



Trust Programs Committee

Revised Agenda

Date: Wednesday, May 7, 2025
Time: 9:00 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**

None.
5. **CORRESPONDENCE**

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

For review and approval

 - 6.1.1 **Trust Programs Committee Draft Minutes of April 16, 2025** 4 - 9
 - 6.1.2 **Trust Programs Committee Draft Minutes of April 29, 2025** 10 - 13
 - 6.2 **Resolutions Without Meeting**

None.
 - 6.3 **Follow up Action List** 14 - 18

For review
7. **BUSINESS - OTHER**

7.1	<i>Election of Vice-Chair</i>	
	As Trustee Allen resigned from the Committee on May 6, 2025, and as he was the Vice-Chair, a new Vice-Chair needs to be elected by the Committee.	
7.2	2024/25 Annual Report - Approval of Trust Programs Committee Section - Request For Decision	19 - 22
	That Trust Programs Committee approve [as amended] the attached text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.	
7.3	Referral of Briefings for Background re Updates to Crown Land Agreements - Briefing	23 - 38
7.4	Trust Programs Committee 2026/27 Business Cases - Request For Decision	39 - 45
	That Trust Programs Committee request staff to draft the following fiscal year 2026/27 business cases for consideration at the next regular business meeting: <ul style="list-style-type: none"> • Identify indicators of ecosystem health and integrity (Strategic Plan initiative 3.2.1) • Update the State of the Islands Report (Strategic Plan initiative 3.2.2) • Design and implement a climate action education plan (Strategic Plan initiative 4.2.1) • Secretariat Services (\$XX,000) 	
8.	BUSINESS - WORK PROGRAM ITEMS	
8.1	Stewardship Education Program in 2025-26 - Request For Decision	46 - 86
	1. That Trust Programs Committee direct staff to develop a project charter(s) for webinars on the following topics: <ol style="list-style-type: none"> a. XXX b. XXX c. XXX d. XXX e. XXX f. XXX. 	
8.2	Policy Statement Amendment Project – Part 4: Implementation - Request For Decision	87 - 96
	That Trust Programs Committee revise Part 4: Implementation of the draft Policy Statement in accordance with Appendix 2 of the Request For Decision titled “Policy Statement Amendment Project – Part 4: Implementation” in the Trust Programs Committee agenda of May 7, 2025.	
8.3	Islands Trust Policy Statement Draft Bylaw No. 183 - Discussion	97 - 121
	This redlined version incorporates proposed revisions from the following Committee of the Whole meetings: September 5, October 3, November 6, December 12, 2024, and January 8, February 6 and February 21, 2025, as well as Trust Programs Committee (TPC) meetings of April 2, April 16, and April 29, 2025.	
8.3.1	<i>Policy Statement Amendment Project - Agricultural Policy - Briefing</i>	122 - 124
8.3.2	<i>Policy Statement Amendment Project - Indigenous Food Sovereignty, Housing, and Reconciliation Language - Request For Decision</i>	125 - 131
8.3.3	<i>Policy Statement Amendment Project - Moorage Policy - Request For Decision</i>	132 - 135

8.3.4 Motion from Trustee Yates in regards to light pollution in the Islands Trust Area

Motion not provided.

8.4 Policy Statement Amendment Project Next Steps - Discussion

9. BUSINESS - NEW

10. WORK PROGRAM

For review, amendment as needed, and referral to Trust Council for approval before each quarterly TC meeting.

The Work Program consists of the Active Projects List and the Future Projects List.

10.1 Trust Programs Committee Work Program Update - Request For Decision

136 - 143

That Trust Programs Committee (TPC) approve the proposed Work Program report as [presented/ amended], and forward it to Trust Council for approval.

11. NEXT MEETING

Wednesday, July 30, 2025, from 10:00 a.m. to 3:00 p.m.

12. CLOSED MEETING

If desired:

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

13. RISE AND REPORT

If requested

14. 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: April 16, 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)

Member Regrets Alex Allen, Vice-Chair/Hornby Trustee
Deb Morrison, North Pender Trustee

Members Absent: Jamie Harris, Salt Spring Trustee

Staff Present: Rueben Bronee, Chief Administrative Officer
Clare Frater, Director, Trust Area Services
Stefan Cermak, Director, Planning Services
David Marlor, Director, Legislative and Information Services
Joe Elliott, Senior Indigenous Relations Advisor
William Shulba, Senior Freshwater Specialist
Chloë Straw, Program Coordinator
Jason Youmans, Senior Policy 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

The following addition to the agenda was presented for consideration:

- a late delegation request from Patricia Pearson, Constituency Outreach, Office of Rob Botterell, MLA for Saanich North and the Islands, who would like to be a delegate

DRAFT

representing the Southern Gulf Islands Forum – to be agenda item 4.2 under Delegations.

TPC-2025-019

It was MOVED and SECONDED,

that Trust Programs Committee approve the late delegation request of Patricia Pearson representing the Southern Gulf Islands Forum.

CARRIED

2.2 Approval of Agenda

By general consent the agenda was approved as amended.

3. PUBLIC COMMENT PERIOD

No member of the public was present.

4. DELEGATIONS

4.1 Ruth Simons, Executive Director, Átl'ka7tsemHowe Sound Biosphere Region Initiative Society

Ruth was not present at the meeting at the time this agenda item was addressed. She joined the meeting later in the agenda.

4.2. Patricia Pearson, Constituency Outreach, Office of Rob Botterell, MLA for Saanich North and the Islands, representing the Southern Gulf Islands Forum

Patricia Person described the value of the Southern Gulf Islands Forum.

5. CORRESPONDENCE

None

6. ADMINISTRATIVE COORDINATION

6.1 Draft Minutes of Previous Meeting

6.1.1 Trust Programs Committee (TPC) Minutes of February 12, 2025

By general consent the minutes were approved as presented.

6.1.2 Trust Programs Committee (TPC) Minutes of April 2, 2025

By general consent the minutes were approved as presented.

6.2 Resolutions Without Meeting

None.

The Committee returned to agenda item 4 as Ruth Simons arrived in the meeting at 10:29 a.m.

4.1. Ruth Simons, Executive Director, Átl'ka7tsemHowe Sound Biosphere Region Initiative Society

Ruth Simons described the value of the Society. She noted that Islands Trust contributes to approximately 10% of their total budget.

The Committee then continued with the agenda as presented.

6.3 Follow Up Action List

Director Frater spoke to the FUAL items that were in progress. Committee discussion included:

- There are no guidelines available to support the Committee in ranking importance or setting priorities of the applications that are received in regards to the Secretariat Service.
- The Committee deferred further discussion of the request for staff to provide suggestions for criteria for future Secretariat Services applications to the next regular meeting and requested to review the Secretariat Services policy at that time.

7. BUSINESS - WORK PROGRAM ITEMS

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

Director Frater introduced the Request For Decision. Committee discussion included the value of the program to all the groups.

TPC-2025-020

It was MOVED and SECONDED,

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

- \$1,800 to support the coordination of the Rural Island Economic Partnership,
- \$2,500 to support the coordination of the Baynes Sound Lambert Channel Ecosystem Forum,
- \$3,000 to support the coordination of the Coastal Douglas-fir Conservation Partnership,
- \$4,000 to support the coordination of the Átl'ka7tsem/Howe Sound Community Forum, and
- \$3,000 to support the coordination of the Southern Gulf Islands Forum.

CARRIED

7.2 Housing Policy Options – Policy Statement Amendment Project - Request For Decision

Senior Policy Advisor Youmans introduced the Request For Decision. Committee discussion included:

- possibility of adding the word “size” to the definition of housing diversity
- possibility of deleting the word “traditional”, or replacing it with “conventional”, in 3.4.11 Clustered Small Dwelling Units
- potential policies to support buildings homes with local and alternative materials and methods
- use of the terms “homeplate”, “building envelope” and “clustering”
- zoning is a tool to control use and density of development, not form and character of that development
- the challenge of housing agreements with non-profit societies in the context of rapidly changing economic situations
- use of the word “attainability” rather than “affordable”

The Committee recessed at 12:04 p.m. and resumed at 12:50 p.m.

Committee discussion continued:

- consideration whether potential policy 3.4.9 Existing Development Potential should be advisory or directive

TPC-2025-021

It was MOVED and SECONDED,

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, as amended by:

- In 3.4.11, replace the word “traditional” with “conventional”
- In 3.4.15, replace the word “ensure that” with “encourage” and add the word “that” after the word “development”.

CARRIED

TPC-2025-022

It was MOVED and SECONDED,

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.”

CARRIED

TPC-2025-023

It was MOVED and SECONDED,

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.

CARRIED

TPC-2025-024

It was MOVED and SECONDED,

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.

CARRIED

TPC-2025-025

It was MOVED and SECONDED,

that Trust Programs Committee request staff to provide advice regarding policy options to support housing for Indigenous Peoples in the draft Policy Statement.

CARRIED

TPC-2025-026

It was MOVED and SECONDED,

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 infrastructure relocation where necessary.

CARRIED

7.3 Saltwater Intrusion Policy - Request For Decision

Senior Policy Advisor Youmans presented the Request For Decision. Committee discussion included:

- use of the words “restrict development”
- the difficulty of restoring wells once saltwater has intruded
- the potential impact on one well experiencing saltwater intrusion on neighbouring wells

TPC-2025-027

It was MOVED and SECONDED,

DRAFT

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 serviced by groundwater within them.

CARRIED

Committee discussion continued:

- Senior Freshwater Specialist Shulba provided a summary of the development of some Freshwater directive and advisory policies

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

Not addressed.

8. BUSINESS - NEW

None.

9. NEXT MEETING

Tuesday, April 29, 2025, from 9:00 a.m. to 2:00 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 2:57 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
Minutes of a Regular Meeting
April 16, 2025

DRAFT



Trust Programs Committee Minutes of a Special Meeting

Date: April 29, 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
Jamie Harris, Salt Spring 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)

Members Absent: Alex Allen, Vice-Chair/Hornby Trustee
Deb Morrison, North Pender Trustee

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

Others Present: One member of the public was present

1. CALL TO ORDER

Chair Evans called the meeting to order at 9:00 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 additional items were presented for consideration.

2.2 Approval of Agenda

By general consent the agenda was approved as presented.

3. PUBLIC COMMENT PERIOD

Maxine Leichter of the Friends of the Gulf Islands spoke in regards to the correspondence received.

4. DELEGATIONS

None.

5. CORRESPONDENCE

5.1 2025-04-22 Friends of the Gulf Islands re: Islands Trust Policy Statement

Committee discussion included:

- the need for staff analysis in regards to the proposals
- the timing of considering public input in regards to the Policy Statement

6. BUSINESS - WORK PROGRAM ITEMS

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

Committee discussion included:

- the need for a definition of watersheds
- the possibility that all recommendations be advisory rather than directive
- encouraging freshwater “harvesting” may lead to commercial or industrial activities that negatively impact the supply of freshwater

Committee recessed at 10:11 a.m. and resumed at 10:16 a.m.

TPC-2025-028

It was MOVED and SECONDED,

that Trust Programs Committee request staff to draft a new advisory policy 3.5.6 that reads “Encourage freshwater storage in areas where the quality or quantity of groundwater is likely to be inadequate or unsustainable”.

TPC-2025-029

It was MOVED and SECONDED,

that Trust Programs Committee amend the above motion by replacing the word “areas” with “groundwater regions”.

CARRIED

The question on the motion, as amended, was then called:

CARRIED

TPC-2025-030

It was MOVED and SECONDED,

DRAFT

that Trust Programs Committee request staff to add a new principle under the heading "Collaborate with Island Municipalities" in section 2.2 Cooperation Principles to read: "to collaborate with Islands Municipalities, particularly in the areas of conservation planning, communications and engagement, the Policy Statement, and other areas supporting the Islands Trust Object."

CARRIED

TPC-2025-031

It was MOVED and SECONDED,

that Trust Programs Committee request staff to add to the glossary of terms the following definitions: "recreational significance", "active recreation", "natural heritage sites", and "watersheds", and add "marine" sections to "sensitive ecosystems", and define all relevant terms.

CARRIED

TPC-2025-032

It was MOVED and SECONDED,

that Trust Programs Committee request staff to add a new directive policy 3.4.26 (Public Access to Public/Crown land) that reads: "Identify and support the acquisition and protection of public access to publicly-owned lands."

CARRIED

Committee discussion continued:

- possibility of reversing the order of the Organizational Policy Alignment section with the Statutory Bylaw Approval Process section
- possibility of the "Directives Only Checklist" to be the "Directive Checklist"
- possibility of retaining the definitions of the Object on page 5 of the current Policy Statement

Trustee Elliott left the meeting at 11:25 a.m.

TPC-2025-033

It was MOVED and SECONDED,

that Trust Programs Committee request staff to provide advice about including the text from the current Policy Statement "The Islands Trust Object and it's meaning" through to the next heading, "Guiding Principles", amended to include First Nations, in Section 1.1 of the Draft Policy Statement.

CARRIED

Trustee Elliott returned to the meeting at 11:55 a.m.

TPC-2025-034

It was MOVED and SECONDED,

that Trust Programs Committee recommend to Trust Council to reorder section 2 by making 2.2 Reconciliation Principles and 2.3 Cooperation Principles.

CARRIED

TPC-2025-035

It was MOVED and SECONDED,

that Trust Programs Committee request staff to provide advice about the wording around Reconciliation, including whether “healing process” should be in the Trust Policy Statement or not.

CARRIED

Committee recessed at 12:10 p.m. and resumed at 1:00 p.m.

Committee discussion continued:

- Trust Council had removed all the advocacy policies from the Draft Bylaw
- Trustee Fast intends to send a message to the Committee in regards to management of styrofoam in docks

7. NEXT MEETING

Wednesday, May 7, 2025, from 10:00 a.m. to 3:00 p.m.

By general consent the Committee set the start of the May 7 meeting to 9:00 a.m.

8. CLOSED MEETING

The meeting was not closed.

9. RISE AND REPORT

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

10. ADJOURNMENT

By general consent the meeting adjourned at 1:25 p.m.

Kristina Evans, Chair

Certified Correct:

Robert Barlow, Legislative Services Clerk/Recorder

Minutes are not official until adopted at a subsequent meeting.

Follow Up Action Report

Trust Programs Committee

14-May-2021

Progress	Activity	Responsibility	Dates	Status
0%	1 Staff to review current criteria, and to provide feedback or suggestions for criteria for future Secretariat Services applications. ON HOLD pending staff capacity - TPC to consider on April 16 if work still needed	Clare Frater	Target: 16-Apr-2025	In Progress

04-Nov-2024

Progress	Activity	Responsibility	Dates	Status
0%	1 Staff to update Trust Council Policy 1.2.1 (Policy Statement Amendment) to: - 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: 30-Jul-2025	In Progress

03-Dec-2024

Progress	Activity	Responsibility	Dates	Status
100%	1 Trust Council Direction: Staff to work with Trust Programs Committee to consider the Xwe'etay / Lasqueti Archeology Project Presentation for a future educational webinar.	Chloe Straw Clare Frater	Target: 07-May-2025	Completed

Follow Up Action Report

Trust Programs Committee

12-Feb-2025

Progress	Activity	Responsibility	Dates	Status
100%	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.	Chloe Straw Clare Frater	Target: 07-May-2025	Completed
0%	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.	Chloe Straw Clare Frater	Target: 07-May-2025	In Progress

Follow Up Action Report

Trust Programs Committee

02-Apr-2025

Progress	Activity	Responsibility	Dates	Status
50%	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
49%	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
72%	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
100%	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	Completed

Follow Up Action Report

Trust Programs Committee

16-Apr-2025

Progress	Activity	Responsibility	Dates	Status
73%	1 Staff to provide advice regarding policy options to support housing for Indigenous Peoples in the draft Policy Statement.	Clare Frater Jason Youmans	Target: 29-Apr-2025	In Progress

Follow Up Action Report

Trust Programs Committee

29-Apr-2025

Progress	Activity	Responsibility	Dates	Status
100%	1 Staff to draft a new advisory policy 3.5.6 that reads "Encourage freshwater storage in groundwater regions where the quality or quantity of groundwater is likely to be inadequate or unsustainable".	Clare Frater Jason Youmans	Target: 07-May-2025	Completed
100%	2 Staff to add a new principle under the heading "Collaborate with Island Municipalities" in section 2.2 Cooperation Principles to read: "to collaborate with Islands Municipalities, particularly in the areas of conservation planning, communications and engagement, the Policy Statement, and other areas supporting the Islands Trust Object."	Clare Frater Jason Youmans	Target: 07-May-2025	Completed
21%	3 staff to add to the glossary of terms the following definitions: "recreational significance", "active recreation", "natural heritage sites", and "watersheds", and add "marine" sections to "sensitive ecosystems", and define all relevant terms.	Clare Frater Jason Youmans	Target: 07-May-2025	In Progress
100%	4 staff to add a new directive policy 3.4.26 (Public Access to Public/Crown land) that reads: "Identify and support the acquisition and protection of public access to publicly-owned lands."	Clare Frater Jason Youmans	Target: 07-May-2025	Completed
0%	5 staff to provide advice about including the text from the current Policy Statement "The Islands Trust Object and it's meaning" through to the next heading, "Guiding Principles", amended to include First Nations, in Section 1.1 of the Draft Policy Statement.	Clare Frater Jason Youmans	Target: 07-May-2025	In Progress
100%	6 staff to provide advice about the wording around Reconciliation, including whether "healing process" should be in the Trust Policy Statement or not.	Clare Frater Jason Youmans	Target: 07-May-2025	Completed



REQUEST FOR DECISION

To: Trust Programs Committee **For the Meeting of:** May 7, 2025
From: Trust Area Services **Date Prepared:** May 2, 2025
SUBJECT: 2024/25 ANNUAL REPORT – APPROVAL OF TRUST PROGRAMS COMMITTEE SECTION

RECOMMENDATION: That Trust Programs Committee approve [as amended] the attached text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

1 PURPOSE: Committees are provided with their draft sections of the annual report for review and approval so that Trust Council is able to easily approve its annual report in June 2025 without further editing from staff or trustees at the Trust Council meeting.

BACKGROUND: Preparation of the Islands Trust Annual Report is undertaken by Trust Area Services Communications staff, reporting to the Executive Committee and consistent with Trust Council’s [Annual Report Policy 6.10.1](#). The Executive Committee approved the format and outline of the 2024/25 Annual Report at its meeting on February 5, 2025.

2 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Under Trust Council’s Policy, all LTCs and Council committees are expected to review and approve their sections at regular meetings in order to have the report approved by Trust Council at its June 2025 meeting.

FINANCIAL: None.

POLICY: No implications for existing policy

IMPLEMENTATION/COMMUNICATIONS: The process for development of the Annual Report is outlined in Trust Council’s Annual Report policy 6.10.i. Once each committee has approved its section, staff will create a draft Annual Report for review by the Executive Committee on June 4, 2025 and consideration of Trust Council in June. Upon approval by Trust Council, staff will send the Annual Report to the Minister of Housing and Municipal Affairs and circulate it as indicated in Trust Council’s policy.

FIRST NATIONS: Information about First Nations relations may be included within committee reports.

OTHER: None.

3 RELEVANT POLICY(S): Trust Council’s Annual Report policy 6.10.i; *Islands Trust Act*

RESPONSE OPTIONS

Recommendation: That Trust Programs Committee approve [as amended] the attached text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

Alternative: That the Trust Programs Committee approves the attached text for inclusion in the 2024/25 Annual Report for approval (as amended) by Trust Council and submission to the Minister of Housing and Municipal Affairs.

Prepared By: Morgana van Niekerk, Communications Specialist

Reviewed By/Date: Clare Frater, Director, Trust Area Services, May 2, 2025

Trust Programs Committee

The Trust Programs Committee provides policy advice to Islands Trust Council on Trust-wide issues related to the committee's areas of responsibility including resource management, land conservation, water management, marine environment, sustainable communities, conservation strategy, and public awareness and education, and to propose amendments to the Islands Trust Policy Statement.

Members serving for the 2022–2026 term

Kristina Evans, South Pender Island Trustee (Chair)

Alex Allen, Hornby Island Trustee (Vice-Chair)

Sam Borthwick, Denman Island Trustee (resigned March, 2025)

Tobi Elliott, Gabriola Island Trustee (appointed March, 2025)

Sue Ellen Fast, Bowen Island Municipal Trustee

Lisa Gauvreau, Galiano Island Trustee (appointed March 2025)

David Graham, Denman Island Trustee (appointed March, 2025)

Jamie Harris, Salt Spring Island Trustee

David Maude, Mayne Island Trustee (appointed March 2025)

Deb Morrison, North Pender Trustee (appointed March 2025)

Tim Peterson, Lasqueti Island Trustee (Executive Committee Representative)

Susan Yates, Gabriola Island Trustee (appointed March 2025)

Laura Patrick, Salt Spring Island Trustee (Islands Trust Chair as of March, 2025 and Ex Officio TPC Member)

Peter Luckham, Thetis Island Trustee (resigned as Islands Trust Chair, and Ex Officio TPC Member, March, 2025)

2024/25 Highlights

Trust Programs Committee (TPC) met five times in 2024/25. The Committee's primary focus this year was to implement stewardship education programs.

Once again, as part of Trust Council's Secretariat Services Program, the committee approved secretariat services to the following coordination groups:

- \$1,500 to support the coordination of the Rural Island Economic Partnership
- \$2,500 to support the coordination of the Baynes Sound Lambert Channel Ecosystem Forum
- \$3,000 to support the coordination of the Coastal Douglas-fir Conservation Partnership
- \$4,000 to support the coordination of the Átl'ka7tsem/Howe Sound Community Forum
- \$3,000 to support the coordination of the Southern Gulf Islands Forum
- \$250 to support the coordination of the Vancouver Island and Coastal Communities Climate Leadership Steering Committee

The Committee also supported distribution of a "Living in the Trust Area" information package, which was mailed to 391 new property owners across the Islands Trust Area. The package included a letter from Chair Peter Luckham, Islands Trust brochures, stewardship tips booklets, groundwater conservation brochures, as well as localized government service contact lists. (View [electronic versions on our website.](#))

Furthermore, the Trust Programs Committee instructed staff to host three webinars:

The Invasive Species Removal and Native Plant Gardening webinar discussed practical tips for identifying and removing invasive plants from your property and explored the benefits of native plant gardening, including its role in supporting biodiversity and restoring ecosystems.

The Living with Fire webinar provided information on the current state of forest health and the interconnections between healthy watersheds, native biodiversity, and fire resilience in the Trust Area. Attendees were provided with actionable steps for building resilience in communities, including techniques such as ecological thinning, and wetland restoration to create a more fire-resilient future.

The Groundwater Conservation and Saltwater Intrusion in the Islands Trust Area webinar provided information on the unique challenges of coastal aquifers, the factors that contribute to saltwater intrusion, its potential impacts, and practical steps residents can take to protect their groundwater.

All webinars are recorded and [available to view on the Islands Trust website](#).



BRIEFING

To: Trust Programs Committee **For the Meeting of:** May 7, 2025
From: Executive Committee **Date Prepared:** May 2, 2025
SUBJECT: Referral of briefings for background re updates to Crown Land agreements

PURPOSE: To provide briefings from Executive Committee to Trust Programs Committee about Crown land referrals, and to provide background about a future project to update Crown land agreements.

BACKGROUND: Since 2014, Trust Programs Committee has had the following on its future projects list: *Implement Crown Land Protocol project charter V2 and engage Bowen Island Municipality and the Province of B.C. in updating and consolidating existing agreements about Crown land into one agreement.* This project has not advanced due to a lack of staff time assigned to Trust Programs Committee projects.

On April 23, 2025, Executive Committee requested staff forward April 23, 2025, and February 26th, 2025 briefings on Crown land tenure application referrals to Trust Programs Committee for consideration when developing recommendations to Trust Council re updating protocol agreements and letters of understanding with the Crown. At the same meeting, Executive Committee referred the issue of how staff process Crown Lease Referrals to the Regional Planning Committee for further consideration.

ATTACHMENTS:

1. April 23, 2025 Briefing from Planning Services to Executive Committee re Crown Tenure Application Referrals with attachment: February 26, 2025 Briefing from Planning Services to Executive Committee re Crown Tenure Application Referrals.
2. Crown Land Agreement Project - Project Overview for Trust Programs Committee (Feb 6, 2023 Meeting)

FOLLOW-UP: The Strategic Plan anticipates that work on updating agreements will occur in 2026/27. However, staff expect that Trust Programs Committee may be able to move this project to its active projects list in July once the draft edits to the Policy Statement Amendment Policy are complete. Staff hope that the additional Senior Policy Advisor may be filled at this time, adding extra staff capacity for the project.

Prepared By: Clare Frater, Director Trust Area Services

Reviewed By/Date:

To: Executive Committee **For the Meeting of:** April 23, 2025
From: Planning Services **Date Prepared:** April 10, 2025
SUBJECT: Crown Tenure Application Referrals

PURPOSE: The purpose of this briefing is to provide Executive Committee with additional information on Crown referral process options.

BACKGROUND: At the February 26, 2025 meeting, Executive Committee adopted the following resolution:

EC-2025-026
It was MOVED and SECONDED,
that Executive Committee request staff provide advice on numbers 2, 4 and 8 in the Crown Tenure Application Referrals – Briefing.
CARRIED

The Executive Committee had requested information to review processes and procedures for Crown referrals. Currently, Islands Trust receives referrals from the provincial agency for various types of proposed tenure applications. While the Crown itself is immune from local government land use bylaws under the *Interpretation Act*, tenants of the Crown are subject to local land use regulations. The province has a process to refer applications for tenure to local governments (among others). Given the nature of the Trust Area most referrals involve use of marine areas.

The previous Briefing summarized the various forms of tenure, types of land uses for which tenure may be issued, the process by which referrals are received by Islands Trust, how planners review and respond to referrals, the relevant Trust Council policy, the number of referrals received over the past decade, and the distribution of referral types.

Finally, the Briefing presented a number of options for changes to the current process, without detailing the implications or impacts of the options. As the EC resolution states, staff have been requested to provide further advice on three of the options.

ANALYSIS

EC has identified three options for staff to provide further advice on implications:

1. Copy Referrals to LTCs for information: referrals would be forwarded to local trustees when received, advising the local trustees to contact staff with questions or concerns. The Planning Technician would still respond to referral within the current 30 days. Implications of revising policy to include referral to trustees would include:
 - This process would ensure Trustees are aware of referrals and could request more information or flag potential concerns with staff.

- This option does not include LTCs responding beyond receiving for information and raising issues with staff, so it may not address the concerns of LTCs with the process.
- This would result in some additional planner time to respond to trustee questions or concerns and to explain process or context to trustees.
- No fees are collectable for these referrals, so costs of any additional work would not be recovered.
- Different local trustees may respond to referrals differently, resulting in inconsistency between LTAs.
- Updates should be made to existing Trust Council policy to include changed process and the role of LTCs in the process.

Essentially this revised process would provide information to local trustees on pending Crown tenures, trustees would be better informed to answer public questions, and would be able to advise planners of issues with specific proposed tenures, which may or may not be able to be considered in the referral response. If LTC concerns are essentially a lack of knowledge of referrals, this would address that issue.

2. Staff Discretion: senior staff (Island Planner or RPM) reviews referrals (currently they are assigned directly to the Planning Technician or Senior Freshwater Specialist) and either assigned to staff for routine review and response, or added to LTC agendas for potential LTC resolution depending on complexity, type, or other relevant criteria. Implications include:
 - Change to application in-take process would be minimal, RPMs review and assign most other applications.
 - Would require senior staff to exercise discretion to assign certain types of referrals to LTC agendas.
 - Relies on knowledge and experience of RPMs and senior planners to triage referrals.
 - Criteria and policy should be developed to reduce potential for inconsistency between offices or LTCs, including drafting revisions to Trust Council policy.
 - Would require staff reports to be prepared for those referrals placed on LTC agendas.
 - Increase planner work for those that are assigned to LTC agenda, including preparation of staff report, follow up actions as directed by LTC.
 - No fee for referrals to offset increased work
 - Could increase process and work load with limited efficacy without an assessment of whether LTC resolutions forwarded to provincial staff would have any influence on decisions to issue or refuse tenure.

This revised process would result in referrals which an LTC could influence being added to agendas, while routine reviews of zoning would be handled by staff. The increased staff time is not recoverable via fees. However, the effectiveness of LTC resolutions in influencing tenure decisions should be considered.

3. Reviewing and updating the Letter of Understanding: this would involve revising the agreement with the Ministry in order to address LTCs' issues.
 - Trust Council has included "Review all Trust Council and local trust committee agreements and where appropriate, amend, combine or rescind" to its list of key initiatives to be initiated in 2026/27
 - As a dated agreement, there would be value in reviewing and updating

- Reviewing would be dependent on the willingness of ministry staff to engage in a review and a reasonable expectation that changes would be incorporated
- The review could specifically focus on seeking agreement of the ministry to not issue tenure unless LTC approvals are in place, or other specific concerns.
- A review and update would be expected to take a significant amount of time, staff would need to prioritize this over another initiative.

This option could address some LTC concerns with the tenure process, provided Ministry staff are prepared to review the agreement and to potentially adjust their current processes.

EC should consider the issues and concerns that LTCs have regarding the current process, and whether any of the options would address those concerns.

FOLLOW-UP: Staff will report back in response to Executive Committee direction.

Prepared By: Robert Kojima, Regional Planning Manager

Reviewed By/Date: Stefan Cermak, Director, Planning Services



BRIEFING

To: Executive Committee **For the Meeting of:** February 26, 2025
From: Planning Services **Date Prepared:** February 13, 2025
SUBJECT: Crown Tenure Application Referrals

PURPOSE: The purpose of this briefing is to provide Executive Committee with a summary of the Crown referral process and provide options for changes.

BACKGROUND: At the November 20, 2024 meeting, Executive Committee adopted the following resolution:

EC-2024-150

It was MOVED and SECONDED,

that the Executive Committee request staff to provide information on crown land lease referral process and provide options for potential amendments.

CARRIED

The Executive Committee has requested information to review processes and procedures for Crown referrals. Currently, Islands Trust receives referrals from the provincial agency for various types of proposed tenure applications. While the Crown itself is immune from local government land use bylaws under the *Interpretation Act*, tenants of the Crown are subject to local land use regulations. The province has a process to refer applications for tenure to local governments (among others), and will generally not issue tenure if the local government has confirmed that the proposed use is contrary to zoning. Given the nature of the Trust Area most referrals involve use of marine areas.

Forms of Tenure

Allocation of tenure over Crown land is authorized under the *Land Act*, and for groundwater under the *Water Sustainability Act*. Applications are made through Front Counter BC and are reviewed by the Authorizations Branch of the Ministry of Forests for *Land Act* applications. Different forms of tenure can be issued, but the types most common in the Trust Area are:

- Leases – A lease is issued for longer term tenures, where substantial improvements are proposed, and/or where definite boundaries are required in order to avoid land use and property conflicts.
- Licence of Occupation - A licence of occupation may be issued where minimal improvements are proposed, there are potentially multiple users of a site, or where the Province wishes to retain future options and management control over the use of the lands.
- Temporary Licence - A temporary licence may be issued for temporary uses, where an applicant is better served by a short term, authorization than by a longer term tenure.

- General Permissions for Private Moorage – applies to residential docks and allows for private docks without a specific authorization provided they comply with certain conditions and requirements. General Permissions apply in the Lasqueti, Hornby, and Denman Local Trust Areas. All other local trust areas are designated ‘Application-only Areas’. In Application-only Areas private moorage requires a formal application for an Authorization. Currently, under Ministerial Order¹, no applications may be made for new private moorage in an area stretching from Gabriola south (this order has been in place since 2021).
- Rights of Way - Statutory rights of way may be issued to authorize linear uses for transportation, communication, energy production and utility developments (e.g. power lines, cable telecommunications).
- Sales, Grants, Nominal Rent – fee simple dispositions are generally not seen in Trust Area recently, although Sponsored Crown Grants have been made available for community or institutional uses in the past. Islands Trust retains a policy (2.1.12) for Islands Trust Conservancy to coordinate applications to the Free Crown Grants Program. Nominal rent tenures are leases or licences of occupation that can be applied for by local governments or community groups for a nominal amount of rent.
- Water licenses - (Water Authorizations for non-domestic uses under the *Water Sustainability Act*) are also referred through Front Counter BC, although licences are reviewed and issued by the Water Stewardship Branch of the Ministry of Land, Water and Resource Stewardship. These referrals are forwarded to the Senior Freshwater Specialist for review and rarely involve zoning or other regulatory issues.

There are a variety of types of land uses, involving different forms of tenure, that are referred to Islands Trust:

- Aquaculture – typically by Lease, but also licence of occupation or temporary licence may be granted.
- Log Handling - typically by Lease, but also licence of occupation or temporary licence may be granted
- Clean energy - Lease, also can involve licence of occupation, temporary licence and RoW.
- Marina - typically by Lease, but could involve licence of occupation or temporary licence.
- Utilities - licence of occupation, and may include temporary licence and RoW.
- Private Moorage – until the ‘moratorium’ authorizations for residential docks or lease for docks accessing multiple properties was probably the most common referral.

Referrals

The Authorizations Branch refers applications to federal agencies, provincial agencies, and local governments, and carries out consultations with First Nations. The referral is made through a notification (sent to all three offices’ ‘info@’ email) directing the referral agency to access the referral package through an on-line portal. The purpose of a referral is to gather information that could impact the proposed use of the application area. For example, referrals may identify siting criteria, best management practices, applicable guidelines, jurisdiction, and land use regulations. All application

¹ www.bclaws.gov.bc.ca/civix/document/id/mo/mo/m0244_2024

referrals have a defined time frame for referral response. If a response is not received within the defined time frame (typically 30 days), the application review by Authorizations may proceed.

In addition to publishing the application and accepting comments from the public on a website, the Authorizations Branch may require additional notification actions to be taken by the applicant. Typically notices of applications are advertised in the newspaper, although the Authorizations Branch can require applicants to undertake other forms of advertising or engagement. The Authorizations Branch also has a duty to consult with affected First Nations.

Upon receipt of a referral by Islands Trust, the referral package is entered with a file number (with the prefix 'CL') and is assigned to the Planning Technician for review (or the Senior Freshwater Specialist in the case of water licences). The Planning Technician reviews the proposed use for compliance with zoning and other regulations (e.g. development permit areas) and responds to the Authorizations Branch stating whether or not the proposal complies with LTC bylaws. As with other referrals from government bodies, where permits or other Local Trust Committee approvals are required, responses have the effect of placing conditions on the advancement of an application, for example where applicants must often obtain a development permit.

Most reviews are routine, and senior planners or managers are typically not involved except when there are questions of interpretation. Crown referrals are currently processed in a manner similar to preliminary plan reviews for building permits and not reported to LTCs. The 'Best Management Practices for Delivery of Local Planning Services' (Policy 5.9.1) acknowledges this practice:

- Local Planning Team planning staff will provide updates at LTC meetings regarding the status of applications and referrals that do not require an LTC decision, except for building permit and Crown land referrals (Policy 6.2).

However, the 1999 Letter of Understanding² between BC Assets and Lands Corp (as it was then) and Islands Trust identifies that applications are referred to LTCs for comment (6.1(a)):

BC Assets and Land Corporation shall provide a referral, including a sketch of the proposed use, dimensions of the tenure and any structures and proposed working plans, to the Islands Trust for referral to the appropriate local trust committee for comment. Where Islands Trust staff identify a concern relating to the mandate, and agency comments are relevant to that concern, a list of referral agencies will be provided upon request.

However, a cursory review of referrals over past 20 years shows that referrals were being responded to by staff, consistent with the current process, but with occasional reports to LTCs for significant proposals such as aquaculture.

Over the past 10 years, Crown referrals have averaged slightly over 20 per year, with the majority being in the Northern region (129), 64 in the Salt Spring LTA, and 33 in the Southern region. The types of applications vary by LTA and over time, with more private moorage applications in the Salt Spring, Southern, and Gambier LTAs, more water licence referrals in the last several years, and more aquaculture referrals in the Denman LTA. Also of note is that there is an outstanding request from the Hornby LTC for advice on advocating for tenure for non-profit group for affordable housing.

OPTIONS

² islandstrust.bc.ca/document/letter-of-understanding-bc-assets-land-corporation-2023/

While the EC resolution did not identify specific issues to address, the following are some options for changes to the referral review process. If EC identifies a preferred option (or options), other than the status quo, staff recommend that EC request staff to report back with implications:

1. Status quo: this would continue the current process of referrals being reviewed for zoning compliance by staff and responded to within the requested 30 days.
2. Copy LTCs for information: referrals could be copied to trustees when received, the Planning Technician would respond within 30 days as is currently done, but trustees would be aware of the referral and could request more information or flag potential concerns with staff. This would require some additional process to distribute the referral and to respond to trustee questions. Alternately, the referral response could be copied to trustees for information.
3. Add Referrals to Applications Reports: this would result in recently opened CL referrals being included in the LTC application reports included in all LTC agendas. However, with the timing of agendas not all referrals would appear in the report, with some having been responded to and closed between LTC agendas.
4. Staff Discretion: senior staff (Island Planner or RPM) review all referrals (currently they are assigned directly to the Planning Technician or Senior Freshwater Specialist) and either assign to staff for routine review or response, or add to LTC agendas depending on complexity, type or some other criteria. This would require senior staff to exercise discretion to assign certain types of referrals to LTC agendas, would require staff reports to be prepared for those referrals placed on LTC agendas, and LTCs providing relevant responses.
5. By Type of Referral: staff place certain types of referrals on LTC agendas, while more routine referrals (water licences and private moorage) continue to be reviewed and responded to by staff. This would require some changes to process and additional staff work for the referrals being placed on LTC agendas.
6. All referrals added to LTC agendas for LTC comment: staff review zoning, referrals along with the staff response are added to LTC agenda, and any LTC comments are added to the response. This would require additional process, delayed response times, and support for LTCs to provide relevant comments to the approving agency.
7. Alternately, staff could be requested to consult with Authorizations Branch staff and report back on whether responses from elected bodies (as opposed to a zoning review) would be useful.
8. Finally, the Letter of Understanding noted above is over 25 years old and has not been reviewed or updated since. A further option would be for Executive Committee to request staff to report back on the feasibility of working with Authorizations Branch to review the agreement.

FOLLOW-UP: Staff will report back in response to Executive Committee direction.

Prepared By: Robert Kojima, Regional Planning Manager

Reviewed By/Date: Stefan Cermak, Director, Planning Services / February 19, 2025

Crown Land Agreement Project

Project Overview for Trust Programs Committee (Feb 6, 2023 Meeting)

Project Purpose:

The purpose of the Crown Land Agreement Project is to replace outdated agreements with a more comprehensive agreement that establishes a framework for Province of British Columbia ministries and Islands Trust, along with Bowen Island Municipality to cooperate, collaborate, and exchange information in a more effective and efficient manner.

Program History:

During the late 1990s and early 2000s, Islands Trust entered into agreements with provincial agencies to address communication and coordination on a variety of issues. Four of these agreements relate to Crown lands and all of them are out of date.

Islands Trust and Bowen Island Municipality have interests related to the following: private moorage and docks; seawalls and shoreline structures; compliance; land and water tenure renewals; designated use areas; forestry; and the disposition of Crown land. In order to align the Islands Trust mandate of preserve, protect, and stewardship it is important to work with provincial ministries that have Crown land authorization for land and water tenures. Upon review of the key agreements related to these issues, Islands Trust staff found that the agreements noted below could be combined into one agreement to create better communication, efficiency, and effective management of information sharing in relation to Crown land.

Agreements:

1. 1994 Letter of Understanding on Crown Land Administration within the Islands Trust Area between Ministry of Environment, Lands and Parks Lands Regional Operations Department and Islands Trust
2. 1994 Protocol Agreement on Crown Lands In the Trust Area between Ministry of Environment, Lands and Parks Lands Regional Operations Department and Islands Trust
3. 1997 Protocol Agreement on Aquaculture Uses in the Islands Trust Area Provincial Ministry of Agriculture, Fisheries and Food and Islands Trust
4. 1999 Letter of Understanding between BC Assets and Land Corporation and the Islands Trust concerning the Use and Protection of Crown Land Resources through Balancing Local and Provincial Interests
5. 1999 Letter of Understanding between the Ministry of Forests and the Islands Trust concerning the Establishment of Woodlots in the Islands Trust Area that respect the Object of the Islands Trust while Supporting the Local Island Forest Economic Base

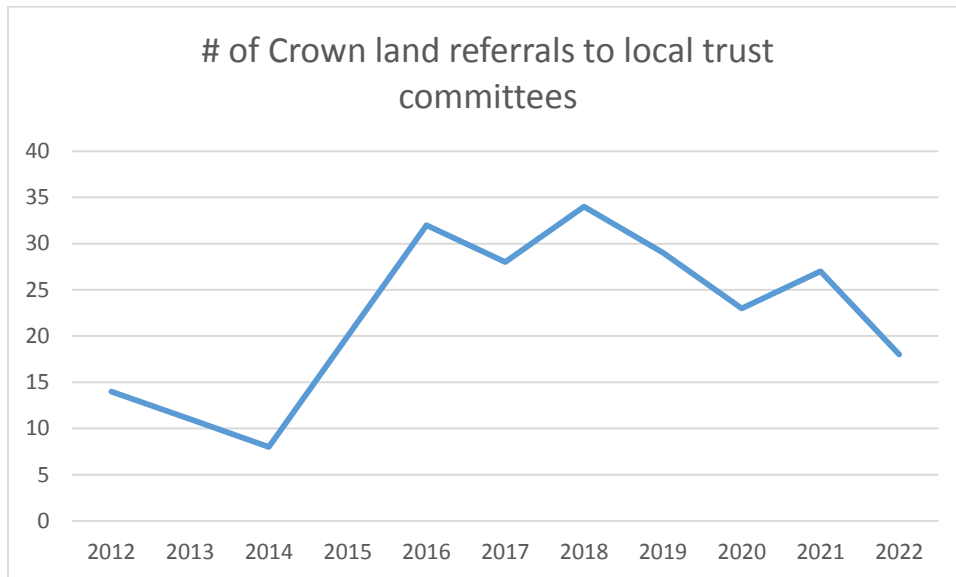
Staff began a process to renew these agreements in 2015 but have not yet completed a draft as this has not been a top priority issue within Islands Trust or for provincial staff. In September 2020, the Islands Trust Executive Committee met with the Minister of Forests, Lands and Natural Resource Operations and Rural Development and requested that the project become a priority for FLNRO with dedicated staff resources. An Executive Director was assigned to the project and has a good working relationship with the Director of Trust Area Services. Despite a number of meetings held in 2021 to examine the issues, there is not yet a draft agreement. The Executive Director is on a temporary assignment until April or

Crown Land Agreement Project

Project Overview for Trust Programs Committee (Feb 6, 2023 Meeting)

May 2023 and unavailable to collaborate on the project. The intention was to involve Bowen Island Municipal staff once the Province provided a draft agreement for comment as it would be a three-party agreement.

The trend of Crown land referrals over the last 10 years is as follows:



While the project has largely remained on the Trust Programs Committee’s future projects list, the Trust Programs Committee Follow Up Action List has included the following since February 2016: Implement Crown Land Protocol project charter V2, circulate past RFD to TPC members, keep charter on future agendas until project is complete, and consider inventory of current referrals if it helps demonstrate the need for updating the letter of understanding.

Program Budget:

Once staff for all three agencies are content with a draft agreement, Trust Area Services staff will request legal review of the agreement. This is anticipated to cost up to \$3,000 (likely less) and would be paid from the Trust Area Services legal budget which is typically \$5,000 annually.

Program Communications:

This page will be updated when a new agreement is reached.

There are no public communications anticipated for this project.

Crown Land Agreement Project

Project Overview for Trust Programs Committee (Feb 6, 2023 Meeting)

Program Next Steps:

The Trust Area Services Director will continue to act a liaison to provincial staff as Crown land referral issues arise. When this project is prioritized, staff will act on an Executive Committee resolution from January 2019: requesting staff to *investigate options for local trust committees with respect to being notified of aquaculture and mariculture license changes including changes in species in its negotiation of protocol agreements with the province.*

Key Links to Additional Resources:

For further information about the agreements: <https://islandstrust.bc.ca/about-us/accountability/agreements/>

Trust Council's Coordination Agreement Process Policy (2.1.4):
<https://islandstrust.bc.ca/document/policy-2-1-4-coordination-agreements-process/>

**LETTER OF UNDERSTANDING
on
CROWN LAND ADMINISTRATION
WITHIN THE ISLANDS TRUST AREA**

BETWEEN:

**MINISTRY OF ENVIRONMENT, LANDS AND PARKS
LANDS REGIONAL OPERATIONS DEPARTMENT**

AND:

THE ISLANDS TRUST

1.0 PURPOSE

- 1.1 The purpose of this agreement is to foster an ongoing consultative process between Islands Trust and BC Lands to coordinate their respective roles within the Trust Area relative to Crown lands in accordance with the Protocol Agreement on Crown lands in the Trust Area between the Ministry of Environments, Lands and Parks and the Islands Trust as endorsed by the Minister of Municipal Affairs.

2.0 PRINCIPLE

- 2.1 This agreement acknowledges mutual respect for each agency's policies and areas of jurisdiction.
- 2.2 This agreement is consistent with the mandate of each agency, and conforms with and is subject to the *Islands Trust Act, Municipal Act, Ministry of Lands, Parks and Housing Act, Land Act* and *Greenbelt Act*.

3.0 MANDATE AND ADMINISTRATIVE RESPONSIBILITIES

- 3.1 BC Lands is responsible for managing and allocating provincial Crown land, including aquatic land, in the interest of the public for conservation, recreation, commercial, settlement and industrial uses. Entrusted with the authority to make decisions on the use of Crown land, BC Lands considers the broad range of interests when allocating Crown lands for the best possible use of the land.

- 3.2 The Islands Trust through the following corporate entities is responsible for:

Trust Council - making recommendations to the Lieutenant Governor in Council respecting the acquisition, use and disposition by the Crown in right of the province of land situated within the trust area, establishing general policies to carry out the object of the Trust, ensuring proposed local planning activities comply with the Trust object and policy statement;

Trust Fund Board - acquiring and holding land in perpetuity to protect significant environmental sites and features; and

Local Trust Committees - providing local land use planning and regulation and responding to the concerns of island resident and property owners.

4.0 OBJECTIVES

Specific objectives of this agreement are to:

- 4.1 Provide an efficient decision making process that is perceived by all interested parties as reasonable and fair.
- 4.2 Coordinate the inter-agency processes by which information is communicated and decisions are made.
- 4.3 Standardize the process for communications and decision making within each agency.
- 4.4 Endorse a process for resolving disagreements on decisions.

5.0 DECISION MAKING

The following guidelines are endorsed for routine consultation between BC Lands and Islands Trust on matters of mutual concern:

- 5.1 An annual meeting between senior officials shall be held at the beginning of the fiscal year to discuss initiatives, agency directions and items of mutual concern.
- 5.2 When planning activities are intended, early consultation will be initiated and terms of reference shall be exchanged. The agencies may enter into joint planning studies for the foreshore or untenured Crown land.
- 5.3 Prior to any status change of an Islands Trust reserve, notice shall be given to the Islands Trust Planner.
- 5.4 Where proposed changes to the Islands Trust Policy Statement affect Crown lands, a letter of intent with a description of the change will be referred to BC Lands.
- 5.5 Input on Crown Land Referrals shall be communicated from a local trust committee through Islands Trust planning staff to BC Lands' staff.

6.0 COORDINATION OF AGENCY PROCESSES

6.1 Major Review of Community Plan

- a. Terms of reference and boundary proposal for the Official Community Plan (OCP) are referred to the BC Lands Regional Director at least 20 working days before the scheduled public meeting to launch the OCP program.
- b. BC Lands Regional Director or designate returns comments within 20 working days, regarding concerns, information, or research conducted by BC Lands that would assist the OCP process.
- c. Should there be mutual agreement that a major community concern has developed over an issue involving Crown land in a community planning process, a BC Lands designate will work with the Trust to address such issues whenever possible.
- d. First draft plan, with maps; and subsequently the final draft plan, maps, special projects, and appendices will be sent to BC Lands for comments pertaining to the mandate of BC Lands. At each stage, comments are due within 20 working days.

- e. Ten days prior to advertising a Public Hearing, the OCP bylaw together with a brief description of changes to the final draft will be sent to BC Lands for comment. Comments should be received within the ten days prior to advertising the Public Hearing. Where there are outstanding concerns not satisfactorily addressed by the final OCP, BC Lands will request a meeting as provided for in Section 8.0 of this agreement to be held within 20 days.
- f. A certified copy of the adopted bylaw will be sent to the BC Lands Regional Director.

6.2 Amendments to Regulating Bylaws

- a. After first reading and at least 20 working days prior to advertising for public hearing, bylaws affecting Crown lands are referred to the BC Lands Regional Director for comment.
- b. When BC Lands has a major concern over a proposed bylaw amendment, at least 10 days prior to advertising for Public Hearing, staff will consult directly to determine how concerns may be addressed.
- c. Comments received from BC Lands related to its mandate will be read out at Public Hearing.
- d. A certified copy of the adopted bylaw will be sent to the BC Lands Regional Director.

6.3 Crown Land Applications

This category includes Crown land referrals for new applications as well as any applications to change the use of existing tenures.

- a. A copy of the application for tenure, including a sketch of the proposed use, dimensions of the tenure and any structures and proposed working plans, and a listing of the referral agencies for the application will be sent to the Trust Planner for comments. The Planner will forward this package to the Local Islands Trust Committee members.
- b. Islands Trust Planner will send, within 30 working days unless otherwise agreed upon, to the designated BC Lands' staff, comments regarding zoning, land use and compliance with existing bylaws relating to the mandate of the Islands Trust.
- c. Agency and public comments will be available for the review of the Islands Trust upon request.
- d. Prior to issuing a decision letter to the applicant, BC Lands will notify Islands Trust of its decision. Islands Trust may request a meeting with BC Lands, as provided for in Section 8 of this agreement, to discuss outstanding areas of disagreement. .
- e. When projects are subject to rezoning the applicant will be directed to the Trust office for the proper application process.
- f. When an offer for private sale of Crown land is made and when BC Lands is consulted by an agency on an intended transfer, BC Lands shall advise the Islands Trust.
- g. Upon cancellation of a map reserve in favour of another Provincial agency, BC Lands will notify the Islands Trust.

6.4 Replacement Tenures

- a. BC Lands will identify for the Trust at the **annual consultation meeting** referred to in Clause 5.0, all *Land Act* tenures (including commencement date and term) existing within the Trust Area.
- b. One year prior to the expiry of any tenure, the Trust may notify BC Lands of specific concerns which it may have with respect to the replacement of any tenure.
- c. Should the Trust require additional information in order to adequately consider the replacement of a tenure, BC Lands will assist the Trust in obtaining that information.
- d. BC Lands will notify the Trust of the issuance of any new tenures or the termination of any tenures as they occur.

6.5 Trespass Concerns

- a. Trespass will be investigated by BC Lands upon receipt of a written report from the Islands Trust expressing specific concerns.
- b. BC Lands will determine, in consultation with Islands Trust, whether to accept an application for the trespass, require removal, or apply other options.
- c. Islands Trust may request a meeting pursuant to Section 8.0 when there is disagreement as to the course of action.

7.0 STANDARDIZATION OF SEPARATE AGENCY PROCESSES

7.1 Administrative Processes

Administrative processes of both agencies are attached in the Appendix for the Trust's OCP (Section 6.1) and Bylaw Referral Processes (Section 6.2), and BC Lands Crown Land Application (Section 6.3) Referral Process.


8.0 RESOLUTION OF DISAGREEMENTS

- 8.1 Either BC Lands or Islands Trust may request a meeting to discuss outstanding concerns not satisfactorily addressed by a decision.
- 8.2 Any meeting mutually agreed upon will address the reasons and rational for the decision and will be concluded within ten working days or other time period as may be mutually agreed to by the parties.
- 8.3 The meeting will be arranged with the planning staff where possible, or with BC Lands management and Islands Trust Trustees and staff if necessary.
- 8.4 Where the above process is not successful and both BC Lands and Islands Trust have demonstrated that all efforts have been made to resolve the issue, a further period of 20 working days shall be allotted prior to publication of, or public action on, the decision. This period will afford both parties the option of initiating ministerial discussion of the issue.

9.0 TERMS OF AGREEMENT

- 9.1 From time to time the Executive Director of the Islands Trust and the Executive Director of Lands Regional Operations Department, may amend this agreement upon mutual agreement.
- 9.2 This agreement will be reviewed by both parties every three years from the effective date, or upon 30 days written notice by either Islands Trust or BC Lands.
- 9.3 It is recognized that both parties will provide reasonable effort within the limits of their resources to implement this agreement on the basis that:
- upon proper notification and follow-up, either agency may assume a non-response as an indication that the other agency does not have an objection to the proposed matter; and
 - neither party may assign responsibilities to the other.

SIGNED THIS 28th DAY OF June 1994.



J. T. Hall, Executive Director
Lands Regional Operations Department



G.A. McIntosh, Executive Director
Islands Trust



REQUEST FOR DECISION

To: Trust Programs Committee **For the Meeting of:** May 7, 2025
From: Trust Area Services **Date Prepared:** May 2, 2025
SUBJECT: Trust Programs Committee 2026/27 Business Cases

RECOMMENDATION:

That Trust Programs Committee request staff to draft the following fiscal year 2026/27 business cases for consideration at the next regular business meeting:

- Identify indicators of ecosystem health and integrity (Strategic Plan initiative 3.2.1)
- Update the State of the Islands Report (Strategic Plan initiative 3.2.2)
- Design and implement a climate action education plan (Strategic Plan initiative 4.2.1)
- Secretariat Services (\$XX,000)

DIRECTOR COMMENTS: The recommendations advance Islands Trust Council’s Strategic Plan (2025-2028), adopted in March 2025, and programs assigned via policy (i.e. Secretariat Services, Community Stewardship Education). The next scheduled regular TPC meeting is July 30, 2025. One purpose of the July meeting will be to advance business cases to the Financial Planning Committee and Trust Council for their consideration to include in fiscal year 2026/27 budget.

Trust Council received a business case for stewardship education activities in 2025/26 and budgeted \$17,000. However, the Strategic Plan does not provide direction for delivery of stewardship education and there is no Trust Council policy directing stewardship education activities so staff has not recommended a business case be developed for stewardship education activities in 2026/27.

1 **PURPOSE:** To request staff to draft business cases and project charters for Trust Programs Committee (TPC) consideration at the next regular TPC meeting.

2 **BACKGROUND:**

Staff have updated the Trust Programs Committee Future Projects list in its proposed work program to include activities assigned through the Strategic Plan, and have recommended development of business cases for activities that require funding in 2026/27. These business cases may be informed by Request for Information to seek bids from potential delivery partners.

The Strategic Plan includes an initiative to update and implement the Freshwater Sustainability Strategy (2022-2032). Regional Planning Committee has requested staff to develop an implementation plan. At this time it is unknown which activities will be assigned to Trust Programs Committee. The Strategic Plan also directs updating and implementation of the Reconciliation Action Plan. Staff are currently drafting a new Reconciliation Action Plan for 2025-2028 and

associated implementation plan. Both of these upcoming implementation plans may assign projects to Trust Programs Committee if the initiatives align with [Trust Programs Committee’s terms of reference](#).

If [Freshwater Sustainability Strategy](#) initiatives or initiatives from the yet-to-be drafted Reconciliation Action Plan are assigned to Trust Programs Committee that require funding in 2025/26, staff will develop business cases for approval by Trust Programs Committee at its November 5, 2025 meeting or will recommend a special meeting.

Secretariat Services Business Case for \$15,000: to support the secretariat services program.

This program is directed by the [Secretariat Services policy](#) which states in section 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”).”

Financial history of the program since 2020/21:

Fiscal year	Actual Expenditures	Budget	Under/Over Budget	Deliverable
2020/21	\$9,396	\$12,000	(\$2,604)	Contract and staff support provided to requested coordination groups
2021/22	\$12,186	\$12,000	\$186	Contract and staff support provided to requested coordination groups
2022/23	\$12,513	\$15,000	(\$2,487)	Contract support provided to requested coordination groups
2023/24	\$11,986	\$12,000	(\$4)	Contract support being provided to requested coordination groups
2024/25	\$11,198	\$15,000	(\$3,802)	Contract support being provided to requested coordination groups

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Development of the four recommended business cases with proposals for detailed project activities and costs, and descriptions of alternative delivery options, may require up to four weeks of Trust Area Services staff time mid-May to mid-July, and may require time from Administrative Services staff to assist with posting Requests for Information to BC Bid. This will be challenging for staff to achieve within existing work programs.

FINANCIAL: None.

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS: Requested business cases will be provided to the Committee for review and approval on July 30.

FIRST NATIONS: Any projects undertaken will use respectful language and include Indigenous Peoples and First Nations governments as appropriate.

OTHER: None

4 RELEVANT POLICIES:

[Policy 2.3.1 Council Committee System](#)

[Policy 6.2.1 Priority Setting/Review Guidelines](#)

[Policy 6.7.1 Work Program, Follow-Up Action List and Priorities Report](#)

5 ATTACHMENT: Islands Trust Council Strategic Plan (2025-2028)

RESPONSE OPTIONS

Recommendation: That Trust Programs Committee request staff to draft the following fiscal year 2026/27 business cases for consideration at the next regular business meeting:

- Identify indicators of ecosystem health and integrity (Strategic Plan initiative 3.2.1)
- Update the State of the Islands Report (Strategic Plan initiative 3.2.2)
- Design and implement a climate action education plan (Strategic Plan initiative 4.2.1)
- Secretariat Services (\$XX,000)

Alternative:

That Trust Programs Committee request staff to draft the following fiscal year 2026/27 business cases for consideration at the next regular business meeting:

- List items...
-

Prepared By: Clare Frater, Director, Trust Area Services/May 2, 2025


Islands Trust Council Strategic Plan 2025-28

FOCUS AREA	GOALS & DESIRED OUTCOMES	STRATEGIC DIRECTIONS	KEY INITIATIVES
			<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p>Top priority for current council term</p> </div> <div style="text-align: center;"> <p>Priority for current council term</p> </div> <div style="text-align: center;"> <p>To be initiated 2026-2027</p> </div> <div style="text-align: center;"> <p>Initiation timeline TBD</p> </div> </div>
Governance & Organizational Excellence	Clear and transparent policies, administrative processes and structures enable better decision making, advance service delivery and improve employee satisfaction	1.1 Update and adopt a new Policy Statement	1.1.1 Finish and adopt Islands Trust Policy Statement in accordance with project work plans
		1.2 Strengthen governance, decision-making and workflow processes	1.2.1 Develop a corporate planning process to enable decision-making, workflow efficiency, resource tracking and relevant policy consolidation
			1.2.2 Explore new engagement models (virtual and in person forums) to reach more community members
			1.2.3 Improve bylaw enforcement policies and procedures to be administratively fair, reasonable and transparent with the aim of restoring public confidence
			1.2.4 Prioritise, analyse, and where appropriate, implement the 15 recommendations of the 2022 Governance Report
			1.2.5 Review all Trust Council policies, and where appropriate, amend, combine or rescind
			1.2.6 Review all Trust Council and local trust committee agreements and where appropriate, amend, combine or rescind
1.3 Advocate to the Province for legislative changes to Islands Trust Act	1.3.1 Advance the following requests to the Province and develop advocacy and education strategies to support these: <ul style="list-style-type: none"> a) the Provincial review of the governance structure to enable reconciliation and better support Islands Trust’s mandate; and b) request for increased Provincial funding 		
Growth Management & Community Resiliency	Defined capacity constraints and indicators inform decision making	2.1 Support proactive land use planning and establish limits to growth using evidence-based data	2.1.1 Work with other agencies to facilitate data gathering / share in the development of environmental indicators

Islands Trust Council Strategic Plan 2025-28

FOCUS AREA	GOALS & DESIRED OUTCOMES	STRATEGIC DIRECTIONS	KEY INITIATIVES
			<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> ■ Top priority for current council term </div> <div style="text-align: center;"> ■ Priority for current council term </div> <div style="text-align: center;"> ■ To be initiated 2026-2027 </div> <div style="text-align: center;"> ■ Initiation timeline TBD </div> </div>
			<div style="background-color: #1E90FF; padding: 5px;">2.1.2 Develop a growth management planning framework that includes data on growth trends and projections, geological and hydrological capacities, infrastructure, and development rates</div>
			<div style="background-color: #32CD32; padding: 5px;">2.1.3 Update and implement Freshwater Sustainability Strategy (2022-2032)</div>
	Planning processes and Trust Area wide programs enable diverse housing options	2.2 Establish policy guidance for housing in OCP updates	<div style="background-color: #1E90FF; padding: 5px;">2.2.1 Improve processes for prioritizing funding for ongoing OCP reviews</div>
<div style="background-color: #1E90FF; padding: 5px;">2.2.2 Update OCPs + LUBs to incorporate new Policy Statement policies</div>			
2.3 Explore innovative approaches to supporting diverse housing options and tenures		<div style="background-color: #FF8C00; padding: 5px;">2.3.1 Consider Community Benefit Land Trust concept for Islands Trust</div>	
		<div style="background-color: #32CD32; padding: 5px;">2.3.2 Design a plan to advocate to enhance community access to funding for housing in the Trust Area</div>	
Ecosystem Health & Integrity	Advocacy and policy changes improve control of invasive species to protect and restore sensitive ecosystems	3.1 Improve control of invasive species	<div style="background-color: #32CD32; padding: 5px;">3.1.1 Advocate for the development and implementation of a fallow deer strategy, including advocacy for deer harvesting</div>
	Diverse community members/groups are invested in revitalizing ecosystems and expanding protected areas	3.2 Improve understanding and monitoring of ecosystem health	<div style="background-color: #1E90FF; padding: 5px;">3.2.1 Identify indicators of ecosystem health and integrity</div> <div style="background-color: #1E90FF; padding: 5px;">3.2.2 Update the State of the Islands Report</div> <div style="background-color: #FF8C00; padding: 5px;">3.2.3 Develop a shared inter-agency ecosystem health indicator toolkit for citizen groups, conservancies, and other agencies</div> <div style="background-color: #32CD32; padding: 5px;">3.2.4 Monitor progress of protection of ecosystem health in all land use planning decisions</div>

Islands Trust Council Strategic Plan 2025-28

FOCUS AREA	GOALS & DESIRED OUTCOMES	STRATEGIC DIRECTIONS	KEY INITIATIVES
			
	Marine and foreshore ecosystems are healthy	3.3 Strengthen marine and foreshore protection practices	3.3.1 Map eelgrass and kelp forests
Climate Change	Land use decisions are informed by data and ongoing monitoring to manage and adapt to climate risks	4.1 Identify the Trust's mandate and role related to climate change	4.1.1 Develop a climate action strategy, set baseline data and targets
			4.1.2 Partner with agencies and others to share climate data
	Communities understand effects of climate change on the Trust Area	4.2 Improve community understanding about climate change mitigation and adaptation	4.2.1 Design and implement a climate action education plan
			4.2.2 Create a grant program to increase public understanding of the impact of climate change to the unique amenities and environment of the Islands Trust Area
		4.2.3 Update OCPs and LUBs to foster climate change resilience (considering topics such as Coastal Douglas-fir protection, foreshore and nearshore environments, and groundwater)	
		4.2.4 Amend legislation to increase the percentage of the Natural Area Protection Tax Exemption Program (NAPTEP) to act as an incentive for the protection of forest cover for climate change mitigation and adaptation	
First Nations Relations & Reconciliation	Policies, plans, and resources provide opportunities for collaborative First Nations engagement aligned with UNDRIP	5.1 Enhance proactive planning and intentionality of reconciliation initiatives	5.1.1 Update and implement Reconciliation Action Plan
			5.1.2 Clarify opportunities for co-governance and co-management of the Trust Area
			5.1.3 Develop a schedule and plan for leader-to-leader meetings with Indigenous Governing Bodies
	Indigenous knowledge is incorporated into stewardship and management of Trust Area	5.2 Engage with Indigenous Governing Bodies and Indigenous Peoples on	5.2.1 Develop innovative frameworks for decision-making and involve pilot LTCs / BIM with Indigenous Governing Bodies

Islands Trust Council Strategic Plan 2025-28

FOCUS AREA	GOALS & DESIRED OUTCOMES	STRATEGIC DIRECTIONS	KEY INITIATIVES
		governance, growth management, heritage and ecosystem protection, and climate change	<div style="display: flex; justify-content: space-between; align-items: center; margin-bottom: 5px;"> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></div> <div style="font-size: 8px; line-height: 1;">Top priority for current council term</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #32CD32; margin-right: 5px;"></div> <div style="font-size: 8px; line-height: 1;">Priority for current council term</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #1E90FF; margin-right: 5px;"></div> <div style="font-size: 8px; line-height: 1;">To be initiated 2026-2027</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #FF4500; margin-right: 5px;"></div> <div style="font-size: 8px; line-height: 1;">Initiation timeline TBD</div> </div> </div> <div style="background-color: #3CB371; color: white; padding: 5px;"> <p>5.2.2 Develop tailored public engagement processes that acknowledge preferred engagement methods of Indigenous Peoples</p> </div>



REQUEST FOR DECISION

To: Trust Programs Committee **For the Meeting of:** May 7, 2025
From: Trust Area Services **Date Prepared:** May 1, 2025
SUBJECT Stewardship Education Program in 2025-26

RECOMMENDATIONS:

1. That Trust Programs Committee direct staff to develop a project charter(s) for webinars on the following topics:
 - a. XXX
 - b. XXX
 - c. XXX
 - d. XXX
 - e. XXX
 - f. XXX.

DIRECTOR COMMENTS: Providing education webinars on stewardship topics contributes to preservation and protection of the Trust Area. With a full-time Program Coordinator now in place, it would be possible to deliver up to six webinars.

1. **PURPOSE:** To seek endorsement and direction for the Stewardship Education Program activities in 2025/26.
2. **BACKGROUND:** The 2018-2022 Strategic Plan set out a plan to develop and implement a stewardship education program directed towards the public, industry and/or stakeholders in the Trust Area. The program has been offered since 2020. Despite the program not being included in the 2025-2028 Strategic Plan it was funded for 2025-2026.

At the request of Trust Programs Committee, Trust Area residents were surveyed between August 31, 2023, and September 15, 2023, about their topics of interest for the Stewardship Education Speaker Series. The most popular topics identified were the focus of the Stewardship Program in 2024-25, during which webinars were offered on: invasive species removal and native plant gardening; wildfire mitigation; and groundwater conservation and saltwater intrusion.

- The Invasive Species Removal and Native Plant Gardening webinar was held on January 25, 2025 and had 225 registrants. To date, the recording on YouTube has 44 views.
- The Living with Fire in the Islands Trust Area webinar was held on February 26, 2025, with 185 registrants. To date, the recording on YouTube has 22 views.
- The Groundwater Conservation and Saltwater Intrusion in the Islands Trust Area webinar was held on March 5, 2025, with 134 registrants. To date, the recording on YouTube has 38 views.

The topics suggested for this year were among the next most popular after those topics already offered in 2024-25. Where possible, suggested topics are directly aligned with strategic directions

outlined in Trust Council's 2025-28 Strategic Plan. They also respond to a request from several survey respondents that webinars include a clear call to action for how individuals can take an active role in stewarding land within the Trust Area. The recommended topics for 2025-26 are: Indigenous heritage and ecological conservation; shoreline protection; rain gardens; managing fallow deer; protecting species-at-risk; monitoring freshwater resources, and educational tools for realtors.

1. **Potential Topic: Xwe'etay/Lasqueti Archaeology Project**

Description: This session on Indigenous heritage and ecological conservation was presented by the Xwe'etay/Lasqueti Archaeology Project and Simon Fraser University on Lasqueti Island as part of the Islands Trust Conservancy's 2023 Speaker Series. It was so well received that Trust Council requested in December 2024 that Trust Programs Committee to consider it for a future educational webinar in order to reach a broader audience.

The Xwe'etay /Lasqueti Archaeology Project (XLAP) has sought to co-create a model for community-based archaeology that can be used on Lasqueti Island and in other rural communities.

As the [XLAP website](#) states:

In British Columbia, Indigenous archaeological sites are being destroyed at a rapid rate. On private land, settler populations in British Columbia, as in the rest of Canada, fear that if they disclose the presence of an archaeological site, they will incur significant financial and logistical costs. In addition, while the heritage laws and regulations are strong on paper, the enforcement of the regulations tend to benefit settler heritage and development over Indigenous heritage. As a result, thousands of years of Indigenous heritage are being impacted daily by large and small development projects.

Our goal in the Xwe'etay/Lasqueti Project is to find respectful and meaningful ways to turn around this trajectory of heritage destruction. Foundational to this is creating a trusting and respectful context for honest and open discussions about heritage that incorporates the diverse views encompassed with the Xwe'etay/Lasqueti settler and Indigenous communities.

We are working together to design a new heritage model that honours and protects Indigenous archaeological heritage and that recognizes diverse connections to heritage places. We believe strongly that community-based conservation initiatives are more likely to preserve and protect the archaeological record than a strictly top-down regulatory approach.

This session supports Trust Council's stated goal that "Indigenous knowledge be incorporated into stewardship and management of the Trust Area."

Potential Presenters:

Dana Lepofsky, Professor, Department of Archaeology, Simon Fraser University

Sean Markey, Professor, School of Resource and Environmental Management, Simon Fraser University

2. **Potential Topic: Protecting the Shoreline: A Shared Responsibility**

Description: Island shorelines hold immense ecological and cultural value. As climate change in the Trust Area results in more extreme storms and sea level rise, the need to protect the shoreline is critical. The Green Shores program was designed to help waterfront landholders restore natural shorelines using science-based tools and best practices to minimize the impacts of new development.

British Columbia is also in the early stages of planning the implementation of its first ever Coastal Marine Strategy (released July 11, 2024). In addition to outlining the benefits of protecting shoreline properties using natural materials and the incentives available for landholders to do so, this presentation will highlight key areas of the Coastal Marine Strategy and how citizens can support its implementation. This session would align with Trust Council’s strategic direction 3.3 to “strengthen marine and foreshore protection practices” and 4.2 to “improve community understanding about climate change mitigation and adaptation.”

Potential Presenters:

TBA, Green Shores Project Manager, Stewardship Centre for BC
Erin Gray, Staff Lawyer, West Coast Environmental Law
TBA, Canadian Parks & Wilderness Society (CPAWS)

3. **Potential Topic: Rain Gardens**

Description: Rain gardens are landscape features that capture and absorb rainwater runoff from hard surfaces like roofs, driveways and roads. They can vary in size, work to reduce flooding, and erosion, filter pollutants before they reach waterways, provide habitat for birds, insects and wildlife, and help to recharge aquifers.

This session would explore how landholders and business owners can build their own low-cost rain gardens. Trust Council has included initiative “4.2.1 Design and implement a climate action education plan” in its Strategic Plan. While work on the climate action education plan has not begun, this would be a related activity.

Potential Presenters:

TBC, Ian Bruce, Senior Biologist, Peninsula Streams Society

4. **Potential Topic: Working towards a Fallow Deer Strategy**

Description:

Fallow deer are not native to the Trust Area. They were brought to Mayne Island via a fallow deer farm that operated in the 1980s and 1990s. This invasive species is having a devastating impact on the local environment. There are more than 500 native plant species on Mayne, nearly all of which are impacted by the overpopulation of deer, and the deer have spread to other Southern Gulf Islands.

This topic aligns with Trust Council’s key strategic initiative 3.1.1 “Advocate for the development and implementation of a fallow deer strategy, including advocacy for deer harvesting.”

Potential Presenters:

TBA, Mayne Island Conservancy
TBA, Parks Canada
TBA, WSÁNEĆ Leadership Council

5. **Potential Topic: Species at Risk on Your Property & How to Become a Habitat Steward**

Description:

The Trust Area is a hotspot for biodiversity in Canada, and for species at risk. The combined pressure of climate change, habitat loss, and invasive species has brought many species to the brink in this very special place. More than 300 terrestrial species that occur in the Trust Area are at risk of extirpation or extinction including species of owl, bat, snake, frog, butterfly, flowering plant, moss, and lichen.

Protecting the habitat species need to live and to reproduce is the best way to prevent their further decline. In the Trust Area, where more than 65% of the land base is in the hands of private landowners, collaborative habitat stewardship, harnessing the passion and energy of residents, is an important approach.

This session will introduce Trust Area residents to species at risk they might find in their backyards and community, and explain how they can become habitat stewards for the benefit of biodiversity, especially species at risk.

Potential Presenters:

Erica Wheeler, Islands Trust Species-at-Risk Program Coordinator
TBA, Gabriola Land & Trails Trust (GaLTT) Nature Stewards Program
TBC, Laura Matthias, Ecological Consultant and a member of the BC Sharp-tailed Snake Recovery Team

6. **Potential Topic: Monitoring Freshwater Resources with the Islands Trust Freshwater Atlas**

Description:

The Freshwater Atlas is a living-project that hosts information, data, maps and educational materials, including 3D aquifer conceptualization models for land use planner, researcher and public use. By identifying water resources throughout the Trust Area, the Atlas will enable the integration of water resource management into land use decision-making, while accounting for the impact of climate change on island water resources.

Featuring the Islands Trust's Senior Freshwater Specialist, as well as an expert in community monitoring networks, this session will introduce the Atlas tool and highlight stories of successful freshwater monitoring efforts being led through community-based initiatives in the Local Trust Area. This aligns with Trust Council's goal 3.2 to "improve understanding of and monitoring of ecosystem health."

Potential Presenters:

William Shulba, Senior Freshwater Specialist, Islands Trust
Ally Badger, Biologist, BC Conservation Foundation on the Community Flow Monitoring Network

7. **Potential Topic: Educational Tools for Realtors: Understanding Development Permit Areas, Conservation Covenants and the MapIT Online Mapping Application**

Description:

Local realtors can play an important role in educating newcomers to the Trust Area about the sensitivities of island ecosystems and Islands Trust created restrictions that help safeguard island ecosystems and resources. They can also help potential landowners to understand the implications of development permit areas, conservation covenants, and other land title restrictions, and encourage them to contact Islands Trust staff before purchasing.

This session would outline these key elements, as well as provide an overview of the re-released *MapIT* online mapping application (once it is ready for release), so realtors and potential buyers know where to go to find the specifics of a particular property. *MapIT* offers easy access to accurate, up-to-date property information. With an intuitive interface and enhanced features, it allows users to screen properties, generate reports, and print detailed maps for specific locations. The application is designed to support informed decision-making and promote greater public engagement with local land use and conservation efforts.

Potential Presenters:

Kendra Hopper, Islands Trust GIS Coordinator
Stefan Cermak, Director of Planning Services
TBA, Islands Trust Conservancy

3. **IMPLICATIONS OF RECOMMENDATION:**

ORGANIZATIONAL: The program will be implemented by the Program Coordinator, with support as needed from the Communications Specialist. The Stewardship Education Program is not expected to negatively impact other ongoing work.

Webinars: The number and the topic of webinars/workshops requested by TPC will determine the amount of staff time needed. Generally, a webinar/workshop can require two to four days of Program Coordinator time and two to three days of the Communications Specialist time, but this varies depending on the topic, number of speakers, and whether follow-up is required (e.g. participant evaluation, published Q and A document, additional educational materials).

FINANCIAL: In March 2025, Trust Council approved a budget of \$15,000 for this program.

Speaker honorariums for non-staff speakers generally range from \$100 - \$1,000, depending on speaker and/or topic. Publicity costs range from \$100 - \$200 for social media boosts to \$300 - \$1,500 for Trust-wide newspaper advertising.

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS: Staff will implement TPC's decisions as directed and will provide project charters for consideration in August 2025 for selected webinar topics. Staff will also develop a communications plan to support requested programming.

Communication materials in support of past programming included: news releases, website content, emails to subscribers, emails to community groups and past participants, social media posts, and weekly and monthly newspaper advertisements. Staff also provide content to trustees so they could promote programming through their own channels.

Webinar dates will be determined based on speaker and staff availability.

FIRST NATIONS: Depending on the topics chosen, some Nations might either be interested in collaborating on programming, and/or inviting their community members to participate.

OTHER: None.

RELEVANT POLICY: [Communications Policy 6.10](#)

ATTACHMENTS:

1. Results of Stewardship Education Webinar Series and 2024-25 Post-Webinar Public Survey (April 2025 report)
 2. Results of Online Public Survey on Stewardship Education Speaker Series Topics (2023 report)
-

RESPONSE OPTIONS

Recommendations:

1. **That Trust Programs Committee direct staff to develop a project charter(s) for webinars on the following topics:**
 - a. **XXX**
 - b. **XXX**
 - c. **XXX**
 - d. **XXX**
 - e. **XXX**
 - f. **XXX.**

Alternatives:

1. Request that staff provide additional options at a future meeting
 2. Do not request project charters
-

Prepared By: Chloë Straw, Program Coordinator, Trust Area Services

Reviewed By/Date: Clare Frater, Director, Trust Area Services, May 2, 2025



Results of Stewardship Education Webinar Series and the post-webinar public survey

A series of Stewardship Education webinars was held between January and March 2025.

The Invasive Species Removal and Native Plant Gardening webinar was held on January 25, 2025, with 225 registrants, with 108 registrants attending the entire webinar, including the Q&A section. To date, the recording on YouTube has 44 views.

The Living with Fire in the Islands Trust Area webinar was held on February 26, 2025, with 185 registrants, with 79 registrants attending the entire webinar, including the Q&A section. To date, the recording on YouTube has 22 views.

The Groundwater Conservation and Saltwater Intrusion in the Islands Trust Area webinar was held on March 5, 2025, with 134 registrants, with close to 100 registrants attending the entire webinar, including the Q&A section. To date, the recording on YouTube has 38 views.

All webinars had excellent engagement during the Q&A section with questions for the presenters, suggestions for other topics and appreciation for the content. Suggestions for other topics included more webinars on freshwater, and specific requests for more webinars discussing the removal of various invasive species, since the January 2025 webinar focused on ivy.

Between March 10, 2025 and March 21, 2025, the public was invited to participate in an online survey regarding topics for the Stewardship Education Webinar Series Feedback.

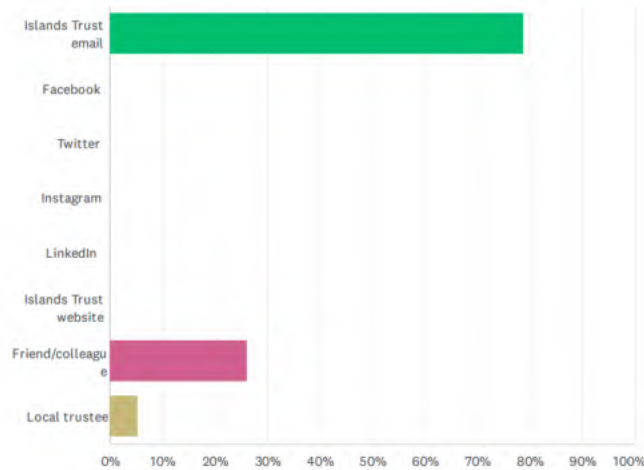
The survey was completed by 19 members of the public. This is significantly less feedback than in previous years, even though the webinars has excellent registration and attendance figures. The minimal feedback could, in part, be due to survey fatigue. Islands Trust has been surveying Trust Area residents more frequently than in recent years, and with longer surveys, over the last 12 months.

The survey used logic so that respondents provided feedback only on the webinars they attended. For example: a respondent who attended two webinars only responded to two pages of survey questions, related to the webinars they attended. Due to the logic function, some answers were collated without using graphics.

Percentages are rounded to the nearest whole number, so totals may not always sum to exactly 100%.



Question 1: How did you hear about the webinar series?



Islands Trust email: 79%

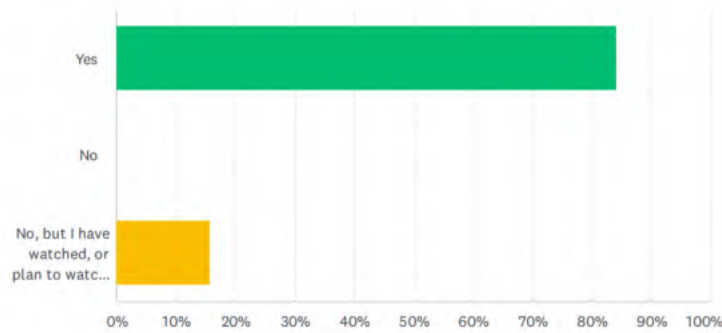
Friend/colleague: 26%

Local trustee: 5%

Question 2: Were you able to attend the webinar/s you registered for?

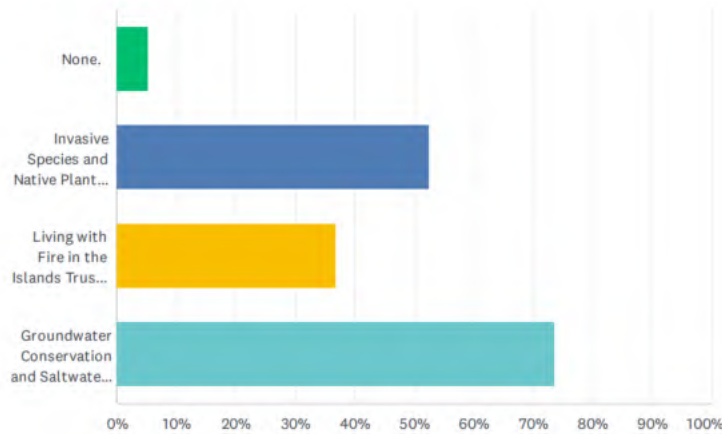
Yes: 84%

No, but I have watched, or plan to watch the recording: 16%





Question 3: Which webinars did you attend? Check all that apply.



None: 5%

Invasive species and native plant gardening: 53%

Living with fire in the Islands Trust Area: 37%

Groundwater Conservation and Saltwater Intrusion in the Islands Trust Area: 74%

Question 4: The Islands Trust Area is made up of 13 local trust areas (LTA) and Bowen Island. Which one are you most connected to?

Ballenas-Winchelsea Island LTA: 0%

Bowen Island: 0%

Denman Island LTA: 0%

Gabriola Island LTA: 20%

Galiano Island LTA: 10%

Gambier Island LTA: 11%

Hornby Island LTA: 15%

Lasqueti Island LTA: 5%

Mayne Island LTA: 15%

North Pender Island LTA: 0%

Salt Spring Island LTA: 15%

Saturna Island LTA: 0%

South Pender Island LTA: 5%

Thetis Island LTA: 5%



Invasive Species Removal and Native Plant Gardening

Question 1: We would like to know if the the Invasive Species Removal and Native Plant Gardening webinar met your expectations. How would you rate the session compared to your expectations?

Excellent - exceeded my expectations: 14%
Good - met my expectations: 42%
Neutral – I didn't really have expectations for today: 14%
Not Great - met some, but not all of my expectations: 14%
Poor - failed to meet my expectations: 14%

Question 2: We want to know how much new information was presented to you in the session. Select which statement best reflects how you felt about the session(s) you attended: I learned _____ from attending.

A lot - the majority of the session was new information to me: 22%
A little – I knew some info already, but not all: 44%
Not much – I knew a lot of what was presented prior to attending: 22%
Nothing – no new information was presented to me: 11%

Question 3: Other comments:

It was refreshing to hear the enthusiasm of these young people for the important work they are doing and especially to learn about this from an indigenous perspective.

First Nations focus on native habitat/plants was excellent. I made notes for my Trustee report

Living with Fire in the Islands Trust Area

Question 1: We would like to know if the Living with Fire Islands Trust webinar met your expectations. How would you rate the session(s) compared to your expectations?

Excellent - exceeded my expectations: 29%
Good - met my expectations: 57%
Neutral – I didn't really have expectations for today: 0%
Not Great - met some, but not all of my expectations: 0%
Poor - failed to meet my expectations: 14%

Question 2: We want to know how much new information was presented to you in the session. Select which statement best reflects how you felt about the session(s) you attended: I learned _____ from attending.

A lot - the majority of the session was new information to me: 29%
A little – I knew some info already, but not all: 57%
Not much – I knew a lot of what was presented prior to attending: 14%
Nothing – no new information was presented to me: 0%



Question 3: Other comments:

Again, First Nations perspective was both illuminating and refreshing!

Groundwater Conservation and Saltwater Intrusion in the Islands Trust Area

Question 1: We would like to know if the Groundwater Conservation and Saltwater Intrusion in the Islands Trust Area webinar met your expectations. How would you rate the session compared to your expectations?

Excellent - exceeded my expectations: 29%

Good - met my expectations: 57%

Neutral – I didn't really have expectations for today: 7%

Not Great - met some, but not all of my expectations: 7%

Poor - failed to meet my expectations: 0%

Question 2: We want to know how much new information was presented to you in these sessions. Select which statement best reflects how you felt about the session(s) you attended: I learned _____ from attending.

A lot - the majority of the session was new information to me: 27%

A little – I knew some info already, but not all: 64%

Not much – I knew a lot of what was presented prior to attending: 9%

Nothing – no new information was presented to me: 0%

Question 3: Other comments:

learned about how little protection and knowledge there is about groundwater / salt-water intrusion. Disappointed that too much emphasis was put on 'consult your water specialist' - in my experience there little true expertise with the specialists. They clearly are not up to date on monitoring tech and conceptual problems. Of course, the legislation around groundwater remains weak. How can one regulate is basic data are missing and I don't see major attempts to fill this hole in the data record.

I couldn't sign in when it was first presented, due to terrible internet connection, but I was able to watch later - grateful for the recorded webinars!



Results of Online Public Survey re Stewardship Education Speaker Series

Topics

Between August 31, 2023 and September 15, 2023, the public were invited to undertake an online survey regarding topics for the Stewardship Education Speaker Series in 2024-2025.

The survey was completed by 301 members of the public. 142 respondents supplied extra suggestions for the speaker series topics.

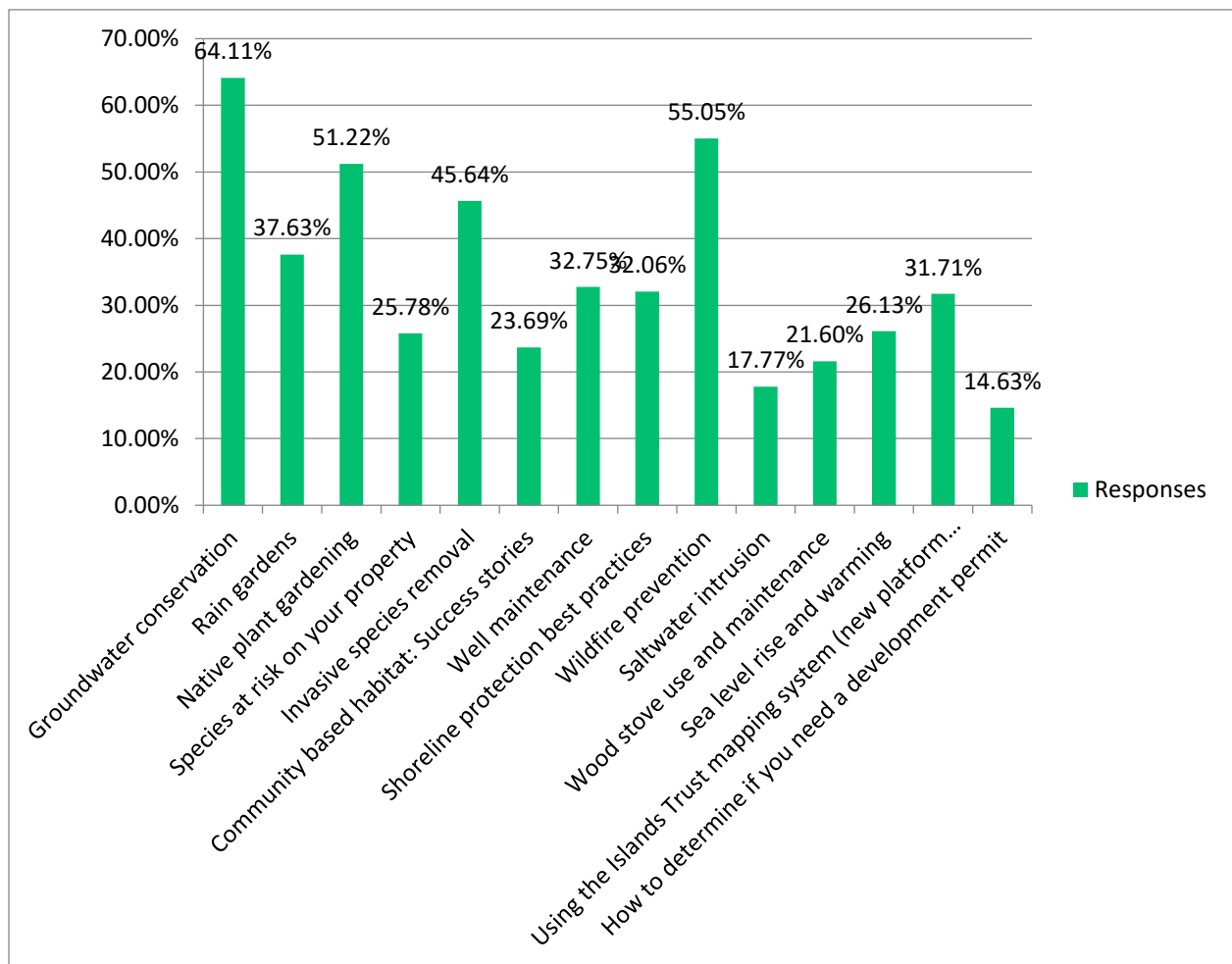
So that some context is provided, in **Appendix A** of this report, the full text of the survey has been included. **Appendix B** features the raw data of all responses to Question 2 submitted through the survey process.

Where duplicate answers are provided, they were recorded in different survey responses.

Question 1:

In no particular order, below is a list of previously suggested topics. Which topics would you like to learn more about? Select all that apply.

287 Responses





The top 5 responses for Question 1 were as follows:

Groundwater Conservation – 184 responses

Wildfire Prevention – 158 responses

Native Plan Gardening – 147 responses

Invasive Species Removal – 131 responses

Rain Gardens – 108 responses

Question 2:

Below, please list additional topics you would be interested in

147 Responses

Comments given can be grouped in several broad themes:

Listed in no particular order

- Wildfires, & Firesmart
- Water collecton and disposal
- Septics and alternatives
- Ecosystem protection and restoration
- Islands Trust Governance, management and fiscal responsibility
- Afordable Housing
- Marine jurisdiction and protection
- Native History/First Nations
- Tourism
- Transportation
- Electromagnetic radiation (EMF)
- Wildlife
- Planning
- Other

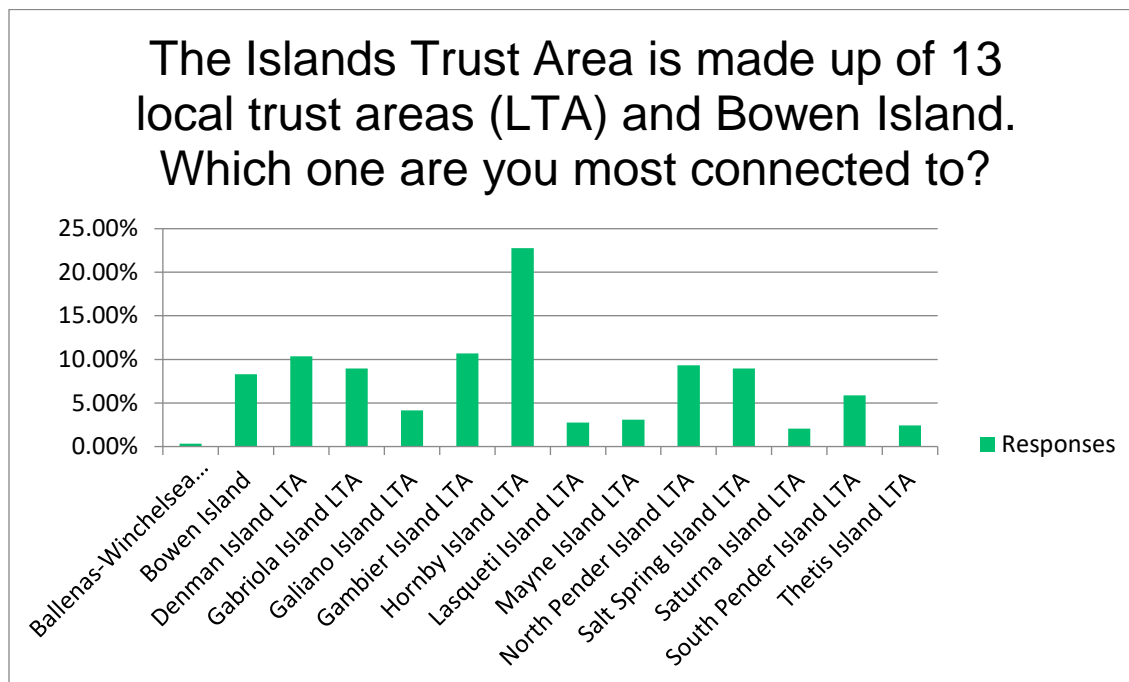
NOTE: The original full text of all comments can be found in **Appendix B** of this report



Question 3:

The Islands Trust Area is made up of 13 local trust areas (LTA) and Bowen Island. Which one do you feel most connected with?

290 Responses



The top 6 responses for Question 3 were as follows:

Hornby Island LTA - 66 responses

Gambier Island LTA – 31 reponses

Denman Island LTA – 30 responses

North Pender Island LTA – 27 responses

Gabriola Island LTA – 26 responses

South Pender Island LTA – 26 responses

Appendix A: Survey Text

About this Survey

What is the purpose of this survey? Islands Trust is seeking feedback on topics for its next virtual speaker series.

Islands Trust has offered online education from time to time. Previous topics included eelgrass protection, ecosystem-based adaptation, and rainwater harvesting. The Islands Trust Conservancy has also completed a speaker series. All recordings can be found on the Stewardship Education webpage.

What happens to your input? Staff will provide the feedback to Trust Programs Committee who will consider topics for future speaker series, and consider whether to support a speaker series in 2024-2025.

Survey length: Two minutes to complete (estimate).

Survey deadline: September 15, 2023 at 11:59 pm

Navigating the survey: Please use the 'preview' and 'next' buttons at the bottom of each page to navigate the survey, answer questions, and review your responses. When finished, please go to the final page and click 'submit'.

Thank you for your participation, we value your feedback!

Freedom of Information and Protection of Privacy Act and Correspondence Policy

Privacy Protection: Any personal information collected during the survey is subject to the Freedom of Information and Protection of Privacy Act. If you have any inquiries about the collection or use of information in this survey, please contact the Islands Trust's Director of Legislative Services at 250.405.5169.

Personal Information: Islands Trust will not collect, use, or disclose personal information through this Survey Monkey survey. However, please be aware that Survey Monkey itself collects IP addresses.

Content Moderation: Comments and questions will be reviewed to ensure they do not contain defamatory or profane content, personal remarks about individuals, their motives, or intentions, or any other content inappropriate for a general audience.

Thank you for your understanding and cooperation.



Share your ideas

Islands Trust has offered on-island and virtual education sessions from time to time since 2017. Islands Trust is soliciting ideas from the public on topics for its next stewardship education speaker series.

1. In no particular order, below is a list of previously suggested topics. Which topics would you like to learn more about? Select all that apply.

- Groundwater conservation
- Native plant gardening
- Rain gardens
- Species at risk on your property
- Invasive species removal
- Community based habitat: Success stories
- Well maintenance
- Shoreline protection best practices
- Wildfire prevention
- Saltwater intrusion
- Wood stove use and maintenance
- Sea level rise and warming
- Using the Islands Trust mapping system (new platform to be launched in 2024)
- Determining if you need a development permit

2. Below, please list additional topics you would be interested in:

3. The Islands Trust Area is made up of 13 local trust areas (LTA) and Bowen Island. Which one do you feel most connected with?

- Ballenas-Winchelsea Island LTA
- Bowen Island
- Denman Island LTA
- Gabriola Island LTA



Islands Trust

- Galiano Island LTA
- Gambier Island LTA
- Hornby Island LTA
- Lasqueti Island LTA
- Mayne Island LTA
- North Pender Island LTA
- Salt Spring Island LTA
- South Pender Island LTA
- Thetis Island LTA

[insert Islands Trust Area map]

Thank you for your participation

Stay Up to Date

Want to stay up to date with the Islands Trust and Islands Trust Conservancy? You can sign up for news and information: <https://islandstrust.bc.ca/subscribe/>

Give Us Feedback Anytime

We'd like to hear from you! Any time you'd like to give us feedback, go to:

<https://islandstrust.bc.ca/contact-us/share-your-views/>

Click the **DONE** button below to finalize your survey!



Appendix B: Question 2

Below, please list additional topics you would be interested in:

- Carbon Footprint of my home
- No camping on Bowen Island
- All above apply, yet the topic of choice is to secure stewardship in whole -as a path to protect and support health for all. Please support the determination of a council in stewardship - that a community be selected internationally to provide care for land in all communities.
- I think TC would benefit from a presentation by Deborah Curran of the UVIC Environmental Law Society. She is an informative and engaging speaker.
- electrosmog or EMF radiation dangers from cell towers. Please consider licensed EMF professional Chris Anderson from Salt Spring as a virtual speaker.
- electro smog from cell towers
- Rainwater harvesting and water purification systems.
- EMF radiation dangers from cell towers and home routers - who is most vulnerable and what is the actual everyday risk? (████████████████████)
- How to protect a small island of finite resources from the ravages of a tourist dependent economy?
- Affordable housing for all full time residents.
- The need for tourist accommodation control on finite-ecology gulf islands.
- Gray water use
- Personal privacy and surveillance cameras.
- Trails along the sides roads for more enjoyable walks, not paved but safe to walk. No ebikes or motorized vehicles. perhaps a few small signs that point out things of interest, like kinds of trees our ant nest types etc.
- Electrical alternatives to burning wood and propane for heat.
- Native history of Hornby Island
- Managing Tourism: i.e How much is healthy for our island? How do we control bad behaviour of tourists? How can we control the number of rentals? (develop a plan and a strategy, no matter how contentious the issue!)
- About Indigenous wildlife
- Greywater systems feasibility and cost
- Trustee engagement with the community:
 - ie: Open hall meetings
 - ie: Q & A sessions without the restrictive formal format of IT meetings.



- ie: Regular office hours - drop-in access to trustees
- ie: Opportunities to facilitate open dialogues between islanders and trustees
- ie: A more visible trustee presence within the community.
- Indigenous stewardship and location specific indigenous land relationship and activities.
- Community grant access and disclosure around recipients
- I think it would be great to have a discussion on e-bikes and their (both good and bad) impact on the trust area. e-bikes are allowing many islanders to go car-free for much of their errands, and e-bikes have priority loading on the ferries.
- Greenhouse gas reduction
- Compost curbside collection
- Re-cycling curbside collection
- Waste curbside collection
- Indigenous historical site stewardship.
- Funded Indigenous youth and family engagement programs. Reconciliation efforts to facilitate indigenous relationship to the island. Token events and speakers are not enough.
- Rain catchment - personal and community (reservoir development)
- Grey water recycling
- Managing air pollution
- Countering automobile dependency - community planning
- Rethinking community planning
- Better understand the role of the islands trust
- How many of the above topics are under the UN Agenda 21? Agenda 2030? I ask as rules are planet wide yet we each live in micro climates. Agenda 2030 is about control, not the environment, not sustainability.
- Riparian Areas Regulations
- EMERGENCY PREPAREDNESS
 - EVACUATION measures
 - REDUCE WILDFIRE fuel from private and public AND ALR lands
 - GROUND WATER AND WELL WATER issues and concerns
- How to navigate a critical health emergency where you have to leave the island for a hospital.
- Legalizing STVR
- Review of existing bylaws wrt various land categories (alr, residential etc.) and sizes (small lot, large lot).
- freighter anchorage impacts
- I have no idea what the IT mapping system is. Can't check that without information



- In each discussion...would be great if there is a To Do List:
- How to get started?
- How to move forward on issues?
- What can we ask Gov at all levels to do?
- Watershed protection!
- Creating and keeping track of native species inventories and how societies in Keats Island may promote research
- Preserving the forests on public and private land
- Fire-resistant plants for this (Saturna Island) zone. Thank you
- Affordable Housing strategies for Gulf Islanders.
- How the Islands Trust came about and how they fit in with other levels of government.
- prevention and response to interface fires
- How to run government in a maximally efficient manner by shrinking the size of bureaucracy. This survey and the virtual speaker series are a prime example of something that falls well beyond the scope of what most taxpayers want from the Islands Trust. This highlights the extent of the problem, in that the Trust doesn't even for a moment consider this could be a waste of taxpayer dollars.
- Bylaw enforcement procedures
- We, and the Islands Trust, needs a speaker on fiscal responsibility. Also the need to hire some business admin and commerce grads to teach staff about financial planning and expenditures matching 2% inflation targets
- Community cohesion, communication strategies.
- Emergency planning specific to S Pender where we only have one bridge and one road.
- Meaning of "preserve and protect" in the Islands Trust mandate.
- Creating neighbourhood conservation ownership. Neighbourhoods are a common interests group that can be responsible for conservation in their area.
- Affordable housing. Bylaw enforcement against STVRs. Ferries and tourist traffic.
- Emergency planning, preparedness around climate change induced extreme weather events
- Effectively addressing inadequate affordable housing stock and insecure housing
- Changing framework for conservation to include ecological footprint rather than density as currently defined "
- "Mammals, birds, reptiles that we share the island with. Their needs and how we can support their habitat on our properties to offset for fragmenting their habitats.
- Climate change and what direction it is projected to be taking the forest species (plant and animal) on the island.



- Diverting grey water to create swales as firebreaks on the downhill sides of our homes. Would include how to make swales, how to FireSmart a property, how to filter grey water for garden purposes.
- sustainable island tourism
- Relationship between historic zoning and property values, versus contemporary knowledge and trends: groundwater protection, archaeological discoveries.
- Forest stewardship and restoration
- Working towards sustainability but changing our accepted habits and permit processes.
- How do we get CRD to recognize rainwater collection in permitting process?
- How do we get CRD to recognize composting in permitting process?
- Reducing Island Development
- We have a reliable spring and sufficient storage capacity for water and neither have nor need a well. I am not sure what community based habitat means - communities providing habitat for flora and/or fauna? I am not aware that we have any species at risk or significant invasive species. We are currently planning protection for a part of our our trail and boat shed. Wildfires are a major concern and we are cautious and well informed. What we cannot control is neighbours and the public. We are located in the 93% of Gambier's private property that is water access only and no public roads or trails at all but that doesn't always stop people from hiking so they are of concern when we have been without measurable rain for so long and the forests are so dry. I might be interested in the mapping systems - what I have found in the past wasn't very useful or informative.
- Protecting water from sewage
- Over tourism and how it negatively impacts small communities.
- Suggestions for what to do with woody debris generated by FireSmarting your property
- composting
- our biogeoclimatic zone
- climate change expectations for our islands and what we can do to mitigate negative impacts
- aquifers
- Protecting forests on private and public lands
- Fostering healthy forest ecosystems
- Permaculture
- Alternatives to burning wood and plant waste
- Ecological trail development
- Historical native plant habitat & usage (indigenous)")"
- Wetland protection, restoration, creation, and use (including as green infrastructure)



- Process to disband the Trust.
- Food security and vegetable gardening for climate change
- Alternates to grass that are not a fire hazard but require little to no water.
- The OCP and how it helps us manage our island.
- How to protect your forest/land with selective thinning and berming.
- Water storage - cisterns, rain barrels, dugouts, ponds. How to build them, how to maintain them and regulatory hurdles.
- What our woods and landscape were like pre-contact say 1850's. Then how to restore this condition
- I am concerned that Island Trust has taken on too many issues for its resources and as a result, lacks effectiveness. For instance, when I ask about ship anchorages, I am told about Island Trust official policy and past actions. That is NOT effective when more ships are staying for longer times and the Tsawwassen coal port is expanding. Meanwhile, Puget Sound has much less ship anchorage due in part to a major residents backlash. WHERE IS AN ON-GOING SALISH SEA LOBBY? I would like to see effectiveness measures for each of Island Trust major priorities showing actual to goal measures reported annually.
- I am interested in how we can encourage governments (Provincial) to put policies in place that better protect our forests and oceans. I want to learn more about opportunities for advocacy
- Environmental baselining to measure the effects of climate change.
- The importance of acting locally to do our part in dealing with the climate catastrophe.
- - importance of protecting wetlands on the Gulf Island and ways to protect
- beavers - the new wildfire prevention hero and all round ecosystem protector
- detecting misinformation about our coastal Douglas fir ecosystem
- Deer population control
- Creating habitat like rock and brush piles
- Wildfire risk reduction
- Wildfire fighting on DCDF islands
- Generating Tidal energy for Desalination
- How to be resilient and adaptable in the face of climate change as a topic. Resilient ecosystems. Success stories of our islands forests. And for the education series by Islands Trust, there was not any feedback on the presentations as far as I know. As an example, the Conservancy webinars had to report feedback because half the funding came from the federal government. IT should do the same.
- forest conservation and reforestation for drought tolerance
- Making sense of densities and density transfers



- That's already lots of good topics!
- Bylaw enforcement
- Local economic development opportunities
- How to meet known (2018 housing needs assessments) housing needs within the Islands Trust? The IT has a mandate to preserve and protect nature AND communities. How does the IT make this possible? How will the IT make this possible?
- Citizen Science programs in the Gulf Islands
- invasive species removal including feral sheep
- Building a boat dock
- Effective local governance
- Weirs, Mudge Island tidal road, tidal electric projects, Bridge between Islands, desalination plants, rainwater collection, species overpopulation, grey water black water best practices
- "Rainwater harvesting - non-potable and potable. How do regulations affect the use of water collection as ""proof of water"" for domestic use.
- Healthy septic systems. New processing systems and how they can be used.
- Composting toilets.
- I would suggest Gord Baird (CRD) for both of these talks.
- I suggest that the Islands Trust should focus on these kinds of practical issues. (The ITC and Parks Canada cover Invasive Species, Species at Risk etc.)

- I like the idea of success stories - what about the statistics that I mentioned in an email I sent to Director Clare Frater (copied to Morgana van Niekerk).
- Build a presentation around those numbers - and the covenanted areas, the conservancies- and the huge areas of Park.
- What the Trust looks like really - emphasis on the good !
- Thanks for this opportunity.
- Carrying capacity of the islands, how is this determined/defined.
- importance of wetlands
- Housing for seniors, housing for employees of Island based businesses.
- Indigenous land « gardening »
- Beaver relationship to wetlands"
- Gabriola Deforestation Policy, Soil Retention on Severe Slopes
- I believe that transparent education series is a mechanism that will enhance awareness if I.T. Goals and purposes
- Protecting the lands ability to absorb rainwater so it becomes groundwater



- An overview of how our islands are governed. How are decisions made? How can individuals have input?
- No speaker series should be funded with property tax money until the IT's corporate plan is in place. Then no speaker series should be approved or funded until previous speaker presentations have been clearly shown to have explicit goals, performance metrics, verifiable positive outcomes, and annual review for effectiveness.
- This endeavor is not necessary
- native bees/pollinators
- Home solar energy
- Community clean energy initiatives, mature tree protection on residential properties
- Alternative housing - Secondary suites with less restrictions - in accessory buildings, above garages, cabins, tiny homes, trailers, etc. RV / Mobile home park. Open your eyes. It is needed and works well all over our province.
- the community/environmental impact of tree clearing and how to best preserve our inhabited forest while making space for housing and gardens
- What is the situation with our island's freshwater sustainability (good, bad, indifferent)?
- Rain Water Collection and how to replace groundwater use with rainwater - no potable water on gardens, using rainwater to flush toilets, etc.
- i would like more of an island based discussion group series regarding issues on our particular island. ie where we can discuss as a group what our goals are both environmentally but also economically, socially. ie how we can develop more affordable housing. how will glow so warming is affecting our island . maybe look at group efforts on invasive species as we could really make a difference in this if we as a group put in more effort. anyway. i think we need some talks looking not just in the environment but also looking at the people. and how people are surviving. and how we could support our businesses andjelo our farms, restaurant etc continue.
- Climate change impacts expected on the islands
- Drought mitigation practices
- Making properties flood and heat-wave resilient
- Effect of tree removal on the water cycle and groundwater supply
- Understanding indigenous world view that was able to integrate with nature - how can we newcomers learn from that
- Limits to population growth on the gulf islands va “buildout”
- How to form groups and inspire/lead positive change and volunteerism
- The role of the Islands Trust...and the complaint process. I'm always surprised at what people get away with (even after being reported) with seemingly little consequence.



- I am interested in the saving of trees to help mitigate the effects of climate change. I realize that property owners are allowed remove trees without additional permission but should this be allowed to continue. Some municipalities no longer allow property owners to remove trees without permission. Is it time tree removal requires permission on our islands?
- How Island Trust can help us with housing for the islands' homeless and/or insecurely housed citizens.
- How to set up a rainwater collection system on your property and associated costs, available grants and suppliers to purchase from.
- Workforce Housing
- "Solar and other alternate energy systems
- Composting toilets and greywater systems
- History and function of Islands Trust"
- Engagement with Aboriginal Nations, vision and impacts to Trust policies. Developing housing security within overall Trust policy and how to ensure OCP's support this issue. Climate Crisis / Wildfire impacts and mitigation.
- Concrete cisterns & rainwater collection. Cleaning of cisterns, recommended water filtration systems.
- Rainwater collection system maintenance
- Putting water collection in all new builds as part of a building permit restricting well use measuring well use charging for well. Use dealing with industrial use Winery's Cidery's and the impact on the water table.
- "Importance of maintaining wetlands, and not draining or filling them
- Importance of forest cover to land, and how to help forests be fire resistant
- Pretty much any other topic on ecological care and importance of maintaining natural ecosystems as much as possible."
- "Importance of Forest protection
- What is the Island Trust & why is it important to preserve & protect?
- How is climate change impacting the Gulf Islands "
- Shore Power and Shore Charging Infrastructure
- "Wildfire response
- Climate change- key effects on Islands Trust ecosystems (forests, wildlife, water supply)"
- rain water harvesting
- Reducing animal ag on gulf islands (while increasing vegetable/fruit/nut farming)
- Reintroduction of native species, indigenous stewardship promising practices, localizing food production, reducing fossil fuel use
- rainwater collection and use.



- Garbage, styrofoam etc washing up on our beaches
- Cohabitation with our water and land wildlife and environment. ie:
- What to do when sea life or eagles, wildlife, etc are in distress.
- Can we spray the shoreline with salt water when super hot temperatures and extra low tides threaten sea life. What to do/who to contact when witnessing illegal dumping, threatening behaviour to sea life by boaters.
- How does being a community within the Islands Trust affect zoning /landuse planning for community ie long term care and low income housing and does the islands trust interact or coordinate with PHC and Island Health...
- Increasing bio-literacy initiatives. OUTREACH.
- Anything restoration or conservation related. Climate effects on biodiversity and ways to mitigate
- Culling fallow deer. They are an Invasive species not native to the gulf islands. They were introduced by early European settlers to hunt.
- Process to remove "problem" trees (dead/dying, dangerous/leaning, damaging foundations or septic field...) including lag time or delays in permitting
- fire fighting water, wild fire evacuation, Emergency Muster locations, Unified command structure
- Affordable housing: What is the Islands Trust's role, what isn't the Trust's role, what are the roles of other levels of government, examples of effective regulations (that support affordable housing while not also opening the door to rampant development, and while protecting groundwater and ecosystems); examples of affordable housing initiatives in the Trust Area
- The importance of trees and forests and how to protect them
- What can we learn from Indigenous Traditional Knowledge that will help us live on our land in more sustainable ways?
- I would likely only participate if it was a topic that was unique to the Trust and the Trust Area. For most of the topics above, I can find plenty of info via a Google search (including good info from the ITC site).
- Protecting native plants on your property. Not cutting down trees, pulling out salal etc, but incorporating them in the landscape
- Conservation covenants and wildfire prevention



Results of Online Public Survey re Stewardship Education Speaker Series

Topics

Between August 31, 2023 and September 15, 2023, the public were invited to undertake an online survey regarding topics for the Stewardship Education Speaker Series in 2024-2025.

The survey was completed by 301 members of the public. 142 respondents supplied extra suggestions for the speaker series topics.

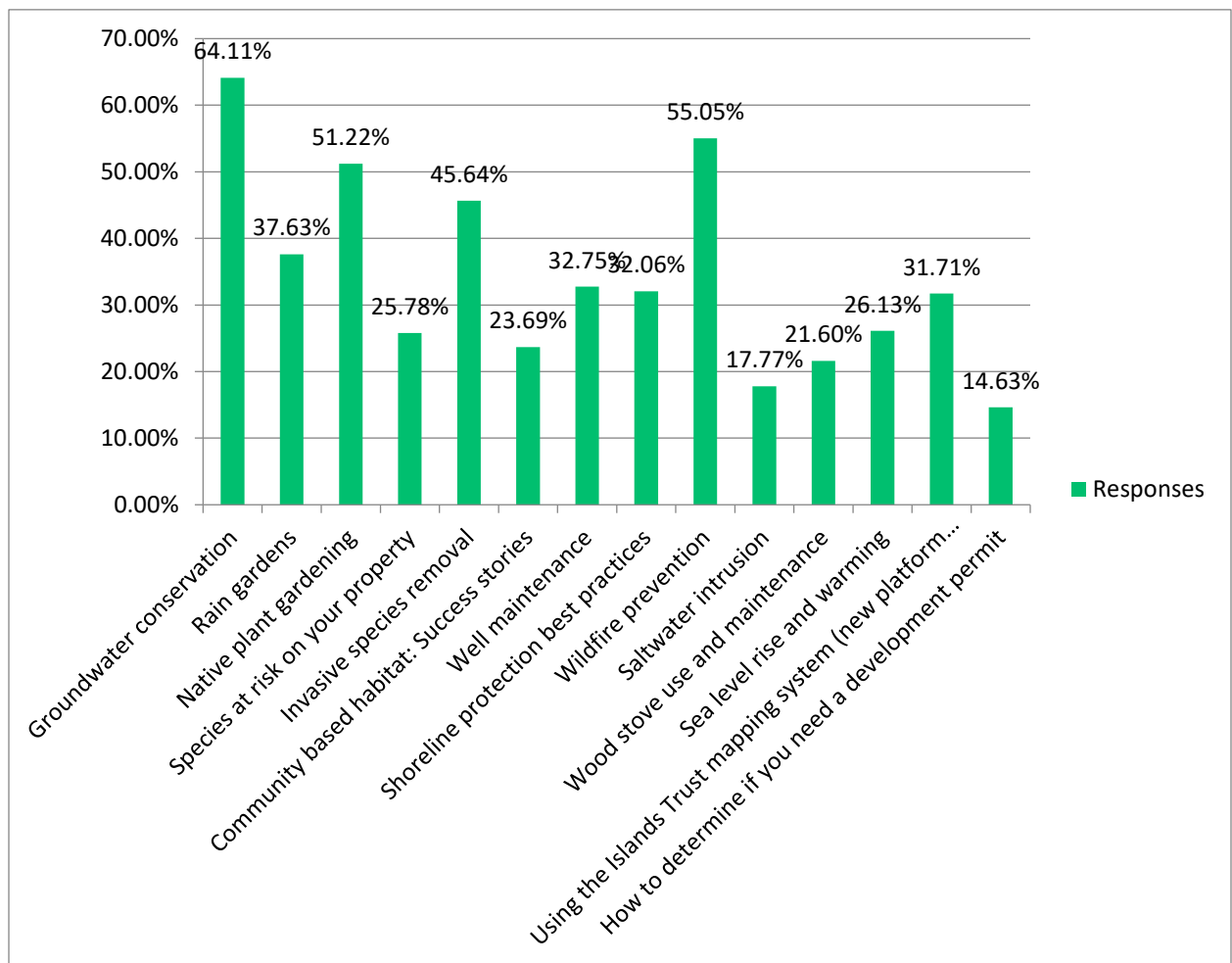
So that some context is provided, in **Appendix A** of this report, the full text of the survey has been included. **Appendix B** features the raw data of all responses to Question 2 submitted through the survey process.

Where duplicate answers are provided, they were recorded in different survey responses.

Question 1:

In no particular order, below is a list of previously suggested topics. Which topics would you like to learn more about? Select all that apply.

287 Responses





The top 5 responses for Question 1 were as follows:

Groundwater Conservation – 184 responses

Wildfire Prevention – 158 responses

Native Plan Gardening – 147 responses

Invasive Species Removal – 131 responses

Rain Gardens – 108 responses

Question 2:

Below, please list additional topics you would be interested in

147 Responses

Comments given can be grouped in several broad themes:

Listed in no particular order

- Wildfires, & Firesmart
- Water collecton and disposal
- Septics and alternatives
- Ecosystem protection and restoration
- Islands Trust Governance, management and fiscal responsibility
- Afordable Housing
- Marine jurisdiction and protection
- Native History/First Nations
- Tourism
- Transportation
- Electromagnetic radiation (EMF)
- Wildlife
- Planning
- Other

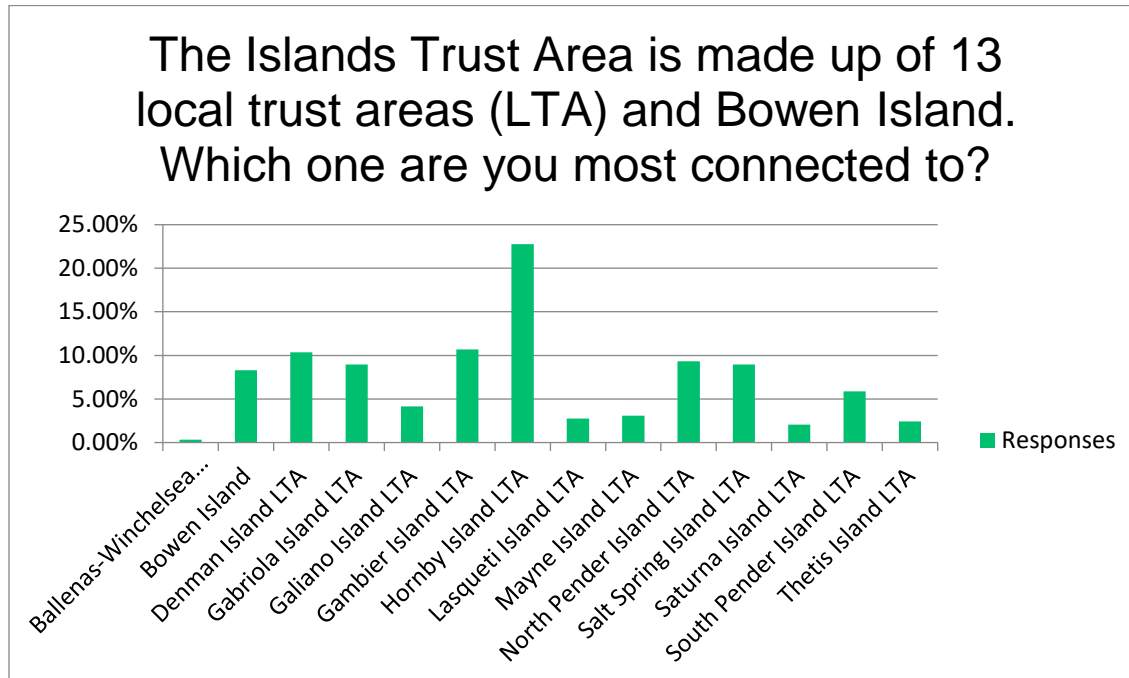
NOTE: The original full text of all comments can be found in **Appendix B** of this report



Question 3:

The Islands Trust Area is made up of 13 local trust areas (LTA) and Bowen Island. Which one do you feel most connected with?

290 Responses



The top 6 responses for Question 3 were as follows:

Hornby Island LTA - 66 responses

Gambier Island LTA – 31 reponses

Denman Island LTA – 30 responses

North Pender Island LTA – 27 responses

Gabriola Island LTA – 26 responses

South Pender Island LTA – 26 responses

Appendix A: Survey Text

About this Survey

What is the purpose of this survey? Islands Trust is seeking feedback on topics for its next virtual speaker series.

Islands Trust has offered online education from time to time. Previous topics included eelgrass protection, ecosystem-based adaptation, and rainwater harvesting. The Islands Trust Conservancy has also completed a speaker series. All recordings can be found on the Stewardship Education webpage.

What happens to your input? Staff will provide the feedback to Trust Programs Committee who will consider topics for future speaker series, and consider whether to support a speaker series in 2024-2025.

Survey length: Two minutes to complete (estimate).

Survey deadline: September 15, 2023 at 11:59 pm

Navigating the survey: Please use the 'preview' and 'next' buttons at the bottom of each page to navigate the survey, answer questions, and review your responses. When finished, please go to the final page and click 'submit'.

Thank you for your participation, we value your feedback!

Freedom of Information and Protection of Privacy Act and Correspondence Policy

Privacy Protection: Any personal information collected during the survey is subject to the Freedom of Information and Protection of Privacy Act. If you have any inquiries about the collection or use of information in this survey, please contact the Islands Trust's Director of Legislative Services at 250.405.5169.

Personal Information: Islands Trust will not collect, use, or disclose personal information through this Survey Monkey survey. However, please be aware that Survey Monkey itself collects IP addresses.

Content Moderation: Comments and questions will be reviewed to ensure they do not contain defamatory or profane content, personal remarks about individuals, their motives, or intentions, or any other content inappropriate for a general audience.

Thank you for your understanding and cooperation.



Share your ideas

Islands Trust has offered on-island and virtual education sessions from time to time since 2017. Islands Trust is soliciting ideas from the public on topics for its next stewardship education speaker series.

1. In no particular order, below is a list of previously suggested topics. Which topics would you like to learn more about? Select all that apply.

- Groundwater conservation
- Native plant gardening
- Rain gardens
- Species at risk on your property
- Invasive species removal
- Community based habitat: Success stories
- Well maintenance
- Shoreline protection best practices
- Wildfire prevention
- Saltwater intrusion
- Wood stove use and maintenance
- Sea level rise and warming
- Using the Islands Trust mapping system (new platform to be launched in 2024)
- Determining if you need a development permit

2. Below, please list additional topics you would be interested in:

3. The Islands Trust Area is made up of 13 local trust areas (LTA) and Bowen Island. Which one do you feel most connected with?

- Ballenas-Winchelsea Island LTA
- Bowen Island
- Denman Island LTA
- Gabriola Island LTA



Islands Trust

- Galiano Island LTA
- Gambier Island LTA
- Hornby Island LTA
- Lasqueti Island LTA
- Mayne Island LTA
- North Pender Island LTA
- Salt Spring Island LTA
- South Pender Island LTA
- Thetis Island LTA

[insert Islands Trust Area map]

Thank you for your participation

Stay Up to Date

Want to stay up to date with the Islands Trust and Islands Trust Conservancy? You can sign up for news and information: <https://islandstrust.bc.ca/subscribe/>

Give Us Feedback Anytime

We'd like to hear from you! Any time you'd like to give us feedback, go to:

<https://islandstrust.bc.ca/contact-us/share-your-views/>

Click the **DONE** button below to finalize your survey!



Appendix B: Question 2

Below, please list additional topics you would be interested in:

- Carbon Footprint of my home
- No camping on Bowen Island
- All above apply, yet the topic of choice is to secure stewardship in whole -as a path to protect and support health for all. Please support the determination of a council in stewardship - that a community be selected internationally to provide care for land in all communities.
- I think TC would benefit from a presentation by Deborah Curran of the UVIC Environmental Law Society. She is an informative and engaging speaker.
- electrosmog or EMF radiation dangers from cell towers. Please consider licensed EMF professional Chris Anderson from Salt Spring as a virtual speaker.
- electro smog from cell towers
- Rainwater harvesting and water purification systems.
- EMF radiation dangers from cell towers and home routers - who is most vulnerable and what is the actual everyday risk? (████████████████████)
- How to protect a small island of finite resources from the ravages of a tourist dependent economy?
- Affordable housing for all full time residents.
- The need for tourist accommodation control on finite-ecology gulf islands.
- Gray water use
- Personal privacy and surveillance cameras.
- Trails along the sides roads for more enjoyable walks, not paved but safe to walk. No ebikes or motorized vehicles.perhaps a few small signs that point out things of interest, like kinds of trees our ant nest types etc.
- Electrical alternatives to burning wood and propane for heat.
- Native history of Hornby Island
- Managing Tourism: i.e How much is healthy for our island? How do we control bad behaviour of tourists? How can we control the number of rentals? (develop a plan and a strategy, no matter how contentious the issue!)
- About Indigenous wildlife
- Greywater systems feasibility and cost
- Trustee engagement with the community:
 - ie: Open hall meetings
 - ie: Q & A sessions without the restrictive formal format of IT meetings.



- ie: Regular office hours - drop-in access to trustees
- ie: Opportunities to facilitate open dialogues between islanders and trustees
- ie: A more visible trustee presence within the community.
- Indigenous stewardship and location specific indigenous land relationship and activities.
- Community grant access and disclosure around recipients
- I think it would be great to have a discussion on e-bikes and their (both good and bad) impact on the trust area. e-bikes are allowing many islanders to go car-free for much of their errands, and e-bikes have priority loading on the ferries.
- Greenhouse gas reduction
- Compost curbside collection
- Re-cycling curbside collection
- Waste curbside collection
- Indigenous historical site stewardship.
- Funded Indigenous youth and family engagement programs. Reconciliation efforts to facilitate indigenous relationship to the island. Token events and speakers are not enough.
- Rain catchment - personal and community (reservoir development)
- Grey water recycling
- Managing air pollution
- Countering automobile dependency - community planning
- Rethinking community planning
- Better understand the role of the islands trust
- How many of the above topics are under the UN Agenda 21? Agenda 2030? I ask as rules are planet wide yet we each live in micro climates. Agenda 2030 is about control, not the environment, not sustainability.
- Riparian Areas Regulations
- EMERGENCY PREPAREDNESS
 - EVACUATION measures
 - REDUCE WILDFIRE fuel from private and public AND ALR lands
 - GROUND WATER AND WELL WATER issues and concerns
- How to navigate a critical health emergency where you have to leave the island for a hospital.
- Legalizing STVR
- Review of existing bylaws wrt various land categories (alr, residential etc.) and sizes (small lot, large lot).
- freighter anchorage impacts
- I have no idea what the IT mapping system is. Can't check that without information



- In each discussion...would be great if there is a To Do List:
- How to get started?
- How to move forward on issues?
- What can we ask Gov at all levels to do?
- Watershed protection!
- Creating and keeping track of native species inventories and how societies in Keats Island may promote research
- Preserving the forests on public and private land
- Fire-resistant plants for this (Saturna Island) zone. Thank you
- Affordable Housing strategies for Gulf Islanders.
- How the Islands Trust came about and how they fit in with other levels of government.
- prevention and response to interface fires
- How to run government in a maximally efficient manner by shrinking the size of bureaucracy. This survey and the virtual speaker series are a prime example of something that falls well beyond the scope of what most taxpayers want from the Islands Trust. This highlights the extent of the problem, in that the Trust doesn't even for a moment consider this could be a waste of taxpayer dollars.
- Bylaw enforcement procedures
- We, and the Islands Trust, needs a speaker on fiscal responsibility. Also the need to hire some business admin and commerce grads to teach staff about financial planning and expenditures matching 2% inflation targets
- Community cohesion, communication strategies.
- Emergency planning specific to S Pender where we only have one bridge and one road.
- Meaning of "preserve and protect" in the Islands Trust mandate.
- Creating neighbourhood conservation ownership. Neighbourhoods are a common interests group that can be responsible for conservation in their area.
- Affordable housing. Bylaw enforcement against STVRs. Ferries and tourist traffic.
- Emergency planning, preparedness around climate change induced extreme weather events
- Effectively addressing inadequate affordable housing stock and insecure housing
- Changing framework for conservation to include ecological footprint rather than density as currently defined "
- "Mammals, birds, reptiles that we share the island with. Their needs and how we can support their habitat on our properties to offset for fragmenting their habitats.
- Climate change and what direction it is projected to be taking the forest species (plant and animal) on the island.



- Diverting grey water to create swales as firebreaks on the downhill sides of our homes. Would include how to make swales, how to FireSmart a property, how to filter grey water for garden purposes.
- sustainable island tourism
- Relationship between historic zoning and property values, versus contemporary knowledge and trends: groundwater protection, archaeological discoveries.
- Forest stewardship and restoration
- Working towards sustainability but changing our accepted habits and permit processes.
- How do we get CRD to recognize rainwater collection in permitting process?
- How do we get CRD to recognize composting in permitting process?
- Reducing Island Development
- We have a reliable spring and sufficient storage capacity for water and neither have nor need a well. I am not sure what community based habitat means - communities providing habitat for flora and/or fauna? I am not aware that we have any species at risk or significant invasive species. We are currently planning protection for a part of our our trail and boat shed. Wildfires are a major concern and we are cautious and well informed. What we cannot control is neighbours and the public. We are located in the 93% of Gambier's private property that is water access only and no public roads or trails at all but that doesn't always stop people from hiking so they are of concern when we have been without measurable rain for so long and the forests are so dry. I might be interested in the mapping systems - what I have found in the past wasn't very useful or informative.
- Protecting water from sewage
- Over tourism and how it negatively impacts small communities.
- Suggestions for what to do with woody debris generated by FireSmarting your property
- composting
- our biogeoclimatic zone
- climate change expectations for our islands and what we can do to mitigate negative impacts
- aquifers
- Protecting forests on private and public lands
- Fostering healthy forest ecosystems
- Permaculture
- Alternatives to burning wood and plant waste
- Ecological trail development
- Historical native plant habitat & usage (indigenous)")"
- Wetland protection, restoration, creation, and use (including as green infrastructure)



- Process to disband the Trust.
- Food security and vegetable gardening for climate change
- Alternates to grass that are not a fire hazard but require little to no water.
- The OCP and how it helps us manage our island.
- How to protect your forest/land with selective thinning and berming.
- Water storage - cisterns, rain barrels, dugouts, ponds. How to build them, how to maintain them and regulatory hurdles.
- What our woods and landscape were like pre-contact say 1850's. Then how to restore this condition
- I am concerned that Island Trust has taken on too many issues for its resources and as a result, lacks effectiveness. For instance, when I ask about ship anchorages, I am told about Island Trust official policy and past actions. That is NOT effective when more ships are staying for longer times and the Tsawwassen coal port is expanding. Meanwhile, Puget Sound has much less ship anchorage due in part to a major residents backlash. WHERE IS AN ON-GOING SALISH SEA LOBBY? I would like to see effectiveness measures for each of Island Trust major priorities showing actual to goal measures reported annually.
- I am interested in how we can encourage governments (Provincial) to put policies in place that better protect our forests and oceans. I want to learn more about opportunities for advocacy
- Environmental baselining to measure the effects of climate change.
- The importance of acting locally to do our part in dealing with the climate catastrophe.
- - importance of protecting wetlands on the Gulf Island and ways to protect
- beavers - the new wildfire prevention hero and all round ecosystem protector
- detecting misinformation about our coastal Douglas fir ecosystem
- Deer population control
- Creating habitat like rock and brush piles
- Wildfire risk reduction
- Wildfire fighting on DCDF islands
- Generating Tidal energy for Desalination
- How to be resilient and adaptable in the face of climate change as a topic. Resilient ecosystems. Success stories of our islands forests. And for the education series by Islands Trust, there was not any feedback on the presentations as far as I know. As an example, the Conservancy webinars had to report feedback because half the funding came from the federal government. IT should do the same.
- forest conservation and reforestation for drought tolerance
- Making sense of densities and density transfers



- That's already lots of good topics!
- Bylaw enforcement
- Local economic development opportunities
- How to meet known (2018 housing needs assessments) housing needs within the Islands Trust? The IT has a mandate to preserve and protect nature AND communities. How does the IT make this possible? How will the IT make this possible?
- Citizen Science programs in the Gulf Islands
- invasive species removal including feral sheep
- Building a boat dock
- Effective local governance
- Weirs, Mudge Island tidal road, tidal electric projects, Bridge between Islands, desalination plants, rainwater collection, species overpopulation, grey water black water best practices
- "Rainwater harvesting - non-potable and potable. How do regulations affect the use of water collection as ""proof of water"" for domestic use.
- Healthy septic systems. New processing systems and how they can be used.
- Composting toilets.
- I would suggest Gord Baird (CRD) for both of these talks.
- I suggest that the Islands Trust should focus on these kinds of practical issues.
- (The ITC and Parks Canada cover Invasive Species, Species at Risk etc.)

- I like the idea of success stories - what about the statistics that I mentioned in an email I sent to Director Clare Frater (copied to Morgana van Niekerk).
- Build a presentation around those numbers - and the covenanted areas, the conservancies- and the huge areas of Park.
- What the Trust looks like really - emphasis on the good !
- Thanks for this opportunity.
- Carrying capacity of the islands, how is this determined/defined.
- importance of wetlands
- Housing for seniors, housing for employees of Island based businesses.
- Indigenous land « gardening »
- Beaver relationship to wetlands"
- Gabriola Deforestation Policy, Soil Retention on Severe Slopes
- I believe that transparent education series is a mechanism that will enhance awareness if I.T. Goals and purposes
- Protecting the lands ability to absorb rainwater so it becomes groundwater



- An overview of how our islands are governed. How are decisions made? How can individuals have input?
- No speaker series should be funded with property tax money until the IT's corporate plan is in place. Then no speaker series should be approved or funded until previous speaker presentations have been clearly shown to have explicit goals, performance metrics, verifiable positive outcomes, and annual review for effectiveness.
- This endeavor is not necessary
- native bees/pollinators
- Home solar energy
- Community clean energy initiatives, mature tree protection on residential properties
- Alternative housing - Secondary suites with less restrictions - in accessory buildings, above garages, cabins, tiny homes, trailers, etc. RV / Mobile home park. Open your eyes. It is needed and works well all over our province.
- the community/environmental impact of tree clearing and how to best preserve our inhabited forest while making space for housing and gardens
- What is the situation with our island's freshwater sustainability (good, bad, indifferent)?
- Rain Water Collection and how to replace groundwater use with rainwater - no potable water on gardens, using rainwater to flush toilets, etc.
- i would like more of an island based discussion group series regarding issues on our particular island. ie where we can discuss as a group what our goals are both environmentally but also economically, socially. ie how we can develop more affordable housing. how will glow so warming is affecting our island . maybe look at group efforts on invasive species as we could really make a difference in this if we as a group put in more effort. anyway. i think we need some talks looking not just in the environment but also looking at the people. and how people are surviving. and how we could support our businesses andjelo our farms, restaurant etc continue.
- Climate change impacts expected on the islands
- Drought mitigation practices
- Making properties flood and heat-wave resilient
- Effect of tree removal on the water cycle and groundwater supply
- Understanding indigenous world view that was able to integrate with nature - how can we newcomers learn from that
- Limits to population growth on the gulf islands va "buildout"
- How to form groups and inspire/lead positive change and volunteerism
- The role of the Islands Trust...and the complaint process. I'm always surprised at what people get away with (even after being reported) with seemingly little consequence.



- I am interested in the saving of trees to help mitigate the effects of climate change. I realize that property owners are allowed remove trees without additional permission but should this be allowed to continue. Some municipalities no longer allow property owners to remove trees without permission. Is it time tree removal requires permission on our islands?
- How Island Trust can help us with housing for the islands' homeless and/or insecurely housed citizens.
- How to set up a rainwater collection system on your property and associated costs, available grants and suppliers to purchase from.
- Workforce Housing
- "Solar and other alternate energy systems
- Composting toilets and greywater systems
- History and function of Islands Trust"
- Engagement with Aboriginal Nations, vision and impacts to Trust policies. Developing housing security within overall Trust policy and how to ensure OCP's support this issue. Climate Crisis / Wildfire impacts and mitigation.
- Concrete cisterns & rainwater collection. Cleaning of cisterns, recommended water filtration systems.
- Rainwater collection system maintenance
- Putting water collection in all new builds as part of a building permit restricting well use measuring well use charging for well. Use dealing with industrial use Winery's Cidery's and the impact on the water table.
- "Importance of maintaining wetlands, and not draining or filling them
- Importance of forest cover to land, and how to help forests be fire resistant
- Pretty much any other topic on ecological care and importance of maintaining natural ecosystems as much as possible."
- "Importance of Forest protection
- What is the Island Trust & why is it important to preserve & protect?
- How is climate change impacting the Gulf Islands "
- Shore Power and Shore Charging Infrastructure
- "Wildfire response
- Climate change- key effects on Islands Trust ecosystems (forests, wildlife, water supply)"
- rain water harvesting
- Reducing animal ag on gulf islands (while increasing vegetable/fruit/nut farming)
- Reintroduction of native species, indigenous stewardship promising practices, localizing food production, reducing fossil fuel use
- rainwater collection and use.



- Garbage, styrofoam etc washing up on our beaches
- Cohabitation with our water and land wildlife and environment. ie:
- What to do when sea life or eagles, wildlife, etc are in distress.
- Can we spray the shoreline with salt water when super hot temperatures and extra low tides threaten sea life. What to do/who to contact when witnessing illegal dumping, threatening behaviour to sea life by boaters.
- How does being a community within the Islands Trust affect zoning /landuse planning for community ie long term care and low income housing and does the islands trust interact or coordinate with PHC and Island Health...
- Increasing bio-literacy initiatives. OUTREACH.
- Anything restoration or conservation related. Climate effects on biodiversity and ways to mitigate
- Culling fallow deer. They are an Invasive species not native to the gulf islands. They were introduced by early European settlers to hunt.
- Process to remove "problem" trees (dead/dying, dangerous/leaning, damaging foundations or septic field...) including lag time or delays in permitting
- fire fighting water, wild fire evacuation, Emergency Muster locations, Unified command structure
- Affordable housing: What is the Islands Trust's role, what isn't the Trust's role, what are the roles of other levels of government, examples of effective regulations (that support affordable housing while not also opening the door to rampant development, and while protecting groundwater and ecosystems); examples of affordable housing initiatives in the Trust Area
- The importance of trees and forests and how to protect them
- What can we learn from Indigenous Traditional Knowledge that will help us live on our land in more sustainable ways?
- I would likely only participate if it was a topic that was unique to the Trust and the Trust Area. For most of the topics above, I can find plenty of info via a Google search (including good info from the ITC site).
- Protecting native plants on your property. Not cutting down trees, pulling out salal etc, but incorporating them in the landscape
- Conservation covenants and wildfire prevention



REQUEST FOR DECISION

To: Trust Programs Committee **For the Meeting of:** May 7, 2025
From: Trust Area Services **Date Prepared:** May 1, 2025
SUBJECT: Policy Statement Amendment Project – Part 4: Implementation

RECOMMENDATION: That Trust Programs Committee revise Part 4: Implementation of the draft Policy Statement in accordance with Appendix 2 of the Request For Decision titled “Policy Statement Amendment Project – Part 4: Implementation” in the Trust Programs Committee agenda of May 7, 2025.

DIRECTOR COMMENTS: The proposed revisions to Part 4: Implementation in Appendix 2 will lead, if Trust Council chooses, to the development of a Policy Statement Implementation Plan. Depending on its content, this plan may have significant impacts on many aspects of the Islands Trust’s work, including the Trust Council Strategic Plan, annual budgeting process and Council committee and local trust committee work programs.

- 1 **PURPOSE:** The purpose of this request for decision is to provide suggested revisions to the draft Policy Statement to address Trust Programs Committee resolutions regarding Part 4: Implementation.
- 2 **BACKGROUND:** At its meeting of April 2, 2025, Trust Programs Committee (TPC) passed the following resolution:

TPC-2025-018

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.*

At the April 29, 2025 TPC meeting there was also discussion about moving the section titled “Organizational Policy Alignment” above the section titled “Statutory Bylaw Approval Process.” Staff have done so in the suggested revisions shown in Appendix 2.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Organizational implications of a Policy Statement Implementation Plan will depend on the plan's contents. The existence of an implementation plan will support better proactive planning for activities and resources.

FINANCIAL: None. Future financial implications of a Policy Statement Implementation Plan will depend on the plan's contents.

POLICY: Will result in proposed amendments to the draft new Policy Statement. Longer term, will influence changes to [Trust Council's Policy Statement Implementation Policy](#).

IMPLEMENTATION/COMMUNICATIONS: Staff will provide the recommended amendments in the new draft Policy Statement via track changes for Trust Council review. Staff have been having discussions and making plans for implementation of the new Policy Statement and this work will continue through the amendment process, resulting in future recommendations to Trust Council. Communications implications of a Policy Statement Implementation Plan will depend on the plan's contents.

FIRST NATIONS RELATIONS: First Nations relations implications of a Policy Statement Implementation Plan will depend on the plan's contents.

OTHER: None

4 RELEVANT POLICY(S):

[TC Policy 1.2.1 \(Policy Statement Amendment\)](#)

[TC Policy 1.3.1 \(Policy Statement Implementation\)](#)

5 ATTACHMENT(S):

Appendix 1: Implementation Policy Options and Analysis

Appendix 2: Recommended revisions to Part 4: Implementation

RESPONSE OPTIONS

Recommendation: That Trust Programs Committee revise Part 4: Implementation of the draft Policy Statement in accordance with Appendix 2 of the Request For Decision titled "Policy Statement Amendment Project – Part 4: Implementation" in the Trust Programs Committee agenda of May 7, 2025.

Alternative: TPC can propose alternative revisions to Part 4: Implementation of the draft Policy Statement.

Prepared By: Jason Youmans, Senior Policy Advisor

Reviewed By/Date: Clare Frater, Director, Trust Area Services/May 2, 2025

Implementation Policy Options and Analysis

The table below addresses a resolution made by Trust Programs Committee at its meeting of April 2, 2025 requesting staff to provide the following information:

TPC-2025-018

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.***

Staff will address each of the above bullets in turn, but are generally supportive that the Policy Statement should contain direction to develop an Implementation Plan. The actual content of such a plan will emerge from discussions by Trust Council supplemented by staff advice. At this stage staff recommend that the draft new Policy Statement identify prospective options for what it *could* contain, not what it *must*. See Appendix 2 of this report for proposed revisions to Part 4 – Implementation of the new draft Policy Statement.

1. Context statements similar to those used in Regional Growth Strategies;

Analysis: Where a regional growth strategy (RGS) applies, [Section 446](#) of the *Local Government Act* requires all local governments under that RGS to submit, for approval to the regional district board, a context statement that details how that local government's official community plan (OCP) is consistent with the RGS. These context statements are included as a schedule to the OCP. Often, these context statements allow local governments to provide a narrative description of how their OCPs align with the RGS and in doing so can include nuance that would not be captured in a simple checklist.

Examples of context statement assessments from municipal OCPs can be found here:

- [City of Courtenay](#)
- [Village of Belcarra](#)
- [City of Victoria](#)

The Islands Trust Act does not require local trust committees or island municipalities to produce context statements as a schedule to their OCP.

Staff understand that this request for policy advice relates to the bylaw approval function of Executive Committee (EC) and how that body adjudicates whether LTC bylaws and IM official community plan bylaws are contrary to or at variance with the Policy Statement. Currently, this assessment is made using the Policy Statement Directives Only Checklist. Staff understand that there may be an interest among some trustees for a more narrative approach to describing Policy Statement consistency, similar to context statements.

The benefit of a more narrative form of Policy Statement consistency checklist is that it would enable an LTC/IM to provide greater detail or explanation if there are bylaws whose consistency with the Policy Statement is unclear. Bowen Island Municipality has already adapted the existing Islands Trust directives only checklist to provide narrative details where it feels such additional information would benefit Executive Committee's consideration.

There will need to be consideration of providing both staff assessment regarding consistency as well as LTC/Municipal Council advice (in the event they differ).

It should also be noted that regardless of the length or level of detail in an LTC/IM's evaluation of its bylaw's consistency with the Policy Statement, the decision about whether it is contrary to or at variance with the Policy Statement is a political decision of EC.

Staff support the introduction of a narrative component to the Directives Only Checklist (to be renamed at a future date) similar to RGS context statements and have begun work developing a framework for such. In the meantime, see Appendix 2 of this report for proposed revisions to Part 4 of the draft Policy Statement directing development of an Implementation Plan. Staff's proposed language regarding this item does not reference context statements or a narrative option, but rather just says that an assessment tool may be developed.

Recommendation: See Appendix 2 of this report for proposed revisions to Part 4 of the draft Policy Statement that direct staff to develop a Policy Statement implementation Plan that includes an updated Policy Statement consistency assessment.

Implications: The opportunity to provide narrative explanations of Policy Statement consistency will enable LTCs and island municipalities to formulate more detailed rationale for their policy and regulatory decisions. It will not, however, prevent Executive Committee from finding that a bylaw is not contrary to or at variance with the Policy Statement, regardless of the narrative description provided.

2. An updated directives only checklist;

Analysis: In accordance with the direction proposed in 1 above, staff intend to propose updates to the [Policy Statement Implementation Policy](#) to include a revised tool for Policy Statement consistency assessment . Such an assessment tool may include the five proposed

objectives of the new Policy Statement, as well as each new directive policy. It could include space for narrative explanations.

Recommendation: See Appendix 2 of this report for proposed revisions to Part 4 of the draft new Policy Statement that state that Trust Council should develop a plan for implementing the Policy Statement which could guide development of an assessment tool to determine whether local trust committee and island municipality bylaws are contrary to or at variance with the Policy Statement.

Implications: Some implications of a tool that includes narrative explanations, which could replace the Directives only Checklist, are as follows:

- EC may be better able to evaluate if a bylaw is contrary to or at variance with the PS, when judgement must be applied. If the new Policy Statement follows this statement in the draft, *“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”*, then a bylaw being at variance with a sole policy may not preclude EC approval.
- A court of law would also have a document to reference to assess the reasonableness of the decision.

3. Implementation agreements with other levels of government and agencies;

Analysis: A Policy Statement implementation plan can include direction to develop/amend implementation coordination agreements with other levels of government, Indigenous Governing Bodies and agencies. However, Islands Trust’s ability to enter into such agreements is contingent on there being a willing partner on the other side of the agreement, and just establishing interest in that will take time. Staff suggest that a Policy Statement implementation plan could set out a hierarchy of bodies with whom implementation coordination agreements are desirable and Islands Trust’s objectives for such agreements.

Recommendation: See Appendix 2 of this report for proposed revisions to Part 4 of the draft new Policy Statement that state that Trust Council should develop a plan for implementing the Policy Statement which could set out a program to review whether changes are needed to existing Trust Council agreements, or if new agreements are needed, to implement the Policy Statement.

Implications: The implications of advancing implementation coordination agreements through a Policy Statement Implementation Plan are twofold:

- staff would have to be assigned to pursue such agreements, along with committee/Council time to discuss their content, and
- both parties to the agreement would be expected to honour any commitments made therein.

4. Targets and a monitoring program to assess Policy Statement implementation;

Analysis: [Section 452\(1\)](#) of the Local Government Act requires regional districts to establish a monitoring program and report on their progress toward achieving the objectives and actions of their regional growth strategies. Examples of this can be found here:

- [Nanaimo Regional District](#)
- [Capital Regional District](#)

Staff find that it would be appropriate for implementation of the Policy Statement to be measured against such a suite of indicators.

Under the current project timeline it is unlikely that staff can develop, and Trust Council can discuss, revise and endorse, a set of indicators and targets for inclusion in the actual Policy Statement bylaw ahead of First Reading. As such, these indicators would have to live outside of the Policy Statement, possibly as an appendix to the [Policy Statement Implementation Policy](#). This may actually be preferable, as indicators and targets may need to be adjusted if they are found to be difficult to measure or otherwise problematic, and this is easier to do outside of a bylaw that requires ministerial approval to amend. The annual report could be a method by which Trust Council reports on progress towards targets or about monitoring indicators.

Staff also note that Trust Council has committed to the development of ecosystem health indicators as part of its [2025-2028 Strategic Plan](#), and staff have not yet considered how these might intersect and overlap with Policy Statement implementation indicators.

Recommendation: See Appendix 2 of this report for proposed revisions to Part 4 of the draft Policy Statement that state that Trust Council should develop a plan for implementing the Policy Statement which could establish targets and indicators with which Trust Council can monitor and evaluate implementation of the Policy Statement.

Implications: The implications of creating a suite of monitoring indicators for the Policy Statement is that staff would need to be assigned to the development, monitoring and reporting of outcomes, and there would need to be sufficient budget allocated.

5. A program to update Trust Area Official Community Plans to bring them into alignment with the new Policy Statement.

Analysis: Staff have considered whether Trust Council should undertake a program to cycle through the Trust Area's OCPs on a multi-year timeline and update them to align with the new Policy Statement. Staff ultimately concluded that experience shows that LTCs do not respond positively to having their major planning projects dictated to them by Trust Council. As such, staff recommend that LTCs and IMs bring their OCPs into full alignment with the Policy Statement in their own time, recognizing, however, that any OCP updates – small or large – undertaken following adoption of the new Policy Statement would need to be consistent with it.

In the absence of a plan-by-plan update program, Trust Council can nonetheless support LTC/IM implementation of the Policy Statement by prioritizing federation-wide projects that will

provide the information that LTCs will need to make appropriate OCP/LUB updates when the time comes. For example, the draft Policy Statement commits LTCs/IMs to “identify and protect” a number of important ecological and/or community values. The work of “identifying” these assets could be undertaken as federation-wide mapping initiatives under the Strategic Plan. Such a federation-wide approach could also be applied to learning more about sites of significance to Indigenous communities.

Alternatively, Trust Council could decide to only fund LTC projects that advance Policy Statement implementation, even if those projects don’t bring the subject island’s OCP into full alignment with the Policy Statement. An example of such a project would be one whereby an LTC decides that it wants to explore a new development permit area for the protection of Coastal Oak and Prairie Ecosystems. Identification and protection of these ecosystems is a directive policy in the new draft Policy Statement, so Trust Council *should* prioritize funding that LTC project.

Regardless, Trust Council *can* mandate a structured program to update all LTC OCPs to bring them into alignment with the Policy Statement. It would do this through its disbursement of LTC project budgets and can, through its Strategic Plan, indicate that Policy Statement OCP alignment projects would be the only major projects that would receive funding. Conversely, OCP alignment projects could be a separate project stream of Trust Council, with one or two done every year, alongside non-Policy Statement major projects on other islands. This term, RPC reviewed and assessed existing OCPs and ranked them for update priority, largely based on their age. This work could be re-purposed to inform a schedule of updates to bring them into Policy Statement alignment.

Recommendation: See Appendix 2 of this report for proposed revisions to Part 4 of the draft Policy Statement that state that Trust Council should develop a plan for implementing the Policy Statement which could set a timeline for official community plans and regulatory bylaw amendments to bring them into compliance with the amended Policy Statement.

Implications: The implication of including an OCP alignment program in a Policy Statement Implementation Plan will be that Trust Council will then be expected to carry out that program. The real challenge will come in Trust Council’s deliberations about the format that program should take. Options for Trust Council include:

- Business-as-usual: allowing LTCs/IMs to bring OCPs into Policy Statement alignment in their own time
- Influencing the update of OCPs and creating a hierarchy of priority for updates by developing a financial plan/making budget decisions that:
 - Only fund major projects that bring OCPs in full Policy Statement alignment
 - Only fund major projects that advance one or more directive policies
- Funding federation-wide initiatives that advance Policy Statement implementation on behalf of all LTCs/IMs (such as scientific or mapping work)

In the 1990s, after the last adoption of the Policy Statement, Islands Trust Council secured funding from the Province to assist with updating OCPs. Grant requests could be made of the Province and other granting agencies for activities that implement a new Policy Statement.

Part 4: Implementation

4.1 – Policy Statement Implementation

Organizational Policy Alignment

Section 15 of the Islands Trust Act requires that Trust Council must, by bylaw, adopt a trust policy statement that applies to the Trust Area, and that this Policy Statement must be a general statement of the policies of the Trust Council to carry out the object of the Trust.

Section 4(1) of the Islands Trust Act confirms that the Trust Council, Executive Committee, local trust committees and Islands Trust Conservancy are continued for the purpose of carrying out the object of the Trust.

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 for the purpose of~~ 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.

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*.

~~**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.~~

~~**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.~~

Policy Statement Implementation Plan

Prior to, or following the adoption of a new Policy Statement, or amendments to it, Trust Council should develop a plan to implement the Policy Statement. Execution of the Implementation Plan may inform the content of, or revisions to, the following documents:

- The Trust Council Strategic Plan
- The Trust Council Annual Budget
- The Policy Statement Implementation Policy
- Local Trust Committee and Island Municipality workplans
- Other documents as applicable

The Policy Statement Implementation Plan may guide the development of:

- a timeline to bring official community plans and land use bylaws into alignment with the Policy Statement
- a revised assessment tool that Executive Committee and Trust Council can use to assess whether local trust committee and island municipality bylaws are contrary to or at variance with the Policy Statement
- targets and indicators with which Trust Council can monitor and evaluate implementation of the Policy Statement
- annual monitoring and reporting activities
- changes to existing Trust Council policies, or new policies, to implement the Policy Statement
- changes to existing Trust Council agreements, or new agreements, with other levels of government, agencies, and Indigenous Governing Bodies, to implement the Policy Statement
- communications regarding Policy Statement implementation
- other implementation actions as applicable

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~~ Trust Council 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. Policy Statement amendment bylaws become effective upon date of adoption and are not retroactive.

~~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.~~



Islands Trust

DRAFT FOR TRUST PROGRAMS COMMITTEE/TRUST COUNCIL

Islands Trust Policy Statement

Draft Bylaw No. 183

May 2, 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)
April 16, 2025 (TPC)
April 29, 2025 (TPC)

For Trust Programs Committee meeting of May 7, 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:

- **BOĶĒĆĒN** (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
- **scáwáθān** (Tsawwassen) First Nation
- **səlilwətał** (Tseil-Waututh) First Nation
- **SEMYOME** (Semiahmoo) First Nation
- **shíshálh** (Sechelt) Nation
- **Sḵw̓xwú7mesh** (Squamish) First Nation
- **Snaw-naw-as** (Nanoose) First Nation
- **Snuneymuxw** (Nanaimo) First Nation
- **Songhees** First Nation
- **SḶÁUTW** (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 SIĶEM** (Tseycum) First Nation
- **Xwémalhkwu** (Homalco) First Nation
- **Xwsepsum** (Esquimalt) First Nation
- **xʷməθkʷəy̓əm** (Musqueam) First Nation

Contents

Acknowledgement	2
Part 1 – The Islands Trust Act	4
1.1 – The Islands Trust Object	4
1.2 – Map of the Islands Trust Area	4
1.3 – Indigenous Inherent Rights Acknowledgment	5
1.4 – Purpose and Structure of the Policy Statement	5
Part 2 – Guiding Principles and Priorities	6
2.1 – Guiding Principles and Priorities	6
2.2 – Coordination Principles	7
2.3 – Reconciliation Principles	8
Part 3 – Objectives and Directive Policies	9
3.1 – Objective 1: Advancing Reconciliation	9
3.2 – Objective 2: Preserving and Protecting Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species	10
3.3 – Objective 3: Preserving and Protecting Healthy and Biodiverse Ecosystems	11
3.4 – Objective 4: Fostering Sustainable, Inclusive, and Resilient Communities	12
3.5 – Objective 5: Fostering Sustainable Stewardship of Lands and Waters	15
Part 4 – Implementation	18
4.1 – Policy Statement Implementation	18
4.2 – Policy Statement Amendments	18
Glossary	20

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 – 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, . . .	
2.2.1	Guidance from Truth and Reconciliation Commission Be informed by the 10 principles established by the Truth and Reconciliation Commission of Canada (TRC) .

2.2.2	<u>Guidance from United Nations Declaration on the Rights of Indigenous Peoples</u> <u>Be informed by the articles established in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).</u>
2.2.3	<u>Guidance from Missing and Murdered Indigenous Women and Girls Calls for Justice</u> <u>Be informed by the principles for change used by the National Inquiry into Missing and Murdered Indigenous Women and Girls .</u>

2.2-3 – 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:	
2.23.1	Collaborate with the Islands Trust Conservancy Board 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.
2.3.2	Collaborate with Island Municipalities <u>To collaborate with island municipalities, particularly in the areas of conservation planning, communications and engagement, the Policy Statement, and other areas supporting the Islands Trust Object.</u>
2.23.3 2	Work Towards Collaborative Governance with Indigenous Governing Bodies 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> .
2.23.4 3	Work Towards Strategic Inter-Agency Coordination 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.
2.23.5 4	Work Towards Accessible and Inclusive Public Communications and Engagement 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.
2.23.6 5	Provide Public Education Opportunities 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.

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

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 marine 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, 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.
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.
--------------	--

Advisory Policies - Ecosystem Integrity

Local trust committees and island municipalities should . . .

3.3.9	Indigenous Ecosystem Management <u>Through engagement with Indigenous Governing Bodies, support opportunities for Indigenous-led ecosystem management.</u>
--------------	--

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 <u>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</u> <u>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.</u>
3.4.2	Growth Management Density Limits <u>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</u> <u>Manage community growth and its associated impacts by directing residential, commercial and industrial development and mixed use development into appropriate suitable locations, to prevent sprawl and, relieve growth pressures in the surrounding rural areas, and to help safeguard protected area networks.</u>
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,</u> and community character <u>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>

Advisory Policies – Managing Growth and Development

Local trust committees and island municipalities should...

3.4.9	<p>Existing Development Potential</p> <p>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.</p>
-------	---

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 <u>appropriate-suitable</u> locations where density increases that could support <u>increased density</u> for the development of safe, secure, diverse, and <u>affordable-attainable</u> 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><u>Support a range of housing types and tenures to help meet the identified housing needs of the island community.</u></p>
3.4.11	<p>Clustered Small Dwelling Units</p> <p><u>Support alternatives to conventional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas.</u></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 2	<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>

3.4.13	Affordable and Special Needs Housing <u>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.</u>
3.4.14	Short-Term Rentals <u>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.</u>
3.4.12	Housing Diversity <u>Support housing agreements for affordable housing, and special needs housing.</u>

Advisory Policies - Housing

Local trust committees and island municipalities should...

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

Directive Policies - Transportation

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 . . .

3.4.14	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.
3.4.17	Transportation Network Vulnerabilities <u>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.</u>

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 septic wastewater disposal 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 recreational facilities 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 and support 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 existing, and support the acquisition and protection of, areas providing 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	Public Access to Public/Crown Land <u>Identify and support the acquisition and protection of public access to publicly-owned lands.</u>
3.4.26 27	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.
3.5.4	Saltwater Intrusion <u>Identify areas at elevated risk of saltwater intrusion and restrict development serviced by groundwater within them.</u>

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 <u>fish and amphibian</u> habitat uses, Indigenous cultural and spiritual uses, <u>and aesthetic and recreational uses, and the maintenance of water quality in lakes, streams, and wetlands.</u>

3.5.6	Freshwater Storage <u>Encourage freshwater storage in groundwater regions where the quality or quantity of groundwater is likely to be inadequate or unsustainable.</u>
--------------	---

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	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.
3.5.7	Forest Lands and Road Systems Consider siting of roads and utility corridors to minimize the fragmentation of forest lands.
3.5.8	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.

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	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.
3.5.10	Agriculture and Adjacent Properties Minimize any adverse impacts of land uses from adjacent properties on agricultural lands.
3.5.11	Agriculture and Road Systems Consider siting of roads and utility corridors to minimize fragmentation of agricultural lands.
3.5.12	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.

Advisory Policies - Agricultural Lands

Local trust committees and island municipalities should ...

3.5.13	Sustainable Agriculture Preserve, protect, and encourage sustainable farming and the sustainability of farming.
---------------	---

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 <u>and pollutants</u> , including greenhouse gas emissions, to air, land, and water.
--------	---

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>

Land Use Density and Intensity	<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>
Ecosystem	<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>
Ecosystem Integrity	<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>
Environment	<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>
Equity / Equitable	<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>
First Nations	<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>
Groundwater Recharge Areas	<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>
Heritage Site	<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>
Housing Diversity	<p><u>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.</u></p>
Inclusive / Inclusion	<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><u>Cliff</u>: 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><u>Freshwater</u>: all freshwater networks including but not limited to streams, lakes, wetlands, groundwater sources, springs, and precipitation⁵.</p> <p><u>Herbaceous</u>: 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><u>Old and Mature Forest</u>: 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><u>Riparian</u>: 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><u>Wetland</u>: 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><u>Woodland</u>: 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)



BRIEFING

To: Trust Programs Committee **For the Meeting of:** May 7, 2025
From: Trust Area Services **Date Prepared:** May 5, 2025
SUBJECT: Policy Statement Amendment Project – Agricultural Policy

PURPOSE:

The purpose of this briefing is to provide Trust Programs Committee with policy options and analysis about protecting agricultural land outside of the Agricultural Land Reserve.

BACKGROUND:

At its meeting of April 2, 2025, Trust Programs Committee passed the following resolution:

TPC-2025-013

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

See Appendix 1 to this staff report for policy analysis and options.

ATTACHMENT(S):

Appendix 1: Policy Options and Analysis – Farming Outside of the Agricultural Land Reserve

FOLLOW-UP:

Staff will make revisions to the draft new Policy Statement as directed by Trust Programs Committee.

Prepared By: Jason Youmans, Senior Policy Advisor

Reviewed By/Date: Clare Frater, Director, Trust Area Services, May 5, 2025

Policy Options and Analysis – Farming Outside of the Agricultural Land Reserve

At its meeting of April 2, 2025, Trust Programs Committee passed the following resolution:

TPC-2025-013

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

Analysis: Farming in the Islands Trust Area is practiced on land both inside, and outside, of the Agricultural Land Reserve. On land outside of the ALR, farming is permitted where zoning allows it. As such, the strongest tool available to LTCs/IMs to ensure that farming can flourish outside of the ALR is permissive zoning on non-ALR land. A potential directive policy that would achieve this is as follows:

Protection of Farming Outside of the Agricultural Land Reserve

Identify areas outside of the Agricultural Land Reserve that are suitable for farming and permit agriculture within them.

The wording of the above policy leaves it to LTCs/IMs to determine what constitutes “suitable” land and directs them to allow farming there. However, the Policy Statement could, and should likely, be more prescriptive about where agriculture is permitted outside of the ALR, by introducing conditions like minimum lot sizes, land characteristics (e.g. outside of drinking water watersheds), identifying specific types of agriculture that should be permitted (e.g. livestock prohibitions), or appropriate setbacks for certain agricultural activities.

If TPC is concerned that LTCs/IMs of the future may try to curtail farming on the islands outside of the ALR, it could consider a policy that requires the maintenance of existing permissive zoning. Such a policy could say:

Maintain Agriculture as a Permitted Use

Continue to permit agriculture in all areas currently zoned for that use.

Staff note that TPC’s resolution was less about protecting the practice of agriculture than about protecting the land itself. If this is the case, TPC could consider two potential policies depending on what it perceives as the risk to land used for agriculture outside of the ALR.

If it perceives the risk to be use of the land for non-agricultural purposes, the Policy Statement could direct LTCs/IMs to identify their island’s arable non-ALR land and apply to have it included in the ALR. Once included in the ALR, its use for anything else is made more difficult. Identifying land to be included in the ALR would likely require an agricultural capability classification assessment.

Such a policy could read:

Agricultural Land Reserve Inclusion

Identify areas outside of the Agricultural Land Reserve that are suitable for farming and apply to the Agricultural Land Commission for their inclusion in the Agricultural Land Reserve.

It should be noted that simply applying for ALR inclusion does not guarantee that land will be included. This could instead be considered as an advisory policy.

If TPC is concerned that the integrity of farmland that is not in the ALR may be eroded through subdivision, the Policy Statement could direct LTCs/IMs to amend zoning on these properties to ensure they are zoned the same as land that is in the ALR, which would establish a large minimum lot size (typically at least 8 hectares).

Minimum Lot Size for Farmland Outside of the Agricultural Land Reserve

Identify areas outside of the Agricultural Land Reserve that are suitable for farming and ensure that a large minimum lot size for subdivision in these areas is maintained.

Recommendation: None at this time. Staff require additional information from TPC about its specific concern regarding the protection of non-ALR farmland in order to provide an appropriate recommendation.

Implications:

There are implications to all of the potential policies identified above. Staff can discuss these as needed.

While agriculture has been an important part of life on the islands, due to its intensity it is a land use that creates tensions with other Policy Statement priorities, particularly outside of the ALR. Examples of challenges that staff have observed where farming is a permitted land use outside of the ALR include:

- Some Indigenous Governing Bodies do not support widespread agriculture on the islands because of the risk that agricultural run-off poses to shellfish harvesting areas and ecosystem health, and because the soil disturbance associated with some farming practices and land clearing may damage heritage sites;
- Land clearing to establish vineyards that do not contribute to island food security;
- Land clearing to establish animal pasture that is never used for such;
- Construction of large “farm buildings” that are in fact over-sized residential accessory buildings or converted to residential uses; and
- Neighbour conflicts concerning animal noise

TPC should consider the potential outcomes of a permissive approach to agriculture outside of the ALR to ensure its policy direction does not result in unanticipated impacts on other Policy Statement priorities.



REQUEST FOR DECISION

To: Trust Programs Committee **For the Meeting of:** May 7, 2025
From: Trust Area Services **Date Prepared:** May 5, 2025
SUBJECT: PSAP Policy Advice: Indigenous Food Sovereignty, Housing, and Reconciliation Language

RECOMMENDATION:

1. That Trust Programs Committee add a new advisory policy 3.5.14 to the Agricultural Lands section of the new draft Policy Statement that reads:

Food Security and Food Sovereignty

Support initiatives that advance food security and Indigenous food sovereignty.

2. That Trust Programs Committee add a new advisory policy 3.4.15 to the Housing section of the new draft Policy Statement that reads:

Housing for Indigenous People

Through engagement with Indigenous Governing Bodies, support housing opportunities for Indigenous people in the Islands Trust Area.

3. That Trust Programs Committee revise the preamble to Part 2.3 – Reconciliation Principles by removing the words “and healing.”
4. That Trust Programs Committee revise the preamble to Objective 1 – Reconciliation by removing the words “healing and.”

DIRECTOR COMMENTS: Staff have proposed two advisory policies to address resolutions of Trust Programs Committee. Elevating these to directive policies would require further engagement with Indigenous Governing Bodies.

1 PURPOSE: The purpose of this request for decision (RFD) is to provide Trust Programs Committee (TPC) with policy options and advice related to three requests for policy ideas or additional information made at previous TPC meetings.

2 BACKGROUND: At its meeting of April 2, 2025, TPC passed the following resolution:

TPC-2025-014

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*

At its meeting of April 16, Trust Programs Committee passed the following resolution:

TPC-2025-025

that Trust Programs Committee request staff to provide advice regarding policy options to support housing for Indigenous Peoples in the draft Policy Statement.

At its meeting of April 29, Trust Programs Committee passed the following resolution:

TPC-2025-035

that Trust Programs Committee request staff to provide advice about the wording around Reconciliation, including whether “healing process” should be in the Trust Policy Statement or not.

3 IMPLICATIONS OF RECOMMENDATIONS

ORGANIZATIONAL: None

FINANCIAL: None

POLICY: See Appendix 1 for discussion of policy implications.

IMPLEMENTATION/COMMUNICATIONS: None

FIRST NATIONS RELATIONS: The proposed revisions to the draft Policy Statement address, in part, issues that have been identified by Indigenous Governing Bodies.

OTHER: None

4 RELEVANT POLICY(S): [Islands Trust Reconciliation Declaration](#)

5 ATTACHMENT(S):

- 1) Policy Analysis - Indigenous Food Sovereignty, Indigenous Housing, and Reconciliation

RESPONSE OPTIONS

Recommendations:

1. That Trust Programs Committee add a new advisory policy 3.5.14 to the Agricultural Lands section of the new draft Policy Statement that reads:

Food Security and Food Sovereignty

Support initiatives that advance food security and Indigenous food sovereignty.

2. That Trust Programs Committee add a new advisory policy 3.4.15 to the Housing section of the new draft Policy Statement that reads:

Housing for Indigenous People

Through engagement with Indigenous Governing Bodies, support housing opportunities for Indigenous people in the Islands Trust Area.

3. That Trust Programs Committee revise the preamble to Part 2.3 – Reconciliation Principles by removing the words “and healing.”
4. That Trust Programs Committee revise the preamble to Objective 1 – Reconciliation by removing the words “healing and.”

Alternative: TPC can propose alternative revisions to staff recommendations.

Prepared By: Jason Youmans, Senior Policy Advisor

Reviewed By/Date: Clare Frater, Director, Trust Area Services, May 5, 2025

Policy Analysis

Indigenous Food Sovereignty, Indigenous Housing, and Reconciliation

At its meeting of April 2, Trust Programs Committee passed the following resolution:

TPC-2025-014

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*

Analysis: Indigenous food systems across British Columbia are diverse and have a foundational and interconnected role in providing for cultural, social, environmental and economic well-being. They are also evolving. An advisory policy encouraging LTCs and IMs to support Indigenous-led agricultural activities in the Islands Trust Area is consistent with the draft Policy Statement’s greater commitments to reconciliation with Indigenous Peoples.

While the agricultural sector in the Islands Trust Area is relatively robust and could be encouraged to enhance general island food security, achieving complete food security across all island communities would be very difficult and would require significant adjustments to current practices and policies and be dependent on substantive support from senior governments or come about as a result of major global change.

Recommendation: That Trust Programs Committee add a new advisory policy 3.5.14 to the Agricultural Lands section of the new draft Policy Statement that reads:

Local Trust Committees and Island Municipalities should . . .

Food Security and Food Sovereignty

Support initiatives that advance food security and Indigenous food sovereignty.

Implications: As an advisory policy this recommendation has limited regulatory effect. However, it does signal that these are subjects of importance to LTCs and IMs, giving them a policy backstop to, for example, write a letter in support of a related First Nation or local group’s grant application.

At its meeting of April 16, Trust Programs Committee passed the following resolution:

TPC-2025-025

that Trust Programs Committee request staff to provide advice regarding policy options to support housing for Indigenous Peoples in the draft Policy Statement.

Analysis: Where LTCs/IMs are undertaking housing-focussed planning projects, Islands Trust has recently been asked by Indigenous Governing Bodies how those projects will enable more Indigenous people to live on the islands. Since Islands Trust Council has not undertaken to own land for the provision of housing, and does not build housing, its role in facilitating housing for Indigenous people is indirect. There is a long history of Indigenous people’s forced removal from the islands and exclusion from the Canadian economy, which has had profound impacts on their ability to participate in the housing market. Nonetheless, current residential zoning in the Islands Trust Area does not exclude Indigenous people to a greater extent than others that cannot afford the housing prices created by a constrained supply in an area of high demand.

Islands Trust zoning does not apply on land designated by the federal government as an Indian Reserve. Islands Trust zoning *does* apply to fee simple land owned by Indigenous Governing Bodies and/or Indigenous people.

Staff have some ideas for policies to support housing for Indigenous people on the islands, but are reluctant to recommend them as directives without engaging Indigenous Governing Bodies in discussion about them first. These ideas include:

- Directing LTCs and IMs to prioritize development applications from Indigenous-led organizations;
- Exploring opportunities to leverage the rezoning process to secure units for the exclusive occupancy of Indigenous people; and
- Requiring an assessment of the water-servicing implications for Reserve and Crown lands (assuming the latter may come under fee simple ownership by Indigenous Governing Bodies through treaty settlement) of increases to density or intensity of use outside of those lands but that may share the same water source.

Several Nations have noted the fact that the limited supply of freshwater on the islands means that each new housing unit created for non-Indigenous residents today may use freshwater that prevents the servicing of future housing for Indigenous people.

Given that further engagement should be had with Indigenous Governing Bodies to understand their perspective on housing for their people on the islands, staff recommend that this issue be addressed in an advisory policy for the time being.

Recommendation:

- 1) That Trust Programs Committee add a new Advisory Policy 3.4.15 to the Housing section of the new draft Policy Statement that reads as follows:

Local Trust Committees and Island Municipalities should . . .

Housing for Indigenous People

Through engagement with Indigenous Governing Bodies, support housing opportunities for Indigenous people in the Islands Trust Area.

Implications: As an advisory policy this recommendation has limited regulatory effect. However, it does signal that this is a subject of importance to Trust Council, and demonstrates to LTCs and IMs that housing-related policy discussions on their islands should consider the housing interests of Indigenous Governing Bodies.

At its meeting of April 29, Trust Programs Committee passed the following resolution:

TPC-2025-035

that Trust Programs Committee request staff to provide advice about the wording around Reconciliation, including whether “healing process” should be in the Trust Policy Statement or not.

Analysis: Review of the draft Policy Statement by Islands Trust Senior Indigenous Relations Advisor determined that the periodic use of the word “healing” in the document is not appropriate in this context. On this basis, he recommends its removal.

Recommendations:

- 1) That Trust Programs Committee revise the preamble to Part 2.3 – Reconciliation Principles by removing the words “and healing.”
- 2) That Trust Programs Committee revise the preamble to Objective 1 – Reconciliation by removing the words “healing and.”

Implications:

- 1) By removing the words “and healing” from the preamble to Part 2.3 – Reconciliation Principles, the text would read, “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.
- 2) By removing the words “healing and” from the preamble to Objective 1 – Reconciliation, the text would read, “Trust Council is committed to reconciliation and to long-term ~~healing and~~

relationship building with Indigenous Governing Bodies and Indigenous Peoples across the region.”



REQUEST FOR DECISION

To: Trust Programs Committee **For the Meeting of:** May 7, 2025
From: Trust Area Services **Date Prepared:** May 5, 2025
SUBJECT: Policy Statement Amendment Project – Moorage Policy

RECOMMENDATION: That Trust Programs Committee add a new directive policy 3.5.19 to the Marine Shoreland section that reads:

Vessel Moorage

Prohibit the moorage of vessels in sensitive marine ecosystems.

DIRECTOR COMMENTS: This proposed policy on vessel moorage aligns with proposed Guiding Principle 2.1.2 to “Prioritize Environmental and Indigenous Cultural Heritage Protection.”

1 PURPOSE: The purpose of this request for decision is to provide Trust Programs Committee with policy advice concerning the identification of appropriate areas for moorage of vessels.

2 BACKGROUND: At its meeting of April 2, 2025, Trust Programs Committee passed the following resolution:

TPC-2025-010

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.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: None

FINANCIAL: None

POLICY: See Appendix 1 for discussion of policy implications

IMPLEMENTATION/COMMUNICATIONS: A definition of sensitive marine ecosystems will be required to communicate the types of locations to which this policy would apply.

FIRST NATIONS RELATIONS: The proposed policy is consistent with Islands Trust’s commitments to reconciliation.

OTHER: None

4 RELEVANT POLICY(S): None

5 ATTACHMENT(S):

Appendix 1: Policy Approaches to Anchorages and Mooring Buoys – Staff Analysis

RESPONSE OPTIONS

Recommendation: That Trust Programs Committee add a new directive policy 3.5.19 to the Marine Shoreland section that reads:

Vessel Moorage

Prohibit the moorage of vessels in sensitive marine ecosystems.

Alternative: Trust Programs Committee can propose alternative or no policy direction concerning the moorage and anchorage of vessels in the Policy Statement.

Prepared By: Jason Youmans, Senior Policy Advisor

Reviewed By/Date: Clare Frater, Director, Trust Area Services/May 6, 2025

Policy Approaches to Anchorages and Mooring Buoys – Staff Analysis

At its meeting of April 2, 2025, Trust Programs Committee passed the following resolution:

TPC-2025-010

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.

Analysis: Part 14 of the *Local Government Act* enables local trust committees/island municipalities to zone for a range of uses as follows:

479 (1)A local government may, by bylaw, do one or more of the following:

- (a) divide the whole or part of the municipality or regional district into zones, name each zone and establish the boundaries of the zones;
- (b) limit the vertical extent of a zone and provide other zones above or below it;
- (c) regulate the following within a zone:
 - (i) the use of land, buildings and other structures;
 - (ii) the density of the use of land, buildings and other structures;

“Land” includes the surface of the water.

But, under Sections 91(9) and (10) of the *Constitution Act, 1867*, the federal parliament has exclusive jurisdiction over “Beacons, Buoys, Lighthouses, and Sable Island” (91(9)) and “Navigation and Shipping” (91(10)).

Over time, these respective jurisdictions¹ have been interpreted by the courts² to mean that local governments cannot impede a mariner’s ability to carry out what would conventionally be understood as “navigation,” such as by prohibiting the temporary anchorage of vessels. However, the installation of mooring buoys for permanent, or semi-permanent mooring of vessels would not be considered navigation, but rather a use subject to local government regulation through zoning.

On this basis, local governments in British Columbia can zone the marine surface within their boundaries to permit, or prohibit, the moorage or anchorage of vessels beyond a period of time that could reasonably be considered navigation.

Staff do not see that LTCs/IMs need to “protect” moorage/anchorage areas, as those areas are used wherever practical and permitted through zoning and are only subject to encroachment if LTCs/IMs were to authorize some competing use. Rather, LTCs and IMs should protect the natural environment from the potential degradation caused by vessel anchoring and mooring.

¹ About which more information can be found [here](#).

² About which more information can be found [here](#).

Staff note that TPC's resolution requesting additional advice concerned "anchorage" and not "moorage," yet staff have provided policy advice related to "moorage" and not "anchorage." This is because more research is required to understand where the courts would draw the line between the temporary anchorage protections afforded by the federal government's jurisdiction over navigation, and a local government's jurisdiction to zone use of the water surface.

Recommendation: That Trust Programs Committee add a new directive policy 3.5.19 to the Marine Shoreland section that reads:

Vessel Moorage

Prohibit the moorage of vessels in sensitive marine ecosystems.

Implications: The implications of this recommendation are that the official community plans of local trust committees and island municipalities would be expected to identify sensitive marine ecosystems (which is already required under proposed Directive Policy 3.3.6) and zone for vessel moorage outside of those areas. This will also require creating a definition of sensitive marine ecosystems in the Policy Statement, which staff have already been asked to do by previous TPC resolution. Given Directive Policy 3.3.6, those sensitive marine ecosystems will likely be defined as follows:

- Eelgrass meadows
- Kelp forests
- Forage fish spawning areas
- Clam beds
- Estuaries
- Tidal marshes
- Mud flats
- Coastal wetlands

IMPLEMENTATION/COMMUNICATIONS: Staff will forward the approved work program to Trust Council.

FIRST NATIONS: None.

OTHER: None.

4 RELEVANT POLICY: [Trust Council policy on Work Program, FUAL and Priorities Matrix \(6.7.1\).](#)

5 ATTACHMENTS:

1. Current TPC Work Program – Active Projects
2. Current TPC Work Program – Future Projects
3. Proposed TPC Work Program – Future Projects

RESPONSE OPTIONS

Recommendation:

That Trust Programs Committee (TPC) approve the proposed Work Program report as [presented/ amended], and forward it to Trust Council for approval.

Alternative: Approve the proposed work program with amendments.

Prepared By: Robert Barlow, Legislative Services Clerk

Reviewed By/Date: Clare Frater, Director, Trust Area Services, May 2, 2025

Active Projects Report

Trust Programs Committee

1. Secretariat Role to Forums within the Trust Area

Activity:	Responsible	Dates
Administer Secretariat Services program in accordance with Secretariat Services Policy.	Chloe Straw Clare Frater	Rec'd: 15-Apr-2025 Target: 31-Mar-2026

2. Stewardship Education Program

Activity:	Responsible	Dates
Develop and implement a stewardship education activities in accordance with approved 2025/26 business case.	Clare Frater Morgana van Niekerk	Rec'd: 12-Mar-2025 Target: 31-Mar-2025

3. Trust Council Policy 1.2.1 (Policy Statement Amendment)

Activity:	Responsible	Dates
Review of the Policy with the view of making recommendations to Trust Council for amendments if required.	Clare Frater Jason Youmans	Rec'd: 04-Nov-2024 Target: 30-Jul-2025



Future Projects Report

Trust Programs Committee

1. Update Crown Land Agreements	Responsible	Date Received
<p>Implement Crown Land Protocol project charter V2 and engage Bowen Island Municipality and the Province of B.C. in updating and consolidating existing agreements about Crown land into one agreement.</p>	Clare Frater	19-Jun-2014
2. Community Benefit Land Trust Concept	Responsible	Date Received
<p>Further consideration of the Community Benefit Land Trust Concept briefing presented to TPC on February 5, 2021.</p>	Clare Frater	05-Feb-2021
3. Community Stewardship Awards Program	Responsible	Date Received
<p>Trust Council Policy 2.1.11 Administration of Community Stewardship Awards Program states: Islands Trust Programs Committee of Trust Council is responsible for initiating Islands Trust Community Stewardship Awards Program in February in the final year of each term.</p>	Clare Frater	02-Dec-2021



Future Projects Report

Trust Programs Committee

<p>1. Consider Community Benefit Land Trust concept for Islands Trust (Strategic Plan initiative 2.3.1)</p>	<p>Responsible</p>	<p>Date Received</p>
<p>Initiation timeline: To be determined. (Should include further consideration of the Community Benefit Land Trust Concept briefing presented to TPC on February 5, 2021.)</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>
<p>2. Implement Community Stewardship Awards Program</p>	<p>Responsible</p>	<p>Date Received</p>
<p>Staff will initiate in February 2026.</p> <p>2.1.11 Administration of Community Stewardship Awards Program Policy states: Islands Trust Programs Committee of Trust Council is responsible for initiating Islands Trust Community Stewardship Awards Program in February in the final year of each term.</p>	<p>Clare Frater</p>	<p>02-Dec-2021</p>
<p>3. Review all Trust Council policies, and where appropriate, amend, combine or rescind (Strategic Plan initiative 1.2.5)</p>	<p>Responsible</p>	<p>Date Received</p>
<p>TPC related policies to be reviewed this term of office (by October 2026):</p> <ul style="list-style-type: none"> 1.2.1 Policy Statement Amendment Policy 2.1.11 Administration of the Community Stewardship Awards Program Policy 2.1.15 Secretariat Services Policy <p>Initiation timeline: TPC has already requested amendments to policy 1.2.1. Project charters to amend policies 2.1.11 and 2.1.15 in 2026/27 will be initiated in 2026.</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>

Future Projects Report

Trust Programs Committee

<p>4. <i>Work with other agencies to facilitate data gathering / share in the development of environmental indicators (Strategic Plan initiative 2.1.1)</i></p>	<p>Responsible</p>	<p>Date Received</p>
<p>Initiation timeline: To be determined.</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>
<p>5. <i>Identify indicators of ecosystem health and integrity (Strategic Plan initiative 3.2.1)</i></p>	<p>Responsible</p>	<p>Date Received</p>
<p>Business case for funding due by September 2025. Project plan required for implementation in 2026/27.</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>
<p>6. <i>Update the State of the Islands Report (Strategic Plan initiative 3.2.2)</i></p>	<p>Responsible</p>	<p>Date Received</p>
<p>Business case for funding due by September 2025. Project plan required for implementation in 2026/27.</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>
<p>7. <i>Develop a shared inter-agency ecosystem health indicator toolkit for citizen groups, conservancies, and other agencies (Strategic Plan initiative 3.2.3)</i></p>	<p>Responsible</p>	<p>Date Received</p>
<p>Initiation timeline: To be determined</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>
<p>8. <i>Develop a climate action strategy, set baseline data and targets (Strategic Plan initiative 4.1.1)</i></p>	<p>Responsible</p>	<p>Date Received</p>
<p>Initiation timeline: To be determined</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>

Future Projects Report

Trust Programs Committee

<p>9. Partner with agencies and others to share climate data (Strategic Plan initiative 4.1.2)</p>	<p>Responsible</p>	<p>Date Received</p>
<p>Project plan required for implementation in 2026/27. No anticipated funding request.</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>
<p>10. Design and implement a climate action education plan (Strategic Plan initiative 4.2.1)</p>	<p>Responsible</p>	<p>Date Received</p>
<p>Business case for funding due by September 2025. Project plan required for implementation in 2026/27.</p>	<p>Clare Frater</p>	<p>12-Mar-2025</p>
<p>11. Implement activities assigned by the future Reconciliation Action Plan (2025-2028) implementation plan (To be assigned by TC) (Strategic Plan Initiative 5.1.5)</p>	<p>Responsible</p>	<p>Date Received</p>
<p>To be determined. Staff is drafting new Reconciliation Action Plan and associated implementation plan for Trust Council approval.</p>		
<p>12. Implement activities assigned by the Freshwater Sustainability Strategy (2022-2032) implementation plan (To be assigned by TC) (Strategic Plan Initiative 2.1.3)</p>	<p>Responsible</p>	<p>Date Received</p>
<p>To be determined. Regional Planning Committee is developing a Freshwater Sustainability Strategy Implementation Plan for Trust Council approval.</p>	<p>Clare Frater</p>	
<p>13. Recommend updates to Crown Land Agreements</p>	<p>Responsible</p>	<p>Date Received</p>

Future Projects Report

Trust Programs Committee

Implement Crown Land Protocol project charter V2 and engage Bowen Island Municipality and the Province of B.C. in updating and consolidating existing agreements about Crown land into one agreement.

Clare Frater

07-May-2025

Strategic Plan Initiative 1.2.7: Review all Trust Council and local trust committee agreements and where appropriate, amend, combine or rescind is assigned to EC. On April 23, 2025, Executive Committee requested staff forward April 23, 2025 and February 26th, 2025 briefings on Crown tenure application referrals to Trust Programs Committee for consideration for updating protocols and letters of understanding with the Crown.
