



Trust Programs Committee

Revised Agenda

Date: Wednesday, April 16, 2025
Time: 10:00 am - 3:00 pm
Location: Electronic Zoom Meeting

Pages

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

Late items, new items and re-ordering of the agenda
 - 2.2 **Approval of Agenda**
3. **PUBLIC COMMENT PERIOD**
4. **DELEGATIONS**
 - 4.1 **Ruth Simons, Executive Director, At'ka7tsemHowe Sound Biosphere Region Initiative Society**
 - 4.2 ***Patricia Pearson, Constituency Outreach, Office of Rob Botterell, MLA for Saanich North and the Islands, delegate representing the Southern Gulf Islands Forum***
5. **CORRESPONDENCE**

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

For review and approval

 - 6.1.1 **Trust Programs Committee Regular Meeting of February 12, 2025** 5 - 8
 - 6.1.2 **Trust Programs Committee Special Meeting of April 2, 2025** 9 - 13
 - 6.2 **Resolutions Without Meeting**
 - 6.2.1 **TPC RWM 2025-02 - set Special Meeting of April 29, 2025** 14 - 14

For Information

6.3 Follow up Action List

15 - 19

For review

7. BUSINESS - WORK PROGRAM ITEMS

7.1 Secretariat Services to Coordination Groups in the Trust Area - Request For Decision

20 - 37

That Trust Programs Committee allocate for fiscal year 2025/26:

- \$X,XXX to support the coordination of the Rural Island Economic Partnership,
- \$X,XXX to support the coordination of the Baynes Sound Lambert Channel Ecosystem Forum,
- \$X,XXX to support the coordination of the Coastal Douglas-fir Conservation Partnership,
- \$X,XXX to support the coordination of the Átl'ka7tsem/Howe Sound Community Forum, and
- \$X,XXX to support the coordination of the Southern Gulf Islands Forum.

- 1) That Trust Programs Committee recommend to Trust Council that the section titled Directive Policies – Housing in the draft Policy Statement be revised in accordance with Appendix 2 to the request for decision provided to Trust Programs Committee at its meeting of April 16, 2025.
- 2) That Trust Programs Committee recommend to Trust Council that a new definition of “Housing Diversity” be added to the draft Policy Statement glossary as follows: “Housing diversity refers to the range of housing types and tenures in a community that allow people to find appropriate housing as their needs change over time and at all stages of life.”
- 3) That Trust Programs Committee recommend to Trust Council that draft directive policy 3.4.2 be revised to read as follows:

3.4.2 Growth Management

Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations to prevent sprawl, relieve growth pressures in surrounding rural areas, and to help safeguard protected area networks.

- 4) That Trust Programs Committee recommend to Trust Council that a new advisory policy 3.4.9 be added to the Managing Growth and Development section as follows:

3.4.9 - Existing Development Potential

Identify land where existing development potential is not suitable and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.

- 5) That Trust Programs Committee direct staff to provide advice regarding policy options to support housing for Indigenous Peoples in the draft Policy Statement.
- 6) That Trust Programs Committee recommend to Trust Council that a new advisory policy 3.4.17 be added to the Transportation section as follows:

3.4.17 – Transportation Network Vulnerabilities

Cooperate with relevant agencies to identify parts of the local transportation network at risk of damage or deterioration and participate in planning to address mitigation or road relocation where necessary

7.3 Saltwater Intrusion Policy - Request For Decision

That Trust Programs Committee recommend that Trust Council add a new Directive Policy 3.5.4 to the draft Policy Statement as follows:

3.5.4 Saltwater Intrusion

Identify areas at elevated risk of saltwater intrusion and restrict development within them.

7.4 Islands Trust Policy Statement Draft Bylaw No. 183 - Discussion

8. BUSINESS - NEW

9. NEXT MEETING

A Special Meeting Tuesday, April 29, 2025 from 9:00 a.m. to 2:00 p.m.

10. CLOSED MEETING

If desired:

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90, (quote the pertinent section here, for example, (1)(a) personal information about...) and that the recorder and staff [attend/not attend] the meeting.

11. RISE AND REPORT

If requested

12. ADJOURNMENT

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



Trust Programs Committee Minutes of a Regular Meeting

Date: February 12, 2025
Location: Electronic Meeting

Members Present: Kristina Evans, Chair/South Pender Trustee
Sam Borthwick, Denman Trustee
Sue Ellen Fast, Bowen Island Municipal Trustee
Tim Peterson, Lasqueti Trustee (EC Representative)
Peter Luckham, Islands Trust Council Chair and Thetis Trustee
(Ex Officio TPC member)

Members Absent: Alex Allen, Vice-Chair/Hornby Trustee
Jamie Harris, Salt Spring Trustee

Staff Present: Clare Frater, Director, Trust Area Services
Joe Elliott, Senior Indigenous Relations Advisor
Robert Barlow, Legislative Services Clerk/Recorder

1. CALL TO ORDER

Chair Evans called the meeting to order at 10:00 a.m. and acknowledged that attendees of the meeting were in locations across the territories of the Coast Salish people. Trustees and Staff introduced themselves.

2. AGENDA

2.1 Review of Agenda

No late item nor changes to the agenda were presented for consideration.

2.2 Approval of Agenda

By general consent the agenda was approved as presented.

3. PUBLIC COMMENT PERIOD

No member of the public was present.

4. DELEGATIONS

None.

5. CORRESPONDENCE

5.1 2025-01-27 From Dan O'Donnell - funding to facilitate a workshop for contractors

Director Frater spoke to the email received, indicating that the writer was exploring potential partners to organize an event on Salt Spring Island that would assist contractors to better understand how they could conduct themselves responsibly when working to help residents develop their properties. She also indicated that she had not had the opportunity yet to speak with Salt Spring Island Local Trust Committee trustees nor with First Nations in this regard. Committee discussion included:

- Islands Trust has received similar requests in the past from architects
- need for clarity as to the specific nature of the proposal

TPC-2025-001

It was MOVED and SECONDED,

that Trust Programs Committee request staff to follow up with Daniel O'Donnell for clarification on the proposal for a workshop regarding heritage protection with contractors and report back to Trust Programs Committee with further information.

CARRIED

5.2 2025-02-06 From Trustee Yates - Gabriola realtors request for annual meeting with Islands Trust staff and Trustees

Director Frater spoke to the email received. Committee discussion included:

- Trust Council may need to endorse any potential work on this initiative
- the Committee would need to determine if or how this initiative would be supported
- this request could potentially be part of Stewardship Education Program

TPC-2025-002

It was MOVED and SECONDED,

that Trust Programs Committee request staff to bring back options to a future meeting for educational tools for Realtors across the Trust Area, in collaboration with Planning Services, for consideration as a topic for the Stewardship Education Program.

CARRIED

6. ADMINISTRATIVE COORDINATION

6.1 Draft Minutes of Previous Meeting

6.1.1 Trust Programs Committee (TPC) Minutes of November 4, 2024

By general consent the minutes were approved as presented.

6.2 Resolutions Without Meeting

None.

6.3 Follow Up Action List

Director Frater spoke to the FUAL items that were in progress, noting that likely staff will be able to work on the Policy Statement Amendment Policy by the next meeting.

7. BUSINESS - WORK PROGRAM ITEMS

7.1 Trust Programs Committee 2025/26 Budget Submission - Request For Decision (RFD)

Director Frater spoke to the RFD, indicating that the Living in the Trust Area mailing program, which is funded through the Stewardship Education Program, has matured into a communications activity that can be accommodated within the Executive Committee's communication budget, delivered under direction from the Executive Committee, and that the Executive Committee's proposed communications budget for 2025/26 already includes these funds. Committee discussion included whether the funding is sufficient to meet the goals of the Stewardship Education Program

TPC-2025-003

It was MOVED and SECONDED,

that Trust Programs Committee advise Financial Planning Committee that it is reducing its Stewardship Education Program budget request from \$17,000 to \$9,500.

CARRIED

8. BUSINESS - NEW

None.

9. WORK PROGRAM

Director Frater spoke to the Work Program.

Trustee Luckham left the meeting at 11:30 a.m.

TPC-2025-004

It was MOVED and SECONDED,

that Trust Programs Committee amend the work program by removing the second sentence from item 1 (Stewardship Education Program), and reordering by switching items 1 (Stewardship Education Program) and 2 (Secretariat Role), and forward to Trust Council as amended.

CARRIED

10. NEXT MEETING

DRAFT

Wednesday, April 16, 2025, from 10:00 a.m. to 3:00 p.m., electronic (Zoom) meeting

11. CLOSED MEETING

The meeting was not closed.

12. RISE AND REPORT

As the meeting was not closed, there was no need to consider this.

13. ADJOURNMENT

By general consent the meeting adjourned at 11:37 a.m.

Kristina Evans, Chair

Certified Correct:

Robert Barlow, Legislative Services Clerk/Recorder

Minutes are not official until adopted at a subsequent meeting.



Trust Programs Committee Minutes of a Special Meeting

Date: April 2, 2025
Location: Electronic Meeting

Members Present: Kristina Evans, Chair/South Pender Trustee
Tobi Elliott, Gabriola Trustee
Sue Ellen Fast, Bowen Island Municipal Trustee
Lisa Gauvreau, Galiano Trustee
David Graham, Denman Trustee
David Maude, Mayne Trustee
Tim Peterson, Lasqueti Trustee (EC Representative)
Susan Yates, Gabriola Trustee
Laura Patrick, Islands Trust Council Chair and Salt Spring Trustee
(Ex Officio TPC member)

Members Regrets Jamie Harris, Salt Spring Trustee
Alex Allen, Vice-Chair/Hornby Trustee

Members Absent: Deb Morrison, North Pender Trustee

Staff Present: Clare Frater, Director, Trust Area Services
Stefan Cermak, Director, Planning Services
Joe Elliott, Senior Indigenous Relations Advisor
Jason Youmans, Senior Policy Advisor
Robert Barlow, Legislative Services Clerk/Recorder

1. CALL TO ORDER

Chair Evans called the meeting to order at 9:01 a.m. and acknowledged that attendees of the meeting were in locations across the territories of the Coast Salish People. Trustees and Staff introduced themselves.

2. AGENDA

2.1 Review of Agenda

No late item nor changes to the agenda were presented for consideration.

2.2 Approval of Agenda

By general consent the agenda was approved as presented.

3. ADMINISTRATIVE COORDINATION

3.1 Resolution Without Meeting 2025-01 - set Special Meeting of April 2, 2025

Presented for information.

4. BUSINESS - WORK PROGRAM ITEMS

4.1 Islands Trust Policy Statement Draft Bylaw No. 183 - Discussion

Chair Evans provided a document to the Committee in regards to potential motions to recommend amendments to the draft Bylaw collected from previous meetings of the Committee of the Whole. These potential motions had not yet been discussed at the Committee of the Whole.

The Committee recessed at 9:22 a.m. and resumed at 9:27 a.m.

Chair Evans indicated that there were two outstanding recommendations from the latest Committee of the Whole meeting, those being related to draft Policy Statement sections 3.4.17 and 3.4.18.

TPC-2025-005

It was MOVED and SECONDED,

that Trust Programs Committee request Trust Council amend the draft Trust Policy Statement item 3.4.17 to read "Where required, identify appropriate locations for waste transfer stations for the removal of waste from the Islands Trust Area."

CARRIED

TPC-2025-006

It was MOVED and SECONDED,

that Trust Programs Committee request Trust Council amend the draft Trust Policy Statement item No. 3.4.18 by amending the title to be "Wastewater Disposal Systems" and amend "new septic systems" to "wastewater disposal systems".

CARRIED

TPC-2025-007

It was MOVED and SECONDED,

that Trust Programs Committee recommend to Trust Council to amend the draft Trust Policy Statement item No. 3.4.25 to read "Identify new, protect existing, and support the acquisition and protection of safe public access to marine shorelines and along marine shorelines that are appropriate for low-impact, public recreational use and do not adversely impact the Trust Area and its unique amenities and environment."

CARRIED

TPC-2025-008

It was MOVED and SECONDED,

that Trust Programs Committee recommend to Trust Council to amend the draft Trust Policy Statement item No. 3.4.20 to read: "Identify appropriate locations and types of facilities for low-impact and active recreational activities, and discourage high-impact activities that may adversely impact the preservation and protection of the Trust Area and its unique amenities and environment."

CARRIED

TPC-2025-009

It was MOVED and SECONDED,

that Trust Programs Committee recommend to Trust Council to amend the draft Trust Policy Statement item No. 3.4.22 to add the words "and support" after "Identify" and before "safe", such that it would read "Identify and support safe public access to community marinas, boat launches, and docks."

CARRIED

TPC-2025-010

It was MOVED and SECONDED,

that Trust Programs Committee request staff to provide recommendations in regards to a new policy to identify and protect safe anchorages and to discourage anchorage in sensitive marine locations.

CARRIED

TPC-2025-011

It was MOVED and SECONDED,

that Trust Programs Committee recommend to Trust Council to amend the draft Trust Policy Statement item No. 3.4.25 such that the words “, including Indigenous Peoples’ cultural heritage sites and marine harvesting areas” be added to the end of the sentence.

CARRIED

By general consent the Committee deferred discussion of the Freshwater section until Freshwater Specialist William Shulba can be present at a future meeting.

TPC-2025-012

It was MOVED and SECONDED,

that Trust Programs Committee recommend to Trust Council to amend the draft Trust Policy Statement item No. 3.5.5 by moving the last phrase to the beginning, and to replace one use of the word "fish" to "amphibian", such that it would read, "Strive to ensure that water quality in lakes, streams and wetlands is maintained, and that freshwater use is not to the detriment of other uses of

the waterway, such as fish and amphibian habitat uses, Indigenous cultural and spiritual uses, and aesthetic and recreational uses.

CARRIED

TPC-2025-013

It was MOVED and SECONDED,

that Trust Programs Committee request staff to provide an analysis of protecting agriculture land that is not in the Agriculture Land Reserve to draft Policy Statement Section Directive Policies – Agriculture Land.

CARRIED

TPC-2025-014

It was MOVED and SECONDED,

that Trust Programs Committee request staff to craft a new advisory policy under the agricultural land section that captures the following items:

- Indigenous food sovereignty and food security
- general island community food security
- cultivating food forest practices
- encouraging Indigenous-led agricultural initiatives

CARRIED

The Committee recessed at 11:41 a.m. and resumed at 12:15 p.m.

The Committee then addressed agenda item 6.

6. NEXT MEETINGS

By general consent Trust Programs Committee requested staff to poll members of their availability for an April 29, 2025 meeting either in the morning from 9:00 a.m. to 1:00 or 2:00 p.m. or in the evening.

Committee then returned to agenda item 4.1.

4.1 Islands Trust Policy Statement Draft Bylaw No. 183 - Discussion

TPC-2025-015

It was MOVED and SECONDED,

that Trust Programs Committee request staff to provide an analysis of adding saltwater intrusion to draft Policy Statement section Directive Policies – Freshwater.

CARRIED

TPC-2025-016

It was MOVED and SECONDED,

that Trust Programs Committee recommend to Trust Council to amend the draft Trust Policy Statement item No. 3.5.21 by changing the title to "Marine Docks"

and move the last phrase to the beginning of the policy, such that it would read, "Consider the cumulative effects of docks, and limit or prohibit new docks in areas identified as culturally significant by Indigenous Governing Bodies and Indigenous Knowledge Holders, in areas that provide critical habitat for species at risk, and in areas of recreational significance."

CARRIED

TPC-2025-017

It was MOVED and SECONDED,

that Trust Programs Committee recommend to Trust Council to amend the draft Trust Policy Statement item No. 3.5.22 by adding the words "and pollutants" in the heading and in the text.

CARRIED

TPC-2025-018

It was MOVED and SECONDED,

that Trust Programs Committee request staff to provide an analysis and potential amendments to draft Policy Statement Section 4.1 – Policy Statement Implementation, to require development of a Policy Statement Implementation Plan that includes, but is not limited to:

- context statements similar to those used in Regional Growth Strategies
- an updated Directives Only Checklist
- implementation agreements with other levels of government and agencies
- targets and a monitoring program to assess Policy Statement implementation
- a program to update Trust Area Official Community Plans to bring them into alignment with the new Policy Statement.

CARRIED

5. BUSINESS - NEW

None.

7. ADJOURNMENT

By general consent the meeting adjourned at 1:00 p.m.

Kristina Evans, Chair

Certified Correct:

Robert Barlow, Legislative Services Clerk/Recorder

Minutes are not official until adopted at a subsequent meeting.

Trust Programs Committee

RESOLUTION WITHOUT MEETING NO. TPC-RWM-2025-02

The following matter is considered urgent and necessary in order to set a Special Meeting for the Trust Programs Committee to continue discussions in regards to the Policy Statement Amendment Project, as directed by Trust Council.

Members were notified via email of the call for a motion on April 7, 2025.
Members were notified via email of the call for the vote on April 7, 2025.

TPC RWM 2025-02

It was Moved by Trustee Maude and Seconded by Trustee Yates:
that Trust Programs Committee set a Special Meeting to be held electronically on Tuesday, April 29, 2025 from 9:00 a.m. to 2:00 p.m.

<u>TRUSTEES CONTACTED</u>	<u>DATE VOTE RECEIVED</u>	<u>VOTE</u>
1. Tobi Elliott	April 8, 2025	In Favour
2. Kristina Evans	April 7, 2025	In Favour
3. Sue Ellen Fast	April 7, 2025	In Favour
4. Lisa Gauvreau	April 7, 2025	In Favour
5. David Graham	April 8, 2025	In Favour
6. David Maude	April 7, 2025	In Favour
7. Tim Peterson	April 7, 2025	In Favour
8. Susan Yates	April 7, 2025	In Favour

TRUSTEES VOTE NOT AVAILABLE

1. Alex Allen
2. Jamie Harris
3. Deb Morrison

FINAL VOTE COUNT (8) IN FAVOUR (0) OPPOSED **DECISION: CARRIED**

THE CHAIR DECLARED THE ABOVE RESOLUTION CARRIED PURSUANT TO SECTION 13 OF THE *ISLANDS TRUST ACT* ON April 8, 2025.

CHAIR'S SIGNATURE
South Pender Local Trustee Kristina Evans

RECORDER'S SIGNATURE
Legislative Services Clerk Robert Barlow

Follow Up Action Report

Trust Programs Committee

14-May-2021

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 that Trust Programs Committee request staff to review current criteria, and to provide feedback or suggestions for criteria for future Secretariat Services applications.</p> <p>ON HOLD pending staff capacity - TPC to consider on May 7 if work still needed</p>	Clare Frater	Target: 07-May-2025	In Progress

04-Nov-2024

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 that Trust Programs Committee direct staff to update Trust Council Policy 1.2.1 (Policy Statement Amendment) to:</p> <ul style="list-style-type: none"> - clarify that Trust Council must review the Policy Statement within the first year of a term of office to consider the need for amendments each term, - identify which audiences must be engaged, - add efficiencies regarding selections of topics, and - correct reference errors. 	Clare Frater David Marlor	Target: 07-May-2025	In Progress

03-Dec-2024

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 Trust Council Direction: Staff to work with Trust Programs Committee to consider the Xwe'et tay / Lasqueti Archeology Project Presentation for a future educational webinar.</p>	Clare Frater	Target: 07-May-2025	In Progress

Follow Up Action Report

Trust Programs Committee

06-Feb-2025

Progress	Activity	Responsibility	Dates	Status
100%	<p>1 Executive Committee Direction: that Executive Committee request staff bring back options:</p> <ul style="list-style-type: none"> - to explain housing diversity; - some policy options that encourage alternative approaches to rural residential density; - some policy options that encourage alternative types and forms of buildings to the traditional wood-frame; - clustering residential development in appropriate locations; - potential for flexibility in housing agreements; and - to provide advisory policy options and analysis that supports consideration of downzoning for development that is not in the best interest of community. 	<p>Clare Frater Jason Youmans</p>	Target: 16-Apr-2025	Completed

12-Feb-2025

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 staff to follow up with Daniel O'Donnell for clarification on the proposal for a workshop regarding heritage protection with contractors and report back to Trust Programs Committee with further information.</p>	Clare Frater	Target: 07-May-2025	In Progress
0%	<p>2 staff to bring back options to a future meeting for educational tools for Realtors across the Trust Area, in collaboration with Planning Services, for consideration as a topic for the Stewardship Education Program.</p>	Clare Frater	Target: 07-May-2025	In Progress
100%	<p>3 that Trust Programs Committee advise Financial Planning Committee that it is reducing its Stewardship Education Program budget request from \$17,000 to \$9,500.</p>	Clare Frater	Target: 21-Feb-2025	Completed

Follow Up Action Report

Trust Programs Committee

12-Mar-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 Trust Council Direction: That Trust Council assigned the remainder of the Policy Statement work to Trust Programs Committee.	Clare Frater	Target: 27-May-2025	In Progress

Follow Up Action Report

Trust Programs Committee

02-Apr-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 staff to provide recommendations in regards to a new policy to identify and protect safe anchorages and to discourage anchorage in sensitive marine locations.	Clare Frater Jason Youmans	Target: 07-May-2025	In Progress
0%	2 staff to provide an analysis of protecting agriculture land that is not in the Agriculture Land Reserve to draft Policy Statement Section Directive Policies - Agriculture Land.	Clare Frater Jason Youmans	Target: 29-Apr-2025	In Progress
0%	3 staff to craft a new advisory policy under the agricultural land section that captures the following items: - Indigenous food sovereignty and food security - general island community food security - cultivating food forest practices - encouraging Indigenous-led agricultural initiatives	Clare Frater Jason Youmans	Target: 29-Apr-2025	In Progress
0%	4 staff to provide an analysis and potential amendments to draft Policy Statement Section 4.1 - Policy Statement Implementation, to require development of a Policy Statement Implementation Plan that includes, but is not limited to: - context statements similar to those used in Regional Growth Strategies - an updated Directives Only Checklist - implementation agreements with other levels of government and agencies - targets and a monitoring program to assess Policy Statement implementation - a program to update Trust Area Official Community Plans to bring them into alignment with the new Policy Statement.	Clare Frater Jason Youmans	Target: 07-May-2025	In Progress

Follow Up Action Report

Trust Programs Committee

02-Apr-2025

Progress	Activity	Responsibility	Dates	Status
100%	5 staff to provide an analysis of adding saltwater intrusion to draft Policy Statement section Directive Policies - Freshwater.	Clare Frater Jason Youmans	Target: 16-Apr-2025	Completed



REQUEST FOR DECISION

To: Trust Programs Committee **For the Meeting of:** April 16, 2025
From: Trust Area Services **Date Prepared:** April 9, 2025
SUBJECT: Secretariat Services to Coordination Groups in the Trust Area

RECOMMENDATIONS:

That Trust Programs Committee allocate for fiscal year 2025/26:

- \$X,XXX to support the coordination of the Rural Island Economic Partnership,
- \$X,XXX to support the coordination of the Baynes Sound Lambert Channel Ecosystem Forum,
- \$X,XXX to support the coordination of the Coastal Douglas-fir Conservation Partnership,
- \$X,XXX to support the coordination of the Átl'ka7tsem/Howe Sound Community Forum, and
- \$X,XXX to support the coordination of the Southern Gulf Islands Forum.

DIRECTOR OF TRUST AREA SERVICES COMMENTS: The Secretariat Services Policy guides delivery of the Secretariat Services program. Staff preference is for Trust Programs Committee to leave specific hour allocations to the Director so staff can flexibly respond to changing circumstances.

- 1 PURPOSE:** To provide Trust Programs Committee (TPC) with background information, and to provide requests for secretariat support for coordination groups in the Islands Trust Area.
- 2 BACKGROUND:** There are a number of coordinating groups operating in the Trust Area, largely supported by volunteer or in-kind staff effort. These bodies bring together federal, provincial, First Nation, local and regional levels of government, not-for-profits and/or community members on a regular basis to discuss matters of mutual interest/concern.

For a number of years prior to 2020, coordinating bodies and trustees raised concern regarding the lack of funding for the administrative needs (e.g. meeting logistics, agenda preparation, minutes, facilitation, website hosting/posting, shared document drive) for some of the coordinating bodies and/or concern about the sustainability of relying on volunteer and side-of-the-desk coordinators.

In September 2020, Trust Council adopted a Secretariat Services policy, as recommended by TPC.

TPC support to forums can be via staff support through contribution of staff time, financial support, or a combination of the two. It is important to note that this is not a granting process. Islands Trust offers administrative support via staff time or contract.

The Secretariat Services policy states that TPC will assess opportunities to provide Secretariat Services at its first meeting of the fiscal year. If staff resources or funding remain unallocated after this meeting, TPC may consider additional opportunities at future meetings.

In March 2025, Trust Council adopted a budget with \$17,000 for 2025/26 for secretariat services.

Past allocation amounts are available on the Support for Coordination Groups webpage: <https://islandstrust.bc.ca/programs/support-for-coordination-groups/>

The following organizations have provided Letters of Interest (attached) outlining administration needs.

Coordination Group	Administrative Needs – staff direct time	Administrative Needs – contracted support
Rural Island Economic Partnership	None.	\$1,800
Baynes Sound Lambert Channel Ecosystem Forum	None.	\$2,500
Coastal Douglas-fir Conservation Partnership	None.	\$3,000
Átl'ka7tsem/Howe Sound Community Forum (and Ocean Watch Action Committee)	None.	\$4,000
Southern Gulf Islands Forum	None.	\$3,000
TOTAL REQUESTS:		\$14,300
2025/26 BUDGET:		\$17,000

Staff contacted the Vancouver Island and Coastal Communities Climate Leadership Steering Committee regarding a potential request but were advised that they have not yet come up with a new request of the local governments/Islands Trust in the VICC region to continue funding the committee. The previous amount the Islands Trust contributed supported the Committee's work until end of 2024 and remaining funds are being used to continue the work into 2025

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: The Program Coordinator position has recently been filled, so there is renewed staff support for this program. Staff estimate that up to 70 hours (approx. two weeks) may be required to manage five contracts and work with the coordination groups. Additional finance staff time is also required.

The other programs supported by this position include First Nations engagement, the Living in the Trust Area Mailing, stewardship education programs as requested by Trust Programs Committee, Community Stewardship Awards administration, pre-budget consultation administration, social media support, website support, webinar organization and administration, and general support to the Trust Area Services team.

If Trust Programs Committee indicates an interest in providing administrative support to certain coordination groups, the Director will work with the coordination groups to determine the exact nature of the support, the timeframes, and expected workload. If Trust Programs Committee wishes some groups to receive more staff time than others, it would be good to have this expressed in proportions. Due to the need to respond to changing circumstances within partnerships, staff encourage Trust Programs Committee to provide general direction rather than attempting to allocate specific staff hours.

FINANCIAL: In the 2025/26 fiscal year, TPC has \$17,000 budgeted to spend on secretariat services.

POLICY: [Trust Council Policy 2.1.15 Secretariat Services](#) (see attached)

IMPLEMENTATION/COMMUNICATIONS: Following TPC's decision, staff will notify the coordination groups of the decision and develop requests for service contracts. Information about the secretariat support for coordinating bodies in 2025/26 will be included on the website.

FIRST NATIONS: TPC is encouraged to prioritize support for coordinating bodies that are guided by the principles of inclusion and diversity and are informed by First Nations, Métis, and/or Inuit understanding in keeping with the Islands Trust's Reconciliation Declaration.

OTHER: N/A

4 RELEVANT POLICY: Trust Council Policy 2.1.15 Secretariat Services

5 ATTACHMENTS:

- Trust Council Policy 2.1.15 - Secretariat Services
- Rural Island Economic Partnership – Letter of Interest
- Baynes Sound Lambert Channel EcoForum Society – Letter of Interest
- Coastal Douglas-Fir Conservation Partnership – Letter of Interest
- Átl'ka7tsem/Howe Sound Biosphere Region Initiative Society - Howe Sound Community Forum – Letter of Interest
- Southern Gulf Islands Forum – Letter of Interest

RESPONSE OPTION

Recommendations:

That Trust Programs Committee allocate for fiscal year 2025/26:

- **\$X,XXX to support the coordination of the Rural Island Economic Partnership,**
- **\$X,XXX to support the coordination of the Baynes Sound Lambert Channel EcoForum Society,**
- **\$X,XXX to support the coordination of the Coastal Douglas-Fir Conservation Partnership,**
- **\$X,XXX to support the coordination of the Átl'ka7tsem/Howe Sound Community Forum, and**
- **\$X,XXX to support the coordination of the Southern Gulf Islands Forum**

Alternatives:

- 1) Defer the decision to request more information from the coordination groups.

Prepared By: Chloë Straw, Program Coordinator

Reviewed By/Date: Clare Frater, Director of Trust Area Services/ April 10, 2025



Policy:	2.1.15
Approved By:	Trust Council
Approval Date:	September 15, 2020
Amendment Date(s):	
Policy Holder:	Director of Trust Area Services

SECRETARIAT SERVICES

Purpose

1. To define a process for allocating funding and staff time with respect to administrative support for Coordination Groups in the Trust Area, in accordance with Trust Council’s authority to coordinate and assist in the determination, implementation and carrying out of municipal, regional and improvement district and government of British Columbia policies.
2. To reinforce that Trust Council, its committees and the Executive Committee are not permitted to provide grants-in-aid in support of other organizations, unless consistent with the Procurement Policy (6.5.3) and the History, Heritage and Conservation Grants-In-Aid Policy (2.1.14), but may support coordination and assistance in the determination, implementation and/or carrying out of First Nation, regional, improvement district, and government of British Columbia policies.

Background

Section 8(2) of the *Islands Trust Act* establishes the discretionary powers of Trust Council for the purpose of carrying out the Trust Object. In accordance with section 8(2)(b), the Trust Council may “coordinate and assist in the determination, implementation and carrying out of municipal, regional and improvement district and government of British Columbia policies for the preservation and protection of the Trust Area and its unique amenities and environment.” Part II of the Islands Trust Policy Statement further provides that:

“To achieve its object, the Islands Trust must be an educator, coordinator, and initiator, guiding individuals, organizations and other agencies in support of the object. While the Islands Trust can provide the necessary leadership, responsibility for stewardship of the Trust Area rests with many. Individuals, other government agencies, organizations, and the Province itself all have important roles to play. Cooperative actions are required of other agencies, organizations and individuals to ensure that activities are carried out in a manner that is sensitive to the needs of Trust Area ecosystems and island communities.”

A. Definitions

“Coordination Group” means a group comprised of First Nations, organizations and/or stakeholders that convene to share information and collaborate or to determine, implement or carry out First Nation, regional district, improvement district, or government of British Columbia policies in the Trust Area.

“Secretariat Services” means the provision of administrative support including, but not limited to, meeting organization, meeting administration, public notices, recording and distribution of meeting notes or minutes, and website hosting and updating.

“Secretariat Services Budget” has the meaning set out in section 1.1 hereof.

“Trust Object” means the object of the trust as set out in section 3 of the *Islands Trust Act*.

B. Policy

1. Funding Source

- 1.1 By September of each year, the Trust Programs Committee will recommend to the Financial Planning Committee an allocation for the Secretariat Services budget for the following fiscal year (the “Secretariat Services Budget”).

2. Policy for Providing Secretariat Services

- 2.1 Trust Programs Committee will assess opportunities to provide Secretariat Services at its first meeting of the fiscal year. If staff resources or funding remain unallocated after this meeting, the Trust Programs Committee may consider additional opportunities at future meetings.
- 2.2 Trust Programs Committee may only allocate funding to or undertake Secretariat Services for Coordination Groups that:
 - 2.2.1 have an appointed representative of the Trust Council, Bowen Island Municipality, a local trust committee, or the Islands Trust Conservancy as a member or regular participant;
 - 2.2.2 invite and encourage First Nations involvement and leadership in a manner that is consistent with the Islands Trust Council’s First Nations Engagement Principles Policy and Reconciliation Declaration; and
 - 2.2.3 undertake work that coordinates and assists in the determination, implementation and carrying out of municipal, regional and improvement district and government of British Columbia policies that carry out the Trust Object.
- 2.3 Trust Programs Committee is encouraged to prioritize support for Coordination Groups that work collaboratively and respectfully with First Nations governments and Indigenous Peoples within the Trust Area.
- 2.4 When Trust Programs Committee allocates funding from the Secretariat Services budget for Secretariat Services for a Coordination Group, the amount may not exceed the direct award commitment spending level in Trust Council’s Procurement Policy 6.5.3.
- 2.5 Where Trust Programs Committee commits to undertaking Secretariat Services directly, the Committee will seek staff advice regarding availability of staff.

C. Legislated References

Islands Trust Act, Section 3

Islands Trust Act – Subsections 8(2)(b) & (f)-(h)

Islands Trust Policy Statement, Part II - The Islands Trust Object and its Meaning

Policy Manual: History, Heritage and Conservation Grants-In-Aid (2.1.14)

Policy Manual: Procurement (6.5.3)

Policy Manual: First Nations Engagement Principles (6.1.1)

D. Other References

Islands Trust Council's Reconciliation Declaration, March 14, 2019

E. Attachments

N/A



April 4, 2025

Islands Trust Programs Committee
c/o Legislative Services Clerk
#200-1627 Fort Street
Victoria, BC V8R 1H8

To: Islands Trust Program Committee Members

Thank you for the opportunity to be considered for Administrative Support by the Islands Trust Secretariat Services Program for the 2025-26 Rural Islands Economic Partnership – Virtual Forum scheduled for March 2026. The RIEP Forum is an initiative of the Rural Islands Economic Partnership Society (RIEP) <https://ruralislandspartnership.ca>

In reference 2.2.1 and 2.2.2 of the Secretariat Policy, participants from the Islands Trust executive staff and Islands Trustees from Bowen, Gabriola, Lasqueti, Salt Spring, and representatives from Provincial and Federal staff; and NGO's who serve the islands, attended the March 2025 RIEP Virtual Forum.

The RIEP Forum is now a regular All-Islands Program and is in alignment with 2.2.3 of the Secretariat Policy. The Forum will cover a variety of topical, trending and solutions focused workshops, roundtables, presentations, plenaries and guest speakers delivered through a rural islands and remote coastal community lens.

We thank you for the opportunity to be considered for administrative support for RIEP Forum 2025. We are a volunteer working Board. The majority of work for planning, organizing and delivering the Forum is the work of volunteers from across BC's rural Islands.

Please refer to page #2 of this letter for an outline of Forum 2026 administrative support needs.

With thanks and respectfully,

Francine Carlin, President and Board Chair (Salt Spring)

Cc: Mike Hoebel, Vice-President (Galiano), Maria Malmgren (Gabriola) Treasurer, Marjorie Giroux, Secretary (Malcolm), Pat English, Director, (Port McNeil), Martin Dimkovski, Director (Bowen), Marc Doll, Director (Quadra), Kate Madigan, Director (Cortes), Ivy Peers, Director (Cormorant-Alert Bay- Namgis Nation) Thandi Williams, Director (Pender)

RIEP- 2026 RURAL ISLANDS ECONOMIC FORUM - ADMINISTRATIVE SUPPORT REQUEST for \$1800.00
(45 hours at \$40/hour)

1. Administrative coordination of Forum communication planning
2. Tracking and processing Forum registration
3. Track inquiries for information about the Forum
4. Follow-up administration of Forum presenters, Forum program
5. Liaising with and providing administrative support to Forum committee members
6. Providing Tech support for the virtual event
7. Ability to work remotely and skilled in digital document management– Microsoft suite; proficient online; strong communication and organizational skills.
8. Participate in Forum Team Planning meetings



Islands Trust
March 26, 2025

Dear Trustees,

On behalf of the Baynes Sound Lambert Channel EcoForum Society, we extend our gratitude to the Islands Trust for its steadfast support over the past years. Your contributions have been instrumental in fostering dialogue, advancing research, and enhancing collaborative efforts to address the challenges facing the marine ecosystem in this region. We are writing to request your continued support for the coming fiscal year to sustain and expand this vital work.

The Impact of Your Support

Building Knowledge and Dialogue

Your funding has enabled us to convene a diverse range of stakeholders — including government agencies, First Nations, scientists, industry representatives, and community groups — creating a platform for discussion and knowledge sharing. Through these gatherings, we have gained deeper insight into key issues affecting Baynes Sound and Lambert Channel, such as:

- The impact of the herring fishery on marine biodiversity;
- The role of norovirus contamination and its sources;
- The effects of human waste from boats, marinas, and aging septic systems and unregulated ship recycling on water quality.

The EcoForum has reinforced that the health of our marine ecosystem is deeply interconnected with both water-based and land-based activities. This understanding has driven a collective commitment to finding solutions.

Moving from Knowledge to Action

The discussions fostered by the EcoForum have generated a strong call to action. Participants have identified a critical need for accessible, centralized data to guide decision-making. In response, the EcoForum has initiated efforts to develop a "State of the Sound" report — a foundational document that will compile data on human activities affecting the marine ecosystem, such as development, dredging, shipping, and wastewater discharge; analyze key water quality indicators, including temperature, oxygen levels, salinity, nutrient content, and pH; and assess sediment quality, groundwater conditions, and marine biodiversity.

This initiative draws inspiration from successful models in Howe Sound and the Salish Sea. Though our initial steps may be modest, we are committed to creating a scalable and impactful resource for rights- and stakeholders, policymakers, and the broader community. The investment in the EcoForum is starting to pay off, and we are actively applying to additional funders to secure the necessary support to sustain and expand this work.



A Collaborative Effort

The EcoForum thrives on collaboration. With active engagement from K'ómoks, Qualicum, and Tla'amin First Nations, alongside researchers, government representatives, and local organizations, we have refined a shared vision for the stewardship of Baynes Sound and Lambert Channel. While the process has been deliberate, the commitment of our diverse partners has been unwavering.

As we continue this important work, we ask for your renewed support through \$2500 of in-kind support. Investing in the EcoForum strengthens civic engagement, informs policy, and strives to enhance the resilience of our marine environment. Your continued partnership is essential to advancing these efforts.

Additionally, we would appreciate the opportunity to meet with representatives from the Trust Conservancy to discuss potential avenues for collaboration. We understand there is growing awareness of the Trust's responsibilities and connections to the foreshore, and we believe there is alignment between our efforts and the Trust's broader conservation goals.

Thank you for your time and consideration.

Sincerely,

Baynes Sound Lambert Channel EcoForum Society



Attn: Islands Trust Programs Committee (TPC)

Date: 19 March 2025

RE: Application for Secretariat Services Funding

The Coastal Douglas-fir Conservation Partnership (CDFCP) is a collaboration of agencies, organizations and land managers who are interested in promoting the conservation and stewardship of the Coastal Douglas-fir and associated ecosystems (CDFAE) in south-western British Columbia.

The CDFAE includes the forests, grasslands, wetlands, and shorelines found throughout the Islands Trust Area. These habitats support more than 300 species listed as being at risk of extinction¹. They are of cultural value as they include forests and Garry oak meadows that have been managed by Indigenous Peoples to cultivate species for food (e.g. camas), medicine and materials (e.g. redcedar). These ecosystems also provide a role in regulating our local climate. By storing water, the islands' forests, wetlands, and grasslands help people, plants and animals withstand increasing effects of climate change (e.g., longer, deeper droughts due to hotter, drier summers). By storing carbon, these natural areas also help to reduce the severity of those changes.

The CDFCP would like to thank the Islands Trust for providing funding for secretariat services in FY24.

This funding enabled the CDFCP Coordinator to provide secretariate services to:

- CDFCP Steering Committee
- CDFCP Coastal Oak Prairie Working Group
- CDFCP Conservation Areas Working Group

The secretariate support enabled members of the Steering Committee and its Working Groups to work on several projects within the Islands Trust jurisdiction including biodiversity mapping, invasive species control through the HAT Restoration Team and investigating the development of sustainable funding for land stewardship.

Funding Request: In FY25 the CDFCP is seeking **\$3,000 from the Islands Trust** for:

- website development, maintenance and hosting costs (www.cdfcp.ca); and
- to provide secretariate services to the CDFCP Coastal Oak and Prairie Working Group and the Conservation Areas Working Group.

¹ <https://islandstrust.bc.ca/conservancy/species-at-risk/> - accessed 13 March 2023.



If you require any further information in relation to how these funds will be allocated, please do not hesitate to contact me.

Kind Regards

Signed on behalf of the CDFCP Steering Committee.

Lyndsey Smith

CDFCP Program Manager



April 2, 2025

Report on 2024/25 Activities and Request to continue funding support for: Howe Sound Community Forum (the Forum) and Ocean Watch Action Committee

Background:

The Howe Sound Community Forum Purpose:

To provide a forum for local governments, Regional Districts, and First Nations discussion to maintain and enhance the economic, environmental, cultural, and social well-being of the Howe Sound for the benefit of present and future generations

Members of the Forum represent the local governments and regional districts in the Howe Sound watershed. Day-long meetings take place in the spring and fall each year with up to 70 people, including NGOs, citizens and government staff, attending as observers. The Principles for Cooperation, originally written in 2000 and agreed to by each of the local governments and First Nations were updated in 2022 and we have renewed each local government's commitment to the Howe Sound Community Forums.

Reports on the [April 2024](#) and [October 2024](#) Forums can be found on our website.

We also convene the subcommittee of the forum, the Ocean Watch Action Committee, four times a year. Minutes and links to presentations can [be found here](#). This past year we produced a [Summary on our Progress on Ocean Health](#).

We greatly value the funding from Islands Trust to support report-writing, record-keeping, website changes and the upkeep of the [Action Tracker](#) housed on the HSBRS website. Funding is matched through in-kind donations or contributions from other sources.

In 2020, 2021, 2022, 2023 and 2024 Islands Trust funding for Secretariate Services has been equally matched through in-kind donations and contributions from host communities. The funding is used to leverage other funding sources.

2025/26 Program Funding request:

Requesting similar funding to the last four years:

Labour: *To a contract maximum of \$3,650 (\$35 per hour)*

- Support for organizing Spring and Fall Howe Sound Community Forum meetings, including planning meetings, web conferencing setup and management, post-forum reporting, and event management.
- Organize and hosting up four Ocean Watch Action committee meetings (planning, hosting meetings, providing meeting notes, tracking actions, website updating)
- Provide final report summarizing the work provided under the contract.

Expenses: *To a contract maximum of \$250*

- Partial Reimbursement of a single Zoom license fee while required during the term of the contract.
- Partial reimbursement for Webhosting fee for Howe Sound Biosphere Region Initiative website

Travel: *to a contract maximum of \$100*

- Actual travel costs incurred to committee meetings for contractor and subcontractor (Fall forum)

Thank you for considering our request.

Sincerely,

Ruth Simons

Ruth Simons
Executive Director,
Howe Sound Biosphere Region Initiative Society (HSBRIS)



Ottawa

Room 349, Confederation Building
Ottawa, Ontario K1A 0A6
Tel.: 613-996-1119
Fax: 613-996-0850



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Ottawa

Pièce 349, Édifice de la Confédération
Ottawa (Ontario) K1A 0A6
Tél. : 613-996-1119
Télééc. : 613-996-0850

Constituency

9711 Fourth Street Suite 1
Sidney, British Columbia V8L 2Y8
Tel.: 250-657-2000
Fax: 250-657-2004

Elizabeth May

Member of Parliament / Député(e)
Saanich — Gulf Islands

Circonscription

9711, rue Fourth suite 1
Sidney (Colombie-Britannique) V8L 2Y8
Tél. : 250-657-2000
Télééc. : 250-657-2004

Islands Trust
200 - 1627 Fort St.
Victoria, BC., V8R 1H8

April 8, 2025

Re: Financial support for Southern Gulf Islands Forum

Dear Trust Council,

I am writing to request on behalf of the members of the Southern Gulf Islands Forum (SGI Forum) that the Islands Trust Council provide financial support of \$3000.00 for the SGI Forum initiative again this year. The investment made by the Trust Council is needed to continue with our important work.

Over the past fiscal year, the Southern Gulf Islands Forum has met monthly or bi-monthly, on numerous issues. Good working relationships continue to be formed as new Trustees have joined this group recently. We continue to be grateful for the ongoing Islands Trust administrative support provided by Clare Frater and, more recently, Chloe Straw.

Recently, on March 17, we co-hosted a meeting with U.S. counterparts focused on reaffirming good/sovereign relations, mitigating the economic impacts, and advancing environmental priorities. Among several outcomes from the meeting, one will be for the SGI Forum to plan and host a Forum on Bioregional Matters, likely this September. The proposed establishment of a Task Force on local U.S.-Canada-Indigenous relations is also being pursued.

Amid rapid national and global change, it is important that we continue to build momentum for the SGI Forum and its focus on delivering results for local communities – breaking siloes to get things done. As such, it is my hope that the Islands Trust will once again support this important initiative. I am requesting the Trust Council support the SGI Forum initiative again this year with a \$3000 contribution to support, emerging costs which may include, but not limited to:



- a coordinator, a monthly facilitator and note-taker
- renting meeting venues (if larger than what my office will hold)
- purchasing food and refreshments (if meeting in person)
- hosting a Southern Gulf Islands Forum website

Thank you for considering this request again this year. All participants are committed to working together toward increased health and well-being of communities in the Southern Gulf Islands area, for the benefit of present and future generations! We believe this fully encompasses the intent of the Secretariat Services funding program.

Sincerely,



Elizabeth May, O.C.

Cc:

Mairead Boland, Saturna Island Trustee
 Rob Botterell, Member of Legislative Assembly, Saanich North and the Islands
 Paul Brent, SGI CRD Director
 Aaron Campbell, North Pender Island Trustee
 Chief Cindy Daniels, Cowichan Tribes
 Chief Rebecca David, Pauquachin First Nation
 Jeanine Dodds, Mayne Island Trustee
 Debra Eindiguer, Chief of Staff, Office of Elizabeth May, O.C., M.P.
 Gordon Elliott, W_ŠÁNEĆ Leadership Council, Director of Operations
 Tobi Elliott, Chair of South Pender and Mayne Local Trustee Committees
 Aysha Emmerson, Constituency Coordinator, Office of Elizabeth May, O.C., M.P.
 Kristina Evans, South Pender Island Trustee
 Dag Falck, South Pender Island Trustee
 Lori Foster, Executive Administration Assistant, Islands Trust
 Clare Frater, Director of Trust Area Services, Islands Trust
 Lisa Gauvreau, Galiano Island Trustee
 Jamie Harris, Salt Spring Island Trustee
 Gary Holman, Salt Spring Island CRD Director
 Chief Chakeenakwaut (Pam) Jack, Penelakut Tribe
 Samantha Jack, Reception, Penelakut Tribe
 Ben Maberley, Galiano Island Trustee
 Bel Manson, Land Referrals Coordinator (ŠTÁUTW_(Tsawout) First Nation)
 David Maude, Chair of the North Pender Island Local Trust Area Trustee Corner
 Lee Middleton, Saturna Island Trustee



Deb Morrison, North Pender Island Trustee
Steven Parkinson, Legislative Director, Office of Elizabeth May, O.C., M.P.
Laura Patrick, Salt Spring Island Trustee
Patricia Pearson, Constituency Advocate, Office of Rob Botterell, MLA
Timothy Peterson, Chair of SSI and Galiano Local Trustee Committees
Ned Taylor, Government Program Manager, WSÁNEĆ Leadership Council
Don Tom, Chief of Tsartlip, WSÁNEĆ Leadership Council, Chairman
Harvey Underwood, Chief of Tsawout First Nation
Becky Wilson, Governance Support, STÁUTW First Nation Council





REQUEST FOR DECISION

To: Trust Programs Committee **For the Meeting of:** April 16, 2025
From: Trust Area Services **Date Prepared:** April 7, 2025
SUBJECT: Housing Policy Options – Policy Statement Amendment Project

RECOMMENDATIONS:

- 1) That Trust Programs Committee recommend to Trust Council that the section titled *Directive Policies – Housing* in the draft Policy Statement be revised in accordance with Appendix 2 to the request for decision provided to Trust Programs Committee at its meeting of April 16, 2025.
- 2) That Trust Programs Committee recommend to Trust Council that a new definition of “Housing Diversity” be added to the draft Policy Statement glossary as follows: “*Housing diversity refers to the range of housing types and tenures in a community that allow people to find appropriate housing as their needs change over time and at all stages of life.*”
- 3) That Trust Programs Committee recommend to Trust Council that draft directive policy 3.4.2 be revised to read as follows:

Growth Management

Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations to prevent sprawl, relieve growth pressures in surrounding rural areas, and to help safeguard protected area networks.

- 4) That Trust Programs Committee recommend to Trust Council that a new advisory policy 3.4.9 be added to the Managing Growth and Development section as follows:

3.4.9 - Existing Development Potential

Identify land where existing development potential is not suitable and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.

- 5) That Trust Programs Committee direct staff to provide advice regarding policy options to support housing for Indigenous Peoples in the draft Policy Statement.
- 6) That Trust Programs Committee recommend to Trust Council that a new advisory policy 3.4.17 be added to the Transportation section as follows:

3.4.17 – Transportation Network Vulnerabilities

Cooperate with relevant agencies to identify parts of the local transportation network at risk of damage or deterioration and participate in planning to address mitigation or road relocation where necessary

DIRECTOR COMMENTS: These recommendations respond to requests for additional information or policy advice by Committee of the Whole. One exception to this is a staff recommendation to change the title and some wording in the new growth management policy 3.4.2 (former density limit policy) for clarity. Accepting these recommendations will result in recommendations to Trust Council to ensure the new draft Policy Statement provides housing-related direction and advice to local trust committees and island municipalities to address housing-related challenges on islands, increases clarity, and will result in further work from staff to provide policy advice on requested topics.

1 PURPOSE: The purpose of this request for decision is to provide policy options, analysis and recommendations to Trust Programs Committee based on requests for additional information arising from previous Committee of the Whole meetings.

2 BACKGROUND: At its meeting of February 6 and February 21, 2025, Committee of the Whole passed the following resolutions:

2025-016

that Committee of the Whole recommend to Executive Committee to request staff bring back options:

- to explain housing diversity;
- some policy options that encourage alternative approaches to rural residential density;
- some policy options that encourage alternative types and forms of buildings to the traditional wood-frame;
- clustering residential development in appropriate locations;
- potential for flexibility in housing agreements; and
- to provide advisory policy options and analysis that supports consideration of downzoning for development that is not in the best interest of community.

2025-019

that Committee of the Whole request Executive Committee to request staff come back with policy options regarding identification of parts of the local transportation network at risk of damage, degradation, deterioration, and erosion and options for their mitigation or relocation.

As Trust Council has now assigned review of the draft new Policy Statement to Trust Programs Committee, staff are proceeding with providing options and advice without going through the Executive Committee.

3 IMPLICATIONS OF RECOMMENDATIONS

ORGANIZATIONAL: None

FINANCIAL: None

POLICY: None

IMPLEMENTATION/COMMUNICATIONS: Staff will add endorsed changes to the redline version of the Policy Statement for future consideration by Trust Council.

FIRST NATIONS RELATIONS: In their review of the draft Policy Statement, some Indigenous Governing Bodies have requested that a policy be included to support the provision of housing for Indigenous Peoples in the Trust Area. This has not yet been addressed in the document, but warrants consideration. Staff recommend that Committee

of the Whole request staff to provide policy advice on this matter. See recommendation 5 above.

OTHER:

- 1) *That Trust Programs Committee recommend to Trust Council that the section titled Directive Policies – Housing in the draft Policy Statement be revised in accordance with Appendix 2 to the request for decision provided to Trust Programs Committee at its meeting of April 16, 2025.*

The implications of the revisions shown in the housing policies attached as Appendix 2 are mostly discussed in Appendix 1 to this report. There are two exceptions to this.

First, staff have changed the word “appropriate” to “suitable.” This change reflects that an Islands Trust Suitable Land Analysis methodology is being developed through the [Housing Options Toolkit](#) to serve as a decision support tool when LTCs/IMs are considering land use changes. Using the word “suitable” in the housing policies creates an implied link to the Suitable Land Analysis.

Second, staff have replaced the word “affordable” with the word “attainable.” BC Housing considers affordable housing to be housing that costs 30 percent or less of a household’s gross income. Policies to enable the creation of less costly forms of dwelling units may make housing more “attainable” in islands in the Trust Area for people with a broader range of incomes, but it does not guarantee it will be “affordable,” as the term is typically understood. However, if trustees want to ensure that any new residential development opportunities are “affordable” as the term is generally used, then the word “affordable” should be maintained. If affordable housing is indeed Trust Council’s goal, then the proposed housing policies in the draft Policy Statement should be reviewed through that lens.

- 2) *That Trust Programs Committee recommend to Trust Council that a new definition of “Housing Diversity” be added to the draft Policy Statement glossary as follows: “Housing diversity refers to the range of housing types and tenures in a community that allow people to find appropriate housing as their needs change over time and at all stages of life.”*

The implications of this recommendation are discussed in Appendix 1.

- 3) *That Trust Programs Committee recommend to Trust Council that draft directive policy 3.4.2 be revised to read as follows:*

Growth Management

Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations to prevent sprawl, relieve growth pressures in surrounding rural areas, and to help safeguard protected area networks.

The implications of this recommendation are not addressed in Appendix 1 and it is brought forward by staff as a housekeeping revision outside of COtW direction. This proposed recommendation makes two changes to proposed directive policy 3.4.2. First, it changes the title of the policy from “Density Limits” to “Growth Management” to more accurately reflect what the text of the policy is now about. At its meeting of October 2024, Committee of the Whole revised this policy from:

Density Limits

Establish appropriate density limits for efficient and sustainable use of the land that helps to safeguard protected area networks, and is compatible with preservation and protection of the Trust Area and its unique amenities and environment.

To

Density Limits

Manage community growth and its associated impacts by directing residential and mixed-use development into appropriate locations, to prevent sprawl and relieve growth pressures in the surrounding rural areas, and to help safeguard protected area networks.

By revising the policy as it did, Committee of the Whole removed reference to density limits in the policy body, and, as such, there is no longer a reason that it should be titled as such. Staff's recommendation above is simply to bring consistency to the title and body of the policy.

Second it changes "mixed-use development" to "residential, commercial and industrial development." Mixed-use development has a specific meaning in land use planning, which is development that combines two or more uses on a single site (e.g. residential and light industrial). Staff assume it was not the intention of this policy to only refer to mixed-use developments in the technical sense.

- 4) *That Trust Programs Committee recommend to Trust Council that a new advisory policy 3.4.9 be added to the Managing Growth and Development section as follows:*

3.4.9 - Existing Development Potential

Identify land where existing development potential is not suitable and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.

The implications of this recommendation are discussed in Appendix 1.

- 6) *That Trust Programs Committee recommend to Trust Council that a new advisory policy 3.4.17 be added to the Transportation section as follows:*

3.4.17 – Transportation Network Vulnerabilities

Cooperate with relevant agencies to identify parts of the local transportation network at risk of damage or deterioration and participate in planning to address mitigation or road relocation where necessary.

The implications of this recommendation are discussed in Appendix 4.

- 4 **RELEVANT POLICY(S):** [Policy Statement Amendment Policy](#)
[Local Government Act Section 483](#)

5 **ATTACHMENT(S):**

- 1) Housing and Growth Management - Policy Options and Analysis
- 2) Directive and Advisory Policies: Housing - Suggested Revisions
- 3) Housing Types and Housing Continuum
- 4) Transportation Network Vulnerabilities - Policy Options and Analysis

RESPONSE OPTIONS

Recommendations:

- 1) That Trust Programs Committee recommend to Trust Council that the section titled *Directive Policies – Housing* in the draft Policy Statement be revised in accordance with Appendix 2 to the request for decision provided to Trust Programs Committee at its meeting of April 16, 2025.
- 2) That Trust Programs Committee recommend to Trust Council that a new definition of “Housing Diversity” be added to the draft Policy Statement glossary as follows: *“Housing diversity refers to the range of housing types and tenures in a community that allow people to find appropriate housing as their needs change over time and at all stages of life.”*
- 3) That Trust Programs Committee recommend to Trust Council that draft directive policy 3.4.2 be revised to read as follows:

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- 4) That Trust Programs Committee recommend to Trust Council that a new advisory policy 3.4.9 be added to the Managing Growth and Development section as follows:

3.4.9 - Existing Development Potential

Identify land where existing development potential is not suitable and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.

- 5) That Trust Programs Committee direct staff to provide advice regarding policy options to support housing for Indigenous Peoples in the draft Policy Statement.
- 6) That Trust Programs Committee recommend to Trust Council that a new advisory policy 3.4.17 be added to the Transportation section as follows:

3.4.17 – Transportation Network Vulnerabilities

Cooperate with relevant agencies to identify parts of the local transportation network at risk of damage or deterioration and participate in planning to address mitigation or road relocation where necessary

Alternatives:

See Appendix 1 for potential alternatives to the recommendations.

Staff will revise the working version of the new draft Policy Statement in accordance with direction provided by Trust Programs Committee.

Prepared By: Jason Youmans, Senior Policy Advisor

Reviewed By/Date:

Clare Frater, Director, Trust Area Services/April 10, 2025
Stefan Cermak, Director, Planning Services/April 10, 2025

Housing and Growth Management Policy Options and Analysis

The table below addresses a resolution made by Islands Trust Council’s Committee of the Whole at its meeting of February 6, 2025 requesting staff to provide policy advice on the following topics:

<p>1. To explain housing diversity;</p>
<p>Analysis: Housing diversity refers to the range of housing types and tenures that allow community members to find appropriate housing as their needs change over time and at all stages of life. See Appendix 3 of this report for a common range of housing types available on the islands and for a visual representation of the housing continuum.</p> <p>Because of their small sizes and resource limitations, not all islands have, or ever will have, all types of housing listed on the <i>Common Range of Housing Types in the Islands Trust Area</i> and <i>Market and Social/Supportive Housing Continuum</i> graphics in Appendix 3. Nonetheless, local trust committees (LTCs) and island municipalities can, through policies and zoning, address identified housing needs and enhance housing diversity, in a manner consistent with the Islands Trust Object.</p>
<p>Recommendation: See proposed revisions to Housing directive policies in Appendix 2.</p> <p>New proposed directive policy 3.4.10 – Housing Diversity – in Appendix 2 specifically addresses that LTC’s should ensure a range of housing options in their communities.</p> <p>It reads:</p> <p style="padding-left: 40px;">Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and</p> <p style="padding-left: 40px;">Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .</p> <p style="padding-left: 40px;">3.4.10 - Housing Diversity <i>Support a range of housing types and tenures to help meet the identified housing needs of the island community.</i></p> <p>Staff also recommend adding a new definition of Housing Diversity to the glossary as follows:</p> <p><i>“Housing diversity refers to the range of housing types and tenures in a community that allow people to find appropriate housing as their needs change over time and at all stages of life.”</i></p>
<p>Implications: If 3.4.10 is included in the Policy Statement, LTCs/IMs would need to demonstrate to Executive Committee/Trust Council that they have turned their minds to how their bylaw amendments satisfy the housing diversity policy, which advances the objective of</p>

“Fostering Sustainable, Inclusive, and Resilient Communities.” This would be particularly relevant at the time of major OCP and/or LUB updates. Note that the policy directs LTCs and island municipalities to meet their “identified” housing needs. To do so they must draw on their housing needs reports or other credible information about the state of the island’s housing inventory and demographics in order to inform policy development.

Zoning that is consistent with the goal of promoting housing diversity would permit a range of housing types in suitable areas of the island, including secondary suites, accessory dwelling units, du/triplexes, townhouses, multi-unit affordable housing, seniors housing, etc. – at a scale, and within the environmental and servicing limits, of the subject island. If a local trust committee or island municipality is not prepared to pre-zone parts of the island for these diverse types of housing, then their OCPs should at least establish land use designations where this type of zoning would be appropriate and/or policies describing the conditions under which such zoning would be approved.

An example of a bylaw that *may not* be consistent with this directive policy would be a rezoning application to enable a subdivision that creates several large rural lots zoned for single-detached dwellings, especially if the land use bylaw did not allow for more diverse housing options elsewhere. There is already an abundance of large single-detached dwellings on most islands and this would not, therefore, advance housing diversity objectives.

As for supporting different types of housing tenures, LTCs could exercise the residential rental tenure zoning provisions of Section 481.1 of the [Local Government Act](#) in areas that permit multi-unit dwellings. Or, if that is not appropriate for the subject island, its OCP policies should guide decision makers toward support for development applications for cooperative housing and other types of tenures that expand tenure options beyond market-rate ownership.

2. *Some policy options that encourage alternative approaches to rural residential density;*

Analysis: Staff understand that the intent of this request is to ensure that zoning in the Islands Trust Area does not perpetuate a form of residential development primarily characterized by one large single-detached dwelling on each lot, and a desire to facilitate clusters of small dwelling units on larger lots. This request relates to housing diversity.

The way to encourage alternative approaches to traditional rural residential density is to require local trust committees and island municipalities to create opportunities for other compositions of dwelling units. The question for Trust Council is to what extent it wants to mandate a particular regulatory solution to this issue, versus leaving it to LTCs/IMs to determine their island’s approach.

Some potential options are outlined below:

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

Option 1

Identify suitable locations and corresponding zoning to permit clusters of small dwelling units on land zoned for residential use

Option 2

Support alternatives to traditional single-detached dwellings in suitable areas by establishing policies to allow clusters of small dwelling units on lots zoned for residential use

Option 3

Identify suitable locations and corresponding zoning to regulate the total combined floor area and total combined footprint¹, rather than number, of dwelling units on land zoned for residential use

Option 4

Create opportunities for modular home villages and other alternatives to traditional single-detached dwelling units in suitable locations

As must be noted in all situations where this topic arises, tiny homes on wheels do not comply with the BC Building Code, nor do tiny homes on foundations that don't meet the code's minimum floor area/egress standards. As such, allowing them as dwelling units under zoning sets up a potential conflict between land owners who take up the lawful land use and the regional district that may enforce the building code on that island. This is not to say that LTCs/IMs can't authorize these uses through their bylaws, but they should be aware of this tension. Additionally, any potable water system that serves more than one single-detached residence is a "water supply system" under the [Drinking Water Protection Act](#) and must be licensed accordingly. Finally, while small dwelling units provide a more attainable form of housing than a large single-detached dwelling, it is not necessarily the case that two or more small dwelling units on a rural residential lot have a lower environmental impact than a single large unit, owing to the many variables that would inform such a calculation, such as additional automobiles, and the disturbance of natural areas required to create the attendant driveways and parking areas for the additional residents of multiple dwelling units. For a discussion of this issue, see Sustainable Lifestyles and Tiny Homes section near the end of [this article](#).

Recommendation: Of the options identified above, staff recommend Option 2. It signals that Trust Council wants LTCs/IMs to "set the table" for new approaches to rural residential land use, but does not prescribe a particular solution.

This could become Directive Policy 3.4.11 in staff's suggested revisions to the document's housing policies attached as Appendix 2:

Local trust committees and island municipalities shall, in the preparation of official

¹ Footprint describes the total area where a building meets the ground.

community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.4.11 - Clustered Small Dwelling Units

Support alternatives to traditional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas.

Implications: Proposed Directive Policy 3.4.11 signals to LTCs/IMs that they must do something to enable alternatives to single-detached home zoning, but is sufficiently open that LTCs/IMs can address it in a manner of their choosing. If an LTC/IM is not prepared to pre-zone for this alternative approach to rural residential density, then its OCP should at least establish land use designations where this type of zoning would be appropriate and/or policies describing the conditions under which such zoning would be approved. That this should be enabled in “suitable areas” implies that staff will use mapping and tools such as the suitable land analysis being developed through the [Islands Trust Housing Options Toolkit](#) to identify areas where this use is appropriate.

If Trust Council does not want it left to LTCs/IMs to determine how they will satisfy this policy, a more prescriptive approach is policy Option 3 above, which requires that LTCs set a maximum combined floor area and maximum combined footprint for dwelling units on a lot and permit any number of such units provided the maximum combined floor area and footprint is not surpassed.

The recommended policy may help address what staff have heard to be trustees’ primary housing concern – that current zoning is contributing to a shift in demographics on the islands whereby only the wealthy can afford to live there and are doing so in large dwelling units. Allowing multiple small dwelling units on some medium and large rural lots may contribute to more attainable housing options and creative ownership/tenure models. However, as noted in the analysis above, while this approach may enable more attainable forms of housing, it is not assured that this will be at a lower environmental impact than a traditional single-detached home, depending on the metrics used to make that assessment.

3. Some policy options that encourage alternative types and forms of buildings to the traditional wood-frame;

Analysis: Generally, the selection of building materials for single-detached dwellings is not a matter of Islands Trust jurisdiction. It is a private decision of the land owner, provided the finished product complies with the BC Building Code on islands where the code is actively enforced. Except for the limited policy and regulatory approaches described below, Islands Trust role in single-detached home building materials is primarily an education issue for community members and an advocacy issue to other levels of government if trustees believe there are impediments to land owners’ use of those materials. By previous resolution, Trust

Council removed coordination (advocacy) policies to the public and other levels of government from the new draft Policy Statement and the document now strictly provides a framework for Trust Council and LTC/IM decisions, so including an advocacy policy about natural building materials to any body other than LTCs/IMs would be an outlier. Outside of the Policy Statement, however, the Trust could engage in educational programming around natural building materials through channels such as its Stewardship Education webinars.

Islands Trust has previously undertaken community education about natural and energy efficient building materials through publications such as the Southern Gulf Islands [Guide to Environmentally Friendly Building and Renovating](#) and using the Salt Spring Island [Sustainability Checklist](#).

Additionally, some islands have previously reviewed their size and siting regulations to ensure that they did not impede the use of natural building materials. For example, some land use bylaws previously calculated floor area for cottages from the outside wall of the building. This penalized natural builders, who lost usable floor area because of their thicker, more energy-efficient walls. In response, most land use bylaws now measure floor area from the inside wall, or from half the average thickness of the wall.

Apart from the extreme option of defining a single-detached dwelling exclusively as a building built primarily of natural materials², the only policy option of which staff are aware that *may* encourage natural building materials is as follows:

Through the Policy Statement, Trust Council could require LTCs/IMs to implement a development permit area for energy and water conservation and reduction of greenhouse gases, similar to that used in the [District of Highlands](#) (more about it [here](#)). Staff do not have sufficient information about how the Highland's DPA is applied in practice, and would need to learn more before recommending to Trust Council that it is appropriate in an Islands Trust context.

Recommendation: Staff do not recommend that Trust Council include a directive policy concerning natural building materials in the new Policy Statement. This issue is at the margin of Islands Trust jurisdiction.

If Trust Council is keen to see reference to natural building materials in the new Policy Statement it could include an advisory policy 3.4.16 to be added to the proposed Housing Policies in Appendix 2 of this report and phrased as follows:

3.4.16 - Natural Building Materials

Encourage construction of buildings and structures using local natural building materials and techniques, and minimize barriers to their use.

Implications: There are no implications from including the advisory policy above. LTCs/IMs are not required to act on it. It merely signals something that is of interest to Trust Council. Its inclusion in the Policy Statement could potentially be helpful when Trust Council is deciding on education initiatives to fund, as its reference in the Policy Statement demonstrates that it is a matter of importance to the organization.

² A regulation that would be of dubious enforceability.

4. Clustering residential development in appropriate locations;

Analysis: Clustering can occur at three scales:

- At the *lot scale*, an LTC/IM can require that all buildings be constructed within a limited area of the lot. This can occur by establishing a “home plate” regulation. Home plate regulations have been used by local governments with large tracts of land in the Agricultural Land Reserve, such as [Maple Ridge](#) and [Chilliwack](#), to ensure the arable land is protected from residential uses. A home plate regulation establishes a contiguous area within which all residential and accessory buildings and uses must occur. On farmland in Maple Ridge, for example, the home plate can be no larger than 0.2 hectares, and no deeper than 60 metres. Development permit areas for environmental protection and natural hazard mitigation can also have a de facto clustering effect, by discouraging development within the DPAs;
- At the *subdivision scale*, an LTC/IM can use conservation subdivision policies/regulations to require that a certain percentage of the remainder lot is retained as natural space for environmental protection or agriculture. Permitting small minimum lot areas and larger minimum *average* lot areas is also a way to enable, but not require, lot clustering in new subdivisions;
- At the *island scale*, policies and regulations can direct additional density or uses to specific island nodes (villages and hamlets) based on existing settlement patterns or after applying an evaluative criteria to determine the most suitable new areas.

“Sustainable Development” Policy 3.4.1 in the Managing Growth and Development Section under Objective 4 in the new draft Policy Statement previously guided LTCs/IMs toward clustering at the lot and island scale. It read:

Sustainable Development

Ensure development is compact, energy efficient and appropriately situated on the island and on the site in order to: reduce dependency on private automobile use; support increased use of trail systems, public transportation and active transportation; be compatible with preservation and protection of the Trust Area and its unique amenities and environment; and limit impacts on Indigenous cultural heritage, harvesting and hunting areas.

However, COTW revised this policy at its October 4, 2024 meeting to instead read:

Sustainable Development

Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land.

Given the foregoing revision to proposed Directive Policy 3.4.1, which reduced emphasis on clustering development, staff are not clear about the intention of the COTW’s request for advice on clustering housing.

If it is at the site/lot scale that trustees are interested in encouraging clustering buildings and uses, then a home plate regulation is one approach that could be applied. Since the new Policy Statement contains direction to LTCs/IMs to include floor area and lot coverage limits for residential development, but does not specify what those limits should be, the easiest way

to introduce the home plate concept is through a revision to proposed Housing Policy 3.4.12 in Appendix 2 so it reads:

3.4.12 - Floor Area, Lot Coverage and Home Plate Limits

Determine appropriate floor area, lot coverage and home plate limits for residential development to minimize negative environmental impacts, including impacts on agricultural land.

If introducing a requirement for home plate regulations, staff also recommend adding a definition of home plate to the document's glossary as follows:

"Home plate means a contiguous boundary of a maximum permitted area within which all principal and accessory residential buildings, structures and uses must be located."

However, staff caution that home plate regulations may not be appropriate in the Island Trust context given the varied topography and irregular lot shapes that characterize the islands. Trying to concentrate buildings and uses in one area of the lot may result in an influx of variance permit applications when the prescribed home plate dimensions do not reflect the natural contours of the land or varied lot shapes. Additionally, while a home plate regulation may result in less vegetation removal for buildings and driveways, it does not ensure environmental protection, as it would not prevent tree removal outside of its boundaries. If environmental protection is the primary intent of clustering residential development, then development permit areas should be used to identify and protect environmentally sensitive areas or important ecological values, and buildings should ideally be constructed *outside* of those areas. Another potential tool to encourage clustering on the lot is to establish maximum permitted setbacks between dwelling units and accessory buildings, so all accessory buildings must be within a certain radius of the home.

If COtW is seeking a general directive policy about clustering, it could consider a new Managing Growth and Development directive policy 3.4.2 below. Such a policy could read:

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.4.2 - Clustering Rural Density

Ensure that bylaws enable clustering at the lot, subdivision and island scale to protect the natural environment.

Recommendation: Because questions remain about what COtW hopes to achieve in reference to clustering, staff do not have a recommendation at this time.

Implications: As there are no recommendations at this time there are no implications to consider.

5. Potential for flexibility in housing agreements

Analysis: Recent experience demonstrates that it is not uncommon for there to be a lag between the day that land is zoned for affordable housing – often concurrently with the registration of a housing agreement setting out affordability conditions – and the day that housing is actually built. In the time between the registration of the housing agreement and construction of the units (sometimes years), much can change, including the funding formula supporting the development, the needs of the community, and the mandate of the service provider driving the project. These changing conditions can necessitate amendments to the housing agreement, a process that housing service providers perceive as onerous, particularly when there is time-sensitive grant money or other funding at stake.

[Section 483](#) of the *Local Government Act* establishes LTC/IM authority to enter into housing agreements. It sets out that local governments can use such agreements to regulate matters such as tenure, tenant selection, administration, and sales price/rental rates, all matters that are generally outside of a local government’s zoning powers.

Rather than explain the complexities of housing agreements here, staff refer trustees to this [housing agreement guidance document](#) published by Metro Vancouver, particularly sections 3.0 and 7.0 which provide, respectively, an overview and summary of common challenges in regards to housing agreements.

A housing agreement is both a bylaw and a legally binding commitment, generally registered against a property’s title as a Section 219 covenant. The content of the agreement is at the discretion of the parties involved, however staff use a legally approved agreement and covenant to reduce time and cost to applicants as well as to provide efficiency and clarity. Often, from the local government/LTC side, the terms of a housing agreement are derived from objectives and policies for affordable and/or special needs housing set out in their OCPs. However, there is no required content for a housing agreement, as Section 483(2) of the *Local Government Act* merely states that “a housing agreement *may* include terms and conditions agreed by the local government regarding the occupancy of housing units identified in the agreement, including but not limited to terms and conditions respecting one or more of the following . . .”

This means that there is flexibility in the development and content of housing agreements. However, once adopted via bylaw, a bylaw amendment process is required to change the content, a legal review may be required to ensure proposed changes secure LTC interests of affordable housing are met, and re-registration on title is required. The question, however, is whether an LTC/IM should want housing agreements to be able to accommodate changes over time. In major centers, private property developers often offer the provision of a certain number of affordable dwelling units as a community amenity contribution in return for additional market-rate density. In circumstances like this, where financial profit is driving the development, it seems prudent that local governments would lock in detailed affordability provisions via a housing agreement to ensure the local government receives exactly the type of dwelling units that best meet the community’s needs in exchange for the developer’s financial benefit from additional density.

In the Islands Trust context, however, the provision of affordable housing generally comes not as an amenity through private development, but rather through the dedication of non-profit organizations or volunteer groups. For these groups, with no profit motive beyond the need to balance their books, and a mandate to provide the community with below-market housing, it seems reasonable that any housing agreement, if indeed one is even necessary, should be sufficiently flexible to accommodate changing conditions, the primary one being financial.

Ultimately, the extent to which a housing agreement is prescriptive or flexible is a function of the degree to which the LTC/IM is committed to a specific vision of affordability, or tenant mix. In small communities such as those in the Islands Trust Area, more often than not communities may just be grateful that an organization has stepped up to try to address a known housing need. In these circumstances, it may not be necessary to bind these groups as tightly as one might a private developer.

In addition to housing agreements, an additional challenge flagged by non-profit housing providers on the islands is that zoning and restrictive covenants sometimes prescribe a particular form of housing based on an original vision for the subject property that is no longer financially viable by the time the provider is able to build the units. Circumstances like this may then require rezoning the property, which can increase timelines and introduce uncertainty that may be problematic for the funder. An example of this would be zoning that restricts development to four triplexes. Such zoning is a product of the local government attempting to lock in what was likely the proposed site plan that accompanied the original application. However, several years down the road, when funding is finally available to build the units, there may be a number of reasons that four triplex units are no longer desirable. The remedy for this situation is zoning the sets out the maximum permitted density, but does not prescribe the form, so in the four-triplex example above, the zoning might instead just say 12 dwelling units. Appropriate lot coverage, setback, height and development permit area guidelines can then ensure that the form and character of the development meets the community's expectations.

Recommendation: Staff recommend two approaches to addressing these issues in the draft housing policies in Appendix 2.

First, staff recommend a new Directive Policy 3.4.13 as follows:

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.4.13 - Affordable and Special Needs Housing

Include a policy to prioritize the processing of rezoning applications from non-profit housing providers and public agencies and the processing of housing agreement bylaws for affordable and special needs housing.

Second, staff recommend a new Advisory Policy 3.4.15 as follows:

3.4.15 – Multi-Unit Residential

Ensure that land use regulations for affordable and special needs housing and other multi-unit residential development allows for a range of potential configurations on the site to accommodate changing construction conditions, with form and character controlled through development permit areas.

Implications:

Staff review concluded that because each affordable and special needs housing development and corresponding housing agreement is unique to the application and community context in which it is proposed, that rather than requiring/recommending housing agreements be flexible, it would be more appropriate that LTCs/IMs commit to prioritizing the processing of these types of applications.

The implications of proposed Directive Policy 3.4.13 are:

- That OCP housing policy updates and comprehensive OCP updates should result in an OCP policy that says the LTC/IM will prioritize affordable and special needs housing rezoning applications and corresponding housing agreements.
- When bylaws resulting from affordable and special needs housing rezoning applications reach Executive Committee (EC) for approval, LTCs/IMs should be able to demonstrate to EC the ways in which they prioritized their processing.

Proposed Advisory Policy 3.4.15 speaks to the often long gap between when zoning is approved and construction ultimately begins on affordable and special needs housing projects. As an Advisory Policy it has little practical effect as LTCs/IMs are not obliged to act on it, nor would it be included in a future checklist to assess a bylaw's Policy Statement consistency. However, such an advisory policy may remind LTCs/IMs not be overly restrictive in their zoning, so that affordable and special needs housing providers can adjust their pre-construction plans to respond to market conditions without having to go through a lengthy bylaw amendment process. Staff are recommending this as an advisory policy, rather than a directive, insofar as there may be circumstances in which an LTC wants multi-unit zoning to lock-in a particular form of housing to achieve some community objective(s).

Not addressed here with proposed policies, but potentially warranting further discussion as an organization and as subjects for a future policy statement update, are the following:

- Consider a Trust-wide definition of affordable housing that is not tied to median income, as most are now, but rather to a rent/cost below current market rate; and
The necessity for LTCs/IMs to be party to housing agreements for developments led by non-profit housing providers when most funding for affordable housing and special needs housing comes from provincial/federal agencies that will establish their own requirements of affordability as a condition of funding.

6. To provide advisory policy options and analysis that supports consideration of downzoning for development that is not in the best interest of community

Analysis: All major islands in the Trust Area have at least some large tracts of undeveloped private land whose legacy zoning permits subdivision into more low- or medium-density rural lots than might be desired today. Often, these remaining undeveloped lands are located in parts of the island where additional residential development is not advisable due to overlap with important ecologically sensitive areas, wildfire hazards areas, or where that subdivision would be inconsistent with policies that otherwise guide residential development toward villages or other built-up parts of the island.

To this end, Trust Council can include a policy in the Policy Statement that directs local trust committees and island municipalities to revisit the legacy zoning of these lands and consider approaches to reduce the impacts of their future subdivision.

COtW is reminded that, provided proper process is followed, LTCs and IMs are not responsible for any perceived financial losses that may result from zoning amendments that reduce subdivision potential.³ This principle is set out in Section 458 of the [Local Government Act](#) as follows:

Limit on compensation

458(1) Compensation is not payable to any person for any reduction in the value of that person's interest in land, or for any loss or damages that result from any of the following:

- (a) the adoption of an official community plan;
- (b) the adoption of a bylaw under
 - (i) Division 5 [*Zoning Bylaws*],
 - (ii) Division 12 [*Phased Development Agreements*], or
 - (iii) Division 13 [*Other Land Use Regulation Powers*];
- (c) the issue of a land use permit;

Per the COtW's resolution, staff understand that Committee of the Whole is seeking an advisory policy about reducing potential lot yield, rather than a directive policy.

Such an advisory policy could be added as Advisory Policy 3.4.9 to the Managing Growth and Development section and read:

3.4.9 - Existing Development Potential

Identify land where existing development potential is not suitable and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.

If Trust Council would like to direct LTCs/IMs toward a more proactive approach to this issue and actually remove unwanted subdivision potential, it could consider a new directive policy 3.4.3 in the Managing Growth and Development section of the document as follows:

Existing Development Potential

Identify land where existing development potential is not suitable and amend its zoning to minimize further subdivision.

An alternative directive approach that allows for a broader range of policy and/or regulatory responses would be:

Existing Development Potential

Identify land where existing development potential is not suitable and amend its zoning to minimize the impacts of that development.

"Minimizing the impacts" of further development could mean reducing the number of permitted lots, reducing the maximum permitted size of the those lots to decrease the length of road and driveway works required while maintaining a large minimum average lot size, or introducing conservation subdivision regulations to guide future development.

Finally, rather than directing a land use bylaw amendment response, Trust Council could require LTCs/IMs to create policies in their OCPs to guide a future regulatory response. Such a directive policy could read:

³ Provided all use of the property is not extinguished.

Existing Development Potential

Identify land where existing development potential is not suitable and develop policies to minimize the impacts of that development.

Recommendation: COtW has asked for an advisory policy on this subject. To that end, staff recommend the following advisory policy 3.4.9:

Local trust committees and island municipalities should . . .

3.4.9 - Existing Development Potential

Identify land where existing development potential is not suitable and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.

If Trust Council wishes to be more explicit in its direction to LTCs/IMs, see potential directive policies in Analysis section above.

Implications: As an advisory policy, proposed Policy 3.4.9 above has limited effect as LTCs/IMs are not obliged to act on it, nor would it be included in a future checklist to assess a bylaw's Policy Statement consistency. However, such an advisory policy may remind LTCs/IMs that it is within their authority to reduce the current subdivision potential of land if that subdivision potential is contrary to the goals of the community as reflected in the official community plan and Islands Trust Policy Statement.

Directive and Advisory Policies – Housing: Suggested Revisions

XXXXXX	Text current to February 21 COtW meeting
XXXXXX	Current text staff propose for deletion
XXXXXX	Text already proposed for deletion via COtW resolution
XXXXXX	New text proposed by staff to address CotW policy requests

Directive Policies - Housing

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

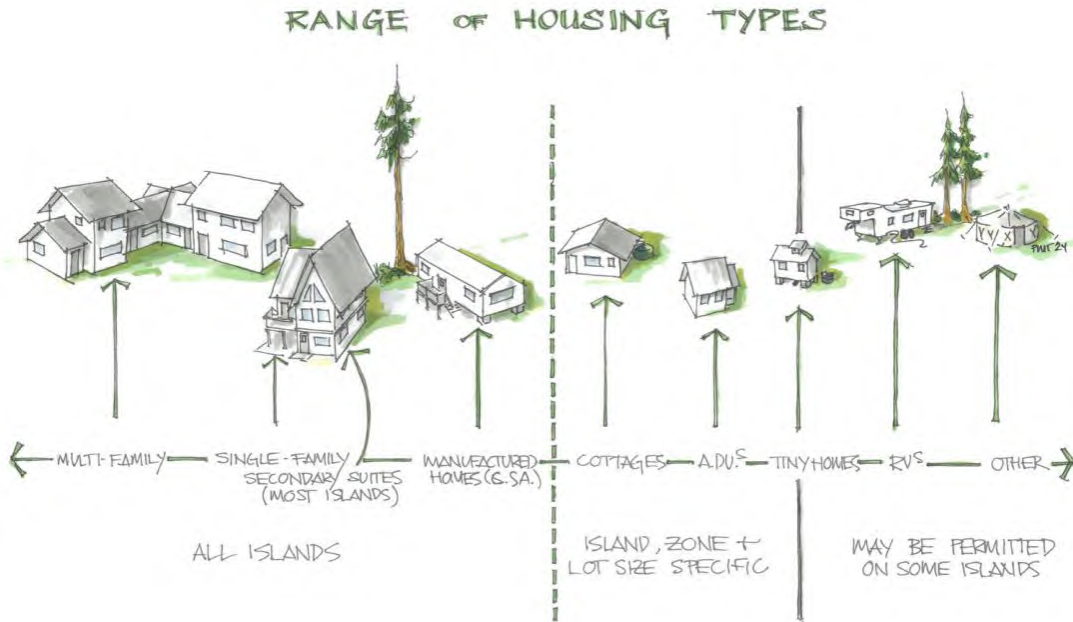
3.4.9	<p>Appropriate Suitable Locations for Densification</p> <p>Identify appropriate suitable locations where density increases that could support increased density for the development of safe, secure, diverse, and affordable attainable housing. while reducing dependency on private automobile use, and increasing use of trail systems, public transportation, and active transportation, and without adversely impacting the Trust Area and its unique amenities and environment.</p>
3.4.10	<p>Housing Diversity</p> <p>Support a range of housing types and tenures to help meet the identified housing needs of the island community.</p>
3.4.11	<p>Clustered Small Dwelling Units</p> <p>Support alternatives to traditional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas.</p>
3.4.10	<p>Short-Term Rentals</p> <p>Identify and assess the impacts of short term rentals of dwellings on the availability of safe, secure, and affordable housing and, where necessary, regulate and limit the number of short-term rentals accordingly.</p>
3.4.12	<p>Floor Area and Lot Coverage Limits</p> <p>Determine appropriate floor area and lot coverage limits for residential development to minimize negative environmental impacts, including on land used for agricultural purposes. Determine appropriate floor area and lot coverage limits for residential development to minimize greenhouse gas emissions and cumulative impacts to the Trust Area and its unique amenities and environment, including impacts on agricultural land.</p>
3.4.13	<p>Affordable and Special Needs Housing</p> <p>Include a policy to prioritize the processing of rezoning applications from non-profit housing providers and public agencies, and the processing of housing agreement bylaws for affordable and special needs housing.</p>
3.4.12	<p>Housing Diversity</p> <p>Support housing agreements for affordable housing, and special needs housing.</p>
3.4.14	<p>Short-Term Rentals</p> <p>Identify and assess the impacts of short-term rentals of dwellings on the availability of safe, secure, and affordable housing and, where necessary, regulate and limit the number of short-term rentals accordingly.</p>

Advisory Policies - Housing

Local trust committees and island municipalities should...

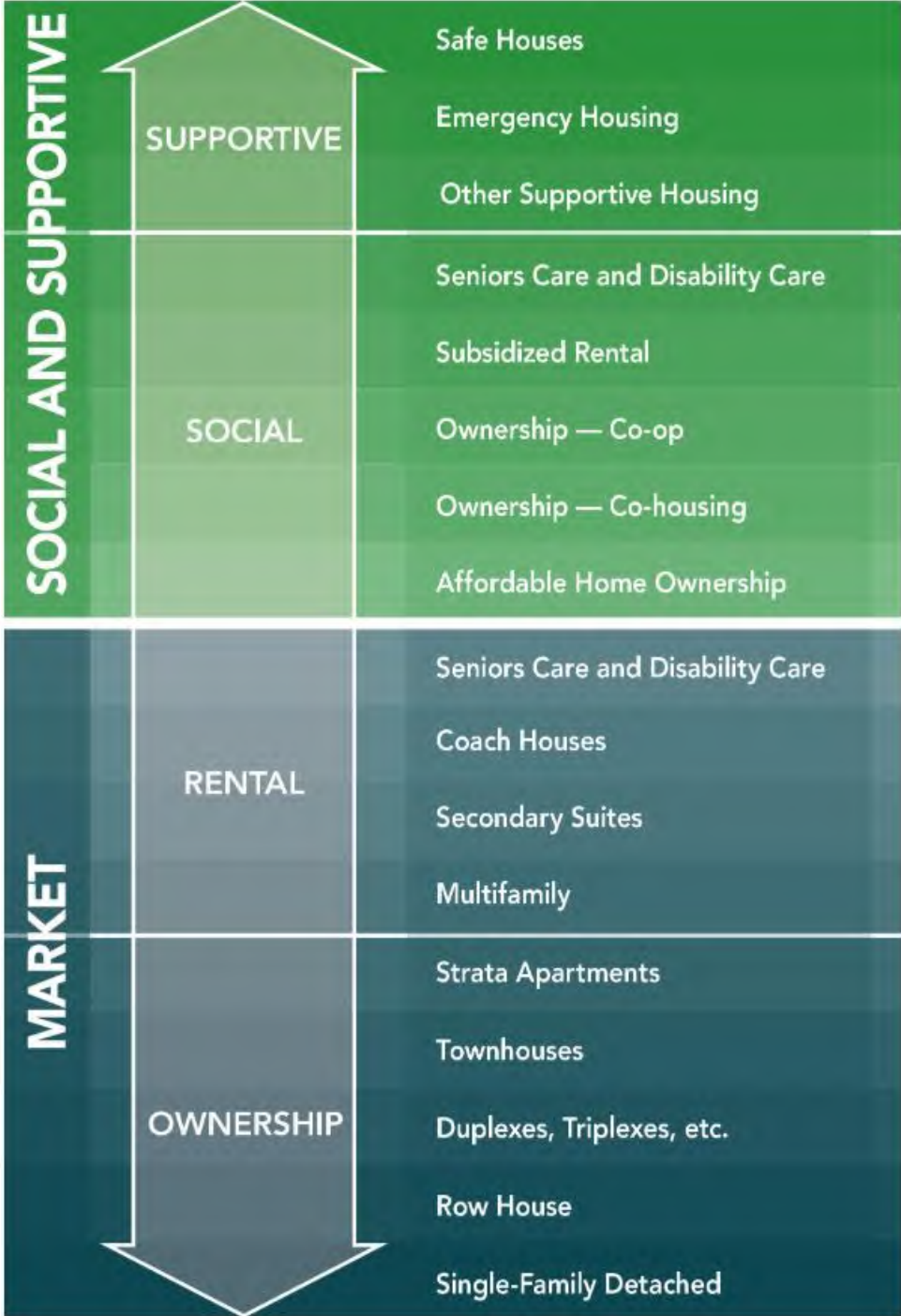
3.4.13	<p>Housing Options Support a range of housing types and tenures, including rentals, co-operatives and other alternatives to fee simple ownership.</p>
3.4.15	<p>Multi-Unit Residential Ensure that land use regulations for affordable and special needs housing and other multi-unit residential development allows for a range of potential configurations on the site to accommodate changing construction conditions, with form and character controlled through development permit areas.</p>
3.4.16	<p>Natural Building Materials and Techniques Encourage construction of buildings and structures using local natural building materials and techniques, and minimize barriers to their use.</p>

Common Range of Housing Types in the Islands Trust Area



Market and Social/Supportive Housing Continuum

Source: District of North Vancouver



Transportation Network Vulnerabilities - Policy Options and Analysis

<p>2025-019 that Committee of the Whole request Executive Committee to request staff come back with policy options regarding identification of parts of the local transportation network at risk of damage, degradation, deterioration, and erosion and options for their mitigation or relocation.</p>
<p>Analysis: Within the Islands Trust Area, only Bowen Island Municipality owns and maintains its transportation infrastructure. For the rest of the islands, roads are under the jurisdiction of the Ministry of Transportation and Infrastructure and most of the active transportation network is under the jurisdiction of the applicable regional district. Notwithstanding that there may be considerable local knowledge about areas at risk of the issues highlighted in the COtW resolution above, the actual work of identifying and assessing these risk areas and developing potential responses to them is a geotechnical and civil engineering exercise beyond the resources of the Islands Trust. So too is developing scenarios for their relocation. Certainly, Islands Trust must be involved in such a project vis-à-vis land use planning implications, but not as its lead. As such, this issue is primarily one of advocacy to MOTI and relevant regional districts to undertake the necessary assessments and analyses. However, advocacy to other agencies was removed from the draft Policy Statement by previous Trust Council resolution, so the inclusion of such a policy now would be an outlier. On this basis, if this issue is to be addressed in the new Policy Statement, staff recommend that it be done so as an advisory policy. Islands Trust Council's Letter of Agreement with MOTI calls for an annual meeting at which topics regarding adaptation to changing risks could be discussed on a regular basis.</p> <p>Analyzing transportation infrastructure at risk of climate change and other impacts every five years (for example), and developing plans to address it, could be made a component in a re-negotiated letter of understanding with MOTI.</p>
<p>Recommendation:</p> <p>Local trust committees and island municipalities should . . .</p> <p>3.4.17 - Network Vulnerabilities <i>Cooperate with relevant agencies to identify parts of the local transportation network at risk of damage or deterioration and participate in planning to address mitigation or infrastructure relocation where necessary</i></p>
<p>Implications: As an advisory policy, proposed policy 3.4.17 is of limited effect as LTCs/IMs are not compelled to act on it. However, its inclusion here signals that Trust Council and/or LTCs/IMs are welcome to engage MOTI in these discussions.</p>



REQUEST FOR DECISION

To: Trust Programs Committee **For the Meeting of:** April 16, 2025
From: Trust Area Services **Date Prepared:** April 9, 2025
SUBJECT: Saltwater Intrusion Policy

RECOMMENDATION: That Trust Programs Committee recommend that Trust Council add a new Directive Policy 3.5.4 to the draft Policy Statement as follows:

Saltwater Intrusion

Identify areas at elevated risk of saltwater intrusion and restrict development within them.

DIRECTOR COMMENTS: Local Trust Committees (LTCs) and Island Municipalities (IM) should discourage additional development in areas at elevated risk of saltwater intrusion and consider land use planning opportunities to mitigate the risk. The proposed policy language of “restricting” development in such areas aligns with language proposed elsewhere in the draft Policy Statement.

-
- 1 PURPOSE:** The purpose of this request for decision (RFD) is to provide additional information to Trust Programs Committee (TPC) about saltwater intrusion policy and suggest policy options on this subject.
 - 2 BACKGROUND:** At its meeting of April 2, 2025, TPC reviewed the draft Policy Statement and passed the following resolution:

It was **MOVED** and **SECONDED**,
that Trust Programs Committee request Executive Committee to request staff to provide analysis of adding saltwater intrusion to draft Policy Statement Section Directive Policies – Freshwater.

Carried

- 3 IMPLICATIONS OF RECOMMENDATION**

ORGANIZATIONAL: None

FINANCIAL: None

POLICY: None. LTCs/IMs would be expected to demonstrate that their policies/regulations are consistent with the proposed policy.

IMPLEMENTATION/COMMUNICATIONS: Trustees may need to clarify for community members the effect of the proposed policy if misinformation begins to circulate. Staff can provide support as needed.

FIRST NATIONS RELATIONS: None

OTHER: None

4 RELEVANT POLICIES:

Policy Statement Amendment Policy
Water Sustainability Act
Groundwater Protection Regulation

5 ATTACHMENT:

1. Policy Approaches to Saltwater Intrusion – Staff Analysis

RESPONSE OPTIONS

Recommendation: That Trust Programs Committee recommend that Trust Council add a new Policy 3.5.4 as follows:

Saltwater Intrusion

Identify areas at elevated risk of saltwater intrusion and restrict development within them.

Alternative: Do not recommend adding a policy addressing saltwater intrusion risk.

Trust Council is not obligated to include a saltwater intrusion risk policy in the Policy Statement. Or it could make such a policy advisory rather than directive. See Appendix 1 for discussion of alternatives.

Prepared By: Jason Youmans, Senior Policy Advisor

Reviewed By/Date:

William Shulba, Senior Freshwater Specialist/April 7, 2025

Stefan Cermak, Director, Planning Services/April 7, 2025

Clare Frater Director, Trust Area Services/April 9, 2025

Policy Approaches to Saltwater Intrusion – Staff Analysis

Saltwater Intrusion Risk and Regulation

Saltwater intrusion occurs when saline water – either seawater or naturally saline groundwater – moves into a freshwater aquifer. This can render the water unpotable and unsuitable for drinking. Saltwater intrusion can impact a single well or spread across an aquifer, affecting multiple users. Beyond human health, elevated groundwater salinity can harm plant life, reduce soil fertility when used for irrigation, and alter sensitive ecosystems through saline discharge in areas not naturally adapted to such conditions. Once saltwater has intruded into an aquifer, the impacts can be long-lasting or irreversible, with recovery taking years, if at all.

Areas at highest risk of saltwater intrusion include locations:

- Close to the coast;
- Where there is low to moderate topographic slope;
- On peninsulas or areas with a limited source area for groundwater recharge;
- Where there is a high density of groundwater wells;
- Where groundwater extraction rates are high – either from individual wells or cumulatively within a coastal zone;
- Where static (non-pumping) groundwater levels are at or below sea level.

With more than 1,200 kilometres of coastline, many parts of the Islands Trust Area are potentially at risk of saltwater intrusion if groundwater withdrawals are not well managed.

For more information about saltwater intrusion and recommendations on its prevention, see [this brochure](#) from the Province of British Columbia.

The British Columbia [Water Sustainability Act](#) prohibits well owners from causing, or increasing the likelihood, of saltwater intrusion as follows:

Well operation

58 (1) A person must operate a well in accordance with the regulations and any directions of an engineer in respect of the well.

(2) A person must not operate a well in a manner that causes or is likely to cause

(a) the intrusion of saline groundwater, sea water or contaminated water into

(i) the aquifer from which that well diverts water,

(ii) another aquifer, or

(iii) a stream that is hydraulically connected to an aquifer referred to in subparagraph (i) or (ii), and

While well operation is regulated through the *Water Sustainability Act* and *Groundwater Protection Regulation*, local government/local trust committee land use planning decisions also have a significant impact on saltwater intrusion risk particularly through the density and intensity of groundwater-serviced domestic uses. The more wells drilled in an area prone to saltwater intrusion, the more the risk increases. Therefore, LTCs/Island Municipalities should limit the need for new wells in areas at risk of saltwater intrusion.

Saltwater Intrusion Data in the Islands Trust Area

Two key research projects have significantly advanced our understanding of saltwater intrusion risk in the Islands Trust Area. The first, conducted by Simon Fraser University in 2016, developed a comprehensive risk assessment framework for coastal bedrock aquifers in the Gulf Islands.¹ It combined hazard factors like pumping intensity and sea-level rise with aquifer susceptibility (e.g., slope, flux, and well proximity to shorelines) to create risk maps, highlighting areas of Gabriola and Mayne Islands as more vulnerable. The second, led by Western Water Associates Ltd. in 2021, built on the 2016 research project by analyzing data from over 1,700 wells across 13 islands and categorizing their vulnerability to saltwater intrusion.² Their findings showed that around 18 percent of wells had high or very high vulnerability, especially on Galiano Island, Saturna Island, and the Pender Islands. Together, these studies provide a scientific foundation for targeted groundwater monitoring and management in the Islands Trust Area.

Despite improved understanding from risk mapping and vulnerability assessments, there remains a significant gap in real-time and long-term monitoring of actual saltwater intrusion in the Islands Trust Area. Most existing studies rely on predictive frameworks and historical well data rather than ongoing field measurements of salinity indicators like chloride concentration or electrical conductivity. Regular monitoring of these parameters is limited, and few wells have time-series data that could confirm trends or intrusion events. As a result, while vulnerability can be estimated, the extent, rate, and seasonal variation of saltwater intrusion remain largely unknown. This lack of systematic monitoring hinders early detection and adaptive groundwater management, underscoring the need for a coordinated regional monitoring program and a precautionary approach that restricts development within areas at elevated risk of saltwater intrusion.

Policy Recommendation

Staff recommend the following directive policy concerning saltwater intrusion be included in the Policy Statement:

Local Trust Committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local Trust Committees shall, in the preparation of regulatory bylaws and amendments

...

Saltwater Intrusion

¹ Klassen, J., & Allen, D. M. (2016). *Risk of Saltwater Intrusion in Coastal Bedrock Aquifers: Gulf Islands, BC*. Simon Fraser University.

² Sivak, T., & Wei, M. (2021). *Saltwater Intrusion Risk Mapping in the Gulf Islands, British Columbia*. Western Water Associates Ltd.

Identify areas at elevated risk of saltwater intrusion and restrict development within them.

The policy language above is modeled on draft policy 3.4.6 about hazard areas in the new draft Policy Statement that says:

Identify areas at elevated risk of natural and climate change related hazards and restrict development within them, including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wild fire.

Recognizing that some areas with elevated groundwater risk may already be serviced by surface-water fed community water systems or that there may be alternative approaches to potable water provision, TPC could consider the following directive policy instead:

Identify areas at elevated risk of saltwater intrusion and restrict development serviced by groundwater within them.

Policy Implications

Following previous direction by Committee of the Whole, staff have added a definition of “restrict” to the glossary of the draft Policy Statement as follows: “*To confine, bound or limit, but not necessarily prohibit.*”

A directive policy requiring LTCs/IMs to restrict development in areas at elevated risk of saltwater intrusion, as staff propose above, could be implemented as follows:

- An LTC/IM could ensure that existing saltwater intrusion risk mapping is included as a schedule to its OCP and policies are introduced that would guide the LTC/IM away from land use changes that increase the likelihood of greater groundwater withdrawals in those mapped areas.
- If an LTC/IM determined that new/enhanced saltwater intrusion mapping was required, it could undertake a project to identify all areas of the island at elevated risk of saltwater intrusion. Alternatively, Islands Trust Council could undertake this work at a federation-wide level.
- In a major OCP/LUB update, the land use designation/zoning of areas known to be at elevated risk of saltwater intrusion should maintain, or preferably decrease, existing development potential. Density transfer policies may be one mechanism by which to do this.
- An LTC/IM could undertake a targeted project to proactively reduce the zoned development potential in areas at elevated risk of saltwater intrusion
- An LTC/IM could amend its subdivision servicing requirements in areas at elevated risk of saltwater intrusion so that new lots require connection to a community water system.
- An LTC/IM could introduce cistern/rainwater catchment requirements for buildings in areas at elevated risk of saltwater intrusion in an effort to reduce reliance on groundwater.
- Where a development application prompts a bylaw amendment in an area of elevated saltwater intrusion risk, the LTC/IM, if they are willing to entertain the bylaw amendment,

would need to demonstrate to Executive Committee the measures it had taken to restrict development in that area. Examples of how they might do so include requiring that development authorized by the bylaw amendment be serviced by some alternative to groundwater or that a restrictive covenant requiring water conservation measures be a condition of bylaw approval.

Alternatives

In areas at elevated risk of saltwater intrusion it may be appropriate for the Province to introduce area-based regulations to require drilling authorizations – which is to say, land owners would need to seek a permit for each new well proposed. Area-based regulations are authorized under, and administered by, the provincial government under the [Water Sustainability Act](#). One method for bringing about an area-based regulation is for Islands Trust Council to approach the Province with a request for an area-based regulation based on identification of a particular risk. Trust Council can undertake advocacy at any time as part of implementation of its [Freshwater Sustainability Strategy](#) (2022-2032) which includes the action: CAO A 2. Work with the Provincial Government to employ appropriate regulatory instruments in areas with acute water challenges

Alternatively, Trust Council could include an advocacy policy in the draft new Policy Statement. Trust Council has asked staff to remove advocacy policies from the draft new Policy Statement. Should that decision be re-visited, Trust Council may wish to include an advocacy policy in the draft new Policy Statement encouraging the Province to establish area-based regulations for groundwater protection in areas of the Islands Trust Area at elevated risk of saltwater intrusion. A decision to include this topic as an advocacy policy will likely prompt discussion about additional advocacy policies being added or re-added to the draft new Policy Statement.



Islands Trust

DRAFT FOR TRUST PROGRAMS COMMITTEE/TRUST COUNCIL

Islands Trust Policy Statement

Draft Bylaw No. 183

April 9, 2025

Proposed Revisions by Committee of the Whole/Trust Programs Committee made:

September 25, 2024

October 3, 2024

November 6, 2024

December 12, 2024

January 8, 2025

February 6, 2025

February 21, 2025

April 2, 2025 (TPC)

For Trust Programs Committee meeting of April 16, 2025

Acknowledgement

Islands Trust Council respectfully acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial and that their relationship to these lands and waters continues to this day. Islands Trust Council acknowledges that residential schools, forced removal, and colonial laws and restrictions of Indigenous governance and cultural practices have displaced and dispossessed Coast Salish peoples and disrupted their relationships with the islands and waters of the Salish Sea. Islands Trust Council is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

The Islands Trust Area is located within Coast Salish Territory, in the treaty lands and territories of:

- **BOKÉĆEN** (Pauquachin) First Nation
- **K'ómoks** (Comox) First Nation
- **MÁLEXEŁ** (Malahat) First Nation
- **Qualicum** First Nation
- Quw'utsun Nation (comprised of **Cowichan Tribes**, **XeláItxw** (Halalt) First Nation, **Lyackson** First Nation, **Spune'luxutth'** (Penelakut Tribe) and **Stz'uminus** (Chemainus) First Nation
- **scáwaθən** (Tsawwassen) First Nation
- **səlilwətał** (Tseil-Waututh) First Nation
- **SEMYOME** (Semiahmoo) First Nation
- **shísháłh** (Sechelt) Nation
- **Skw̓wú7mesh** (Squamish) First Nation
- **Snaw-naw-as** (Nanoose) First Nation
- **Snuneymuxw** (Nanaimo) First Nation
- **Songhees** First Nation
- **SṪÁUTW** (Tsawout) First Nation
- **łaʔəmen** (Tla'amin) First Nation
- **Ts'uubaa-asatx** (Lake Cowichan) First Nation
- **Wei Wai Kum** (Campbell River) First Nation
- **We Wai Kai** (Cape Mudge) First Nation
- **W̓ JOŁEŁP** (Tsartlip) First Nation
- **W̓ SIƷEM** (Tseycum) First Nation
- **Xwémalhk̓wu** (Homalco) First Nation
- **Xwsepsum** (Esquimalt) First Nation
- **x̣ʷməθkʷəy̓əm** (Musqueam) First Nation

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Part 1: The Islands Trust Act

In 1974, the Government of British Columbia established the *Islands Trust Act* to preserve and protect the Trust Area and its unique amenities and environment against unrestrained growth and development. The Act establishes Islands Trust as a special-purpose provincial government agency equipped with a suite of land use planning powers and a conservation-oriented mandate to preserve and protect the region in cooperation with others. This unique governmental mandate was defined in Section 3 of the *Islands Trust Act* and is commonly referred to as the “Islands Trust Object”:

1.1 – The Islands Trust Object

“**The object of the trust** is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.” (Section 3, *Islands Trust Act*)

1.2 – Map of the Islands Trust Area



NOTE: This map is a placeholder only. A new map of the Islands Trust Area will be created, identifying the boundaries of each local trust area and island municipality, and will include a legend, scale and recognition of the Indigenous Nations within whose territory Islands Trust operates

1.3 – Indigenous Inherent Rights Acknowledgment

Islands Trust Council respectfully acknowledges Indigenous inherent rights as protected under section 35 of the Constitution Act, 1982. Islands Trust Council respectfully acknowledges Indigenous rights to self-governance and the expressed interest of Indigenous Governing Bodies in working toward co-governance of the Islands Trust Area.

Given the *Declaration on the Rights of Indigenous Peoples Act* and the evolving legislative landscape in British Columbia, this bylaw serves as a starting point for improved cooperation with Indigenous Governing Bodies. Islands Trust Council commits to an ongoing effort to co-develop planning and land use management processes with Indigenous Governing Bodies within the Islands Trust Area and acknowledges that this document does not serve as an endpoint. Islands Trust Council will be informed by the United Nations Declaration on the Rights of Indigenous Peoples as a framework for its approach to reconciliation.

1.4 – Purpose and Structure of the Policy Statement

Communications, Engagement, and Referrals:

Section 15 of the *Islands Trust Act* states that Trust Council must adopt, by bylaw, an Islands Trust Policy Statement that applies to the Islands Trust Area as a whole. The Act specifies that the Policy Statement must be a general statement of the policies of Trust Council to carry out the Islands Trust Object, that it may establish different policies for different parts of the Islands Trust Area, and that it must be approved by the provincial Minister responsible for Islands Trust prior to adoption.

The Islands Trust Council is responsible for establishing and amending the Policy Statement, which in turn guides the development of more specific official community plans and regulatory bylaws by local trust committees and island municipalities across the region. The Act stipulates that official community plans and bylaws submitted to Executive Committee or Trust Council must not be approved if they are contrary to or at variance with the Policy Statement. This ensures that the Islands Trust Object is at the core of all planning and land use management decision-making in the Islands Trust Area.

The Policy Statement represents Trust Council's vision for the preservation and protection of the Islands Trust Area and its unique amenities and environment. It aspires to reflect the values and interests of island communities, Indigenous government bodies and Indigenous Peoples, partner agencies, and all British Columbians, as well as the silent voices of island ecosystems, species at risk, and future generations.

Three Types of Policies in the Policy Statement:

1. **Guiding Principles** (as listed in Part 2 of the Policy Statement) are intended to establish general commitments of Trust Council that centre the Islands Trust Object in all daily decision-making across the Islands Trust Area by Islands Trust bodies that are bound by the Policy Statement.
2. **Directive Policies** (as listed in Part 3 of the Policy Statement) are policies that:
 - local trust committees must address in the development of official community plans and/or regulatory bylaws, and amendments to those documents where relevant; and
 - island municipalities must address in the development of an official community plan, and amendments to that document where relevant.

These are policies integral to carrying out the Islands Trust object.

3. **Advisory Policies** (as listed in Part 3 of the Policy Statement) are policies expressing select goals of Trust Council, that local trust committees and island municipalities are advised to address in the development of official community plans, bylaws, and in discretionary land use decisions. Advisory policies are not intended to constitute a basis for Executive Committee or Trust Council review of local trust committee or island municipality bylaws, or for potential rejection of such bylaws.

All of the policies contained within the Policy Statement are interconnected and interrelate to each other in multiple ways. Therefore, the document should always be considered in its entirety to interpret its intended meaning and vision.

The policies in Part 3 have been included as they are considered by Trust Council to be important for preservation and protection of the Trust Area and its unique amenities and environment.

Part 2: Guiding Principles

In its decision making, Trust Council shall be guided by the following guiding principles:

2.1– General Guiding Principles

In its efforts to carry out the Islands Trust Object, Trust Council commits to the following set of shared principles and priorities to guide daily planning and decision making by all bodies across the Islands Trust Area:

Trust Council commits to be guided by the following principles in its efforts to advance the Islands Trust Object:

Guiding Principles and Priorities:	
2.1.1	Acknowledge and Respect Indigenous Rights To grow understanding of the history and legacy of colonialism in the Islands Trust Area, to acknowledge and respect the rights of Indigenous Peoples, and to work together with Indigenous Governing Bodies and Indigenous Knowledge Holders to preserve and protect culturally significant areas, sites, and species.
2.1.2	Prioritize Environmental and Indigenous Cultural Heritage Protection To place priority on preserving, protecting and restoring the environment, and preserving, protecting and supporting restoration of Indigenous cultural heritage in all decision making.
2.1.3	Limit the Rate and Scale of Development To define and maintain appropriate limits for the rate and scale of development in order to preserve and protect the Trust Area and its unique amenities and environment.
2.1.4	Foster Sustainable, Inclusive, and Resilient Communities To support planning and land use management decisions that foster sustainable, inclusive, and resilient communities, acknowledging the interdependencies between healthy communities and healthy ecosystems.
2.1.5	Take Guidance From the Precautionary Principle To be guided by the precautionary principle in all decision making to safeguard the environment and cultural heritage where there may be uncertainty over the threats of serious or irreversible damage from development.
2.1.6	Account for Cumulative Effects To strive to account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies, culturally sensitive areas and cultural heritage sites, and Islands Trust Area species and their habitats.
2.1.7	Foster Informed and Balanced Decision Making To be informed by a broad range of sources in its decision making processes, including the best available science, Indigenous Knowledge, and local community knowledge.

2.2 – Cooperation Principles

While Trust Council must provide the necessary leadership to carry out the Islands Trust Object, its mandate requires cooperation with partners who each have unique roles to play in preserving and protecting the region.

Trust Council commits to be guided by the following principles in its cooperation efforts to advance the Islands Trust Object:

Trust Council's Cooperation Principles:

2.2.1	<p>Collaborate with the Islands Trust Conservancy Board</p> <p>To collaborate closely with, and be informed by, the Islands Trust Conservancy Board, particularly in the areas of science-based conservation planning, ecosystem mapping, identification of core conservation areas and protected area networks, and protection of species and ecosystems at risk.</p>
2.2.2	<p>Work Towards Collaborative Governance with Indigenous Governing Bodies</p> <p>To work towards building strong relationships and foundations for collaborative governance with Indigenous Governing Bodies, including through the development of shared decision-making agreements under the <i>Declaration on the Rights of Indigenous Peoples Act</i>.</p>
2.2.3	<p>Work Towards Strategic Inter-Agency Coordination</p> <p>To work towards establishing effective inter-agency coordination mechanisms with different levels of government, academic institutions and organizations who have important roles to play in supporting the Islands Trust Object.</p>
2.2.4	<p>Work Towards Accessible and Inclusive Public Communications and Engagement</p> <p>To work towards accessible and inclusive public communications and engagement strategies that engage a wide range of Islands Trust Area residents, communities, local organizations, and British Columbians.</p>
2.2.5	<p>Provide Public Education Opportunities</p> <p>To provide education opportunities to Islands Trust Area residents, communities, local organizations, and visitors, highlighting tangible ways they can contribute to preserving and protecting the Trust Area and its unique amenities and environment, while respecting the confidentiality interests of Indigenous Peoples and Indigenous Governing Bodies.</p>

2.3 – Reconciliation Principles

Trust Council has declared its commitment to reconciliation with Indigenous Peoples of the Islands Trust Area, with the understanding that this commitment is a long-term relationship building and healing process.

Trust Council's Reconciliation Principles:

Trust Council will, to the extent that they engage its mandate to preserve and protect the Trust Area. . .

2.3.1	<p>Guidance from Truth and Reconciliation Commission</p> <p>Be informed by the 10 principles established by the Truth and Reconciliation Commission of Canada (TRC) .</p>
2.3.2	<p>Guidance from United Nations Declaration on the Rights of Indigenous Peoples</p> <p>Be informed by the articles established in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).</p>
2.3.3	<p>Guidance from Missing and Murdered Indigenous Women and Girls Calls for Justice</p> <p>Be informed by the principles for change used by the National Inquiry into Missing and Murdered Indigenous Women and Girls .</p>

Part 3: Objectives, ~~and~~ Directives and Advisory -Policies

Objective 1:

Advancing Reconciliation

Trust Council is committed to reconciliation and to long-term healing and relationship building with Indigenous Governing Bodies and Indigenous Peoples across the region. The policies in this section aim to acknowledge the history and legacy of Indigenous Peoples in the area since time immemorial, to recognize and respect the interests of Indigenous Governing Bodies regarding planning and land use management decisions that impact their territories, and to build foundations for collaborative governance and shared decision making.

Directive Policies - Reconciliation

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

- | | |
|-------|--|
| 3.1.1 | Cooperate with Indigenous Governing Bodies
Engage with Indigenous Governing Bodies and provide a record of the engagement at time of bylaw submission. |
|-------|--|

Advisory Policies - Reconciliation

Local trust committees and island municipalities should . . .

- | | |
|-------|--|
| 3.1.2 | Cooperate with Indigenous Governing Bodies
Engage with Indigenous Governing Bodies on discretionary planning and land use management decisions that may have potential significant impacts on Indigenous Governing Bodies' territories or the ecological health of the Islands Trust Area. |
|-------|--|

Objective 2:

Preserving and Protecting Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species

This objective advances Guiding Principle 2.1.2 [Prioritize Environmental and Indigenous Cultural Heritage Protection]. Trust Council recognizes Indigenous cultural heritage as a unique amenity in the Islands Trust Area that must be preserved, protected, and where possible, restored. The Islands Trust Area is home to many culturally significant areas, sites, and species of importance to present and future generations of Indigenous Peoples. This section lays out general types of Indigenous cultural heritage and culturally significant areas, sites, and species that should be identified and protected in each local planning area; this should be guided by Indigenous Peoples, Indigenous governing bodies and Indigenous Knowledge Holders and undertaken in a culturally sensitive manner that respects confidentiality protocols around the sharing of Indigenous Knowledge.

Directive Policies - Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.2.1	<p>Indigenous Cultural Heritage Sites Address <u>Minimize</u> potential <u>negative</u> impacts to Indigenous cultural heritage sites including, but not limited to, known village sites, burial sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, and pictographs, and known (registered), unregistered, or newly discovered archaeological sites.</p>
3.2.2	<p>Indigenous <u>Marine</u> Harvesting Areas Address <u>Minimize</u> potential <u>negative</u> impacts to known Indigenous <u>marine</u> harvesting areas <u>used by Indigenous Peoples, on land and marine foreshores</u> including, but not limited to, fish weirs and clam gardens.</p>
3.2.3	<p><u>Indigenous Harvesting and Hunting Areas</u> <u>Minimize potential negative impacts to land-based harvesting and hunting areas used by Indigenous Peoples.</u></p>

Advisory Policies - Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities should . . .

3.2.3	<p>Indigenous Cultural Heritage Sites Through engagement with Indigenous Governing Bodies, identify and protect Indigenous cultural heritage sites including, but not limited to, village sites, burial sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, and pictographs, and known (registered), unregistered, or newly discovered archaeological sites.</p>
3.2.4	<p>Indigenous Harvesting Areas Through engagement with Indigenous Governing Bodies, identify and protect Indigenous harvesting areas on land and marine foreshores including, but not limited to, fish weirs, clam gardens, camas meadows, and other areas used for Indigenous hunting, fishing, trapping, and gathering of plants and medicines.</p>
3.2.5	<p><u>Indigenous Harvesting and Hunting Area Access</u> <u>Through engagement with Indigenous Governing Bodies, identify and pursue opportunities to improve access by Indigenous Peoples to marine and land-based harvesting and hunting areas.</u></p>

3.2.65	Other Culturally Significant Areas for Indigenous Peoples Through engagement with Indigenous Governing Bodies, identify and protect areas of importance for Indigenous cultural, spiritual, medicinal and ceremonial practices and gathering areas
3.2.76	Culturally Significant Species and Medicinal Plants Through engagement with Indigenous Governing Bodies, identify and protect and support restoration of culturally significant species and medicinal plants.

Objective 3:

Preserving and Protecting Healthy and Biodiverse Ecosystems

~~This objective advances Principle 2.1.2 [Prioritize Environmental Protection].~~ Trust Council acknowledges that preserving and protecting the ecological integrity of the Islands Trust Area is essential to the Islands Trust Object and to supporting community well-being across the region. The policies in this section aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity (excluding invasive species) and promote resilience to climate change.

Directive Policies - Ecosystem Integrity

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.3.1	Protected Area Networks Identify, establish, and maintain-sustain a network of protected areas of sufficient size and distribution to preserve the environmental integrity of ecosystems in their planning area.
3.3.2	Sensitive Ecosystems Identify and prioritize the preservation, protection, and restoration of sensitive ecosystems in the Islands Trust Area, classified as the following ecosystem types: cliff; freshwater; herbaceous; old and mature forest; riparian; wetland; and woodland.
3.3.3	Forest Ecosystems Identify forest ecosystems and prioritize the preservation, protection, and restoration of unfragmented forest ecosystems, <u>with a particular focus on the maintenance and restoration of their ecological integrity, remaining stands of relatively undisturbed Coastal Douglas fir, Western redcedar, Arbutus, Garry oak, and Coastal Western Hemlock and their associated ecosystems.</u>
3.3.4	Coastal Oak and Prairie Ecosystems <u>Identify and prioritize the preservation and protection of coastal oak and prairie ecosystems, with a particular focus on their maintenance, restoration and management of their ecological integrity.</u>
3.3.5	Watershed Ecosystems Identify and prioritize the preservation, protection, and restoration of watershed ecosystems, freshwater sources, and groundwater recharge areas.
3.3.6	Marine Shorelines and Nearshore Areas Identify and prioritize the preservation, protection, and restoration of eelgrass meadows, kelp forests, forage fish spawning areas, clam beds, estuaries, tidal salt marshes, mud flats, and coastal wetlands.
3.3.7	Critical Habitat for Species at Risk Identify and prioritize the preservation, protection, and restoration of critical habitat for species at risk.

3.3.8	Islets and Small Islands Identify and prioritize the preservation, protection, and restoration of relatively undisturbed islets and small islands.
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Advisory Policies - Ecosystem Integrity

Local trust committees and island municipalities should . . .

3.3.9	Indigenous Ecosystem Management Through engagement with Indigenous Governing Bodies, support opportunities for Indigenous-led ecosystem management.
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Objective 4:

Fostering Sustainable, Inclusive, and Resilient Communities

~~This objective advances Principle 2.1.2 [Limit the Rate and Scale of Growth and Development], and Principle 2.1.4 [Foster Sustainable, Inclusive, and Resilient Communities].~~ Trust Council recognizes that the Islands Trust Object is for the benefit of residents of the Islands Trust Area and all British Columbians, who in turn have a role in preserving and protecting this region. The policies in this section support the preservation and protection of unique island character and aim to foster sustainable, inclusive, and resilient island communities.

Directive Policies - Managing Growth and Development

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.4.1	Sustainable Development Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land. Ensure development is compact, energy efficient, and appropriately situated on the island and on the site in order to: reduce dependency on private automobile use, and support increased use of trail systems, public transportation, and active transportation be compatible with preservation and protection of the Trust Area and its unique amenities and environment, and limit impacts on Indigenous cultural heritage, harvesting and hunting areas.
3.4.2	Density Limits Establish appropriate density limits for efficient and sustainable use of the land base that help to safeguard protected area networks, and is compatible with preservation and protection of the Trust Area and its unique amenities and environment. Manage community growth and its associated impacts by directing residential and mixed-use development into appropriate locations, to prevent sprawl and relieve growth pressures in the surrounding rural areas, and to help safeguard protected area networks.
3.4.3	Impacts of Development Consider the aesthetic, environmental, and social impacts of development.
3.4.4	Community Facilities and Services Ensure that each community's current and projected long-term needs for educational, institutional, community, health, cultural, and recreational facilities and services <u>and outdoor recreation</u> are considered and planned for.
3.4.5	Climate Change Mitigation and Adaptation Identify <u>and encourage adoption of</u> planning and land use management strategies, and consider nature-based solutions, to minimize greenhouse gas emissions, and adapt to climate change-related vulnerabilities.

3.4.6	<p>Hazardous Areas</p> <p>Identify <u>areas at elevated risk of natural and climate change-related hazards and restrict development within them including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wild fire.</u> with consideration of climate change, areas hazardous to development activities, including, but not limited to, areas subject to flooding, erosion, wildfire, or slope instability, and direct development away from such hazards.</p>
3.4.7	<p>Economic Activities</p> <p>Support <u>sustainable</u> economic activities that are compatible with the preservation and protection of the Trust Area and its unique amenities, environment, <u>community health, and community character that consider transportation and infrastructure capacity.</u></p>
3.4.8	<p>Community Heritage Sites</p> <p>Identify, preserve, protect, and support the restoration of community heritage sites.</p>

Directive Policies - Housing	
<p>Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and</p>	
<p>Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .</p>	
3.4.9	<p>Appropriate Locations for Densification</p> <p>Identify appropriate locations where density increases could support the development of safe, secure, diverse, and affordable housing while reducing dependency on private automobile use, and increasing use of trail systems, public transportation, and active transportation, and without adversely impacting the Trust Area and its unique amenities and environment.</p>
3.4.10	<p>Short-Term Rentals</p> <p>Identify and assess the impacts of short-term rentals of dwellings on the availability of safe, secure, and affordable housing and, where necessary, regulate and limit the number of short-term rentals accordingly.</p>
3.4.11	<p>Floor Area and Lot Coverage Limits</p> <p><u>Determine appropriate floor area and lot coverage limits for residential development to minimize negative environmental impacts, including on land used for agricultural purposes.</u> Determine appropriate floor area and lot coverage limits for residential development to minimize greenhouse gas emissions and cumulative impacts to the Trust Area and its unique amenities and environment, including impacts on agricultural land.</p>
3.4.12	<p>Housing Diversity</p> <p>Support housing agreements for affordable housing, and special needs housing.</p>

Advisory Policies - Housing	
<p>Local trust committees and island municipalities should...</p>	
3.4.13	<p>Housing Options</p> <p>Support a range of housing types and tenures, including rentals, co-operatives and other alternatives to fee-simple ownership.</p>

Directive Policies - Transportation	
<p>Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and</p>	
<p>Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .</p>	

3.4.14	Public and Active Transportation Networks Identify and establish appropriately situated, safe, comfortable, and equitable transportation networks, both on the islands and to the islands that reduce dependency on private automobile use, encourage electric vehicles <u>zero emission modes of transportation</u> , and support increased use of trail systems, public transportation, and active transportation.
3.4.15	Rural Roadways Identify and protect rural roadways, including scenic and/or heritage roads.

Advisory Policies - Transportation

Local trust committees and island municipalities should...

3.4.16	Road Systems Ensure that road location, design, construction, and road systems are compatible with preservation and protection of the Trust Area and its unique amenities and environment.
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Directive Policies - Waste

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.4.17	Disposal of Waste Where required, identify appropriate locations for waste transfer stations for the removal of waste from the Islands Trust Area on islands with vehicle ferry service that are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.
3.4.18	Septic Wastewater Disposal Systems Establish requirements for the location and siting of new <u>septic-wastewater disposal</u> systems to mitigate adverse impacts on the Trust Area and its unique amenities and environment, including Indigenous Peoples' cultural heritage sites and marine harvesting areas.

Directive Policies - Recreation

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.4.19	Preservation of Natural Heritage Identify, preserve, protect, and support the restoration of natural heritage sites.
3.4.20	Location and Types of Recreational Facilities Identify appropriate locations and types of facilities for low-impact and active recreational activities, and discourage high-impact <u>recreational facilities</u> activities that may adversely impact the preservation and protection of the Trust Area and its unique amenities and environment.
3.4.21	Access to Recreational Facilities Identify appropriate locations, types, and safe public access to recreational facilities
3.4.22	Access to Community Marinas, Boat Launches, and Docks Identify <u>and support</u> safe public access to community marinas, boat launches, and docks.
3.4.23	Access to Anchorages Identify appropriate and safe small-craft anchorage public-access locations.

3.4.24	Trail Systems Identify appropriate locations, types, and safe public access to public pedestrian, equestrian and bicycle trail systems to support active recreation that is compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.4.25	Public Shoreline Access Identify new, and protect <u>existing, and support the acquisition and protection of, areas providing</u> safe public access to marine shorelines and along marine shorelines that are appropriate for low-impact, public recreational use and do not adversely impact the Trust Area and its unique amenities and environment, <u>including Indigenous Peoples' cultural heritage sites and marine harvesting areas.</u>
3.4.26	Destination Gaming Facilities Prohibit destination gaming facilities such as casinos and commercial bingo halls.

Objective 5:

Fostering Sustainable Stewardship of Lands and Waters

~~This objective advances Principle 2.1.3 [Limit the Rate and Scale of Growth and Development] and Principle 2.1.2 [Prioritize Environmental and Indigenous Cultural Heritage Protection].~~ Trust Council recognizes that sustainable use of lands and waters in the Islands Trust Area is important to the long-term well-being and resilience of ecosystems in the Islands Trust Area and the communities that depend on them. This section lays out policies for sustainable land and water use that support the long-term health of ecosystems and sustainability of freshwater.

Directive Policies - Freshwater

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.5.1	Freshwater Sustainability Ensure that neither the density, nor intensity of land use is increased in watersheds where the quality or quantity of the supply of freshwater is likely to be inadequate or unsustainable.
3.5.2	Freshwater Demand and Supply Projections Ensure that existing, anticipated, and seasonal water demand and water availability are considered.
3.5.3	Freshwater Self-Sufficiency Ensure that islands are self-sufficient in their supply of freshwater.

Advisory Policies - Freshwater

Local trust committees and island municipalities should ...

3.5.4	Freshwater Quality Ensure that freshwater quality is maintained or remediated.
3.5.5	Freshwater Uses Strive to ensure that freshwater use <u>water quality in lakes, streams and wetlands is maintained, and that freshwater use</u> is not to

the detriment of other uses of the waterway such as fish and ~~fish-amphibian~~ habitat uses, Indigenous cultural and spiritual uses, ~~and~~ aesthetic and recreational uses, ~~and the maintenance of water quality in lakes, streams, and wetlands.~~

Directive Policies - Forest Lands

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.5.6	<p>Forest Lands for Sustainable Management Maintain large land holdings and parcel sizes to support sustainable forest management practices that are compatible with preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.5.7	<p>Forest Lands and Road Systems Consider siting of roads and utility corridors to minimize the fragmentation of forest lands.</p>
3.5.8	<p>Forest Lands and Wildfire Risk Management Identify planning and land use management strategies that mitigate wildfire risk and that are appropriate to the unique biogeoclimatic zones and settlement patterns of each local planning area.</p>

Directive Policies - Agricultural Lands

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.5.9	<p>Protection of Agricultural Lands Identify and protect agricultural lands for current and future use consistent with the Agricultural Land Commission Act and its regulations for agricultural land within the Agricultural Land Reserve while considering downstream impacts, wildlife habitat, and adjacent properties.</p>
3.5.10	<p>Agriculture and Adjacent Properties Minimize any adverse impacts of land uses from adjacent properties on agricultural lands.</p>
3.5.11	<p>Agriculture and Road Systems Consider siting of roads and utility corridors to minimize fragmentation of agricultural lands.</p>
3.5.12	<p>Economic Viability of Farms Consider land uses and activities that support the economic viability of farms without compromising the agricultural capability of agricultural land or adversely impacting the Trust Area and its unique amenities and environment.</p>

Advisory Policies - Agricultural Lands

Local trust committees and island municipalities should ...

3.5.13	<p>Sustainable Agriculture Preserve, protect, and encourage sustainable farming and the sustainability of farming.</p>
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Directive Policies - Soil and Fill

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.5.14	Soil Removal and Deposit Foster the preservation, protection, and restoration of soils in the Islands Trust Area.
3.5.15	Soil and Fill from Middens and Foreshore Areas of Cultural Significance Prohibit alteration, removal or excavation of soil or fill from middens or foreshore areas identified as culturally significant areas.

Directive Policies - Marine Shorelands

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.5.16	Aquaculture Tenures Direct commercial aquaculture tenures to appropriate locations that will not adversely impact areas of cultural, spiritual, archaeological, medicinal or recreational significance, or established or designated upland land uses, anchorages or moorages.
3.5.17	Setbacks from the Sea Consider the current and anticipated impacts of sea level rise and storm surge, and determine appropriate shoreline buffers and setbacks from the sea, taking into account best practices recommended by the federal and provincial governments.
3.5.18	Soft Shoreline Protections Consider and foster soft shoreline approaches first, such as those identified by the “Green Shores” program, to set requirements for shoreline preservation, and to mitigate erosion of shoreline and foreshore cultural heritage sites.
3.5.19	Marinas Identify requirements for the location, size, and nature of marinas that are compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.5.20	Sharing of Coastal Facilities Identify opportunities for the sharing of coastal facilities such as docks, wharves, floats, jetties, boat houses, board walks, and causeways.
3.5.21	Private Marine Docks Consider the cumulative effects of docks, and limit or prohibit new private docks in areas identified as culturally significant by Indigenous Governing Bodies and Indigenous Knowledge Holders, in areas that provide critical habitat for species at risk, and in areas of recreational significance; and consider the cumulative effects of docks.

Directive Policies — Emissions and Pollutants

Local trust committees and island municipalities shall, in the preparation of official community plans and amendments; and

Local trust committees shall, in the preparation of regulatory bylaws and amendments . . .

3.5.22	Emissions and Pollutants to Air, Land, and Water Regulate land use and development to reduce detrimental emissions and pollutants, including greenhouse gas emissions, to air, land, and water.
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Part 4: Implementation

4.1 – Policy Statement Implementation

Statutory Bylaw Approval Process:

The main implementation mechanism to ensure that the Policy Statement is implemented in local planning and land use management decision making is the statutory bylaw referral process, as stipulated in the *Islands Trust Act*.

Local Trust Committees: Under Section 27 (1) of the *Islands Trust Act*, a local trust committee must submit its bylaws to Executive Committee for approval before adoption. If Executive Committee returns a bylaw with requested changes or refuses to approve a bylaw, the local trust committee may refer the bylaw to Trust Council for approval. A bylaw has no effect until it is approved by Executive Committee or Trust Council. A bylaw adopting or amending an official community plan has no effect until it is approved by the Minister responsible for Islands Trust.

Island Municipalities: Under Section 38 (1) of the *Islands Trust Act*, the council of a municipality, all or part of which is in the Islands Trust Area, must submit official community plan bylaws to Executive Committee for approval before adoption. If Executive Committee returns a bylaw with requested changes or refuses to approve the bylaw, the municipality may refer it to Trust Council for approval. If Trust Council returns or refuses to approve a bylaw, the municipality may submit it to the Minister for approval. Bylaws have no effect until they are approved by Executive Committee, Trust Council, or the Minister responsible for Islands Trust.

Executive Committee Approval: Under Section 15(4) of the *Islands Trust Act*, bylaws submitted to the Executive Committee must not be approved by the Executive Committee, or Trust Council, if they are contrary to or at variance with the Islands Trust Policy Statement.

Organizational Policy Alignment:

All Islands Trust bodies are expected to take general policy direction from the Policy Statement to ensure that all decisions and activities of the organization are centered on carrying out the Islands Trust Object. The Guiding Principles of the Policy Statement should form the basis of Trust Council's strategic planning process. To ensure consistency between the Policy Statement and the activities of Islands Trust bodies, staff should reference the Policy Statement and its relevant sections in meetings, staff reports, work programs, inter-governmental agreements (including protocols, letters of understanding and memoranda of understanding) and responses to referrals from other agencies. All inter-governmental coordination agreements, external communications, and advocacy should be consistent with the principles and policies set out in the Policy Statement.

Monitoring and Evaluation:

Trust Council will report on its progress in implementing the objectives contained in the Policy Statement each year through the Islands Trust Annual Report.

4.2 – Policy Statement Amendments

Policy Statement Amendment Projects:

At the beginning of each term, in conjunction with its strategic planning process, Trust Council can identify any Policy Statement amendment tasks to be undertaken that term. Newly elected Trust Councils will likely wish to engage with Indigenous Governing Bodies, and may wish to engage with other key partners and interested and affected parties across the Islands Trust Area to define priorities for Policy Statement amendments that term. Any topics that are not able to be addressed in a particular term could be noted on a "Policy Statement Amendment Topic Review Inventory" for consideration by Trust Council at a later date. Once an amendment project is initiated, Trust Council could assign the Executive Committee or a council committee the task of leading and coordinating the Policy Statement review and amendment project, with the support of other committees as appropriate. As part of its annual budget cycle, Trust Council should consider allocating resources required for a Policy Statement amendment project, including for any related communications and engagement.

Communications, Engagement, and Referrals:

As soon as practicable after the initiation, of a Policy Statement amendment process, the assigned committee should adopt a communications and engagement plan appropriate to the scope and scale of the amendment project. Proposed Policy Statement amendments must be referred to regional district boards in the Islands Trust Area and should be referred to Indigenous Governing Bodies. While there are no statutory requirements for public engagement or public hearings related to the Policy Statement, in cases where major amendments are being considered, Trust Council should inform and consult members of the public and relevant partner agencies. Engagement and referral partners could include, but would not be limited to: local trust committees and island municipalities; the Islands Trust Conservancy Board; residents and non-resident property owners in the Islands Trust Area; other residents of British Columbia; municipal councils, improvement district boards operating within the Islands Trust Area; relevant provincial government agencies; and other persons and organizations who would be interested and affected by the proposed Policy Statement amendments.

Legislative Process:

Adoption of a Policy Statement amendment bylaw occurs only after Trust Council has undertaken four readings of the proposed Policy Statement bylaw and received approval by the Minister responsible for Islands Trust.

Implementation of Policy Statement Amendments:

Policy Statement amendment bylaws become effective upon date of adoption and are not retroactive. Following the adoption of Policy Statement amendments, Trust Council should in consultation with each local trust committee and island municipality develop a “Policy Statement Implementation Plan”. The Policy Statement Implementation Plan will set a timeline for official community plans and regulatory bylaw amendments to bring them into compliance with the amended Policy Statement. As part of its budget processes, Trust Council may allocate resources to support local trust committees and island municipalities to undertake this work.

Glossary of Terms

NOTE: The source references listed in this draft glossary would be removed prior to first reading and are included here solely for informational purposes during the amendment review process. Citations are not typically included in glossaries.

<p>Aboriginal (see Indigenous Peoples)</p>	<p>This is a collective name for all of the original peoples of Canada and their descendants. The Constitution Act of 1982 specifies that the Aboriginal Peoples in Canada consist of three groups – First Nations, Inuit and Métis – with unique heritages, languages, cultural practices and spiritual beliefs. The term Aboriginal peoples should not be used to describe only one or two of the groups. Because Aboriginal peoples is the term used in Canada’s constitution, it has specific importance within a Canadian legal context. Other terms include Indigenous Peoples, Native Peoples, Original Peoples, or First Peoples. For our purposes, the term “Indigenous Peoples” is currently the preferred and most respectful term to use. (Source: Assembly of First Nations)</p>
<p>Archaeological Sites</p>	<p>Archaeological sites consist of the physical remains of past human activity.</p> <p>All archaeological sites in British Columbia are protected under the <i>Heritage Conservation Act</i>. This applies whether sites are located on public or private land, and whether the site is known or unknown. Protected archaeological sites may not be altered or changed in any manner without a permit. There are over 60,000 archaeological sites recorded in BC’s Provincial Heritage Register including the remains of village and other habitation sites, as well as resource procurement activities such as fishing weirs and culturally modified trees. These sites may date anywhere from recent times to 14,000+ years ago, and studies continue to uncover new information. (Source: BC Archaeology Branch)</p>
<p>Biodiversity</p>	<p>Biodiversity (biological diversity) is the variety of living things, including diversity within species (genetic diversity), diversity between species, and diversity of ecosystems. When biodiversity characteristics are assessed for any location or region, three attributes are considered: 1) composition (describes the parts of each biodiversity component in that area – e.g. habitat types, species present, genetic diversity within species); 2) structure (refers to the physical characteristics supporting that composition – e.g. size of habitats, forest canopy structure, etc.); 3) function (means the ecological and evolutionary processes affective life within that structure – e.g. pollination, natural disturbances, predator-prey relationships). (Source: Biodiversity BC)</p>
<p>Colonialism</p>	<p>Colonizers are groups of people or countries that come to a new place or country and steal the land and resources from Indigenous peoples, and develop a set of laws and public processes that are designed to violate the human rights of the Indigenous peoples, violently suppress the governance, legal, social, and cultural structures of Indigenous peoples, and force Indigenous peoples to conform with the structures of the colonial state. Historical and ongoing colonialism, including the dispossession of lands, has a deep and devastating impact on Indigenous people and communities. (Source: BC Addressing Racism Working Glossary; BC Office of the Human Rights Commissioner)</p>
<p>Community Heritage Site</p>	<p>A community heritage site is real property that is considered to be heritage property. (Source: Local Government Act)</p>
<p>Conservation</p>	<p>Actions, legislation, or institutional arrangements that lead to the protection or preservation of a given species, group of species, habitat, natural area, or property or areas of human heritage value or character.</p>
<p>Critical Habitat</p>	<p>Under the federal <i>Species at Risk Act</i>, critical habitat is the habitat that is necessary for the survival or recovery of listed extirpated, endangered, or threatened species, and that is identified as critical habitat in a recovery strategy or action plan. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. (Source: <i>Species at Risk Act</i>)</p>

<p>Land Use Density and Intensity</p>	<p>Density is regulated through zoning. Density may be defined by the number of units per given area of land. Density may also be measured by dividing the built area including all floor area, by the total area of the lot, e.g., floor area ratio (FAR) is an example</p> <p>Intensity of use refers to the impacts of different types of land uses, e.g., certain types of commercial or industrial uses could be more intense with more impacts than residential or vice versa.</p> <p>Of note, density and intensity of use can combine to increase cumulative impacts of the land use.</p>
<p>Ecosystem</p>	<p>An ecosystem is a collection of communities of both living and non-living things that are connected. The biotic elements in an ecosystem include living things such as plants and animals. The abiotic elements found in an ecosystem include non-living things like land forms or climate. Healthy ecosystems provide important “services,” like clean air and water, healthy forests and farms, and habitat for plants and animals. (Source: Government of BC)</p>
<p>Ecosystem Integrity</p>	<p>Ecosystems have integrity when their native components, such as native species, biological communities, natural landscapes and ecological functions, are intact and are likely to persist. (Source: Government of Canada)</p>
<p>Environment</p>	<p>The components of the Earth, including:</p> <ol style="list-style-type: none"> 1. land, water and air, including all layers of the atmosphere, 2. all organic and inorganic matter and living organisms, and 3. the interacting natural systems that include components referred to in paragraphs (a) and (b). <p>(Source: Impact Assessment Agency of Canada)</p>
<p>Equity / Equitable</p>	<p>Equity refers to achieving parity in policy, process and outcomes for historically and/or currently underrepresented and/or marginalized people and groups while accounting for diversity. It considers power, access, opportunities, treatment, impacts and outcomes. (Source: Equity & Inclusion Glossary, UBC)</p>
<p>First Nations</p>	<p>First Nations is not a legal term but came into common use in the 1970s to replace Indian, which some people found offensive. Many communities have also replaced “band” with “First Nation” in their names. Symbolically, the term elevates First Nations to the status of “first among equals” alongside the English and French founding nations of Canada. It also reflects the sovereign nature of many communities, and the ongoing quest for self-determination and self-government. First Nations people may live on or off reserve, they may or may not have legal status under the <i>Indian Act</i>, and they may or may not be registered members of a community or nation. “First Nations” should be used exclusively as a general term as community members are more likely to define themselves as members of specific nations or communities within those nations. (Source: Assembly of First Nations)</p>
<p>Groundwater Recharge Areas</p>	<p>Groundwater recharge areas are terrain that inherently provide geographical and ecological conditions for the infiltration of water from the land surface to the subsurface through soils, sediments, and fractured bedrock to replenish groundwater sources.</p> <p>Groundwater recharge areas can be <i>diffuse</i> where widespread precipitation on the landscape infiltrates into groundwater sources or <i>localized</i> where discrete surface water sources such as streams, lakes, septic fields, and/or irrigation fields infiltrate into groundwater sources. Groundwater recharge areas that have a significant groundwater recharging effect for drinking water sources or groundwater dependent ecosystems in the Islands Trust Area are defined as <i>Critical Aquifer Recharge Areas</i>.</p>
<p>Heritage Site</p>	<p>Heritage site means, whether designated or not, land, including land covered by water, that has heritage value to British Columbia, a community or an aboriginal people.</p> <p>(Source: BC Heritage Conservation Act)</p>
<p>Inclusive / Inclusion</p>	<p>Inclusion is an active, intentional, and continuous process to address inequities in power and privilege, and build a respectful and diverse community that ensures welcoming spaces and opportunities to flourish for all. (Source: Equity & Inclusion Glossary, UBC)</p>

Indigenous Cultural Heritage	Indigenous Peoples understand and describe cultural heritage according to their distinct perspectives, traditions, and languages. For Indigenous Peoples, cultural heritage refers to ideas, experiences, objects, artistic expressions, practices, knowledge, and places that are valued because they are culturally meaningful, connected to shared memory, or linked to collective identity. Indigenous cultural heritage cannot be separated from either Indigenous identity or Indigenous life. Indigenous cultural heritage can be inherited from ancestors or it can be created by people today as a legacy for future generations. Indigenous Peoples have a right to identify their own cultural heritage, interpret its meaning, and safeguard its value. (Source: Indigenous Heritage Circle)
Indigenous Governing Body	Indigenous Governing Body means an entity that is authorized to act on behalf of Indigenous peoples that hold rights recognized and affirmed by section 35 of the <i>Constitution Act, 1982</i> .
Indigenous Knowledge / Knowledge Holders	There is no single definition of Indigenous Knowledge. For our purposes, we understand "Indigenous Knowledge" as a term that refers to a set of complex knowledge systems based on the worldviews of Indigenous peoples. Indigenous Knowledge reflects the unique cultures, languages, values, histories, governance and legal systems of Indigenous peoples. It is place-based, cumulative and dynamic. Indigenous Knowledge systems involve living well with, and being in relationship with, the natural world. Indigenous Knowledge systems build upon the experiences of earlier generations, inform the practice of current generations, and evolve in the context of contemporary society. Different First Nations, Inuit and Métis communities each have distinct ways of describing their knowledge. Knowledge Holders are the only people who can truly define Indigenous Knowledge for their communities. It is important to note that some Indigenous communities are struggling to maintain their Indigenous Knowledge due to ongoing impacts of colonialism. (Source: Impact Assessment Agency of Canada)
Indigenous Peoples (see Aboriginal Peoples)	Indigenous Peoples has the same meaning as aboriginal peoples in section 35 of the <i>Constitution Act, 1982</i> . The Assembly of First Nations also states: There is no official definition of Indigenous Peoples. In part, Indigenous communities, peoples and nations can be described as those which, having a historical continuity with pre-invasion and pre-colonial societies that developed on their territories, consider themselves distinct from other sectors of the societies now prevailing on those territories. Other terms include Aboriginal Peoples, Native Peoples, Original Peoples, or First Peoples. (Source: Assembly of First Nations)
Indigenous Rights	The term 'Indigenous Rights' is to be interpreted in accordance with the Province of British Columbia's Distinctions-Based Approach Primer, December 2023.
Middens	Midden, or 'shell midden' archaeological sites are indicative of past First Nations settlement activity. Formed by the accumulation of stratified cultural deposits over thousands of years, shell midden sites represent some of the most complex archaeological sites in the world. Source: McLay et al (2008) <i>A'lhut tu tet Sul'hweentst Respecting the Ancestors</i> <i>Note:</i> A midden may be an archaeological indicator of village and burial sites, and may contain ancestral remains
Nature-based solutions	Nature-based solutions are actions to protect, sustainably manage, and restore natural and modified ecosystems that address societal challenges effectively and adaptively, simultaneously benefiting people and nature. Nature-based Solutions address societal challenges through the protection, sustainable management and restoration of both natural and modified ecosystems, benefiting both biodiversity and human well-being. Nature-based Solutions are underpinned by benefits that flow from healthy ecosystems. They target major challenges like climate change, disaster risk reduction, food and water security, biodiversity loss and human health, and are critical to sustainable economic development. (Source: International Union for Conservation of Nature (IUCN))

Precautionary Principle	Principle 15 of the Rio Declaration, known as the precautionary principle, states: “In order to protect the environment, the precautionary approach shall be widely applied by States according to their capabilities. Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation.” Four central components of the precautionary principle include: taking preventive action in the face of uncertainty; shifting
	the burden of proof to the proponents of an activity; exploring a wide range of alternatives to possibly harmful actions; and increasing public participation in decision making. (Source: <i>The Precautionary Principle in Environmental Science</i> , Kriebel et al., 2001)
Preservation	To maintain in a given condition. Preservation often requires maintaining the processes that generate the desired condition.
Protection	To maintain over the long term by managing, or if necessary limiting, the type and intensity of development or activity to ensure that valued attributes are not compromised or destroyed.
Reconciliation	Reconciliation is about establishing and maintaining a mutually respectful relationship between Aboriginal and non-Aboriginal peoples in this country. In order for that to happen, there has to be awareness of the past, an acknowledgement of the harm that has been inflicted, atonement for the causes, and action to change behavior. (Source: Truth & Reconciliation Commission)
Restoration	Restoration is the process of assisting the recovery of an ecosystem that has been degraded, damaged, or destroyed. Ecological restoration seeks to initiate or accelerate ecosystem recovery following damage, degradation, or destruction. (Source: Society for Ecological Restoration)
Restrict	<u>To confine, bound or limit, not necessarily prohibit.</u>
Sensitive Ecosystems	<p>Sensitive ecosystems are classified as ‘sensitive’ because of their rarity and vulnerability to disturbances such as human impacts and climate change. The BC Sensitive Ecosystems Inventory identifies sensitive ecosystem types, which have been adapted by the Islands Trust Conservancy to identify sensitive ecosystems commonly found in the Islands Trust Area, including:</p> <p>Cliff: Steep slopes, often with exposed bedrock. Very little soil accumulation, and only exceptionally hardy trees and plants. Cliffs are important vegetation refugia because they are often inaccessible to deer browsing or livestock grazing and can be important nesting habitat for birds.</p> <p>Freshwater: all freshwater networks including but not limited to streams, lakes, wetlands, groundwater sources, springs, and precipitation⁵.</p> <p>Herbaceous: Shallow soils characteristic of herbaceous ecosystems support low-growing vegetation, such as grasses, forbs (low, broad-leaved plants), wildflowers, mosses and lichens. Few trees and shrubs survive on these sites due to the fast-drying and often shallow nature of the exposed soils.</p> <p>Old and Mature Forest: Dry to moist forests dominated by conifer or deciduous tree species with a canopy cover of over 30%. Old forests have a stand age of over 250 yrs.; Mature forests have a stand age of 80–250 yrs.</p> <p>Riparian: Located adjacent to lakes, streams and rivers and characterized by plant communities and soils dependent on increased moisture. Influenced by erosion, sedimentation, flooding and seepage.</p> <p>Wetland: Feature moisture-dependent plants that thrive in an environment where water remains at or above the surface of the soil during most of the year. Can be bog, fen, marsh, swamp, shallow water, wet meadow or a mixture of these types.</p> <p>Woodland: Dry and open forests dominated by a mix of broadleaf and coniferous tree species with canopy coverage of 10–30%. Generally restricted to south-facing slopes and ridges with shallow soils and bedrock outcroppings. (Source: BC Sensitive Ecosystems Inventory, as adapted in Islands Trust Conservancy Regional Conservation Plan 2018-2027)</p>
Species At Risk	An extirpated, endangered, threatened species, or a species of special concern. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. Species of special concern means a wildlife species that may become a threatened or an endangered species because of a combination of biological characteristics and identified threats. (Source: Federal <i>Species at Risk Act</i>)
Stewardship	Voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities in the Islands Trust Area

Sustainable	Capable of being maintained indefinitely; capable of meeting the environmental, economic, and social needs of current generations without compromising the ability of future generations to meet their needs.
Treaties / Treaty Nations	Treaties are constitutionally protected, government-to-government agreements that identify, define and implement a range of rights and obligations, creating long-term, mutually binding commitments. Treaties negotiated through the BC treaty negotiations process are tripartite agreements between the governments of Canada, British Columbia, and a First Nation. The goal of treaties is reconciliation. Treaties signed with First Nations in Canada between 1701 and 1923 are commonly referred to as historic treaties. In BC, there are Douglas treaties, signed with First Nations on Vancouver Island, and Treaty 8 covering a portion of northeastern BC. Treaties signed today are called modern treaties, and cover where there are no historic treaties, and can also deal with matters not addressed in historic treaties. (Source: BC Treaty Commission)