LTC has considered the proposal to be presented to North Pender on January 16 and have agreed in principle to work in cooperation with North Pender LTC in putting on such an event if it goes forward. The LTC also made the decision to make relationship-building with First Nations their top work priority.

There has been significant effort recently by South Pender residents to build meaningful relationships with members of Tsawout First Nation through SENCOTEN classes for school children and adults, a salmon bake community event and an ethnobotanical tour with Tsawout elders and knowledge-keepers. South Pender LTC in interested. It is South Pender LTC's priority that these residents and their good work over the last year is incorporated into the planning and implementation of the proposed event. Islands Trust staff have reached out and residents seem very willing to work together.

Mayne Island LTC

At the January 30 Mayne LTC, there will be a presentation of all other FN events in the Trust Area and a discussion on what approach would work best for Mayne Island. Seeing as there is a large Reserve on the island managed by Tsartlip First Nation, the recommendation would be to work with three well-respected elders and knowledge-keepers from that Nation: John Elliot and Skip and May Sam. The objective would be to understand the places of significant value to Tsartlip people, the stories associated with those places and explore ways in which island residents and members of Tsartlip can re-engage with these places. There is also the opportunity to look at how the Official Community Place can incorporate information about Indigenous Special Places.

Galiano Island LTC

At the February 6 LTC meeting there will be a 2-hour presentation of all other FN initiatives in the Trust Area and a discussion about what would best fit Galiano. There has been a request to videotape the

presentation for sharing electronically. Galiano has a unique project that is about to start that will be reviewing the docks on Galiano. This may be a good opportunity to develop a series of community meetings with First Nations that are able to share Indigenous stories about the Galiano shorelines, to be incorporated into the study.

James Island SRW

The northern and eastern shoreline of James Island has been "the other half" of the winter village site for Tsawout First Nation for millennia. In 2004 this island became an exclusive privately owned island, and is now the most valuable property in the Greater Victoria area. However, for members in Tsawout who call it "the village" and look out to it every day knowing they cannot access it; it remains a sensitive and hurtful issue.

When the island became a private island in 2004, there was a covenant put on certain areas of the island for the significant ecological and cultural values in order to protect them from any future development. Part of the covenant conditions include a Statutory Right of Way (SRW) for Education and Research, with access processes to be co-managed between Islands Trust and the Nature Conservancy of Canada (NCC). The SRW was initially conceived for education and research on mostly ecological features, but the SRW could also be used for cultural and archaeological features such as the remains of the village site, burial lands, and fish trap structures that still remain, etc.

NCC and Islands Trust are working together in February 2017 to determine how First Nations can easily access these covenant area with an easy-to-use notification process. Contact has already been made to the WSANEC (Saanich) Tribal School and, once the application process is complete, the Saanich School district will be notified. The School District offers Indigenous language classes (SENCOTEN) and these classes may be interested in giving their students access to James Island.

C: Salt Spring Island Team Initiatives (5)

Referral Pilot Project for Fulford Marina Expansion application

Using the recently developed FN Language and Tone Guide, the application for the expansion of Fulford Marina was selected as a pilot project to implement a new approach to referrals. The key reason this site/application was chosen was due to First Nations seeing shoreline and marine issues as of paramount importance. The initial stage of wording each letter uniquely and hosting site visits went well with considerable improvement in First Nations interest in giving meaningful input.

Currently this pilot project is just completing the second stage where we are considering innovative ways we can accommodate the very thoughtful and important input that First Nations have provided on this application. Although some concerns were outside our jurisdiction, we could commit to advocate for a position with the correct agency. There were process request that we have found innovative ways of accommodating. We have almost completed this pilot project and have learned many effective ways of making the referral process far more meaningful for everyone involved.

Ganges Harbour Walk invitation

Sites that were previous First Nations village sites are extremely important to First Nations. Currently there is an application to accommodate a harbour walkway at Ganges village site. This application is being referred to First Nations for their input, as well as an invitation to elders and knowledge-keepers to walk the site with staff and share harbour-specific information about the connections their Nation has with this place. Over five First Nations have indicated a desire to participate and the staff are currently setting these events up. Some stories are not sharable but for those that are, staff will then be considering how to implement this new information, not just in this specific application, but also more broadly to the residents and visitors of Salt Spring Island as an education opportunity.

OCP Industrial Lands consultation approach

Islands Trust is one of the few local government authorities that require Ministerial approval of Official Community Plans and any OCP bylaw amendments. Give the trajectory of recent case law on Aboriginal rights, title, treaty rights and consultation requirement, this requirement of Ministerial approval means Islands Trust is very close to the Crown's legal "duty of consult" obligations. Additionally, the industrial land bylaws in question infer a time period of 25 years.

Islands Trust will be submitting a First Nations Engagement Plan to the Ministry that outline the approach, the Nations, the order in which they are approached and identify both the site-specific concerns they may have as well as concerns they may have about the assumptions of the timeline and the industrial nature of the lands. The goal to create a process that provides space for First Nations to articulate "big picture" concerns to help guide the LTC decisions on these bylaws.

Salt Spring Island Heritage Inventory Study

Arising from the attempted residential development of Grace Islet, First Nations Heritage and Cultural Site Protection was added to the SSI LTC's project list in 2015. A Heritage Inventory of SSI was created following the December 17, 2015 LTC meeting, at which a resolution was passed directing staff to draft and issue a service contract to develop an inventory of sites along the shoreline of Salt Spring Island and of islands within the Salt Spring Island Local Trust Area that have heritage value or heritage character related to human occupation or use, or with respect to individual landmarks and other natural features that have cultural or historical value and for contract services to propose revisions to the Salt Spring Island Official Community Plan, Part F based on results from this inventory.

At its May 5, 2016 in-camera meeting, (due to the confidential nature of this report) the LTC received a copy of the Salt Spring Island Heritage Inventory Report and the document's authors made a presentation on their research. At that meeting, the LTC passed a resolution that the Salt Spring Island Local Trust Committee directs staff to forward the Salt Spring Island First Nation Heritage Site Inventory 2016 to the British Columbia Archaeology Branch for comment. Staff will be bringing those comments and recommendations for next steps to the in-camera portion of the February 9, 2017 SSI LTC meeting.

It is hoped that this study will provide a good opportunity to have meaningful dialogue with local First Nations about ways in which sites of significant value can be better identified and protected with the tools that Islands Trust has available to them.

D: Northern Team Initiatives (8)

Thetis Island LTC

There has been an informal invitation by one of Thetis Island's trustees to come to a community event called "Soup's On" and do a presentation on local First Nations and other First Nations event going on throughout the Trust Area, to start a community dialogue about these issues.

Gabriola Island LTC

Gabriola Island Trustee O'Sullivan has recently drafted a comprehensive list of First Nations-themed literature (fiction and non-fiction). It is currently being reviewed by staff and others for input and additions. The intention is to share this list as an inspiration on Gabriola and other islands to either start book clubs focused on this theme, or just encourage people to start reading these books on an individual basis. Trustee O'Sullivan works at the library on Gabriola Islands Trust.

Gabriola Island staff also have plans to meet with staff from the Snuneymuxw First Nation in February 2017 to talk through possible ways Islands Trust staff and Snuneymuxw staff can work together better.

Bellenas-Winchelsea Islands LTC

An invitation is being sent to the Chief and council of Nanoose First Nation to join the Bellenas-Winchelsea LTC for a boat tour around the islands as an informal gesture of getting to know one another. This event is hoped to take place in February/March 2017.

Hornby Island LTC

Hornby Island LTC – in cooperation with Denman Island LTC – are putting on a community event focused on the K'omoks Nation's connections to the land and waters of Hornby and Denman Islands. This event will likely focus on K'omoks place names, how the K'omoks language relates to the islands and personal stories from K'omoks elders and knowledge-keepers about their personal connections to the islands. A meeting between Islands Trust staff and K'omoks staff is scheduled for February 3, 2017.

Denman Island LTC

Denman Island LTC – in cooperation with Hornby Island LTC – will follow up from the Hornby community event with a more formal Community-to-Community event on Denman Island between the elected officials of K'omoks and the elected official of Hornby and Denman to talk through priorities and areas of common interest for projects.

Lasqueti Island LTC

Lasqueti LTC have committed to having a community event called "The Stories of Lasqueti Shorelines" that will invite members of Snuneymuxw First Nation and Nanoose First Nation to share Hul'quimi'num

place names, language insights about the land and personal experience they may have with Lasqueti Island. The hope is that this will be the first of a number of meetings that will look at the protection of Lasqueti shorelines in cooperation with local First Nations.

Gambier Island LTC

Squamish Nation representatives are meeting with residents of Gambier Island on Feb.2, 2017. In preparation for that, trustees are sharing the new official First Nations Engagement Principles Policy of Islands Trust, adapted in December 2016, to residents to help them understand how important it is to engage meaningfully with Squamish Nation on issues such as their current Official Community Plan review.

Gambier LTC has also committed to incorporating Squamish language place names into their Official Community Plan and other planning documents. They are currently exploring what place names to start this initiative with.

Bowen Island Municipality

Like Gambier LTC, Bowen Island Municipality has also committed to considering bilingualism in their planning documents where appropriate. Bowen Municipality is also looking at how First Nations connections to the island can be incorporated into their new Transportation Plan for the island.

There is also an initiative driven by a resident of Bowen who has a Ph.D. in Indigenous Governance (UVic) – that Islands Trust will support where possible – where a community event is being planning as a sort of “philosopher’s café” for residents to discuss John Burrow’s (Canada’s Research Chair on Indigenous Law) 2015 law article “Aboriginal Title and Private Property”.

ISLANDS TRUST FUND

Public Acquisitions Update
April 4, 2017

Property Name and Island	Date (yyyy/mm/dd)	Notes
CROWN LAND ACQUISITIONS		
FREE CROWN GRANTS		
Potential Free Crown Grant Application Proposal, Lasqueti (344.82 ha)	2005/08/15	It was MOVED and SECONDED that the Board to instruct staff to begin a Trust Area wide search for the 2007 Free Crown Grant application in the summer of 2006.
	2007/01/19	The search for the 2007 parcel is focussed on Lasqueti, with a community meeting scheduled for Feb 17.
	2007/03/05	The community meeting shortlisted the crown parcels and staff now need to research encumbrances on the top choices.
	2007/05/30	It was MOVED and SECONDED that the TFB recommend that the Islands Trust Council support the Trust Fund Board's application for a Free Crown Grant on Lasqueti Island, for the area known in the Crown Land Profile as Parcel B, north of Mount Trematon, subject to the support of the Powell River Regional District, consultation with the Sliammon First Nation, and subject to confirmation of funding for the property.
	2007/06/15	It was moved and seconded "That the Islands Trust Council support the Trust Fund Board's application for a Free Crown Grant on Lasqueti Island, subject to the support of the Powell River Regional District, subject to support from First Nations with a demonstrated interest in the property and subject to confirmation of funding for property management."
	2010/09/23	Staff confirmed that Sliammon haven't declared interests on Lasqueti & are at stage 6 of their treaty.
	2010/09/24	It was MOVED and SECONDED that the Trust Fund Board recommit its support for the application for a Free Crown Grant on Lasqueti Island, for the area known in the crown land profile as Parcel B, north of Mt Trematon, subject to the support of the Lasqueti Local Trust Committee, the Sliammon First Nation and the Powell River Regional District.
	2011/07/05	Correspondence sent to Sliammon, Qualicum, Snaw-naw-as (Nanoose) and Sechelt First Nations.
	2014/02/12	Lasqueti Island Nature Conservancy confirmed support for a Sponsored Crown Grant application, and agreed to assist and fundraise as required.
	2014/03/03	Letter of introduction and inquiry sent to Chief and Council of Qualicum First Nation.
	2014/04/10	Followed up with phone message and email to Qualicum First Nation.
	2014/06/10	Trustee Morrison visited Qualicum band office, spoke with staff and a councillor. Received positive response to an in-person meeting.
	2014/09/03	Staff emailed and phoned to request in-person meeting. Identified new council/Chief elected. Spoke with

		a councillor Sept 3, 2014. Interested in meeting, will phone back with possible dates.
	2014/10/02	Staff updated leter and emailed information again.
	2014/10/30	Message left for councillor Swanson.
	2015/04/07	Trustee Morrison stopped by band office and suggested a meeting.
	2015/04/28	Trustee Morrison stopped by band office and met with Chief Recalma.
	2015/06/08	Trustees Law and Morrison and ITF Manager met with Chief Recalma and Councillors Recalma and Swanson at the Qualicum Band office. The Chief and Council expressed an interest in visiting Lasqueiti, seeing some of the archaological sites, including a fish weir and looking at the subject Crown land. Date set for July 16th.
	2015/30/08	July trip cancelled by Chief due to other committments. Attempting to reschedule for October.
	2016/02/16	Message left for Chief Recalma.
	2016/04/09	Trustee Morrison spoke with Councillor Swanson.
	2017/01/19	ITF Manager and TAS Director met with MFLNRO staff to discuss provincially managed lands, on Denman in particular, but Lasqueti as well.
Pebble Beach Crown Land DL 60 and 66, Galiano (67.44 ha)	2007/05/30	**ON HOLD** It was MOVED and SECONDED that the board directs staff to undertake discussions with the Hul'qumi'num Treaty Group regarding the long term protection of the property, including the transfer of the property to the province if required for the treaty settlement.
	2007/05/30	**ON HOLD** It was MOVED and SECONDED that the Trust Fund Board recommend that the Islands Trust Council support the Trust Fund Board's application for a Free Crown Grant for DL 60 and a portion of DL 66 (the area known as Pebble Beach) on Galiano Island, subject to the support of the Galiano Local Trust Committee and the Capital Regional District, consultation with the Hul'qumi'num Treaty Group, and subject to confirmation of funding for property management.
EXCEPTIONAL CROWN LAND CASES		
Section 21, Lot 1 (Beaver Pond)	2009/08/25	It was MOVED and SECONDED that the Chair of the Trust Fund Board write to Ian Atherton, Land Acquisition Officer, MOE, and Mike McCammon, Project Manager, Crown Lands and Resources, Integrated Land Management Bureau, requesting: a) that Lot 1, Section 21, Plan 35639, Denman Island (Beaver Pond) not be transferred to the MOE for inclusion in the proposed provincial park now under consideration for the north part of Denman Island, and b) that this lot be transferred to the TFB for inclusion in the Inner Island Nature Reserve, following consultation with the appropriate First Nations.

	2009/10/14	Reply letter received from Mike McCammon (ILMB) stating that Ian Atherton would be responding more fully to our inquiry and that Lot 1, Section 21 (Beaver Pond) is not available for disposition because of a *Land Act* reserve on behalf of the Ministry of Environment.
	2010/01/14	Ian Atherton confirmed that Lot 1, Section 21 (Beaver Pond) is not available for disposition because of a Section 17 *Land Act* reserve on behalf of the Ministry of Environment.
	2010/10/12	Lot 1, Sec. 21 has been transferred to Min. of Environment as part of North Denman Lands deal, to be included in a provincial park. Staff were advised that if TFB were to pursue transfer, the lot would need to be returned to Min. of Agriculture and Lands and then applied for under the Free Crown Grants Program.
	2010/11/27	DCA sent letter to Ian Atherton (MOE) requesting that discussion regarding the transfer of Lot 1 (Beaver Pond) to ITF resume immediately.
	2010/12/02	MOE (Ian Atherton) position is that property is best protected under Parks Act or Ecological Reserves Act. DCA could become manager. Transfer would require full Free Crown Grant application.
	2011/04/14	MOE, DCA, and ITF met to discuss options for Lot 1 (Beaver Pond)
	2011/06/22	Informed by MOE that Lot 1 will not be designated an Ecological Reserve, it will be a BC Park with special zoning to limit activities. Will consider a covenant held by ITF.
	2012/09/11	Draft covenant provided by MoE. Staff and TFB lawyer have provided comments back to MOE.
	2013/02/26	MOE says that they cannot accept covenant provided by ITF. MOE also confirms that they cannot register a covenant after the designation occurs, which is imminent. MOE asks ITF to instead consider a Collaboration Agreement, which is referred to in the Parks Act but has not been used before.
	2015/10/29	Met with BC Parks new acquisiitons officer and discussed renewing this conversation.
	2016/01/15	Letter received from BC Parks, confirming they cannot register a covenant but would consider a Partnership Agreement. Staff will follow up to determine what this entails.
PUBLICLY CONSIDERED PRIVATE LAND ACQUISITIONS		
Valens Brook Nature Reserve addition (Hermanutz-Innes proposal) (Denman) 2.55 ha.	2014/09/18	It was MOVED and SECONDED, that the Trust Fund Board accept the conservation proposal submitted by Henning Nielsen on behalf of Luise Hermanutz and David Innes, to transfer approximately 2.545 hectares of Lot 17, Plan 6404, Section 6 Denman Island, Nanaimo District, PID 005-851-122 to the TFB to be protected as a nature reserve.
Sandy Beach (Area E) (Keats) 3.3 ha.	2014/09/18	It was MOVED and SECONDED, that the Trust Fund Board approve the conservation proposal submitted by the Convention of Baptist Churches of British Columbia to transfer Area E (Sandy Beach), approximately 3.3 hectares of DL 696, Group 1 NWD, Keats Island (PID: 014-385-694) to the Trust Fund

		Board for protection as a nature reserve.
	2015/03/02	Consultant has indicated that the landowners would like a covenant registered on the land at the time of transfer. ITF has approached Gambier Island Conservancy (GIC) and Sunshine Coast Conservation Association (SCCA). GIC has declined, but SCCA is potentially interested. Landowner currently seeking confirmation from Islands Trust and SCRD that transfer will count as park allocation for future subdivision approval; MOTI has confirmed.
	2015/05/07	SCCA agrees to hold covenant; suggests TLC as a co-holder as they have worked together before.
	2015/08/18	Draft conservation covenant provided to ITF staff for review.
	2015/08/26	Edits to covenant provided to applicant and covenant holders for review.
	2015/12/15	Comments on covenant draft received from TLC.
	2015/01/12	Covenant revised with TLC edits and returned to TLC and SCCA for comment. TLC is happy with the draft. SCCA has sent the covenant for legal review, still awaiting SCCA comments.
	2016/02/10	SCCA comments received.
	2016/03/04	ITF responded to SCCA edits. SCCA reviewing with lawyer.
	2016/04/11	Requested that landowner contract development of baseline report for covenant. Transfer not likely to occur until spring 2017.
	2016/06/05	SCCA comments received for covenant.
	2016/10/05	Draft 3 covenant sent to covenant holders for review. TLC and SCCA have agreed to the draft. Awaiting update from applicant on baseline and timeline for transfer from applicant.
	2016/02/10	Draft Bylaws for DL 696 received.
	2017/03/02	Covenant sent for legal review.
Current Total TFB Acquisitions:		**27**

ISLANDS TRUST FUND

PUBLIC COVENANTS UPDATE
April 4, 2017

Property Name and Island	Date (yyyy/mm/dd)	Notes
NAPTEP COVENANTS		
24 NAPTEP Covenants on title, 1 current application.		
Swift Family Link Island NAPTEP Covenant Link Island ECOGIFT (Gabriola LTA) (19.3 ha)	2016/04/05	TFB-2016-011 It was MOVED and SECONDED that the Trust Fund Board approve Elizabeth Working Swift's proposal to covenant approximately 20 ha of the land described as "Section 25, Nanaimo District (Part of DeCourcy Group of Islands), Parcel Identifier 009-772-138" through the Natural Area Protection Tax Exemption Program (NAPTEP).
	2016/04/07	Request sent to the Nanaimo & Area Land Trust inquiring about their willingness to co-hold covenant.
	2016/04/15	TFB decision letter sent to landowner.
	2016/05/26	Briefing received by Gabriola LTC.
	2016/05/27	Site visit with landowner and co-covenant holder. Co-covenant holder will send for board approval August 3.
	2016/06/16	Trust Council approves NAPTEP application.
	2016/07/13	Draft Covenant and Phase 2 letter sent to applicant for review.
	2016/12/12	Revised covenant draft sent to the applicant for review.
	2017/01/06	Survey completed, residential area will be 2.15 ha. The family is contemplating potential contractors for the baseline report and intend to apply to the Ecological Gifts Program.
	2017/01/25	NALT agrees to co-hold NAPTEP covenant with the TFB.
REGULAR COVENANTS UPDATE		
(49 regular covenants on title, 3 regular public covenants in progress, 3 in-camera covenants in progress.)		
Brooks Point Covenant South Pender Island (1.17 ha, 6.02 ha if combined with surrounding covenants)	2014/03/23	It was MOVED and SECONDED, that the Trust Fund Board agrees to hold a covenant on the 2010 addition to Brooks Point Regional Park, South Pender Island, subject to agreement on the terms of the covenant and a satisfactory baseline report, and directs staff to continue working with CRD Parks and partners to determine the best way to covenant the three protected areas at Gowlland and Brooks Points.
	2014/04/08	Staff provide CRD staff with a template covenant for review.
	2014/04/15	Staff met with partners to discuss combining covenants for the Brooks Point and Gowlland Point properties.
	2014/05/22	Covenant Draft 1 sent to PICA, Friends of Brooks Point, HAT and CRD.
	2014/08/01	CRD response to Covenant Draft 1 received.
	2014/08/19	ITF/HAT/PICA express concerns to CRD with respect to Management Plan approval and other selected clauses.
	2014/08/20	Baseline Report completed.

ISLANDS TRUST FUND

PUBLIC COVENANTS UPDATE
April 4, 2017

Property Name and Island	Date (yyyy/mm/dd)	Notes
	2014/08/22	CRD respond to ITF/HAT/PICA concerns.
	2014/09/17	ITF/HAT/PICA response sent to CRD. CRD staff have indicated they will respond after Nov 17, 2014.
	2014/10/08	Kate Emmings appointed to the Brooks Point Management Plan advisory group by the CRD.
	2014/10/16	ITF staff attended CRD Parks Open House for public review of the Brooks Point Management Plan update. Draft plan to be approved by CRD Parks Board Nov. 19 and by the CRD Board in December.
	2014/12/03	CRD submit revised covenant draft to ITF and HAT.
	2014/12/10	CRD Board approves revised Management Plan.
	2014/12/12	Covenant sent to legal counsel for review.
	2014/12/18	Covenant and comments sent to CRD.
	2015/07/29	Met with the CRD to discuss the covenant. There are several unresolved clauses.
	2015/08/28	Met with PICA and HAT to discuss unresolved clauses. Agreed that we were at an impasse and required more direction from PICA.
	2015/09/02	CRD returned a covenant draft for review, staff are concerned with several clauses, including the strength of restrictions and the enforcement mechanisms.
	2015/09/09	Staff provided a briefing to PICA requesting information about the type of covenant contemplated. Staff updated the CRD that a response to the covenant draft would be post-poned until further information is available from PICA. The PICA Board meets September 21.
	2015/09/24	Staff met with HAT, Friends of Brooks Point (Paul Petrie) and the CRD to discuss covenant concerns. CRD staff agreed to revise covenant and circulate
	2015/10/28	Staff met with HAT and CRD staff to review revised covenant draft and CRD will do further revision and circulate by mid-November. 17/12/2015 Update: CRD staff still working on revisions.
	2015/12/18	CRD Staff provided revised covenant.
	2016/01/25	ITF/HAT responded to CRD revisions. Awaiting further communications.
	2016/07/15	CRD Staff provide a revised version of the covenant for further review.
	2016/08/16	HAT/ITF/CRD staff meet to discuss CRD edits. HAT/ITF agree to add definition regarding the permitted activities and will forward legal edits. CRD to re-approach NCC and TLC regarding process for discharge of prior covenants.
	2016/11/28	ITF/HAT forwarded the draft list of restricted and permitted uses for CRD review.
	2016/01/11	CRD response received, ITF/HAT to forward revised covenant draft for CRD review.

ISLANDS TRUST FUND

PUBLIC COVENANTS UPDATE
April 4, 2017

Property Name and Island	Date (yyyy/mm/dd)	Notes
Crystal Mountain Covenant Galiano Island (18.3 ha)	2014/10/30	Conservation Proposal received
	2014/11/24	TFB motion: That the Trust Fund Board approve the Crystal Mountain proposal to covenant approximately 18.3 ha of the lands described as: a) Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200, PID # 000-851-035; and, b) Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079, PID # 024-351-041, subject to the successful negotiation of an endowment.
	2014/12/04	Letter to landowner advising of Board decision and next steps.
	2015/02/02	The applicant's rezoning application was considered by the Galiano LTC and the following motion was passed: That the Galiano Island Local Trust Committee direct staff to proceed with the application GL-RZ-2014.1 (Crystal Mountain) but before preparing draft bylaws address the following: (1) Submit a survey regarding the proposed building sites, accesses and Development Permit Areas and the location and size of all existing structures; (2) Indicate whether or not existing structures will be removed or will remain; (3) Indicate whether any of the proposed huts will have cooking facilities; (4) Indicate whether the outhouses will consist of composting toilets or another system; (5) Submit plans to implement the recommendations of the environmental assessment; (6) Consider an amendment to the application to transfer title of the proposed covenanted lands to an organization which has as it's primary objective the conservation of forest land; (7) Consider a plan that would cluster development in one building site not the 3 that have been proposed; (8) Provide the LTC with a copy of the 2 CRD covenants on the land regarding geotechnical issues and Riparian Area issues; and (9) Consider an agreement to stop construction until completion of the application and to stop advertising and conducting programs within structures that are not permitted under the zoning that presently exists on the land.
	2015/06/09	Galiano LTC has referred the application to an advisory planning committee. Landowner contacted staff to discuss transfer of a nature reserve instead of conservation covenant.
	2015/02/03	Landowners working through LTC process regarding rezoning. No decision yet.
	2016/03/17	LTC agreed to begin drafting bylaws allowing for rezoning with conservaition covenant as a condtion. Staff met with landowners to review covenant template. Site visit scheduled.
	2016/04/06	ITF Manager and Planner Stockdill visted site. Draft bylaws to be presented to LTC for consideration in early July. Draft covenant in circulation.
	2016/06/22	Received comments on covenant from landowner and subsequently discussed by phone. LTC to consider draft bylaw July 4th.

ISLANDS TRUST FUND

PUBLIC COVENANTS UPDATE
April 4, 2017

Property Name and Island	Date (yyyy/mm/dd)	Notes
	2016/09/08	Applicant still working through LTC process. Draft covenant sent to the TFB lawyer for review and comment.
	2016/10/03	Next draft of covenant incuding TFB lawyer comments sent back to landowner. Landowner reviewing with lawyer.
	2017/02/08	ITF Manager met with applicant and planning staff to review current proposal and options to change proposal.
	2017/03/20	Request to TFB to consider accepting a transfer of land instead of a covenant received from applicant.
Settlement Lands Denman Island (63.25 ha)	2015/11/17	TFB-2015-086 It was MOVED and SECONDED, that the Trust Fund Board approve the conservation proposal submitted by the Denman Conservancy Association for the two properties on Denman Island known as the Settlement Lands: PID 006-639-771, the east ½ of the north east ¼ of Section 21, Denman Island, Nanaimo District; and, PID 006-657-656, the west ½ of the north east ¼ of Section 21, Denman Island, Nanaimo District, except that part in Plan VIP78186, subject to the successful development of a mutually acceptable Management Plan for the lands.
	2015/11/19	Letter sent to applicant to advise of the TFB decision and requesting a meeting to discuss next steps in the management planning process.
	2015/12/10	Phone meeting with applicant to discuss next steps. Applicant will send a letter to the TFB regarding anticipated costs and timeline and a request for cost sharing on selected budget items.
	2016/01/25	Received correspondence requesting cost sharing for baseline, etc.
	2016/02/22	TFB-2016-003 It was MOVED and SECONDED that the Board approve the Denman Conservancy Association proposal to share covenant and management plan costs for the Settlement Lands (PID 006-639-771 & PID 006-657-656), Denman Island, according to the 'Settlement Land Conservation Covenant Cost-Sharing' document (January 2016, updated February 4, 2016), providing up to $3,000.
	2016/04/04	Letter sent to DCA confirming details of cost sharing.
	2016/06/14	Covenant draft sent to DCA for review. DCA is negotiating BC Hydro Right of Way.
	2016/07/27	DCA covenant comments received.
	2016/09/09	Draft 2 covenant sent to DCA for comment.
	2016/09/19	Draft Baseline Report received. DCA and ITF staff discussing issues of education centre, trails & trail signage and current issues of cattle grazing and power line infrastructure.
	2016/12/12	Covenant draft sent for legal review.
	2017/02/28	Management Plan feedback provided to DCA for review.

ISLANDS TRUST FUND

PUBLIC COVENANTS UPDATE
April 4, 2017

Property Name and Island	Date (yyyy/mm/dd)	Notes
	2017/03/03	Draft 4 of covenant sent to DCA for review.
	2017/03/04	Management Plan Open House held on Denman Island. ITF Ecosystem Protection Specialist attended.
ITF NATURE RESERVES WITH COVENANTS OUTSTANDING		
(21 Nature Reserves have covenants, 5 Nature Reserves are without covenants, 2 covenants of TFB Nature Reserves(1 proposed) in progress .		
Proposed Sandy Beach Nature Reserve Keats Island (3.3 ha.)	2017/01/10	ITF staff are currently negotiating a conservation covenant concurrently with the Sandy Beach Conservation Proposal (see Acquisitions Updates). All parties to the covenant have agreed to the terms and are awaiting further information from the landowner. The covenant has been sent for legal review.
Nature Reserve on Moore Hill Thetis Island (21.04 ha.)	2017/01/10	ITF staff are negotiating a conservation covenant with the Cowichan Community Land Trust which will be registered once the Moore Hill property transfers to TFB (see Confidential Acquisitions Updates).
	2017/01/27	Contracts issued to biologists to complete species surveys and write baseline report for covenant.
	2017/03/13	Final baseline received and approved, covenant prepared for signing and registration.
	2017/03/13	Request for approval to register a covenant sent to Ecological Gifts
	2017/03/23	Approval to covenant received from EcoGifts; signed documents provided to lawyer for registration.
Total	**73 covenants registered**	

ISLANDS TRUST FUND

TRUST FUND BOARD BRIEFING

DATE: March 23, 2017

TO: Trust Fund Board **BOARD MEETING DATE: April 4, 2017**

SUBJECT: Communications and Fundraising Report

PUBLICITY

Date	RCP/FUAL Action Item	Activity/Event
Feb-Apr	More active promotion of services ITF provides in the Trust Area	Social Media Update: Facebook: 234 Page Likes, (4 per cent increase), 389 people reached with most popular posts (Have you seen BC parks new license plates? – 7 likes/comments/shares). 270 people reached with 2nd most popular post, (Happy International Women's Day! #womeninconservation – 7 likes/ comments/shares) Twitter: 703 followers (7.3 per cent increase) Actions taken to increase engagement: Facebook: 32 posts/ likes / shares Twitter: 33 tweets/ re-tweets
Feb	RCP Objective 4. Work with partner organizations to acquire at least 20 hectares of publicly accessible natural park or nature reserve on Thetis Island	Fairyslipper Forest campaign: Social media outreach; marketed Valentine's Day e-card campaign
Feb	More active promotion of services ITF provides in the Trust Area	Moore Hill, 100 Protected Place - News Release and ITF webpage updates
Feb-Apr	RCP Goal 6. Support and enhance the work of conservation partners working in Islands Trust area	Scheduled and shared 1/3 partner content on ITF social media (1/3 weekly content)

OTHER COMMUNICATIONS

Date	RCP/FUAL Action Item	Activity/Event
Mar	RCP Objective 4. Work with partner organizations to acquire at least 20 hectares of publicly accessible natural park or nature reserve on Thetis Island	Fairyslipper Forest campaign: Social media outreach #FairyslipperFactFriday, Valentine's Day #lovethewild e-card campaign, May flower social media campaign
Feb-Mar	More active promotion of services ITF provides in the Trust Area	Developed 100 Protected Places logo and communication tools for IT staff
Feb-Apr	More active promotion of services ITF provides in the Trust Area	Website updates of links and pages - Moore Hill News Release, banner and maps - Home slide banners (2 new) - Regional Conservation Plan webpage updates - Home slider and link to Islands Trust First nations reconciliation webpages - New TF Board member profile - Complete Caorda mobile upgrades
Mar	More active promotion of services ITF provides in the Trust Area	Sent one e-news to conservancy subscribers (100 Protected Places, Opportunity Fund deadline, RCP Development, Islands Trust Community Stewardship Awards, white nose bat syndrome)
Mar	More active promotion of services ITF provides in the Trust Area	Contacted Hornby Island conservation covenant landowner (waiting on name from landowner)
Mar	More active promotion of services ITF provides in the Trust Area	Developed 'May-Leave-a Legacy' communications and outreach plan
Mar	RCP Goal 6. Support and enhance the work of conservation partners working in Islands Trust area	Island Trust Fund Board 100th property slide show at March Trust Council
Mar	RCP Goal 6. Support and enhance the work of conservation partners working in Islands Trust area More active promotion of services ITF provides in the Trust Area	Developed communications and outreach plan for the RCP Development

UPCOMING COMMUNICATIONS

Date	RCP/FUAL Action Item	Activity/Event
Apr-May	Objective 4. Work with partner organizations to acquire at least 20 ha. of publicly accessible nature reserve on Thetis Island	Fairyslipper Forest campaign: May spring flower social media campaign
Apr-May	More active promotion of services ITF provides in the Trust Area	Develop news releases and communications for pending ITF conservation covenants – including developing a policy for new covenant naming conventions
Apr-May	More active promotion of services ITF provides in the Trust Area	Send e-news to subscribers (May Leave a Legacy, 100 Protected Places and RCP Development outreach)
Apr-May	More active promotion of services ITF provides in the Trust Area	Website updates of links and pages - Securement Strategy - Property Management Strategy - ITF Protected Places map - Other as required
May	More active promotion of services ITF provides in the Trust Area	Promote 'May-Leave a Legacy' month
Apr-May	More active promotion of services ITF provides in the Trust Area	Develop external communications regarding the Securement Strategy for local trust committees, Trust Council, Islands Trust staff, partners and the public
May	RCP Goal 6. Support and enhance the work of conservation partners working in Islands Trust area	Develop webinar and host workshops for the development of the RCP
Apr-May	More active promotion of services ITF provides in the Trust Area	Develop external communications regarding the TFB Property Management Strategy for internal and external audiences, including a page for ITF's website

FUNDRAISING REPORT

Active Funds

Fund	Amount Raised (2016/17)	In Account
Opportunity Fund	$5,789	$30,443
Covenant Management and Defense Fund	$2,013	$38,947
Lasqueti Island Acquisition Fund	$810	$33,343
Gambier Island Acquisition Fund		$116,736
Morrison Waxler Legacy Fund (Pender Covenant Fund)	$5	$20,062
Thetis Island Acquisition Fund	$15,256*	$71,843*

*includes funds secured for Fairyslipper Forest, disbursement of funds for Moore Hill are complete

Other Fundraising Activity

Date	RCP/FUAL Action Item	Activity/Event
Mar-Apr	Objective 4. Work with partner organizations to acquire at least 20 hectares of publicly accessible natural park or nature reserve on Thetis Island	Fairyslipper Forest campaign: Social media outreach, planning and execution of Year 3 grants and applications
Mar	RCP Goal 6. Support and enhance the work of conservation partners working in Islands Trust area	Attended TD Friends of the Environment webinar for volunteer activity and reporting requirements
Apr	Objective 4. Work with partner organizations to acquire at least 20 hectares of publicly accessible natural park or nature reserve on Thetis Island	Award of $5,000 Ministry of Transportation and Infrastructure Environmental Enhancement Fund grant (pending approval)
Apr	RCP Goal 6. Support and enhance the work of conservation partners working in Islands Trust area	Send e-news to conservancies (May Leave a Legacy, share ITF 100 Protected Places logo)

PREPARED BY: Crystal Oberg

REVIEWED BY: Jennifer Eliason

ISLANDS TRUST FUND

TRUST FUND BOARD BRIEFING

DATE: March 23, 2017

TO: Trust Fund Board **BOARD MEETING DATE: April 4, 2017**

SUBJECT: Property Management Report April 2017

Current Property Management Activities

ISLAND	PROPERTY	DESCRIPTION
All	All	Completing all contracts for this fiscal year and obtaining invoices.
All	All	Contract set for 2017 Monitoring. Completing all updates to monitors and pre monitoring preparation. Monitoring visits will take place from April- July.
All	All	Property Management Strategy for RCP Draft 2 to April TFB meeting
Bowen	David Otter Nature Reserve	Bowen Island Conservancy has completed remediation work including in site preparation and planting and installing a sign.
Bowen	Singing Woods Nature Reserve	Revision of the management plan to be completed by March 31, 2017.
Gabriola	Elder Cedar Nature Reserve	Received $10 000 in funding from a TD FOE Grant to help cover costs of design and construction of a boardwalk around the large western redcedar tree. A designer has been contracted to develop options for the area. 2 new property signs designed and ordered to clearly define permitted activities.
Galiano	Trincomali Nature Sanctuary	Successful restoration project of new planting and weeding last year's plantings took place on March 16-17, 2017 with HAT staff and volunteers as well as volunteers through Synergy Enterprises.
Gambier	Long Bay Wetlands Nature Reserve	Successful restoration project of western redcedar seedlings planting and caging planting took place on February 25, 2017 with GIC board and community volunteers as well as volunteers from Camp Suzuki.
Lasqueti	All TFB Nature Reserves	Species at Risk surveys on Lasqueti Nature Reserves ongoing for a 3 year project. 4 nest boxes for western screech-owls will be built and installed as part of this.
Lasqueti	Kwel Nature Reserve	2017 Management Plan to April meeting for approval.
North Pender	Medicine Beach Nature Sanctuary	Arborist limbed danger tree over trail.

2016-2017 Contracts

ISLAND	PROPERTY	DESCRIPTION	CONTRACTORS
All	All except: Horton Bayvairy, Owl's Call NAPTEP, Meadow Valley Covenant	Monitoring contract	Chris Ferris
Bowen	David Otter Nature Reserve	Restoration: site preparation and planting	Bowen Island Conservancy
Bowen	Fairy Fen Nature Reserve	Contribute funds to retain a qualified environmental expert and qualified design consultant to assess feasibility of building a viewing platform	Bowen Island Conservancy
Bowen	Singing Woods Nature Reserve	Revised Management Plan	Raincoast Applied Ecology
Denman	All 3 Denman Nature Reserves	Invasive species removal, restoration, planting and monitoring	Denman Island Conservancy
Gabriola	Elder Cedar Nature Reserve	Trail and driveway maintenance	Gabriola Land &Trail Trust
Galiano	Trincomali Nature Sanctuary	Restoration	Habitat Acquisition Trust
Gambier	Long Bay Wetland	Restoration, planting and protecting tree seedlings	Gambier Island Conservancy
Lasqueti	Kwel Nature Reserve	Revised Management Plan	Doug Hopwood
Lasqueti	Mt. Trematon, John Osland and Kwel	Planting restoration at Mt.Trematon, cleaning Hooded Merganser boxes at John Osland, clean up of garbage at Kwel	Lasqueti Island Nature Conservancy
Mayne	Horton Bayviary Nature Reserve	Monitoring contract and garbage removal	Mayne Island Conservancy
Pender	Medicine Beach Marsh Nature Sanctuary	Dogipot containers maintenance and waste collection	Pender Islands Conservancy Association
Salt Spring	McFadden Nature Sanctuary	Removal and disposal of invasive species	Salt Spring Island Conservancy

PREPARED BY: Nuala Murphy, Property Management Specialist

REVIEWED BY: Jennifer Eliason, Manager

Trust Fund Board Budget Tracking 2016-2017

GL	Description	Budget	Revenue	Total Available	Spent	Remaining	% Remaining	Additional Commited Funds
50700-210	Admin Support Services	$ 168,272		$ 168,272	$ 77,180	$ 91,092		
54500-210	Communications	$ 13,000		$ 13,000	$ 6,820.47	$ 6,180	48%	*$ 4,972*
56000-210	Contingency	$ 2,500		$ 2,500	$ -	$ 2,500	100%	
61100-210	Board Honoraria	$ 8,000		$ 8,000	$ 4,650	$ 3,350	42%	
61200-210	Board Meeting Expense	$ 10,000		$ 10,000	$ 7,672	$ 2,328	23%	
61210-210	Board Training & Conferences	$ 2,000		$ 2,000	$ 2,298	$ (298)	-15%	
61300-210	Property Management	$ 60,000		$ 60,000	$ 49,971	$ 10,029	17%	*$ 10,101*
61500-210	Conservation Planning / Land Securement	$ 18,000		$ 18,000	$ 13,262	$ 4,738	26%	*$ 3,130*
63000-210	Legal	$ 15,000		$ 15,000	$ 6,772	$ 8,228	55%	*$ 840*
80300-210	Mobile Devices	$ 1,500		$ 1,500	$ 1,525	$ (25)	-2%	
81300-210	Training & Conferences	$ 6,950		$ 6,950	$ 3,800	$ 3,150	45%	
81305-210	Travel for Training	$ 2,500		$ 2,500	$ 585	$ 1,915	77%	
82300-210	Travel	$ 4,000		$ 4,000	$ 2,787	$ 1,213	30%	
		$ 311,722	$ -	$ 311,722	$ 177,323	$ 134,399	43%	*$19,043*
	Alton Maintenance Account	$ 39,781	$ 14,975	$ 54,757	$ 1,277	$ 53,480		*$ 425*
	Ruby Alton Endowment Fund	$ 130,282						
	Opportunity Fund	$ 34,501	$ 5,933	$ 40,434	$ 6,490	$ 33,943		*$ 3,500*
	Covenant Mgmt and Defence Fund	$ 36,940	$ 2,013	$ 38,952	$0	$ 38,952		
	Lasqueti Island Acq Fund	$ 32,533	$ 810	$ 33,344	$0	$ 33,344		
	Gambier Island Acq Fund	$115,173		$ 116,736				
	Morrison Waxler Legacy Fund	$ 20,057	$ 20,062	$ 40,119	$0	$ 40,119		
	Thetis Island Acq Fund	$ 172,197	$ 529,924	$ 702,122	$629,780	$ 72,341		$ 498.38
	McFadden Creek	$ 24,320	$7	$ 24,327	$0	$ 24,327		