



Regional Planning Committee Agenda

Date: Friday, July 24, 2026
Time: 10:00 am - 3:00 pm
Location: Electronic Zoom Meeting

Pages

1. **CALL TO ORDER**
2. **AGENDA**
 - 2.1 **Review of the Agenda**

Late items, new items and re-ordering of the agenda
 - 2.2 **Approval of Agenda**
3. **PUBLIC COMMENT PERIOD**
4. **DELEGATIONS**
 - 4.1 **Maxine Leichter - Friends of the Gulf Islands Society** 4 - 4
5. **CORRESPONDENCE**

None.
6. **ADMINISTRATIVE COORDINATION**
 - 6.1 **Draft Minutes of Previous Meetings**

For review and approval

 - 6.1.1 **Regional Planning Committee Draft Minutes of May 1, 2026 Regular Meeting** 5 - 11
 - 6.2 **Resolutions Without Meeting**

None.
 - 6.3 **Follow up Action List** 12 - 15

For review
7. **BUSINESS - WORK PROGRAM ITEMS**
 - 7.1 **Freshwater Atlas Updates and Timeline - Briefing** 16 - 17

For information.

7.2	Freshwater Footprint Gabriola Case Study into the Official Community Plan Review - Briefing	18 - 19
	For information.	
7.3	Monitoring Progress on Ecosystem Protection in Land Use Planning - Initiative 3.2.4 Update - Request for Decision	20 - 132
	1. That the Regional Planning Committee forward this Request for Decision and its attachments to Islands Trust Council recommending that Islands Trust Council:	
	• Receive the <i>Species at Risk - State of the Islands</i> report; • Endorse staff use of the <i>Species at Risk - State of the Islands</i> report, Land Information Screening Tool, and the model natural environment Development Permit Area as operational technical inputs when advising Local Trust Committees and preparing bylaw updates; • Endorse staff use of the Terms of Reference for Professional Environmental Assessment Reports as a staff operational standard; • Request staff to prepare an internal communications policy to improve how the methodology and rationale behind the Land Information Screening Tool are communicated in staff reports, presentations, and related projects; • Request staff to expand and refine the Land Information Screening Tool content in the Housing Options Toolkit by adding a more technical summary of the tool's methodology, rationale, and intended use to complement the current plain-language version posted online as Tool 4 - Land Information Screening Tool.	
	2. That the Regional Planning Committee request staff to draft a business case with options for retaining ongoing biological expertise.	
8.	BUSINESS - OTHER	
8.1	Major Project Work and the Regional Planning Team - Briefing	133 - 136
	For information.	
9.	BUSINESS - NEW	
10.	WORK PROGRAM	137 - 140
	For review and referral to Trust Council before each quarterly TC meeting	
11.	NEXT MEETING	
	The next Regional Planning Committee regular meeting is September 25, 2026 at 10 a.m. to 3 p.m.	
12.	CLOSED MEETING	
	If desired:	
	That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90, (quote the pertinent section here, for example, (1)(a) personal information about...) and that the recorder and staff [attend/not attend] the meeting.	

13. RISE AND REPORT

If desired

14. ADJOURNMENT

*Approximate time is provided for the convenience of the public only and is subject to change without notice.



Info@friendsofthegulfislands.ca

<https://www.friendsofthegulfislands.ca>

July 13, 2026

**Friends of the Gulf Islands Society
Proposed Delegation for the Regional Planning Committee July 24, 2026**

We wish to convey our concern regarding gaps identified by the biologist Patricia Woodruff in her presentation on February 6, 2026 before this committee. She pointed out serious deficiencies in data, policies and trust regulatory documents. It does not seem possible for the Islands Trust to conform with its mandate to protect the natural environment unless these gaps are filled. Here are some significant points as they appeared in her slide show.

Data Gaps

- Used provincial data to assess populations on each island
 - 16 different species at risk populations declining/disappearing
 - 11 populations more persistent, many species with unknown trends, no recent data
- (It is not possible to protect at risk species if we don't know where they are)**

Other Gaps

- Current Riparian Area DPAs not updated to 2019 regulation change
 - Acquire new mapping layers, better match with sensitive ecosystems
 - Critical habitat not protected
 - Format of professional reports not consistent
- (It is not possible to protect at risk species if the staff doesn't know where they are and professional reports do not indicate where they are.)**

New Policy Guidelines Needed

- Status of population related to amount of protection available.
- At least 4 cases where development was direct impact
- To address challenges:
 - Improve professional report requirements
 - Update DPAs and include species at risk protections
 - Information available for planners

(This reinforces findings above.)

Trustees tell us they can protect the environment while managing continued growth. If that is true, we urge you to take action on all of these items.



Regional Planning Committee Minutes of a Regular Meeting

Date: May 1, 2026
Location: Electronic Meeting

Members Present: Mairead Boland, Saturna Island Local Trustee, Chair
Sam Borthwick, Denman Island Local Trustee, Vice Chair
Tobi Elliott, Gabriola Island Local Trustee, Executive Committee Representative
David Graham, Denman Island Local Trustee
Aaron Campbell, North Pender Island Local Trustee
Laura Patrick, Salt Spring Island Local Trustee (ex officio)

Member Regrets: Aaron Campbell, North Pender Island Local Trustee

Staff Present: Stefan Cermak, Director, Planning Services
William Shulba, Senior Freshwater Specialist
Rob Kroeker, Planning Services Administrative Assistant / Recorder

1. CALL TO ORDER

Chair Boland called the meeting to order at 10:07 a.m. and acknowledged that participants of the meeting were attending all across the territories of the Coast Salish peoples.

2. AGENDA

2.1 Review of the Agenda

One new item was presented for consideration:

- Add Minor Projects Criteria Request For Decision to agenda section 8, Business - Other

Trustee Borthwick joined the meeting at 10:12 a.m.

2.2 Approval of Agenda

By general consent the Regional Planning Committee approved the agenda as amended.

3. PUBLIC COMMENT PERIOD

No members of the public were in attendance.

4. DELEGATIONS

None.

5. CORRESPONDENCE

5.1 2026-02-13 Chair Patrick Re: Bylaw Compliance and Enforcement Policy Amendments Feedback

Received for information.

6. ADMINISTRATIVE COORDINATION

6.1 Draft Minutes of Previous Meetings

For review and approval.

6.1.1 Regional Planning Committee Draft Minutes of Feb. 6, 2026 Regular Meeting

Chair Boland suggested that the word “less” in a point on p. 9 of the agenda be amended to “loss” so that the phrase reads “no net loss”.

By general consent the Regional Planning Committee approved the minutes as amended.

6.2 Resolutions Without Meeting

None.

6.3 Follow-up Action List

Director Cermak noted that the Follow-Up Action List lacked items for completion dated later than July 2025, and is being updated by staff. Committee discussion included:

- send a new version to Regional Planning Committee when updates are completed
- Freshwater Sustainability Strategy and Minor Project Criteria are key items to add to the list

7. BUSINESS – WORK PROGRAM ITEMS

7.1 2025/26 Annual Report – Approval of Regional Planning Committee Section – Request For Decision

RPC 2026-005
It was MOVED and SECONDED,

that the Regional Planning Committee approves the attached text for inclusion in the 2025/26 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

CARRIED

7.2 Change of Date for Regional Planning Committee November Meeting – Request For Decision

Committee discussion included:

- the Request for Decision is from Executive Committee
- a motion should be modified to reflect that it comes from Regional Planning Committee

RPC 2026-006

It was MOVED and SECONDED,

that the Regional Planning Committee cancel the November 27, 2026 Regional Planning Committee meeting and schedule a special meeting on January 8, 2027.

CARRIED

7.3 Communication Summary and Options for Land Information Screening Tool - Report

Senior Freshwater Specialist Shulba delivered the report, noting that it contemplates Regional Planning Committee's request for staff to consider methodology and propose options for communications about the Land Information Screening Tool. Committee discussion included:

- there has been reputational harm to the Gabriola Island Local Trust Committee and its ability to pursue its Official Community Plan project due to one of the tool's maps being circulated in the community without context
- a trustee thinks that communications should be paired with a formal engagement process to build community trust
- staff should return with options about how to do further this initiative in a co-developed, island-based manner with the community
- pursuing a communications plan while lacking confidence in the tool itself is challenging
- consider putting the tool on the projects list as something that Regional Planning Committee can make recommendations for
- ask Trust Council to give Regional Planning Committee direction to oversee the delivery of changes to the tool
- more effort should be put into ground truthing the layers and data
- a trustee suggests this tool is about increased density, and would prefer to shift the focus to what can be protected
- the implementation section on p.39 should be included in communications about the tool, particularly that "the LIST is a decision-support tool and not a regulatory instrument. Its outputs are intended to inform [...] rather than to prescribe"

- the step from layers and maps, to weighting information within the tool, is a crucial area for input
- step back and proceed more slowly, with any map produced having lots of discussion before entering the public domain
- members of the public will likely use the tool to zoom in to their lot
- use cases will help demonstrate how the tool can be used otherwise
- some weighting determinations are protected practices for biologists, or other professionally credentialed judgments, called type 1 data
- community involvement and values-based decision-making can inform type 2 and 3 data layers
- the groundwater wells layer draws frustration about inaccuracy
- a GIS tool from the previous term with the live ability to implement participant decisions and change weighting in real time allowed collaboration with the community and working groups
- how often is the tool being updated, and how are inaccuracies dealt with?
- trustees have a responsibility to direct how Islands Trust does work
- the tool was a staff project that went into use and backed other work without passing an approval process from trustees
- the effect is that this tool supports preconceptions that staff are pushing changes on the islands from far away
- this tool is about understanding growth trends and projections in support of Strategic Plan initiative 2.1.2: developing a growth management framework
- it is also a bridge to evaluating ecosystem health, resiliency, and disturbed areas, supporting Strategic Plan direction 3.2: improve understanding and monitoring of ecosystem health
- this tool must identify both opportunities and constraints for development
- understand what we can accomplish in-house and what can be achieved via relationships such as with Dr. Tara Martin's Conservation Decisions Lab
- Bowen Island Biodiversity Plan is an example of a spatial tool with integrated conservation values, which informed Bowen's Official Community Plan
- suitability for protection should be prioritized and demonstrated
- remove communications suggestions that the tool is for increasing density, because it is a broader tool for planners
- relative weighting of layers could be tweaked towards ecosystem resilience, but may be influenced by the need for input by a qualified professional
- this initiative is a base layer for resiliency and ecosystem health indicators as a way of understanding the land and the social factors influencing it

The meeting recessed for lunch at 11:59 a.m., and resumed at 12:29 p.m.

7.4 Work Plan Update – Request For Decision

Chair Boland guided discussion to the Work Plan. Director Cermak introduced the Request for Decision. Committee discussion included:

- the Land Information Screening Tool is part of a larger project of developing tools for ecosystem resilience planning
- the tool has potential to bring together information into a values-based mapping framework
- the tool is not new work and falls under Strategic Plan key initiative 2.3.2: implement the Housing Strategic Action Plan
- the tool requires more development before further staff implementation
- it does not account for social and political contingencies of its work products, which is the area of expertise of trustees
- sufficient elected official oversight and deliberation is sought
- viewing what tools other jurisdictions have could help provide clarity
- a workshop could seek input and opinions of trustees to potentially broaden the scope and use of the Land Information Screening Tool
- Trust Council could be the body to explore or endorse more robust use of the tool
- define clearly what the tool is for, whether it is achieving those aims, and work on an ongoing framework for its maintenance and use
- demonstrate how the community would be engaged in weighting and use if the tool were informing development of an Official Community Plan
- Regional Planning Committee has a full suite of active projects
- growth management is already on future projects but can be prioritized
- tool development work could be the key action for implementing the Housing Strategic Action Plan, if this is placed on the work program
- potential exists for working with other partners who have developed demonstrable tools, such as Bowen Island Conservancy or Dr. Tara Martin's UBC Conservation Decisions Lab

RPC 2026-007

It was MOVED and SECONDED,

that the Regional Planning Committee amends its active projects list by replacing completed Trust Council Strategic Plan Key Initiative 1.2.3 – *Improve bylaw enforcement policies and procedures to be administratively fair, reasonable and transparent with the aim of restoring public confidence*, with Trust Council Strategic Plan Key Initiative 2.3.2 – *Implement the Housing Strategic Action Plan*.

CARRIED

Regional Planning Committee returned to consideration of item 7.3.

Committee discussion continued:

- Regional Planning Committee could consider a special meeting and a formal engagement process for the Land Information Screening Tool
- it is worth it for this group to spend time articulating this project and recommend a business case because budget deliberations are under way by the time next Trust Council is incoming
- a joint meeting with Trust Programs Committee can address shared priorities within Strategic Plan initiatives

- conservation values should be brought in to mapping and factor in environmental resilience
- a trustee suggested that external engagement should not be performed until there is an opportunity to revise the Land Information Screening Tool
- a joint special meeting could be premature before that tool is refined
- the Land Information Screening Tool exists and is being used now
- a formal engagement process requires resources and a work program
- engagement could be pursued in the context of a specific island project
- if the Committee is at an impasse, the material should be taken to Trust Council as a Request for Decision with options

RPC 2026-008

It was MOVED and SECONDED,

that the Regional Planning Committee request the Land Information Screening Tool staff report be amended as a Request for Decision and forwarded to Trust Council for consideration, discussion, and next steps.

CARRIED

8. BUSINESS – OTHER

8.1 Minor Project Criteria – Request For Decision

Director Cermak introduced the Request For Decision. Committee discussion included:

- the difference between major and minor projects is sometimes unclear
- issues can absorb island planner time and capacity for minor projects
- resources should be going where they are needed across the federation
- minor project evaluation should reflect federation-wide priorities
- ranking of projects or allocation of resources should be viewed at a broader level than the local trust committee
- island planners have multiple islands and must allocate time accordingly
- more transparency is desired to make decisions on projects in an integrated, broader context
- bring the criteria back to the next meeting in July and then it can be forwarded to Trust Council

RPC 2026-009

It was MOVED and SECONDED,

That Regional Planning Committee request staff to strengthen the minor project criteria to include a clear, explicit Trust-wide resource allocation lens. This should consider:

- overall demand on planning resources,
- community scale and complexity, and
- alignment with federation-wide priorities.

CARRIED

9. BUSINESS – NEW

None.

10. WORK PROGRAM

Director Cermak discussed the committee's Work Program, including the Freshwater Sustainability Strategy review. Committee discussion included:

- drafting of the Terms of Reference for the Freshwater Sustainability Strategy review is occurring now
- the Biologist's deliverables including a state of the islands report for species at risk protection will be returned for the committee's consideration

11. NEXT MEETING

The next Regional Planning Committee regular meeting is July 24, 2026 at 10:00 a.m. to 3:00 p.m.

12. CLOSED MEETING

The Committee did not close the meeting.

13. RISE AND REPORT

As the Committee did not close the meeting, there was no need for the Committee to discuss this option.

14. ADJOURNMENT

By general consent, the meeting was adjourned at 2:21 p.m.

Mairead Boland, Chair

Certified Correct:

Rob Kroeker, Planning Services Administrative Assistant

Minutes are not official until adopted at a subsequent meeting.

Follow Up Action Report

Regional Planning Committee

24-Aug-2022

Progress	Activity	Responsibility	Dates	Status
21%	1 that Regional Planning Committee request staff to create a Freshwater Sustainability Strategy Frequently Asked Questions document. Update: FAQ for FW Footprint drafted; FAQ for FWSS targeted post 3 person review	Morgana van Niekerk William Shulba	Target: 31-Dec-2026	In Progress

16-Feb-2024

Progress	Activity	Responsibility	Dates	Status
45%	1 Staff to develop a Freshwater Sustainability Strategy implementation plan that defines the roles and responsibilities of the Regional Planning Committee, Trust Programs Committee, Trust Council and key staff, and that is operationalized through multi-year work plans, budget requests, and program-specific implementation plans. Update: not supported in Trust Council budget. Will require new business case drafted next fiscal. Target date amended.	Stefan Cermak William Shulba	Target: 29-Mar-2029	In Progress

07-Feb-2025

Progress	Activity	Responsibility	Dates	Status
10%	1 RPC recommend that Trust Council request staff to revise policy 6.5.4 "Grants and Donations Administration" to develop clear guidance for staff and Trust bodies when applying for external grant funding opportunities by aligning approval limits with procurement policies and to establish clear approval and reporting processes.	David Marlor	Target: 31-Dec-2026	In Progress

Follow Up Action Report

Regional Planning Committee

18-Jul-2025

Progress	Activity	Responsibility	Dates	Status
9%	1 Staff to report back to Regional Planning Committee on Trust Council policies, held by the Director of Planning Services, to address Trust Council's key initiative to review, and where appropriate, amend, combine or rescind policies, and to prioritize the crown referrals procedure.	David Marlor Stefan Cermak	Target: 31-Dec-2026	In Progress
76%	2 that Regional Planning Committee request staff amend the eelgrass mapping business case to include an option to partner with First Nations' marine divisions and other relevant organizations in the Trust Area toward completing the work. (COMPLETE) that Regional Planning Committee request that the business case for the Development of a Growth Management Planning Framework be revised as a multi-year strategy, and that staff assess how the biologist's work on ecosystem indicators, and build out maps and suitable land analysis tools be incorporated in that framework, before the next stages are envisioned. (TC did not support resources to do this work)	Clare Frater Stefan Cermak	Target: 31-Dec-2026	In Progress

Follow Up Action Report

Regional Planning Committee

08-Sep-2025

Progress	Activity	Responsibility	Dates	Status
31%	1 that Regional Planning Committee indicate support for Trust Programs Committee resolution TPC-2025-063 and requests staff to develop a business case with appropriate budget for Phase 1 (initial development) of a multi year project related to ecosystem health and community resiliency indicators, scoping in relevant agencies, academics, First Nations partners, that will co-develop the project framework and methodology. (TPC taking lead) that Regional Planning Committee request staff to develop a strategy for long-term funding, investigation of the use of reserve funds, including funding partnerships and potential grants, as indicated in resolution TPC-2025-063.	Clare Frater Stefan Cermak		In Progress
100%	2 that Regional Planning Committee proceed no further with a business case for eelgrass and kelp forest mapping due to federal mapping efforts and request staff to pursue data sharing agreements where feasible.	Stefan Cermak		Completed

06-Feb-2026

Progress	Activity	Responsibility	Dates	Status
100%	1 that the Regional Planning Committee request staff to provide a summary of the components of the Freshwater Sustainability Strategy and their links to land use planning.	Stefan Cermak William Shulba		Completed

Follow Up Action Report

Regional Planning Committee

01-May-2026

Progress	Activity	Responsibility	Dates	Status
100%	1 that the Regional Planning Committee cancel the November 27, 2026 Regional Planning Committee meeting and schedule a special meeting on January 8, 2027.	Rob Kroeker	Target: 24-Jul-2026	Completed
100%	2 that the Regional Planning Committee amends its active projects list by replacing completed Trust Council Strategic Plan Key Initiative 1.2.3 - Improve bylaw enforcement policies and procedures to be administratively fair, reasonable and transparent with the aim of restoring public confidence, with Trust Council Strategic Plan Key Initiative 2.3.2 - Implement the Housing Strategic Action Plan.	Rob Kroeker Stefan Cermak	Target: 02-Jun-2026	Completed
100%	3 that the Regional Planning Committee request the Land Information Screening Tool staff report be amended as a Request for Decision and forwarded to Trust Council for consideration, discussion, and next steps.	Stefan Cermak	Target: 30-Sep-2026	Completed
11%	4 that Regional Planning Committee request staff to strengthen the minor project criteria to include a clear, explicit Trust-wide resource allocation lens. This should consider: ·overall demand on planning resources, ·community scale and complexity, and ·alignment with federation-wide priorities.	Stefan Cermak	Target: 30-Sep-2026	In Progress

BRIEFING

To:	Regional Planning Committee	For the Meeting of:	July 24, 2026
From:	William Shulba, III, P.Geo Senior Freshwater Specialist	Date Prepared:	July 17, 2026
SUBJECT:	Islands Trust Freshwater Atlas updates and timeline		

PURPOSE

The purpose of this briefing is to update the Regional Planning Committee on the Islands Trust Freshwater Atlas (FWATLAS), to briefly summarise the methodology by which it has been assembled and its metadata harmonised with the corporate standard, discuss themes within, to provide trustees and staff with access to a working demonstration, and to set out the staged timeline to public rollout beginning in September 2026.

BACKGROUND

The Islands Trust Freshwater Sustainability Strategy (FWSS) over the past decade has compiled, produced, and harmonised spatial data spanning administration, climate, geology, groundwater, watersheds, terrain, water resource management, ecosystems data, and imagery.

FWATLAS consolidates this body of work into a single governed atlas stemming from over 4200 files across 134 operational spatial layers from thirteen data themes. These data are now maintained under a metadata register framework in which each catalogued dataset carries a unique identifier, provenance, licence, and currency record. Metadata practice across the organisation has recently been renewed: Information Services completed a corporate metadata overhaul with the rollout of MAPIT, and the FWATLAS undertook the parallel exercise, harmonising its metadata framework with the corporate standard. That harmonisation was long and arduous but now is complete, and the register stands as the single source of metadata truth for the FWATLAS, especially relating to primary data that resulted in the analysis and deliverables of FWSS projects.

The FWATLAS combines corporate spatial data already supported on Islands Trust systems with primary freshwater and geoscience layers produced by the programme, including the climate suite, terrain and imagery compilations, harmonised bedrock geology, and groundwater derivatives such as recharge potential and saltwater-intrusion hazard.

METHODOLOGY

The FWATLAS is assembled in QGIS as the authoritative working environment, on the NAD83 / UTM zone 10N projection (EPSG:26910) adopted as the atlas standard. Source layers arrive from provincial and federal open data, professional reports commissioned under the strategy, corporate Islands Trust holdings, and programme fieldwork. Attribute tables are harmonised to documented schemas, and metadata is completed against the register before any product leaves the FWATLAS. For delivery, the FWATLAS is migrated to the Islands Trust ESRI environment: an ArcGIS Pro project to which several web maps and educational experiences are delivered through the Islands Trust ArcGIS Online presence and accessed via link on the Islands Trust website.

CONTENT

The FWATLAS content spans the freshwater science record of the Trust Area. The climate theme carries the 1981-2010 climate normals for precipitation and temperature together with the provincial wildfire threat rating; the geology theme carries the harmonised bedrock compilation with its mapped faults and lineaments; and the groundwater theme carries the provincial well record, mapped aquifers, depth-to-groundwater surfaces, recharge potential, and saltwater-intrusion risk. These are joined by the Freshwater Footprint derivatives, which resolve groundwater use, recharge, and hazard island by island, and by the watershed suite of resiliency, species-diversity, and structural-diversity indices. Island digital elevation models and their terrain derivatives complete the physical picture, with nearshore bathymetry supplying the marine context.

DEMONSTRATION

The FWATLAS files are published to the Islands Trust Portal GIS server and a working demonstration of the FWATLAS will be available online in summer 2026 with a URL circulated to trustees and staff; access is limited to the Islands Trust organisation. The demonstration remains open for exploration through the summer, and observations gathered through this period will inform the September public release. Comments on the FWATLAS can be sent to freshwater@islandstrust.bc.ca using the subject prefix "FWATLAS -".

TIMELINE

Date	Milestone
24 July 2026	Regional Planning Committee meeting: a live demonstration of the Freshwater Atlas.
August 2026	Demonstration URL circulated to trustees and staff; feedback intake.
September 2026	Publication hardening on Islands Trust ESRI Enterprise.
September 2026	Public rollout of FWATLAS v26.01 with web maps.
October 2026	Public rollout of FWATLAS v26.02 including educational experiences.
December 2026	Public rollout of FWATLAS v26.03 including 3D hydrogeological models.

NEXT STEPS

Following the meeting, the programme will circulate the demonstration URL to trustees and staff and open feedback intake through freshwater@islandstrust.bc.ca.

Over the remainder of the summer the project will complete the attribute dictionaries, finalise the QGIS master project, and harden the publication on Islands Trust ESRI Enterprise. Public rollout then proceeds in stages: FWATLAS v26.01 with web maps in September 2026, FWATLAS v26.02 adding the educational experiences in October 2026, and FWATLAS v26.03 adding the 3D hydrogeological models in December 2026 as part of a communication plan for the initiative.



BRIEFING

To:	Regional Planning Committee	For the Meeting of:	July 24, 2026
From:	William Shulba, III, P.Geo Senior Freshwater Specialist	Date Prepared:	July 17, 2026
SUBJECT:	Freshwater Footprint Gabriola Case Study into the Official Community Plan Review		

PURPOSE

The purpose of this briefing is to inform the Regional Planning Committee that the Freshwater Footprint Gabriola case study is complete and its products have been delivered into the Gabriola Island Official Community Plan (OCP) review, and was received at the Local Trust Committee regular meeting of July 16, 2026. The briefing summarises the milestone, its significance for the Freshwater Sustainability Strategy, and its transferability to other islands, and provides links to the public record.

BACKGROUND

The Freshwater Footprint is a keystone project of the Freshwater Sustainability Strategy (FWSS), endorsed by the Regional Planning Committee and adopted by Trust Council in 2021. The project developed a planning-scale methodology for measuring the sustainability of island freshwater, integrating water quantity, water quality, groundwater recharge, and island-specific hazards such as saltwater intrusion, and applied it to Gabriola Island as the first case study.

GW Solutions Inc. was retained through a request for proposals issued September 18, 2024. The case study proceeded through 2025 with a community water use survey, a two-part public workshop series, information interviews, and compilation of an evidence base that included about 540 groundwater samples spanning 1985 to 2025. Results were reported to Trust Council in February 2026, presented to the community at a Special Business Meeting of the Gabriola Island Local Trust Committee on March 23, 2026, and finalised in the consultant report of March 2026.

Staff derived two parcel-based planning maps from the consultant science for the draft OCP: the Freshwater Hazard Area and the Critical Aquifer Recharge Area. Staff prepared a public Frequently Asked Questions document of sixty-three questions, written in plain language and drawn from community correspondence, the workshops, the survey, and the March meeting. The maps, the FAQ, and a covering briefing were delivered to the Local Trust Committee within the OCP staff report of July 16, 2026.

The Gabriola case study demonstrates a complete science-to-policy pathway. Consultant services under professional stamp and seal was converted by staff into schedule-ready planning layers through documented spatial processing, supported by a public education product that answers community questions in full. Each element cites the next, so trustees, residents, and referral agencies can move from a map to its method to its evidence. The engagement model proved durable under scrutiny. Community questions arrived through every channel over eighteen months, including detailed critical submissions, and the FAQ answers their substance directly while maintaining the neutral staff voice. The professional review chain, from the project design through the consultant's internal review to staff review of outcomes, gave the Local Trust Committee a defensible evidence base for policy discussion.

The methodology was strategically designed for the whole Trust Area, and the case study clarifies what transfer requires. Gabriola was selected first for its monitoring depth, sustained by the Regional District of Nanaimo's Drinking Water and Watershed Protection program. The groundwater regions framework, in provincial use since the 1970s and updated through FWSS aquifer conceptualisation and groundwater recharge mapping, provides each island a ready planning unit. The principal transfer requirements are monitoring coverage, water quality data compilation, and a partner agency relationship comparable to the Gabriola case. Data gaps identified on a data-rich island indicate that early monitoring investment will precede application on data-poor islands.

The work responds to the direction of Trust Council's climate emergency declaration of March 2019, embedding adaptation and resilience in strategic planning: seasonal imbalance, sea level rise pressure on the freshwater lens, and the recognition of forests, wetlands, and recharge areas as natural infrastructure are integral to the method.

NEXT STEPS

The Gabriola OCP review continues, with the freshwater products now part of its public evidence base. The consultant report's recommendations give staff and partner agencies a forward work plan: expanded groundwater monitoring near community centres and high-demand areas, support for water system operational monitoring, tracking of hauled water, improved inter-agency data sharing, and stronger groundwater licensing uptake. Application to subsequent islands is available subject to Trust Council and Local Trust Committee direction, data readiness, and partner arrangements. Staff can present the case study to the Committee on request.

LINKS

1. Gabriola Island Local Trust Committee regular meeting agenda package, July 16, 2026 (contains the OCP staff report with the Freshwater Hazard Area and Critical Aquifer Recharge Area maps, the staff briefing "Gabriola Island Freshwater Footprint OCP Maps and FAQ", and the public FAQ) Page 80-105: <https://islandstrust.bc.ca/document/gabriola-ltc-regular-meeting-agenda-44/>
2. Islands Trust Freshwater Footprint Methodology Development and Gabriola Case Study, GW Solutions Inc., March 2026: <https://islandstrust.bc.ca/document/islands-trust-freshwater-footprint-methodology-development-and-gabriola-case-study/>
3. Islands Trust Freshwater Sustainability programs: <https://islandstrust.bc.ca/programs/freshwater-sustainability/>

REQUEST FOR DECISION

To: Regional Planning Committee **For the Meeting of:** September 10, 2026

From: Planning Services **Date Prepared:** July 15, 2026

SUBJECT: Monitoring Progress on Ecosystem Protection in Land Use Planning – Initiative 3.2.4 Update

RECOMMENDATION:

1. That the Regional Planning Committee forward this Request for Decision and its attachments to Islands Trust Council recommending that Islands Trust Council:
 - Receive the *Species at Risk – State of the Islands* report,
 - Endorse staff use of the *Species at Risk – State of the Islands* report, LIST, and the model natural environment Development Permit Area as operational technical inputs when advising Local Trust Committees and preparing bylaw updates,
 - Endorse staff use of the Terms of Reference for Professional Environmental Assessment Reports as a staff operational standard,
 - Request staff to prepare an internal communications policy to improve how the methodology and rationale behind the Land Information Screening Tool are communicated in staff reports, presentations, and related projects,
 - Request staff to expand and refine the Land Information Screening Tool content in the Housing Options Toolkit by adding a more technical summary of the tool's methodology, rationale, and intended use to complement the current plain-language version posted online as Tool 4 – Land Information Screening Tool.
2. That the Regional Planning Committee request staff to draft a business case with options for retaining ongoing biological expertise.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

This Request for Decision reflects substantial progress on Islands Trust Council Strategic Plan initiative 3.2.4 and provides a coherent set of tools to strengthen ecosystem-informed planning. Staff have identified practical implementation measures and a reasonable path for addressing long-term biological expertise. The recommendations are appropriate for Council's consideration.

1 PURPOSE:

For the Regional Planning Committee (RPC) to consider and refer this Request for Decision to Islands Trust Council, enabling Islands Trust Council to receive and endorse use of the deliverables completed by the Environment and Climate Change Canada-funded Biologist (Feb 2025–Mar 2026).

2 BACKGROUND:

The ECCC funded Biologist delivered a set of products that advanced [Islands Trust Council Strategic Plan key initiative 3.2.4: Monitor progress of protection of ecosystem health in all land use planning decisions](#). Deliverables include:

- Species at Risk – State of the Islands report, summarizing regional and island-specific trends.
- Draft Terms of Reference for Professional Environmental Assessment Reports.
- Draft Model Natural Environment Development Permit Area.
- Updates to the Land Information Screening Tool (LIST), including critical ecosystems, environmental layers, and Species at Risk data.
- Updated Official Community Plan (OCP) wording for Denman and Gabriola, refined TAPIS sensitive-ecosystem layers, and provided planner training/support.

RPC previously requested staff convert an earlier LIST Staff Report into a Request for Decision (RFD); this RFD updates that request and includes the May 1, 2026 Staff Report for Islands Trust Council consideration.

2 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

The Regional Planning Team will lead operational use of the *Species at Risk – State of the Islands* report, the model environmental DPA, and LIST when advising local trust committees and preparing bylaw updates.

The Current Planning Team will lead further refinement and operational use of the Terms of Reference for Professional Environmental Assessment Reports.

FINANCIAL:

Operational rollout costs are minimal. Staff seek endorsement to prepare a business case outlining options for retaining biological expertise, including reinstating technical review funds, repurposing a vacant position, or other staffing or contract solutions.

POLICY:

Endorsing use of the Species at Risk – State of the Islands report, LIST, and the TOR supports Strategic Plan Key Initiative 3.2.4 and strengthens evidence-based planning across OCP/LUB updates.

IMPLEMENTATION/COMMUNICATIONS:

Staff will issue internal guidance on using the *Species at Risk – State of the Islands* report, the model environmental DPA, LIST, and the TOR. RPC concerns about LIST largely relate to how the tool was introduced without adequate communication. The May 1, 2026 staff report outlines communication improvements. If Council approves, staff will prepare an internal communications policy and add a technical memo and presentation to complement the existing plain-language LIST description.

FIRST NATIONS RELATIONS:

Continued engagement with First Nations is required for major projects led by the RPT. RPT will coordinate with the Senior Indigenous Relations Advisor and Islands Trust Conservancy on culturally sensitive data and consultation approaches.

OTHER:

3 RELEVANT POLICY(S):

Islands Trust Council Strategic Plan Key Initiative 3.2.4.

4 ATTACHMENT(S):

1. Species at Risk: State of the Islands
2. Draft Terms of Reference for Professional Environmental Assessment Reports
3. Draft Model Natural Environment Development Permit Area
4. LIST Staff Report dated May 1, 2026

RESPONSE OPTIONS

Recommendation:

That the Regional Planning Committee recommends forwarding this Request for Decision and attachments to Islands Trust Council, asking Council to receive the *Species at Risk – State of the Islands* report and endorse staff use of that report, the Land Information Screening Tool, and the model natural environment Development Permit Area as technical inputs for advising Local Trust Committees and updating bylaws. Council is also asked to endorse staff use of the Terms of Reference for Professional Environmental Assessment Reports, request development of an internal communications policy to better explain the Land Information Screening Tool, and request refinement of the Tool’s content in the Housing Options Toolkit with a more technical summary to complement the existing plain-language version. Finally, the Committee recommends requesting staff to prepare a business case outlining options for retaining ongoing biological expertise.

Alternatives:

That Islands Trust Council receive the deliverables and request staff to report back on implementation progress as part of regular Strategic Plan reporting.

That Islands Trust Council refer the deliverables to Local Trust Committees for information and future consideration in local planning processes.

Prepared By: Stefan Cermak, Director, Planning Services

Reviewed By/Date: Rueben Bronee, CAO / July 17, 2026

Species at Risk – State of the Islands Report

Islands Trust

March 31, 2026

Land Acknowledgment

Islands Trust and Islands Trust Conservancy respectfully acknowledge that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial. We are committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea. The Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXET, Qualicum, scəwáθen, səl' ilwətał, SEMYOME, shíshálh, Skwxwú7mesh, Snawnaw-as, Snuneymuxw, Songhees, Spune'luxutth, SÁAUTW, Stz'uminus, łaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁETP, WSIKEM, Xeláltxw, Xwémalhkwx, Xwsepsum, and x^wməθk^wəy'əm First Nations.

Acknowledgements

This report was prepared by Islands Trust. The underlying research, data compilation, and species-specific analyses were conducted by Patricia Woodruff, R.P.Bio., during her tenure as the Islands Trust Biologist.

The research and analysis presented in this report were made possible through funding from Environment and Climate Change Canada (ECCC) under the Priority Places Initiative (Contribution Agreement GCXE25C005).

Executive Summary

The Islands Trust Area encompasses some of British Columbia's most ecologically significant and threatened ecosystems. This report offers Islands Trust Council and the public a clear overview of the status of species at risk throughout the region. It draws on provincial datasets, federal recovery documents, local monitoring, and the work completed under the Integrating Biology into Land Use Decision Making project.

The findings reveal a region under considerable pressure. Numerous species at risk are experiencing population declines or local extirpations, with several critical habitats lacking land use protections. However, the Islands Trust Area also benefits from extensive protected lands, active conservancies, and increasing integration of biological data into land use planning. This report summarizes the state of species at risk, highlights key trends, and provides island-specific information in a consolidated appendix.

1. Introduction

Located in Coast Salish territory, Islands Trust is a special purpose government responsible for protecting the unique amenities and environment of more than 450 islands and surrounding waters in the southern Strait of Georgia and Howe Sound. Created by the Province via the *Islands Trust Act*, Islands Trust plans and regulates local land use, coordinates with other levels of government and First Nations on key issues impacting the area, and protects land through the Islands Trust Conservancy.

The island ecosystems include Garry oak meadows and coastal Douglas-fir forests, which support a large number of species such as wildflowers, mosses and lichens, native insects, bats, songbirds, and raptors. Many species and ecological communities within these systems are currently listed as endangered, threatened, or of special concern. With the requirement to protect the critical habitat of species at risk combined with the constant pressure of housing and other development proposals, there is a clear need to enhance the integration of biological information into land use decisions.

This report aims to summarize the status and trends of species at risk across the Islands Trust Area, identify overlaps between critical habitat and existing land use protections, and provide a clear resource to support informed land use decisions.

While this report identifies overarching regional ecological pressures and legislative frameworks, it also includes Appendix A: Species at Risk Status by Islands Trust Area. This appendix provides site-specific inventory data—including historical observation dates and localized DPA coverage—which should be consulted alongside the regional policy analysis to support informed land-use decision-making at the local trust committee level.

2. Legislative Background

The conservation of species at risk is governed by a multi-jurisdictional framework that mandates legal and planning obligations based on rigorous scientific assessment.

The foundation of this framework rests on two primary assessment processes. National status is determined by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), an independent advisory body whose formal COSEWIC Assessment and Status Reports provide the essential data regarding population trends, habitat needs, and primary threats to survival. Complementing these national assessments, the B.C. Conservation Data Centre maintains the BC Species and Ecosystems Explorer (BCSEE). This database serves as the provincial authority for current conservation status ranks and legal designations for species and ecological communities across British Columbia.

These assessed designations directly dictate the required level of protection and management. Species classified as Endangered or Threatened under the federal *Species at Risk Act* (SARA) trigger mandatory Recovery Strategies and Action Plans, which define critical habitat and the necessary actions to mitigate population decline. For species designated as Special Concern, the legal requirement shifts to the development of Management Plans, which focus on conservation goals and proactive habitat stewardship to prevent further decline.

While federal SARA prohibitions offer critical protections—particularly for aquatic species, migratory birds, and federal lands—their reach is often constrained on the private lands that characterize much of the Islands Trust Area. To bridge this gap, Islands Trust integrates these federal and provincial objectives into local regulatory tools. By aligning Official Community Plans, Development Permit Areas, and conservation covenants with the goals outlined in official recovery strategies, Islands Trust ensures that local land-use decisions are informed by the best available scientific data.

3. Methods

The analysis draws on work completed through the Islands Trust Integrating Biology into Land Use Decision Making project (2025–2026). Multiple data sources informed the analysis, including:

- The Islands Trust Conservancy (ITC) Regional Conservation Plan 2018-2027
- Provincial conservation status and occurrence data from the BC Species and Ecosystem Explorer
- Federal species at risk evaluations from COSEWIC and Schedule 1 SARA listings
- TAPIS 3.0 mapping layers
- Official Community Plans (OCPs) and Development Permit Areas (DPAs) across the Islands Trust Area

Critical habitat mapping was overlaid with DPAs, conservation covenants, provincial and federal parks, and ITC nature reserves to determine protection gaps. Population trends were assessed using provincial datasets and COSEWIC reports, focusing on the past 20 years.

4. Key Findings

Overview of Species at Risk

Thirty species listed under Schedule 1 of SARA have mapped critical habitat within the Trust Area, with many additional species provincially red or blue-listed.

Habitat Protection Summary

Nine listed species were found to have no specific habitat protections. Of those, four species were covered under DPAs that did not mention habitat protection for species at risk. The habitats of seventeen species were at least partially within DPAs that included protections for habitat. Fourteen different DPAs on six different islands provide some level of protection to the habitat of listed species.

Population Trends

COSEWIC status assessment reports and the BC Species and Ecosystem Explorer were used to estimate the trends of seventy populations of species at risk.

- Forty-one populations are likely declining
- Twelve populations are possibly extirpated
- Eleven populations were found to have stable numbers
- Six populations have unknown or inestimable trends

For a detailed breakdown of these population trends—including localized historical observation data—please refer to Appendix A.

5. Regional Analysis

Ecological Pressures

Species at risk across the Islands Trust Area face common pressures such as habitat loss and fragmentation, shoreline development, invasive species, recreational impacts, and climate change effects on hydrology and coastal processes. Much of the Islands Trust Area is privately owned, where federal SARA prohibitions generally do not apply, increasing the importance of local land use tools.

Improvements in Land Use Planning

The Integrating Biology into Land Use Decision Making project supported several improvements, including the addition of critical habitat data to the Land Information Screening Tool (LIST) to prevent prioritization of densification in sensitive areas. Other advancements include drafting a Model Natural Environment Development Permit Area for Trust-wide use, updating OCP and DPA language for Denman and Gabriola islands,

establishing new Terms of Reference for Environmental Assessment Reports, and enhancing mapping layers for sensitive ecosystems.

Much of the Islands Trust Area is privately owned, where federal SARA prohibitions generally do not apply, increasing the importance of local land use tools. The efficacy of these local tools varies significantly by jurisdiction; for a comparative overview of species-specific protection mechanisms across the Islands Trust Area, see the 'Land Use Protection' column in Appendix A.

6. Culturally Significant Species

A list of culturally significant species was compiled using Indigenous-developed story maps, peer-reviewed literature, and Islands Trust documents. Engagement with First Nations continues through the Islands Trust Conservancy, reflecting shared interests and culturally important ecosystems.

7. Conclusions & Discussion

The Islands Trust Area supports exceptional biodiversity, yet many species at risk are in decline. Declining populations and ongoing habitat loss underscore the urgent need to strengthen local land use protections, particularly on private lands where federal SARA prohibitions have limited reach. The original analysis conducted by the Islands Trust biologist identified key challenges and opportunities for conserving these species, and the integration of critical habitat data into planning tools represents significant progress.

This report advocates a collaborative approach involving First Nations, local governments, and conservation organizations. Adaptive management strategies and increased public awareness remain vital to addressing threats such as invasive species and climate change impacts.

8. Recommendations

To support species at risk conservation, several actions are recommended:

- Expand Development Permit Areas to include additional critical habitats currently lacking protection.
- Strengthen enforcement and monitoring of existing DPAs and conservation covenants.

- Enhance partnerships with First Nations to incorporate traditional ecological knowledge into conservation planning.
- Increase funding and resources for invasive species management programs.
- Launch public education campaigns focused on species at risk and habitat stewardship.
- Regularly update mapping tools to reflect new data and changing conditions.

9. References

Woodruff, P. (2026). *Species at Risk Data Compilation for the Islands Trust Area*. Internal technical dataset.

Provincial Database

- B.C. Conservation Data Centre. (2026). *BC Species and Ecosystems Explorer*. B.C. Ministry of Environment and Climate Change Strategy, Victoria, B.C. Available: <https://a100.gov.bc.ca/pub/eswp/>

Federal Species Status Reports (COSEWIC)

- COSEWIC. (2004). *COSEWIC assessment and status report on the bog bird's-foot trefoil (*Lotus pinnatus*) in Canada*. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vi + 33 pp.
- COSEWIC. (2006). *COSEWIC assessment and status report on the contorted-pod evening-primrose (*Camissonia contorta*) in Canada*. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vi + 21 pp.
- COSEWIC. (2008). *COSEWIC assessment and status report on the fragrant popcornflower (*Plagiobothrys figuratus*) in Canada*. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vi + 22 pp.

Resources for Recovery and Management Documents

Official recovery strategies, action plans, and management plans are mandated under the *Species at Risk Act* (SARA) and provincial conservation frameworks. These documents provide the definitive scientific and legal guidance for the protection of species at risk. For detailed information regarding a specific species' status, recovery objectives, and critical habitat identification, please refer to the following official registries:

- Federal Species at Risk Public Registry: <https://www.canada.ca/en/environment-climate-change/services/species-risk-public-registry.html>

- B.C. Ministry of Environment Recovery Planning:
<https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/species-ecosystems-at-risk>

Appendix A: Species at Risk Status by Local Trust Area or Island Municipality

This section provides island-specific inventory records, protection assessments, and observational timelines to contextualize the regional trends described in the main report.

Note: Masked/Data Secured Species include the Peregrine falcon, which is present in the Islands Trust Area and partially protected by habitat in nature reserves, national, provincial and regional parks, and DPAs.

Ballenas-Winchelsea

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
Water-plantain buttercup (<i>Ranunculus alismifolius</i> var. <i>alismifolius</i>)	Endangered (SARA)	Mapped	None known	Unknown	2017: plants appear more abundant than 2016
Coastal wood fern (<i>Dryopteris arguta</i>)	Special Concern (SARA)	n/a	None known	Unknown	Observed (2020 Amelia and Gerard Islands; 2018 South Island; 1998 Mistaken Island)
Steller sea lion (<i>Eumetopias jubatus</i>)	Special Concern (SARA)	n/a	None known	Increasing	Last recorded observation 1982 (Ada Island)
Garry oak/arbutus (<i>Quercus garryana</i> / <i>Arbutus menziesii</i>)	Red-listed (CDC)	n/a	Covenant, South Winchelsea	Not available	
Peregrine falcon (<i>Falco peregrinus anatum/tundrius</i>)	Red-listed (CDC)	n/a	None known	Stable	Last recorded 1981
Slimleaf onion (<i>Allium amplexans</i>)	Blue-Listed (CDC)	n/a	None known	Not available	Last recorded observations 1995 (Ada Islands) and 1996 (Ballenas Islands)

Local Context:

The Official Community Plan (OCP) for the Ballenas-Winchelsea Local Trust Area establishes a comprehensive environmental protection framework through several key

policy statements. These include the preservation of ecologically sensitive areas (Policy 3.7.1) and the establishment of a protected area network (Policy 3.7.4) designed to preserve representative ecosystems and maintain ecological integrity (Policy 3.11.2). Furthermore, the OCP directs the identification and protection of sensitive marine areas (Policy 3.8.1), mandates the protection of foreshore and intertidal processes (Policy 3.8.10), and requires the consideration of cumulative development impacts on sensitive ecosystems (Policy 3.11.4).

Regulatory protection is supported by a shoreline Development Permit Area (DPA), which specifies that the habitat of sensitive, rare, threatened, or endangered native plant species must remain undisturbed. Despite these policies, mapped critical habitat for the water-plantain buttercup currently lacks specific land-use protections, and several other species at risk similarly lack identified habitat safeguards. While there is at least one conservation covenant established in this Islands Trust Area, monitoring data for the water-plantain buttercup—such as the 2017 observation noting an increased abundance relative to the previous year—suggests that these populations are known to fluctuate over time.

Bowen

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
Marbled murrelet (<i>Brachyramphus marmoratus</i>)	Threatened (SARA)	Mapped	Partially protected: old growth management area, ecological reserve,	Declining	n/a
Great blue heron (<i>Ardea herodias fannini</i>)	Special Concern (SARA)	n/a		Stable	n/a
Northern red-legged frog (<i>Rana aurora</i>)	Special Concern (SARA)	n/a		Declining	n/a
Common wood-nymph, <i>incana</i> subspecies (<i>Ceryonis pegala incana</i>)	Red-listed (CDC)	n/a	Partially protected: regional park, community park	Declining	Last recorded observation 1933

Local Context:

The Islands Trust Conservancy (ITC) holds significant interests on Bowen Island, encompassing a wide array of ecosystems and species, including western redcedar/sword fern, western redcedar/three-leaved foamflower, northern red-legged frog, slender sedge-white beak-rush, labrador tea/western bog-laurel/peat-mosses, and douglas fir/western hemlock/salal associations. Other protected features include the common cattail, common nighthawk, olive-sided flycatcher, band-tailed pigeon, great blue heron, coastal cutthroat trout, and various complex forest ecosystems such as western redcedar/sitka spruce/skunk cabbage, western hemlock/western redcedar/deer fern, and douglas fir/sword fern communities.

Bowen Island's Official Community Plan (OCP) prioritizes the maintenance and preservation of biodiversity, including wildlife habitat, native vegetation, and species and ecosystems at risk, through a "no net impact" strategy for new development (Section 2.2). This objective is implemented through three key Development Permit Areas (DPAs):

- Environmentally Sensitive DPA (11.4.1): Protects freshwater, marine, and terrestrial species, habitats, and ecosystems from harmful alteration, disruption, or destruction.

- Steep Slopes DPA (11.4.2): Maintains the functionality of unique plant and animal habitats found on steep slopes and hillsides.
- Watershed, Aquifer, and Stream Protection DPA (11.4.3): Ensures riparian area protection and ecosystem health for all fish-bearing streams and their tributaries, including unmapped streams.

While partial protections exist for both mapped critical habitat and identified habitats for other species at risk, monitoring reveals mixed trends. For the Great Blue Heron, datasets provide conflicting outlooks, with some showing decline while others indicate a relatively stable population (BC CDC 2022). Conversely, local monitoring has confirmed declines and disappearances of Northern Red-legged Frog populations (BC CDC 2021)

Denman

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site Trend
Edith's/Taylor's checkerspot butterfly (<i>Euphydras editha taylori</i>)	Endangered (SARA)	Mapped	Partially protected: provincial park, ITC/conservation covenants, DPAs, provincial protected area	Declining	2018: larvae released, 1 adult observed (down from 32 in 2017 and 176 in 2016)
Little brown myotis (<i>Myotis lucifugus</i>)	Endangered (SARA)	Mapped	Partially protected: provincial park, ITC/conservation covenants, DPAs	Stable	n/a
Northern myotis (<i>Myotis septentrionalis</i>)	Endangered (SARA)	Mapped	Partially protected: provincial park, ITC/conservation covenants, DPAs	Stable	n/a
Sand-verbena moth (<i>Copablepharon fuscum</i>)	Endangered (SARA)	Mapped	Provincial Park	Declining	2003: 3 moths observed on Sandy Island
Dun skipper (<i>Euphyes vestris vestris</i>)	Threatened (SARA)	Mapped	Partially protected: ITC/conservation covenants, DPAs	Declining	2007: observed
Western screech-owl (<i>Megascops kennicottii kennicottii</i>)	Threatened (SARA)	Not mapped	Partially protected: provincial park, DPAs	Declining	1991: observed
Island tiger moth (<i>Apantesis complicata</i>)	Threatened (COSEWIC)	Not mapped	Provincial park	Unknown	Observed 2000 (Sandy Island)
Coastal wood fern (<i>Dryopteris arguta</i>)	Special Concern (SARA)	n/a	Partially protected: provincial park, DPA, conservation covenant	Unknown	Observed 2021 (Boyle Point Provincial Park) and 2018

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site Trend
					(Metcalf Bay and ferry landing)
Great blue heron (<i>Ardea herodias fannini</i>)	Special Concern (SARA)	n/a	None known	Stable	Last observed 2001
Northern red-legged frog (<i>Rana aurora</i>)	Special Concern (SARA)	n/a	Partially protected: conservation covenant, DPA	Declining	Observed 2004
Wandering salamander (<i>Aneides vagrans</i>)	Special Concern (SARA)	n/a	Partially protected: provincial park, DPA	Unknown	Observed 1989-1996 (Denman Island Park) and 2022 (Boyle Point Provincial Park)
Common wood-nymph, <i>incana</i> subspecies (<i>Ceryonis pegala incana</i>)	Red-listed (CDC)	n/a	Partially protected: DPA, nature reserve	Declining	Last recorded observation 2007
Douglas-fir / dull Oregon-grape (<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: provincial park, conservation covenants, DPAs, provincial protected areas, recreation park, ITC nature reserve	Declining	n/a
Grand fir / dull Oregon grape (<i>Abies grandis</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: provincial park, DPA	Declining	n/a
Grand fir / three-leaved foamflower (<i>Abies grandis</i> / <i>Tiarella trifoliata</i>)	Red-listed (CDC)	n/a	Nature reserve	Declining	n/a

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site Trend
Northern wormwood – red fescue/grey rock-moss (<i>Artemisia campestris</i> – <i>Festuca rubra</i> / <i>Racomitrium canescens</i>)	Red-listed (CDC)	n/a	Provincial park	Not available	n/a
Red alder / skunk cabbage (<i>Alnus rubra</i> / <i>Lysichiton americanus</i>)	Red-listed (CDC)	n/a	Partially protected: Nature reserve	Not available	n/a
Western redcedar/vanilla-leaf	Red-listed (CDC)	n/a	Partially protected: ITC Nature reserve	Declining	n/a
Coastal cutthroat trout (<i>Oncorhynchus clarkii clarkii</i>)	Blue-Listed (CDC)	n/a	Partially protected: DPA	Not available	n/a
Double-crested cormorant (<i>Phalacrocorax auritus</i>)	Blue-Listed (CDC)	n/a	None known	Increasing	Last recorded observation 1989 (no nests observed 2002)
Slimleaf onion (<i>Allium amplexans</i>)	Blue-Listed (CDC)	n/a	Partially protected: DPA, Provincial protected area, Provincial park	Not available	Last recorded observation 1996
Yellow sand-verbena (<i>Abronia latifolia</i>)	Blue-Listed (CDC)	n/a	Provincial park	Declining	Observed 2016 (Sandy Island)

Local Context:

The Islands Trust Conservancy (ITC) maintains significant conservation holdings on Denman Island, which serve as foundational protection for numerous species and ecosystems, including the Taylor's checkerspot butterfly, Little brown myotis, Northern myotis, and the sand-verbena moth. Other protected features within these areas include

the Dun skipper, Western screech-owl, Island tiger moth, coastal wood fern, Great blue heron, and the Northern red-legged frog.

Denman Island's Official Community Plan (OCP) provides an extensive regulatory framework for environmental stewardship, with policies dedicated to the protection of uplands, steep slopes, bluffs, wetlands, nest trees, and marine foreshores. These policies are enforced through two primary mechanisms:

- **Riparian and Non-Riparian Development Permit Areas (DPAs):** Regulate development to minimize impact on sensitive ecosystems and watercourses.
- **Steep Slopes DPAs:** Manage land use in high-risk terrain to prevent habitat degradation.

While most critical habitat is at least partially protected—and the entire island is designated as critical habitat for two SARA-listed bat species—monitoring data highlights significant conservation challenges. Population trends for the Taylor's checkerspot butterfly have been concerning; following a 2018 larval release, only one adult was observed, marking a sharp decline from the 176 adults recorded in 2016. Other species exhibit similar vulnerabilities, with local observations for the sand-verbena moth (2003), Dun skipper (2007), Western screech-owl (1991), Great blue heron (2001), and Northern red-legged frog (2004) underscoring the ongoing need for rigorous habitat monitoring and enforcement of existing DPAs.

Gabriola

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
Bog bird's foot trefoil (<i>Hosackia pinnata</i>)	Endangered (SARA)	Mapped	None known	Declining	Observed 2020
Marbled murrelet (<i>Brachyramphus marmoratus</i>)	Threatened (SARA)	Mapped	Partially protected: nature reserve/covenant, DPA	Declining	n/a
Western screech- owl (<i>Megascops kennicottii kennicottii</i>)	Threatened (SARA)	Not mapped	Nature reserve	Declining	2021: roosting adults and juveniles observed (Link Island)
Macoun's meadow-foam (<i>Limnanthes macounii</i>)	Threatened (SARA) / Special Concern (COSEWIC)	Mapped	Provincial park	Declining	Observed 2018
Great blue heron (<i>Ardea herodias fannini</i>)	Special Concern (SARA)	n/a		Stable	
Douglas-fir / dull Oregon-grape (<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: ITC nature reserve, provincial park, community parks, DPAs	Declining	n/a
Grand fir / dull Oregon grape (<i>Abies grandis</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	None known	Declining	n/a
Moss'elfin (<i>Callophrys mossii mossii</i>)	Red-listed (CDC)	n/a	Partially protected: ITC nature reserve, provincial park, community park, regional park, conservation covenants (NAPTEP), DPAs	Declining	Observed 2023
Peregrine falcon (<i>Falco peregrinus anatum/tundrius</i>)	Red-listed (CDC)	n/a	None known	Stable	

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
Propertius duskywing (<i>Erynnis propertius</i>)	Red-listed (CDC)	n/a	Partially protected: DPA	Declining	Last recorded observation 1987 (Hoggan Lake)
Trembling aspen / Pacific crab apple / slough sedge (<i>Populus tremuloides</i> / <i>Malus fusca</i> / <i>Carex obnupta</i>)	Red-listed (CDC)	n/a	Partially protected: community park	Unknown	n/a
Double-crested cormorant (<i>Phalacrocorax auritus</i>)	Blue-Listed (CDC)	n/a	None known	Increasing	Birds observed but no nests 2002 (Five Fingers Island; no nests observed Hudson Rocks 2000)

Local Context:

The Islands Trust Conservancy (ITC) holds various conservation interests on Gabriola Island that contribute to the protection of several species at risk, including the Bog bird's foot trefoil, Marbled murrelet, Western screech-owl, Macoun's meadow-foam, Great blue heron, Moss'elfin, and the Propertius duskywing.

Gabriola's Official Community Plan (OCP) regulates sensitive ecosystems through a dedicated suite of Development Permit Areas (DPAs), including specific provisions for Riparian Areas, Flat Top Islands, and broader Environmental Protection. These regulatory tools are designed to manage development impacts on sensitive habitats across the island.

While partial protection is in place for most of the identified species, the current planning framework faces specific challenges. Notably, mapped critical habitat for the endangered Bog bird's foot trefoil lacks any identified land-use protections, despite the species being observed as recently as 2020. Other species exhibit localized vulnerabilities, with the Propertius duskywing last recorded in 1987 at Hoggan Lake, while the Moss'elfin was

observed in 2023, reflecting the ongoing need to integrate critical habitat data into existing DPA frameworks to better support declining populations.

Galiano

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
Batwing vinyl lichen (<i>Scytinium platynum</i>)	Endangered (SARA)	Mapped	DPA	Not available	n/a
Howell's triteleia (<i>Triteleia grandiflora</i> var. <i>howellii</i>)	Endangered (SARA)	Not mapped	Partially protected: DPA	Unknown	Observed 2018 (Swiss Point)
Killer whale, Northeast Pacific southern resident (<i>Orcinus orca</i>)	Endangered (SARA)	Mapped	Federal critical habitat	Declining	Declining
Lindley's microseris (<i>Uropappus lindleyi</i>)	Endangered (SARA)	Mapped	Partially protected: Regional park, community park, DPA	Unknown	No plants seen 2019, last recorded observation 2018 (Matthews Point)
White meconella (<i>Meconella oregana</i>)	Endangered (SARA)	Not mapped on this island	Partially protected: nature reserve, DPA	Declining	Observed 2014 (one plant, Mount Sutil); reseeded efforts 2013, no plants found 2004
Gray's/butterfly bearing desert-parsley (<i>Lomatium papilioniferum</i>)	Threatened (SARA)	Mapped	Partially protected: Provincial park, DPA	Not available	Observed 2022 (Trincomali Channel)
Purple sanicle (<i>Sanicula bipinnatifida</i>)	Threatened (SARA)	Mapped	Provincial park	Stable	Last recorded observation 1993 (Dionisio Point Provincial Park)

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
Slender popcornflower (<i>Plagiobothrys tenellus</i>)	Threatened (SARA)	Mapped	Partially protected: Nature reserve, provincial park, DPA	Declining	Last recorded observation 1998 Bodega Ridge (no plants found 2014, 2011, 2004) and 1980 Mount Sutil (no plants found 2011, 2004)
Western screech-owl (<i>Megascops kennicottii kennicottii</i>)	Threatened (SARA)	Not mapped	Partially protected: provincial park, DPA, community forest	Declining	1993: observed
Sharp-tailed snake, Pacific coast population (<i>Contia tenuis</i>)	Threatened (COSEWIC)	Not mapped	Partially protected: DPA, Coastal Douglas- fir land use order	Declining (COSEWIC assessment report)	Last recorded observation 1981
Northern red- legged frog (<i>Rana aurora</i>)	Special Concern (SARA)	n/a	Partially protected: DPA, Nature reserve, community forest, conservation covenant, provincial park, coastal Douglas- fir land use order	Declining	Last observed 2008 (north end) and 1998
Twisted oak moss (<i>Syntrichia laevipila</i>)	Special Concern (SARA)	n/a	Partially protected: Regional park, DPA, nature reserve	Stable	Observed 2021 (Mount Sutil) and 2008 (Matthews Point Regional Park Reserve)

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
Vancouver Island beggarticks (<i>Bidens amplissima</i>)	Special Concern (SARA)	n/a	Partially protected: Coastal Douglas-fir land use order, ecological reserve, DPA	Declining	Observed 2012 (Spot Light Cove)
Branched clover (<i>Trifolium dichotomum</i>)	Red-listed (CDC)	n/a	Partially protected: DPA, nature reserve, provincial park	Unknown	Observed 2022 (Collinson Point Park) and 1981 (Mount Sutil)
Douglas-fir / dull Oregon-grape (<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: community park, nature reserve, community forest, provincial park, conservation covenant, DPA, ecological reserve, Coastal Douglas-fir land use order	Declining	n/a
Garry oak / California brome (<i>Quercus garryana</i> / <i>Bromus carinatus</i>)	Red-listed (CDC)	n/a	Partially protected: community park, nature reserve, provincial park, DPA	Not available	n/a
Grand fir / dull Oregon grape (<i>Abies grandis</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: nature reserve, provincial park, coastal Douglas-fir land use order, community park, DPA	Declining	n/a
Lodgepole pine / peat-mosses CDFmm (<i>Pinus contorta</i> /	Red-listed (CDC)	n/a	Ecological reserve, DPA	Not available	n/a

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
<i>Sphagnum</i> spp. (CDFmm)					
Moss'elfin (<i>Callophrys mossii mossii</i>)	Red-listed (CDC)	n/a	Partially protected: regional park, community park	Declining	Last recorded observation 1981
Peregrine falcon (<i>Falco peregrinus anatum/tundrius</i>)	Red-listed (CDC)	n/a	Provincial park, DPAs	Stable	Last recorded 2010
Propertius duskywing (<i>Erynnis propertius</i>)	Red-listed (CDC)	n/a	Partially protected: provincial park, regional park, community park, DPA	Declining	Observed 2010 (Collinson Point) and 1995 (Bodega Hill)
Double-crested cormorant (<i>Phalacrocorax auritus</i>)	Blue-Listed (CDC)	n/a	Ecological reserve	Increasing	Last recorded nest observation 1987, no nests observed 2000 (Ballingall Islets)
Erect pigmyweed (<i>Crassula connata</i> var. <i>connata</i>)	Blue-Listed (CDC)	n/a	Partially protected: DPA, recreation park, provincial park	Not available	n/a (Bellhouse Provincial Park)
Slimleaf onion (<i>Allium amplectens</i>)	Blue-Listed (CDC)	n/a	Partially protected: DPA, provincial park, nature reserve	Not available	Last recorded observation 1993 (Dionisio Point) and 1996 (Mount Sutil)

Local Context:

The Islands Trust Conservancy (ITC) maintains significant conservation holdings on Galiano Island, providing foundational protection for species and communities such as the

Batwing vinyl lichen, Howell's triteleia, Southern resident killer whale, Lindley's microseris, White meconella, and the Sharp-tailed snake.

The Galiano Island Official Community Plan (OCP) integrates environmental stewardship through policies targeting watershed areas, wetlands, and marine ecosystems. These objectives are enforced through a robust set of Development Permit Areas (DPAs), which include:

- Riparian Areas and Shoreline DPAs: Regulate activities near sensitive water bodies to protect ecological integrity.
- Tree Cutting DPA: Mandates protective buffers and prohibits the removal of Garry oak trees, a key habitat component.
- Sensitive Ecosystems DPA: Provides a regulatory mechanism to oversee land use in areas designated for their ecological value.

Current protections for these species appear generally effective, as most critical habitats are reported to be at least partially or mostly protected. However, monitoring data illustrates the precarious status of some populations, such as the Lindley's microseris, which was last recorded in 2018 with no plants observed in 2019. Other species, such as the White meconella, have been documented in limited numbers, including a single plant observation at Mount Sutil in 2014, while the Sharp-tailed snake has not been officially recorded on the island since 1981.

Gambier

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site Trend
Roell's brotherella moss (<i>Brotherella roelli</i>)	Endangered (SARA)	Not mapped	Partially protected: Old Growth Management Area	Unknown	Last recorded observation 1969 (anvil island)
Marbled murrelet (<i>Brachyramphus marmoratus</i>)	Threatened (SARA); Red listed in BC	Mapped	Partially protected: Old Growth Management Area, DPA	Declining	n/a
Northern red-legged frog (<i>Rana aurora</i>)	Special Concern (SARA)	n/a	DPA	Declining	Observed 2005
Douglas-fir / dull Oregon-grape (<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a		Declining	n/a
Double-crested cormorant (<i>Phalacrocorax auritus</i>)	Blue-Listed (CDC)	n/a	Partially protected: rockfish conservation area	Increasing	Nests observed 2000 (Christie Islet and Pam Rock)
Slimleaf onion (<i>Allium amplexans</i>)	Blue-Listed (CDC)	n/a		n/a	

Local Context:

The Islands Trust Conservancy (ITC) holds various interests on Gambier Island that support the protection of species at risk, including Roell's brotherella moss, the Marbled murrelet, and the Northern red-legged frog.

Gambier's Official Community Plan (OCP) emphasizes the preservation of ecologically significant features, specifically calling for the protection of estuaries, forests, wetlands, and riparian areas. To implement these policies, the local trust committee utilizes a series of Development Permit Areas (DPAs) designed to mitigate development impacts, including:

- Watershed Areas DPA: Provides regulatory oversight for water-sensitive zones.

- Shoreline Protection DPA: Manages activities along the marine fringe to prevent habitat degradation.
- Riparian Areas DPA: Ensures protection for sensitive watercourses and surrounding habitat.

These regulatory tools offer at least partial protection for species at risk habitats within the Local Trust Area. However, monitoring data highlights the long-term conservation challenges for some populations, such as Roell's brotherella moss, which was last recorded on Anvil Island in 1969. Other species, such as the Northern red-legged frog, were documented in 2005, reinforcing the importance of maintaining robust riparian and shoreline protections as habitat continues to face development pressure.

Hornby

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site Trend
Coast microseris (<i>Microseris bigelovii</i>)	Endangered (SARA)	Not mapped	Provincial park	Declining	Observed 2020 (Helliwell Provincial Park)
Edith's / Taylor's checkerspot butterfly (<i>Euphydras editha taylori</i>)	Endangered (SARA)	Not mapped on this island	Partially protected: Provincial park, covenant	Declining	Last recorded observation 1995 (none found in surveys in 2003, 2007, 2015)
Fragrant popcornflower (<i>Plagiobothrys figuratus</i>)	Endangered (SARA)	Mapped	None known	Declining	Last recorded observation 2005 (single plant; 1985 3-4 plants). No plants found 2012, 2006-2008, 2002
Little brown myotis (<i>Myotis lucifugus</i>)	Endangered (SARA)	Mapped	Partially protected: provincial and regional parks, covenants, DPA	Stable	n/a
Northern myotis (<i>Myotis septentrionalis</i>)	Endangered (SARA)	Mapped	Partially protected: provincial and regional parks, covenants, DPA	Stable	n/a
Rigid apple moss (<i>Bartramia stricta</i>)	Endangered (SARA) / Threatened (COSEWIC)	Not mapped on this island	Provincial park, conservation covenant	Declining	Observed 2023 (Helliwell provincial Park)
Dun skipper (<i>Euphyes vestris vestris</i>)	Threatened (SARA)	Mapped	Partially protected: Provincial park, DPAs	Declining	2004: observed

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site Trend
Marbled murrelet (<i>Brachyramphus marmoratus</i>)	Threatened (SARA)	Mapped	Partially protected: DPA	Declining	n/a
Purple sanicle (<i>Sanicula bipinnatifida</i>)	Threatened (SARA)	Not mapped on this island		Stable	
Western screech- owl (<i>Megascops kennicottii kennicottii</i>)	Threatened (SARA)	Not mapped	Partially protected: DPA	Declining	1992: observed
Macoun's meadow-foam (<i>Limnanthes macounii</i>)	Threatened (SARA) / Special Concern (COSEWIC)	Mapped	None known	Declining	Observed 2022
Banded cord-moss (<i>Entosthodon fascicularis</i>)	Special Concern (SARA)	n/a	Provincial park	Unknown	n/a (Helliwell Provincial park)
Coastal wood fern (<i>Dryopteris arguta</i>)	Special Concern (SARA)	n/a	Partially protected: provincial park, government covenant	Unknown	Observed 2021 (Tribune Bay), 2018 (Mount Geoffrey), and 2020 (Downes Point)
Great blue heron (<i>Ardea herodias fannini</i>)	Special Concern (SARA)	n/a	Partially protected: community park, DPA	Stable	Last observed 2003
Wandering salamander (<i>Aneides vagrans</i>)	Special Concern (SARA)	n/a	Provincial park	Unknown	Observed 2019 (Mt Geoffrey) and 2023 (Helliwell Provincial Park)
White-top aster (<i>Sericocarpus rigidus</i>)	Special Concern (SARA)	n/a	None known	Declining	Observed 2007 (Downes Point)
Common wood- nymph, <i>incana</i>	Red-listed (CDC)	n/a	Partially protected:	Declining	Observed 2010

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site Trend
subspecies (<i>Ceryonis pegala incana</i>)			provincial park, regional park, government covenant		
Douglas-fir/Alaska oniongrass (<i>Pseudotsuga menziesii</i> / <i>Melica subulata</i>)	Red-listed (CDC)	n/a	Partially protected: Provincial park, community park, regional park, conservation covenant, government covenant	Declining	n/a
Douglas-fir / dull Oregon-grape (<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: provincial park, covenant, DPA	Declining	n/a
Garry oak / California brome (<i>Quercus garryana</i> / <i>Bromus carinatus</i>)	Red-listed (CDC)	n/a	Partially protected: provincial park, regional park, government covenant	Not available	n/a
Grand fir / dull Oregon grape (<i>Abies grandis</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: provincial park, regional park, DPA	Declining	n/a
Peregrine falcon (<i>Falco peregrinus anatum/tundrius</i>)	Red-listed (CDC)	n/a	Partially protected: provincial and regional parks	Stable	Last recorded 2010
Propertius duskywing (<i>Erynnis propertius</i>)	Red-listed (CDC)	n/a	Partially protected: provincial park, conservation covenant	Declining	Last recorded observation 1995 (Norman Point and Tribune Bay)
Trembling aspen / Pacific crab apple /	Red-listed (CDC)	n/a	Partially protected:	Unknown	n/a

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site Trend
slough sedge (<i>Populus tremuloides</i> / <i>Malus fusca</i> / <i>Carex obnupta</i>)			provincial park, DPA		
Slimleaf onion (<i>Allium amplexans</i>)	Blue-Listed (CDC)	n/a	Provincial park	Not available	2007: observed
Townsend's big-eared bat (<i>Corynorhinus townsendii</i>)	Blue-Listed (CDC)	n/a		Unknown	

Local Context:

The Islands Trust Conservancy (ITC) holds significant conservation interests on Hornby Island, which serve as foundational protection for several species at risk, including the Western screech-owl, Northern red-legged frog, common nighthawk, coastal wood fern, and the sharp-tailed snake.

Hornby Island's Official Community Plan (OCP) integrates environmental stewardship through dedicated policies for the protection of watercourses, wetlands, and sensitive marine ecosystems. These conservation objectives are supported by a suite of Development Permit Areas (DPAs) aimed at mitigating development-related impacts on sensitive terrain, including:

- Environmentally Sensitive Areas DPA: Provides regulatory oversight to protect fragile ecosystems from land-use disturbances.
- Riparian Areas and Shoreline DPAs: Regulates activities near sensitive water bodies and coastal interfaces to maintain ecological integrity.
- Steep Slopes DPA: Manages development in high-risk areas to prevent habitat fragmentation and erosion.

While these regulatory tools provide at least partial protection for identified critical habitat, biological monitoring reveals significant gaps in recent documentation. The Northern red-legged frog was last recorded in 2005, and observations for the Western screech-owl date back to 1989. Other species show similar historical records, with the sharp-tailed snake last documented in 1982 and the common nighthawk recorded in 1993, highlighting the

need for continued habitat preservation and updated inventory data to ensure the efficacy of existing DPA protections.

Lasqueti

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site Trend
Hadley Lake Limnetic stickleback (<i>Gasterosteus aculeatus</i>)	Extinct (COSEWIC)	n/a	None known	Extinct	Extinct
Hadley Lake Benthic stickleback (<i>Gasterosteus aculeatus</i>)	Extinct (COSEWIC)	n/a	None known	Extinct	Extinct
Little brown myotis (<i>Myotis lucifugus</i>)	Endangered (SARA)	Mapped	Partially protected: marine park	Stable	n/a
Northern myotis (<i>Myotis septentrionalis</i>)	Endangered (SARA)	Mapped	Partially protected: marine park	Stable	n/a
Rigid apple moss (<i>Bartramia stricta</i>)	Endangered (SARA)/ Threatened (COSEWIC)	Mapped	Partially protected: Ecological reserve	Declining	Observed 2023 (Jenkins Cove)
Marbled murrelet (<i>Brachyramphus marmoratus</i>)	Threatened (SARA)	Mapped	Partially protected: nature reserve	Declining	n/a
Douglas-fir/arbutus (<i>Pseudotsuga menziesii</i> /Arbutus menziesii)	Red-listed (CDC)	n/a	Partially protected: nature reserve, ecological reserve	Declining	n/a
Douglas-fir / dull Oregon-grape (<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: nature reserve, conservation covenant	Declining	n/a
Grand fir / dull Oregon grape (<i>Abies grandis</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: nature reserve, ecological reserve,	Declining	n/a

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site Trend
			conservation covenant, provincial park		
Grand fir / three-leaved foamflower (<i>Abies grandis</i> / <i>Tiarella trifoliata</i>)	Red-listed (CDC)	n/a	Nature reserve, ecological reserve, conservation covenant	Declining	n/a
Lodgepole pine / peat- mosses CDFmm (<i>Pinus contorta</i> / <i>Sphagnum spp.</i> CDFmm)	Red-listed (CDC)	n/a	None known	Not available	n/a
Giant chain fern (<i>Woodwardia fimbriata</i>)	Blue-Listed (CDC)	n/a	Partially protected: nature reserve, ecological reserve, conservation covenant, provincial park	Declining	Observed 2017 (Prowse Point) 1997 (Power Cage Cove) no date (Jedediah island, Lasqueti Island Ecological Reserve, Spring Bay, Young Point)
Labrador-tea/western bog-laurel/peat- mosses (<i>Rhododendron groenlandicum</i> / <i>Kalmia microphylla</i> / <i>Sphagnum spp.</i>)	Blue-Listed (CDC)	n/a	None known	Not available	n/a

Local Context:

The Islands Trust Conservancy (ITC) holds various interests on Lasqueti Island that contribute to the protection of several species at risk, including the Northern red-legged frog, common nighthawk, and the coastal wood fern.

Lasqueti's Official Community Plan (OCP) addresses environmental protection through a framework that prioritizes the preservation of environmentally sensitive areas and the maintenance of native ecosystems. This regulatory approach is implemented primarily through a comprehensive Environmental Development Permit Area (DPA), which provides a mechanism to review development applications to ensure they do not result in the harmful alteration or destruction of sensitive habitats.

While the existing DPA framework provides partial protection for known species at risk habitats, current monitoring indicates that significant gaps remain in documented population data. The Northern red-legged frog was last recorded in 2004, while the common nighthawk was documented in 1993. These historical records, combined with the lack of updated survey data, underscore the necessity for continued vigilance and the potential need for enhanced habitat identification to support the long-term persistence of these species within the local trust area.

Mayne

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
Killer whale, Northeast Pacific southern resident (<i>Orcinus orca</i>)	endangered	Mapped	Federal critical habitat	Declining	Declining
Slender popcornflower (<i>Plagiobothrys tenellus</i>)	threatened	Not mapped on this island	None known	Declining	Last recorded observation 1996 Heck Hill (no plants observed 2010)
Western screech-owl (<i>Megascops kennicottii kennicottii</i>)	threatened	Not mapped	Partially protected: regional park, recreational park, DPA	Declining	2011: observed
Twisted oak moss (<i>Syntrichia laevipila</i>)	Special Concern (SARA)	n/a	Partially protected: nature reserve	Stable	Observed 2021 (Edith Point)
Branched clover (<i>Trifolium dichotomum</i>)	Red-listed (CDC)	n/a	Partially protected: federal park	Unknown	Observed 2003 (Georgeson island) and 1980 (Horton Bay)
Douglas-fir/Alaska oniongrass (<i>Pseudotsuga menziesii</i> /Melica subulata)	Red-listed (CDC)	n/a	Partially protected: federal park, community park, regional park, nature reserve	Declining	n/a
Douglas-fir / dull Oregon-grape (<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: community park, regional park, nature reserve, federal park, recreation park, DPA	Declining	n/a
Grand fir / dull Oregon grape (<i>Abies</i>	Red-listed (CDC)	n/a	Partially protected:	Declining	n/a

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
<i>grandis</i> / <i>Mahonia nervosa</i>)			community park, recreation park, nature reserve, federal park, DPA		
Peregrine falcon (<i>Falco peregrinus anatum/tundrius</i>)	Red-listed (CDC)	n/a	Partially protected: regional park	Stable	Last recorded defending 2005, present 2010
Propertius duskywing (<i>Erynnis propertius</i>)	Red-listed (CDC)	n/a	Partially protected: regional park	Declining	Last recorded observation 1995 (Mount parke)
Double-crested cormorant (<i>Phalacrocorax auritus</i>)	Blue-Listed (CDC)	n/a		Increasing	
Erect pigmyweed (<i>Crassula connata</i> var. <i>connata</i>)	Blue-Listed (CDC)	n/a	None known	Not available	
Purple martin (<i>Progne subis</i>)	Blue-Listed (CDC)	n/a		Increasing	
Slimleaf onion (<i>Allium amplexans</i>)	Blue-Listed (CDC)	n/a	Partially protected: community park	Not available	Last recorded observation 1996
Texas toadflax (<i>Nuttallianthus texanus</i>)	Blue-Listed (CDC)	n/a		Not available	

Local Context:

The Islands Trust Conservancy (ITC) maintains conservation interests on Mayne Island that protect key habitat for species at risk, including the Northern red-legged frog, common nighthawk, and the coastal wood fern.

Mayne Island's Official Community Plan (OCP) formalizes environmental stewardship through a framework designed to protect ecologically sensitive areas and maintain the

integrity of natural landscapes. This is implemented through several key regulatory instruments, including:

- **Environmental Protection DPA:** Established to prevent the harmful alteration of sensitive ecosystems, including those identified as critical habitat for species at risk.
- **Riparian and Shoreline DPAs:** Regulate land use near watercourses and the marine foreshore to safeguard essential aquatic and coastal habitats from development impacts.

While these tools provide partial protection for identified critical habitat, biological monitoring highlights the need for ongoing vigilance. Observations for the Northern red-legged frog were last documented in 2005, while the common nighthawk was last recorded in 1993. These historical data points reflect the ongoing challenge of maintaining current information for species at risk and underscore the importance of utilizing the existing DPA framework to protect habitat viability in the absence of recent population records.

North Pender

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
Batwing vinyl lichen (<i>Scytinium platynum</i>)	Endangered (SARA)	Not mapped on this island	Unknown?	Not available	n/a
Coastal Scouler's catchfly	Endangered (SARA)	Not mapped on this island	NAPTEP covenant	Not available	Observed 2019 (Little D'arcy Island)
Contorted-pod evening-primrose (<i>Camissonia contorta</i>)	Endangered (SARA)	Mapped	Federal marine park, federal park	Unknown	Observed 2022 (North Spit James Island) 2021 (Sidney Island) 2015 (Melanie Spit James Island); Powder Jetty James Island likely extirpated (discovered 2004, golf course development removed habitat, no plants observed 2006)
Dense spike-primrose (<i>Epilobium densiflorum</i>)	Endangered (SARA)	Not mapped	None known	Declining Possibly extirpated (no plants found since 1981)	No plants seen 2003-2004, last recorded observation 1981 (Welcome Cove area now mowed)
Edward's beach moth (<i>Anarta edwardsii</i>)	Endangered (SARA)	Mapped	Partially protected: DPA, conservation covenant	Declining	

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
Killer whale, Northeast Pacific southern resident (<i>Orcinus orca</i>)	Endangered (SARA)	Mapped	Federal critical habitat	Declining	Declining
Lindley's microseris (<i>Uropappus lindleyi</i>)	Endangered (SARA)	Mapped	Partially protected: DPA, nature reserve	Unknown	No plants seen 2004, last recorded observation 1996 (Oaks Bluff)
Sand-verbena moth (<i>Copablepharon fuscum</i>)	Endangered (SARA)	Mapped	Conservation covenant, DPA	Declining	Larvae and moths observed 2019, photograph ed in 2023
Coast manroot (<i>Marah oregana</i>)	Endangered (COSEWIC)	Not mapped	Partially protected: DPA	Declining	Observed 2004 (Beddis Rock)
Rigid apple moss (<i>Bartramia stricta</i>)	Endangered (SARA)/Threatened (COSEWIC)	Not mapped on this island	Community park, conservation covenant	Declining	Observed 2018 (Oaks Bluff)
Marbled murrelet (<i>Brachyramphus marmoratus</i>)	Threatened (SARA)	Mapped	Partially protected: national park reserve	Declining	
Purple sanicle (<i>Sanicula bipinnatifida</i>)	Threatened (SARA)	Not mapped on this island	Conservation covenant	Stable	Observed 2013 (Little D'arcy island)
Silky beach pes (<i>Lathyrus littoralis</i>)	Threatened (SARA)	Not mapped on this island	Federal park	Unknown	Observed 2023, increases in density observed 2021
Slender popcornflower (<i>Plagiobothrys tenellus</i>)	Threatened (SARA)	Not mapped on this island	Partially protected: community park, DPA	Declining	Last recorded observation 1983 Oaks Bluff (no plants

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
					found 2012, 2004)
Western screech-owl (<i>Megascops kennicottii</i>)	Threatened (SARA)	Not mapped	None known	Declining	
Sharp-tailed snake, Pacific coast population (<i>Contia tenuis</i>)	Threatened (COSEWIC)	Mapped	Partially protected: NAPTEP/conservation covenant, DPA, community park	Declining (COSEWIC assessment report)	Last recorded observations 2013 (Galleon Way) and 1991 (Port Washington)
Foothill sedge (<i>Carex tumulicola</i>)	Endangered (SARA) / Special Concern (COSEWIC)	Mapped	Federal marine park, federal park	Declining (COSEWIC assessment report)	Observed 2019 (no longer being tracked by BC CDC)
Georgia basin bog spider (<i>Gnaphosa snohomish</i>)	Special Concern (SARA)	n/a	National park reserve	Unknown	Observed 1989 (Portland Island)
Great blue heron (<i>Ardea herodias fannini</i>)	Special Concern (SARA)	n/a	Federal park	Stable	Last observed 2008 Hope Bay); Sidney Island colony abandoned (1997)
Northern red-legged frog (<i>Rana aurora</i>)	Special Concern (SARA)	n/a	Partially protected: federal park, DPA	Declining	Observed 2004
Wandering salamander (<i>Aneides vagrans</i>)	Special Concern (SARA)	n/a	National park reserve	Unknown	Observed 1996 (Portland island)
American glasswort-sea milkwort (<i>Sarcocornia</i>)	Red-listed	n/a	Federal park, federal marine park	Declining	n/a

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
pacifica/Lysimachia maritima)					
Branched clover (<i>Trifolium dichotomum</i>)	Red-listed (CDC)	n/a	Partially protected: NAPTEP/conservation covenants, DPA, nature reserve	Unknown	Last recorded observation 1996 (Medicine Beach and Razor Point)
Douglas-fir/Alaska oniongrass (<i>Pseudotsuga menziesii</i> / <i>Melica subulata</i>)	Red-listed (CDC)	n/a	Partially protected: conservation covenant, DPA, federal park, nature reserve, community park, recreation park, conservation covenant, LTC covenant	Declining	n/a
Douglas-fir / dull Oregon-grape (<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: federal park	Declining	n/a
Grand fir / dull Oregon grape (<i>Abies grandis</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: federal park, conservation covenant, DPA, community park, recreation park, nature reserve, LTC covenant	Declining	n/a
Moss'elfin (<i>Callophrys mossii mossii</i>)	Red-listed (CDC)	n/a	National park reserve	Declining	Last recorded observation 1995 (south end Brackman Island)
Peregrine falcon (<i>Falco peregrinus anatum/tundrius</i>)	Red-listed (CDC)	n/a	Partially protected: DPA	Stable	Last recorded active 2010

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
Propertius duskywing (<i>Erynnis propertius</i>)	Red-listed (CDC)	n/a	Partially protected: DPA	Declining	Last recorded observation 1995 (Oaks Bluff)
Seashore saltgrass – Pacific swampfire (<i>Distichlis spicata</i> – <i>Sarcocornia pacifica</i>)	Red-listed (CDC)	n/a	Partially protected: nature reserve, conservation covenant, DPA, federal park, federal marine park	Declining	n/a
American glehnia (<i>Glehnia littoralis</i> ssp. <i>leiocarpa</i>)	Blue-listed	n/a	Federal park, federal marine park	Not available	Plants observed 2020, seeds scattered and plants transplanted 2021 (Sidney Spit, Sidney island)
Beach bindweed (<i>Calystegia soldanella</i>)	Blue-listed	n/a	Federal park, federal marine park	Not available	Observed 2019 (Sidney Island)
Black knotweed (<i>Polygonum paronychia</i>)	Blue-Listed (CDC)	n/a	Partially protected: conservation covenant	Not available	Observed 2023 (southwest of James Island) 2004 (North Spit James island) and no plants found 2006 (southeast of James Island) due to landscaping with heavy equipment
Brant (<i>Brant bernicla</i>)	Blue-Listed (CDC)	n/a		Declining	

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
Double-crested cormorant (<i>Phalacrocorax auritus</i>)	Blue-Listed (CDC)	n/a	None known	Increasing	Last observed 2000 (Mandarte Island)
Erect pigmyweed (<i>Crassula connata</i> var. <i>connata</i>)	Blue-Listed (CDC)	n/a	Partially protected: DPA, community park, nature reserve, LTC covenant, conservation covenant	Not available	n/a (Oaks Bluff, Rum Island and Sidney Island)
Henderson's checker-mallow (<i>Sidalcea hendersonii</i>)	Blue-Listed (CDC)	n/a	Partially protected: nature reserve, conservation covenant, DPA	Declining	Observed 2017 (Medicine Beach)
Slimleaf onion (<i>Allium amplexans</i>)	Blue-Listed (CDC)	n/a	Partially protected: community park, DPA	Not available	2006: observed
Tufted puffin (<i>Fratercula cirrhata</i>)	Blue-Listed (CDC)	n/a	None known	Stable	Possibly extirpated (not observed since 1991 and 1996)
Yellow sand-verbena (<i>Abronia latifolia</i>)	Blue-Listed (CDC)	n/a	Partially protected: conservation covenant, federal park, federal marine park	Declining	Observed James Island 2004 (west spit), 2006 (a few patches remain after landscaping related to golf-course development at East Beach) and 2022 North Spit. Observed Sidney

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
					Island (2014)
White-lip rein orchid (<i>Platanthera ephemerantha</i>)	Blue-listed (CDC)	n/a	National park reserve	Not available	Observed 2007 (Portland island)

Local Context:

The Islands Trust Conservancy (ITC) holds various conservation interests on North Pender Island, which provide protection for several species at risk, including the Northern red-legged frog, common nighthawk, and the coastal wood fern.

North Pender's Official Community Plan (OCP) integrates environmental objectives through a framework dedicated to the protection of sensitive ecosystems and the preservation of natural biodiversity. The primary regulatory tools for implementation include:

- Environmentally Sensitive Areas (ESA) DPA: Designed to identify and protect areas of high biological diversity and sensitive habitat from land-use disturbances.
- Riparian and Shoreline DPAs: Ensure that development activities near watercourses and coastal interfaces maintain the ecological integrity of these vital transition zones.

Existing protections offer at least partial coverage for identified critical habitats; however, biological data suggests significant monitoring gaps. The Northern red-legged frog was last documented in 2005, and the common nighthawk was last recorded in 1993. These historical data points emphasize the importance of leveraging current DPA protections to maintain habitat connectivity, even as recent population confirmations remain limited across the island.

Salt Spring

Species	Listing (Organization)	Critical Habitat	Protection	Trend	Site trend
Batwing vinyl lichen (<i>Scytinium platynum</i>)	Endangered (SARA)	Mapped	Provincial park, DPA	Not available	n/a
Coastal Scouler's catchfly	Endangered (SARA)	Mapped	Partially protected: conservation covenant, coastal Douglas-fir Land Use order, DPA	Not available	Observed 2018 (Mount Tuam)
Little Brown Myotis	Endangered (SARA)	Not mapped on this island	Partially protected: provincial park, ecological reserve, ITC/conserva tion covenant, DPAs	Stable	n/a
Killer whale, Northeast Pacific southern resident (<i>Orcinus orca</i>)	Endangered (SARA)	Mapped	Federal critical habitat	Declining	Declining
Phantom orchid (<i>Cephalanthera austiniae</i>)	Endangered (SARA)	Mapped	Partially protected: DPA	Likely declining	Observed 2014 (Mount Tuam) and 2013 (Musgrave Landing)
Small-flowered tonella (<i>Tonella tenella</i>)	Endangered (SARA)	Mapped	Provincial park	Unknown	Observed 2015 (Mount Erskine Provincial Park)
White meconella (<i>Meconella oregana</i>)	Endangered (SARA)	Mapped	Partially protected: DPA, Coastal Douglas-fir Land Use order	Declining	No plants found 2012, 2011; last recorded observatio n 2010

Species	Listing (Organization)	Critical Habitat	Protection	Trend	Site trend
					(Mount Tuam)
Yellow montane violet (<i>Viola praemorsa</i> ssp. <i>Praemorsa</i>)	Endangered (SARA)	Mapped	Partially protected: provincial park, ecological reserve, conservation covenant, DPA, coastal Douglas-fir land use order	Declining	Observed 2018 (Mount Tuam) and 2017 (Mount Maxwell)
Coastal manroot (<i>Marah oregana</i>)	Endangered (COSEWIC)	Not mapped	Partially protected: DPAs, conservation covenant	Declining	Observed 2018 (Fulford Harbour)
Hoary bat (<i>Lasiurus cinereus</i>)	Endangered (COSEWIC)	Not mapped on this island	Partially protected: provincial park, ecological reserve, ITC/conserva tion covenant, DPAs	Declining (COSEWIC assessment)	n/a
Rigid apple moss (<i>Bartramia stricta</i>)	Endangered (SARA) / Threatened (COSEWIC)	Not mapped on this island	Partially protected: DPA, nature reserve, coastal Douglas-fir land use order, ecological reserve	Declining	Observed 2018 (Mount maxwell)
Barn owl, western population (<i>Tyto alba</i>)	Threatened (SARA)	Mapped	Partially protected: provincial park, DPAs	Declining	n/a

Species	Listing (Organization)	Critical Habitat	Protection	Trend	Site trend
Dun skipper (<i>Euphyes vestris vestris</i>)	Threatened (SARA)	Mapped	Partially protected: provincial park, DPA	Declining	2007-2009: observed
Gray's/butterfly bearing desert-parsley (<i>Lomatium papilioniferum</i>)	Threatened (SARA)	Mapped	DPA, ecological reserve, provincial park	Not available	Observed 2018 (Mount Maxwell) and 2010 (Maxwell Point)
Marbled murrelet (<i>Brachyramphus marmoratus</i>)	Threatened (SARA)	Mapped	Partially protected: National park, DPA	Declining	n/a
Sharp-tailed snake, Pacific coast population (<i>Contia tenuis</i>)	Threatened (COSEWIC)	Mapped	Partially protected: DPA, coastal Douglas-fir land use order, ecological reserve, conservation covenant, community park, recreation park	Declining (COSEWIC assessment report)	Observed 2023 (Monteith Drive Park, Mount Tuam) 2016 (Reginald Hill) 2014- 2015 (Isabella Point) 1998 (Ganges)
Slender popcornflower (<i>Plagiobothrys tenellus</i>)	Threatened (SARA)	Not mapped on this island	Partially protected: coastal Douglas-fir land use order, conservation covenant, DPA	Possibly extirpated (no plants found since 1980)	Last recorded observatio n 1980 Mount Tuam (not seen over many years of surveys, ending in 2020)
Western bumble bee (<i>Bombus occidentalis occidentalis</i>)	Threatened (SARA)	Not mapped	Partially protected: DPA	Declining	Observed 2019 (Ganges Creek, no longer

Species	Listing (Organization)	Critical Habitat	Protection	Trend	Site trend
					being tracked)
Western painted turtle, Pacific coast population (<i>Chrysemys picta bellii</i>)	Threatened (SARA)	Mapped	Partially protected: community park, Coastal Douglas-fir land use order, DPAs	Unknown	Observed 2016 (Cusheon lake) and 2017 (Bullocks Lake)
Western screech-owl (<i>Megascops kennicottii kennicottii</i>)	Threatened (SARA)	Not mapped	Partially protected: provincial park, ecological reserve, conservation covenant, DPA, community park, nature reserve	Declining	2021: pairs detected
Macoun's meadow-foam (<i>Limnanthes macounii</i>)	Threatened (SARA) / Special Concern (COSEWIC)	Mapped	Partially protected: provincial park	Declining	Observed 2022 (Beaver Point, Ruckle Provincial Park); Extirpated Eleanor Point (2003)
Banded cord-moss (<i>Entosthodon fascicularis</i>)	Special Concern (SARA)	n/a	Partially protected: DPA, conservation covenant, ecological reserve	Unknown	Observed 2014 (Mount Tuam) 2006 (Parminter Point Mount maxwell) 2005 (Isabella Point

Species	Listing (Organization)	Critical Habitat	Protection	Trend	Site trend
					Vesuvius landing)
Great blue heron (<i>Ardea herodias fannini</i>)	Special Concern (SARA)	n/a	Partially protected: nature reserve, community park, DPA	Stable	Ganges rookery active 2014; no nests found Southey Point (1997) and McFadden Creek (2006)
Northern red-legged frog (<i>Rana aurora</i>)	Special Concern (SARA)	n/a	Partially protected: conservation covenant, DPA, nature reserve, provincial park, Coastal Douglas-fir land use order, regional park	Declining	Observed 2004 (Vesuvius Bay), 2011 (South Central), and 1996 (south end)
Peacock vinyl (<i>Leptogium polycarpum</i>)	Special Concern (SARA)	n/a		Unknown (COSEWIC assessment report)	n/a
Threaded vertigo (<i>Nearctula</i> sp. 1)	Special Concern (SARA)	n/a	Partially protected: DPA, community park, watershed protection, nature reserve, coastal Douglas-fir land use order	Unknown	Observed 2015 (McFadden Creek Nature Sanctuary) 2014 (Mount Erskine) 2013 (Musgrave Landing) 2012 (Duck Creek) 2011 (St.

Species	Listing (Organization)	Critical Habitat	Protection	Trend	Site trend
					Mary lake Watershed Nature Reserve, Cusheon lake, Mount Tuam) 2010 (Mouat Park, Reginald Hill) and Mount Tuam Ecological Reserve (no date)
Twisted oak moss (<i>Syntrichia laevipila</i>)	Special Concern (SARA)	n/a	Provincial park, DPA, ecological reserve	Stable	Observed 2018 (Mount Maxwell Ecological Reserve) and 2007 (Burgoyne Bay Provincial Park)
Wandering salamander (<i>Aneides vagrans</i>)	Special Concern (SARA)	n/a	Partially protected: nature reserve, watershed protection, community park	Unknown	Last recorded observation 1985
Arbutus/hairy manzanita (<i>Arbutus menziesii</i> /Arctostaphylos columbiana)	Red-listed (CDC)	n/a	Partially protected: Coastal Douglas-fir land use order, regional park, ecological reserve,	Unknown	n/a

Species	Listing (Organization)	Critical Habitat	Protection	Trend	Site trend
			conservation covenant, DPA		
Branched clover (<i>Trifolium dichotomum</i>)	Red-listed (CDC)	n/a	Partially protected: DPA	Unknown	Last recorded observatio n 1996 (Vesuvius Bay)
Common wood- nymph, <i>incana</i> subspecies (<i>Ceryonis</i> <i>pegala incana</i>)	Red-listed (CDC)	n/a	Partially protected: nature reserve, conservation covenant, watershed protection, ecological reserve, DPA	Declining	Observed 2005 (Fernwood) , 2013- 2015 (Ganges) and 2017 (Mount Tuam)
Douglas-fir/Alaska oniongrass (<i>Pseudotsuga</i> <i>menziesii</i> / <i>Melica</i> <i>subulata</i>)	Red-listed (CDC)	n/a	Partially protected: DPA, ecological reserve, conservation covenant, nature reserve, Coastal Douglas-fir land use order, provincial park, regional park	Declining	n/a
Douglas-fir/arbutus (<i>Pseudotsuga</i> <i>menziesii</i> / <i>Arbutus</i> <i>menziesii</i>)	Red-listed (CDC)	n/a	Partially protected: provincial park, DPA, watershed protection , ecological reserve, conservation covenant	Declining	n/a

Species	Listing (Organization)	Critical Habitat	Protection	Trend	Site trend
Douglas-fir/dull Oregon-grape (<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: conservation covenant, ecological reserve, provincial park, coastal douglas-fir land use order, regional park, community park, DPA, LTC covenant, watershed protection	Declining	n/a
Fern-leaved desert-parsley (<i>Lomatium dissectum</i>)	Red-listed (CDC)	n/a	Ecological reserve	Not available	Observed 2016 (Mount Maxwell)
Garry oak / California brome (<i>Quercus garryana</i> / <i>Bromus carinatus</i>)	Red-listed (CDC)	n/a	Partially protected: DPA, watershed protection, community park, conservation covenant, nature reserve, coastal douglas-fir land use order, provincial park, community park	Declining	n/a
Garry oak / oceanspray (<i>Quercus garryana</i> / <i>Holodiscus discolor</i>)	Red-listed (CDC)	n/a	Partially protected: Nature reserve, DPA	Not available	n/a

Species	Listing (Organization)	Critical Habitat	Protection	Trend	Site trend
Grand fir / dull Oregon grape (<i>Abies grandis</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: DPA, ecological reserve, provincial park, community park, conservation covenant, nature reserve, watershed protection, regional park, coastal douglas-fir land use order	Declining	n/a
Howell's violet (<i>Viola howellii</i>)	Red-listed (CDC)	n/a	Partially protected: DPA, conservation covenant	Not available	Observed North End Road (no date)
Moss'elfin (<i>Callophrys mossii mossii</i>)	Red-listed (CDC)	n/a	Partially protected: DPA, Ecological reserve	Declining	Observed 2023 (Mount Tuam Ecological Reserve) and 2005 (south east location)
Peregrine falcon (<i>Falco peregrinus anatum/tundrius</i>)	Red-listed (CDC)	n/a	Provincial park	Stable	Last recorded active 2010
Propertius duskywing (<i>Erynnis propertius</i>)	Red-listed (CDC)	n/a	Partially protected: Conservation covenant, Coastal douglas-fir land use	Declining	Observed 2006 (Fulford Harbour), 2004 (Lake Maxwell) and 1995

Species	Listing (Organization)	Critical Habitat	Protection	Trend	Site trend
			order, ecological reserve, provincial park, DPA		(Mount Tuam)
Red alder / slough sedge [black cottonwood] (<i>Alnus rubra</i> / <i>Carex obnupta</i> [<i>Populus trichocarpa</i>])	Red-listed (CDC)	n/a	Partially protected: Nature reserve, DPA	Declining	n/a
Seashore saltgrass – Pacific swampfire (<i>Distichlis spicata</i> – <i>Sarcocornia pacifica</i>)	Red-listed (CDC)	n/a	None known	Declining	n/a
Slender sedge – white beak-rush (<i>Carex lasiocarpa</i> – <i>Rhynchospora alba</i>)	Red-listed (CDC)	n/a	Partially protected: Coastal douglas-fir land use order, regional park, watershed protection, nature reserve, provincial protected area	Unknown	n/a
Trembling aspen / Pacific crab apple / slough sedge (<i>Populus tremuloides</i> / <i>Malus fusca</i> / <i>Carex obnupta</i>)	Red-listed (CDC)	n/a	Partially protected: nature reserve, DPA	Unknown	n/a
Western redcedar/black twinberry (<i>Thuja plicata</i> / <i>Lonicera involucrata</i>)	Red-listed (CDC)	n/a	Partially protected: DPA, Watershed protection, conservation covenant, coastal douglas-fir land use order, provincial	Declining	n/a

Species	Listing (Organization)	Critical Habitat	Protection	Trend	Site trend
			protected area, provincial park, regional park		
Western redcedar/salmonberry (<i>Thuja plicata</i> / <i>Rubus spectabilis</i>)	Red-listed (CDC)	n/a	Partially protected: DPA, conservation covenant, watershed protection, provincial park, nature reserve, coastal douglas-fir land use order, regional park	Declining	n/a
Western redcedar/vanilla-leaf	Red-listed (CDC)	n/a	Partially protected: ecological reserve, DPA, conservation covenant	Declining	n/a
Wine-cup clarkia (<i>Clarkia purpurea</i> spp. <i>Quadrivulnera</i>)	Red-listed (CDC)	n/a	Partially protected: Provincial park, ecological reserve, DPA, coastal Douglas-fir land use order	Unknown	Observed 2020 (Parminter Point) 2016 (Mount maxwell) 2013 (Mount Tuam)
Zerene fritillary (<i>Speyeria zerene bremnerii</i>)	Red-listed (CDC)	n/a		Stable	
Double-crested cormorant (<i>Phalacrocorax auritus</i>)	Blue-listed (CDC)	n/a		Increasing	Last observed 2000 (Shoal Islands)

Species	Listing (Organization)	Critical Habitat	Protection	Trend	Site trend
Erect pigmyweed (<i>Crassula connata</i> var. <i>connata</i>)	Blue-Listed (CDC)	n/a	Partially protected: DPA	Not available	
Giant chain fern (<i>Woodwardia fimbriata</i>)	Blue-listed (CDC)	n/a	Partially protected: coastal Douglas-fir land use order, DPA	Declining	Observed 2014 (Musgrave Point)
Leafless wintergreen (<i>Pyrola aphylla</i>)	Yellow-listed (CDC)	n/a	Partially protected: DPA, conservation covenant, nature reserve, provincial park, coastal douglas-fir land use order, watershed protection, ecological reserve	Not available	Observed 2014 (Mount Tuam, Musgrave Landing) 2015 (Mount Erskine, St. Mary's Lake) 2016 (Mount maxwell)
Northern pygmy-owl (<i>Glaucidium gnoma</i> <i>swarthi</i>)	Blue-listed (CDC)	n/a	Coastal Douglas-fir land use order	Declining	Observed 2012 (Bruce Peak)
Slimleaf onion (<i>Allium</i> <i>amplectens</i>)	Blue-listed (CDC)	n/a	Partially protected: DPA, Community park, ecological reserve, provincial park	Not available	Observed 2016 (Parminter Point and Baynes Peak), 2015 (Reginald Hill) and 2003 (Isabella Island)
Surf scoter (<i>Melanitta</i> <i>perspicillata</i>)	Blue-listed (CDC)	n/a	Partially protected: DPA	Unknown	Last recorded observatio n 1978

Species	Listing (Organization)	Critical Habitat	Protection	Trend	Site trend
					(Ganges Harbour)
Townsend's big-eared bat (<i>Corynorhinus townsendii</i>)	Blue-listed (CDC)	n/a	Partially protected: provincial park, ecological reserve, ITC/conservation covenant, DPAs	Unknown	n/a
White-lip rein orchid (<i>Platanthera ephemerantha</i>)	Blue-listed (CDC)	n/a	Partially protected: DPA, Coastal douglas-fir land use order	Not available	Observed 2015 (Musgrave Point)
Yuma myotis (<i>Myotis yumanensis</i>)	Blue-listed (CDC)	n/a	Partially protected: provincial park, ecological reserve, ITC/conservation covenant, DPAs	Stable	n/a
Oregon ash (<i>Fraxinus latifolia</i>)	Unranked (CDC)	n/a	Partially protected: DPA, community park, conservation covenant	Unknown	Last recorded observation 1996 (Kingfisher Cove)

Local Context:

The Islands Trust Conservancy (ITC) maintains significant conservation holdings on Salt Spring Island, providing foundational protection for an extensive array of species at risk, including the Western screech-owl, Northern red-legged frog, common nighthawk, coastal wood fern, sharp-tailed snake, and the Garry oak/California brome ecosystem.

Salt Spring Island's Official Community Plan (OCP) integrates environmental stewardship through a robust regulatory framework. The local trust committee utilizes several Development Permit Areas (DPAs) to manage development and safeguard ecological values:

- Fish-bearing Stream DPA: Regulates development to maintain the integrity of riparian and aquatic habitats.
- Shoreline DPA: Manages land use along the marine foreshore to protect intertidal and coastal ecosystems.
- Sensitive Ecosystems DPA: Provides comprehensive oversight for areas designated as ecologically significant or sensitive to disturbance.

While existing regulatory tools offer at least partial protection for identified critical habitat, biological monitoring indicates varying levels of documentation for species at risk. Observations for the Northern red-legged frog were last recorded in 2005, and the common nighthawk was documented in 1993. The sharp-tailed snake has not been officially recorded on the island since 1982, and Western screech-owl records date back to 1989. These historical data points highlight the ongoing challenge of maintaining current information and the continued importance of applying stringent DPA standards to protect potential habitat for these vulnerable species.

Saturna

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
California buttercup (<i>Ranunculus californicus</i>)	Endangered (SARA)	Not mapped	Partially protected: federal park, DPA, community park	Unknown	Observed 2005 (Trueworthy Bight)
Killer whale, Northeast Pacific southern resident (<i>Orcinus orca</i>)	Endangered (SARA)	Mapped	Federal critical habitat	Declining	Declining
Lindley's microseris (<i>Uropappus lindleyi</i>)	Endangered (SARA)	Mapped	Partially protected: DPA	Unknown	Observed 2004
White meconella (<i>Meconella oregana</i>)	Endangered (SARA)	Mapped	Partially protected: DPA, federal park	Declining	Last recorded observation 1987; no plants found 2005, 2004, 1997 (Mount Warburton Pike)
Purple sanicle (<i>Sanicula bipinnatifida</i>)	Threatened (SARA)	Mapped	Partially protected: DPA	Stable	Observed 2020 (Brown Ridge); last recorded observation for East Point 1984 (no plants found 1995)
Slender popcornflower (<i>Plagiobothrys tenellus</i>)	Threatened (SARA)	Mapped	Partially protected: federal park, DPA, nature reserve	Declining	Observed 2021 (Mount Warburton Pike)
Banded cord-moss (<i>Entosthodon fascicularis</i>)	Special Concern (SARA)	n/a	Partially protected: federal park, DPA	Unknown	Last recorded observation 1997 (Mount

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
					Warburton Pike)
Georgia basin bog spider (<i>Gnaphosa snohomish</i>)	Special Concern (SARA)	n/a	National park reserve	Unknown	Observed 1989 (Cabbage Island, Tumbo Island)
Great blue heron (<i>Ardea herodias fannini</i>)	Special Concern (SARA)	n/a	Partially protected: federal park	Stable	Last recorded observation 2010
Northern red-legged frog (<i>Rana aurora</i>)	Special Concern (SARA)	n/a	Partially protected: federal park, watershed protection	Declining	Observed 2004 (Lyll Creek)
Steller sea lion (<i>Eumetopias jubatus</i>)	Special Concern (SARA)	n/a	National park reserve	Increasing	Last recorded observation 2002
Threaded vertigo (<i>Nearctula</i> sp. 1)	Special Concern (SARA)	n/a	Federal park	Unknown	Observed 2009 (Winter cove)
Branched clover (<i>Trifolium dichotomum</i>)	Red-listed (CDC)	n/a	Partially protected: federal park, DPA	Unknown	Observed (single plant) 2021 (Mount Warburton Pike)
Douglas-fir/Alaska oniongrass (<i>Pseudotsuga menziesii</i> / <i>Melica subulata</i>)	Red-listed (CDC)	n/a	Partially protected: Federal park, Nature Reserve, DPA	Declining	n/a
Douglas-fir/dull Oregon-grape (<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: National park reserve, DPA, conservation lands	Declining	n/a
Grand fir / dull Oregon grape (<i>Abies</i>	Red-listed (CDC)	n/a	Partially protected: DPA,	Declining	n/a

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
<i>grandis</i> / <i>Mahonia nervosa</i>)			Conservation covenant, federal park, community park, watershed protection, nature reserve		
Peregrine falcon (<i>Falco peregrinus anatum/tundrius</i>)	Red-listed (CDC)	n/a	Partially protected: conservation lands, DPA	Stable	Last recorded active 2010
Seashore saltgrass – Pacific swampfire (<i>Distichlis spicata</i> – <i>Sarcocornia pacifica</i>)	Red-listed (CDC)	n/a	Partially protected: federal park	Declining	n/a
Western redcedar-Douglas-fir/Oregon beaked-moss (<i>Thuja plicata</i> - <i>Pseudotsuga menziesii</i> / <i>Kindbergia oregana</i>)	Partially protected: National park reserve, DPA, conservation lands	Partially protected: National park reserve, DPA, conservation lands	Partially protected: federal park, DPA	Declining	n/a
Wine-cup clarkia (<i>Clarkia purpurea</i> spp. <i>Quadrivulnera</i>)	Red-listed (CDC)	n/a	Partially protected: federal park, DPA	Unknown	Observed 2006 (Mount Warburton Pike)
Coastal cutthroat trout (<i>Oncorhynchus clarkii clarkii</i>)	Blue-listed (CDC)	n/a	Likely partially protected in national park reserve	Not available	
Erect pigmyweed (<i>Crassula connata</i> var. <i>connata</i>)	Blue-Listed (CDC)	n/a	Partially protected: federal park	Not available	Observed 2017 (East Point Regional Park) and Tumbo Island (no date)
Slimleaf onion (<i>Allium amplexans</i>)	Blue-listed (CDC)	n/a	Partially protected:	Not available	Last recorded

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site trend
			Federal park, watershed protection, nature reserve		observation 1980 (Samuel Island) and 1996 (Boot Cove)
Two-edged water starwort (<i>Callitriche heterophylla</i> var. <i>heterophylla</i>)	Yellow-listed (CDC)	n/a	Federal park	Not available	

Local Context:

The Islands Trust Conservancy (ITC) holds various conservation interests on Saturna Island that contribute to the protection of several species at risk, including the Northern red-legged frog, common nighthawk, and the coastal wood fern.

Saturna Island's Official Community Plan (OCP) formalizes environmental stewardship through a framework designed to protect ecologically sensitive areas and maintain the integrity of natural landscapes. This is implemented through a robust set of Development Permit Areas (DPAs), including:

- Environmentally Sensitive Areas DPA: Established to prevent the harmful alteration or destruction of areas with high biological diversity and sensitive native plant and animal habitats.
- Riparian and Shoreline DPAs: Regulate land use near watercourses and along the marine foreshore to protect riparian buffers and the functionality of coastal ecosystems.

While these regulatory tools provide at least partial protection for identified critical habitat, biological monitoring highlights the need for ongoing vigilance. Observations for the Northern red-legged frog were last documented in 2005, while the common nighthawk was last recorded in 1993. These historical records underscore the importance of maintaining up-to-date inventory data and ensuring the consistent application of DPA standards to protect habitat viability for these vulnerable species.

South Pender

Species	Listing (Organization)	Critical Habitat	Protection	BC Trend	Site Trend
Killer whale, Northeast Pacific southern resident (<i>Orcinus orca</i>)	Endangered (SARA)	Mapped	Federal critical habitat	Declining	Declining
Coast manroot (<i>Marah oregana</i>)	Endangered (COSEWIC)	Not mapped on this island	None known	Declining Possibly extirpated (no plants seen since 1964)	Last recorded observation 1964 (Gowlland Point; potential observation 2004 but single plant trampled)
Marbled murrelet (<i>Brachyramphus marmoratus</i>)	Threatened (SARA)	Mapped	Partially protected: national park reserve	Declining	
Slender popcornflower (<i>Plagiobothrys tenellus</i>)	Threatened (SARA)	Mapped	National park reserve	Possibly extirpated (no plants found since 1980)	Last recorded observation 1980 Mount Norman (no plants observed 2012)
Western screech-owl (<i>Megascops kennicottii kennicottii</i>)	Threatened (SARA)	Not mapped	Partially protected: federal park	Declining	2021: nesting pair observed
Sharp-tailed snake, Pacific coast population (<i>Contia tenuis</i>)	Threatened (COSEWIC)	Not mapped on this island	Partially protected: federal park, regional park	Declining (COSEWIC assessment report)	Observed 2022 (Greenburn Lake)
American glasswort / sea-milkwort (<i>Salicornia pacifica</i> / <i>Lysimachia maritima</i>)	Red-listed (CDC)	n/a	Partially protected: community park	Unknown	n/a
Douglas-fir/dull Oregon-grape (<i>Pseudotsuga</i>	Red-listed (CDC)	n/a	Partially protected: federal park,	Declining	n/a

Species	Listing (Organization)	Critical Habitat	Protection	BC Trend	Site Trend
<i>menziesii</i> /Mahonia <i>nervosa</i>)			community park, DPA		
Grand fir / dull Oregon grape (<i>Abies grandis</i> / <i>Mahonia nervosa</i>)	Red-listed (CDC)	n/a	Partially protected: community park, federal park, regional park	Declining	n/a
Moss'elfin (<i>Callophrys mossii</i> <i>mossii</i>)	Red-listed (CDC)	n/a	Partially protected: federal park	Declining	Observed 2007 (Southern Gulf Islands National Park Reserve)
Peregrine falcon (<i>Falco peregrinus</i> <i>anatum/tundrius</i>)	Red-listed (CDC)	n/a	Partially protected: national park reserve	Stable	Last recorded active 2010
Seashore saltgrass – Pacific swampfire (<i>Distichlis spicata</i> – <i>Sarcocornia pacifica</i>)	Red-listed (CDC)	n/a	Partially protected: regional park	Declining	n/a
Two-edged water starwort (<i>Callitriche</i> <i>heterophylla</i> var. <i>heterophylla</i>)	Yellow-listed (CDC)	n/a	None known	Not available	

Local Context:

The Islands Trust Conservancy (ITC) holds various conservation interests on South Pender Island that provide critical protection for species at risk, including the Northern red-legged frog, common nighthawk, and the coastal wood fern.

South Pender Island's Official Community Plan (OCP) integrates environmental objectives through a framework dedicated to the protection of sensitive ecosystems and the preservation of natural biodiversity. The primary regulatory tools for implementation include:

- Environmentally Sensitive Areas (ESA) DPA: Designed to identify and protect areas of high biological diversity and sensitive habitat from land-use disturbances.

- Riparian and Shoreline DPAs: Ensure that development activities near watercourses and coastal interfaces maintain the ecological integrity of these vital transition zones.

Existing protections offer at least partial coverage for identified critical habitats; however, biological data suggests significant monitoring gaps. The Northern red-legged frog was last documented in 2005, and the common nighthawk was last recorded in 1993. These historical data points emphasize the importance of leveraging current DPA protections to maintain habitat connectivity, even as recent population confirmations remain limited across the island.

Thetis

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site Trend
Edward's beach moth (<i>Anarta edwardsii</i>)	Endangered (SARA)	Not mapped on this island	None known	Declining	Last recorded observation 1971
Lindley's microseris (<i>Uropappus lindleyi</i>)	Endangered (SARA)	Not mapped on this island	Partially protected: community park	Unknown	Observed 2014 (southwest side Ruxton Island)
Island tiger moth (<i>Apantesis complicata</i>)	Threatened (COSEWIC)	Not mapped	Partially protected: conservation covenant, nature reserve	Unknown	Last recorded observation 1975
Wandering salamander (<i>Aneides vagrans</i>)	Special Concern (SARA)	n/a	Partially protected: conservation covenant, nature reserve	Unknown	Last recorded observations 1989-1996
Common wood-nymph, <i>incana</i> subspecies (<i>Ceryonis pegala incana</i>)	Red-listed (CDC)	n/a	None known	Declining	Observed 2010
Douglas-fir/dull Oregon-grape (<i>Pseudotsuga menziesii</i> /Mahonia nervosa)	Red-listed (CDC)	n/a	Partially protected: conservation covenant, nature reserve	Declining	n/a
Peregrine falcon (<i>Falco peregrinus anatum/tundrius</i>)	Red-listed (CDC)	n/a	None known	Stable	Last recorded active 2004, 2010, 2012
Double-crested cormorant (<i>Phalacrocorax auritus</i>)	Blue-listed (CDC)	n/a	Ecological reserve	Increasing	Last observed 2000 (Rose Islets)
Erect pigmyweed (<i>Crassula connata</i> var. <i>connata</i>)	Blue-listed (CDC)	n/a	None known	Not available	Last recorded observation 1998 (Tree Island and

Species	Listing (Organization)	Critical Habitat	Land Use Protection	BC Trend	Site Trend
					north end Valdes Island)
Townsend's big-eared bat (<i>Corynorhinus townsendii</i>)	Blue-Listed (CDC)	n/a	Nature reserve	Unknown	Last observed 1997

Local Context:

The Islands Trust Conservancy (ITC) maintains significant conservation interests on Thetis Island, which serve as foundational protection for various species at risk, including the Northern red-legged frog, common nighthawk, and the coastal wood fern.

Thetis Island's Official Community Plan (OCP) integrates environmental stewardship through dedicated policies for the protection of watercourses, wetlands, and sensitive marine ecosystems. These conservation objectives are supported by a suite of Development Permit Areas (DPAs) aimed at mitigating development-related impacts on sensitive terrain, including:

- Environmentally Sensitive Areas DPA: Provides regulatory oversight to protect fragile ecosystems from land-use disturbances.
- Riparian and Shoreline DPAs: Regulate activities near sensitive water bodies and coastal interfaces to maintain ecological integrity.
- Steep Slopes DPA: Manages development in high-risk terrain to prevent habitat fragmentation and erosion.

While these regulatory tools provide at least partial protection for identified critical habitat, biological monitoring reveals significant gaps in recent documentation. The Northern red-legged frog was last recorded in 2005, and the common nighthawk was last documented in 1993. These historical records highlight the need for continued habitat preservation and updated inventory data to ensure the efficacy of existing DPA protections in supporting these species.

Terms of Reference¹

Professional Environmental Assessment Reports for Planning Services

The purpose of this document is to describe the requirements for Professional Environmental Assessment reports that may be required as part of the development approval process pursuant to s.29 of the *Islands Trust Act* and s.487 of the *Local Government Act*. The Terms of Reference (TOR) is intended to outline the scope of work required by Qualified Environmental Professionals (QEPs) or Registered Professional Biologists. For each application, the officer or employee of Islands Trust authorized by the relevant Development Approval Information bylaw determines the requirements for a Environmental Assessment (EA) report.

Environmental Assessment reports identify significant environmental values to ensure they are protected to the extent possible prior to any proposed site disturbance. The assessment must reference applicable Development Permit Area Guidelines.

Professional Standards:

1. Reports are to be prepared, signed and sealed by a Registered Professional Biologist or QEP. The assessment report must identify the applicant who requested the report.
2. All documents submitted must include a title, the author of the document, and the date, including any subsequent revision dates.
3. The report must be consistent with the relevant development approval information bylaw, provincial and federal legislation, and best practices. Specifically:
 - a. Any work within 30m of a stream (as defined in the regulation) requires a Riparian Areas Protection Regulation (RAPR) report approved by the Province, and,
 - b. Any work in and about a stream requires either notification or authorization under the *Water Sustainability Act* (WSA).
4. The report must describe the site conditions prior to the proposed disturbance, including any previous site disturbance, and the anticipated site conditions post development.
5. The report must take into consideration off-site developments (both existing and those permitted by current regulation) and the impact these developments may have on the subject property.

¹ Based on Terms of Reference Professional Reports for Planning Services 2014 Regional District of Central Okanagan; Standardized Terms of Reference for Professional Reports and Technical Studies 2015 City of West Kelowna; Develop with Care 2014 Province of British Columbia; Islands Trust Area Development Approval Information Bylaws

6. Methods must be repeatable and results based on agency and/or scientific standards appropriate to the landscape being assessed. The level of effort in terms of personnel and time spent on site evaluations must be clearly stated including the time of year and length of site evaluations. Seasonal site conditions likely to be absent during the period of evaluation need to be documented and assessed by alternative methods.
7. Site visits are to be conducted during the appropriate time of year to determine species presence/absence and when the ecological features of interest are best observed. Site inspections should be completed during different seasons, especially during the “wet season” to assess surface flows and presence of seasonal or ephemeral features and the growing season to identify wildflower species and insect presence.
8. All images and data sources are to be referenced with a clear indication of the date to demonstrate that the most up-to-date information available was used to complete the assessment.
9. All new and/or updated information on sensitive ecosystems and species and ecosystems at risk will be provided to the appropriate groups and agencies, such as the BC Conservation Data Centre.

Deliverables

1. A summary of pre-existing information on the site collected by government agencies or in the published literature will be gathered, assessed and presented, including current site conditions such as biological integrity.
2. Gaps in the existing information will be clearly identified and the best ways to fill these information gaps will be stated. Additional fieldwork may be required to fill the information gaps and reach the desired level of information to conduct the assessment. Information gaps may be filled from local knowledge sought from other interested parties including current and past owners, neighbours, local Conservancies (or other environmental or naturalist groups), First Nations, and other local groups.
3. Where (data is?) incomplete or surmised, the level of confidence or reliability in the environmental knowledge will be assessed and documented. Knowledge gaps required for an assessment that could not be filled will be assessed and the impact of a lack of such knowledge will be documented.
4. A summary of all field assessments completed to meet the policy and regulatory requirements and to identify impacts on the environment is to be provided.

5. A site plan professionally prepared at an appropriate scale, based on a legal survey, is to be included, which delineates (if applicable):
 - the proposed development, including the full construction envelope, and associated features;
 - the development permit area boundary, site access and staging areas;
 - current and proposed buildings and any other structures;
 - signage and all supporting infrastructure;
 - roads, driveways, vehicular and bicycle parking areas and loading areas;
 - pedestrian pathways or sidewalks;
 - proposed site grading and post development contours;
 - topographic features (showing natural slope contours at appropriate intervals); and,
 - significant features (including raptor nest trees) identified in the site inventory and conservation evaluation.
6. Site profiles and cross sections demonstrating terrain conditions prior to disturbance and intended conditions post development shall be included where development would occur on slopes exceeding 20% grade.
7. For applications for sites with Riparian Areas, the assessment must include locations of the top of bank, high water mark, Streamside Protection and Enhancement Area (SPEA) widths, the width of any zones of sensitivity and measures to maintain the integrity of the SPEAs.
8. For applications for sites within Shoreline and Marine areas, the assessment must include the natural boundary of the sea, the landward development permit area boundary (if applicable), and any existing and proposed clearances of piers from the natural boundary and dock clearances from the foreshore.
9. For applications for sites with Lakes, Streams and Wetlands, the assessment must include location of any existing and proposed sewage installation or groundwater wells, location of the top of bank, and location of natural boundary of the lake(s), stream(s) and wetlands.
10. For sites that have streams present, the report must include:
 - a description and evaluation of the riparian values (including species of fish that frequent the waterbody);
 - riparian features and habitat present;
 - biological function of the riparian zone;
 - stream magnitude; and,
 - values of connected downstream habitat.
11. Where wetlands, riparian areas, and woodlands exist within the development area, measures to ensure that proper hydrological function is maintained must be

included. Information on how the site will maintain normal wetland and water processes post development must be demonstrated.

12. A site inventory, commenting on the ecosystem classification, and based on current best practices, such as the Resources Information Standards Committee Standards for Describing Terrestrial Ecosystems in the Field, providing information on:
 - the existing, pre-development plant communities;
 - aquatic, marine and terrestrial habitats;
 - sensitive ecosystems;
 - nesting trees;
 - the presence of rare species and rare plant communities;
 - natural areas known to be important in the life cycle of one or more indigenous species;
 - current on-site and adjacent land uses;
 - slope stability;
 - erosional processes;
 - hydrology;
 - topography;
 - any aquatic sediment transport (including in the marine environment); and,
 - flood potential.
13. Contiguity to other environmentally sensitive areas, edge effects, and relation/dependence of ecosystems beyond the boundaries of the site must be included.
14. Site suitability for rare species, any critical or specialized habitat features, species diversity, habitat complexity, habitat potential and/or rarity in the local or regional context must be included.
15. If species at risk are known or suspected to potentially use the site, a species-specific inventory conducted in the appropriate season by an appropriately qualified professional will be required.
16. The ability to tolerate anthropogenic disturbances, resilience to imposed stresses on an ecosystem, potential for rehabilitation or recovery after disturbance, long-term impacts on habitat values and ecosystem functionality and the severity or extent of the proposed disturbance must be provided.
17. Ecosystems should be described in terms of successional stage, areal extent and degree of disturbance (from erosion, trails, roads and invasive plant species).
18. The identification of significant natural features and any existing buffers around sensitive areas are required.

19. A statement regarding the rarity and uniqueness of the particular habitat as it relates to the remaining habitat within the Islands Trust area and the coastal region, including historical loss, must be provided.
20. A Cumulative Effects Analysis will consider surrounding lands and their uses and impacts. While site level environmental impacts may appear to be small, cumulative effects of the same nature on adjacent land, or all similarly-zoned land, or all land with similar future generalized use, may be large or even extreme.
21. The report must include a monitoring plan to observe and evaluate the environmental works identified in the assessment. Measurable parameters that will establish whether the development has caused impacts or that mitigation was actually achieved and successful are to be provided.
22. Recommended measures to avoid, limit, mitigate and manage the impacts of the proposed development on environmentally valuable features must be included, such as buffers and protective fencing. Confirmation that the provincial Environmental Mitigation Procedures have been followed is required.
23. The report must describe mitigation measures and their anticipated effectiveness in maintaining the health, form and function of environmentally valuable features. Where applicable, these measures should include:
 - site and route selection;
 - project scheduling;
 - project designs (equipment selection, placement, emissions abatement measures); and,
 - construction and operation procedures and practices.
24. Standard mitigation, best management practices (BMPs), environmental management plans, environmental protection plans, contingency plans, emergency response plans and other general practices assumed or proposed to be implemented by the applicant must be clearly stated in the report.
25. Recommended actions to restore or enhance ecosystem functions or habitat that have been degraded prior to development or that would be impacted by the proposed development. All mitigation, restoration, and compensation prescriptions will include clearly articulated performance standards that are based on the best available science. Approach the Island Trust Conservancy and local stewardship groups/conservation organizations for advice on restoration and enhancement opportunities and techniques.
26. If avoidance or mitigation measures are not likely to be effective, the recommendation should be that the development be re-designed or relocated away from Sensitive Ecosystems, other significant habitat, and/or species of interest.

Incomplete or Deficient Reports

If it is determined that a report is incomplete or deficient, the applicant will be notified in writing of the nature of the deficiencies and the timeframe to resubmit the corrected report.

DRAFT

Islands Trust Natural Environment Development Permit Area

Purpose

The purpose of the Natural Environment Development Permit Area is to establish objectives and guidelines to protect and enhance environmentally sensitive areas, ecosystems and biological diversity, including critical habitat, ecosystems at risk, and the habitat for species at risk.

Designation

In accordance with Section 488(1)(a) of the *Local Government Act*, all lands within the boundaries of the Islands Trust Area are designated as a development permit area for the protection of the natural environment, its ecosystems and biological diversity.

This Natural Environment Development Permit Area applies to the following Environmentally Sensitive Areas:

1. Freshwater Aquatic Ecosystems
 - a. Any development within 30 metres of the natural boundary of a freshwater aquatic ecosystem.
2. Terrestrial Sensitive Areas:
 - a. Areas designated under the provincial Sensitive Ecosystem Inventory categories, such as cliff, herbaceous, mature forest, older forest, riparian, seasonally flooded, wetland and woodland.
3. At-risk species and ecological communities:
 - a. Including, but not limited to, species listed under the federal *Species at Risk Act* (SARA), assessed as at risk by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), and species and ecological communities provincially designated as red- or blue-listed.
4. Marine shorelines:
 - a. Any development within 30 metres horizontal distance of the high water mark of the ocean.

Objectives

- Protect the natural environment, its ecosystems and other areas of ecological sensitivity, wildlife and other important habitats and biological diversity from potential development impacts.
- Protect rare and endangered ecosystems, ecological communities and species.
- Maintain ecosystem connectivity.
- Restore and enhance lost or degraded ecosystems and ecosystem functions.
- Promote and encourage ecological resilience in the natural environment to respond to climate change.
- Protect against flooding, erosion and sea level rise in ways that preserve environmental, cultural and recreational values.
- Establish procedures and guidelines for restoration environmentally sensitive lands damaged by unauthorized development.
- Manage the introduction and spread of invasive species.
- Ensure that ecosystem protection and enhancement values are elevated and prioritized in the development design and review process, and specify where and how lands are developed around environmentally sensitive areas.
- Meet and generally exceed the Riparian Areas Protection Regulation (RAPR) requirements.
- Provide comprehensive environmental protection guidelines that are scientifically rigorous, clear, and transparent to development applicants and the greater community.

Exemptions

A Natural Environment Development Permit will not be required when:

- The property has a covenant registered under the *Land Title Act*, which protects the entire environmentally sensitive area, all conditions in the covenant have been met, and the proposed development will not affect any portion of the environmentally sensitive area; or
- The land is not environmentally sensitive and the natural feature is no longer present due to previously approved development and cannot be restored. To determine whether the proposed development qualified for this exemption, applicants will be required to provide a report on the condition of the environmentally sensitive area, prepared by a Registered Professional Biologist (RPBio); or

- Development activity occurs outside the environmentally sensitive area, and which appropriately protects and buffers any environmentally sensitive area on the property; or
- Emergency works or procedures that are necessary to prevent, control or reduce flooding, erosion or other immediate threats to life or property, including emergency flood or erosion control works; or
- The removal of hazardous trees that present an immediate danger to the safety of persons or will damage public or private property, as determined by an arborist certified by the International Society of Arboriculture (ISA) with Tree Risk Assessor Certification (TRAC), provided a tree risk assessment report is provided to Islands Trust including the proposed tree replacement following provincial criteria and removal is in accordance with the Riparian Areas Protection Regulation, *Water Sustainability Act*, *Wildlife Act* and *Fisheries Act*; or
- The activity proposed on the site will not impact the environmentally sensitive area and the activity relates solely to normal farm practices in accordance with the *Farm Practices Protection (Right to Farm) Act* and the landowner follows other requirements or regulations listed in the Act; or
- The development activity involves forest management on lands subject to the *Forest Act* or *Private Managed Forest Land Act*; or
- Renovations, repair and maintenance to existing buildings, structures and utilities provided the structure remains on its existing foundation, does not extend the structure footprint either horizontally or vertically beyond its pre-existing condition, and is in compliance with the *Local Government Act*; or
- The activity proposed is for restoration only, including hand removal of invasive plants or noxious weeds on a small scale with appropriate disposal methods and the planting and maintenance of native trees, shrubs or ground cover for the purpose of restoring or enhancing habitat values and/or soil stability. A restoration plan prepared by a Registered Professional Biologist (RPBio) must be provided to Islands Trust prior to these activities taking place.

Guidelines

General

- No alteration of land, disturbance of vegetation, movement of soils or other disturbance of land or water, or subdivision of land within the DPA may be undertaken without:
 - A Development Permit issued under these guidelines; and
 - Strict compliance to the terms of such a Development Permit.



STAFF REPORT

File No.: Housing Options Toolkit

DATE OF MEETING: May 1, 2026
TO: Regional Planning Committee
FROM: William Shulba, P. Geo, Senior Freshwater Specialist
Planning Services
COPY: Stefan Cermak, Director Planning Services
SUBJECT: Communication Summary and Options for Land Information Screening Tool (LIST)

RECOMMENDATION

1. That the Regional Planning Committee request staff to prepare an internal communications policy for staff reports, presentations, and related projects, to improve how the methodology and rationale used in the Land Information Screening Tool are communicated.
2. That the Regional Planning Committee request staff to expand and refine the Land Information Screening Tool information in the Housing Options Toolkit to add a more technical and thorough summary of the tool's methodology, rationale, and intended use to compliment the current plain language tool posted online as Tool 4 – Land Information Screening Tool.
3. That the Regional Planning Committee request staff to bring forward, through future work planning and budget processes, the following option(s) identified in this report: [insert option number(s) as selected by the Committee].

REPORT SUMMARY

This report responds to the following Regional Planning Committee resolution:

“That the Regional Planning Committee request staff to provide options and recommendations to improve communication on the methodology and rationale used to create models in the Land Information Screening Tool (LIST), and that these can accompany any public release of maps or models that support LTC projects.”

The Land Information Screening Tool (LIST) is an Islands Trust planning support tool within the Housing Options Toolkit that is used to screen and compare areas for potential residential density and intensity based on environmental, freshwater, geohazard, transportation, and infrastructure considerations.

Current staff resources provide primary means of communicating, interpreting, and applying LIST. These resources include the technical memorandum prepared to guide staff in the use, methodology, and governance of LIST, the Housing Options Toolkit Tool 4 summary, and presentation materials that can be used to communicate LIST to local trust committees and staff.

The Housing Options Toolkit is a standalone document that situates LIST within a broader suite of planning tools available to support housing-related projects. Within that document, Tool 4 provides a summary-level description of LIST and functions as an existing communication option developed through the Housing Options Toolkit project.

That summary may be expanded, refined, or supplemented if additional explanation of methodology or rationale is considered necessary for future projects or public release of associated maps and models.

This report provides a suite of communication options for Regional Planning Committee (RPC) consideration, identifies the intended audience for each option, and outlines associated staff, timing, and potential budget implications. Special consideration is warranted given the current point in the electoral term, the staff resources required to develop any additional communication materials, and the need to ensure that any public-facing explanation remains proportionate to the intended use of LIST as a planning support tool.

BACKGROUND

The Land Information Screening Tool (LIST), formerly referred to as the Suitable Land Analysis (SLA), is an Islands Trust planning support tool within the Housing Options Toolkit used to screen and compare areas for potential residential density and intensity based on environmental, freshwater, geohazards, transportation, and infrastructure considerations. As described in Tool 4 of the Housing Options Toolkit, LIST is a mapping tool and spatial decision-support framework that integrates a range of existing geospatial layers, each representing an environmental, social, or infrastructural factor contributing to relative land suitability. It is intended to support land use planning for housing through a consistent, island-scale screening approach.

LIST builds on a series of prior Islands Trust technical initiatives, including Sensitive Ecosystem Mapping, Steep Slope Hazard Mapping, Groundwater Recharge Mapping, and Watershed Resiliency Mapping. These initiatives established the datasets, technical standards, and modelling processes that underpin the current tool. LIST advances this work by integrating island-wide raster layers into a composite screening model while allowing additional layers to inform interpretation and planning review.

LIST is organized around three types of data. Type I layers are island-wide raster datasets that contribute directly to the composite screening map. These include freshwater sustainability layers such as groundwater recharge, aquifer vulnerability, saltwater intrusion risk, and watershed resiliency; ecosystem protection layers such as sensitive ecosystems, species and ecological communities at risk, and forest structure; hazard avoidance layers such as steep slopes; and community integrity layers such as road adjacency. Type II layers are vector overlays used to identify discrete features, constraints, or areas of interest that do not contribute directly to the model output but inform interpretation. Type III layers are confidential or restricted datasets that are not part of the modeller itself but may provide important contextual information for internal planning review.

The current Tool 4 summary in the Housing Options Toolkit functions as one existing communications product for LIST. It provides a high-level / plain language explanation of the tool, its core data structure, and the role of weighting and classification in generating a single screening output. In addition to the Housing Options Toolkit summary, staff currently rely on the technical memorandum and presentation materials to explain LIST methodology and outputs in internal and local trust committee settings.

LIST was advanced to several local trust committees during early 2025, including North Pender, Mayne, Denman, Gabriola, and Hornby, through introductory presentations that described the purpose, methodology, themes, weighting structure, and planning role of the tool. These presentations provided an initial overview of how the model works, but they produced mixed results and did not fully resolve questions regarding the rationale for selected layers, the meaning of weighting, or the interpretation of outputs in a planning context. This has led to the present request from the Regional Planning Committee for options to improve communication of both methodology and rationale, particularly where LIST-related maps or models may accompany LTC projects or public release.

The focus of this report is therefore not to revise the LIST model itself, but to identify communication options that may improve understanding of the model for different audiences. Those options must be considered in relation to staff capacity, timing, maintenance requirements, and the role of LIST as a planning support tool within the Housing Options Toolkit.

ANALYSIS

Current Communication Context

LIST is currently supported by several communication tools that serve different purposes and audiences. These include the technical guidance memorandum (Attachment 1) prepared for staff, the Tool 4 summary (Attachment 2) within the Housing Options Toolkit, staff reporting to LTCs and RPC, and slide presentations (Attachment 3) used in introductory discussions with local trust committees. These materials provide the primary means of explaining what LIST is, how it functions, and how it may be used in housing-related planning discussions. These existing materials are complementary, audience-specific, and not intended to be redundant.

The technical memorandum provides the most complete explanation of methodology, data types, classification, weighting, implementation, and governance. The Housing Options Toolkit provides a shorter, standalone summary intended to situate LIST within a broader suite of housing planning tools. Staff reports and presentation materials provide practical communication tools for use in discussions with trustees and committees. The current question is therefore not whether communication exists, but whether the present suite of materials is sufficient for future public-facing release of LIST-related maps or models supporting LTC projects.

Methodology and Rationale as Distinct Communication Needs

The RPC resolution refers to both methodology and rationale; these should be treated as related but distinct communication needs.

Methodology refers to how LIST models are constructed. This includes the use of ArcGIS Pro Suitability Modeler, the multiple-criteria decision analysis framework, the classification of Type 1 raster layers, the weighting structure between layers, and the use of Type 2 and Type 3 overlays to support interpretation. Existing staff materials already communicate most of this information in varying levels of detail.

Rationale refers to why specific layers, themes, and weighting structures were selected. This includes planning intent, alignment with the Islands Trust Policy Statement, local planning context, potential incorporation of locally derived data, and the professional judgment used to translate environmental, freshwater, geohazard, transportation, and infrastructure data into a regional screening model. This aspect is more interpretive and may be more difficult to communicate consistently, particularly where elected officials or members of the public wish to understand why one factor was given greater influence than another.

Audience Considerations

Different audiences require different levels of explanation. Planning staff require technical and operational guidance to apply the tool consistently. Local trust committees require enough explanation to understand the tool's purpose, structure, limitations, and implications for planning discussions. The public may require a shorter, more accessible explanation focused on intended use, limitations, and general rationale rather than detailed model construction.

A single communication product may not be equally effective for all audiences. A highly technical explanation may be appropriate for staff but may not be suitable for trustees or public release. Conversely, a summary-level explanation may be useful for public understanding but insufficient for staff application or internal governance. This suggests that the communication issue is not solely about adding more information, but about matching communication products to audience and purpose.

Timing, Resource, and Work Program Considerations

Any new communication product will require staff time to prepare, review, maintain, and update. This includes drafting content, confirming technical accuracy, aligning messaging across planning and GIS staff, and revising materials when underlying datasets or model configurations change. Depending on the option selected, additional work may be absorbed within existing staff capacity or may require future budget consideration. Moreover, the actions should be identified within the Housing Strategic Action Plan in order for staff to be able to apply resources this term.

Timing is a relevant factor. The current electoral term is approaching its conclusion, and the degree of benefit associated with developing new communication materials should be considered in relation to staff workload, near-term LTC project needs, and whether implementation would realistically occur before the next term. Lower-effort options may be more feasible in the near term, while more substantial communication products may be better considered as future work program items.

Implications of Public Release

The RPC resolution specifically references communication materials that may accompany public release of maps. Public release increases the importance of clarity regarding intended use and limitations. LIST is a planning support tool, not a regulatory determination, not a parcel-specific approval tool, and not a conservation designation tool. Accompanying materials need to communicate these limitations clearly to reduce the risk of misinterpretation.

Public-facing materials need to strike an appropriate balance between transparency and complexity. Too little explanation may create confusion or mistrust. Too much technical detail may be difficult to follow or may invite interpretation beyond the intended planning use of the tool. This balancing exercise is central to the options presented in this report.

Communication Options

Option 1 – Refine Housing Options Toolkit 4

This option would involve refining and expanding Tool 4 of the Housing Options Toolkit to accompany any future public release of LIST-related maps or models that support LTC projects. The document would expand on the explanation, in plain language, what LIST is, what it is intended to do, how the map should be interpreted, the methodology, and key limitations on use. It would not attempt to reproduce the full technical methodology or describe all data inputs in detail.

The intended audience for this option would be members of the public, community groups, applicants, and trustees seeking a simple introduction to the tool. This option would be useful where the objective is to improve transparency without requiring readers to engage with the full technical memorandum or a more detailed methodology summary.

The main advantage of this option is that is proposed to be prepared within existing staff capacity if scoped modestly. It would provide a clearer minimum level of explanation when LIST-related maps are shared publicly and could help reduce confusion about intended use. Its main limitation is that it may not provide enough detail to satisfy questions regarding why particular layers or weighting structures were selected. It would therefore improve communication of purpose and limitations more than communication of detailed rationale. This is based on staff resources, which may not be available if not a priority project.

Option 2 – Standardized LIST Presentation Package

This option would involve developing a standardized slide presentation package for use by staff in discussions with local trust committees, advisory planning commissions, and potentially community meetings. The package would explain what LIST is, the broad methodology used to create it, the rationale for included themes and layers, the meaning of weighting, the limitations of outputs, and the distinction between screening and regulatory decision-making. Speaker notes or accompanying guidance could be included to support consistent delivery by staff.

The intended audience for this option would be trustees, advisory bodies, and meeting participants. This option responds well to the fact that LIST has already been introduced to several LTCs through presentation materials and that communication issues have emerged in those settings.

The main advantage of this option is that it would provide a consistent and repeatable format for presenting LIST across islands and projects. It would support staff in workshop settings and could improve trustee understanding of both methodology and rationale. Its limitation is that presentations are primarily useful in meeting contexts and are less effective as a standalone public reference unless paired with another product. This option would require moderate staff effort to develop, maintain, and tailor to specific islands or projects where needed.

Option 3 – Public-Facing LIST Web Information Product

This option would involve creating a public-facing web-based product, such as a dedicated web page, StoryMap, or ArcGIS Experience, that explains LIST methodology, rationale, themes, layers, intended use, and limitations in a more interactive format. Depending on scope, this option could include visual explanation of the composite map, selected input layers, and plain-language interpretation guidance.

The intended audience for this option would be the public, trustees, partner agencies, and other external users who may wish to understand LIST in more detail. This option would provide the greatest accessibility and public transparency where maps or models are made available beyond internal staff use.

The main advantage of this option is that it offers the strongest public-facing communication format and could present complex information in a more accessible and engaging way. Its main limitation is that it would require the greatest staff effort, technical coordination, and ongoing maintenance. It exceeds current work program capacity and would require resourcing considerations.

Option 4 – LIST Internal Communications Policy for Staff Reports and Public Release

This option would involve preparing an internal communication policy to guide how LIST is communicated out in staff reports, presentations, and any public release of maps. Rather than creating a new standalone public product, this option would establish a minimum communication standard for staff use. The policy could create a template with explanatory content, such as a standard description of LIST, key methodology statements, limitations language, and direction on when supporting materials should accompany a map or model.

The intended audience for this option would be staff. Its purpose would be to support consistency in how LIST is described and reduce variability in messaging across reports, projects, and islands.

The main advantage of this option is that it would be a staff resource to facilitate the implementation of LIST within specific projects and initiatives. Its limitation is that it would not, on its own, provide a new public-facing explanation of methodology or rationale. It would be strongest when paired with one of the other options, particularly Option 1, Option 2, or Option 3.

Overall Option Considerations

These options are not mutually exclusive. Internal consistency measure, such as Option 4, could be added to the list of operational changes being considered by management. An internal policy amendment could be paired with a more public-facing option, such as Option 1 or Option 2, if the Regional Planning Committee wishes to improve communication without committing to a larger product at this time. A more substantial option, such as Option 4, may be more appropriate as a future work program item if there is continued demand for broader public access and explanation.

Rationale for Recommendation

The recommended resolutions are intended to respond directly to the Regional Planning Committee request while remaining proportionate to the current use and audience of the Land Information Screening Tool. LIST already has an established suite of staff-facing and trustee-facing communication materials, including the technical memorandum, the Housing Options Toolkit summary, staff reporting, and presentation materials.

The first recommendation would establish an internal communications policy for staff reports, presentations, and related LTC project materials. This is the most immediate and practical step available to staff. A protocol would improve consistency in how LIST is described, clarify the minimum content that should accompany maps or models, and reduce the risk of varied messaging between projects, islands, or presenters. This option is relatively modest in scope and can strengthen communication without reopening the model itself.

The second recommendation would expand and refine the Land Information Screening Tool section of the Housing Options Toolkit to serve as the primary source for public-facing documents. This builds on an existing Islands Trust communication product rather than creating an entirely new document stream. The Housing Options Toolkit functions as a standalone planning resource; this option provides a logical location for a clearer and more complete summary of LIST methodology, rationale, intended use, and limitations. It improves public and trustee access to summary information while keeping the more detailed technical guidance in staff materials.

The third recommendation would allow the Regional Planning Committee to identify, during discussions at the RPC meeting, whether one or more additional options from this report be brought forward through future work planning and budget processes. This is an important governance step, as some of the options identified in the report would require additional staff resources, coordination, and potentially budget to prepare and maintain.

Framing these as future work plan items allows the RPC to express interest in further communication products without committing staff to undertake work that may not be achievable within current capacity or within the remainder of the present electoral term.

This approach provides a staged and pragmatic response. It improves consistency in the near term, strengthens an existing public-facing summary document, and preserves flexibility for the Committee to identify any further communication products it wishes to consider through future planning and budgeting processes.

ALTERNATIVES

1. Do not proceed with any additional communication materials at this time

The RPC may choose not to direct any further work at this time and to continue relying on the existing suite of LIST communication materials, including the technical memorandum, the Housing Options Toolkit summary, staff reporting, and presentation materials. Staff advise that the implication of this alternative is that no additional staff time or budget would be required in the near term. The limitation of this approach is that concerns regarding consistency and clarity in communicating LIST methodology and rationale may remain unresolved.

2. Amend or prioritize other actions in the Housing Strategic Action Plan

The Housing Strategic Action Plan includes the following actions:

- Action 11: Undertake suitable land (for development) analysis using existing evidence based mapping data.
- Action 12: Incorporate new data on social and economic implications of housing location into suitable land analysis.
- Action 13: Undertake work with First Nations to identify and incorporate indigenous interests into suitable land analysis

Discussions in this report revolve around RPCs request to improve communications regarding the completed Action 11. RPC may recommend prioritizing advancing Actions 12 and 13 before improving communications for Action 11. RPC may also recommend that Trust Council amend the Housing Strategic Action Plan to include more actions related to communications either in relation to Action 11, under Objective A: Identify and Communicate Housing Needs and Activities, or other.

NEXT STEPS

Staff expect to update the RPC on the Housing Strategic Action Plan at their next regular business meeting.

Next steps will depend on Regional Planning Committee direction. If the Committee adopts the recommended resolutions, staff would prepare an internal communication policy, revise the Land Information Screening Tool section of the Housing Options Toolkit, and, if requested during the business meeting, identify one or more additional communication options for consideration through future work planning and budget processes. If no further direction is provided, staff would continue to rely on existing LIST communication materials in support of LTC projects.

Submitted By:	William Shulba, P.Geo, Senior Freshwater Specialist	April 22, 2026
Concurrence:	Stefan Cermak, Director Planning Services	April 23, 2026

ATTACHMENTS

1. Land Information Screening Tool (LIST) Technical Guidance Memorandum
2. Housing Options Toolkit – Tool 4: Land Information Screening Tool
3. Example LIST Introductory Presentation

MEMORANDUM

File No.: Land Information Screening Tool
March 31, 2026

TO: Islands Trust Planning Services

FROM: Robert Kojima, Regional Planning Manager
William Shulba, P.Geo, Planning Services, Senior Freshwater Specialist
Kendra Hopper, Information Services, GIS Coordinator
Patricia Woodruff, Planning Services, Biologist

SUBJECT: Land Information Screening Tool (LIST) Technical Guidance Document

PURPOSE

The purpose of this memorandum is to provide technical guidance for the implementation and use of the Land Information Screening Tool (LIST) within the Islands Trust Housing Options Toolkit. LIST is a spatial decision-support tool designed to screen and compare areas for potential residential development, informed by environmental conditions, freshwater sustainability, geohazards, transportation, and infrastructure considerations.

BACKGROUND

The Islands Trust Land Information Screening Tool (LIST) is a spatial decision-support framework developed to assist planners, trustees, and community partners in identifying regional areas of opportunity for increased residential density and intensity.

LIST is a technical component of the Islands Trust Housing Options Toolkit. It is intended to inform policy exploration and planning analysis at a regional scale rather than to determine site-specific outcomes. The tool integrates existing geospatial datasets, each representing an environmental, hydrological, hazard, or infrastructural factor that contributes to relative land suitability.

The primary geospatial datasets used in LIST are derived from publicly available provincial sources, including the BC Data Catalogue, as well as professionally produced spatial data developed by or on behalf of the Islands Trust. These regionally consistent, island-wide datasets are processed using industry-standard GIS suitability modelling tools based on a multiple-criteria decision analysis (MCDA) framework to assign relative suitability ratings and generate a composite screening map.

In addition to island-wide datasets used in suitability scoring, LIST incorporates island-specific spatial information that identifies localized constraints, exclusions, or areas requiring site-specific consideration. These datasets are typically vector-based (polygons, lines, or points), may be derived from field observations or site-specific mapping, and are applied as overlay layers rather than as inputs to suitability scoring. Examples include protected areas, riparian buffers, archaeological or heritage sites, covenants, and other locally relevant features.

Together, these datasets enable LIST to provide regionally consistent screening while retaining the flexibility to reflect island-specific conditions and constraints. This structure ensures that housing-related planning discussions are informed by data appropriate to its scale, purpose, and level of accessibility, while preserving the need for professional judgment and site-level review.

OUTCOMES AND DELIVERABLES

The primary output of the Land Information Screening Tool is a composite screening map that presents relative land suitability as a gradient to support regional comparison and planning discussions within the context of the housing toolkit. The resulting map is intended to illustrate patterns of opportunity and constraint across an island rather than to determine parcel-level outcomes.

LIST is delivered on an island-by-island basis and is provided to planning staff as an internal ArcGIS Online web map. The web map includes the composite screening output, contributing Type 1 input layers, and relevant Type 2 and Type 3 overlay layers. This format allows staff to explore how individual environmental, freshwater, hazard, transportation, and infrastructure factors influence overall screening results and to present this information clearly to Local Trust Committees.

In practice, planners use LIST to compare areas across an island, explore housing-related planning scenarios, and focus policy discussions on locations where increased residential density and intensity may warrant further consideration. The tool supports early-stage evaluation, helps prioritize areas for additional analysis or engagement, and provides a shared, evidence-based reference for discussion with trustees and community stakeholders.

LIST outputs are intended to inform, not replace, professional planning judgment, regulatory review, or site-specific studies. The screening map is one component within a broader planning toolkit and must be interpreted in conjunction with existing bylaws, development permit areas, overlay constraints, and other applicable legislation.

DATA TYPES

For the purposes of the Land Information Screening Tool, spatial data inputs are categorized into three distinct data types based on scale, spatial coverage, analytical function, and access considerations. This classification clarifies how datasets are incorporated into the screening model, supports methodological consistency across islands, and establishes clear boundaries between analytical inputs, interpretive overlays, and restricted information.

- **Type 1 data** consists of island-wide raster datasets that are used directly in the suitability scoring process. These datasets provide continuous coverage across an island and are processed through the suitability modelling workflow using standardized classification criteria and weighting to evaluate relative land suitability. Type 1 data forms the analytical foundation of LIST and is used to generate the composite screening map.
- **Type 2 data** consists of island-specific vector datasets that identify localized constraints, exclusions, or areas requiring site-specific consideration. These datasets do not require island-wide coverage and are applied as overlay layers rather than as inputs to suitability scoring. Type 2 data provides contextual information that supports interpretation of screening results and informs planning review at the parcel or site scale.
- **Type 3 data** consists of site-specific vector datasets that function as overlays similar to Type 2 data but are subject to access, confidentiality, or data-sharing restrictions. These datasets are not publicly available and are used internally to inform planning review where sensitive environmental, cultural, archaeological, or regulatory information must be considered. Type 3 data does not influence suitability scoring and is managed in accordance with applicable legislation, data-sharing agreements, and organizational policy.

The sections below describe each data type in greater detail, including accepted formats, minimum technical requirements, access considerations, and intended use within LIST. This structure ensures that island-wide screening results are generated using consistent analytical inputs while allowing localized and sensitive information to inform interpretation without altering the integrity of the core suitability model.

Type 1 Data: Island-wide Suitability Layers

Type 1 data consists of island-wide raster datasets used directly in the suitability scoring process. A raster layer represents spatial information as a continuous grid of uniformly sized cells, with each cell assigned a value reflecting a specific environmental, hydrological, geohazard, or infrastructural characteristic. These datasets provide full spatial coverage across an island and represent regionally consistent factors relevant to identifying areas of opportunity for increased residential density and intensity. Type 1 datasets incorporated into LIST are derived from authoritative public sources or professionally produced spatial data.

Type 1 datasets are processed through the suitability modelling workflow using standardized classification criteria and weighting to evaluate relative land suitability. Each dataset is normalized or reclassified to enable comparison and combination with other Type 1 inputs, resulting in a composite screening map. Because these datasets directly influence model outputs, they must meet defined technical standards to ensure consistency, repeatability, and defensibility.

Type 1 datasets must meet the following minimum requirements:

- Data format: Raster (GeoTIFF preferred)
- Spatial resolution: Appropriate for island-scale analysis (typically 30 × 30 metres or finer)
- Spatial extent: Full land area coverage of the relevant island(s)
- Coordinate system: UTM Zone 10N, NAD83 (CSRS)
- Data values: Standardized, classifiable, or continuous values suitable for suitability scoring
- NoData handling: Clear and consistent treatment of non-applicable or excluded areas
- Metadata: Documentation of data source, date, processing steps, assumptions, and data steward

TYPE 1 DATA: SUITABILITY MODELLING LAYERS		
Theme	Type 1 Layer	Source
Ecosystems	Ecosystem Resiliency	B.C. M.O.E; Madrone Environmental Services Ltd.; Parks Canada; Galiano Conservancy; Islands Trust GIS
	Species & Ecological Communities At Risk	B.C. Conservation Data Centre
	VRI Dominant Age	Vegetation Resource Inventory
Freshwater	Groundwater Recharge Potential	Islands Trust Freshwater Atlas
	Watershed Resiliency	Islands Trust Freshwater Atlas
	Groundwater Well Density	Islands Trust Freshwater Atlas
	Risk of Saltwater Intrusion	Islands Trust Freshwater Atlas
Geohazards and Infrastructure	Road Adjacency	Islands Trust GIS; GeoBC Digital Road Atlas
	Steep Slopes	Islands Trust GIS; GeoBC - Terrain Resource Information Management

Type 2 Data: Site-specific Overlay Layers

Type 2 data consists of island-specific vector datasets that identify localized constraints, exclusions, or areas requiring site-specific consideration. These datasets do not influence suitability scoring and are not incorporated into the composite calculation. Instead, they are applied as overlay layers to support interpretation of screening outputs and to inform planning review at the parcel or site scale.

Type 2 datasets are typically vector-based (polygons, lines, or points) and may be derived from field observations, localized studies, regulatory mapping, or community-contributed information. Unlike Type 1 datasets, Type 2 data does not require full island coverage and is not normalized or weighted within the model.

Type 2 overlays provide essential contextual information by identifying areas where development may be constrained, excluded, or subject to additional regulatory review. These datasets support professional judgment and ensure that localized environmental, cultural, and regulatory considerations are reflected alongside island-wide screening results.

Type 2 datasets must meet the following minimum requirements:

- Data format: Vector (polygons, lines, or points), including ESRI Shapefile, File Geodatabase Feature Class, GeoPackage, or convertible KML/KMZ
- Spatial reference: UTM Zone 10N, NAD83 (CSRS) preferred (other coordinate systems accepted and reprojected as required)
- Geometry: Clearly defined and topologically valid features
- Attributes: Fields identifying feature type, relevance or significance, and data source
- Metadata: Documentation of purpose, data collection method, scale, date, author or organization, and contact information

TYPE 2 DATA: SUITABILITY OVERLAY LAYERS		
Theme	Type 2 Layer	Source
Admin and Planning	Roads	Digital Road Atlas
	Parcel Fabric	Land Title and Survey Authority of British Columbia
	Riparian Areas DPAs	Islands Trust GIS and Planning
	ALR	Provincial Agricultural Land Commission
	Covenants	BC Assessment; Islands Trust Conservancy and GIS
	Parks & Protected Areas	Islands Trust GIS, Islands Trust Planning
	Water Service Areas	Islands Trust GIS, Islands Trust Planning
Environmental	Marine Shore Adjacency	Islands Trust GIS, Islands Trust Planning
	Young Forest	Derived from SEM data – Islands Trust GIS
	Forest Contiguity	Cabin Forestry for Islands Trust
	Critical Habitat	Environment Canada

Type 3 Data: Restricted or Non-Public Overlay Layers

Type 3 data consists of site-specific vector datasets that function similarly to Type 2 overlays but are subject to access, confidentiality, or data-sharing restrictions. These datasets are not publicly available and are not included in publicly released screening products. Type 3 data is used internally to inform planning review where sensitive environmental, cultural, archaeological, or regulatory information must be considered.

Type 3 datasets may represent archaeological sites, cultural heritage resources, sensitive ecological features, species at risk habitat, or information provided under specific data-sharing agreements with Indigenous governing bodies or partner agencies. These datasets do not influence suitability scoring and do not require island-wide coverage. Instead, they are applied as internal overlays to flag areas requiring additional consultation, procedural safeguards, or regulatory compliance.

Access to Type 3 datasets is managed in accordance with applicable legislation, data-sharing agreements, and Islands Trust policy. Use of this data is restricted to authorized staff and planning processes to ensure responsible stewardship of sensitive information.

Type 3 datasets must meet the following minimum requirements:

- Data format: Vector (polygons, lines, or points)
- Spatial reference: UTM Zone 10N, NAD83 (CSRS) preferred
- Geometry: Clearly defined and topologically valid features
- Metadata: Documentation of data source, purpose, access restrictions, and applicable data-sharing or confidentiality requirements
- Governance: Use and access limited to authorized staff in accordance with legislation, agreements, and organizational policy

TYPE 3 DATA: SUITABILITY OVERLAY LAYERS		
Theme	Type 3 Layer	Source
First Nation and Archeological	Heritage Site & Archeological Sites	Archaeology Branch, Ministry of Forests
Environmental	Species at Risk	B.C. Conservation Data Centre

* Not for Public Viewing

METHODOLOGY

The Land Information Screening Tool (LIST) applies a structured and transparent methodology to evaluate relative land suitability using multiple spatial criteria. The analysis is implemented in ArcGIS Pro using ESRI's Suitability Modeler, which is based on a multiple-criteria decision analysis (MCDA) framework.

MCDA is a recognized decision-support approach used in land use planning to systematically evaluate, standardize, weight, and combine diverse environmental, hydrological, hazard, and infrastructural factors within a consistent analytical framework.

ESRI's Suitability Modeler was selected because it provides a transparent, reproducible, and industry-standard environment for raster-based spatial modelling. The tool enables planners and GIS staff to document classification schemes, weighting values, and model expressions within a structured workflow that can be reviewed, updated, and re-run as new data becomes available. This ensures methodological consistency across islands and over time.

Analytical Framework

The LIST methodology follows a consistent sequence of steps.

Island-wide datasets suitable for raster-based analysis are first identified and prepared as Type 1 inputs. These datasets are standardized to ensure comparability across layers. Each dataset is then classified into a common suitability scale.

Relative weights are applied to reflect the influence of each factor within the overall screening model. The weighted raster layers are combined using raster algebra within the Suitability Modeler environment to generate a composite screening surface representing relative land suitability.

Island-specific overlay datasets (Type 2 and Type 3 data) are subsequently applied to support interpretation and planning review but are not incorporated into suitability scoring. This structured workflow ensures that screening results are repeatable, transparent, and scalable across islands while preserving the ability to incorporate localized context through overlays.

Data Preparation and Standardization

All Type 1 datasets are prepared using a common spatial reference, resolution, and analysis extent prior to modelling. Source datasets are processed as required to ensure technical compatibility, including rasterization of vector inputs where appropriate and alignment of cell size and spatial extent to ensure consistent pixel-by-pixel comparison across layers. NoData values are handled consistently to prevent unintended distortion of model results. Areas outside the analysis scope, marine areas, or lands intentionally excluded from consideration are explicitly defined. Data quality checks are performed to confirm spatial alignment, completeness, and logical consistency prior to inclusion in the suitability workflow.

Each dataset is classified or normalized so that resulting values represent relative suitability within a consistent numeric scale. Standardization of source datasets that vary in measurement units and data structure ensures that no dataset disproportionately influences results due solely to its original value range. Where necessary, spatial processing techniques such as buffering, proximity analysis, or density calculation are applied to convert source data into raster inputs appropriate for regional screening analysis.

Preprocessing is a critical step in ensuring that the model compares like with like. Without standardization, differences in source format, scale, or spatial extent could introduce analytical bias unrelated to actual planning conditions. By applying a consistent preparation workflow to all Type 1 datasets, the LIST supports transparent comparison between layers and ensures that subsequent classification, weighting, and combination are based on a common technical foundation.

Suitability Classification and Scoring

Each Type 1 dataset is translated into a standardized suitability scale to enable comparison and combination across diverse planning factors. Because source datasets vary in units, measurement scales, and classification systems, they are reclassified into discrete suitability classes prior to combination.

For each dataset, source values or categories are assigned to qualitative suitability classes (for example, Very High, High, Moderate, Low, or Very Low) that reflect the relative appropriateness of an area for increased residential density and intensity within the context of housing-related planning objectives. These qualitative classes are then converted into numeric suitability factors on a common scale to support raster-based calculation within the model.

This standardization step is necessary to ensure that very different types of information can be meaningfully assessed together within a single screening framework. Ecological classes, groundwater indicators, slope values, and infrastructure proximity measures do not begin on a common measurement basis. Reclassification into a shared suitability scale allows each dataset to contribute to the model according to planning relevance rather than according to its original format or range of values.

Classification decisions are informed by:

- Professional planning judgment
- Established environmental and hazard management practices
- Alignment with Islands Trust priorities related to ecological integrity and freshwater sustainability
- Risk considerations associated with residential density and intensity

Classification schemes are layer-specific and reflect whether higher or lower source values correspond to greater or lesser suitability in a planning context.

Weighting and Combination

Two related but distinct processes occur within the LIST model: suitability scoring within individual layers, and weighting between layers in the composite analysis.

Within each Type 1 dataset, source attributes are classified into standardized suitability factors. This process assigns relative suitability values (e.g., Very High to Very Low) to the underlying characteristics of that dataset. For example, specific ecosystem types, groundwater recharge classes, or slope ranges are translated into numeric suitability factors based on planning intent, technical analysis, and professional judgment. This step determines how conditions within a single layer contribute to suitability and is undertaken through technical professional review.

Once all layers are standardized to a common suitability scale, relative weights are applied between layers to reflect their overall influence within the screening model and to support community planning objectives. Layer weighting addresses the relative importance of one planning factor compared to another (e.g., freshwater sustainability relative to road adjacency). Weighting decisions are informed by planning objectives, professional expertise, and risk-based considerations associated with residential development.

Within the Suitability Modeler environment, weighted raster layers are combined using raster calculations to generate a composite screening surface. The resulting output represents the cumulative influence of all classified and weighted factors under the defined model structure. Both classification schemes and layer weights are explicitly configured and documented within the model. Any adjustment requires modification of model parameters and re-execution of the analytical workflow, ensuring consistency, transparency, and reproducibility.

The table below defines how each Type 1 dataset is classified and weighted within the LIST model. Source data are standardized into a common suitability scale, enabling multiple planning factors to be systematically combined into the composite screening map. The table also distinguishes between suitability scoring applied within individual layers and the relative weighting assigned between layers in the overall model.

THEME	LAYER	OVERALL SUITABILITY WEIGHTING	LAYER UNITS		CLASSIFICATION VALUE	SUITABILITY	SUITABILITY FACTOR
Ecosystems	Sensitive Ecosystems	15	Primary Class	N/A	0	Very High	10
				Young Forest	0.33	High	7
				Seasonally Flooded	1	Very Low	1
				Mature Forest	0.66	Moderate	3
				Herbaceous	1	Very Low	1
				Cliff	1	Very Low	1
				Sand	1	Very Low	1
				Wetland	1	Very Low	1
				Woodland	1	Very Low	1
				Older Forest	1	Very Low	1
	Riparian	1	Very Low	1			
	Freshwater	1	Very Low	1			
	At Risk Species & Ecological Communities	15	Risk Scale	None	0	Very High	10
				Yellow	0.33	High	6
				Blue	0.66	Moderate	3
Red				1	Low	1	
Dominant Age	10	Age Scale Percentage	Cleared	0	Very High	10	
			Pole/Sappling	10-20	High	8	
			Young Forest	40-60	Moderate	5	
			Mature Forest	60-100	Low	2	
			Old Forest	>100	Very Low	1	
Freshwater	Groundwater Recharge Potential	10	Potential Raster Class	High Discharge	0.0-0.1	Low	5
				Low	0.1-0.2	High	8
				Moderate	0.2-0.4	High	8
				High	0.4-0.8	Low	2
				Very High	>0.8	Very Low	1
	Combined Resiliency	10	Resiliency Risk Class	Very High	0.8-1.0	Very Low	1
				High	0.5-0.8	Low	1
				Moderate	0.3-0.5	Moderate	5
				Low	0.1 - 0.3	High	9
				Very Low	0 - 0.1	Very High	10
	Groundwater Well Density	10	Wells per Km ²	Very Low	<1	Very High	10
				Low	1-10	High	8
				Moderate	10-20	Moderate	4
				High	20-30	Low	2
				Very High	>30	Very Low	1
	Risk of Saltwater Intrusion	10	Risk Class	Very Low	VERY LOW	Very High	10
				Low	LOW	High	8
Moderate				MODERATE	Moderate	5	
High				HIGH	Low	2	
Very High				VERY HIGH	Very Low	1	
Geohazards and Infrastructure	Road Adjacency	10	Distance (m)	Very Near	<200	Very High	10
				Near	200-400	High	8
				Moderate	400-600	Moderate	5
				Far	600-800	Low	2
				Very Far	800-1000	Very Low	1
	Steep slopes	10	Degree Slope	Very Low	0-5	Very High	10
				Low	5-9	High	9
				Moderate	9-15	Moderate	5
				High	15-30	Low	1
				Very High	>30	Very Low	0

IMPLEMENTATION

The Land Information Screening Tool is intended to support housing-related planning discussions by identifying regional areas of opportunity for increased residential density and intensity in a manner informed by ecological integrity, freshwater sustainability, geohazard considerations, transportation, and infrastructure context.

The LIST is a decision-support tool and not a regulatory instrument. Its outputs are intended to inform professional planning judgment, policy development, and community discussion, rather than to prescribe specific land use outcomes. The composite suitability map is most appropriately used to identify areas where further planning exploration may be warranted, including consideration of zoning, housing policy, servicing alignment, and growth strategy discussions.

Areas identified as having lower relative suitability should not be interpreted as conservation designations or development prohibitions. Conversely, areas identified as having higher relative suitability do not imply development approval or reduced regulatory oversight. All proposals remain subject to existing bylaws, development permit areas, environmental requirements, site-specific studies, and applicable provincial legislation.

Documentation and Reproducibility

The LIST methodology is documented to ensure transparency, defensibility, and repeatability. Technical documentation includes data sources, processing steps, classification criteria, weighting structures, and model configuration details. This documentation is maintained separately from this memorandum as supporting technical material. As datasets are updated or refined, the suitability model can be re-run using the established workflow to maintain consistency across analyses. Model expressions, processing scripts, and implementation steps are preserved as part of the technical record and may be appended where required to support review, audit, or replication.

Use of Data

Type 2 and Type 3 datasets are not incorporated into the suitability scoring process and do not influence composite suitability values. Instead, these datasets are applied as overlay layers to provide contextual information, identify localized constraints or exclusions, and flag areas requiring additional review. This separation preserves the methodological consistency of the island-wide suitability analysis while ensuring that site-specific, sensitive, or restricted information appropriately informs planning interpretation and professional judgment. Overlay data supports responsible application of the LIST without altering the standardized regional screening framework.

Internal Technical Review and Staff Coordination

Planning and GIS staff are responsible for maintaining the technical integrity of the LIST. This includes reviewing underlying datasets, confirming classification schemes and layer weights, and ensuring that overlay layers are current and appropriately applied. Prior to presentation to a Local Trust Committee, staff review the composite suitability output alongside Type 2 and Type 3 overlays to identify any contextual considerations requiring clarification. Staff interpretation ensures that the tool is applied consistently and that results are presented within their appropriate analytical scope and limitations.

Any proposed technical adjustments to classification thresholds, weighting structures, or model configuration are evaluated internally to confirm methodological consistency and alignment with Islands Trust planning objectives before re-running the model.

Internal review also provides the opportunity to identify data gaps, assess whether newly available information warrants a model update, and confirm that any island-specific constraints are being appropriately interpreted through overlay layers rather than through informal adjustment of core model outputs. This process supports a consistent line between technical model administration and planning interpretation.

Local Trust Committee Workshop and Model Discussion

The LIST may be presented to a Local Trust Committee (LTC) as part of housing-related planning discussions. Workshops provide an opportunity for trustees to understand how the model operates, how individual layers contribute to overall suitability, and how relative weighting reflects planning objectives.

Trustee discussion may include consideration of relative layer weighting within the model to reflect local planning priorities, provided that adjustments remain consistent with Islands Trust mandate, adopted policy direction, and technical standards. Any proposed modification to layer weights must be formally documented and implemented by staff through re-execution of the established modelling workflow to ensure transparency and comparability.

Attribute-level classification within individual datasets — including ecological classes, hazard thresholds, freshwater risk categories, or provincially defined standards — is based on authoritative source data and professional technical interpretation. These classifications are not subject to ad hoc modification through workshop discussion. Changes to classification criteria, threshold definitions, or source dataset selection require formal technical review, documentation of rationale, and administrative approval prior to model revision.

The addition or removal of Type 1 datasets from the suitability model similarly requires formal staff review to ensure methodological integrity and consistency across islands. All model revisions are version-controlled and recorded to maintain a clear analytical history of adjustments over time.

Community Engagement and Public Communication

The LIST may be used to support community engagement by illustrating regional patterns of relative suitability and explaining how environmental, freshwater, and infrastructure considerations influence planning discussions. When shared publicly, outputs are presented with appropriate context regarding limitations, intended use, and the distinction between screening-level analysis and site-specific evaluation. Restricted (Type 3) data is not displayed in public-facing materials. Community feedback may inform future planning discussions and, where appropriate, may be considered in subsequent model review processes through established governance procedures.

Model Maintenance, Updates, and Governance Controls

The LIST is intended to function as a controlled and updateable planning support tool. As underlying datasets are revised, improved, or replaced, the analysis may be re-run using the established methodology to maintain technical defensibility, consistency, and planning relevance. The model configuration, including classification schemes, layer weights, and associated technical documentation, is retained as part of the formal technical record. All modifications are tracked and version-controlled to maintain a clear record of what was changed, when the change was made, and the rationale supporting it.

Substantive modification of the LIST, including changes to Type 1 layer selection, suitability classification schemes, or layer weighting, is to occur only through a documented review process led by planning and GIS staff. Where model adjustments are considered in response to evolving planning priorities, trustee discussion, community input, or improved data availability, those changes must be formally evaluated, documented, and implemented through revision of the model configuration. They are not to be introduced through ad hoc interpretation, informal adjustment, or presentation-level modification of outputs.

This governance approach is necessary to preserve methodological integrity, comparability, and transparency across islands and over time. It ensures that LIST remains a professionally administered decision-support tool that can evolve in response to improved data and planning needs without compromising analytical consistency or public accountability.

SUMMARY

This memorandum provides technical guidance for the implementation and use of the Islands Trust Land Information Screening Tool (LIST) within the Housing Options Toolkit. LIST is a GIS-based decision-support tool designed to identify regional patterns of relative suitability for increased residential density and intensity, informed by ecological integrity, freshwater sustainability, geohazard considerations, transportation, and infrastructure context. The tool supports housing-related planning by providing a consistent and evidence-based framework for screening land across an island and identifying broad areas where additional planning exploration may be warranted.

The memorandum establishes a clear and defensible framework for how spatial data is incorporated into LIST. Inputs are classified into three data types: Type 1 island-wide raster datasets used in suitability scoring; Type 2 site-specific vector overlays used to inform interpretation and planning review; and Type 3 restricted or non-public overlays used internally where sensitive information must be considered. Technical standards, access considerations, and documentation requirements are defined for each data type to ensure consistency, transparency, and appropriate professional oversight. This structure allows regionally consistent screening to be undertaken while preserving the flexibility to reflect island-specific conditions, local constraints, and data governance requirements.

The methodology underpinning LIST is implemented using ArcGIS Pro and ESRI's Suitability Modeler within a multiple-criteria decision analysis (MCDA) framework. This approach enables diverse environmental, hydrological, hazard, and infrastructure factors to be systematically standardized, classified, weighted, and combined in a repeatable and transparent manner. The methodology distinguishes between suitability scoring within individual layers and weighting between layers in the composite model, ensuring that both the internal logic of each dataset and the broader planning influence of each factor are explicitly documented. Supporting technical documentation, including model configuration, processing logic, and implementation steps, is maintained separately to ensure reproducibility and facilitate future updates.

The principal deliverable of LIST is a composite screening map presented through an internal ArcGIS Online web map on an island-by-island basis. The web map includes the composite screening output, contributing Type 1 input layers, and relevant overlay layers, allowing planning staff to review how different environmental, freshwater, hazard, transportation, and infrastructure factors shape the overall screening pattern. In practice, LIST supports early-stage planning analysis, policy exploration, and structured discussion with Local Trust Committees by providing a shared evidence base for comparing areas across an island and focusing attention on locations where increased residential density and intensity may merit further consideration.

The memorandum introduces a framework for maintaining and updating the tool over time. Model configuration, including classification schemes and layer weights, is documented and retained as part of the formal technical record. Substantive changes to Type 1 layer selection, classification, or weighting are to occur only through a documented review process led by planning and GIS staff, with changes formally recorded and version-controlled. This governance approach ensures that LIST remains transparent, comparable, and professionally administered as new datasets become available, planning priorities evolve, and additional islands are advanced through the screening process.

The guidance set out in this memorandum positions LIST as a practical and defensible planning support tool for housing-related policy work within the Islands Trust Area. Used within its intended scope, LIST strengthens planning conversations by clarifying regional patterns of opportunity and constraint, supporting transparent communication with trustees and communities, and ensuring that land suitability screening remains grounded in consistent methodology, high-quality spatial data, and appropriate professional oversight.

TOOL 4 – Land Information Screening Tool

Introduction

The Land Information Screening Tool (LIST) is a mapping tool that integrates a range of existing data layers to support land use planning for housing. As a spatial decision support framework it integrates multiple geospatial layers, each representing an environmental, social, or infrastructural factor that contributes to overall land suitability.

The tool builds on Islands Trust’s history of technical initiatives such as Sensitive Ecosystem Mapping, Steep Slope Hazard Mapping, the Freshwater Sustainability Strategy, Freshwater Atlas, Groundwater Recharge Mapping, and Watershed Resiliency Mapping. These earlier projects established a foundation of datasets, technical standards, and modelling processes. The LIST takes the next step by providing a composite lens through which relative land suitability can be consistently assessed across islands.

Data Layers

The ‘Type I’ mapping layers are the data layers that contribute to the presentation map. These are island-wide raster layers that directly contribute to the LIST layer. These layers must be spatially continuous and support spatial overlay analysis in ArcGIS Pro’s Suitability Modeller. The Type 1 data layers in the current version are:

1. Freshwater Sustainability – Groundwater recharge, aquifer vulnerability, saltwater intrusion and watershed resiliency mapping layers incorporates these hydrological conditions directly into suitability calculations.
2. Ecosystem Protection – Sensitive ecosystems, at-risk ecological communities, and structural forest stages are included as mapping layers to incorporate biodiversity.
3. Hazard Avoidance – Landforms with steep slopes are included to identify unsafe or unsustainable development.
4. Community Integrity – A road adjacency layer is included to incorporated connected communities, avoiding sprawl while supporting sustainable density.

Type II Layers are vector layers that identify discrete features or non-suitable areas. These layers may be used to define land that is ‘Not Applicable’ to this analysis, e.g. Parks and Protected Areas, or conversely areas of environmental interest or concerns such as shoreline types. These layers can be readily modified to incorporate external mapping that does not meet the Type I raster standards, or are not regional datasets, e.g. local conservancy mapping products.

Type III layers are raster layers that are not part of the modeller, provide important data, but which are confidential, e.g. Archaeological or other Indigenous information. By enabling contributions from stewardship groups and First Nations, the LIST recognizes that community-based data can identify cultural sites, habitat corridors, and other values that may not appear in regional datasets.



Islands Trust

The LIST more than a technical model — it is a planning framework grounded in sustainability. It provides both high-level, island-wide indicators (Type I data) and fine-grained, site-specific considerations (Type II data), ensuring that land use decisions are both evidence-based and context-aware.

The Model displays the integrated Type I data layers into a single suitability layer, with land classified along a spectrum of less suitable to more suitable.

Weighting: Weighting means giving priority to different criteria or factors that play a role in overall suitability. Each criterion or layer may have a different impact on the final decision. Weighting helps rank these criteria based on their importance in decision-making. The total percentage is capped at 100 with the various Type I layers weighted equally. This weighting can be adjusted by planners, local trust committees, or others.

Original Classification: is the original classification that came with the layer, these are not adjustable.

ISLANDS TRUST LAND INFORMATION SCREENING TOOL

Attachment 3



Islands Trust



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



IslandsTrust

The Land Analysis Screening Tool (LIST) is designed to evaluate and prioritize areas across the Islands Trust region for sustainable development while emphasizing environmental conservation and community resilience.

The tool integrates data on ecological sensitivity, freshwater sustainability, transportation, infrastructure, and slope stability to support informed land-use decisions.

Objectives of the Land Analysis Screening Tool is to:

- Identify areas suitable for additional residential density while prioritizing environmental conservation.
- Support evidence-based land-use decisions using geospatial analysis.
- Integrate ecological, social, and economic factors into planning.
- Align with Official Community Plans (OCPs) and Land Use Bylaws (LUBs).

The methodology involved collating and processing datasets related to:

- Ecological Sensitivity: critical habitats, protected areas, biodiversity zones.,
- Freshwater Sustainability: Groundwater vulnerability, recharge zones.
- Watershed Resiliency Mapping,
- Transportation & Infrastructure: Accessibility, road networks, service availability.
- Slope Stability & Geohazards: Identifying landslides, erosion-prone areas.

•

The methodology involved using existing maps and spatial information:

- Use of ArcPro's Suitability Modeler Tool to apply weighted scoring systems.
- Application of Multiple-Criteria Decision Analysis (MCDA) for prioritization.
- Overlaying datasets to assess suitability for residential expansion.

Protect
Environment

Preserve
Freshwater

Infrastructure
Sustainability

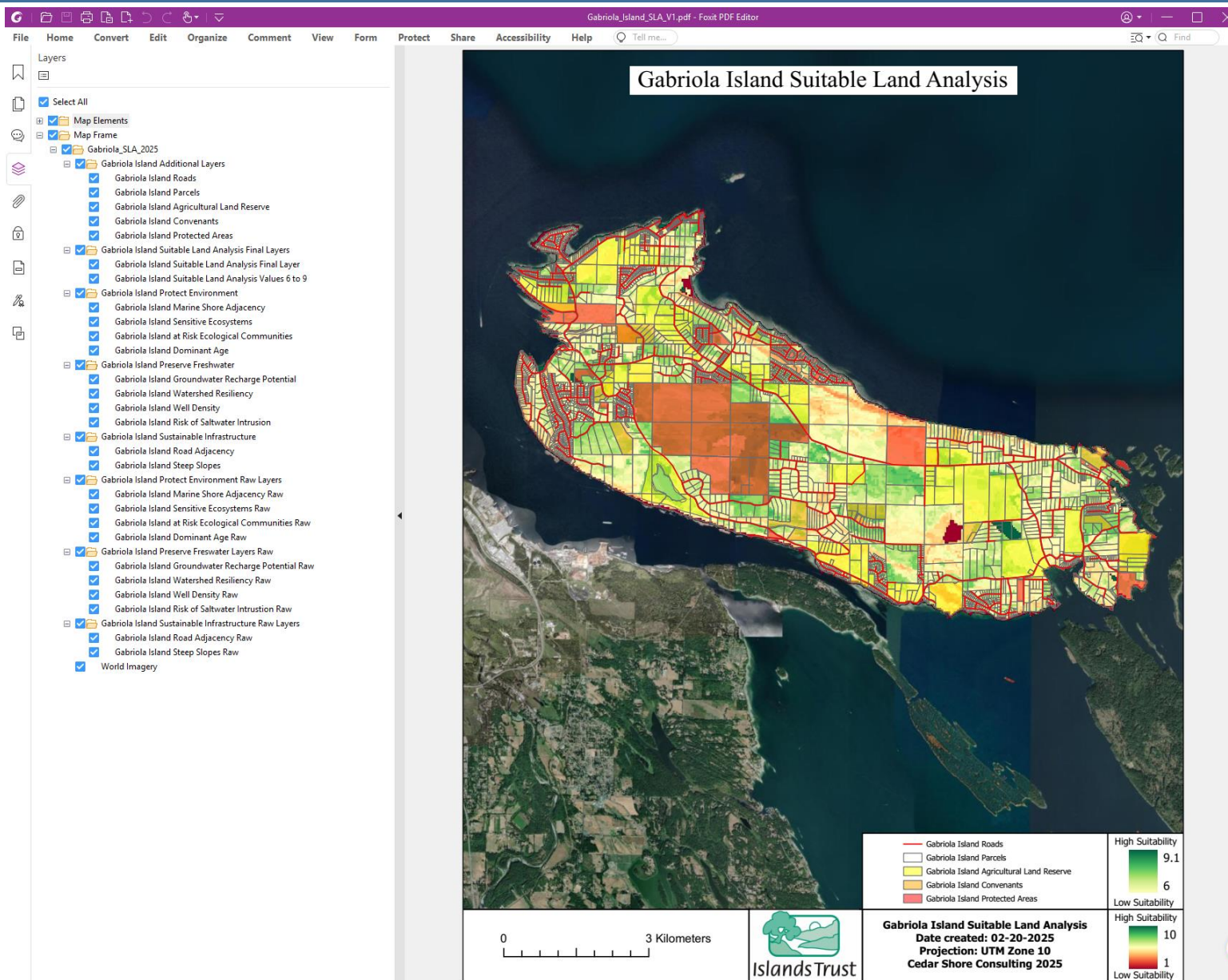
Land Information Screening Tool

THEME	OVERALL THEME WEIGHTING	SUITABILITY WEIGHTING	LAYER	REFERENCE NAME
PROTECT ENVIRONMENT	40	10	Marine shore adjacency	Methods for Determining High Value Biodiversity Areas and Identifying Land Securement Options Within the Islands Trust Area
		10	Sensitive Ecosystems	Howe Sound Terrestrial Ecosystem Mapping to Sensitive Ecosystem Mapping
		10	At Risk Ecological Communities	Methods for Determining High Value Biodiversity Areas and Identifying Land Securement Options Within the Islands Trust Area
		10	Dominant Age via Vegetation Resource Inventory	Forest Inventory Strategic Plan
PRESERVE FRESHWATER	40	10	Groundwater Recharge Potential	Islands Trust Area Groundwater Recharge Mapping Project
		10	Watershed Resiliency	Watershed Resiliency Mapping in the Islands Trust Area Report
		10	Groundwater Well Density	GIS process Kernel Density of the BC Groundwater Wells Registry (GWELLS)
		10	Risk of Saltwater Intrusion	GIS Modelling of Sea Water Intrusion Risk Along British Columbia's Coast
SUSTAINABLE INFRASTRUCTURE	20	10	Road Adjacency	Digital Road Atlas geodatabase
		10	Steep Slopes	Processed LIDARBC Digital Elevation Model

THEME	LAYER	OVERALL SUITABILITY WEIGHTING	LAYER UNITS	ORIGINAL CLASSIFICATION	CLASSIFICATION VALUE	SUITABILITY	SUITABILITY FACTOR
PRESERVE FRESHWATER	Groundwater Recharge Potential	10	POTENTIAL RASTER SCALE	HIGH DISCHARGE	0.0-0.1	LOW	5
				LOW	0.1-0.2	HIGH	8
				MODERATE	0.2-0.4	HIGH	8
				HIGH	0.4-0.8	LOW	2
				VERY HIGH	>0.8	VERY LOW	1
	Watershed Resiliency	10	RESILIENCY RASTER SCALE	VERY HIGH	0.8-1.0	VERY LOW	1
				HIGH	0.5-0.8	LOW	1
				MODERATE	0.3-0.5	MODERATE	5
				LOW	0.1 - 0.3	HIGH	9
				VERY LOW	0 - 0.1	VERY HIGH	10
	Groundwater Well Density	10	WELLS per Km ²	VERY LOW	<1	VERY HIGH	10
				LOW	1-10	HIGH	8
				MODERATE	10-20	MODERATE	4
				HIGH	20-30	LOW	2
				VERY HIGH	>30	VERY LOW	1
	Risk of Saltwater Intrusion	10	RISK CLASS	VERY LOW	VERY LOW	VERY HIGH	10
				LOW	LOW	HIGH	8
				MODERATE	MODERATE	MODERATE	5
				HIGH	HIGH	LOW	2
				VERY HIGH	VERY HIGH	VERY LOW	1

THEME	LAYER	OVERALL SUITABILITY WEIGHTING	LAYER UNITS	ORIGINAL CLASSIFICATION	CLASSIFICATION VALUE	SUITABILITY	SUITABILITY FACTOR
PROTECT ENVIRONMENT	Marine shore adjacency	10	SHORE ZONES	Man-made	0.5	MODERATE	5
				Unknown	0.5	MODERATE	5
				Rock Cliff	0.6	LOW	3
				Channel	0.7	LOW	2
				Mud Flat	0.7	LOW	2
				Gravel Flat	0.9	VERY LOW	1
				Gravel Beach	0.9	VERY LOW	1
				Rock with Gravel Beach	0.9	VERY LOW	1
				Sand Beach	1	VERY LOW	1
				Estuary, Marsh or Lagoon	1	VERY LOW	1
				Rock with Sand Beach	1	VERY LOW	1
				Sand Flat	1	VERY LOW	1
				Rock Platform	1	VERY LOW	1
				Sand and Gravel Beach	1	VERY LOW	1
				Sand and Gravel Flat	1	VERY LOW	1
				Rock, Sand and Gravel Beach	1	VERY LOW	1
	Sensitive Ecosystems	10	PRIMARY CLASS	NA	0	VERY HIGH	10
				YOUNG FOREST	1	VERY LOW	1
				SEASONALLY FLOODED	1	VERY LOW	1
				MATURE/OLD FOREST	1	VERY LOW	1
				HERBACEOUS	1	VERY LOW	1
				CLIFF	1	VERY LOW	1
				SAND	1	VERY LOW	1
				WETLAND	1	VERY LOW	1
				WOODLAND	1	VERY LOW	1
				OLDER FOREST	1	VERY LOW	1
				RIPARIAN	1	VERY LOW	1
				FRESHWATER	1	VERY LOW	1
	At Risk Ecological Communities	10	RISK SCALE	NONE	0	VERY HIGH	10
				YELLOW	.33	HIGH	6
				BLUE	.66	MODERATE	3
				RED	1.0	LOW	1
	Dominant Age	10	AGE SCALE PERCENTAGE	Cleared	0	VERY HIGH	10
				Pole/Sappling	10-20	HIGH	8
				Young Forest	40-60	MODERATE	5
				Mature Forest	60-100	LOW	2
				Old Forest	>100	VERY LOW	1

THEME	LAYER	OVERALL SUITABILITY WEIGHTING	LAYER UNITS	ORIGINAL CLASSIFICATION	CLASSIFICATION VALUE	SUITABILITY	SUITABILITY FACTOR
SUSTAINABLE INFRASTRUCTURE	Road Adjacency	10	DISTANCE (m)	VERY NEAR	<200	VERY HIGH	10
				NEAR	200-400	HIGH	8
				MODERATE	400-600	MODERATE	5
				FAR	600-800	LOW	2
				VERY FAR	800-1000	VERY LOW	1
	Steep slopes	10	DEGREE SLOPE	VERY LOW	0-5	VERY HIGH	10
				LOW	5-9	HIGH	9
				MODERATE	9-15	MODERATE	5
				HIGH	15-30	LOW	1
				VERY HIGH	>30	VERY LOW	0



- The results of the Land Information Screening Tool have been compiled into a ESRI Webmap for presentation and review by Planning Staff
- This is a static tool, thereby desired changes in suitability weighting cannot happen dynamically.
- The project team has addressed the need for an online dynamic approach to this tool that can be an engaging tool for planners, LTCs, and the public. This webmap advanced this and replaced the layered PDF presentation method (left).

Role of the Land Analysis Screening Tool in Policy Integration

Supporting Land-Use Planning

- Official Community Plans (OCPs): Aligning zoning & density allocations.
- Land Use Bylaws (LUBs): Ensuring sustainable regulations.

Collaboration, Partnerships, and Community Engagement

- Use of third-party government information and academic research
- Potential for Collaborating with First Nations, local interest groups, and other agencies.

Enhancing access to data and public transparency in planning decisions.

Challenges

Data Availability & Accuracy

- Inconsistent or incomplete spatial data from island to island can limit the tool's effectiveness.
- Standardizing data collection especially with environmental data
- Working with data source agencies can improve accuracy.

Complex Ecosystem Interactions

- Environmental factors like groundwater, biodiversity, and climate resilience are interdependent.
- Dynamic models and adaptive strategies may enhance analysis.

Balancing Conservation vs. Development

- Growth pressures may conflict with ecological protection.
- Transparent, science-based planning may help mitigate conflicts.

Opportunities

Improved Data-Driven Decision-Making

- GIS and MCDA create objective, evidence-based land-use assessments.
- Structured data management supports better planning and policy decisions.

Proactive Conservation Planning

- Early identification of sensitive areas helps prevent environmental degradation.
- Specific focus on a certain value or theme may support long-term sustainability.

Facilitating Climate Resilience & Sustainability

- The tool helps align development with climate adaptation needs.
- This promotes resilient communities and ecosystems.

Collaborating with First Nations

- Increased housing density should not impact First Nations' interests, rights, and cultural sites.
- Early engagement ensures respectful and equitable planning.

ISLANDS TRUST LAND INFORMATION SCREENING TOOL



Islands Trust



BRIEFING

To: Regional Planning Committee **For the Meeting of:** July 24, 2026

From: Planning Services **Date Prepared:** July 17, 2026

SUBJECT: Major project work and the Regional Planning Team

PURPOSE: To provide an overview of the major project work of the Regional Planning Team, including scope, criteria for prioritization, and roles and responsibilities.

BACKGROUND: [Islands Trust Policy 5.9.1](#) sets out definitions for what constitutes major (including extraordinary) and minor policy work within the Islands Trust, as follows:

- Major Policy/Regulatory Work - a review of an official community plan and/or land use bylaw that takes between six and 18 months to complete, includes discretionary activities that exceed required processes, and / or includes a budget request of more than \$5,000; and for extraordinary, that includes discretionary activities that exceed required processes, and would require external consultants and / or additional funding considerations.
- Minor Policy/Regulatory Work – amendments to an official community plan and/or land use bylaw that take six to 12 months to complete, and / or requires a budget of less than \$5,000.

Policy 5.9.1. also assigns the major policy work to the Regional Planning Team and the minor project work to the Local Planning Team:

- Regional Planning Team – a Planning team assigned to exclusively manage major and extraordinary bylaw reviews for local trust committees and policy planning work of the Regional Planning Committee.
- Local Planning Team - a Planning team consisting of senior planners assigned to undertake day-today planning functions of assigned local trust committees, including managing minor bylaw amendments, processing of major applications and referrals, responding to enquiries, and administering local trust committee meetings.

In addition, 5.9.1. has policies regarding prioritization of the major project work, including a policy that the Regional Planning Team maintain a checklist of the “health” of official community plans and that that be used to make recommendations for prioritization of updates, and some guidance around number of projects.

ANALYSIS:

Major Project Work and the Regional Planning Team

Recently, the Regional Planning Team has been looking at the policy direction given by 5.9.1. and lessons learned from work done on major projects since the Team's inception in order to make adjustments to Team structure and function.

The aim is to improve how major policy/regulatory projects are managed and delivered by moving toward more standardized, coordinated, collaborative, best practice approaches that can support progressive environmental protection, response to community priorities and meaningfully incorporate indigenous governing bodies input into work across the entire federation. These adjustments also aim to enhance region wide planning work by providing best practice work that can be used on minor projects and complex applications, and to more fulsomely meet the overarching goals of 5.9.1.:

- LTC planning projects are well-defined and planned;
- LTC projects reflect community and First Nations expectations;
- Staff, trustees, the public, and partners have certainty and clarity around how projects get allocated, resourced, and carried out, leading to realistic expectations;
- Resource allocation is efficient, fair and equitable;
- OCPs and LUBs are systematically updated on a regular basis;
- Planning is both proactive and adaptive;
- Planning Services implements Trust-wide planning initiatives and tools (e.g. strategies, model bylaws).

These adjustments also support actioning Islands Trust Council Strategic Plan key initiatives #2.2.1 – improve processes for prioritizing funding for ongoing OCP reviews and #5.2.1 – develop innovative frameworks or decision-making and involve pilot LTCs/BIM with Indigenous Governing Bodies.

The following sections provide the outline of the Regional Planning Team's Major project work and functioning, highlighting where adjustments are being made to how the team has functioned in the past.

Scope

The scope of the Regional Planning Team's work is to undertake major policy/regulatory projects defined as:

- Review of an official community plan and/or land use bylaw that takes between six and 18 months or more to complete, includes discretionary activities that exceed required processes, and / or includes a budget request of more than \$5,000, and includes:
 - Comprehensive OCP and LUB reviews that:
 - are done concurrently (where possible), and
 - undertake policy work on strategic areas of focus (e.g., housing, Indigenous cultural heritage protection, groundwater etc.), that:
 - advance Islands Trust Council strategic priorities
 - implement required legislation changes
 - can serve as policy or process templates/best practices (e.g. model bylaws and development permit areas policy toolkits, implementation toolkits, approaches in project management or generate key pieces of data).

Note: Where previously there may have been distinct policy work undertaken independent of OCP/LUB work, e.g. Housing Toolkit, now it is nested within the work of the OCP/LUB work and will be undertaken in such a way as to not only inform and/or be informed by the OCP/LUB project under which it is developed, but also serve future OCP/LUB project work (and be updated through that work).

Deliverables out of this work are:

- Fully amended OCP and LUB bylaws which include consideration of:
 - Legislative requirements
 - Best practices in planning (including Trust Area best practices)
- Best practice policy/process (developed through working on the OCP/LUB bylaw) on one or more strategic area of focus.

With the goal of:

- All OCPs across the federation are updated by 2036 and ongoingly.

Summary of adjustment to scope: Comprehensive reviews by a dedicated team in a coordinated manner using best practices that build from each review. Previously, there has been a more piecemeal approach (e.g., with times when targeted reviews on certain topics occur or inconsistent approaches to community and First Nation engagement), and this has contributed to OCP and LUB that are not aligned or can be difficult to use, and inefficiencies. In addition, we are working on the areas of strategic focus as a part of the OCP work as opposed to a separate project. This ensures that the work is developed within implementation in mind, and allows for continuous improvement. This was already occurring somewhat.

Criteria for Prioritization of Major Project work (Work Program for the RPT)

The following criteria are used by staff to recommend to Trust Council (via the Regional Planning Committee and Financial Planning Committee) prioritization of these major policy/regulatory projects. First the OCPs are assessed from a technical/strategic perspective based on:

- OCP “Health” Checklist – which assesses the OCP/LUBs based on time since last update combined with growth pressure (defined as population growth rate or total population where growth rate is unknown, e.g. for the smaller islands).
- Priority as identified by the Islands Trust Conservancy, including consideration of priorities identified in the ITC Regional Conservation Plan and recent work by biologists within the organization
- Strategic alignment (including consideration of Trust Council Strategic Plan, Policy Statement, Indigenous reconciliation work, engagement work, technical analysis work including updates needed for new Provincial legislation). This is a key element of determining the ‘strategic area(s) of focus’ each OCP/LUB review.

The following criteria will be applied to sequence the work over the next 10 years:

- LTC readiness/priority – endorsed as priority of the LTC and one of its top priorities.
- Workload - staff resources:
 - in general no more than 3 major policy/regulatory projects in process at one time; this allows for a change from historically topic focused amendments to complete bylaw reviews and the need for meaningful engagement with First Nations
 - A maximum of two reviews of official community plans and land use bylaws may be started each fiscal year to ensure adequate resourcing is available to complete
- Where possible, projects are distributed across the region (note that minor projects are not addressed here).

Summary of adjustment to criteria for prioritization: While these criteria have been previously used, we are more explicitly expressing them and using them to build a ten year plan in order to ensure OCPs are comprehensively updated on an ongoing basis, while ensuring the workload is doable within our staff resources.

Roles and Responsibilities

Once the work program has been determined (by Islands Trust Council), Regional Planning Team members lead the major project in collaboration with others as identified in the project charter (ex: Senior Indigenous Advisor, Communications Specialist, Ecosystem Protection Specialist, and the Senior Freshwater Specialist, Island Planners), and work with the Local Trust Committees (who are the day-to-day decision-makers) to undertake the work. The areas of strategic focus are worked on as part of the work of the OCP/LUB review, with the intention that work will be reflected in the OCP/LUB review, and will also form a standalone part of best practice going forward. The Regional Planning Committee provides advice as requested including on the strategic focus areas of work.

The Regional Planning Manager assigned to the Regional Planning Team (RPM-RPT), rather than the Regional Planning Manager for the Project's Region (RPM-PR), provides the oversight over the major policy work. However, the RPM-PR provides early and ongoing input into the RPT projects.

Summary of adjustment to roles and responsibilities: By consolidating the teams work under the RPM-RPT (where previously the work was signed off by RPM-PR) and tweaking it by having the Regional Planning Team members working more collaboratively with each other on projects (e.g., with a Team lead and support members from the Regional Planning Team in addition to others) and enabling more knowledge-building as more standardized approaches (with room for adjustments for community context) are created and implemented, we intend to build efficiencies across the team.

ATTACHMENT(S):

FOLLOW-UP:

Staff will forward LTC business cases at the next regular RPC business meeting along with a feasibility assessment that considers the refined function and approach of the Regional Planning Team as presented.

Prepared By: Mary Storzer, Regional Planning Manager-South/Regional Planning Team

Reviewed By/Date: Stefan Cermak, Director of Planning Services/ July 16, 2026

Active Projects Report

Regional Planning Committee

1. *Implement the Housing Strategic Action Plan (Strategic Plan Key Initiative 2.3.2)*

Activity:

- Convert Briefing to RPC into a RFD for Trust Council regarding Housing Option Tool 4: LIST

Responsible

Stefan Cermak

Dates

Rec'd: 01-May-2026
Target: 31-Mar-2027

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

Activity:

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

Responsible

Stefan Cermak
William Shulba

Dates

Rec'd: 12-Feb-2020
Target: 31-Mar-2027

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

Activity:

Staff Biologist recommendations of how to integrate biological information into planning related decisions - RFD

Responsible

Patricia Woodruff
Stefan Cermak

Dates

Rec'd: 31-Mar-2025
Target: 11-Sep-2026

Future Projects Report

Regional Planning Committee

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

Responsible

Date Received

Review and report to RPC.

Stefan Cermak

31-Mar-2025

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

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

* Being lead by Director of Legislative and Information Services while reporting to Governance Committee

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

Responsible

Date Received

RPC continue to refine prioritization matrix.

Stefan Cermak

31-Mar-2025

Matrix reviewed numerous times. Minor project prioritization criteria reviewed by RPC Jan. & May 2026.

RPT developing process for consideration of 2027/28 major project business cases.

Future Projects Report

Regional Planning Committee

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

Responsible

Date Received

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

Stefan Cermak

03-Feb-2020

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

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

Responsible

Date Received

Stefan Cermak

31-Mar-2025

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

Responsible

Date Received

Stefan Cermak

31-Mar-2025

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

·Developed a business case with TAS and TPC: *Trust Area Resilience Assessment Initiative*.

·March 2026: Trust council does not support Business Case as per approved Operational Review (September 2025).

Future Projects Report

Regional Planning Committee

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

Responsible

Date Received

Strategic Plan assigned key initiative to: LTCs

Stefan Cermak

31-Mar-2025

Exploring Information sharing with UBCs Martin Conservation Decisions Lab