



Trust Fund Board Regular Meeting Agenda

Date: Tuesday, November 21, 2017
Time: 10:00 am - 2:30 pm
Location: Islands Trust Victoria Boardroom
200-1627 Fort Street, Victoria, BC

	Pages
1. CALL TO ORDER	
2. APPROVAL OF AGENDA	
3. CLOSED MEETING	
4. RISE AND REPORT	
5. MINUTES/COORDINATION	
5.1 Minutes of Meetings/Resolutions without Meetings	
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6. BUSINESS	
6.1 Items for Approval	
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6.2.1 <u>Briefing - Regional Conservation Plan Update and Draft Work Plan</u>	45 - 55
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6.2.3 <u>Discussion on LTABC National Land Summit</u> no attachment	
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6.3 Correspondence no correspondence	
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6.4.4 <u>Property Management Specialist Report</u>	74 - 75

7. NEW BUSINESS
8. NEXT MEETING
9. ADJOURNMENT



Trust Fund Board Minutes of Regular Meeting

Date: Tuesday, September 26, 2017
Time: 10:00 am
Location: Islands Trust Victoria Boardroom
200-1627 Fort Street, Victoria, BC

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

Board Member Regrets Susan Morrison

Staff Present Jennifer Eliason, Islands Trust Fund Manager
Kate Emmings, Ecosystem Protection Specialist
Nuala Murphy, Property Management Specialist
Corlynn Strachan, Administrative Assistant
Crystal Oberg, Communications & Fundraising Specialist

1. CALL TO ORDER

Chair Law called the meeting to order at 10:01 am and acknowledged that the meeting was being held in Coast Salish First Nations territory.

2. APPROVAL OF AGENDA

By general consent, the Trust Fund Board approved the agenda as presented.

3. CLOSED MEETING

TFB-2017-023

It was MOVED and SECONDED,

that the meeting be closed to the public pursuant in accordance with the Community Charter, Part 4, Division 3, section 90(1) (e) the acquisition, disposition or expropriation of land or improvements; and that Jennifer Eliason, Kate Emmings, Nuala Murphy, Crystal Oberg and Corlynn Strachan be invited to remain in the meeting.

CARRIED

The Trust Fund Board convened the closed portion of the meeting at 10:04 am and resumed in open meeting at 10:20 am to Rise and Report.

4. RISE AND REPORT

The Trust Fund Board reported on the following items:

- The Trust Fund Board accepted the Islands Trust Fund Covenant Monitoring Report 2017.

5. MINUTES/COORDINATION

5.1 Minutes of Meetings/Resolutions without Meetings

5.1.1 Approval of the July 18, 2017 TFB Regular Meeting Minutes

By general consent, the Trust Fund Board meeting minutes of July 18, 2017 were adopted.

5.1.2 Approval of the July 18, 2017 TFB-EC Liaison Meeting Minutes

By general consent, the Trust Fund Board – Executive Committee Liaison meeting minutes of July 18, 2017 were adopted.

5.2 Follow-up Action List

The ITF Manager provided an update on several items, and noted the Crystal Mountain Society's intention to present at the TFB November meeting.

6. BUSINESS

6.1 Items for Approval

- 6.1.1 Islands Trust Fund Nature Reserve and NAPTEP Monitoring Report 2017
The ITF Property Management Specialist presented slides to Board members reviewing the monitoring report and photos.

TFB-2017-024

It was MOVED and SECONDED, that the Trust Fund Board accept the "Islands Trust Fund Nature Reserve and NAPTEP Monitoring Report 2017".

CARRIED

6.1.2 Islands Trust Fund Five-Year Plan 2018-2022

The ITF Manager presented the draft plan to Board members. The plan reiterates the request for a name change, and includes updated policies and the goals of the draft Regional Conservation Plan. The ITF Manager also advised Board members that advice provided from Ministry staff indicates that First Nations should be notified of the draft plan.

Board members requested the following changes to the document:

- Combine Section 3 - Islands Trust Fund Achievements with Section 4 - Goals and Objectives of the Islands Trust Fund;
- Modify the headings for the policy section to match requirements in the *Islands Trust Act*; and
- Reword the section describing name change to use "requested changes" instead of referring to legislative amendments.

TFB-2017-025

It was MOVED and SECONDED, that the Trust Fund Board approves the Islands Trust Fund Five-Year Plan 2018-2022 as amended, and subject to the satisfactory completion of referral to local trust committees, Bowen Island Municipality, Trust

Council and 36 First Nations, direct staff to submit the plan to the Minister of Municipal Affairs and Housing with a request for approval.

CARRIED

6.1.3 Islands Trust Fund Regional Conservation Plan 2018-2027

The Ecosystem Protection Specialist presented the draft Regional Conservation Plan (RCP) to Board members and presented printed maps not included previously.

Board members reviewed the objectives, timelines and expressed the plan is well laid out and written. Board members requested the following edits:

- Page 19 - Goal 1. Identify, investigate and communicate about important natural areas, add **“to generate action on conservation priorities”**
- Page 19 - Objectives: add: **1.5 Seek opportunities to provide information to land holders to support voluntary conservation initiatives**
- Page 20 - Objectives: under 3.1 add **“public safety”**
Page 21 – under 3.3 **“add manageable threat levels”** and remove **“low levels of know threats to biodiversity priorities”**
- Page 22 – Add **“4.7 Explore ways in which the provincial interest in preserving and protecting the Islands Trust Area can be manifested in support for the work of the Islands Trust Fund in achieving this object”**
- Page 23 - Table 11. change **“Low Overall Protected Areas”** to **“Level of Unprotected Land*”**
- Page 24 under 3.3 add text **“priorities and”** and **“to maximize effective and efficient use of resources”** and **“will”**.

TFB-2017-026

It was MOVED and SECONDED,

that the Trust Fund Board approve the DRAFT Regional Conservation Plan (2017-2027) as amended and direct staff to refer it to First Nations, local trust committees, the Bowen Island Municipality and partner agencies for review as well as posting it online for feedback from the general public.

CARRIED

6.1.4 TFB Budget Request for 2018-2019

The ITF Manager presented the budget request to Board members and highlighted an additional request for funding over the base budget for revision of several management plans and the creation of a new Multimedia Coordinator position, to be shared with Trust Area Services. Board members discussed increasing the amount requested and suggested further discussion at the October 2nd TFB retreat.

TFB-2017-027

It was MOVED and SECONDED,

that the Trust Fund Board request program funding of \$30,000 for the 2018-2019 fiscal year to complete the revision of three to four ITF

management plans and initiate management planning for one new ITF nature reserves.

CARRIED

TFB-2017-028

It was MOVED and SECONDED,

that the Trust Fund Board indicates support for a request for a new Multimedia Coordinator position for Trust Area Services that will provide 0.25 FTE website and multimedia support to the Islands Trust Fund.

CARRIED

6.2 Items for Discussion/Direction

6.2.1 Proposed Amendments to the TFB Meeting Procedures Bylaw
Board members discussed and agreed with the suggested amendments provided by the ITF Manager. The ITF Manager will bring a draft amended bylaw to the November TFB meeting.

6.2.2 Outline for TFB Retreat
The ITF Manager updated Board members on the outline for the TFB retreat to be held at the Faculty Club at UVIC on October 2nd from 10:00 am until 5:00 pm and noted that facilitator, Jan Garnett, would be available for the afternoon.

Board members expressed support for the Islands Trust Chief Administrative Officer, Russ Hotsenpiller, to attend the retreat, discussed possible topics, and agreed to provide additional suggestions to the ITF Manger by email. Suggested topics discussed:

- What we have done (fundraising, conservation) in the past, where we are now and where do we go next?
- Look at function as a board, is it working well? Do we want to become more of an activist board or does it work the way it is?
- Funding needs: why do we need additional funding and what for?
- Positioning with other agencies/within region, country
- New directions: combining conservation with other interests e.g. working lands, affordable housing

6.3 Correspondence

6.3.1 2017-09-18 MFLNRO-MTNA Marine Trails-Lasqueti Island Letter
The Trust Fund Board received the letter for information.

6.4 Updates for Information

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

Trustee Stamford highlighted concern from the local community (lease holders) regarding public access to the proposed Sandy Beach Nature Reserve on Keats Island.

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 and advised that copies of Heron are available for distribution as requested. The CFS distributed printed copies of the ITF Annual Report to Board members.

6.4.4 Property Management Specialist Report

The ITF Property Management Specialist highlighted upcoming management plan revision for the Morrison Marsh Nature Reserve and Medicine Beach Nature Sanctuary, and noted challenges with completing the Elder Cedar boardwalk project due to lack of available contractors. A funding extension has been granted for this project.

6.4.5 Budget Report

The Trust Fund Board reviewed the Budget Report for information.

7. NEW BUSINESS

7.1.1 Land Trust Summit 2017 Attendance

Trustee Williams and Trustee Law requested to attend the summit. Board members suggested staff and Board member attendees provide a verbal report to TFB at a future meeting.

8. NEXT MEETING

The next meeting will take place on November 21, 2017 at 10:00 am.

9. ADJOURNMENT

By general consent, the meeting adjourned at 2:25 pm.

Tony Law, Chair

Certified Correct:

Corlynn Strachan, Administrative Assistant

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

28-Sep-2015

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

07-Feb-2017

Activity	Responsibility	Target Date	Status
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Follow Up Action Report

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

04-Apr-2017

Activity	Responsibility	Target Date	Status
Trust Fund Board approves an Opportunity Grant for \$5,000 towards the costs of an ecological assessment and legal fees required for conservation of a property at St. John Point on Mayne Island.	Jennifer Eliason Crystal Oberg	31-Dec-2017	Done

31-May-2017

Activity	Responsibility	Target Date	Status
TFB requested staff provide suggested revisions to TFB Bylaw to Regulate Meetings to allow some flexibility around attending TFB meetings virtually, while maintaining a preference for in-person attendance.	Jennifer Eliason	26-Sep-2017	On Going

20-Jun-2017

Activity	Responsibility	Target Date	Status
TC-2017-029 Investigate options for increased use of federal or provincial stewardship agreements for species at risk in the Islands Trust Area.	Jennifer Eliason	12-Sep-2017	On Going

18-Jul-2017

Activity	Responsibility	Target Date	Status
Staff to provide a report regarding the organizational implications of acting on the Trust Council request to investigate provincial and federal stewardship agreements as a protection tool	Clare Frater Jennifer Eliason	21-Nov-2017	On Going

Follow Up Action Report

TFB to sign transfer agreement for 2.54 hectare addition to Valens Brook Nature Reserve.	Jennifer Eliason Susan Morrison	26-Sep-2017	On Going
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26-Sep-2017

Activity	Responsibility	Target Date	Status
Refer draft Islands Trust Fund Five Year Plan to local trust committees, Bowen Island Municipality, Trust Council and First Nations, and once complete, submit the plan to the Minister of Municipal Affairs and Housing with a request for approval.	Jennifer Eliason	31-Dec-2017	On Going
Direct staff to amend the Regional Conservation Plan as discussed and refer the draft to First Nations, local trust committees, the Bowen Island Municipality and partner agencies for review as well as posting it online for feedback from the general public.	Kate Emmings Jennifer Eliason	31-Dec-2017	On Going
The TFB requests \$30,000 in 2018-19 program funding to support development and revision of several management plans, and supports the addition of Multimedia Coordinator position to Trust Area Services.	Jennifer Eliason	27-Sep-2017	Done



REQUEST FOR DECISION

To: Trust Fund Board **For the Meeting of:** November 21, 2017
From: Staff **Date Prepared:** November 13, 2017
SUBJECT: 2018 Trust Fund Board Meeting Dates

RECOMENDATION: That the Trust Fund Board approves the 2018 Meeting Schedule, as attached.

- 1 PURPOSE:** To set a Trust Fund Board meeting schedule for 2018.
 - 2 BACKGROUND:** Each year the Trust Fund Board must determine a meeting scheduled, which can then be posted to the Islands Trust Fund website, and be shared with other units of the Islands Trust. The Trust Fund Board Meeting Procedure Bylaw states meetings should be held in January, March, May, July, September and November.
 - 3 IMPLICATIONS OF RECOMMENDATION**

ORGANIZATIONAL: None

FINANCIAL: None

POLICY: None

IMPLEMENTATION/COMMUNICATIONS: Approved meeting schedule will be posted to the website and added to relevant electronic calendars.

FIRST NATIONS: None
 - 4 RELEVANT POLICY(S):** [TFB Bylaw 1: A Bylaw to Regulate the Meetings of the Trust Fund Board](#)
 - 5 ATTACHMENT(S):** Draft 2018 Trust Fund Board Meeting Schedule
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RESPONSE OPTIONS

Recommendation: As above

Alternative: Suggest alternative meeting dates

Prepared By: Jennifer Eliason, Islands Trust Fund Manager

2018 TRUST FUND BOARD MEETING DATES

January/February Meeting

<u>Date</u>	<u>Location</u>	<u>Time</u>
Tuesday, January 30 or Tuesday, February 6	Victoria	10:00 am – 2:30pm

April Meeting

<u>Date</u>	<u>Location</u>	<u>Time</u>
Tuesday, April 3 or Tuesday, April 10	Victoria	10:00 am – 2:30 pm

May Meeting

<u>Date</u>	<u>Location</u>	<u>Time</u>
Tuesday, May 23 or Tuesday, May 29	Victoria	10:00 am – 12:30 pm

July Meeting – Include annual meeting with the Executive Committee

<u>Date</u>	<u>Location</u>	<u>Time</u>
Tuesday, July 17	Victoria	10:00 am – 12:30 pm
Tuesday, July 17 TFB/EC Liaison *note: July 18 is EC	Victoria	1:00 pm – 2:30 pm

September Meeting

<u>Date</u>	<u>Location</u>	<u>Time</u>
Tuesday, September 25	Victoria	10:00 am – 2:30 pm

November Meeting

<u>Date</u>	<u>Location</u>	<u>Time</u>
Tuesday, November 27	Victoria	10:00 am – 2:30 pm

OTHER IMPORTANT 2018 DATES TO NOTE

Trust Council Meetings 2018

March 13-15	Salt Spring Island
June 19-21	Saturna Island
September 18-20	Gambier/Keats Island
November 6-8	Victoria

FPC Meeting Dates

January 16
February 21
May 30
August 9
October 17

LPC Meeting Dates

February 15
May 24
August 23
October 11

TPC Meeting Dates

February 13
May 22
August 21
October 9

Stat Holidays 2018

Monday, January 1	New Year's Day
Monday, February 12	Family Day BC
Friday, March 30	Good Friday
Monday, April 2	Easter Monday
Monday, May 21	Victoria Day
Monday, July 2	Canada Day (Sunday)
Tuesday, August 6	Civic Holiday BC
Monday, September 3	Labour Day
Monday, October 8	Thanksgiving
Monday, November 12	Remembrance Day (Sunday)
Tuesday, December 25	Christmas
Wednesday, December 27	Boxing Day

Islands Trust and Islands Trust Fund offices are closed December 25, 2018-January 1, 2018 inclusive.

Executive Committee Meetings 2018

Wednesday, January 17
Wednesday, February 7
Wednesday, February 28

Tuesday, March 13, 12:00 pm (Salt Spring Island – Trust Council)
Wednesday, April 11
Wednesday, May 9
Wednesday, June 6
Tuesday, June 19, 12:00 pm (Saturna – Trust Council)
Wednesday, July 18
Wednesday, August 15
Wednesday, September 5
Tuesday, September 18, 12:00 pm (Gambier – Trust Council)
Wednesday, October 10
Wednesday, October 24
Tuesday, November 6, 12:00 pm (Victoria Office – Trust Council)
Wednesday, November 28
Wednesday, December 12

Other

LGLA Leadership Forum
UBCM Whistler

January 31-February 2, 2018
September 10-14, 2018

STAFF REPORT

File: Crystal Mountain Society
Conservation Proposal

DATE OF MEETING: November 21, 2017

TO: Trust Fund Board

FROM: Jennifer Eliason, Islands Trust Fund Manager

SUBJECT: Conservation Proposal – Development related: Crystal Mountain Society, Galiano Island

Applicant: Crystal Mountain Society - A Society for Eastern and Western Studies (CMS)

Location: Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200, PID # 000-851-035; and part of Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079, PID # 024-351-041.

RECOMMENDATION

That the Trust Fund Board accept the updated Conservation Proposal from the Crystal Mountain Society, agreeing to accept transfer of approximately 18.3 hectares of Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200, (PID 000-851-035) and part of Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079, (PID 024-351-041), subject to:

- a. The release of the rent charge and related easements on the title of Lot A and any other charges determined, through legal review, to be problematic for the Trust Fund Board;
- b. Establishing legal access for the Trust Fund Board to the most eastern part of Lot A;
- c. Receipt of \$30,000 upon transfer of the land, with at least \$15,000 to be held in a pooled Nature Reserve Management Fund, and \$10,000 to \$15,000 to be put towards the development of a management plan and management activities for the nature reserve;
- d. Staff reaching mutual agreement with the water licence holders to limit the impact of accessing and maintaining the permitted water works;
- e. Agreement with the Society that the portion of the proposed Emergency Access over the nature reserve would be used only in the case of emergency;
- f. Written agreement with the Society about the use and maintenance of the pagoda;
- g. Installation of boundary and corner pin markers at the time of survey at the expense of the applicant (locations to be determined in consultation with ITF staff); and
- h. Final approval of the Trust Fund Board of the final survey plan, transfer agreement and all other associated agreements.

REPORT SUMMARY

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 by transferring the land to the Trust Fund Board. The proposed nature reserve would be

further protected with a conservation covenant held by TLC The Land Conservancy of BC. The Trust Fund Board has previously considered a conservation proposal to register a conservation covenant on 75% of the lands, but CMS is no longer interested in a covenant. The TFB also considered this land transfer at its July 2017 meeting, and did not approve the proposal.

PROPERTY INFORMATION

Property Description: Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200, PID # 000-851-035; and part of Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079, PID # 024-351-041.

Property size: 24.3 hectares

Proposed protected area size: 18.3 hectares

Partners: TLC The Land Conservancy of BC propped as covenant holder

Property notes: According to the biologist report submitted by the applicant, and confirmed during a site visit in April 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.” A road easement to adjacent properties runs through Lot 9. A cement pad and pagoda can be found near the north-east corner of Lot 9.

BACKGROUND

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 worked with CMS to develop a conservation covenant. However, the CMS has experienced significant resistance from the neighbouring community to their proposal and are no longer interested in pursuing a conservation covenant.

At the April 2017 TFB Meeting, the TFB considered a request from CMS to consider a transfer of land instead of a conservation covenant, and passed the following resolution:

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.

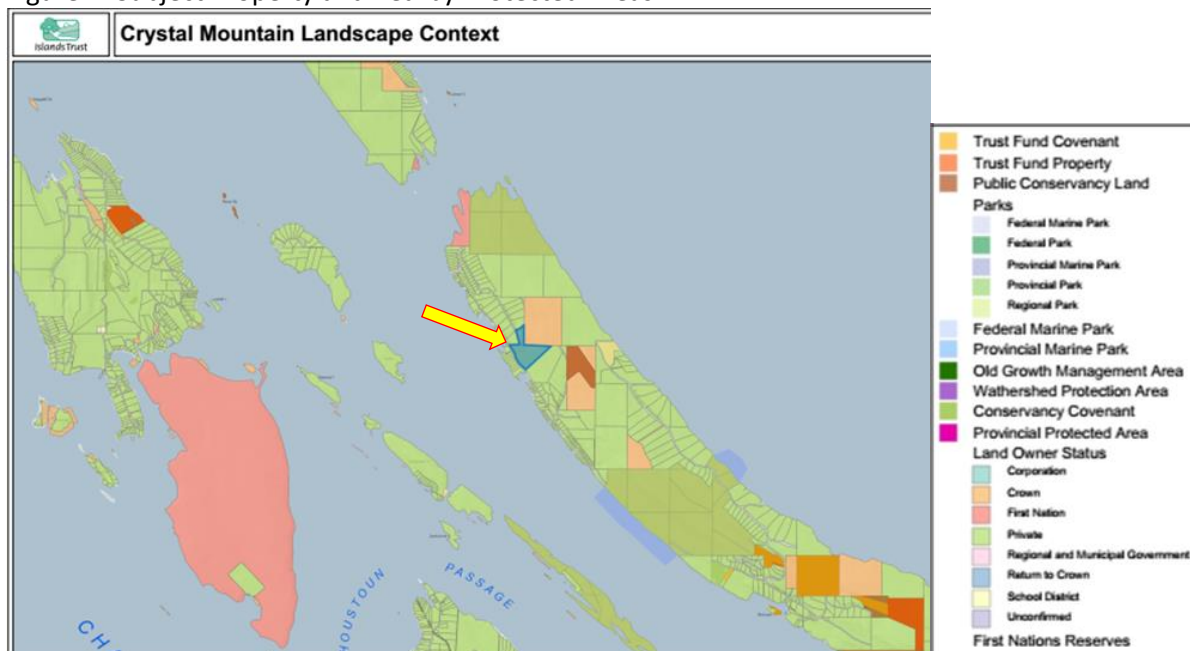
A full Conservation Proposal outlining transfer of land was then considered at the July 2017 TFB meeting. The proposal included an overview of the charges on title, proposed public and “meditational” trails, and offered a \$15,000 endowment. The TFB passed the following resolution:

That the Trust Fund Board reiterate its willingness to proceed with registering a conservation covenant as the preferred option for protecting the conservation values of the land on Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200, PID # 000-851-035 and part of Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079, PID # 024-351-041 but would be willing to consider a new conservation proposal for transfer of the land subject to a larger endowment and other issues being resolved that present challenges for the Trust Fund Board in accepting ownership of this land.

The CMS has now provided an update to their July 2017 Conservation Proposal (CM Proposed Modification Nov 1 2017, attached). In summary, the key modifications include:

- agreeing to reduce the number of trails proposed, and working with ITF to limit use of or close trails that are deemed to have negative ecological impact;
- working to remove charges on title, in particular a rent charge related to access easements;
- working with neighbouring water licence holder to define permitted level of access;
- increased offer of endowment from \$15,000 to \$30,000.

Figure 1. Subject Property and nearby Protected Areas



ANALYSIS

Natural Values

Despite the industrial scale logging that has occurred on the lands in the past, there are a number of remnant patches of healthy mature and old-growth forest that have been identified along the steep slopes and ridge-tops of Lot A and over most of Lot 9. These areas are of high conservation importance. In addition, a seasonal stream, a variety of small wetlands and the associated riparian ecosystems provide important habitat for wildlife. The diversity of ecological conditions and associated vegetation communities and wildlife resulting from the remarkable topographic complexity of the properties is also of high conservation significance.

Ecosystems and Species at Risk

The properties include remnant mature examples of two provincially red-listed ecological communities recognized by the British Columbia Conservation Data Centre:

Douglas-fir - arbutus (*Pseudotsuga menziesii* - *Arbutus menziesii*)
Global Rank: Not Ranked, Provincial Rank: Red (S2) – Imperiled

Douglas-fir / dull Oregon-grape (*Pseudotsuga menziesii* / *Mahonia nervosa*)
Global Rank: G2 – Imperiled, Provincial Rank: Red (S2) – Imperiled

The properties also include a young early successional example of the following listed ecological community: red alder / skunk cabbage (*Alnus rubra* / *Lysichiton americanus*)
Global Rank: Not Ranked, Provincial Rank: Blue (S2S3) – special concern, vulnerable to extirpation or extinction

The properties are also home to a robust population of the provincially blue-listed red-legged frog (*Rana aurora*).

Sensitive Ecosystems

The following Sensitive Ecosystems are found in the proposed protected area:

- Mature Forest
- Woodland
- Cliff
- Riparian
- Wetland

Some of these ecosystems, for example the cliff area, are in good shape, while others are degraded from past logging activities.

Regional Conservation Plan Context

The properties are not identified in Islands Trust Fund mapping as being in the top 3000 priority hectares, but do rank as a moderate to high priority area for conservation. The lots contain several sensitive ecosystems (woodland, cliff, wetland, riparian and mature forest) and representative forest ecosystems which are identified in the Regional Conservation Plan as biodiversity priorities important for securement. The Crystal Mountain lands are adjacent to a Crown parcel that is intended for park designation and are in close proximity to the Galiano Ecological Reserve and Dionysio Provincial Marine Park.

Securement Strategy Assessment

Representation:	15/15	The property contains forests, sensitive ecosystems and rare ecological communities that are under-represented in protected areas on Galiano Island and throughout most of the Islands Trust area.
Site Condition:	7/15	The majority of the forest is primarily in a pole sapling stage of growth, there are several invasive species on old logging roads and landings scattered throughout the land. The area is degraded by deer browse and also has old rock quarries. Lot 9 contains some good quality forest and wetland habitat, but is fragmented by an old road and an active road easement.
Viability:	10/15	The proposed nature reserve is a reasonable size at almost 18.3 ha and is adjacent to 65 ha of proposed park. There are nearby protected areas but the land is fragmented by developed areas within the boundaries of the existing rezoning proposal and roads. The potential to join existing protected areas and proposed protected areas with the proposed nature reserve exists, but is uncertain. Restoration of old logging roads and landings would increase the viability of the natural values.
Known Rare Species:	5/15	There are known blue listed species on the land, but no red listed species have been identified. Red listed species may be identified with further surveying.
Ecological Value Subtotal:	37/60	
Management Ease:	5/10	The proposed protected area has notable amounts of invasive plants on compacted logging roads and landings. These roads and landings would benefit from decompaction and "rough and loose" restoration. The forest is recovering from logging and may benefit from thinning. There is also proposed recreational activity in the area that will likely add to management pressure, including retreats held within the developed area which is nestled within the proposed nature reserve. Access to parts of the land for management may be challenging.
Time/Urgency	3/10	There is no imminent threat to the ecology of the land; the landowner has expressed a desire to complete the rezoning in a timely manner.
Threat Subtotal:	8/20	
Total:	45/80	Indicates land is suitable for securement if land can regenerate with minimal inputs. However land will require moderate and ongoing level of input to regenerate, as well as a high level of staff time to work though the complexities associated with the proposed land transfer.

Management Consideration

1) Adjacent land use

The proposed lot configuration for the subdivision would have the land retained by Crystal Mountain Society separated into two separate lots, surrounded by nature reserve that would be owned and managed by the Trust Fund Board. This presents a large shared border. Given that there is an existing trail network and established pattern of use on the proposed nature reserve lands, more than the typical amount of signage to mark boundaries is recommended. Staff suggest the applicant should be responsible for installing

boundary markers at the time of subdivision to assist with monitoring and management of recreation use of the nature reserve.

2) Trails

The current conservation proposal includes a map with a reduced number of trails from the July 2017 proposal, still including both “public” trails and “meditational” trails. If the land were to transfer to the Trust Fund Board, staff would need to assess the existing and proposed trail locations and the potential impact of these trails. Recommendations on trail location and use, and possibly closure, would be determined through a management planning process. Public safety and ecological impact would be ITF’s primary considerations for location and management of trails.

3) Emergency road

An emergency road has been proposed that would connect the end of Devina Dr. with Porlier Pass Rd. This road will run through the proposed nature reserve and would result in some level of fragmentation as it will require maintenance. Staff feel this is a fairly low level of disturbance, and assume the road use would be minimal. Ideally, this road would be gated to prevent regular use.

4) Charges on the land title

There are several charges (easements and covenants) on the land titles, particularly Lot A, that would transfer to the Trust Fund Board if the land is transferred. At the TFB’s request, the lawyer for the applicant has provided a summary of the charges on title (Memorandum – Report on Title – May 29, 2017, attached).

There is a rent charge registered on the title of Lot A, associated with one or more easements. The Trust Fund Board is unable to take on a rent charge without prior Ministerial approval, as it would be a liability. Staff recommend that the discharge of the rent charge and any associated easements be fully explored before any next steps are taken. CMS indicates in their update that their lawyer is working on this.

A neighbouring property owner holds a water licence on Spotlight Creek, and as per the water licence, can install and maintain works on the subject property. According to the applicant, the water licence holder has blazed a trail and left PVC pipe and other debris on the property, which would appear to extend beyond the rights offered through their licence agreement. CMS indicates it is in communication with these neighbours to clarify issues of access.

TFB must be satisfied with the outcomes of these negotiations prior to transfer of land.

5) Management of invasive species

The biologist’s report identifies invasive species as a management concern in some areas – particularly on roadways and landings and on the more open ridges. Invasive species removal would need to be considered through management planning, and will be a management cost moving forward. The Crystal Mountain Society has offered to assist with the removal of invasive species, in partnership with ITF, if the proposal is approved.

6) Management of damage from logging

Some areas of the proposed protected area have been logged in the early 1990s and, according to the biologist’s report, would benefit from some thinning treatments over the next 20 years. This level of management will require staff time, possibly contractor time and property management resources (amount yet to be determined). The old logging roads and landings are highly compacted and would benefit from restoration (soil decompaction using machinery and replanting) which would be costly. CMS has increased the offer of endowment to \$30,000 to assist with the costs of restoration and management.

7) Pagoda

TFB Policy 2.2 states that the Board will not accept or acquire any lands where there is an obligation to maintain buildings or structures. Lot 9 contains a pagoda and a cement pad that would be part of the proposed land transfer. The CMS would like to continue to use and maintain the pagoda (i.e. clean and paint). The TFB could enter into an agreement that allows CMS to continue this maintenance, but the policy also states that the TFB should have full discretion over the maintenance and removal of any built structures. If the TFB chooses to proceed with transfer, the TFB may wish to consider an agreement that clearly indicates to CMS that the structure can be removed if maintenance or use of the pagoda becomes a management issue, or possibly consider leasing back the pagoda to CMS. CMS are willing to negotiate an agreement regarding the pagoda.



8) Access for monitoring and management

The eastern corner of Lot A, east of the narrow lot proposed by CMS, is above a cliff and not easily accessed from the portion of land to the west. In order to access these lands for monitoring and management, staff believe TFB would need an easement over private lands to allow access from a public road. This will likely require additional negotiation and legal costs, which have not yet been estimated. Access to this part of the land will be required for monitoring a conservation covenant as well, though hiking up from the lower portion is technically possible.

Policy Consideration

The current proposal to transfer land to the Trust Fund Board does have policy implications:

Policy 2.2 Assessing Conservation Proposals notes that the “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.”

- The proposed conservation area includes: adjacent land use (the retreat centre), requested reserved rights (meditational trails), an active water licence held by an adjacent landowner, a pagoda and cement pad, and multiple encumbrances on title, including a rent charge associated with easements.

Section 8 of Policy 2.2 states: “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 ongoing 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 estimated.

Policy 2.2 also allows the Board to require an endowment or donation (non-tax receipted) to cover the future management of a covenant or land transfer associated with a rezoning/development application.

Financial Consideration

To date ITF has already spent ~\$1,000 on the development and legal review of the previous proposed conservation covenant (in addition to staff time).

The costs associated with the proposed land transfer include approximately \$2,000 for legal fees associated with development and review of transfer documents and a covenant, a further \$1,000 in legal fees review issues around charges on title and access, and approximately \$8,500-11,000 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 and Land Titles registration, will be 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 \$15,000 endowment (over 3 years) to support monitoring and management of the covenant. The update from CMS indicates a willingness to provide \$30,000. Staff suggest this amount could be split, allocating \$10-15,000 on upfront costs (management planning and restoration) and the remaining \$15-20,000 set aside as a long-term endowment. Legal fees and annual monitoring costs would be funded through ITF's base budget.

Organizational Consideration

Given the complexity of the proposal, and the number of addition agreements that would need to be negotiated, it is anticipated that this proposed transfer of land will require a high to very high level of staff resources. Approving this proposal may impact resources available for other conservation projects in the near future.

First Nations Consideration

ITF staff are not aware of any known archaeological features or special places on the land or nearby.

Development Consideration

The Galiano Island Local Trust Committee was provided with a memorandum outlining the TFB's July decision on the proposal. No comments were received.

The applicant intends to return to the Galiano Island LTC with a rezoning application indicating transfer of 75% of the land once they are able to find an agency to accept and manage the land as a nature reserve.

Rationale for Recommendation

Staff recommend the acceptance of the proposal to transfer the land, if the following requirements can be met:

- a. The release of the rent charge and related easements on the title of Lot A, and any other charges determined, through legal review, to be problematic for the Trust Fund Board;
- b. Establishing legal access for the Trust Fund Board to the most eastern part of Lot A;
- c. Receipt of \$30,000 upon transfer of the land, with at least \$15,000 to be held in a pooled Nature Reserve Management Fund, and \$10,000 to \$15,000 to be put towards the development of a management plan and management activities for the nature reserve;
- d. Staff reaching mutual agreement with the water licence holders to limit the impact of accessing and maintaining the permitted water works;
- e. Agreement with CMS that the portion of the proposed Emergency Access over the nature reserve would be used only in the case of emergency;
- f. Written agreement with CMS about the use and maintenance of the pagoda
- g. Installation of boundary and corner pin markers at the time of survey at the expense of the applicant (locations to be determined in consultation with ITF staff); and

- h. Final approval of the Trust Fund Board of the final survey plan, transfer agreement and all associated legal agreements.

ALTERNATIVES

The Trust Fund Board may consider the following alternatives to the staff recommendation:

1. **Request additional information of the applicant**
2. **Decline the proposal**

The Trust Fund Board may decline the Conservation Proposal. Recommended wording for a resolution is as follows:

That the Trust Fund Board decline the Conservation Proposal from the Crystal Mountain Society and suggest that the applicant consider another conservation organization to hold the land.

NEXT STEPS

Staff will inform the applicant of the TFB's decision, and also provide a memo to the Galiano Island LTC and Planner Milne to outline this most recent decision.

Submitted By:	Jennifer Eliason, Islands Trust Fund Manager	November 13, 2017
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ATTACHMENTS

1. Conservation Proposal
2. CM Proposed Modification Nov 1 2017
3. Memorandum – Report on Title – May 29, 2017
4. Revised Map



ISLANDS TRUST FUND

200 - 1627 Fort Street, Victoria, BC V8R1H8

Telephone: 250.405.5186

Fax: 250.405.5155

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC 1.800.663.7867

Email: itfmail@islandstrust.bc.ca

Website: www.islandstrustfund.bc.ca

Conservation Proposal Form

Conservation Covenant or Land Transfer Connected to a Development Application

OFFICE USE ONLY

File Number: _____

(Please Check ☐ One Item to the right)

☐ Conservation Covenant
(Development Related)

☒ Land Transfer
(Development Related)

SECTION 1: OWNER INFORMATION

(ADD ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

First Owner Information

Name CRYSTAL MOUNTAIN - A SOCIETY FOR EASTERN & WESTERN STUDIES
 Name 536 ROCKMOYNE PL.
 Street Address _____
 City BOWEN ISLAND Region BC
 Postal/Zip Code VON 1S2
 Telephone 604 9470276
 Cell 604 8123511
 E-mail S.f@telus.net

Second Owner Information

Name _____
 Street Address _____
 City _____ Region _____
 Postal/Zip Code _____
 Telephone _____
 Cell _____
 E-mail _____

SECTION 2: APPLICANT INFORMATION

(IF DIFFERENT FROM OWNER)

Name STEPHEN + HELEN FOSTER Street Address same as above
 City _____ Region _____ Postal/Zip Code _____
 Telephone 604 9470276 Cell 604 8123511 E-mail S.f@telus.net

SECTION 3: DESCRIPTION OF PROPERTY

(AS INDICATED ON STATE OF TITLE CERTIFICATE)

Lot/Parcel A Plan VIP 68079 Block _____ District Lot/Section 88/89
 Range _____ Other Description DL 16
 Street Address or General Location 20300 PORLIER PASS RD, GALIANO IS.
 Jurisdiction and Folio Number 764 022 79-110 (From Property Assessment/Tax Notice)
 Parcel Identifier (PID) 024 - 351 - 041 (From State of Title Certificate)
 Proposed Covenant or Land Donation Size 18.21 hectares (LOT A plus LOT 9)
* see attached notes

SECTION 4: Please summarize your development application and indicate what is required (i.e., conservation covenant or land transfer).

See additional notes

SECTION 5: Please provide a description of special features on the property (e.g., plants, trees, animals, birds, geology, views, lakes, wetlands, etc.). Maps, sketches, photos, studies or reports can be attached to this proposal to further illustrate these features.

Please Note: The Trust Fund Board will only consider proposals for which there is a recent (within one [1] year of the submission of the development proposal) ecological assessment by a qualified ecologist/biologist and archaeological review of both the covenant/land transfer areas and the proposed development. For covenants or land transfers that are the result of a density bonus program or amenities rezoning application, this assessment is required for both the density receiving or down-zoned area and the density sending or up-zoned areas.

see the 'Crystal Mountain Ecosystem-based
Land-use Plan', prepared by Keith Erickson
previously submitted to TTF

SECTION 6: Please provide a description and a sketch map of the location of the proposed covenant or land donation and any improvements on the area (e.g., buildings, structures, docks, trails, roads, driveways, septic fields, wells, utility lines, water lines, etc.).

see attached site plan

SECTION 7: Please provide a description of any water licences, tenancies, charges on title or other agreements (e.g., other covenants, rights of way, easements, etc.).

see attached documents
also, see additional notes

SECTION 8: Please provide a description of lands surrounding the property and their use (e.g., undeveloped, residential park, commercial, etc.)

see additional notes

SECTION 9: Is this property or a portion of the property in the Agricultural Land Reserve or Private Managed Forest Land

AGRICULTURAL LAND RESERVE NO ☒ YES ☐ If yes, size of area: _____ hectares

PRIVATE MANAGED FOREST LAND NO ☒ YES ☐ If yes, size of area: _____ hectares

SECTION 10: If this is a covenant proposal, do you wish to have this covenant co-held with another organization/conservancy? Note that such an organization/conservancy must be authorized to accept covenants under Section 219 of the *Land Title Act* and authorized to accept a statutory right of way under Section 218 of the *Land Title Act*.

NO ☒ YES ☐

Name of the Organization/Conservancy

SECTION 11: OWNER/APPLICANT CONSENT AND AUTHORIZATION

(Signature of all registered owners is required. For additional owners, including Strata Corporations, attach a separate sheet).

In order to assist the Islands Trust Fund in the review and evaluation of my conservation proposal, by signing below, I authorize an Island Trust Fund Representative to enter onto the land at reasonable times, after making reasonable efforts to arrange to schedule a convenient time for such a visit, to inspect the land. I acknowledge a right, if a convenient time can be scheduled, to accompany the Island Trust Fund Representative on the site visit.

By signing below, if applicable, I also authorize the Applicant named in Section 2 of this application to represent this application.

(1)

Consent and Authorization Signature

Print Name

(1)

Date

(2)

Consent and Authorization Signature

Print Name

(2)

Date

NEXT STEPS:

After a site visit is complete, the Trust Fund Board will review your proposal as well as a staff report. A decision about your conservation proposal will be made at the next Trust Fund Board meeting. All Conservation Proposals associated with Development Applications will be considered in a public meeting and not in closed meetings. Landowners transferring land or registering covenants associated with Development Applications do not qualify for an income tax receipt.

Freedom of Information and Protection of Privacy

Personal information contained on this form is collected under the authority of the *Islands Trust Act* and is subject to the *Freedom of Information and Protection of Privacy Act*.

The personal information will be used for purposes associated with the conservation proposal. Enquiries about the collection or use of information in this form can be directed to Jennifer Eliason, Islands Trust Fund Manager, phone: 250-405-5191.

Additional Notes

Re: Crystal Mountain Bylaw Amendment Application Form, June 2017

Section 1 – ‘Crystal Mountain - A Society for Eastern and Western Studies’ is applying for a rezoning to create a forest retreat center, dedicated to the teaching and practice of meditation, on north Galiano Island. Crystal Mountain (CM) is a not-for-profit organization and is the owner of 2 lots: Lot 9, which is 10 acres, bought in 1980 and currently zoned rural residential, and Lot A, which is a 51-acre forest lot bought in 1999. Our site plan proposes merging both lots into one single entity.

Section 2 - Please note that Helen Foster is the Chairperson of Crystal Mountain. Stephen Foster is the board-designated chair of the rezoning committee.

Section 3 – The application form only allows for title information specific to one lot (Lot A); the title information for our second lot is:

Lot 9, DL 90, Galiano Island, Cowichan District, Plan 31200, Identifier 000-851-035

Section 4 – The CM retreat center proposal calls for merging the 2 lots and concentrating all building within 25% of the land, all on Lot A. The land will then be rezoned, and CM is moving forward on a Section 99 subdivision. CM is offering to transfer ownership of 75% of the property to Island Trust Fund.

The Local Trust Committee (LTC) intends to create a new zone for this proposal. Also, CM has been negotiating with The Land Conservancy (TLC) to be the covenant holder.

Section 6 – Current uses of the land:

Lot 9 – No current uses. There is a 20 ft. Burmese-style pagoda on the very northeast corner of the property. This is a traditional religious sculpture and marks a site for quiet, contemplative practice.

Lot A – This lot has mostly seasonal structures that support the current retreat work. There is an open-walled, roofed kitchen; a platform supporting a 600 sq. ft. marquee tent; several outhouses; a lockable toolshed; and a handful of small wooden tent platforms for summer camping. Recently CM has built 3 small, movable, fully enclosed sleeping huts, designed for 4-season use.

Section 7 – See list of attachments, re: charges on title.

See below and attached, the Conditional Water Licence granted to Lot 8. It does not give them access to Crystal Mountain lands, but does say that they are authorized for the “works” to be constructed as a “diversion structure and pipe” located approximately as shown on the plan attached. They have no rights to access the property owned by Crystal Mountain, nor make any changes to it (only to the stream, where indicated on the plan).

Water Licenses Report:

<u>Licence No</u>	<u>WR Map/ Point Code</u>	<u>Stream Name</u>	<u>Purpose</u>	<u>Quantity</u>	<u>Units</u>	<u>Qty Flag</u>	<u>Rediv Flag</u>	<u>Licensee</u>
C058557	92.B.093.3.3 C (PD34076)	Spotlight Creek	Domestic	2.273	MD	T	N	THORSTEINSSON, MARILYN A c/o ANN THORSTEINSSON, 616 22 nd Ave W, Vancouver, V5Z1Z6

<u>Water District/Precinct</u>	<u>Licence Status</u>	<u>Process Status</u>	<u>Priority Date</u>	<u>Issue Date</u>
VIC - SHAWNIGAN	Current	N/A	19810610	

Section 8 – On the north, adjacent to Lot 9, is Lot 10. This lot is owned by Mark Webber, who is the principal meditation teacher for Crystal Mountain. Mark has built a 2800 sq. ft. house on the site, mostly through the support of volunteer labour (much of it from the Galiano community). The house is powered by solar and generator and remains off the grid.

To the north of Lot A sits Lot 87, 160 undeveloped acres purchased by the BC government, to be transferred to BC Parks.

To the south, Lot A is bordered by Lot B, a 55-acre forest lot recently in the middle of a rezoning to allow for the building of a residence.

Section 9 - We believe that a functioning retreat center, which is both a place of learning and an opportunity for quiet contemplative time spent in a natural, forested setting, is an important amenity for any community.

Crystal Mountain has owned land on Galiano for 37 years. In that time, the membership has grown to involve many in the Galiano community. Our ambition is to be a low impact, low overhead facility, with buildings, sleeping huts and camping spots that leave a small footprint. Our site plan has only one full-time residence (a small caretaker's cabin).

The members of the society have studied our land closely and, working with island ecologist Keith Erickson, have created an Ecosystem-based Plan (previously submitted to ITF) that has guided the design of our site plan. Though we are requesting a unique form of zoning, we have designed the site plan to fit into 25% of the land, concentrated within 2 polygons. We have applied to transfer ownership of the remaining 75% of the land to ITF.

Re: Site Plan

Please note that the site plan merges lot 9 and lot A into a single property. By merging the 2 properties, the 25% buildable area is fully placed on lot A. Doing this means we forfeit our right to build on lot 9 (which is old second growth forest and dense wetland); we also give up the market value and viability of selling lot 9 in the future.

Of CM's 60 acre holding, the retreat center will be built on 15 acres; 45 acres will be transferred to ITF.

The site plan shows 2 buildable areas – the lower polygon (the main gathering area) and the upper cliff area (for longer term retreatants).

The retreat center is being built to handle a maximum of 30 residents, in 22 huts and 8 seasonal camping sites. The upper polygon has 4 huts, the lower area has 18. Hut size will be about 160 sq. ft.

After many LTC public meetings, through hosted events and ongoing consultations with our neighbours on Galiano's north end, the Crystal Mountain proposal now includes several more community benefits:

1. The transfer of ownership to 75% of the CM land to ITF. Many in the community feel strongly that land transfer is the preferred amenity for any forest lot rezoning.
2. A nature protection covenant to be placed on that 75%, to be held by TLC.
3. Designated walking trails be established for the use of the public
4. Establish an emergency roadway/escape route across the land, for residents on the north end, to connect Devina Dr. to Porlier Pass Rd.
5. A donation to affordable housing on Galiano Island.

Endowment

Our initial offer to ITF, made at a meeting held in 2014, was an endowment of \$15,000. Since the society will have to fundraise this money, we had requested that CM pay this in 3 installments: \$5,000 on signing, \$5,000 one year later, \$5,000 after a second year. The Trust Fund Board chose to defer further conversation on the numbers to a later date.

We have now reached that later date.

Crystal Mountain Report: Proposed Modifications

Crystal Mountain (CM) maintains genuine hope for the protection and restoration of Lot 9, District Lot 90 and Lot A, District Lots 88 and 89 of Galiano Island under our proposed partnership with the Islands Trust Fund (ITF). We recognize and appreciate the level of expertise and knowledge that is required to monitor, manage, and restore these areas to the satisfaction of both the ITF and our Galiano neighbours.

These lots contain several sensitive ecosystems and representative forest ecosystems identified in the Regional Conservation Plan as biodiversity priorities that are important for securement. Due to the Ecosystems and Species at Risk, our lands rank as a moderated to high priority area for conservation in a regional Conservation Plan context.

The nature of CM's proposed retreat on these lands is low-impact human activity, with shared facilities, minimal infrastructure, and environmentally sustainable water use and waste water management. CM is enthusiastically committed to restoration of heavily impacted areas and the protection of fragile ecosystems according to an ecosystem-based land use plan.

Society and Board members were hopeful for ITF to hold covenant to these lands in support of an acceptable model for the rezoning of other forest lots on Galiano Island. In spite of initial support from some trustees, this proposed course of action was met with vocal opposition from the North End Residents (NER) of Galiano Island, who expressed a vehement desire for the land title to be transferred.

An official meeting was held with the NER on February 26, 2017 to discuss the proposed use of CM land in an effort to address differences so that an agreement can be reached to the satisfaction of all stakeholders. The key takeaways from this meeting with the NER are summarized as follows:

- Land transfer is the “fundamental issue” for the NER.
- More opposition is expected should the CM proposal proceed in its current form (pursuance of a Covenant only rather than Transfer of Title with a covenant).
- Public access, although desirable, is of less importance than ecosystem preservation.
- The proposed CM meditative retreat is not opposed by the NER.
- NER believe that if their desires regarding the Transfer of Title are met, CM will be able to achieve most of their desires in regards to the proposed retreat centre.

Full meeting minutes are available upon request.

We value the community we are a part of and seek to maintain a positive and harmonious relationships with our neighbours. Based on the takeaways outlined above, and under the strong recommendation of Trustee Harris, we have been urged to settle with our community by considering the alternative route of Transfer of Title.

This report seeks to explore the proposed option of Transfer of Title to ITF by specifically addressing the concerns as outlined on pages 63 and 64 of the ITF's Request for Decision, dated July 11, 2017. We ask that the ITF carefully consider our proposal, keeping in mind our common goal to protect and restore the land while preserving peace in our community. We believe that it is possible to reach a decision that satisfies all involved stakeholders.

1. Adjacent Land Use

"The proposed lot configuration would result in a large shared border, which would require monitoring from the TFB to ensure retreat centre activities on the existing trail network remain inside the CM border lands. "

To address this issue CM boundaries may need to be marked by additional signage. As well we would embark on our own rerouting of trails away from the nature preserve.

2. Trails

"Under a land title transfer, TFB staff would need to conduct an existing and proposed trails assessment to review trail locations. After reviewing potential impacts to these trails, a management planning process would ensue to make recommendations on proposed trail locations and uses, as well as potential closures of existing trails, based on public safety and ecological impact considerations. The TFB would be unable to limit the use of trails to any one user group."

To address this issue, we have revised our trail map (see attached) to remove accesses to several trails. Although we had hoped to continue to use these trails, we understand their location stands in opposition to your mandate of fragmentation. We as a collective are confident in the knowledge and expertise of ITF in regards to these trails and as such, are willing and prepared to abide by ITF decisions on the matter. We are confident that with the proper signage and direction, any established patterns of use can be deterred. CM commits to educating retreatants on the importance of the nature preserve and will clearly communicate our limitations of access by.

3. Emergency Road

“The proposed emergency road connecting the end of Devina Drive with Porlier Pass Road will run through the proposed reserve. Required maintenance would result in some level of fragmentation but overall, staff foresee this as a fairly low level of disturbance.”

The nature of the proposed retreat centre will mean minimal use and maintenance. There would be a fairly low level of disturbance.

4. Charges on the Land Title

“Several charges would transfer to the Trust Fund Board under a transfer of title.”

Charges on the title of Lot A are in 2 basic categories of ownership:

- 1) The Crown owns four
 - a) Two as Undersurface Rights
 - b) Two as 219 Covenants for no development areas
- 2) Weyerhaeuser Corporation (formerly MacMillan Bloedel) owns one as easements over several original Forest Zoned district lots.

Jarvis Legal is in the process of clarifying with Weyerhaeuser (the former owner) the status of access of the lots to public roads, which is key to clearing this charge. You will be kept updated on this process.

We are also actively communicating with the neighbouring property owner who holds the water licence on Spotlight Creek and will continue to clarify issues of access.

5. Management of Invasive Species

As mentioned in the Request for Decision, CM has offered to assist with the removal of invasive species, in partnership with ITF, if the proposal is approved.

6. Management of Damage from Logging

“Restoration of the areas of land that are recovering from logging could be costly, requiring staff time and potentially contracting and property management resources as well. “

CM recognizes the complexity of this proposal and that it is difficult to determine how many resources for ITF staff and management will be required. We await your further input on costs for the proper preservation, restoration, and maintenance of these lands in relationship to our proposed \$30,000 endowment.

7. Pagoda

“CM seeks to maintain the pagoda located on Lot 9 for use on the retreat. To honour TFB Policy 2.2, we could enter into an agreement allowing CM to continue maintenance with the provision that the structure can be removed should its maintenance or use become a management issue. Alternatively, the TFB could consider leasing the pagoda to CM.”

We are open to either of these solutions in regards to the maintenance and use of the pagoda and will discuss them in more detail with the TFB until an agreement is reached.

8. Access for Monitoring and Management

CM has an easement on title across Lot B and Lot C. This access agreement would include ITF when title changes hands.

Our initiatives for mitigating costs and removing barriers include partnering with ITF on the restorative work required on the land and encouraging the owners of the adjacent Lot B to work in cooperation with ITF for matters relating to land restoration and conservation.

We are grateful for the time and consideration that the staff and board of the Islands Trust Fund has given us. We look forward to the next steps.

Leslie Cain
Libby McLelland
Janice Oakley
Helen Foster
Stephen Foster

MEMORANDUM

TO: CRYSTAL MOUNTAIN – A SOCIETY FOR EASTERN AND WESTERN STUDIES

FROM: Danielle Jarvis, JarvisLegal Law Corporation

DATE: May 29, 2017

FILE NO.: 00488

RE: Report on title with respect to the following properties (collectively, the “Properties”): PID: 000-851-035; LOT 9, DISTRICT LOT 90, GALIANO ISLAND, COWICHAN DISTRICT, PLAN 31200 (“**Lot 9**”) and PID 024-351-041; LOT A DISTRICT LOTS 88 AND 89 GALIANO ISLAND COWICHAN DISTRICT PLAN VIP68079 (“**Lot A**”)

A. BACKGROUND

You have asked us to provide a summary of title to the Properties and an assessment of the charges on title to the respective Properties. A title search report for Lot 9 is attached as Appendix “A” and a title search report for Lot A is attached as Appendix “B”.

B. EXECUTIVE SUMMARY

It is our opinion based on our review of the charges, the chargeholders, and the natures of the charges, that it would be difficult, and in most cases not possible, to discharge the charges on title. As a brief summary:

- **LOT 9** has only one charge, Easement G74857, and easements rights over neighbouring properties which are set out in the legal notations. Further explanation is set out below in Part C. [Summary to be added]
- **LOT A** has several charges, briefly summarized as follows, with further explanation set out below in Part D:

- o Undersurface Rights 157674G – Registered in favour of Albert Karr. These rights were forfeited to the Crown (Province), see D F – F35834 registered on this title. The Crown holds these mineral rights which are governed by the *Mineral Tenure Act*, as explained below.
- o Undersurface Rights D23415 – Registered in favour of the Crown (Province). This is a release and assignment of undersurface rights to the Crown, originally held by Welwood of Canada Limited. Again, these mineral rights are held by the Crown and governed by the *Mineral Tenure Act*, as explained below.
- o Easements EE21549 to EE21565 and related Rent Charge EE21647 – These are access easements to and from neighbouring properties. The charge provides that if any access to a Dominant Lot is subsequently provided by a public road, the easement charge is automatically terminated without further instrument. The question then, is whether there are any neighbouring properties to Lot A, that do not have public access.
- o Covenant EM111655 (and Priority Agreement 111656) – This is a section 219 covenant in favour of the Crown (Province) to protect the area immediately adjacent to Spotlight Creek from building or being used in a particular manner. This covenant was agreed to in exchange for subdivision approval.
- o Covenant EM111659 - This is a section 219 covenant in favour of the Crown (Province) that restricts development, such that buildings, structures and mobile homes may only be located in “Unaffected Areas”, which are identified on the Reference Plan attached as Schedule “B” to the Covenant, which is attached hereto as Appendix “C”. This covenant was agreed to in exchange for subdivision approval.

C. TITLE SUMMARY – LOT 9

Legal notations:

There are a number of notations on this title, which are referring to easements in favour of Lot 9, as a “Dominant Lot” over neighbouring lots 10, 11, 12, 13 as “Subservient Lots”. Please see commentary below regarding Easement G74857, which grants lots 10, 11, 12, 13 easement rights over Lot 9 in accordance with the terms of the charge.

Charges, Liens, and interests:

Easement G74857 [to be added]

In Favour of:

Description:

Comments:

Duplicate Indefeasible Title, Transfers, Pending Applications:

None and none outstanding. No issues to report.

D. TITLE SUMMARY – LOT A**LEGAL NOTATIONS:**

There are a number of notations on this title, which are referring to easements in favour of Lot A, as a “Dominant Lot” over that Part of Lot B in Easement Area 4 and 5 on PLAN VIP69896 and that Part of Lot C in Easement Area 1, 2 and 3 on PLAN VIP69896, as “Subservient Lots”. Please see commentary below regarding Easements EE21549 to EE21565.

CHARGES, LIENS, AND INTERESTS:**Undersurface Rights 157674G**

In Favour of: Albert Edwin David Karr

Description: This charge was a grant of all mines and minerals by the Crown Dominion to Albert Edwin David Karr and his heirs on November 7, 1957 in exchange for \$25, by the Crown Dominion.

Comments: Further to charge DF – F35834 on title, this grant was subsequently forfeited and is now held by the Crown (Province of BC). See below for commentary of mineral rights and tenures.

Undersurface Rights D23415

In Favour of: The Crown (Province of BC)

Description: Undersurface rights to minerals, coal, oil and gas that were held by Weldwood of Canada Limited. Pursuant to the charge registered, these undersurface rights were released to and are now held by the Crown as of the date of the charge.

Comments: A landowner in British Columbia has a secure or indefeasible title, which means that it cannot be defeated, revoked or made void, subject to any existing conditions which are contained in the original Crown grant. In normal circumstances when granting title, the government reserves the right to the subsurface which may include the rights to coal, petroleum, natural gas and all minerals, both base and precious. The rights to these substances may be granted by the government separately under different legislation.

The administration of mineral titles in British Columbia, which here excludes Crown granted mineral rights, is covered under the *Mineral*

Tenure Act (the “**Act**”) and the Mineral Tenure Act Regulation administered by the Mineral Titles Branch of the Titles Division of the Ministry of Energy, Mines and Petroleum Resources. The rights and responsibilities of persons involved in the exploration for, development and production of minerals, including the acquisition and maintenance of mineral titles, are contained in the MTA. Those exercising these rights must have a lawful and legitimate mining intent.

To exercise exploration rights under the MTA, a person, whether an individual or a corporation, must first obtain a Free Miner Certificate (FMC). Being a “free miner,” or one who holds a valid FMC, carries both rights and responsibilities. A free miner (or an employee) who is exercising a right under the Act, is entitled to enter private lands, provided those lands are “mineral lands” as defined in section 1 of the Act and are not subject to the restrictions in section 11(2) of the Act, without being in contravention of the *Trespass Act*.

Section 11(2) of the Act stipulates that the afore-mentioned right of entry on mineral lands does not extend to land which is (applicable sections only set out): occupied by a building; and the curtilage of a dwelling house. Aside from land covered by the afore-mentioned restrictions, a free miner is legally entitled to enter upon private property after serving notice to the landowner as per section 19 of the Act.

Courts have provided clarification in those situations where the surface is being used and “land occupied by a building” has been interpreted as the land directly beneath the land occupied by a structure permanently affixed to the ground and “curtilage of a dwelling house” is the area around a residence that is used by that residence or dwelling generally being the 75 metre distance around the residence where the land is defined by gardens, lawns or other clear sign of use by that residence.

In our view, it is possible, but unlikely, that a free miner, would after paying fees under the Act and giving notice to the Society, enter upon the Properties to explore for minerals, unless there was some indication on Galiano that valuable minerals were potentially available under the surface. Even if that were the case, a free miner would be restricted as to the areas of possible access, due to existing buildings and structures (and related signs of use) and related curtilage, as well as the existing easements and covenants on the Properties.

Easements EE21549 to EE21565 and related Rent Charge EE21647

In Favour of: The owners of Lot 70, 71, 77, 78, 79, 80, 85, 86, 92, 93, 95(at that time MacMillan Bloedel Limited)

Description: This, and Easements registered against neighbouring properties in favour of Lot A, were all registered back in the early nineties by MacMillan Bloedel that owned most of the land on Galiano Island at that time, for access reasons, to ensure that no one piece of land was cut-off and had no access into or out of the said lands.

Comments: Section 16 of the charge provides that to the extent access to any Dominant Lot is subsequently provided by a public roadway, the easement granted by this charge will be automatically terminated without further instrument. As such, if all neighbouring properties to Lot A have access to a public road, then this charge is of no force and effect.

If any neighbouring lot does not have access or an ability to have access, then further comments can be provided as to that lot's rights with respect to Lot A. Otherwise, if neighbouring "Dominant Lot" properties have public access, as stated the charge is of no force and effect. Given the historical natures of these easements, the fact that MacMillan Bloedel does not exist anymore, and the large number of properties affected by these easements, it would be difficult and costly in our opinion to remove these registered easements, which by their nature are designed to terminate when no longer applicable.

Covenant EM111655 (and Priority Agreement 111656)

In Favour of: The Crown (Province of BC)

Description: This is a section 219 Covenant under the *Land Title Act* that allows for covenants over land or portions that cannot be built on or used in a particular manner. As a condition of a subdivision grant, the landowner agreed to restrictions on building in the area on the portion of the lands immediately adjacent to Spotlight Creek:

- within 15 meters of the natural boundary, no building or structure to be constructed nor mobile home located; and
- with respect to elevation – no area used for habitation, business or storage of goods damageable by floodwaters can be located within any building at an elevation such that the underside of the floor system is less than 1.5 metres above the natural boundary of Spotlight Creek.

The Landowner may maintain and replace, if necessary, the existing culvert or any replacement which access to the lands is available, and may have vehicle access to the water ponds in Spotlight Creek for emergency use only.

Comments: This covenant only affects building/use in the area immediately adjacent to Spotlight Creek. Given that it is a Section 219 Covenant in favour of the

Crown, it is unlikely this charge could be removed from title (and it runs with the land).

Covenant EM111659

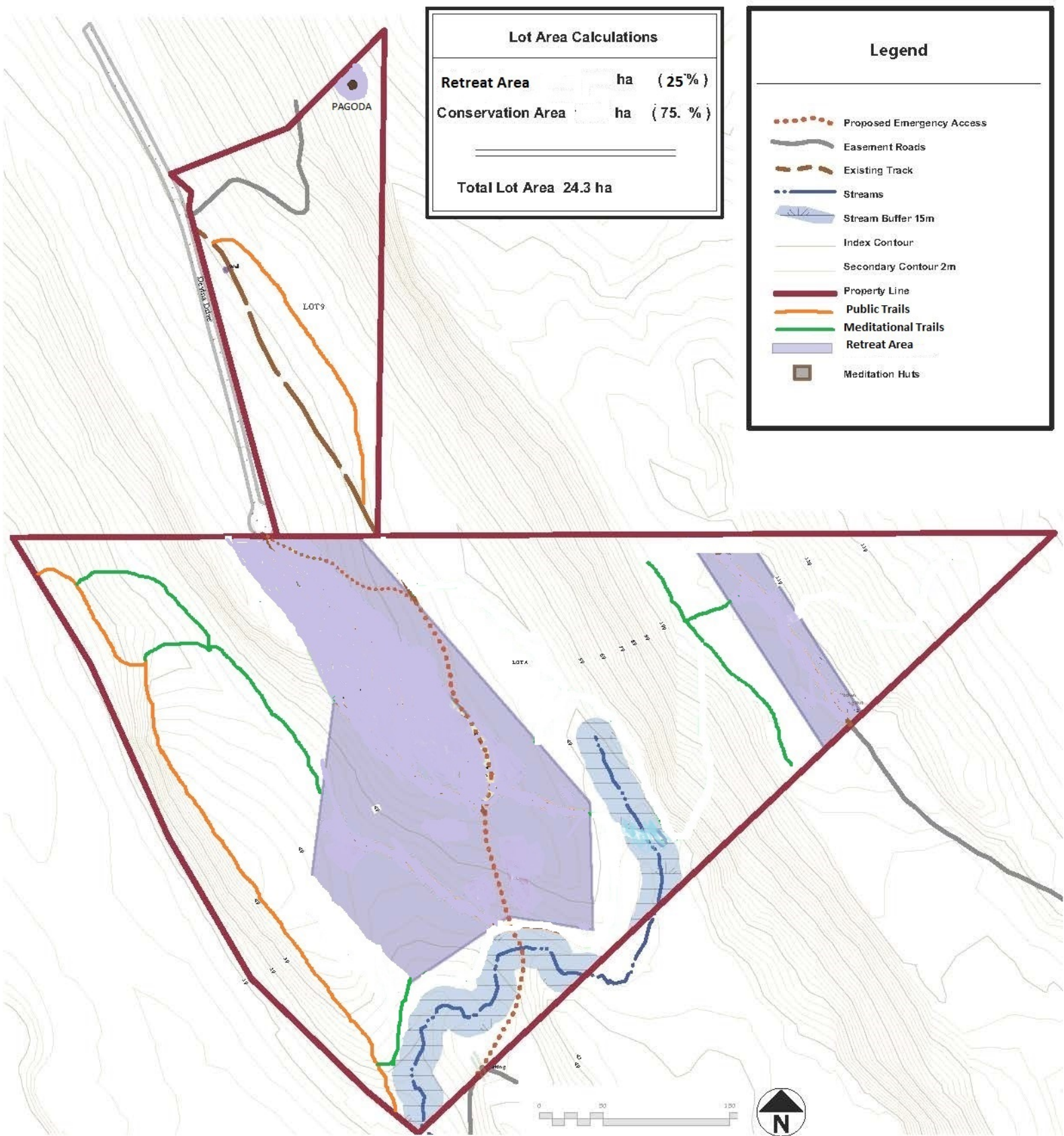
In Favour of: The Crown (Province of BC)

Description: This is a section 219 Covenant under the *Land Title Act* that allows for covenants over land or portions that cannot be built on or used in a particular manner. As a condition of a subdivision grant, the landowner agreed to restrictions on building, such that no building can be built or structures erected, or mobile homes located, in any areas outside of the "Unaffected Areas", which are identified on the Reference Plan attached as Schedule "B" to the Covenant, attached as Appendix "C".

Comments: This covenant affects building/development in all areas of the property which are not classified as "Unaffected Areas". Given that it is a Section 219 Covenant in favour of the Crown, it is unlikely this charge could be removed from title (and it runs with the land).

DUPLICATE INDEFEASIBLE TITLE, TRANSFERS, PENDING APPLICATIONS:

None and none outstanding. No issues to report.



Lot Area Calculations			
Retreat Area	ha	(25%)	
Conservation Area	ha	(75. %)	
Total Lot Area 24.3 ha			

Legend	
	Proposed Emergency Access
	Easement Roads
	Existing Track
	Streams
	Stream Buffer 15m
	Index Contour
	Secondary Contour 2m
	Property Line
	Public Trails
	Meditational Trails
	Retreat Area
	Meditation Huts



Crystal Mountain -
A Society for Eastern and Western Studies

Site Plan 1:4000m
MAY 2017



REQUEST FOR DECISION

To: Trust Fund Board

Meeting Date: November 21, 2017

From: Nuala Murphy

Date Prepared: November 6, 2017

SUBJECT: Bachmann NAPTEP Covenant -Request to Maintain View Corridor

RECOMMENDATION: That the Trust Fund Board approve the request from the landholders of the Bachmann NAPTEP Covenant to remove limbs from five trees and top and girdle three Douglas-fir trees to maintain the view to the ocean, provided that:

- a) a registered professional arborist is employed to carry out all of the work;
- b) the work is to be done outside of nesting season for birds and should minimize impact on surrounding vegetation; and,
- c) woody debris is left on site to decompose naturally.

- 1 PURPOSE:** The landholders of the Bachmann NAPTEP covenant have requested that the Trust Fund Board permit them to trim and remove trees in two “viewscape areas”. The covenant allows for this viewscape maintenance if the covenant holders, Trust Fund Board and Gabriola Land and Trails Trust, provide written approval to the landholder.

2 BACKGROUND:

The Bachmann NAPTEP Covenant on Gabriola Island was registered in March 2011, based on the original covenant that was registered in 2005 and is co-held by the Gabriola Land and Trails Trust (GaLTT). There is a clause in the Bachmann NAPTEP conservation covenant that allows for the view from the house to the water to be maintained.

7.3 *Despite sections 4.1, 4.2 and 4.3, the Owner may, with prior written approval from each of the Covenant Holders not to be withheld unreasonably, delimb or top trees for the purpose of maintaining the view of the water from the existing house site as detailed in the Report.*

The original landholders did not maintain this view corridor and the property changed hands in January 2017. The new landholders would like to restore the view to what it was at the time the covenant was originally registered in 2005. This would involve topping and trimming the trees that have grown and that are now impeding the original view. A photo from the home's living room was not taken at the time of the original baseline so we do not have a photo to compare growth to, but the monitors have been able to comment on how much growth has occurred over the last 17 years. A new baseline map is to be done in the spring of 2018 to better show the existing building locations and septic tanks etc. and to better define the view corridors from the house.

There are two view corridors that may be maintained, as seen from two windows in the living room of the house. Photos showing the current views taken in September 2017 are below.



View Corridor 1: September 2017 view from main living room window of the house

The landholders have requested the following for View Corridor 1:

1. Trim the lower limbs of the three large Douglas-fir trees (1-3 on the picture above) to show maintain the view.
2. Trim the lower right hand limbs from the dead Arbutus tree (4 in the photos above on the left hand side) and leave the rest.



View Corridor 2: September 2017 view from right living room window of the house

The landholders have requested the following for View Corridor 2:

3. Top and girdle the Douglas-fir trees (1-3 in the photo above) to improve the view in such a way as to create wildlife snags and to avoid creating 'candelabra' trees (where trees continue to grow with multiple leaders, needing to be topped again and again over time).
4. Limb the maple on the right hand side (4 on the picture above) to improve the view down to the water, cutting back new growth to open up the view while maintaining the health of this large maple tree.

There are also three dead Arbutus trees along the driveway that are between the house and the workshop (photo, right) that have been assessed by an arborist as danger trees. These trees can be removed without expressed permission from the TFB as per the terms of the covenant. These trees should be kept as tall as is safe to remain as wildlife trees and all wood cut should remain on site to naturally decompose, but may be included in the allowable two cords of firewood per year to be removed as per section 7.2 of the covenant.

7.2 Without limiting the generality of section 7.1, the following rights are expressly reserved to the Owner: ...(f) to remove up to two cords of firewood per year from naturally fallen trees on the Land for the purpose of personal, non-commercial use.



3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: None

FINANCIAL: None

POLICY: None

IMPLEMENTATION/COMMUNICATIONS: Staff will inform the landholders of the Bachmann NAPTEP Covenant and the covenant co-holders, Gabriola Land and Trails Trust, of the Trust Fund Board's decision. The owners are responsible for obtaining a registered arborist to complete the trimming and topping work in a time when there are no birds nesting in the area.

FIRST NATIONS: None

OTHER: Staff recommend that all work be completed by a registered arborist, and in a way that causes the least amount of damage to the trees and surrounding area. Work should also avoid bird nesting times and all wood that is cut should be left on site to naturally decompose. The covenant co-holder, Gabriola Land and Trails Trust, is supportive of the request to maintain the view corridors.

4 RELEVANT POLICY(S): None

5 ATTACHMENT(S): None

RESPONSE OPTIONS

Recommendation: As above

Alternative: That the Trust Fund Board does not approve the request to top and delimb trees in the Bachmann NAPTEP covenant for the purpose of maintaining view corridors.

Prepared By: Nuala Murphy, Property Management Specialist

Reviewed By/Date: Jennifer Eliason, Islands Trust Fund Manager/November 9, 2017



BRIEFING

To: Trust Fund Board **For the Meeting of:** November 21, 2017
From: Staff **Date Prepared:** November 8, 2017
SUBJECT: Regional Conservation Plan Update and Draft Work Plan

PURPOSE: To update the TFB about the progress of the Regional Conservation Plan project and to provide a draft 2018-2020 work plan for discussion.

BACKGROUND:

Draft Regional Conservation Plan (2018-2027)

The Trust Fund Board passed the following resolution at its September Board Meeting:

TFB-2017-026

It was MOVED and SECONDED,

that the Trust Fund Board approve the DRAFT Regional Conservation Plan (2017-2027) as amended and direct staff to refer it to First Nations, local trust committees, the Bowen Island Municipality and partner agencies for review as well as posting it online for feedback from the general public.

ITF Staff have referred the plan as directed and as of the November 21st TFB, staff will have attended all the local trust committee meetings except for Thetis and Gabriola (scheduled for December), completed referrals to First Nations and partner agencies, and posted the draft plan online for feedback from the general public. Staff will also visit the Bowen Island Municipality on November 27th to present the plan. All public, First Nations and partner agency comments have been requested by November 30.

Staff are currently also working to finalize maps for the report and secure contracts for graphic design components. The plan will be edited and finalized in December for approval by the TFB in early 2018.

2018-2020 Work Plan

Because of its ten year timeframe, the Regional Conservation Plan (RCP) does not include action items, but limits its content to goals and objectives. In order to be adaptive and responsive, the RCP proposes implementing three-year work plans to: detail action items, assign timeframes, designate staff resources and provide measures of success. ITF staff have created a draft 2018-2020 work plan for TFB discussion.

ATTACHMENT(S):

1. Draft Regional Conservation Plan 2018-2020 Work Plan

FOLLOW-UP: Staff will incorporate input and finalize the Regional Conservation Plan and the 2018-2020 work plan for approval at the first meeting in 2018.

Prepared By: Kate Emmings, Ecosystem Protection Specialist

Reviewed By/Date: Jennifer Eliason, ITF Manager /November 13, 2017

2018-2020 Work Plan for the Regional Conservation Plan (2018-2027)

Action Item	Timeframe	Measure of Success	Person Responsible
Goal 1. Identify, investigate and communicate about important natural areas to generate action on conservation			
1.1 Identify data that will support better decision making for land securement and land management and collaborate with partners to source and acquire it			
Source property data as outlined in Baseline Report/Management Plan Template and integrate into existing management plans and covenant management/monitoring if appropriate	2019-2020	Effective integration of information into at least 5 management plans	NM
Communicate about special features on TFB properties and covenants	ongoing	number of promotions of special features found on TFB properties and covenants	CO
Develop partnership to complete forage fish mapping	Jan - March 2018		KE/JE
Complete forage fish mapping if partnership established/funding available	April 2018 - March 2020		KE
Explore options for mapping of Bull Kelp	2020		KE
Update TAPIS with SEAR occurrence data every six months	ongoing		KE/Mapping
Update protected areas with BC NGOs Conservation Area Database	Annually		KE
Update TAPIS with Critical Habitat mapping as we are notified of new data	ongoing		KE/Mapping
1.2 Analyse data and update conservation area modelling every three years to identify important conservation areas and important land management strategies on Trust Fund Board managed lands			
Add information on priority conservation lands to database as identified through meetings with partners	2018-2020	Information added to database	KE
Maintain information on priority conservation lands	2019-2020	Information maintained in database	KE
Update conservation modelling with new protected areas and additional data	2020	revised priority areas maps	KE

1.3 Investigate opportunities for protection of important conservation areas with appropriate partners			
Meet with partners and landowners to investigate securement opportunities	ongoing	number of potential securement files opened	KE/JE
Maintain donor database and plan regular outreach activities based on donor reports of those expressing interest in land donation	annual	annual report circulated to Manager and EPS	CO
Continue contact with landowners who have expressed interest in conservation	ongoing	number of potential securement files updated each year	KE/JE
1.4 Share information with partners and others through Islands Trust online data and mapping repositories where practical and through data sharing agreements if needed			
Add existing data to MapIT website as open data	2018	presence of TEM/SEM, Forage Fish & Eelgrass Mapping on the website	KE/Mapping
Add new data to MapIT website as open data	ongoing	presence of new data on MapIT website	KE/Mapping
Share protected areas with BC NGOs Conservation Area Database	annually	annual contribution to database	KE/Mapping
Update Ecosystem Mapping on TAPIS	2018	presence of mapping on TAPIS	KE/Mapping
Update Ecosystem Maps for each LTA	2018	new maps on ITF and Islands Trust websites	KE/Mapping
1.5 Seek opportunities to provide information to land holders to support voluntary conservation initiatives			
Seek and maintain regular contact with conservancy partners to identify opportunities	annually	contact with each conservation partner occurs at least once per year	all
Provide planners and planning and trustee offices with current ITF information on an annual basis	annually	information in Islands Trust offices is up to date	CO
Attend island fairs or events annually	annually	attend 1-2 island fairs or events/year	CO
Work with TAS to investigate outreach opportunities that involve ITF/Islands Trust overlap	2019	ITF material is present at Islands Trust workshops and coordinated outreach occurs	CO

Action Item	Timeframe	Measure of Success	Person Responsible
Goal 2. Strengthen relationships with First Nations to identify and collaborate on shared conservation goals			
2.1 Amend or redraft policies, procedures, plans, document templates and reports to include acknowledgement and consideration of First Nations			
Review existing policies and develop a plan to update to include acknowledgement and consideration of First Nations	January - December 2018	A plan in place identifying specific policies requiring updates	JE
Revise policies that require update	January 2019 - December 2020	All policies requiring revision are approved	JE
Review existing procedures and develop a plan to update to include acknowledgement and consideration of First Nations	January - December 2018	A plan in place identifying specific procedures requiring updates	JE
Develop and revise required procedures	January 2019 - December 2020	All procedures requiring revision and development are approved	JE
Update Baseline Report Template	2018	Updated Baseline Report Template	KE
Review ITF website language to include acknowledgement and consideration of First Nations	2018-2019	Updated website	CO
Develop a language guide that is sensitive to First Nations for all documents and communication	2018	A guide for staff and board members	CO
2.2 Include First Nations place names and/or Traditional Ecological Knowledge (TEK) into property signage where appropriate, as funding permits			
Include First Nations place names/TEK on Fairyslipper Forest signage as a pilot initiative	2018	Signage developed	NM
Include First Nations place names/TEK on signage for Nature Reserves as they are acquired, where appropriate	ongoing	Signage developed	NM
Investigate funding opportunities to incorporate place names/TEK into signage	2018		CO

2.3 Integrate Traditional Ecological Knowledge (TEK) into existing programs as appropriate			
Review current outreach work done with the Penelakut on Thetis and Galiano Islands with a view to incorporating TEK into management of Thetis Island properties.	2018	Appropriate contact list assembled and linkages to existing initiatives are understood	NM
Work with willing First Nations to develop management plan for Moore Hill Nature Reserve and rename property to First Nations place name.	2018-2019	First Nations involvement in management planning process for nature reserve on Moore Hill	JE/NM
Follow up with First Nations who expressed interest in the RCP and meet with their staff or councils, as appropriate, to scope potential collaborations	2018-2019	2-3 meetings	JE
2.4 In consultation with the Islands Trust, source funds and determine a mechanism to support First Nations collaboration (financial and capacity)			
Acquire First Nations art work for use in communications materials	April 2019-March 2020	art pieces secured for use in communications materials	CO
Request increase to base budget to facilitate First Nations collaboration	Sept 2018-March 2019	increase to base budget	JE w/ CF
2.5 Continue to share information and engage with new conservation projects in partnership with First Nations as resources permit			
Offer terrestrial ecosystem mapping data and forage fish mapping to First Nations	2018-2019	Letters sent to all First Nations	KE
Contact First Nations to determine appropriate contacts to receive ITF communications materials (e.g. newsletter, news releases)	2018	First Nations contacts added to Communications List	CO
2.6 Research options for protection of cultural sites and culturally important species			
Explore tools to protect First Nations features (e.g. archaeological sites) and identify suitable lands as appropriate	2019-2020	Identify tools available in conversation with willing First Nations	JE/KE

Action Item	Timeframe	Measure of Success	Person Responsible
Goal 3. Continue to secure and manage Trust Fund Board lands and conservation covenants to maximize ecological integrity			
3.1 Manage Trust Fund Board conservation areas responsibly and strategically for ecological integrity, species and ecosystems at risk, known threats, public safety and protection of identified features using the Trust Fund Board Property Management Strategy			
Update Baseline Report and Management Plan Templates	2018	Templates approved by the Trust Fund Board and posted to website with consistent visual identity	KE/NM/CO
Research a information storage tool (database) to manage property information	Jan-August 2018	Tool identified for storage of property information	NM
Source funds, acquire and implement information storage tool to manage property information	Sept 2018-2019	Property information input into tool/database	NM
Standard property data will be sourced for 5 of the TFB Nature Reserves	2020	5 existing TFB Nature Reserves have basic common data to use as a base for comparison	NM
Evaluate effectiveness of Property Management Strategy	late 2020	Report out to TFB regarding success of Property Management Strategy and/or identify amendments if needed	NM
Evaluate ITF Monitoring Program and make recommendations for efficiencies	2018-March 2019	TFB approval of revised monitoring program	NM/JE
Develop RFP for property monitoring considering succession planning and approved updates to monitoring	2020	Contract in place December 2020 for Jan 1 2021	NM/JE
3.2 Identify and restore damaged ecosystems on Islands Trust Fund managed land where appropriate and feasible			
Continue invasive species management on Nature Reserves and selected covenant areas	ongoing	number of properties with invasive species management each year	NM

Utilize baseline reports and monitoring to identify potential large-scale restoration projects; assess and prioritize based on need, likelihood of success and potential for funding	early 2019	Restoration activities take place on at least 1 Nature Reserve each year	NM/CO
Complete restoration plan for 1 large scale restoration	2020	1 restoration plan in place	NM
Research and secure grants for restoration projects	2019-2020	grant applications submitted for restoration activities	CO
3.3 Using conservation area modelling and the Trust Fund Board's Securement Strategy as guides, conserve land with high levels of biodiversity priorities and manageable threat levels, in nature reserves and through conservation covenants			
Follow-up regularly with high priority landowners who expressed interest	annually	Annual outreach to landowners who have expressed interest in land/covenant donation	CO/JE/KE
Meet with partners to determine mutual conservation priorities and develop strategies for outreach/securement	annually	at least 2 meetings per year with partners to review priorities	JE
Conduct outreach to high biodiversity islets & small islands	2019	mailout and follow up with interested land holder	KE
3.4 Explore increasingly complex strategies for land securement, including those that would protect biodiversity priorities on working landscapes (i.e. agriculture and forestry lands) and those that proactively engage land holders in stewardship activities			
Develop report and hold TFB Session on working landscapes conservation	May-July 2018	Working Landscapes session held at July TFB meeting	KE/JE
Develop Budget request for outcomes of July TFB Meeting	July - Sept 2018	Budget request reviewed at Sept TFB Meeting	KE/JE
Implement outcomes of working landscapes budget request	April 2019-2020	TBD	KE
3.5 Promote Islands Trust Fund land conservation programs to land use planners, decision makers and land holders			
Present at least annually to Trust Council on ITF work/conservation priorities	annually	regular attendance at Trust Council meetings	JE
Present at least annually to LPS on ITF work/conservation priorities	annually	regular attendance at LPS Pro-D Days	JE with others
Actively promote NAPTEP in at least one local trust area each year	annually	NAPTEP mailout and public info session held each year in one LTA	KE/CO

3.6 Participate in significant ecosystem conservation opportunities related to land use planning in collaboration with local trust committees and island municipalities			
Work with Gambier LTC to conclude transfer of Sandy Beach	2018-2019	establishment of Sandy Beach Nature Reserve with a registered conservation covenant	JE/KE
Support staff responsible for producing tool kit for CDF conservation (LPC project - subject to budget approval)	2018-2019	participation in an advisory role in creation of CDF toolkit	KE
3.7 Continue to support land conservation projects of partner agencies through the Opportunity Fund			
Promote the Opportunity Fund to partners at least annually	Ongoing	annual promotion	CO
Award 15% - 20% of Opportunity Fund annually	Ongoing	granting on Opportunity Fund of 15-20% annually	CO

Action Item	Timeframe	Measure of Success	Person Responsible
Goal 4. Continue to build internal and shared organizational strength and resilience to ensure long-term nature conservation in the Islands Trust Area			
4.1 Develop and expand fundraising strategies to support Islands Trust Fund programs			
Based on a fundraising baseline, develop effective fundraising strategy to support RCP goals	2018	updated fundraising strategy	CO
Social media targeted advertising and campaigns	2018-2020	number of conversions	CO
Evaluate targeted fundraising appeal letters on an annual basis	annually	number/amount of donations following appeal letters	CO
Do an E-news at least 4 times per year	ongoing	production of eNews	CO
Create an Opportunity Fund campaign in a year with no acquisition campaign	2019-2020	increase Opportunity Fund by 20% by 2020	CO
4.2 Share funding and learning opportunities with partners working on nature conservation in the Islands Trust Area			
Monthly industry-leader conservancy e-news to conservancy partners	2018-2020	Open and click-through statistics	CO
Host annual island workshops (Planned Giving, NAPTEP, etc). Bring in industry leaders and guest speakers	2018-2020	one workshop held per year	CO/KE/JE
Contribute information about the ITF and its activities in the Islands Trust e-news on a regular basis	2018-2020	Open and click-through statistics	CO
With proceeds from donations and fundraising revenue, continue to operate the Opportunity Fund as a source for start up funds for land protection projects of partner organizations	2018-2020	# Opportunity Grants issued and Opportunity fund amount	CO
4.3 Continue to develop the Islands Trust Fund brand and promote organizational recognition through telling of the Islands Trust Fund story			
Integrate ITF visual identity into remaining communications materials (signage templates, public facing reports, etc.)	2018	all future communications materials have ITF visual identity	CO

Refine covenant and property signs for visual identify and impact	2018	all new signage has new visual identify	NM/CO
Upgrading signage to new logo as funding allows	ongoing	vandalized and redundant signage is replaced	NM
Develop and purchase an image bank for the Islands Trust area (work with TAS)	2019-2020	100 high quality images, including 5 images per nature reserve, with full permissions for ITF publications	CO
Implement celebration events for new covenants and invite media when appropriate	2018-2020	a celebration event is held for each new private land securement	CO
Assess annual targeted fundraising appeal letters and make changes	2018-2020	appeals sent annually	CO
Produce and distribute newsletter at least once a year	Annually	production of newsletter	CO
4.4 Focus, refine and creatively enhance outreach using up to date tools and strategies			
research improvements for donor database functionality	2018	recommendations for improvement of donor database functionality and budget needs	CO
Implement recommendations for improvement of donor database	2019	integration of mailout, receipting, newsletter and e-news functions	CO/CS
Research and recommend improvements for database and e-news functionality	2018	recommendation for E-news improvements that meets FOIPPA standards	CO
Business case for a new ITF website	2019-2020	IT and ITF support 2020 budget request for new IT/ITF website rendered in CSS/mobile responsive platform	CO/JE/CF

4.5 Engage audiences and partners beyond the Islands Trust Area to increase support for species and ecosystem conservation within the region			
Identify target audiences and donors beyond the Islands Trust area islands	2019	audiences identified in Vancouver, Victoria, Vancouver Island, & US	CO
Develop targeted communications for select target audiences	early 2020	targeted communications developed	CO
Implement fundraising strategies with selected targeted audiences	late 2020	implement one pilot targeted fundraising campaign	CO
4.6 Use partnerships and new technologies to enhance efficiencies in Islands Trust Fund operations			
Work with IS department to develop field-based technologies for use in monitoring and site assessment	2018	Field based technologies developed and functional	NM/KE
Work with IS department to store and display property management and conservation priority data for use of ITF staff	2018	ITF staff have access to property management data	NM/KE
4.7 Explore ways in which the provincial interest in preserving and protecting the Islands Trust Area can be manifested in support for the work of the Islands Trust Fund in achieving this object			
Letters to federal MPs and provincial MLAs for fundraising campaigns protecting Coastal Douglas-fir ecosystems	ongoing	number of letters sent to MPs and MLAs	JE/CO
Advocate for ITF name change	ongoing	legislation developed for name change	JE/CF



BRIEFING

To: Trust Fund Board **For the Meeting of:** November 21, 2017
From: Crystal Oberg **Date Prepared:** November 9, 2017
SUBJECT: Trust Fund Board Elevator Pitch and Summary

PURPOSE: For information and discussion.

BACKGROUND: At the October 2, 2017 Trust Fund Board retreat, board members identified the need for a pithy, short, exciting summary document to reference when communicating with potential donors and supporters.

The following guidelines were used in the development of the attached Elevator Pitch and Summary:

Elevator pitch technique summary

1. Identify the goal – the objective of your pitch
2. Explain what you do – start by describing what your organization does – focus on the problems you solve and the people you help, add statistics that shows the value in what you do
3. Communicate your USP (unique selling proposition) – what makes you, your org unique, communicate this after you talk about what you do
4. Engage with a question - e.g. what do they understand about conservation/region

ATTACHMENT(S):

1. Trust Fund Board Elevator Pitch and Summary

FOLLOW-UP: Optional email feedback and edits to Communications and Fundraising Specialist, Crystal Oberg at coberg@islandstrust.bc.ca.

Prepared By: Crystal Oberg

Reviewed By/Date: Jennifer Eliason, November 9, 2017

Trust Fund Board Summary and Elevator Pitch

What and Where – The Islands Trust Fund (ITF) works with partners to conserve over 1,200 hectares of land from the northern Gulf Islands of Denman, Hornby and Lasqueti down to the southern Gulf Islands and into Howe Sound. This area is legislatively designated as the Islands Trust Area and known as the Islands in the Salish Sea.

How – As pressure on the islands natural ecosystems continue to mount, the ITF is collaborating with non-profit land trusts and First Nations to update the science-based Regional Conservation Plan to protect the best of what's left – the pieces of land that are most important to the region's ecosystems and wildlife.

Why – With more than 3 million people in the surrounding urban areas, the Gulf Islands are the gateway to some of the rarest and most vulnerable ecosystems in Canada. These much loved islands and islets are home to over 100 species at risk, many of which live nowhere else in Canada and are under increasing pressure from habitat loss and climate change.

Pulling it All Together – Elevator Pitch - Protecting the Islands in the Salish Sea

The Islands Trust Fund (ITF) works with landholders living on the Gulf and Howe Sound Islands in the Islands Trust Area to permanently protect properties as nature reserves or conservation covenants. The ITF's reputation as an effective land conservation organization and responsible land manager has grown steadily since its creation in 1992, with over 100 protected places and 1,200 hectares now permanently protected.

The ITF is unique in its ties to a local government and the long-term stability provided by the support of the Islands Trust. The operations of the Islands Trust Fund are funded by the property tax revenue of the Islands Trust, allowing the land conservancy to dedicate every donation directly to land conservation projects and supporting local non-profit island conservancy partners.

The Islands Trust Area is also unique in the richness of biodiversity - home to over 25% of the Coastal Douglas-fir zone, some of the last remaining Garry oak ecosystems and 18% of the Province's endangered, threatened or extirpated species. For everyone who loves and enjoys the Islands in the Salish Sea, our nature sanctuaries and conservation covenants preserve these special places for all British Columbians.

Background

The **mission of the Islands Trust Fund** is to protect special places by encouraging, undertaking, and assisting in voluntary conservation initiatives within the Islands Trust Area.

The **vision of the Islands Trust Fund** is that the islands and waters of the Strait of Georgia and Howe Sound will be a vibrant tapestry of culture and ecology where humans live and work in harmony with the natural world. This special place will have a network of protected areas that preserve in perpetuity the 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.

The Islands Trust Fund has **a strong desire and vision for developing improved relationships with First Nations**, and recognizes there is much to learn from First Nations' about their knowledge of and connection to the land and waters of this region. The Islands Trust Fund shares the commitment of the Islands Trust to change its organizational approach to relations with the First Nations with interests in the lands and waters in the Trust Area. The goal is to move beyond formality and have interactions rooted in a sincere and genuine relationship of mutual respect and collaboration.

TFB RETREAT - OCT 2, 2017

TOPICS FOR FOLLOW-UP DISCUSSION

Province

Define and frame “our ask” of the province:

I.e.: Name change

+ governance amendments

+ funding request

+ other? (e.g. refinements to NAPTEP)

....frame as “renewal”?, modernizations”?

Develop funding request

- support for property management and restoration?
- fund for covenant management and defence?
- endowment for acquisitions?
- other?

Prepare ground

- develop primer to tell story – distinctiveness/significance/vulnerability of region (SEAR etc)
- compile info on how ITF aligns with and supports provincial objectives
- identify and engage champions (MLAs?)
- develop active support from island conservancies and other partners
- time-lines?

Work with EC to ensure strong TFB involvement

- in preparing legislative change request
- in communicating with / presenting to the province

Communications

Island communities:

- identify and attend island events (staff/board)
- other?

Non-resident property owners and visitors:

- identify ways to connect

Regional districts

- e.g. at annual meetings through protocols with LTCs

LTCs

- more active info sharing by chairs at LTC meetings

Property holders

- connecting with those holding land with special values

- reaching out to land holders who might be considering legacies

New partnerships in conservation

- involvement in Environmental Farm Plan program?
- projects with other organizations for multiple objectives, e.g. conservation + farming or housing

Board activity

Engagement between meetings?

-working groups (consider requirements for staff support)?
-attending on-island events?
-liaison with other IT entities?
-contact with potential donors?
-building relationships with partners?
-other roles?

Increased honorarium for increased activities?

Other issues

First Nations – *implementation of RCP*

Fundraising – *for future discussion?*

Prepared by Tony Law from notes taken by Jennifer Eliason



Public Acquisitions Update November 21, 2017

Property Name and Island	Date (yyyy/mm/dd)	Notes
CROWN LAND ACQUISITIONS		
FREE CROWN GRANTS		
	2007/05/30	ON HOLD 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.
	2010/09/24	ON HOLD 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.
	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 archaeological sites, including a fish weir and looking at the subject Crown land. Date set for July 16 th , but trip later cancelled.
	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.
	2017/11/03	The Ministry of Forests, Lands, Natural Resource Operation and Rural Development is proposing to establish protection of DL 60 by amending the CDF Order of the Land Act.
EXCEPTIONAL CROWN LAND CASES		



Public Acquisitions Update November 21, 2017

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 <i>Land Act</i> 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 <i>Land Act</i> 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 acquisitions 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	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



Public Acquisitions Update November 21, 2017

(Hermanutz-Innes proposal) (Denman) 2.55 ha.		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.
	2017/05/22	Landowners informed ITF rezoning is complete and they wish to proceed with land donation.
	2017/06/07	Draft transfer agreement provided to landowners for review
	2017/07/18	It was MOVED and SECONDED that the Trust Fund Board direct a board member to sign a transfer agreement between the Trust Fund Board and the owners of Lot 17, Section 6, Denman Island, Nanaimo District, Plan 6404 PID 005-851-122 and authorize staff to move forward with the transfer of approximately 2.54 hectares of this property, using section 99 of the Land Titles Act.
	2017/09/05	Landowner working with surveyor, notary and credit union to prepare land for transfer.
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 SCRDC 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.



Public Acquisitions Update November 21, 2017

	2016/02/10	Draft Bylaws for DL 696 received.
	2017/03/02	Covenant sent for legal review.
	2017/04/13	Revised covenant draft sent to TLC and SCCA. Comments received from both agencies.
	2017/08/31	Edits made to covenant and reviewed by legal. Draft 5 sent to TLC and SCCA for review. TLC has no further comment; awaiting SCCA comment. Both TLC and SCCA have requested a site visit.
	2017/09/07	Draft baseline report received from the applicant. Under review.
Current Total TFB Acquisitions:		27

PUBLIC COVENANTS UPDATE
November 21, 2017

Property Name and Island	Date (yyyy/mm/dd)	Notes
NAPTEP COVENANTS		
<i>24 NAPTEP Covenants on title, 1 current application.</i>		
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.
	2017/04/24	Draft covenant sent for legal review.
	2017/05/01	Field work for baseline report completed and report underway.
	2017/05/16	Legal review received.
	2017/06/21	Draft baseline report received and reviewed by ITF staff. Currently under review by landowner and NALT.
	2017/07/13	Revised covenant sent to landowner and NALT for review with suggested timeline to approve Covenant for Sept 26 TFB meeting. Owner has elected to take a bit more time to review with her family and has agreed to submit it after the NAPTEP deadline for 2017 (2018 tax savings).
REGULAR COVENANTS UPDATE		
<i>(51 regular covenants on title, 1 regular public covenants in progress, 3 in-camera covenants in progress.)</i>		
Brooks Point Covenant South Pender	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



ISLANDS TRUST FUND

PUBLIC COVENANTS UPDATE November 21, 2017

Property Name and Island	Date (yyyy/mm/dd)	Notes
Island (1.17 ha, 6.02 ha if combined with surrounding covenants)		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.
	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.

PUBLIC COVENANTS UPDATE

November 21, 2017

Property Name and Island	Date (yyyy/mm/dd)	Notes
	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.
	2017/09/07	Brooks Point covenant revised and reviewed by legal and HAT.
	2017-09-21	Revised Brooks Point covenant sent to CRD Parks for review
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



PUBLIC COVENANTS UPDATE November 21, 2017

Property Name and Island	Date (yyyy/mm/dd)	Notes
		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 conservation covenant as a condition. Staff met with landowners to review covenant template. Site visit scheduled.
	2016/04/06	ITF Manager and Planner Stockdill visited 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 4 th .
	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 including 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.
	2017/04/04	It was MOVED and SECONDED 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.
	2017/06/26	Landowners submitted new Conservation Proposal for transfer of land instead of covenant.
	2017/07/18	It was MOVED and SECONDED 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.
	2017/11/01	CMS provided update with revisions to proposal. Covenant proposal now withdrawn completely.

PUBLIC COVENANTS UPDATE
November 21, 2017

Property Name and Island	Date (yyyy/mm/dd)	Notes
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.
	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.
	2017/03/15	Final Baseline Report received for TFB consideration.
	2017/03/20	Final Management Plan received for TFB Consideration.



ISLANDS TRUST FUND

PUBLIC COVENANTS UPDATE November 21, 2017

Property Name and Island	Date (yyyy/mm/dd)	Notes
	2017/05/30	TFB approves Management Plan and Covenant.
	2017/05/31	ITF staff submit the Covenant to ALC staff for approval.
	2017/06/19	ITF staff made ALC edit and submitted the covenant for registration pending receive of DCA signature.
	2017/09/19	Covenant registered on land title. Website updated, news release pending.
ITF NATURE RESERVES WITH COVENANTS OUTSTANDING		
<i>(22 Nature Reserves have covenants, 5 Nature Reserves are without covenants, 1 TFB Nature Reserve covenant (proposed) in progress .</i>		
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).
Total	75 covenants registered	



**TRUST FUND BOARD
BRIEFING**

DATE: November 8, 2017

TO: Trust Fund Board

BOARD MEETING DATE: November 21, 2017

SUBJECT: Communications and Fundraising Report

PUBLICITY

Date	RCP/FUAL Action Item	Activity/Event
Oct - Nov	More active promotion of services ITF provides in the Trust Area	Social Media Update: Facebook: 259 Page Likes, (10 per cent increase), 723 people reached with most popular posts (The Tragically Hip's Connection to the Canadian outdoors - 5 clicks, reactions, comments, shares). 580 people reached with 2nd most popular post, (Love this! Volunteers are the heart of conservation, congrats for braving the weather – 13 clicks, reactions, comments, shares) Twitter: 747 followers (6 per cent increase) Actions taken to increase engagement: Facebook: 24 posts/ likes / shares Twitter: 25 tweets/ re-tweets
Oct - Nov	More active promotion of services ITF provides in the Trust Area	Issued news release for Settlement Lands covenant
Oct - Nov	More active promotion of services ITF provides in the Trust Area	Social media outreach: Giving Tuesday (Nov. 28) social media and e-news campaign
Oct - Nov	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) Issued Conservancy e-news with draft RCP for feedback, Ministry of Forests, Lands, Natural Resource Operations and Rural Development CDF deadline for input and Giving Tuesday promotions.

OTHER COMMUNICATIONS

Date	RCP/FUAL Action Item	Activity/Event
Oct - Nov	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: Met with conservancy partners to finalize Fairyslipper Forest communications plan, next steps and project completion fundraising strategy
Oct - Nov	More active promotion of services ITF provides in the Trust Area	Social media outreach: Giving Tuesday (Nov. 28) social media and e-news campaign
Nov	More active promotion of services ITF provides in the Trust Area	Send e-news to subscribers and conservancies (RCP draft plan feedback, Giving Tuesday)
Oct - Nov	More active promotion of services ITF provides in the Trust Area	Website updates of links and pages - RCP draft plan feedback banner - RCP webpages updates - Links (all TFB webpages) - Update First Nations references on all ITF webpages - Our publications and ITF annual report
Oct - Nov	More active promotion of services ITF provides in the Trust Area	Produce annual holiday cards and annual giving appeals for early December
Oct - Nov	More active promotion of services ITF provides in the Trust Area	Provided Denman Trustee with ITF stats for Denman article on NAPTEP options for the trust area

UPCOMING COMMUNICATIONS

Date	RCP/FUAL Action Item	Activity/Event
Dec - Jan	Objective 4. Work with partner organizations to acquire at least 20 ha. of publicly accessible nature reserve on Thetis Island	Fairyslipper Forest campaign: prepare January 2018 announcement and celebration events
Dec - Jan	More active promotion of services ITF provides in the Trust Area	Develop news releases and communications for pending ITF conservation covenants
Dec - Jan	More active promotion of services ITF provides in the Trust Area	Website updates of links and pages - Ongoing as necessary
Dec - Jan	More active promotion of services ITF provides in the Trust Area	Explore donor database and e-news technology for improved functionality
Dec - Jan	More active promotion of services ITF provides in the Trust Area	Begin design of the final RCP for distribution and promotions of ITF work. Begin developing the public facing summary RCP brochure.

FUNDRAISING REPORT

Active Funds

Fund	Amount Raised (2016/17)	Available Funds in Account
Opportunity Fund	\$1,318	\$26,932
Covenant Management and Defense Fund	\$43.18	\$38,995.47
Thetis Island Acquisition Fund	\$242,250.47*	\$281,225.21*

*includes funds secured for Fairyslipper Forest, collected pledges, MOTI grant and interest

Other Fundraising Activity

Date	RCP/FUAL Action Item	Activity/Event
Oct - Nov	Objective 4. Work with partner organizations to acquire at least 20 hectares of publicly accessible natural park or nature reserve on Thetis Island	Continue to review funding opportunities for First Nations participating in Moore Hill management planning
Oct - Nov	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: Update Fairyslipper Forest communications plan with revised timelines and propose signage, trail and celebration ideas
Noev-Dec	RCP Goal 6. Support and enhance the work of conservation partners working in Islands Trust area	Plan annual giving and holiday donor appeals for Opportunity Fund

PREPARED BY: Crystal Oberg

REVIEWED BY: Jennifer Eliason /November 10, 2017



BRIEFING

To: Trust Fund Board **For the Meeting of:** November 21, 2017

From: Staff **Date Prepared:** November 6, 2017

SUBJECT: Property Management Report November 2017

Current Property Management Activities

ISLAND	PROPERTY	DESCRIPTION
All	All	All follow up correspondence related to 2017 Monitoring has been sent out.
Denman	All 3 TFB Nature Reserves	Invasive species removal and trail clearing, sign installation, tree caging for forest restoration continues.
Denman	Morrison Marsh Nature Reserve	Questionnaire developed and planning for an open house for public consultation for a revised management plan by April 2018.
Gabriola	Elder Cedar Nature Reserve	Construction set to being on boardwalk around the large western redcedar tree in late November. New contract to complete a boardwalk over a wet area on one section of the existing trail.
Galiano	Laughlin Lake and Vanilla Leaf Land Nature Reserves	Invasive species removal and trail clearing in progress
Lasqueti	John Osland Nature Reserve	Riparian restoration and nesting box maintenance in progress
North Pender	Medicine Beach Nature Sanctuary	Questionnaire developed and planning for an open house for public consultation for a by April 2018

2017-2018 Contracts

ISLAND	PROPERTY	DESCRIPTION	CONTRACTORS
All	All except: Horton Bayvairy	Monitoring contract	Chris Ferris
Denman	All 3 TFB Nature Reserves	Invasive species removal, restoration, planting and monitoring	Denman Island Conservancy
Denman	Morrison Marsh Nature Reserve	Management Plan revision and Species at Risk surveys	Woodland Native Plant Nursery
Gabriola	Elder Cedar Nature Reserve	Trail maintenance and boardwalk building	Gabriola Land & Trail Trust
Gabriola	Elder Cedar Nature Reserve	Boardwalk Design	Topographics
Galiano	Laughlin Lake and Vanilla Leaf Land Nature Reserves	Invasive Removal and Trail clearing	Galiano Conservancy Association

Galiano	Trincomali Nature Sanctuary	Bird Survey	Habitat Acquisition Trust
Lasqueti	John Osland Nature Reserve	Riparian Restoration and nesting box maintenance	Lasqueti Island Nature Conservancy
Mayne	Horton Bayviary Nature Reserve	Monitoring contract and removal and disposal of invasive species	Mayne Island Conservancy
North Pender	Medicine Beach Marsh Nature Sanctuary	Dogipot containers maintenance and waste collection	Pender Islands Waste Management
North Pender	Medicine Beach Marsh Nature Sanctuary	Management Plan revision and Species at Risk surveys	Woodland Native Plant Nursery
Salt Spring	Cyril Cunningham Nature Reserve	3 days of Species at Risk surveys primarily looking for lichens and mosses	Salt Spring Island Conservancy
Salt Spring	McFadden Nature Sanctuary	Removal and disposal of invasive species, Heron survey	Salt Spring Island Conservancy
Salt Spring	My Whim Covenant	Yellow iris and Scotch broom removal	Coastal Alive Recreational & Ecological Services

Prepared By: Nuala Murphy, Property Management Specialist

Reviewed By/Date: Jennifer Eliason, Manager/November 10, 2017

Trust Fund Board Budget Tracking 2017-2018

GL	Description	Budget	Revenue	Total Available	Spent	Remaining	% Remaining	Additional Committed Funds
50700-210	Admin Support Services	\$ 184,005		\$ 184,005	\$ 88,238	\$ 95,767	52%	
54500-210	Communications	\$ 13,000		\$ 13,000	\$ 5,134.48	\$ 7,866	61%	\$ 1,575
56000-210	Contingency	\$ 2,500		\$ 2,500		\$ 2,500	100%	
61100-210	Board Honoraria	\$ 8,000		\$ 8,000	\$ 4,150	\$ 3,850	48%	
61200-210	Board Meeting Expense	\$ 10,000		\$ 10,000	\$ 6,310	\$ 3,690	37%	
61210-210	Board Training & Conferences	\$ 2,000		\$ 2,000	\$ 1,998	\$ 2	0%	\$1,200
61300-210	Property Management	\$ 65,000		\$ 65,000	\$ 45,204	\$ 19,796	30%	\$ 19,371
61500-210	Conservation Planning / Land Securement	\$ 18,000		\$ 18,000	\$ 7,318	\$ 10,682	59%	\$ -
63000-210	Legal	\$ 15,000		\$ 15,000	\$ 6,023	\$ 8,977	60%	\$ 4,600
61600-210	Ecosystem Mapping	\$ 15,000		\$ 15,000	\$ 15,744	\$ (744)	-5%	\$ 1,747
80300-210	Mobile Devices	\$ 1,500		\$ 1,500	\$ 918	\$ 582	39%	
81300-210	Training & Conferences	\$ 7,000		\$ 7,000	\$ 2,142	\$ 4,858	69%	
81305-210	Travel for Training	\$ 2,500		\$ 2,500	\$ 19	\$ 2,481	99%	
82300-210	Travel	\$ 4,000		\$ 4,000	\$ 1,986	\$ 2,014	50%	
		\$ 347,505	\$ -	\$ 347,505	\$ 185,183	\$ 162,322	47%	\$28,493
Opening Balance								
	Alton Maintenance Account	\$ 53,482	\$ 9,322	\$ 62,803	\$ 2,100	\$ 60,703		\$ 425
	Ruby Alton Endowment Fund			\$ 135,479				
	Opportunity Fund	\$ 34,144	\$ 2,819	\$ 36,963	\$ 9,396	\$ 27,566		\$ 634
	Covenant Mgmt and Defence Fund	\$ 102,276	\$ 48	\$ 102,324	\$1	\$ 102,322		
	Lasqueti Island Acq Fund	\$ 33,345	\$ 10	\$ 33,354	\$0	\$ 33,354		
	Gambier Island Acq Fund			\$ 116,705				
	Morrison Waxler Legacy Fund	\$ 20,062	\$ 4	\$ 20,066	\$0	\$ 20,066		
	Thetis Island Acq Fund	\$ 45,043	\$ 242,316	\$ 287,359	\$6,068	\$ 281,291		all
	McFadden Creek	\$ 24,327	\$5	\$ 24,332	\$0	\$ 24,332		\$ 900