



Saturnalsland Local Trust Committee

Regular Meeting Agenda

Date: October 20, 2022
Time: 11:30 am
Location: Saturna Recreation and Cultural Centre
104 Harris Road, Saturna Island, BC

			Pages
1.	CALL TO ORDER	11:30 AM - 11:45 AM	
2.	APPROVAL OF AGENDA		
3.	TRUSTEE REPORT		
4.	CHAIR'S REPORT		
5.	TOWN HALL AND QUESTIONS	11:45 AM - 12:00 PM	
6.	COMMUNITY INFORMATION MEETING		
	None		
7.	PUBLIC HEARING		
	None		
8.	MINUTES	12:00 PM - 12:10 PM	
8.1.	Local Trust Committee Minutes Dated July 21, 2022 (for Adoption)		3 - 7
8.2.	Local Trust Committee Public Hearing Record Dated July 21, 2022 (for Receipt)		8 - 9
8.3.	Section 26 Resolutions-without-meeting Report - None		
9.	BUSINESS ARISING FROM THE MINUTES		
9.1.	Follow-up Action List Dated Oct 2022		10 - 11
10.	DELEGATIONS		
11.	CORRESPONDENCE		
<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>			

12.	APPLICATIONS AND REFERRALS	12:10 PM - 1:00 PM	
12.1.	SA-RZ-2022.1 (Bertolami and Crooks) - Staff Report (attached)		12 - 34
13.	LOCAL TRUST COMMITTEE PROJECTS		
14.	REPORTS	1:00 PM - 1:10 PM	
14.1.	Work Program Reports (attached)		
14.1.1.	<u>Top Priorities Report Dated Oct 2022</u>		35 - 35
14.1.2.	<u>Projects List Report Dated Oct 2022</u>		36 - 36
14.2.	Applications Report Dated Oct 2022 (attached)		37 - 38
14.3.	Trustee and Local Expense Report Dated August 2022 (attached)		39 - 39
14.4.	Adopted Policies and Standing Resolutions (attached)		40 - 43
14.5.	Local Trust Committee Webpage		
14.6.	Islands Trust Conservancy Report Dated July 2022		44 - 45
14.6.1.	<u>Islands Trust Conservancy Plan - Referral for Comment</u>		46 - 69
15.	NEW BUSINESS		
16.	UPCOMING MEETINGS		
16.1.	Next Regular Meeting - to be determined		
17.	TOWN HALL	1:10 PM - 1:25 PM	
18.	CLOSED MEETING		
	None		
19.	ADJOURNMENT	1:25 PM - 1:25 PM	



DRAFT

Local Trust Committee
Minutes Subject to Approval By
the Local Trust Committee

Saturna Island Local Trust Committee Minutes of Regular Meeting

Date: July 21, 2022
Location: Saturna Recreation and Cultural Centre
104 Harris Road, Saturna Island, BC

Members Present: Paul Brent, Acting Chair
Lee Middleton, Trustee

Staff Present: Brad Smith, Island Planner
Robin Ellchuk, Recorder

1. CALL TO ORDER

Chair Brent called the meeting to order at 11:33 am. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TRUSTEE REPORT

Acting Chair Brent – nothing to report.

Trustee Middleton – Lee reported that he is working as a member of the Parks Liason Committee and also reported the formation of the first standing committee of the Islands Trust Council which meets on July 29, 2022.

4. CHAIR'S REPORT

None.

5. TOWN HALL AND QUESTIONS

No comments.

6. COMMUNITY INFORMATION MEETING

6.1 Official Community Plan and Land Use Bylaw Minor Amendments Project - Proposed Bylaws 133 and 134

Planner Smith summarized the OCP and the LUB projects:

Bylaw No. 133, and Bylaw No. 134 amendments are to address zoning and wording in the LUB review project.

1. To rezone land around Money Lake Park as park land;

2. To legalize the shed on the school grounds; and
3. All the park land had not been made park zone. Marine zone and some of the small islands were missed. The land was improperly zoned as wilderness reserve.

7. PUBLIC HEARING

7.1 Official Community Plan and Land Use Bylaw Minor Amendments Project - Proposed Bylaws 133 and 134

7.1.1 Recess for Public Hearing

The Saturna regular meeting was recessed for the Public Hearing for the proposed Bylaw No. 133 and Bylaw No. 134 at 11:41am.

7.1.2 Recall to Order

The Public Hearing was closed and the Regular meeting recalled to order at 11:48am.

8. MINUTES

8.1 Local Trust Committee Minutes Dated May 19, 2022 (for Adoption)

By general consent the Local Trust Committee meeting minutes of May 19, 2022 were adopted as presented.

8.2 Section 26 Resolutions-without-meeting Report

None

9. BUSINESS ARISING FROM THE MINUTES

9.1 Follow-up Action List Dated July 2022

For information

Whale watching resolutions will be discussed at the Saturna LTC October 20 meeting.

Report about the GW solutions water report available to answer questions.

Staff will book a Community Information Meeting regarding the fees bylaw within the October 20 LTC Regular meeting.

10. DELEGATIONS - None

11. CORRESPONDENCE - None

Correspondence received concerning current applications or projects is posted to the LTC webpage

12. APPLICATIONS AND REFERRALS

Discussion held regarding the possible application for rezoning of 77 acres and a density transfer. Application to be made soon.

Density transfer to other parties. 10 densities going to 4 or 5 density to reserve.

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 Official Community Plan and Land Use Bylaw Minor Amendments Project - Proposed Bylaws No. 133 and No. 134 - Staff Report

SA-2022-026

It was Moved and Seconded,

that the Saturna Island Local Trust Committee amend subsection 15.1.38 of the Saturna Island Land Use Bylaw No. 119 by replacing the reference to section 2.16 with section 2.15.

CARRIED

SA-2022-027

It was moved and Seconded,

that the Saturna Island Local Trust Committee amend subsection 2.14.2 of the Saturna Island Land Use Bylaw No. 119 to read Steps, eaves, gutters, cornices, sills, chimneys, or other similar features, may project up to 1 metre into the setback area or 0.5 metres in the case of a side yard setback area 3 metres or less in width; and balconies, decks and sun shades, may project up to 1 metre into the required setback area.

CARRIED

SA-2022-028

It was Moved and Seconded,

that the Saturna Island Local Trust Committee proposed Bylaw No. 133, cited as “Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2021 ”, be read a third time.

CARRIED

SA-2022-029

It was Moved and Seconded,

that the Saturna Island Local Trust Committee proposed Bylaw No. 134 cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2021 ”, *as amended* be read a third time.

CARRIED

SA-2022-030

It was Moved and Seconded,

that the Saturna Island Local Trust Committee proposed Bylaws No. 133 and 134 be forwarded to the Secretary of the Islands Trust as amended for Executive Committee Approval.

CARRIED

SA-2022-031

It was Moved and Seconded,

that the Saturna Island Local Trust Committee proposed Bylaw No. 133 *as amended* be forwarded to the Minister of Municipal Affairs for approval.

CARRIED

14. REPORTS

14.1 Work Program Reports (attached)

14.1.1 Top Priorities Report dated July 2022

Minor amendments to the Saturna OCP.

There are no projects for the remainder of term.

Nature Trust application for the transfer land are a high importance to Saturna Island Local Trust Committee (LTC).

14.1.2 Projects List Report Dated July 2022

SA-2022-032

It was Moved and Seconded,

that the Saturna Island Local Trust Committee move to remove that the Shoreline Review Project be removed from the Saturna Local Trust Committee Projects List.

CARRIED

14.2 Applications Report Dated July 2022

There will be a possible application for the Subdivision of lot 7.

14.3 Trustee and Local Expense Report Dated May 2022

For information.

14.4 Adopted Policies and Standing Resolutions

For information.

14.5 Local Trust Committee Webpage

Trustee Middleton is working on the Local Trust Committee Webpage.

14.6 Islands Trust Conservancy Report Dated May 2022

For information.

15. NEW BUSINESS - none

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for October 20, 2022 at the Saturna Recreation and Cultural Centre, Saturna Island

Suggest a meeting for September for a preliminary report - change the October 20 meeting to Sept Thursday 29th.

The next step for the application is to draft bylaws amending the bylaws for the applications.

There is a Trust Council Meeting scheduled for September 22, 2022.

SA-2022-033

It was Moved and Seconded,

that the Saturna Local Trust Committee schedule the next Local Trust Committee Meeting on September 29, 2022.

CARRIED

Trustees and Planner Smith had discussion with property owner regarding potential rezoning and subdivision of 100 Payne Rd, Saturna Island BC.

Trustees and planner had discussion with Krips family regarding density application.

17. TOWN HALL

No comments.

18. CLOSED MEETING

None

19. ADJOURNMENT

SA-2022-034

It was Moved and Seconded,

that the Saturna Local Trust Committee close the meeting.

CARRIED

Adjournment was at 12:36 pm.

Paul Brent, Acting Chair

Certified Correct:

Robin Ellchuk, Recorder



**Saturna Island Local Trust Committee
Record of Public Hearing
Bylaw No. 133 & 134**

Date: July 21, 2022
Location: Saturna Recreation and Cultural Centre

Members Present: Paul Brent, Acting Chair
Steve Wright, Trustee

Staff Present: Brad Smith, Island Planner
Robin Ellchuk, Recorder

Others Present: There were approximately 3 members of the public.

**7.1 Saturna Island Official Community Plan and Land use Bylaw Minor Amendments Project –
Proposed Bylaw No. 133 and No. 134.**

Chair Brent called the Public Hearing to order at 11:40am and acknowledged the meeting was being held in traditional territory of the Coast Salish First Nations. He read a statement outlining the content, purpose, and process of the Public Hearing.

Chair Brent opened the meeting to the public for comments and submissions.

Planner Smith provided a summary of Bylaw 133 & 134 and read the official notes for a Public Hearing.

There was 1 submission prior to the meeting.

Chair Brent called three times for speakers. There were no speakers or comments from the public.

Chair Brent closed the Public Hearing at 11:48am.

**I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS
RESPECTING THE MEETING HELD.**

Paul Brent, Chair

Certified Correct:

Robin Ellchuk, Recorder

DATE



Follow Up Action Report

Saturna Island

14-Feb-2020

Activity	Responsibility	Dates	Status
1 Letter to be sent from the chair to the appropriate agencies/people regarding the LTCs resolution supporting interim sanctuary zones for the recovery of Southern Resident Killer Whales (SKRWs). (see minutes and contact Trustee Middleton for further details). Trustee Middleton to provide draft wording for letter	Clare Frater Mike Richards	Target: 31-Mar-2022	In Progress
2 Letter to be sent from the chair to the appropriate agencies/people regarding the LTCs resolution supporting the regulation of commercial whale watching boats similar to the regulatory regime in the adjacent Washington State waters. (see minutes and contact Trustee Middleton for further details). Trustee Middleton to provide draft wording for letter	Clare Frater Mike Richards	Target: 31-Mar-2022	In Progress

19-May-2022

Activity	Responsibility	Dates	Status
1 5.1 Staff to respond to Mairead Boland re specific questions about GW solutions Oct 2021 report	Brad Smith William Shulba	Target: 03-Jun-2022	Completed
2 5.1 Staff to develop staff report summarizing status of GW solutions groundwater report, results specific to Saturna to date and possible next steps for next meeting agenda	Brad Smith Narrisa Chadwick	Target: 30-Jun-2022	In Progress

Follow Up Action Report

Saturna Island

19-May-2022

Activity	Responsibility	Dates	Status
3 13.1 Fee bylaw - schedule CIM for Oct 20, 2022 re discussion of fees bylaw	Brad Smith Jas Chonk Robert Kojima	Target: 26-Aug-2022	In Progress

21-Jul-2022

Activity	Responsibility	Dates	Status
1 13.1 Bylaw 133 given 3rd reading, BL 134 given 3rd reading as amended, update BL 133/134 to third reading, send both to EC and BL 133 to Minister	Brad Smith Jas Chonk	Target: 26-Jul-2022	Completed



File No.: SA-RZ-2022.1 (Bertolami & Crooks)

DATE OF MEETING: October 20, 2022
TO: Saturna Island Local Trust Committee
FROM: Brad Smith, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: 119 Payne Rd/104 Narvaez Bay Rd Rezoning Application – Preliminary Report
Applicants: Barry Crooks and Ilio Bertolami

RECOMMENDATION

- 1. That the Saturna Island Local Trust Committee direct staff to proceed with application GL-RZ-2022.1 (Bertolami & Crooks) and to prepare draft bylaws consistent with Option 3 as described in the October 20, 2022 staff report.**

REPORT SUMMARY

The purpose of this preliminary report is to provide information regarding rezoning application GL-RZ-2022.1 (Bertolami & Crooks) and to seek direction from the Saturna Island Local Trust Committee (LTC) to proceed, or not proceed, with the application, including the preparation of draft bylaws.

If the application proceeds as recommended by staff, amendments would be made to the Saturna Island OCP No. 70, 2000 (OCP) and the Saturna Island Land Use Bylaw No. 119, 2018 (LUB) to redesignate and rezone a portion of the subject parcel located at 104 Narvaez Bay Road currently designated Forest Land (F) and zoned Forest General (FG) to a designation of Rural (R) and a zoning of Rural General (RG). In addition, 10 subdivision densities would be removed from the subject parcel located at 119 Payne Road and transferred to the subject parcel located at 104 Narvaez Bay Road via a LUB amendment that would increase the subdivision density on the newly created Rural General zoned portion of 104 Narvaez Bay Road to a maximum of 12 new lots.

The above recommendation is supported as:

- The most practical approach to this rezoning application would require amendments to both the Saturna Island LUB and OCP;
- The proposal is reasonable and consistent with existing OCP policies as reviewed by staff;
- Completion of the rezoning process and resulting subdivision will result in a significant community benefit in the form of a 78.3 acre land transfer to a not-for-profit land conservancy organization;
- The property owners have demonstrated a willingness to collect the additional information required to support LTC's decision-making; and,
- Proceeding with draft bylaws will facilitate First Nations, public and agency consultation to identify any outstanding issues or concerns with the proposed rezoning and transfer of densities.

BACKGROUND

A rezoning application was submitted jointly by both property owners in August 2022. The owners of 119 Payne Road (ie. Block A; Bertolami/Curtis) intend to sell a major portion of this property to the BC Nature Trust for the purpose of preservation. This property will ultimately fit into a much larger compilation of recently acquired properties by Parks Canada, CRD, and BC Nature Trust. It is currently zoned Rural General (RG) and Watershed (W) and presently allows for the development of 5 house sites and a potential build-out of 15 house sites through subdivision, which would include a dwelling and accessory cottage. The subject parcel presently has a single family home and a minor log structure that has not been inhabited or used for some 20 years and is essentially abandoned.

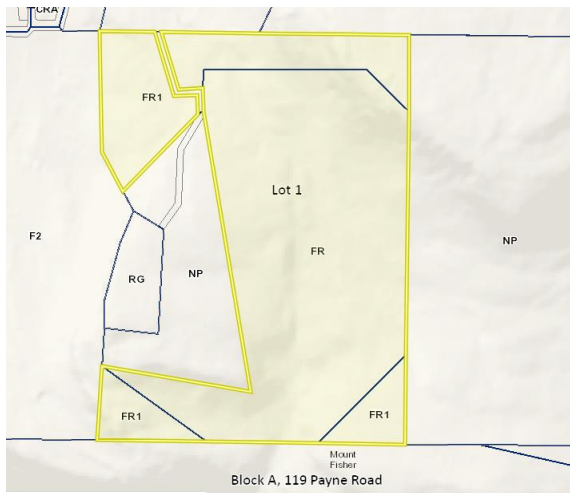
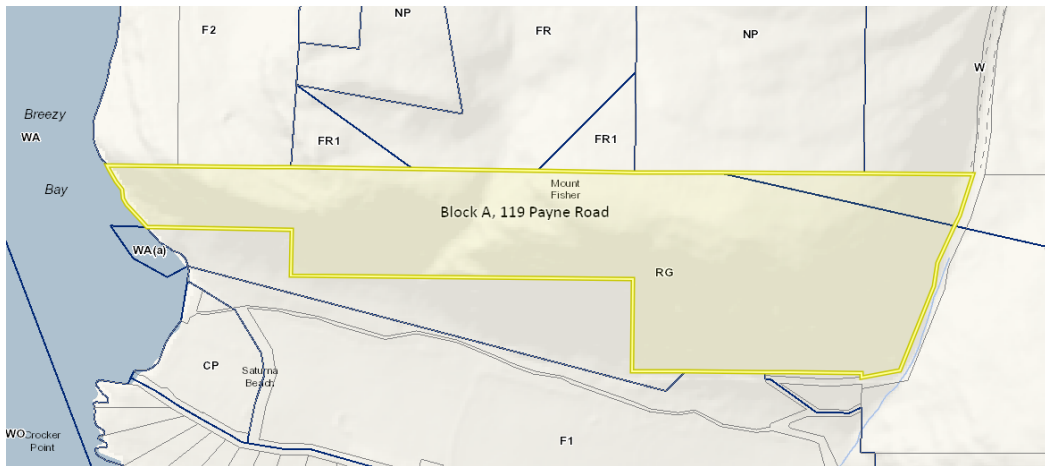
Block A consists of 82.3 acres of which 77.3 acres are intended for sale to the BC Nature Trust. Block A is bordered to the north by “Lot 1” which is also owned by Bertolami. Lot 1 is zoned both Forest Reserve (FR) and Forest Residential (FR1) with a density potential of 5 dwellings plus accessory cottages. At present there is one mobile home on its northern border and two utility structures next to the area of the Bertolami residence.

The Bertolami home is presently situated on Block A approx. 50 metres south of the Lot 1 border with the access road running through Lot 1. In the vicinity of the Bertolami home but located in Lot 1 is a shop, storage shed and water tanks. The source of water is also from Lot 1. For the purpose of the sale 5 acres surrounding the Bertolami home are required to secure that location and to be absorbed into Lot 1. Upon the boundary adjustment subdivision of the 5 acres surrounding the Bertolami home the single density of the Bertolami home would be absorbed into and displace one density of Block 1 resulting in zero net difference.

The terms of the sale to BC Nature Trust which include funds from the federal government and private donations have been negotiated but fall short of the overall required. To make up this shortfall a density transfer of 10 densities from the Block A have been proposed to be transferred to the Barry Crooks property located at 104 Narvaez Bay Road. Those funds would be kept in trust until such time as the overall required is finalized by the BC Nature Trust to complete the sale. The LTC would have no involvement with transfer of funds.

The three subject properties are located on the eastern side of Saturna Island, as shown in Figure 1.

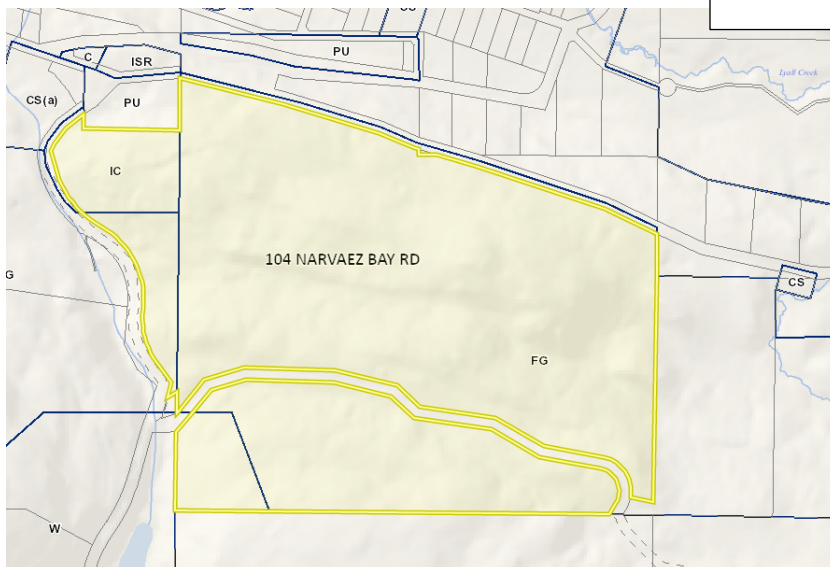
Figure 1. Location of Subject Properties



Map 1 – Subject Property:
Block A, 119 Payne Road
(Bertolami/Curtis)

Map 2 – Lot 1 – Bertolami
Property (2 hectare portion to
be added from Block A to
capture homestead)

Map 3 – Subject Property:
104 Narvaez Bay Road – to
receive 10 densities from Lot A
(Crooks)



Attachment 1 provides additional site context including relevant mapping.

ANALYSIS

Application Proposal Summary

As presented in the background section above, the proposal is to rezone the FG portion of the Crooks property at 104 Narvaez Bay Road from FG to RG and to transfer 10 densities from the RG portion of Block A to the Crooks property. The FG portion of the Crooks property is approximately 47 hectares, which under the current FG zoning would allow 2 dwellings plus residential cottages based on a minimum lot size of 20.24 hectares. These densities will be retained in the rezoning to RG and with the addition of 10 new densities from Block A the total subdivision potential on this portion of the Crooks property will become 12. Table 1. Summarizes the changes to each lot involved in the transaction.

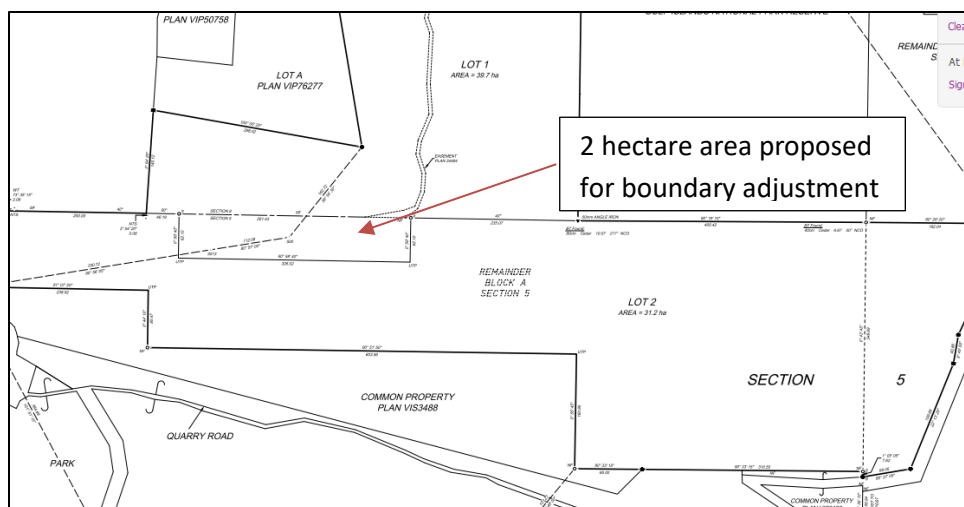
Table 1. Application Proposal Summary

Subject Parcel	Current Density/ # Currently Utilized	Zoning Change	Future Density Potential
Block A – 119 Payne Rd – Bertolami/Curtis	15/ 1 currently utilized	Site specific zoning to restrict future RG density to 5	5 (10 transferred + 1 density added from Lot 1 following boundary adjustment for Bertolami homestead to Lot 1; see below for further details)
Lot 1, Section 8 - Bertolami	5 – none currently utilized	None	4 (1 density utilized for Bertolami homestead following boundary adjustment)
104 Narvaez Rd - Crooks	2 in portion currently zoned Forest General – none utilized	Portion zoned FG rezoned to RG with site specific zoning to restrict RG density to 12	12 in new Rural General zoned portion (2 retained from current Forest General zoned portion + 10 transferred from 104 Narvaez Bay Rd)

Boundary Adjustment

As part of the sale agreement, Bertolami will seek to amend the boundary of Block A and Lot 1 by adding a 2 hectare portion of Block A onto Lot 1. Staff encourage Mr. Bertolami to initiate this process with the province as soon as possible. The density for this portion will be taken from Lot 1 which currently has 5 densities under the site specific FR1 zoning s 9.3.6 of the LUB, thus reducing it to four future densities. The remainder lot to be transferred to the Nature Trust will thus retain 5 densities upon subdivision.

9.3.6 Notwithstanding Subsection 9.3.4, on the FR1 zoned portion of the land legally described as the south-west ¼ of Section 8, Plan 23285, Cowichan District, Saturna Island a maximum of 5 residences and 5 cottages is permitted. Residences are not permitted on the area of land zoned Forest Reserve.



Policy/Regulatory

Islands Trust Policy Statement

At the outset, the proposal appears consistent with Islands Trust Policy Statement (ITPS) policies, in particular with respect to policies related to ecosystem protection and preservation, stewardship of resources, and growth and development. The LTC may wish to consider the advice of staff under the groundwater supply considerations section below in respect of freshwater resource policy 4.4.2 which states:

Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.

If the LTC decides to proceed, the ITPS policy checklist will be presented to LTC for review and consideration in a future staff report when the draft bylaws are presented for 1st reading.

Official Community Plan and Land Use Bylaw Amendment Options

The OCP includes a Community Amenity Density Reserve (CADR) Policy that enables the transfer of density in cases where land conservation objectives can be realized by removing existing development potential and transferring it to a more suitable location.

C.1.4 Community Density Reserve - To facilitate keeping development in appropriate areas, including changes in density, while maintaining the policy requirements of C.1.3, the Trust Committee will maintain an accounting system for tracking and controlling changes in density that it may approve from time to time in the future. The Reserve may be used to increase density in areas deemed appropriate by the community through the zoning process and to secure “amenities” of value to the community. Each transfer should accomplish some environmental or heritage policy objective of the Plan. Details are described further in Appendix A.

This provision will be used to accomplish land conservation objectives. Protection of agricultural land, lands with streams, forest ecosystems, water supply areas, wetlands, heritage sites, shorelands, bluffs and areas of scenic or recreational significance may be enhanced by removing any existing development potential and transferring it to a more suitable location. This transferability provides property owners with an opportunity to achieve some private objectives while securing the protection of significant lands as “amenities” valued by the community.

An associated OCP policy to enable the use of the CADR is Rural Policy D.1.4 (d) where density from the CADR is granted in exchange for an amenity:

D.1.4 Rural Subdivision Capacity:

The maximum number of lots that can be created shall equal the acreage of the lot designated rural divided by five (5) except where:

- a) a transfer of subdivision density occurs and the transfer from the donor lot to the receiver lot occurs simultaneously;
- b) a restrictive covenant limits further subdivision then it shall be the amount specified in the covenant;
- c) the lot has split designations then section D.7 applies; or
- d) density from the Community Amenity Density Reserve is granted in exchange for an amenity.

The CADR would allow for the proposal without an OCP amendment, however it requires that the land be provided as a condition of the rezoning (i.e. the amenity requirement of the CADR policies). As such, the boundary adjustment subdivision and land transfer would need to occur under the CADR policies before the amendment could be completed – this may be feasible through covenants restricting any development until the boundary adjustment and land transfer is completed, but would delay the process and would likely not meet the needs of the applicant or the LTC.

The Rural policy D.1.4 (a) in the OCP allow for a density transfer without any amenity being provided but are not applicable in the Forest designation D.4.4.

D.4.4 Forest Subdivision Capacity:

The maximum number of lots that can be created shall equal the acreage of the lot designated forest divided by twenty (20) except where:

- a) a restrictive covenant controls further subdivision then it shall be the amount specified in the covenant;
- b) the lot has split designations then section D.7 applies; or
- c) density from the Community Amenity Reserve has been granted.

Based on the above policy considerations, and given that the portion of the Crooks parcel to receive the densities is zoned FG, staff have developed the following bylaw amendment options:

Option 1) The LTC amends the OCP to include a broad policy under the Forestry policies similar to the Rural Policy D.1.4.a to allow for the densities to be transferred. The Crooks property would then stay zoned FG and designated F.

Option 2) The LTC amends the OCP to include a property specific policy under the Forestry policies similar to the Rural Policy D.1.4.a to allow for the densities to be transferred. Barry's property would then stay zoned FG and designated F.

Option 3) The LTC amends the LUB and OCP to rezone and redesignate the portion of Barry's property currently zoned FG to RG and designation from Forestry (F) to Rural (R) which would then allow Rural policy D.1.4.a to be applied with a site specific LUB amendment also made on Barry's property limiting development of the newly zoned portion to 12 densities (2 existing under FG zoning + 10 transferred) as opposed to the 23 lots that would be allowed based on the 47 hectares zoned FG and the general RG average area lot size of 2.02 hectares.

Staff recommend **Option 3** for the following reasons:

- This is a unique proposal and changes to broader forestry OCP policies or even a site specific instance could trigger future proposals that do not have as significant community benefit;
- Amending of broader OCP forestry policies may trigger more significant public feedback/input/concerns which could slow the process; and,
- Amending zoning on the Crook's property to RG and limiting subdivision to 12 new lots will allow development to proceed consistent with other RG properties and will avoid confusion for new property owners and the public.

In general, the application is consistent with other policies of the OCP.

Groundwater Supply Considerations

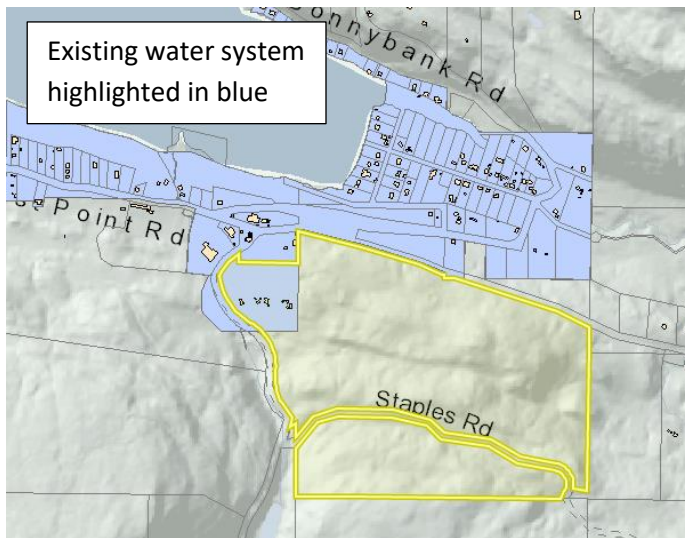
The LUB does not have specific regulations with respect to demonstrating proof of water. However, the OCP does include Policy C.2.2 (d) that directs the LTC to consider the capability of the land base to accommodate the scale and intensity of proposed land uses:

- C.2.2** In considering permits, referrals, applications and bylaw amendments, the Saturna Island Local Trust Committee should use all available means within its direct jurisdiction to ensure the preservation and protection of the Area's diverse natural environment by:
- a) maintaining sufficient habitat in its natural state for wildlife, plant life and marine life to flourish;
 - b) protecting coastal systems and marine areas subject to development or contamination;
 - c) protecting groundwater supplies by ensuring the water absorbing capacity of the ground in water catchment areas is maintained, and by preventing contamination;
 - d) basing land use decisions on the inherent capability of land and water areas to accommodate the type, scale and intensity of proposed land uses;

The LTC will also need to consider 4.4.2 of the Islands Trust Policy Statement in respect of water supply. The Senior Freshwater Specialist has conducted a cursory review of the application, including the transfer of densities to the Crooks property to allow up to 12 new lots, and has concluded that the best option would be for the LTC to consider requiring a community water system to be established on the land base.

Options the LTC may consider to achieve this could include the exploration of:

1. A site specific LUB amendment that would require the establishment of a community water system prior to development;
2. A s. 219 covenant that would require the establishment of a community water system prior to development, either outright, or conditionally if proof of water cannot be demonstrated for each new lot by alternative means;
3. Requiring the applicant to approach the Lyall Harbour/Boot Cove Community Water System about expansion to the proposed area of the Crooks property to be rezoned RG and allowing 12 new lots to be created (as shown below, the existing community water system is adjacent to the portion of the subject property proposed for rezoning and already services the portion of the lot zoned Industrial Comprehensive)

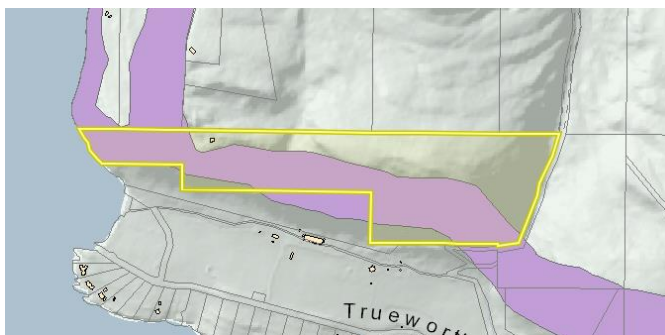


Alternatively, the LTC could defer the consideration of the requirement to implement a community water system to the time of subdivision and allow the applicant to seek to demonstrate proof of water for each new lot through alternative means that would meet provincial standards.

Development Permit Areas

Block A has significant portions of the property within Development Permit Area 2 – Bluffs (DPA 2). While not subject to DPA requirements at the time of rezoning/density transfer, a DPA would be required at time of subdivision to adjust the boundary to include the Bertolami homestead in Lot 1 in accordance with OCP policy G.2.12.

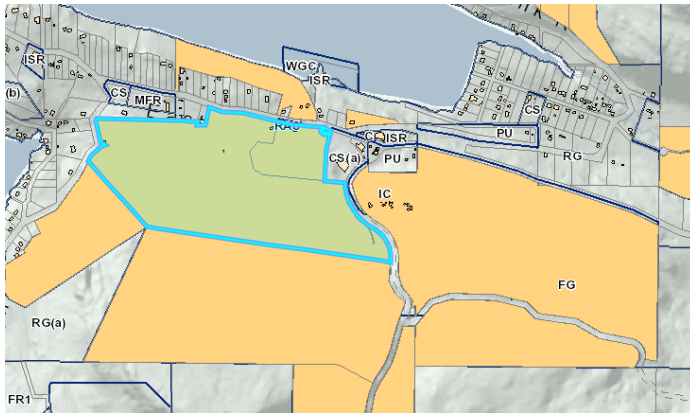
G.2.12 If a proposed land subdivision will create additional new lots, issues such as construction of accesses and changes to vegetative cover shall be addressed in the development permit.



There is no DPA to consider on 104 Narvaez Bay Road parcel (Crooks).

Covenant CA3698428

There is an existing s. 219 covenant on this property and two neighbouring properties that restrict subdivision to a maximum of 20 lots (Attachment 2). The LTC may want to consider if the proposal would unduly limit development on the other two parcels where the covenant also applies.



Consultation

Statutory Requirements

In accordance with regular statutory requirements, a public hearing is required and it is normal practice to hold a Community Information Meeting (CIM) prior to that. With direction from LTC, these would be scheduled either separately or concurrently after draft bylaws are complete, reviewed and have received at least First Reading.

Public hearing notice would be posted as per statutory and bylaw requirements in advance of a public hearing.

Agencies

Staff have identified the following agencies for bylaw referral; the LTC may direct staff to include other agencies not listed.

- CRD, Planning and Protective Services, Building Inspection
- CRD, Integrated Water Services
- Island Health
- Parks Canada
- Saturna Island Parks and Recreation Commission
- Mayne Island Local Trust Committee
- North Pender Island Local Trust Committee
- South Pender Island Local Trust Committee

First Nations

Staff have identified the following First Nations for bylaw referral:

- Cowichan Tribes
- Halalt First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Malahat First Nation
- Pauquachin First Nation
- Penelakut Tribe
- Semiahmoo First Nation
- Snuneymuxw First Nation
- Stz'uminus First Nation
- Tsartlip First Nation

- Tsawout First Nation
- Tsawwassen First Nation
- Tseycum First Nation
- WSANEC Leadership Council

Islands Trust reviews all applications/permits using Remote Access to Archaeological Data (RAAD) mapping to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. Further to that review, staff have directed the applicants to the following guidelines:

- All archaeological and cultural heritage is protected under the *Heritage Conservation Act* and areas of archaeological potential may contain undocumented archaeological sites which would be automatically protected under the *Heritage Conservation Act* (including all intact or disturbed sites) and require a permit from the BC Archaeology Branch. Further information regarding permits: <https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/permits>.
- In the event that archaeological features or materials are found, either intact or disturbed on the subject property, stop work immediately and contact the BC Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.
- Any impacts, would include the following: landscaping, tree removal, digging, using heavy equipment, development, fencing, footings, or any form of groundwork.
- For more information regarding registered archaeological sites and archaeological potential on the subject property, submit an Archaeological Information Request Form: www.archdatarequest.nrs.gov.bc.ca.

Rationale for Recommendation

Based on the foregoing, the recommendation on page 1 is supported as:

- The most practical approach to this rezoning application would require amendments to both the Saturna Island LUB and OCP;
- The proposal is reasonable and consistent with existing OCP policies as reviewed by staff;
- Completion of the rezoning process and resulting subdivision will result in a significant community benefit in the form of a 78.3 acre land transfer to a not-for-profit land conservancy organization;
- The property owners have demonstrated a willingness to collect the additional information required to support LTC's decision-making; and,
- Proceeding with draft bylaws will facilitate First Nations, public and agency consultation to identify any outstanding issues or concerns with the proposed rezoning and transfer of densities.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

That the Saturna Island Local Trust Committee request that the applicant submit to the Islands Trust

_____.

2. Deny the application

The LTC may deny the application.

Resolution:

That the Saturna Island Local Trust Committee proceed no further with application SA-RZ-2022.1 (Bertolami & Crooks)

3. Hold the application in abeyance

The LTC may choose to hold the application in abeyance pending completion of a significant study or OCP process, etc.

Resolution:

That the Saturna Island Local Trust Committee hold application SA-RZ-2022.1 (Bertolami & Crooks) in abeyance.

NEXT STEPS

With direction from the LTC, Staff will draft amending bylaws for further consideration by the LTC.

Submitted By:	Brad Smith, Island Planner	October 12, 2022
Concurrence:	Robert Kojima, Regional Planning Manager	October 13, 2022

ATTACHMENTS

1. Site Context
2. Covenant CA3698428

ATTACHMENT 1 – SITE CONTEXT

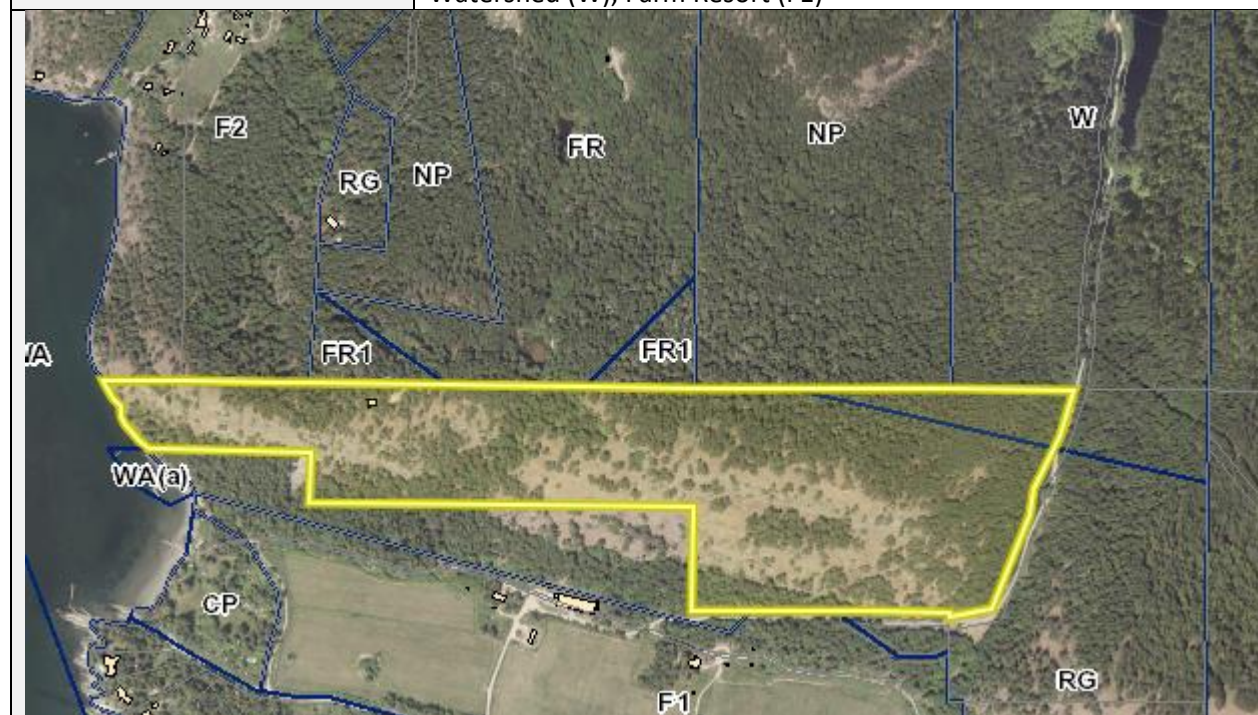
PARCEL 1 – BERTOLAMI PROPERTY

LOCATION

Legal Description	Block A, Section 5, Saturna Island, Cowichan District, Except Part In Plan 25360
PID	002-455-889
Civic Address	119 Payne Rd Saturna Island, BC
Lot Size	33.3 hectares (82.29 acres)

LAND USE

Current Land Use	Rural General (RG), Watershed (W)
Surrounding Land Use	Forest Residential (FR1), Nature Protection (NP), Forest Reserve (FR), Watershed (W), Farm Resort (F1)



HISTORICAL ACTIVITY

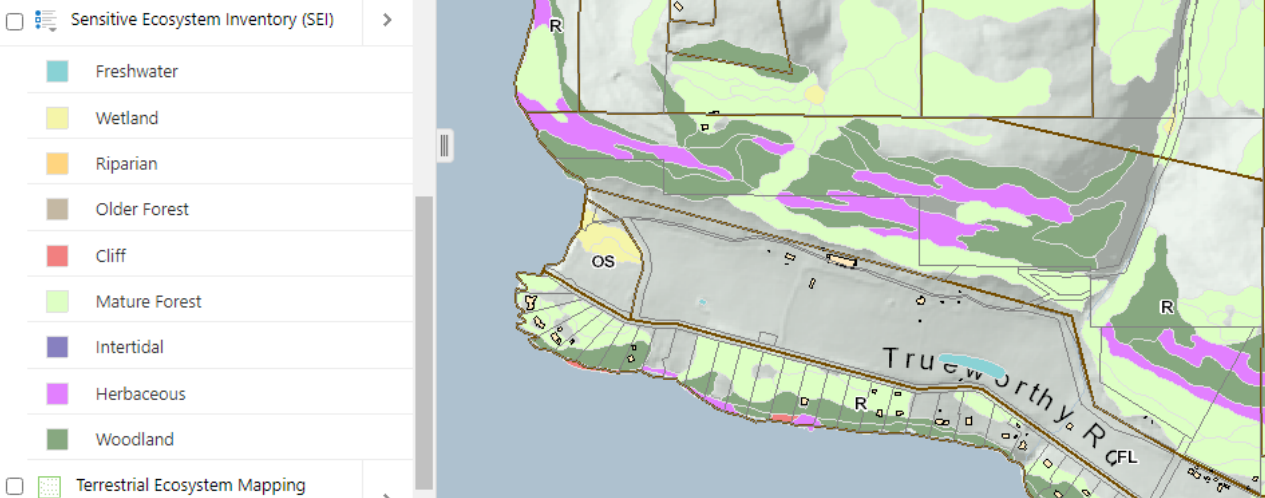
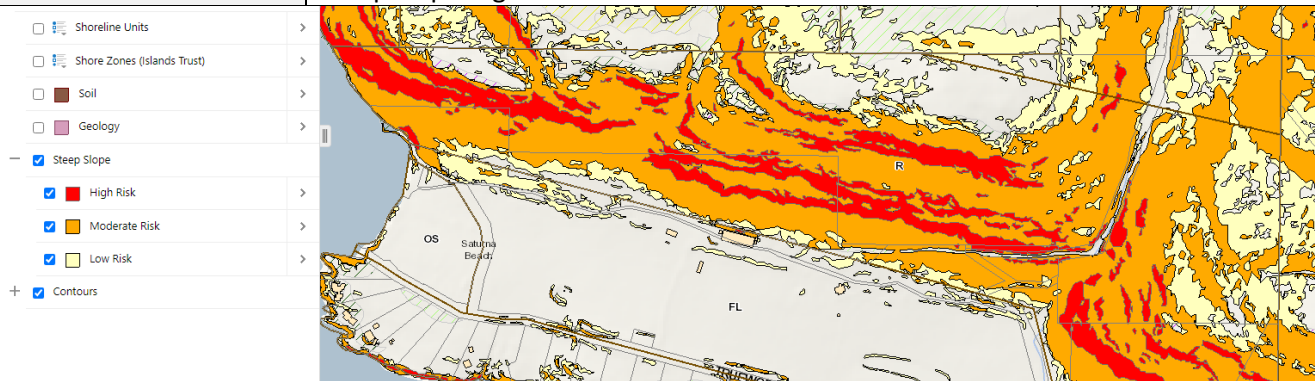
File No.	Purpose
None	N/A

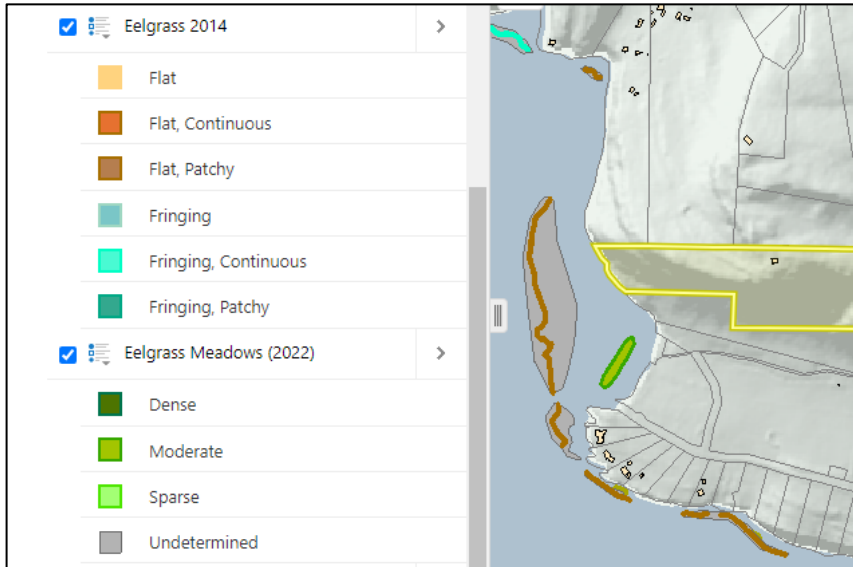
POLICY/REGULATORY

Official Community Plan Designations	Saturna Island OCP No. 70, 2000 Designations: Rural (R), Watershed (WS)
--------------------------------------	---

Land Use Bylaw	Saturna Island LUB No. 119, 2018: Rural General (RG), Watershed (W)
Other Regulations	DPA 2 – Bluffs – located on significant portion of subject property
Covenants	None
Bylaw Enforcement	None

SITE INFLUENCES

Islands Trust Conservancy	There are no Islands Trust Conservancy covenants or properties in the direct area; therefore no referral has been made to the Board.
Regional Conservation Strategy	The proposal does not impact the objectives and priorities of the Islands Trust Fund regional conservation plan.
Species at Risk	None identified
Sensitive Ecosystems	Herbaceous, Mature Forest, Woodland
	
Hazard Areas	Significant portions of the property identified as Steep Slope Moderate Risk and Steep Slope High Risk.
	
Archaeological Sites	Staff have directed the applicant to the following guidelines: All archaeological and cultural heritage is protected under the <i>Heritage Conservation Act</i> and areas of archaeological potential may contain undocumented archaeological sites which would be automatically protected under the <i>Heritage Conservation Act</i> (including all intact or disturbed sites) and require a permit from the BC Archaeology Branch. Further information regarding permits:

	https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/permits. • In the event that archaeological features or materials are found, either intact or disturbed on the subject property, stop work immediately and contact the BC Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca. • Any impacts, would include the following: landscaping, tree removal, digging, using heavy equipment, development, fencing, footings, or any form of groundwork. • For more information regarding registered archaeological sites and archaeological potential on the subject property, submit an Archaeological Information Request Form: www.archdatarequest.nrs.gov.bc.ca, or contact Islands Trust to access mapping of the subject property.
Climate Change Adaptation and Mitigation	N/A
Shoreline Classification	Sea Cliff
Shoreline Data in TAPIS	Eelgrass habitat identified offshore of subject property 

PARCEL 2 – CROOKS PROPERTY

LOCATION

Legal Description	Lot A Sections 8 And 9 Saturna Island Cowichan District Plan EPP34445
PID	029-389-038
Civic Address	104 Narvaez Bay Road, Saturna Island, BC
Lot Size	52.4 hectares (129.48 acres)

LAND USE

Current Land Use	Forest General, Industrial Comprehensive, Rural General, Watershed
Surrounding Land Use	Public Utility, Forest Reserve, Forest General, Nature Protection, Rural General

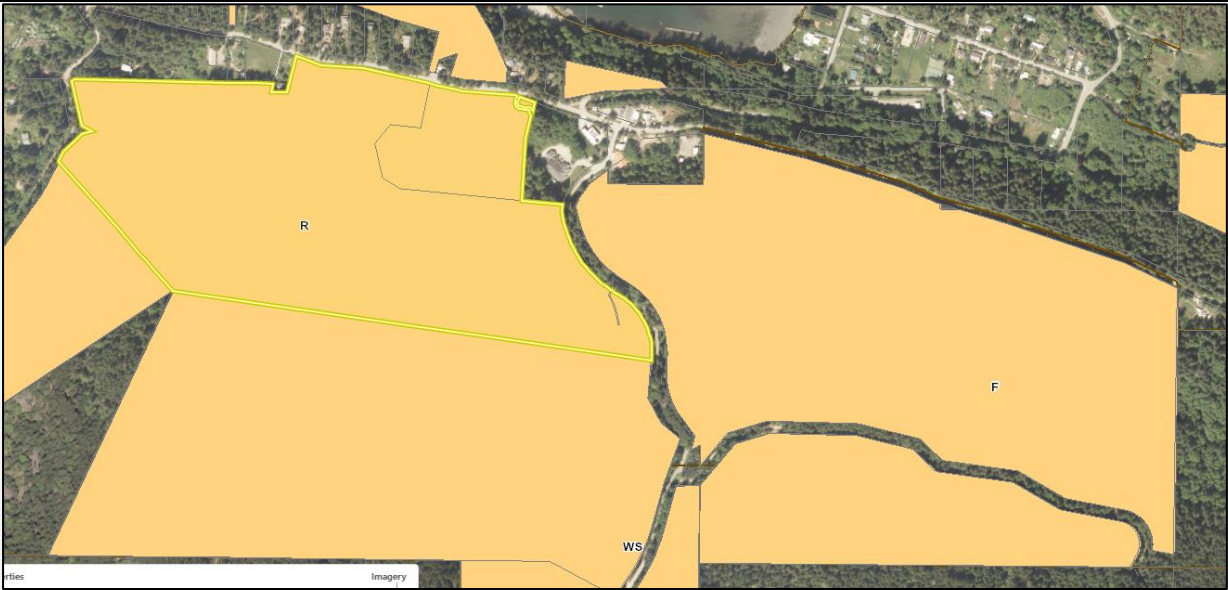


HISTORICAL ACTIVITY

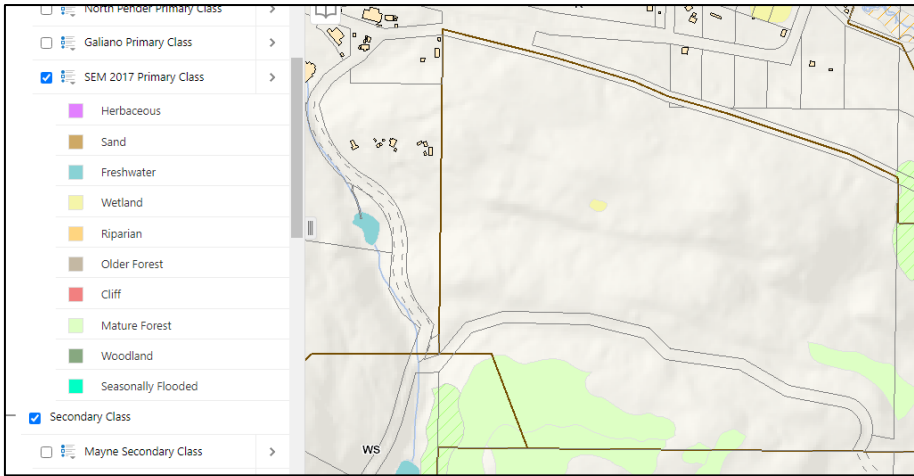
File No.	Purpose
None	N/A

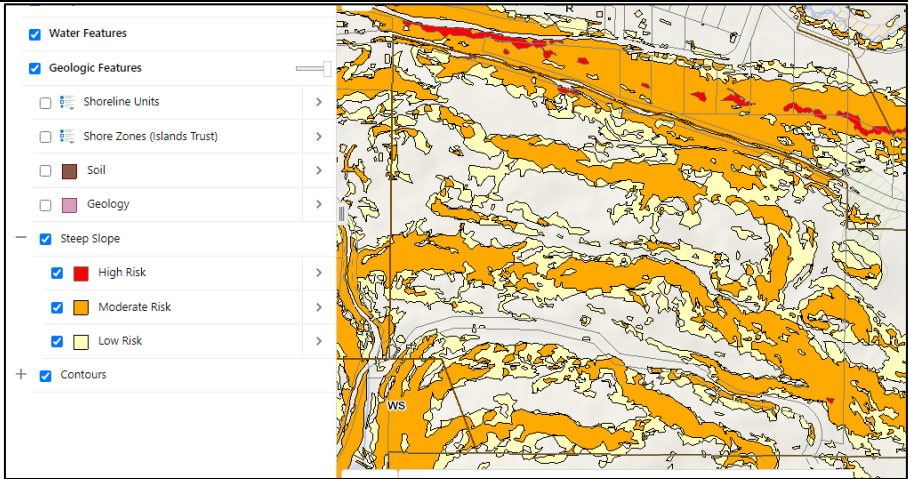
POLICY/REGULATORY

Official Community Plan Designations	Saturna Island OCP No. 70, 2000 Designations: Forest Land (F), Watershed (WS), Rural (R)
Land Use Bylaw	Saturna Island LUB No. 119, 2018: Forest General (FG), Industrial Comprehensive (IC), Rural General (RG), Watershed (W)
Other Regulations	None
Covenants	LTC Covenant CA3698428 –restricts subdivision of subject property and two adjacent parcels into more than 20 lots

	
Bylaw Enforcement	None

SITE INFLUENCES

Islands Trust Conservancy	There are no Islands Trust Conservancy covenants or properties in the direct area; therefore no referral has been made to the Board.
Regional Conservation Strategy	The proposal does not impact the objectives and priorities of the Islands Trust Fund regional conservation plan.
Species at Risk	None identified
Sensitive Ecosystems	Mature Forest, Wetland 
Hazard Areas	Significant portions of the property identified as Steep Slope Moderate Risk. A few areas identified as Steep Slope High Risk.

	
Archaeological Sites	Staff have directed the applicant to the following guidelines: • All archaeological and cultural heritage is protected under the <i>Heritage Conservation Act</i> and areas of archaeological potential may contain undocumented archaeological sites which would be automatically protected under the <i>Heritage Conservation Act</i> (including all intact or disturbed sites) and require a permit from the BC Archaeology Branch. Further information regarding permits: https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/permits. • In the event that archaeological features or materials are found, either intact or disturbed on the subject property, stop work immediately and contact the BC Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca. • Any impacts, would include the following: landscaping, tree removal, digging, using heavy equipment, development, fencing, footings, or any form of groundwork. • For more information regarding registered archaeological sites and archaeological potential on the subject property, submit an Archaeological Information Request Form: www.archdatarequest.nrs.gov.bc.ca, or contact Islands Trust to access mapping of the subject property.
Climate Change Adaptation and Mitigation	N/A
Shoreline Classification	N/A
Shoreline Data in TAPIS	N/A

VICTORIA LAND TITLE OFFICE

Apr-29-2014 14:10:13.008

CA3698428

LAND TITLE ACT
FORM C (Section 233) CHARGE

GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 6 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Lisa Ehrlich
6GI1ET

Digitally signed by Lisa Ehrlich 6GI1ET
DN: c=CA, ou=Lisa Ehrlich 6GI1ET,
o=Notary, ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=6GI1ET
Date: 2014.04.29 13:31:24 -0700

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Salvador, Davis & Co.

Notaries Public

101 - 9830 Second Street

Sidney

BC V8L 3C6

File No.

LTO Client No.: 10166

Phone No. 250-656-3951

Document Fees: \$73.50

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

NO PID NMBR LOT 3, SECTIONS 8 AND 18, SATURNA ISLAND, COWICHAN DISTRICT, PLAN EPP34444

STC? YES

Related Plan Number: **EPP34444**

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Covenant

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.

(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

MONEY FAMILY PROJECTS LTD. (INC. NO. 57878)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

SATURNA ISLAND LOCAL TRUST COMMITTEE

SUITE 200 - 1627 FORT ST.

VICTORIA

BRITISH COLUMBIA

V8R 1H8

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

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

Officer Signature(s)

LISA EHRLICH

Notary Public

Suite 101 - 9830 Second St.

Sidney, BC, V8L 3C6

My Commission is Permanent

Execution Date

Y	M	D
14	01	08

Transferor(s) Signature(s)

MONEY FAMILY PROJECTS LTD.
by its authorized signatory:

JOHN A. MONEY

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM D****EXECUTIONS CONTINUED**

PAGE 2 of 6 pages

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

LINDA JOAN ADAMS

Commissioner for Taking Affidavits in BC

200 - 1627 Fort Street

Victoria, BC, V8R 1H8

commission expires May 31, 2016

Y M D

14 03 11

SATURNA ISLAND LOCAL TRUST
COMMITTEE by its authorized
signatory(ies):_____
KEN HANCOCK**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

PAGE 3 OF 6 PAGES

PART 2 – TERMS OF INSTRUMENT**SECTION 219 COVENANT**

This Agreement dated for reference the ____ day of MARCH, 2014 is

BETWEEN:

MONEY FAMILY PROJECTS LTD. (Inc. No. 57878)
East Point Road, Saturna Island, BC, V0N 2Y0

(the "Owner")

AND:

SATURNA ISLAND LOCAL TRUST COMMITTEE, a Corporation
under the *Islands Trust Act*, R.S.B.C. 1996, c.239, with an office at
Suite 200, 1627 Fort Street, Victoria, British Columbia, V8R 1H8

(the "Trust Committee")

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of that parcel of land located on Saturna Island, British Columbia (within Capital Assessment Area) which is legally described as:

Parcel Identification Number:

Lot 3, Sections 8 and 18, Saturna Island, Cowichan District, Plan EPP34444

(the "Land");

- B. Section 219 of the *Land Title Act* (British Columbia) provides that there may be registered as a charge against the title to land a covenant, whether of a negative or positive nature, in respect of the use of land, the building on land, the subdivision of land and the preservation of land or a specified amenity on the land;
- C. The Owner wishes to grant and the Trust Committee wishes to accept this Covenant over the Land, restricting the use of the Land in the manner specified;

This Agreement is evidence that in consideration of the premises and covenants herein contained, the payment of two dollars (\$2.00) by the Trust Committee to the Owner, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Subdivision Restriction

2. The Lands shall not be further subdivided into more than TWENTY (20) LOTS.

This Covenant does not restrict or prohibit the subdivision of the Lands for purposes only of adjustment of any boundary line of the lands or dedication of road or park provided that no additional parcel or parcels of land are created by such subdivision.

No Effect On Laws or Powers

3. This Agreement does not
- (a) affect or limit the discretion, rights, duties or powers of the Trust Committee or the Capital Regional District under any enactment or at common law, including in relation to the use or subdivision of the Land;
 - (b) impose on the Trust Committee or the Capital Regional District any duty of care or other legal duty of any kind to the Owner or to anyone else;
 - (c) oblige the Trust Committee to enforce this Agreement, which is a policy matter within the sole discretion of the Trust Committee;
 - (d) affect or limit any enactment relating to the use or subdivision of the Land;
 - (e) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

Limitation on Obligations

4. The Owner is only liable for breaches of this Agreement caused or contributed to by the Owner or which the Owner permits or allows. The Owner is not liable for the consequences of the requirements of any enactments or law or any order, directive, ruling or government action

thereunder. The Owner is liable only for breaches of this Agreement which occur while the Owner is the registered owner of any interest in the Land and then only to the extent of that interest.

Indemnity

5. The Owner hereby indemnifies and saves harmless the Trust Committee and its elected and appointed officials, officers, employees and agents, from and against all loss, damage, cost, actions, suits, debts, expenses and harm of any kind whatsoever which the Trust Committee may at any time suffer or incur arising out of or related to this Agreement or any breach of it.

No Liability in Tort

6. The parties agree that this Agreement creates only contractual obligations. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of or any default under or in respect of this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract.

Covenant Runs With the Land

7. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under section 219 of the *Land Title Act* (British Columbia) in respect of the Land. This Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated.

Registration

8. The Owner agrees to do everything necessary, at the Owner's expense, to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered or pending registration in the Land Title Office at the time of application for registration of this Agreement.

Waiver

8. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver by the Trust

Committee of a breach of this Agreement by the Owner does not operate as a waiver of any other breach of this Agreement.

Severance

10. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

No Other Agreements

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

Binding of Successors

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

Further Acts

13. The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

Deed and Contract

14. By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the terms of this instrument, the parties each have executed the Land Title Office Form C which is attached hereto and which forms part of this Agreement.

END OF DOCUMENT

Top Priorities Report

Saturna Island

2. LUB/OCP Minor Amendments

Responsible

Dates

1. To consider a number of minor amendments to the OCP and LUB

Brad Smith

Rec'd: 20-May-2021
Target: 30-Sep-2022

Projects Report

Saturna Island

1. *Groundwater Sustainability Project*

Responsible

Date Received

Phase 1 report pending completed

LTC direction to defer proceeding with consideration of implmentation



Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
SA-RZ-2022.1	Ilio Bertolami and Barry Crooks	24-Aug-2022	Application for rezoning to transfer density
Planner: Brad Smith			
Planning Status			
Status Date: 13-Oct-2022 Preliminary staff report on Oct 20 LTC meeting agenda			
Status Date: 02-Sep-2022 Received cheque, copies of Covenants/Easements, and Contaminated Sites Report from B. Crooks.			
Status Date: 02-Sep-2022 Requested planner assignment.			

Subdivision

File Number	Applicant Name	Date Received	Purpose
SA-SUB-2017.1	RONALD H HALL	22-Nov-2017	Referral of a subdivision to create one new lot.
Planner: Brad Smith			
Planning Status			
Status Date: 13-Oct-2022 Planner emailed applicant seeking status update			
Status Date: 10-Feb-2022 Applicant still working on proof of water			
Status Date: 14-Oct-2021 Applicant still seeking proof of potable water for subdivision approval			



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
SA-SUB-2018.1	RONALD HALL	01-Feb-2018	Referral of a subdivision to create one new lot.

Planner: Brad Smith

Planning Status

Status Date: 13-Oct-2022

Planner emailed applicant seeking status update

Status Date: 10-Feb-2022

Applicant still considering options

Status Date: 14-Oct-2021

Applicant still considering options

File Number	Applicant Name	Date Received	Purpose
SA-SUB-2022.1	Gaines Enterprises Ltd.	01-Feb-2022	Application for a proposed eleven lot subdivision.

Planner: Brad Smith

Planning Status

Status Date: 08-Sep-2022

Planner discussed options with applicant - applicant still exploring alternative layouts

Status Date: 18-Mar-2022

Applicant advised that layout plan does not comply with zoning and to revise. MoTI advised of delayed response so applicant can revise plan

Status Date: 01-Mar-2022

Advised Owen Page at MoTI that we have received payment and barring any issues we will respond by the end of March.

Islands Trust
LTC EXP SUMMARY REPORT F2023
Invoices posted to Month ending July 2022

660 Saturna	Invoices posted to Month ending July 2022	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-660	LTC "Trustee Expenses"	104.00	0.00	104.00
LTC Local				
65200-660	LTC - Local Exp - LTC Meeting Expenses	1,952.00	0.00	1,952.00
65210-660	LTC - Local Exp - APC Meeting Expenses	333.00	0.00	333.00
65220-660	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-660	LTC - Local Exp - Special Projects	271.00	0.00	271.00
TOTAL LTC Local Expense		<u>2,806.00</u>	<u>0.00</u>	<u>2,806.00</u>
Projects				
73001-660-2012	Saturna OCP/LUB	<u>1,000.00</u>	<u>1,283.50</u>	<u>-283.50</u>
TOTAL Project Expenses		<u>1,000.00</u>	<u>1,283.50</u>	<u>-283.50</u>

Saturna Island

Resolution Number	Action	Date
2021-007 (Standing) That the Saturna LTC endorses the use of potable rain water catchment systems as proof of adequate potable water for residential subdivision, subject to the withholding of temporary or final occupancy permits until such catchment systems are in place.	Carried	21-Oct-2021
2020-006 (Standing) Whereas the waters of the Saturna Island Local Trust area extend to the US border in Boundary Pass and Georgia Strait, the Saturna Island Local Trust Committee resolves that in the waters of the Local Trust area commercial whale watching boats be regulated and or licensed to mirror the regulatory regime under development in the adjacent waters of Washington State.	Carried	14-Feb-2020
2020-005 (Standing) Be it resolved that the Saturna Island Local Trust Committee fully supports the interim sanctuary zone for the recovery of Southern Resident Killer Whales (SRKWs) in the waters of the Saturna Island Local Trust Area.	Carried	14-Feb-2020
2019-047 (Standing) Be it resolved that in the waters of the Saturna Local Trust Area we support large commercial vessel speed reduction initiatives as part of the Southern Resident Killer Whale 2019 Conservation agreement signed between Canada and shipping industry stakeholders. We acknowledge voluntary speed reduction efforts in the Local Trust Waters and view the requirement to reduce transit speeds in support of SRKW recovery to be the equivalent of a voluntary bylaw in the Saturna Local Trust Area.	Carried	18-Jul-2019
2019-036 (Standing) that the Saturna Island Local Trust Committee only authorize enforcement against unlawful short term vacation rentals, unless one of the following circumstances exists: 1. There is more than one complainant from the immediate neighbourhood; 2. The complaint is made by a representative of an improvement district and it concerns overuse of water; 3. The complaint concerns use of a common driveway servicing at least two separate lots; 4. There is a written complaint by owners or residents in the immediate neighbourhood about bona fide nuisance issues such as noise or parking congestion related to the STVR.	Carried	09-May-2019

Saturna Island

Resolution Number	Action	Date
2019-017 (Standing) that Saturna Local Trust Committee no longer wishes to receive bylaw referrals from adjacent local trust committee areas unless the planner deems it in the interest of the LTC to review and comment on a specific referral.	Carried	09-May-2019
2019-011 (Standing) that the Saturna Island Local Trust Committee directs staff to take enforcement action against unlawful dwellings only if one of the following conditions exists: There is a complaint from an immediate neighbour; or there is a referral from an agency responsible for health and safety issues that is doing concurrent enforcement. Nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Saturna Island Local Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time.	Carried	17-Jan-2019
2018-050 (Standing) - Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee. - The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. - The public consultation process shall be determined by the local trust committee after initial review of the proposal. - However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: - o Name of the applicant and a description of the proposal in general terms - o The location of the proposed establishment and the subject site - o The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered. - o The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application - o How public comments may be submitted to the local trust committee.	Carried	04-Oct-2018

Saturna Island

Resolution Number	Action	Date
2012-011 (Standing)	Carried	09-Feb-2012
It was Moved and Seconded that where a Liquor Control and Licensing Branch Special Occasion License referral relates to a property where Saturna Island Land Use Bylaw No. 78, 2002 permits public assembly uses, such as halls, recreation facilities or restaurants, and where there have been no issues related to parking or past complaints for the preceding three years, planning staff may approve the Special Occasion License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration		
2011-000 (Standing)	Carried	22-Jun-2011
It was Moved and Seconded that the Saturna Island Local Trust Committee adopt a Standing Resolution to direct staff to place the in camera minutes on the agenda when there is a need to close the meeting or at least once a year.		
2009-009 (Standing)	Carried	25-Feb-2009
It was Moved and Seconded that the Saturna Island Local Trust Committee draft minutes be adopted by Resolution without meeting within 30 days of the meeting and posted to the website.		



Saturna Island

Resolution Number	Action	Date
2007-016 (Standing)	Carried	16-May-2007
It was Moved and Seconded that staff be directed to not take enforcement action against property owners when a travel trailer or camper is located on a lot when: - The travel trailer or camper is being used for recreational purposes by the owners of the lot and; - The travel trailer or camper is being used intermittently and for short periods not exceeding two months. Notwithstanding this direction, staff is to take action to prevent the recreational use of travel trailers or campers on inappropriately zoned land if: - The travel trailer or camper is being used as a second residence or; - The trailer or camper is situated within the setbacks for a structure or; - There are serious safety issues, unsightliness, noise, or health problems related to the use or; - A complaint based on the above three items is received from a person who owns neighboring property. Nothing in this direction should be interpreted by a property owner as giving permission to violate the Land Use Bylaw and the Saturna Island Trust Committee may change this policy at any time and may give direction to enforce the Bylaw at any time.		



HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY JULY 13, 2022 BOARD MEETING

NOTE: For more detail on Conservancy meetings, including meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

1. ORGANIZATION UPDATES/TEAM

- The Islands Trust Conservancy (ITC) continues to have a vacancy for one Ministerial appointment to the ITC Board. The [Crown Agencies and Board Resourcing Office](#) has posted the position with an **application deadline of October 7, 2022**, see link on the ITC website at <https://islandstrust.bc.ca/whats-happening/expressions-of-interest/>.

2. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Manager presented a request for decision regarding the 2023/24 Budget submission. Board members discussed appropriate budget for First Nations engagement and indigenous knowledge holder services and rising costs of travel to islands due to inflation. ITC Board also noted a need to include species at risk grant commitments in the budget.
- The ITC Manager presented a request for decision to Board members on Proposed Bylaw 530 – Housing Action Program on Salt Spring. ITC considers referrals in the context of their impact to ITC managed lands. ITC Board indicated to the Salt Spring Island Local Trust Committee that ITC interests would be unaffected by Bylaw 530.
- Following the regular ITC Board meeting, an ITC/Executive Committee liaison meeting between Islands Trust Conservancy Board members and Islands Trust Executive Committee took place. Topics covered in this meeting included updates on the Governance Report, Policy Statement, and the ITC Species At Risk Program. ITC and the Executive Committee also discussed the draft ITC Plan (2023-2025), working with First Nations, biologist support for Regional Planning Committee and liaising with the Provincial Government.

3. COVENANT AND PROPERTY ACQUISITIONS

- The ITC Manager presented a request for decision following a response that was received from the Agricultural Land Commission regarding the Livingstone NAPTEP covenant on Lasqueti Island. The ITC Board approved a revised covenant for registration that included language requiring approval of the ALC prior to making covenant amendments.

4. COVENANT AND PROPERTY MANAGEMENT



- ITC Board discussed the Lisa Baile Nature Reserve Management Plan and approved the Management Plan, dated March 25, 2022, noting that further engagement with First Nations around appropriate name and naming rights is required.

5. COMMUNICATIONS AND OUTREACH

- ITC Board discussed a briefing about development of an ITC Communications Strategy. Discussion included use of social media to promote ITC, modernization of communications, and appropriate timing to engage current Board members with current staff prior to the election. The ITC Board directed staff to coordinate a board workshop regarding communications.
- ITC Board received correspondence from the Mayne Island Local Trust Committee and the Trust Council regarding Fallow Deer on Mayne Island.

6. FUNDRAISING AND CONSERVANCY SUPPORT

- ITC Board considered a request for research to be carried out by Capilano University at the Long Bay Wetland Nature Reserve on Gambier Island. ITC Board expressed support for the project up to December 31, 2023 and allocated up to \$5,000 from the ITC budget to support the work.

To find out more about Islands Trust Conservancy and our current goals, to donate to our Opportunity Fund, or to subscribe to email updates, visit our website: <https://islandstrust.bc.ca/conservancy/>

Shortcuts of interest:

- **Goals:** <https://islandstrust.bc.ca/conservancy/conservation-planning/>
- **Opportunity Fund:** (context) <https://islandstrust.bc.ca/conservancy/supporting-local-conservancies/opportunity-fund-grants/> ; (to donate online) <https://islandstrust.bc.ca/donate-to-conservancy/>
- **Request key updates via email:** <https://islandstrust.bc.ca/subscribe/> (NB: by scrolling down, you may also add your home address for a free hardcopy of the Heron newsletter, published three times per year)



BRIEFING

To: All Local Trust Committees **For the Meeting of:** Various
From: ITC Staff **Date Prepared:** July 22, 2022
SUBJECT: Referral for Comment, Islands Trust Conservancy (ITC) Plan

PURPOSE: The Islands Trust Conservancy (ITC) has completed a draft Three-Year Plan, and is providing to local trust committees for information. Local trust committees may choose to provide comments for consideration of the ITC Board.

BACKGROUND:

The *Islands Trust Act* requires that the ITC prepare and submit to the Minister, at least once every five years, a Trust Fund Plan (ITC Plan), including policies on acquisition, management, and disposal of property, investment of money, goals for major acquisitions, and other matters as required. More recently, it has also summarized the goals of the draft Regional Conservation Plan¹. The current ITC Plan runs until the end of 2022 and the ITC Board is developing its next ITC Plan, which will begin in 2023.

ITC policy requires referral of the ITC Plan to every local trust committee and island municipality as well as to Trust Council for comment. Trust Council will receive the draft ITC Plan at its September meeting.

ATTACHMENT(S): Draft ITC Three-Year Plan

FOLLOW-UP: The Islands Trust Conservancy Plan has been referred to all local trust committees, Bowen Island Municipality, and Trust Council. It will also be referred to First Nations with interests in the Trust Area Comments. All comments will be considered by the ITC Board. The ITC Board intends to submit a final plan to the Minister of Municipal Affairs in December 2022 with a request for approval.

Following adoption of the ITC Plan, the ITC Board will consider a strategy for a multi-year engagement of First Nations to better inform an ITC Plan for 2026-2030.

Prepared By: Kate Emmings, Manager, Islands Trust Conservancy

¹ It is important to distinguish between the Trust Fund Plan, which requires Ministerial approval under the *Islands Trust Act*, and the Regional Conservation Plan, which provides science-based operational direction to the Islands Trust Conservancy Board and its staff. The documents are complementary, but serve different functions.



ISLANDS TRUST CONSERVANCY THREE-YEAR PLAN 2023-2025



ISLANDS TRUST CONSERVANCY

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I. INTRODUCTION

Islands Trust Conservancy¹ manages over 1,350 hectares of diverse island ecosystems in 112 protected areas, in collaboration with private landholders, land trusts and other conservation partners. The Islands Trust Conservancy recognizes that the ability to protect these island ecosystems is possible because of the thousands of years of stewardship by the First Nations with interests in the lands and waters in the Trust Area, which has created a lasting natural legacy throughout the islands.

Islands Trust Conservancy was created by the Province of British Columbia in 1990 as a regional land trust and conservation arm of the Islands Trust to protect in perpetuity some of the most ecologically and culturally significant places in the Islands Trust Area. To do so, the Islands Trust Conservancy works closely with partners to protect sites through land donation, conservation covenants, land purchase and public education.

Islands Trust Conservancy plays an important role in preserving and protecting the unique and fragile ecosystems found in the Strait of Georgia and Howe Sound. The area is among the most biologically diverse regions in the Province of British Columbia and is globally significant with respect to the at-risk Coastal Douglas-fir biogeoclimatic zone. The Islands Trust Area holds 25% of British Columbia's Coastal Douglas-fir zone, the largest percentage of any local government jurisdiction in the province. Within regional districts and biogeoclimatic zones found within the Islands Trust Area, there are a total of 197 red-listed (extirpated, endangered, or threatened) species (25% of the provincial total) and 158 blue-listed (special concern) species (14% of the provincial total) (BC Conservation Data Centre, 2022).²

There are also a high proportion of the province's red and blue-listed ecological communities. The Islands Trust Area supports some of Canada's last remaining Garry Oak ecosystems and the associated rare plants, mosses, butterflies and reptiles. Island coastlines support eelgrass meadows, forage fish habitat, glass sponge reefs and other extraordinary marine environments. These numerous rare and endangered species and ecosystems will not survive unless sufficient habitat is protected and carefully managed for its ecological integrity. The Islands Trust Conservancy's work encouraging and assisting private landholders to protect ecologically valuable land in this region is vital to the provincial government's efforts to protect these important and imperiled ecosystems.

Since the adoption of the previous Islands Trust Conservancy Plan in 2017, Islands Trust Conservancy has deepened its learning about the connection of Indigenous Peoples to the land and waters of the islands. Typically, Islands Trust Conservancy adopts Five-Year Plans to guide its work; however, Islands Trust Conservancy has not had sufficient time to engage with First Nations regarding its strategic directions to be able to submit a 2023-2027 Plan. Consequently, Islands Trust Conservancy Board has elected to create a short Three-Year Plan that is substantively an update of the 2017-2022 Plan. The Three-Year Plan will guide the work of Islands Trust Conservancy while it conducts early and meaningful First Nations engagement prior to adoption of a 2026-2030 Plan. By meaningfully engaging First Nations in the development of the 2026-2030 plan, Islands Trust Conservancy hopes to

¹ Previously known as the Islands Trust Fund Board. Name change effective May 31, 2018

² B.C. Conservation Data Centre. 2022. BC Species and Ecosystems Explorer. B.C. Minist. of Environ. Victoria, B.C. Available: <https://a100.gov.bc.ca/pub/eswp/> (accessed May 7, 2022).

create a Five-Year Plan that advances the objectives of the United Nations Declaration on the Rights of Indigenous Peoples (UN Declaration) and the supports the outcomes in the provincial Declaration on the Rights of Indigenous Peoples Action Plan 2022-2027.

2. THE ISLANDS TRUST CONSERVANCY MANDATE, MISSION AND VISION

The Legislated Mandate of the Islands Trust Conservancy

In 1974, the Province of British Columbia recognized the islands between Vancouver Island and the mainland as a special place within the province where the unique beauty, rural character and rare ecosystems should be protected from overdevelopment. Through the *Islands Trust Act*, the province established the Islands Trust, with the following mandate (known as the Object of 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 generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.*³

In 1990, through the enactment of a section of *Islands Trust Act*, the Islands Trust Conservancy (at that time, the Islands Trust Fund) was established as a conservation land trust to assist in carrying out the “preserve and protect” mandate. Part 6 of the *Islands Trust Act* establishes the corporate status, responsibilities, and governance structure of the Islands Trust Conservancy.

The Islands Trust Conservancy is one of 16 corporate entities⁴ charged to uphold the Object of the Islands Trust. It carries out the preserve and protect mandate through the conservation of land as nature reserves, nature sanctuaries, conservation covenants and other interests in land, and public education.

Under the *Islands Trust Act* (Section 44)

1. The Islands Trust Conservancy must prepare and submit to the Minister, at least once every five years, a plan for the trust fund respecting
 - a) policies on acquisition, management and disposal of property of the trust fund,
 - b) policies on investment of money of the trust fund,
 - c) goals for major acquisitions of property by the trust fund, and
 - d) other matters as required by the Minister
2. The Islands Trust Conservancy must not, without the prior approval of the Minister, acquire, hold or dispose of land except in accordance with a trust fund plan under subsection (1) that has been approved by the Minister.

³ In November 2021, the Province of BC passed the Municipal Affairs Statutes Amendment Act (No. 2), 2021 (Bill 26), which included specific reference to First Nations in the Islands Trust’s Object.

⁴ The Corporate entities charged to uphold the Object of the Islands Trust include the Trust Council, the Executive Committee, thirteen local trust committees and the Islands Trust Conservancy.

The Mission and Vision of the Islands Trust Conservancy

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

The **vision of the Islands Trust Conservancy** is for a network of protected areas that preserve in perpetuity the natural systems of the islands in the Salish Sea.

Reconciliation Declaration

In July 2019, the Islands Trust Conservancy approved a Reconciliation Declaration:

The **Islands Trust Conservancy acknowledges** that the islands and waters that encompass the Salish Sea have been home to Indigenous Peoples since time immemorial. We recognize that we are all intertwined in the ecosystems that are the lands, waters, culture, and ecology that embody this place.

The **Islands Trust Conservancy will strive** to create opportunities for knowledge-sharing, understanding and collaboration as people come together to preserve and protect the special nature of the islands within the Salish Sea.

The **Islands Trust Conservancy is committed** to the protection and preservation of this place through processes that respect and honour reconciliation and mutually respectful relationships with Coast Salish Indigenous Peoples. We express our recognition for the past, present, and future stewardship and knowledge that has been shared by Indigenous Peoples and are humbled and grateful.

3. GOALS AND OBJECTIVES OF THE ISLANDS TRUST CONSERVANCY

Building on Achievements

Protected Lands

Since its inception in 1990, the Islands Trust Conservancy has protected 1,365 hectares (3,370 acres) of ecologically-significant natural area on the islands. As of November 2022, the Islands Trust Conservancy manages 34 Nature Reserves, and works with island landholders to steward 78 conservation covenants for a total of 112 protected areas. Twenty-seven of these protected places are certified as Ecological Gifts by Environment and Climate Change Canada.

In the next three years: The Islands Trust Conservancy will continue to refine the knowledge used for its decision making by developing a renewed 10-year Regional Conservation Plan to ensure that the organization's time and resources are directed towards high-priority land protection projects.

The Islands Trust Conservancy will continue to pursue new and innovative sources of funding to ensure that it can seize time-sensitive land securement opportunities and prevent further loss of the rare and fragile ecosystems of the Islands Trust Area. The Islands Trust Conservancy also intends to increase funding available for property management and restoration of its protected lands.

See Appendix A for a list of properties protected by the Islands Trust Conservancy.

Collaboration

The Islands Trust Conservancy works in partnership with land trusts, conservation groups, First Nations, parks agencies and others focused on conservation in the region. Islands Trust Conservancy staff participate in the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership, the Land Trust Alliance of British Columbia, and the Species and Ecosystems at Risk Local Government Working Group to further the organization's conservation mandate.

The Islands Trust Conservancy supports and enhances the capacity of the local island-based land trusts by providing grants from its Opportunity Fund, working collaboratively on projects, and facilitating education and networking opportunities. The Islands Trust Conservancy's Opportunity Fund is funded by private donations and has provided more than \$105,000 in grants to local land trusts, helping protect more than 525 additional hectares of land, since it was developed in 2005.

In the next three years: The Islands Trust Conservancy will seek to establish and deepen relationships with First Nations and will work towards building trust by finding opportunities to collaborate with First Nations to integrate Traditional Ecological Knowledge into management planning, reconnect youth with island ecosystems and other mutually beneficial initiatives. Islands Trust Conservancy will also meaningfully engage First Nations in the development of the 2026-2030 plan to create a Five-Year Plan that advances the objectives of the United Nations Declaration on the Rights of Indigenous Peoples (UN Declaration) and the supports the outcomes in the provincial Declaration on the Rights of Indigenous Peoples Action Plan 2022-2027.

Financial Sustainability

The administration of the Islands Trust Conservancy is funded by the Islands Trust Council, through property taxes collected from the residents and landholders of the Islands Trust Area.

Land securement and any other projects outside of core operations must be funded through external sources, including grants and private donations.

Grants: Because of the density of rare species found in the Islands Trust Area, Islands Trust Conservancy has been successful in negotiating over \$600,000 in federal funding between April 2020 and March 2023 to support land protection and management for species at risk. Islands Trust Conservancy intends to work with the Government of Canada to continue conservation for species at risk.

Private Donations: To augment its ability to protect and manage land, the Islands Trust Conservancy approved a Fund Development Strategy in early 2020. To support the Strategy, a part-time Strategic Fund Development Specialist position was created in 2022. In 2022, the Islands Trust Conservancy was successful in raising over \$100,000 in donations, including being the recipient of two bequests.

Current Funds: Islands Trust Conservancy holds three geographically-restricted funds dedicated to land acquisition – the Lasqueti Island Acquisition Fund, the Gambier Island Acquisition Fund, and the Thetis Island Acquisition Fund – and has guidelines to assist with the future development of other geographically restricted funds. Additionally, Islands Trust Conservancy has a Covenant Management and Defense Fund, and Property Management Fund and two property-specific land management endowments.

In the next three years: The board will continue to promote legacy gifts as a way to fund the protection and stewardship of ecologically significant lands in the region.

Encouraging Private Land Stewardship

Islands Trust Conservancy's innovative tax incentive program for private landholders to place conservation covenants on their properties, the Natural Area Protection Tax Exemption Program (NAPTEP), provides a permanent 65% reduction on property taxes on the portion of an eligible property protected by a conservation covenant.

In the next three years: Islands Trust Conservancy will continue to promote its programs to island landholders, focusing its outreach efforts on the highest priority landscapes. Islands Trust Conservancy Board will welcome conversations with the provincial and federal governments about new or innovative tools that might motivate increased land stewardship in this region and will look to these governments to partner on such programs.

Planning for Regional Conservation

In January 2018, Islands Trust Conservancy Board approved a 10-Year Regional Conservation Plan. The Regional Conservation Plan is the tool used by Islands Trust Conservancy to focus its resources on areas with the highest biodiversity values and greatest need for conservation. Islands Trust Conservancy has designed the Regional Conservation Plan as an information resource for citizens and organizations working towards conservation of biodiversity within the Islands Trust Area.

Based on scientific information and other forms of knowledge, the Regional Conservation Plan identifies areas of interest for conservation within the Islands Trust Area and strategies for achieving better levels of land conservation. Some of the strategies involve land acquisition and conservation covenants with willing landholders. Other strategies involve working with First Nations, partner agencies, local trust committees and Bowen Island Municipality to increase our knowledge base, encouraging protection of ecologically significant land within the Islands Trust Area and managing existing conservation lands effectively.

Goals of the 2018-2027 Regional Conservation Plan

The 2018-2027 Regional Conservation Plan sets out four high level long-term goals that reflect the enduring ambitions of Islands Trust Conservancy to work with island landholders and conservation partners to protect the rich biodiversity of the Islands Trust Area:

1. Identify, investigate and communicate about important natural areas to generate action on conservation priorities

In order to contribute to effective conservation of biodiversity and ecological integrity in the Islands Trust Area, Islands Trust Conservancy needs an understanding of the status of ecosystems and species in the region. Additionally, Islands Trust Conservancy manages over 1,350 hectares of land and can use data to improve and inform its land stewardship. Islands Trust Conservancy will continue to invest in research and data acquisition that supports the conservation of island ecosystems.

2. Strengthen relationships with First Nations to identify and collaborate on shared conservation goals

The Islands Trust Area is in the traditional territories of many First Nations. As part of its current practice, Islands Trust Conservancy invites comment from First Nations in management planning processes and refers public conservation proposals to First Nations where archaeological sites are identified. Islands Trust Conservancy seeks to establish and deepen relationships with First Nations and will work towards building trust and finding opportunities to collaborate with First Nations on projects and policy development where there are opportunities for shared benefits.

3. Continue to secure and manage Islands Trust Conservancy lands and conservation covenants to maximize ecological integrity

The core work of Islands Trust Conservancy is to maintain and contribute to protected area networks which preserve ecological function and high levels of biodiversity in the Islands Trust Area. Islands Trust Conservancy will continue to acquire new nature reserves and conservation covenants as well as use other tools for conserving nature while ensuring that it cares for the lands that it is trusted to manage. Securing adequate funding to pursue new acquisitions as well as manage all protected lands responsibly will be an area of considerable focus for Islands Trust Conservancy.

4. Continue to build internal and shared organizational strength and resilience to ensure long-term nature conservation in the Islands Trust Area

Islands Trust Conservancy was established in 1990. It has been a consistent presence in conservation of species and ecosystems in the Islands Trust area for almost thirty years. As it moves into the fourth decade of its work, Islands Trust Conservancy will ensure that it can responsibly care for its management responsibilities and participate effectively in partnership opportunities into the future. It will also work to be resilient enough to gracefully navigate change, both on the landscape and as an organization.

The 2018-2027 Regional Conservation Plan is posted on Islands Trust website:

islandstrust.bc.ca/conservancy/conservation-planning/

4. ISLANDS TRUST CONSERVANCY POLICIES

Below is a summary of key Islands Trust Conservancy policies affecting the public interest. A full list of policies, hyperlinked to the Islands Trust website, can be found in Appendix B.

Section 1: Fundraising, Investment and Financial Accountability

General Accounting

The financial transactions of Islands Trust Conservancy are managed using standard accounting procedures and are subject to an annual independent audit. The Audited Financial Statements of Islands Trust Conservancy are available on the Islands Trust website.

To ensure financial accountability, Islands Trust Conservancy will:

- follow the procurement policy established by Islands Trust Council;
- require prior approval of the board for expenditures in excess of \$10,000 unless a prior resolution from the board approves a plan, project or policy authorizing such an expenditure;
- require all financial transactions related to approved projects to be authorized by the Islands Trust Conservancy Manager;
- direct the Islands Trust Conservancy Manager to act on behalf of the board to oversee the management of the bank accounts and investments of the board; and,
- review an updated financial report at each regular board meeting.

Islands Trust Conservancy will not incur any liabilities without the prior approval of the Minister responsible for the Islands Trust.

Fundraising and Investment of Funds

Islands Trust Council approves an annual budget for the administrative operations of Islands Trust Conservancy. This funding covers operating expenses including, but not limited to, board meetings and training, staff salaries and benefits, conservation planning, land and covenant negotiations, communications, fundraising, legal counsel and property management costs. However, the operating budget is not used for direct acquisition of properties (i.e. purchase costs). Accordingly, to purchase land or contribute to acquisitions by other agencies, Islands Trust Conservancy must raise additional funds. The *Islands Trust Act* provides Islands Trust Conservancy with the ability to raise funds in a variety of ways.

The board and staff will solicit funds for the purposes outlined in existing Fund Guidelines⁵ and Fund Agreements⁶. Islands Trust Conservancy will not solicit funds for purposes outside of those approved in Fund Guidelines or Fund Agreements unless it has first reviewed and approved the additional fundraising activity. Islands Trust Conservancy currently manages ten funds.

⁵ As of November 2022, Islands Trust Conservancy has Fund Guidelines for the following funds: Opportunity Fund, Geographically Restricted Funds, Property Management Fund and Covenant Management and Defense Fund.

⁶ Fund Agreements are negotiated agreements with donors regarding the specific use of a restricted donation

Islands Trust Conservancy will not engage in commission-based fundraising, and will not employ contractors utilizing this method for fundraising activities. Islands Trust Conservancy will reserve the right to decline to accept a donation at its discretion.

Islands Trust Conservancy routinely requests cash endowments with land conservation projects associated with development applications. Islands Trust Conservancy invests these endowments only in accordance with the requirements of the *Trustee Act* for the investment of trust property by a trustee. The board ensures that it invests only in forms of property or security in which a prudent investor might invest, and which enable retrieval of the full investment if required.

Islands Trust Conservancy is a corporation that is, for all purposes, an agent of the provincial government, and accordingly is a qualified donee and can issue receipts for income tax purposes for donations. Islands Trust Conservancy is exempt from paying property taxes on its lands.

Section 2: Acquisition, Management and Disposition of Property

General

Under the *Islands Trust Act*, Islands Trust Conservancy can accept donations and grants of land, conservation covenants, other interests in land, cash, securities and other real property in support of the protection of the Islands Trust Area. Islands Trust Conservancy is an approved recipient of gifts of land and interests in land through Environment and Climate Change Canada's Ecological Gifts Program.

When considering proposals, the board will give priority to those proposals that protect larger areas of land, and may defer or decline smaller proposals. The board will only consider accepting covenants and land acquisitions of less than two hectares (4.9 acres) if specific significant features are present.

The board will assess the need for the ongoing management and future legal defense of conservation properties and may, as part of an approval, request or require an endowment or donation to cover management and defense costs associated with the land or covenant.

Land Acquisition

Islands Trust Conservancy will normally only consider the acquisition of lands that meet the Board's definition of Nature Reserve: *an area that has been set aside because it has regionally significant natural ecosystems (landscape units with little or no human development) and may contain nationally and provincially identified ecosystems and species that are considered endangered, threatened or of special concern. The primary purpose of a Nature Reserve is the preservation and protection of the natural ecosystem. The size of a Nature Reserve should be sufficient to ensure that these ecosystems remain viable over the long term. Activities permitted on a nature reserve will have minimal impact on the land and in general will only include hiking and only in areas that are considered not sensitive to this activity. The location and extent of hiking trails will be determined through the management plan process.*

With every land acquisition proposal, Islands Trust Conservancy will evaluate any risks that may hamper the organization's ability to protect the land's natural values in perpetuity. Islands Trust Conservancy will only consider accepting land that needs extensive ecological restoration or substantial management if:

- a) Islands Trust Conservancy has adequate staff resources to manage the on-going requirements;
- b) a substantial cash donation that is adequate to cover on-going restoration and/or management costs is provided; or,
- c) Islands Trust Conservancy has adequate funds available to undertake immediate restoration and/or management requirements.

Islands Trust Conservancy will not accept or acquire any lands where there is an obligation to maintain buildings or structures. The Conservancy may accept and acquire lands that have buildings on-site that can be removed or maintained at the board's discretion.

As a further measure of protection, Islands Trust Conservancy may develop and register a conservation covenant on each of its nature reserves if an appropriate conservation agency can be found to hold the covenant and if the values on the land warrant the investment of staff time and legal fees.

Conservation Covenants

Islands Trust Conservancy will encourage landholders within ecologically significant areas or with significant characteristics or values to protect their land using binding conservation covenants and will work with interested landholders to achieve protection of significant areas.

Islands Trust Conservancy will continue to work with Trust Council to promote and administer the Natural Area Protection Tax Exemption Program (NAPTEP). The program provides a property tax incentive for landholders who register conservation covenants on their lands to protect the natural features and values of their properties.

Islands Trust Conservancy may refuse to acquire properties with existing conservation covenants or other charges on title that include rent charges⁶. Rent charges will not be included in covenants to be registered on Islands Trust Conservancy owned properties as the Conservancy cannot incur liabilities without ministerial approval.

Management of Property and Covenants

The acquisition of land or registration of conservation covenants does not by itself guarantee the long-term protection of significant features and values. Active management of protected areas is also necessary. Islands Trust Conservancy's primary objectives in managing its properties are to protect public safety and ecological values. Lands held by Islands Trust Conservancy are not parks but are nature reserves and nature sanctuaries, and this concept is considered in acquisition discussions, management planning, insurance and land use zoning.

3 "Rent charge" is similar to a fine and is a charge registered against the land to enable enforcement of a breach of a covenant agreement.

To effectively manage ecologically significant areas, Islands Trust Conservancy works cooperatively with First Nations, landholders, contractors, partner conservation groups and other government agencies. Qualified staff, partners and contractors develop management plans for all lands held by Islands Trust Conservancy. Management plans provide long-term direction regarding allowable public use, the reduction of risk to public safety, and the reduction of risk to ecological values and other significant features.

When Islands Trust Conservancy receives donations of land, it consults with the donor(s) regarding any specific wishes they might have for the property and considers these wishes in the management planning process.

Generally, management plans will address the following matters:

- purpose and objectives for the site;
- background information including the site history;
- First Nations input and engagement;
- environmental inventory;
- management issues such as the extent and nature of protection required, appropriate uses and level of use, research guidelines, risk management, signage, and special needs at the site;
- strategies and actions to achieve the purpose and objectives for the site and to address management issues and needs; and
- traditional use and protection of cultural/archaeological sites.

Islands Trust Conservancy will seek assistance from partners to implement management plans and, where appropriate, will request partners to enter into contracts with Islands Trust Conservancy regarding management operations and responsibilities.

Islands Trust Conservancy monitors all of its lands and covenanted areas regularly to assess the character and key features of the sites, evaluate the effectiveness of the management program, identify any new issues that need to be addressed, and identify and respond to any breaches to the terms of a covenant or trespasses on protected lands.

Islands Trust Conservancy will request, where necessary, that local trust committees or island municipalities rezone Nature Reserves and Nature Sanctuaries to the most appropriate designation and zone for nature protection when it is reviewing Official Community Plans and/or Land Use Bylaws and will work with local trust committees or island municipalities to determine the most appropriate designation and zone.

Disposition of Property

Islands Trust Conservancy intends to maintain its protected areas in perpetuity. However, there are circumstances where Islands Trust Conservancy will consider transferring property (or interests in a property, such as a conservation covenant) it has acquired to another agency.

If Islands Trust Conservancy receives an unrestricted donation of land with little or no ecological value, and if no other barriers to disposition exist, Islands Trust Conservancy may sell the land and place the proceeds in a fund of Islands Trust Conservancy to be decided by the board.

If Islands Trust Conservancy receives a proposal to transfer an ecologically significant property (or an interest in land) to another conservation agency, and determines that there is no legal barrier to transfer and that the proposal is worthy of consideration, Islands Trust Conservancy will direct staff to conduct and prepare a thorough assessment of the proposal for consideration by the board.

Islands Trust Conservancy will only dispose of a fee simple title or an interest in ecologically significant land if it can be determined that the recipient agency has the expertise and long-term financial resources to manage the property or interest as well as, or better than, the board. If the land, or interest in land, was acquired as an Ecological Gift, Islands Trust Conservancy will notify Environment and Climate Change Canada of the disposition.

The board will consider the following tools to ensure that any transferred land and associated values will be protected in perpetuity for the residents of the Trust Area and the people of British Columbia:

- a) Islands Trust Conservancy may transfer land on condition that it be used for conservation purposes, or transfer land as determinable fee simple providing that the land will revert to Islands Trust Conservancy if the land is no longer being used for the specified purposes.
- b) Islands Trust Conservancy may register a conservation covenant on title to land before a transfer, to ensure the protection of the land's ecological values, provided an appropriate agency can be found to hold the covenant, and the recipient agency has the legal authority to accept the encumbrance.

Section 3: Communication, Cooperation and Liaison

Communication

Islands Trust Conservancy board members and staff conduct activities in a manner that enhances Islands Trust Conservancy's reputation as an organization that works proactively, constructively and collaboratively to advance Islands Trust Conservancy Three-Year Plan.

Islands Trust Conservancy's land conservation negotiations are confidential and will be treated as such by all board members and staff of the Islands Trust Conservancy. Generally, information about on-going covenant and land donation projects will not be discussed or announced publicly until the project is complete, unless the project is associated with a development application, or the applicant has specified that the project may be discussed publically.

Collaboration

Islands Trust Conservancy works collaboratively with other agencies, First Nations and individuals to promote conservation in the Islands Trust Area. Staff and Board members participate regularly in partnerships with various levels of government, non-profit organizations, community groups and other agencies to further preservation of nature in the Islands Trust Area. Islands Trust Conservancy wishes to maintain good communications with First Nations and other agencies working in the region. The approach to First Nations engagement will be consistent with Islands Trust First Nations Engagement Principles Policy 6.1.1.

Advocacy

Islands Trust Conservancy will ensure that its advocacy positions are consistent with Islands Trust Conservancy Three-Year Plan and Islands Trust Advocacy Policy 6.10.3 and are supported by a resolution of the board. Advocacy letters from Islands Trust Conservancy to elected officials will be signed by a board member.

5. CONCLUSION

Guided by the Regional Conservation Plan, Islands Trust Conservancy will continue to pursue its mandate in accordance with its policies and in partnership with individuals, island communities and First Nations, as well as local, regional, provincial and national conservation and government agencies.

Islands Trust Conservancy will continue to strive for organizational excellence, and to eliminate barriers to its continued success. With excellent working relationships with the island-based and regional land trusts and strong connections to local and regional governments, the Islands Trust Conservancy is well positioned to take a lead role in the protection of the ecologically significant areas found in Canada's islands in the Salish Sea.

Islands Trust Conservancy looks forward to the next three years of conservation successes, inspired by the generosity and perseverance of our partners, collaborators and supporters, and the endless beauty of fragile island ecosystems.

APPENDIX A: List of Islands Trust Conservancy protected areas, by fiscal year

FISCAL YEAR	PROPERTY NAME	HECTARES PROTECTED	ISLAND	
1992-1993				
Nov. 1992	Scott Covenant Lands	1.00	Salt Spring	
Dec. 1992	Inner Island Nature Reserve	9.40	Denman	
Dec. 1992	Deep Ridge Nature Reserve	14.20	Salt Spring	
			Hectares Protected:	24.60
1993-1994				
Jun. 1993	Enchanted Forest Regional Park Covenant	4.20	South Pender	
Dec. 1993	Coats Millstone Nature Reserve	0.25	Gabriola	
Feb. 1994	Cunningham Covenant	12.17	Salt Spring	
Feb. 1994	Cyril Cunningham Nature Reserve	3.95	Salt Spring	
			Hectares Protected:	20.57
1995-1996				
Jun. 1995	Medicine Beach Nature Sanctuary	8.00	North Pender	
			Hectares Protected:	8.00
1996-1997				
Jun. 1996	Lower Mt. Erskine Nature Reserve	22.00	Salt Spring	
Mar. 1997	Tate Covenant	72.20	Salt Spring	
			Hectares Protected:	94.20
1997-1998				
Jan. 1998	Cable Bay Covenant	61.51	Galiano	
Jan. 1998	Kwel Nature Sanctuary	21.00	Lasqueti	
			Hectares Protected:	82.51
1998-1999				
Jun. 1998	South Winchelsea Island Covenant	10.28	South Winchelsea	
Mar. 1999	Reid Chapman Covenant	0.54	Gabriola	
Mar. 1999	Ledingham Covenant	1.10	North Pender	
			Hectares Protected:	11.92
1999-2000				
Jun. 1999	Retreat Island Covenant	1.60	Galiano	
Jul. 1999	McIntyre Covenant	1.20	Bowen	
Nov. 1999	Dennis Covenant	0.40	North Pender	
Dec. 1999	Singing Woods Nature Reserve	9.00	Bowen	
Dec. 1999	Terminal Creek Covenant North	0.30	Bowen	
Dec. 1999	Terminal Creek Covenant South	0.85	Bowen	
Jan. 2000	Brooks Point Regional Park Covenant	4.00	South Pender	
			Hectares Protected:	17.35

2000-2001

Dec. 2000	Floating Cattails Marsh Covenant	1.92	Saturna	
Dec. 2000	Strand-Dohan Covenant	0.52	Saturna	
Feb. 2001	Trincomali Nature Sanctuary	12.00	Galiano	
			Hectares Protected:	14.44

2001-2002

Jun. 2001	Lindsay Dickson Nature Reserve	52.40	Denman	
Jul. 2001	Green Frog Farm Covenant	24.30	Galiano	
Jul. 2001	Longini Covenant	8.00	Galiano	
Aug. 2001	Burnt Snag Covenant	6.60	Sidney	
Aug. 2001	Dragonfly Pond Covenant	4.40	Sidney	
Aug. 2001	Kingfisher Pond Covenant	1.40	Sidney	
Aug. 2001	Sandbanks Covenant	3.01	Sidney	
Aug. 2001	Sunrise Covenant	0.47	Sidney	
Aug. 2001	Windthrow Covenant	26.60	Sidney	
Aug. 2001	Woodpecker Pond Covenant	0.94	Sidney	
Oct. 2001	Lot 31 Covenant	67.43	Salt Spring	
Jan. 2002	Ruffed Grouse Covenant	11.5	Salt Spring	
Feb. 2002	Ruby Alton Nature Reserve	1.60	Salt Spring	
Feb. 2002	Horton Bayviary Nature Reserve	0.52	Mayne	
			Hectares Protected:	209.17

2002-2003

Aug. 2002	Keough Covenant	0.66	Salt Spring	
Sept. 2002	Where 'Ere You Walk Covenant	0.34	Salt Spring	
Dec. 2002	Winter Wren Wood Covenant	2.50	Denman	
Jan. 2003	Loretta's Wood Nature Reserve**	40.00	North Pender	-40.00
Mar. 2003	Manzanita Ridge Covenant	20.00	Salt Spring	
			Hectares Protected:	63.50

2003-2004

Dec. 2003	Cottonwood Creek Covenant	4.31	North Pender	
Dec. 2003	Treetop Covenant	10.22	Sidney	
Feb. 2004	Old Point Farm Covenant	8.89	Saturna	
			Hectares Protected:	23.42

2004-2005

May 2004	Laughlin Lake Covenant	11.00	Galiano	
May 2004	Sharp-tailed Snake Covenant	0.03	North Pender	
Jan. 2005	Brigade Bay Bluffs Nature Reserve	5.14	Gambier	
Jan. 2006	Long Bay Wetland Nature Reserve	38.00	Gambier	
			Hectares Protected:	54.17

**transfer of Loretta's Wood to Parks Canada, March 2005

2005-2006

Mar. 2005	Meadow Valley Covenant	1.40	Thetis
Nov. 2005	Bachmann Covenant	2.07	Gabriola
Oct. 2005	Shacum Covenant	4.00	Salt Spring
Oct. 2005	Walter Bay NAPTEP Covenant	2.38	Salt Spring
Oct. 2005	Owls Call NAPTEP Covenant	3.31	Salt Spring
Oct. 2005	Leader NAPTEP Covenant	1.80	Salt Spring
Oct. 2005	Arthur Lineham NAPTEP Covenant	23.69	Salt Spring
Dec. 2005	Mount Trematon Nature Reserve	57.87	Lasqueti
Jan. 2006	Morrison Marsh Nature Reserve	51.73	Denman
			Hectares Protected: 148.25

2006-2007

May 2006	Vogt Covenant	29.74	Salt Spring
May 2006	Elder Cedar (S'ul-hween X'pey) Nature Reserve	64.67	Gabriola
Jul. 2006	Little D'Arcy NAPTEP Covenant	8.15	North Pender LTA
Oct. 2006	Barrineau NAPTEP Covenant	1.76	Galiano
Nov. 2006	David Otter Nature Reserve	3.04	Bowen
			Hectares Protected: 107.36

2007-2008

Aug. 2007	Oscar's Landing Covenant	0.69	North Pender
Aug. 2007	Richardson NAPTEP Covenant	1.75	Salt Spring
Oct. 2007	My Whim NAPTEP Covenant	2.20	Salt Spring
Oct. 2007	Polden NAPTEP Covenant	3.39	Salt Spring
			Hectares Protected: 8.03

2008-2009

May. 2008	Mount Artaban Nature Reserve	107.00	Gambier
Oct. 2008	Wennanec NAPTEP Covenant	1.64	Salt Spring
Oct. 2008	Frog Haven NAPTEP Covenant	3.60	Salt Spring
Oct. 2008	Woodwinds NAPTEP Covenant	0.76	North Pender
Oct. 2008	Lot 16 NAPTEP Covenant	0.31	North Pender
Oct. 2008	Lot A NAPTEP Covenant	0.95	North Pender
			Hectares Protected: 114.26

2009-2010

Oct. 2009	Steil's Woods NAPTEP Covenant	1.49	North Pender
Nov. 2009	Westbourne NAPTEP Covenant	1.69	Galiano
Mar. 2010	McRae NAPTEP Covenant	7.37	Gabriola
			Hectares Protected: 10.55

2010-2011

Jul. 2012	Fairy Fen Nature Reserve	18.10	Bowen
Oct. 2010	Frog Song Forest Covenant	1.78	North Pender
			Hectares Protected: 19.88

2011-2012

Nov. 2011	John Osland Nature Reserve	66.37	Lasqueti
Aug. 2011	Lot 44 (Ogden Road)	0.76	North Pender
Dec. 2011	Great Beaver Swamp Covenant	10.20	Galiano
Sep. 2011	Lot 45 (Ogden Road) Covenant	0.86	North Pender
Oct. 2011	Lot 16 addition NAPTEP Covenant	0.18	North Pender
Oct. 2011	Garry Oaks NAPTEP Covenant	0.50	North Pender
			Hectares Protected: 78.87

2012-2013

Oct. 2012	Nighthawk Hill NAPTEP Covenant	0.91	North Pender
Oct. 2012	Myra Powers NAPTEP Covenant	4.69	Hornby
Oct. 2012	Valens Brook Nature Reserve	3.74	Denman
Dec. 2012	Laughlin Lake Nature Reserve addition	0.50	Galiano
			Hectares Protected: 9.84

2013-2014

Apr. 2013	Mount Tuam Covenant	13.40	Salt Spring
Apr. 2013	Vanilla Leaf Land Nature Reserve	40.50	Galiano
May 2013	Burren's Acres Nature Reserve	2.03	Gabriola
Sep. 2013	Stanley Point Covenant (Lot 21)	1.31	North Pender
			Hectares Protected: 57.24

2014-2015

Sep. 2014	Old Divide NAPTEP Covenant	0.81	Salt Spring
Oct. 2014	McFadden Creek Nature Sanctuary	5.09	Salt Spring
Feb. 2015	Goldenback Fern Covenant	0.29	Salt Spring
			Hectares Protected: 6.19

2015-2016

May 2015	Finlay Lake Covenant	6.73	Galiano
Oct. 2015	Wallace Point NAPTEP Covenant	1.63	North Pender
Nov. 2015	Clam Bay Farm Covenant	8.26	North Pender
			Hectares Protected: 16.62

2016-2017

Aug. 2016	Fischer Covenant	6.12	Hornby
Feb. 2017	Moore Hill Nature Reserve	21.04	Thetis
Mar. 2017	Isabella Point Covenant	2.15	Salt Spring
			Hectares Protected: 29.31

2017-2018

Sep. 2017	Settlement Lands Covenant	63.25	Denman
Jan. 2018	Fairyslipper Forest Nature Reserve	16.60	Thetis
			Hectares Protected: 79.85

2018-2019

Sep. 2018	Swift Family Link Island NAPTEP Covenant	19.30	Link	
Dec. 2018	Valens Brook Nature Reserve Addition	2.55	Denman	
Hectares Protected:				21.85

2019-2020

Jul. 2019	Salish View Nature Reserve	11.47	Lasqueti	
Hectares Protected:				11.47

2020-2021

Dec. 2020	Sandy Beach Nature Reserve	3.30	Keats	
Feb. 2021	Lisa Baile Nature Reserve	4.05	North Pender	
Hectares Protected:				7.35

2021-2022

Jul. 2021	Earl Batista Covenant	0.86	Salt Spring	
Sep 2021	Saturnina Island Nature Sanctuary (Lease)	4.05	Saturnina	
Oct. 2021	Woodpecker Forest NAPTEP Covenant	3.73	North Pender	
Oct. 2021	Moss Mountain NAPTEP Covenant	45.43	Salt Spring	
Hectares Protected:				54.07

2022-2023

April 2022	Link Island Nature Sanctuary	21.45	Link	
Hectares Protected:				21.45

Total Hectares Protected: 1366.7

Notes: Properties called Nature Reserves or Nature Sanctuaries are owned or leased by Islands Trust Conservancy.

NAPTEP - Natural Area Protection Tax Exemption Program

APPENDIX B: Complete List of Islands Trust Conservancy Policies

BYLAW #2 [A Bylaw to Regulate the Meetings of the Islands Trust Conservancy Board and Committees of the Islands Trust Conservancy Board](#)

POLICIES Policies are online at islandstrust.bc.ca/about-us/accountability/policies/

SECTION 1 ORGANIZATIONAL

- 1.1 Islands Trust Conservancy Board Member Appointments, Reappointments and Elections
- 1.2 Board and Committee Elections
- 1.3 Islands Trust Conservancy Board Roles and Responsibilities
- 1.4 Board Standards of Conduct
- 1.5 Board Member Attendance and Participation and Member Removal
- 1.6 Annual Budget Submissions
- 1.7 Fundraising and Donations
- 1.9 Funds For Partnership Acquisition Projects Policy

SECTION 2 LAND TRANSACTIONS AND PROPERTY MANAGEMENT

- 2.1 Board Approval of Projects and Transactions
- 2.2 Assessing Conservation Proposals
- 2.3 Acquisition and Management of Land
- 2.4 Conservation Covenants
- 2.5 Natural Area Protection Tax Exemption Covenants
- 2.6 Heritage Forest Land Acquisition and Protection
- 2.7 Disposition of Land
- 2.8 Covenant Enforcement
- 2.9 Management Plan Costs

SECTION 3 COMMUNICATIONS, COOPERATION AND LIAISON

- 3.1 Islands Trust Conservancy and Local Planning Services Coordination
- 3.2 Communicating Information Regarding Covenant and Acquisition Projects
- 3.3 Relationships with External Groups
- 3.4 Islands Trust Conservancy Role in Partnership Acquisition Projects
- 3.5 Consulting Trust Council, Local Trust Committees, Island Municipalities, and Local Trustees on Islands Trust Conservancy Board Matters
- 3.6 Research
- 3.7 Freedom of Information and Protection of Privacy – Routinely Released Information
- 3.8 Freedom of Information and Protection of Privacy
- 3.9 Freedom of Information and Protection of Privacy – Designation of Fees