



Notice of Meeting and Meeting Agenda Salt Spring Island Local Community Commission

Thursday, February 12, 2026

5:00 PM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

[MS Teams Meeting Link](#)

E. Rook (Chair), G. Holman (Vice Chair), G. Baker, B. Corno, B. Webster

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We pledge to make our meetings a place where all feel welcome and respected.

1. Territorial Acknowledgement

2. Approval of Agenda

3. Adoption of Minutes

3.1. [26-0162](#) Minutes of November 13, 2025 Salt Spring Island Local Community Commission

Recommendation: That the minutes of the November 13, 2025 meeting be adopted as circulated.

Attachments: [Minutes: November 13, 2025](#)

4. Chair, Director, and Commissioner Reports

5. Senior Manager Report

6. Presentations/Delegations

Delegations will have the option to participate electronically. Please complete the online application for "Addressing the Salt Spring Island Local Community Commission" on our website and staff will respond with details. Requests must be received no later than 4:30 p.m. two calendar days prior to the meeting.

Alternatively, you may email your comments on an agenda item to the Salt Spring Island Local Community Commission (LCC) at saltspring@crd.bc.ca.

7. Commission Business

- 7.1. [26-0163](#) Salt Spring Island Foundation Grants-In-Aid Review Committee
- Recommendation:** That the Salt Spring Island Local Community Commission appoint the Chair of the Salt Spring Island Local Community Commission to sit on the Community Grants - Grant-in-Aid Review Committee.
- Attachments:** [Staff Report: Salt Spring Island Foundation Grants-In-Aid Review Committee](#)
- 7.2. [26-0165](#) Ganges Fire Hall Repurposing Evaluation
- Recommendation:** That the Salt Spring Island Local Community Commission requests that staff retain a consultant to complete a Needs Assessment, community consultation and First Nations engagement to gather additional information to determine the future uses of the former Ganges Firehall site located at 105 Lower Ganges Road.
- Attachments:** [Staff Report: Ganges Fire Hall Repurposing Evaluation](#)
[Appendix A: SSI Firehall Repurposing Code Evaluation – Dated Dec 12, 2025](#)
- 7.3. [26-0166](#) Islands Trust Draft Policy Statement
- Recommendation:** There is no recommendation, this report is for information only.
- Attachments:** [Staff Report: Islands Trust Draft Policy Statement](#)
[Appendix A: Island Trust Policy Statement \(Bylaw No. 17\)](#)
[Appendix B: Island Trust Draft Policy Statement \(Bylaw No. 183\)](#)

8. Notice(s) of Motion

- 8.1. [26-0167](#) Motion with Notice: Ganges Speed Limit Advocacy (B. Webster)
- Recommendation:** [At the January 15, 2026 Salt Spring Local Community Commission meeting, the following notice was read by Commissioner Webster into record to be discussed at a following meeting:]
- "That the Salt Spring Island Local Community Commission request that the Capital Regional District Board write to the Ministry of Transportation and Transit requesting that the ministry institute a 30 km/h speed limit throughout the Ganges core, including:
- Rainbow Road from Lower Ganges Road to the Rainbow Recreation Centre
 - Jackson Avenue
 - Hereford Avenue
 - McPhillips Avenue
 - Seaview Avenue"
- 8.2. [26-0168](#) Motion with Notice: BC Active Transportation Infrastructure Grants Advocacy (B. Webster)
- Recommendation:** [At the January 15, 2026 Salt Spring Local Community Commission meeting, the following notice was read by Commissioner Webster into record to be discussed at a following meeting:]
- "That the Salt Spring Island Local Community Commission request that the Capital Regional District Board write to the Government of British Columbia requesting the resumption of the BC Active Transportation Infrastructure Grants Program in 2026."

8.3. [26-0169](#) Motion with Notice: Harbour Workshop Invitations (G. Holman)

Recommendation: [At the January 15, 2026 Salt Spring Local Community Commission meeting, the following notice was read by Director Holman into record to be discussed at a following meeting:]

"That the next Salt Spring Island Local Community Commission workshop regarding harbour management invite representatives of the Province and Transport Canada to discuss their role."

8.4. [26-0170](#) Motion with Notice: LCC Strategic Plan Amendment (G. Holman)

Recommendation: [At the January 15, 2026 Salt Spring Local Community Commission meeting, the following notice was read by Director Holman into record to be discussed at a following meeting:]

"That the Salt Spring Island Local Community Commission Strategic Plan be amended to include a goal regarding improving public consultation on annual budgets."

9. Adjournment

Next Meeting:

*-Thursday, February 19, 2026 at 9:00AM in the Salt Spring Island Multi Space (SIMS)
Boardroom, 124 Rainbow Road, Salt Spring Island, BC V8K 2V5*

Meeting Minutes - Draft

Salt Spring Island Local Community Commission

Thursday, November 13, 2025

5:00 PM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

PRESENT:

COMMISSIONERS: G. Holman (Director), B. Corno, B. Webster, G. Baker

STAFF: S. Henderson, General Manager, Electoral Area Services; D. Ovington, Senior Manager, SSI Administration; J. Starke, Senior Manager, SGI Administration (EP); K. Bittorf, Manager, SSI Parks and Recreation; J. Watson, Supervisor, Environmental Services (EP); S. Hammond, Coordinator, Goose Management, Environmental Services (EP) Taylor, Receptionist, (Recorder)

Guest: A. Evanik, Housing Now

1. Territorial Acknowledgement

Director Holman provided a Territorial Acknowledgement.

2. Approval of Agenda

**MOVED by Commissioner Baker, SECONDED by Commissioner Webster,
That the agenda for the November 13, 2025, meeting of the Local Community
Commission be approved as presented.**

CARRIED

3. Adoption of Minutes

3.1. Minutes of October 9, 2025 Salt Spring Island Local Community Commission

**MOVED by Commissioner Webster, SECONDED by Commissioner Corno,
That the minutes of the October 9, 2025, meeting be adopted as circulated.**

CARRIED

4. Chair, Director, and Commissioner Reports

Commissioner Webster spoke towards sustainability of Commissioner positions.

Commissioner Corno had nothing to report.

Commissioner Baker spoke of the following items:

- Artspring property alterations
- Green Municipal Fund School Routes grant application
- Salish Sea Trail
- Information discussion regarding becoming a commissioner

Director Holman spoke of the following items:

- Feasibility study Salish Sea Trail
- Parking fees at selected regional parks
- Possible free transit for 18 and under
- BC ferries authorities, consultation and home porting issues
- Minister of Health on Salt Spring Island

5. Senior Manager Report

D.Ovington spoke regarding

- Abattoir and Farmland Trust , possible bio char at facility
- Kanaka re zoning approval
- Introduction of new Parks and Recreation Manager

K. Bittorf provided an introduction and spoke to his background

J. Starke spoke regarding Integrated Housing strategy workshops

6. Presentations/Delegations

6.1. Presentations

6.1.1. Presentation: Jody Watson, Environment Protection Re: Goose Management

J. Watson spoke regarding Goose Management.

6.1.2. Presentation: Adam Evanik, Housing Now Re: Annual Progress Report

A. Evanik spoke regarding Housing Now annual progress report.

6.2. Delegations

There were no Delegations.

7. Commission Business

7.1. Grant-In-Aid Application - Fulford Community Elementary School PAC

MOVED by Commissioner Webster, SECONDED by Director Corno
That the Salt Spring Island Local Community Commission recommends the Salt Spring Island Electoral Area Director approve the Grant-in-Aid application to the Fulford Community Elementary School PAC in the amount of \$3,186.
CARRIED

8. Notice(s) of Motion

8.1. Motion with Notice: Speculation and Vacancy Advocacy (G. Holman)

MOVED by Director Holman, SECONDED by Commissioner Webster,
That the Salt Spring Island Local Community Commission support inclusion of Salt Spring Island in the Speculation and Vacancy Tax and request the Salt Spring Island Local Trust Committee to also support inclusion.
CARRIED

8.2. Motion with Notice: SGITP Funding Advocacy (G. Baker)

MOVED by Commissioner Baker, SECONDED by Director Holman,
That the Salt Spring Island Local Community Commission recommend to the Southern Gulf Island Tourism Partnership (SGITP) that \$10,000 be allocated for the 2026 year to support Salt Spring events and initiatives that enhance the visitor experience. Details of specific allocations will be submitted by the LCC to the SGITP Board as they are identified.

MOVED by Director Holman, SECONDED by Commissioner Webster ,
That this motion be postponed until the next Salt Spring Island Local Community Commission meeting NOV-20-2025.
CARRIED

8.3. Notice with Motion: Salt Spring Island Regional Trail Feasibility Study (B. Webster)

Commissioner Webster proposed the following Notice of Motion for consideration at a future meeting:

"That the Salt Spring island Local Community Commission request that the Capital Regional District board consider advancing the trail designs of the Fulford-Ganges to Vesuvis multi use pathway out of Salt Spring Island Regional Trail Feasibility Study from 2027 to 2026 in the Five-Year Financial Plan."

9. Adjournment

MOVED by Commissioner Webster, **SECONDED** by Commissioner Baker,
That the Local Community Commission adjourn the meeting at 7:03pm.
CARRIED

CHAIR

SENIOR MANAGER



Making a difference...together

**REPORT TO SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF THURSDAY, FEBRUARY 12, 2026**

SUBJECT **Salt Spring Island Foundation Grants-In-Aid Review Committee**

ISSUE SUMMARY

To appoint a representative of the Salt Spring Island (SSI) Local Community Commission (LCC) to the SSI Foundation Community Grants – Grant-in-Aid Review Committee.

BACKGROUND

Grants-in-Aid (GIAs) are one-time allocations funded through tax requisition to support special projects and activities delivered by community non-profit organizations that benefit electoral areas such as Juan de Fuca, SSI, and the Southern Gulf Islands. These grants are intended for initiatives that fall outside the scope of existing CRD services and are considered an appropriate use of tax dollars to enhance local communities, subject to eligibility criteria and additional considerations established by the LCC.

The SSI Foundation has submitted a donation letter indicating its intention to contribute \$20,000 to the CRD's SSI GIA Service in 2026. This contribution would expand the GIA program's capacity to support community projects and initiatives.

Although donations to the CRD cannot include binding conditions, the SSI Foundation has requested that the CRD follow a consistent process for the 2026 GIA intake. Specifically, the Foundation has asked that:

- CRD manages the GIA applications and approval process.
- CRD to send GIA applications to the SSI Foundation for confidential review within **seven** business days of the GIA intake due date.
- SSI Foundation to review GIA application and submit GIA recommendations to the CRD **seven** business days ahead of GIA review meeting.
- SSI Foundation to attend GIA review meeting as a delegation to put forward recommendations.
- CRD to recognize the contribution from SSI Foundation to the GIA program in all communications.
- CRD and SSI Foundation to review donation requests following award of the fall GIA intake.

As part of the review process the SSI Foundation is creating a Community Grants – Grant-in-Aid Review Committee. The Committee is made up of 5 - 7 members including a minimum of 3 and maximum of 5 community volunteers, one SSI Foundation Board member and one representative from the SSI LCC. Community volunteers will be invited from among existing Foundation grant review volunteer committees and may be changeable between GIA cycles.

SSI Foundation recommendations are likely to account for any other SSI Foundation funding to that same group for a similar or related project in the same general timeframe and are likely to be made through the lens of the criteria for assessment that it uses for Community Grants and Neighbourhood Small Grants.

The LCC would not be bound by recommendations of the SSI Foundation but should consider eligibility requirements, LCC consideration and SSI Foundation recommendations as part of the review process.

ALTERNATIVES

Alternative 1

That the Salt Spring Island Local Community Commission appoint the Chair of the Salt Spring Island Local Community Commission to sit on the Community Grants – Grant-in-Aid Review Committee.

Alternative 2

That the Salt Spring Island Local Community Commission appoint an alternative Salt Spring Island Local Community Commissioner to sit on the Community Grants – Grant-in-Aid Review Committee

Alternative 3

That the Salt Spring Island Local Community Commission refer the report back to staff for additional information.

IMPLICATIONS

Financial Implications

The volume of GIA applications received in 2024 exceeded the approved budget, resulting in several applicants receiving reduced awards. In response, the GIA budget was increased by \$15,000 for 2025, from \$53,986 to \$68,986. Demand again surpassed available funding in 2025, requiring the SSI Local Community Commission to approve awards below the amounts requested. For 2026, the GIA budget has been increased by \$1,244, bringing the total to \$70,230. If a potential \$20,000 donation is secured, the total GIA funding available in 2026 would rise to \$90,230.

Table 1: Salt Spring Island 2026 Grant-In-Aid Provisional Budget

2026 GIA Provisional Budget	Budget	Donation	Total
SSI (\$)	70,230	20,000	90,230

CONCLUSION

The establishment of the Community Grants – Grant-in-Aid Working Group provides an opportunity to strengthen coordination between the LCC and the SSI Foundation during the 2026 GIA intake. Appointing an LCC representative will ensure that Commission perspectives are incorporated early in the review process and that eligibility requirements and community priorities are consistently applied. The anticipated \$20,000 donation from the SSI Foundation would significantly enhance the GIA program’s capacity to support local initiatives, making collaborative review even more valuable. For these reasons, appointing an LCC member to the Working Group will support transparent decision-making and help maximize community benefit.

RECOMMENDATION

That the Salt Spring Island Local Community Commission appoint the Chair of the Salt Spring Island Local Community Commission to sit on the Community Grants – Grant-in-Aid Review Committee.

Submitted by:	Dan Ovington, BBA Senior Manager, Salt Spring Island Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services



Making a difference...together

REPORT TO SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION MEETING OF THURSDAY, FEBRUARY 12, 2026

SUBJECT **Ganges Fire Hall Repurposing Evaluation**

ISSUE SUMMARY

To review the Ganges Firehall Repurposing Evaluation Report and determine next steps regarding the future use of the former Ganges Firehall site.

BACKGROUND

The former Ganges Firehall, located at 105 Lower Ganges Road on Salt Spring Island (SSI) will be vacated in quarter four of 2026 following the completion of the new SSI Firehall. Once the building and land has been vacated the Capital Regional District (CRD) (under the SSI Parks and Recreation Service delegated to the SSI Local Community Commission (LCC)) will be responsible for ongoing operations and maintenance.

As part of the planning process the LCC directed staff to retain a registered professional to evaluate the building for compliance with the BC Building Code and identify costs and regulatory implications associated with a potential change in occupancy. This assessment (Appendix A) includes a comparison of the estimated costs to repurpose the structure for assembly uses such as a community hall or farmers market, against the costs associated with demolishing the building to enable future development of the site.

Based on existing condition reports and BC Building Code requirements, the report determines that the existing fire hall building cannot support assembly occupancy without substantial upgrades including modernization of building systems, new fire and life safety protection, accessibility compliance, interior reconfiguration and building envelope replacement.

The former Ganges Firehall site is centrally located with future uses for the site sparking community interest and prompting online discussions. When considering future uses of the site a needs assessment should be completed to determine any deficits in community spaces and to ensure that future investments align with community needs and available resources. As the property is located in an area of high interest to First Nations and of high archaeological significance, First Nations engagement to identify interests and options early in the process may support with obtaining regulatory authorizations required for property upgrades. Community consultation to present options for future uses could follow to gather additional information and determine if there is rate payer support for higher cost options to repurpose the site.

ALTERNATIVES

Alternative 1

That the Salt Spring Island Local Community Commission requests that staff retain a consultant to complete a Needs Assessment, community consultation and First Nations engagement to gather additional information to determine the future uses of the former Ganges Firehall site located at 105 Lower Ganges Road.

Alternative 2

That the Salt Spring Island Local Community Commission requests that the report be referred back to staff for additional information.

IMPLICATIONS

Financial Implications

\$30,000 of Community Works Funding was included in the 2025 SSI Parks and Recreation Capital plan to engage a registered professional to complete the repurposing evaluation. The contract for this work came in under budget at \$8,950 leaving \$21,050 in the project fund.

An additional \$40,000 of reserve funding has been allocated in 2026 to support the Firehall Repurpose project bringing the total project budget to \$61,050.

Class D cost estimates (+/- 30%) have been developed for the renovation of the existing space into a usable assembly occupancy and for the demolition of the existing building, including asbestos abatement and removal of foundations.

Renovation = \$2,838,032 (+/- 30%)

Demolition = \$408,663 (+/- 30%)

First Nations Implications

The former Ganges Firehall is located within an area regulated under the *Heritage Conservation Act* and is of high cultural significance. Prior to any ground alterations related to demolition, remediation and/or rebuild, that include excavation (e.g., slab and asphalt removal) permit(s), capping (paving) and/or decommissioning of services/utilities, a permit will be required from the Archaeology Branch (Ministry of Forests). Prior to issuing any permit(s), the province will consult with First Nations having territory that encompasses the property. Timelines may exceed one year. If issued, permit conditions may have financial implications.

In addition, First Nations with traditional territory in the area are likely to have specific interests and recommendations for how the property is used in future. Interests could include 'land back' and calls for art and signage to support First Nations visibility and public education. One First Nation has already suggested that the property be repurposed for use as a museum of Indigenous and settler history on the island.

CONCLUSION

The 2025 Ganges Firehall Repurposing Evaluation provides an overview of the building's condition and the significant upgrades required to support any future assembly use. The findings highlight the need for additional analysis to determine community priorities and assess the feasibility of potential redevelopment options. Given the site's central location and high public interest, a structured needs assessment and community consultation process would help clarify the most beneficial long-term use. These steps will support informed decision making and ensure that future investments align with community needs and available resources.

RECOMMENDATION

That the Salt Spring Island Local Community Commission requests that staff retain a consultant to complete a Needs Assessment, community consultation and First Nations engagement to gather additional information to determine the future uses of the former Ganges Firehall site located at 105 Lower Ganges Road.

Submitted by:	Dan Ovington, BA, Senior Manager, Salt Spring Island Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services

ATTACHMENTS:

Appendix A: SSI Firehall Repurposing Code Evaluation – Dated Dec 12, 2025

Dec 12 2025

Capital Regional District
#108, 121 McPhillips Avenue
Salt Spring Island, BC V8K 2T6

RE: Ganges Firehall Repurposing Evaluation

BC BUILDING CODE REPORT OUTLINE

INTRODUCTION:

This assessment report has been prepared to support consideration for the renovation and change of use of the former Ganges Fire Hall (constructed circa 1960) into a community assembly facility suitable for uses such as a community hall or indoor farmers market.

The report identifies applicable provisions of the British Columbia Building Code (BCBC 2024), evaluates the existing conditions based on existing engineering reports, and outlines mandatory upgrades required to support a new assembly occupancy with an occupant load of 150 persons.

We conducted a site review on October 17 2025 and measured the existing building, along with a general exploratory review of the condition of the building, its current configuration, and limitations from a code perspective.

PROJECT SCOPE:

The assessment report includes two concept design options to bring the building into compliance. Each option requires:

- Change of occupancy from Fire Hall (F2 / F3) to Assembly Occupancy, Group A2/A3.
- Upgrading all mechanical and electrical systems.
- Complete roof replacement and building envelope repairs.

- Interior renovation including new washrooms sized for 150-person occupancy.
- Required accessibility upgrades per BCBC Section 3.8.
- Hazardous materials abatement.
- Installation of fire protection and life-safety systems required for Assembly Use.

Supporting documentation from prior assessments confirms significant deficiencies in existing building systems, supporting the need for complete modernization.

APPLICABLE CODES & STANDARDS

- **BC Building Code (BCBC), 2018 or 2024 edition**, Division A, B & C
- **BC Fire Code**
- **ASHRAE 62.1** – Ventilation for Acceptable Indoor Air Quality
- **NFPA 13** – Installation of Sprinkler Systems
- **CAN/ULC S524** – Installation of Fire Alarm Systems
- **CAN/CSA B651** – Barrier-Free Design
- Local authority bylaws and heritage conservation area requirements

OCCUPANCY CLASSIFICATION (BCBC 3.1.2)

Primary Occupancy:

Group A, Division 2 or 3 (Assembly Occupancy) – consistent with community hall, meeting space, or farmers market.

Secondary/Accessory Areas:

- Group D – Administrative / office spaces
- Group E – Small mercantile (if included as vendor space)
- Service rooms – boiler/mechanical/electrical rooms

BUILDING HEIGHT & AREA (BCBC 3.2.2)

- **Existing Building:** 1 storey, wood-frame over concrete slab-on-grade.
- **Estimated Building Area:** Approx. 1,385 m² (site size; building footprint ~90% of site).

Conversion to Group A typically demands non-combustible construction or sprinkler protection for compliance.

Given the age and combustible construction, adding a fire suppression system to the building will be the most practical compliance path.

LIFE SAFETY UPGRADES REQUIRED FOR ASSEMBLY USE

Sprinkler System (BCBC 3.2.5)

The existing fire hall is non-sprinklered. Assembly occupancies of this size (>150 persons) require:

- Full NFPA 13 automatic sprinkler system throughout.
- New water service sizing to support sprinkler demand.
- Fire Department Connection (FDC).

Fire Alarm System (BCBC 3.2.4)

A new addressable two-stage fire alarm is required for assembly use, including:

- Manual pull stations
- Smoke/heat detection
- Audible/visual signal devices
- Fire alarm annunciator
- Monitoring

Egress Requirements (BCBC 3.3 & 3.4)

For 150-person occupant load, required upgrades include:

- Minimum 2 remote exits
- Exit width sized for 150 people (6 mm per person)
- Maximum travel distance compliance
- Barrier-free egress
- Exit signage with emergency power
- Exterior exit discharge pathway improvements
- Increase in health facilities (water closets).

Fire Separations (BCBC 3.2.1)

Renovation must provide compliant fire separations between:

- Assembly spaces
- Service rooms

- Storage rooms
- Mechanical/electrical rooms

Mechanical report confirms existing boiler room is not compliant due to unsealed penetrations and lack of ventilation controls.

2020 Rocky Point Engineering Mechanical Assessment Report

MECHANICAL SYSTEM COMPLIANCE (BCBC PART 6)

The mechanical system is obsolete, unsafe, and unsuitable for assembly occupancy.

Key findings from the Mechanical Assessment:

- Oil-fired boiler is beyond service life, inefficient, and unventilated properly.

2020 Rocky Point Engineering Mechanical Assessment Report

- No carbon monoxide detection in areas containing combustion appliances.
- Ventilation relies on operable windows and recirculating fans—not BCBC-compliant.
- Apparatus bay exhaust system nonfunctional, posing air contamination risk to public spaces.
- Plumbing systems undersized and hot water tanks unrestrained/undersized.

Required Mechanical Upgrades

- Install complete new HVAC system with:
 - Mechanical ventilation per ASHRAE 62.1
 - Heating/cooling suitable for assembly occupancy
 - CO detection if any combustion appliances remain
- Full replacement of domestic water piping and hot water systems
- Provide ventilation for kitchen or food vendor areas (BCBC 6.2.2)
- Mechanical room upgrades with fire separations and proper combustion air

ELECTRICAL SYSTEM COMPLIANCE

Electrical upgrades required (per mechanical/equipment assessments and new occupancy needs):

- Replace all end-of-life electrical systems

- Increase electrical service capacity
- Add dedicated circuits for HVAC, lighting, accessibility devices
- Install emergency lighting and exit signage
- Provide additional receptacles for market vendors if applicable

Electrical report (Appendix F) was referenced in the Scope of Work but not provided; however, based on mechanical report conditions, full upgrade is assumed.

ACCESSIBILITY REQUIREMENTS (BCBC 3.8)

A full barrier-free upgrade is required:

Required improvements:

- Accessible building entrance
- Barrier-free path through all public spaces, including exterior areas and access to building
- New universal washroom(s)
- Accessible stalls & fixtures within multi-user washrooms
- Door hardware upgrades
- Clear floor space, turning radii, and maneuvering areas
- Visual alarms connected to the fire alarm system

PLUMBING FIXTURE REQUIREMENTS

For an occupant load of 150 persons:

Minimum Fixture Counts (BCBC Table 3.7.2.2)

Final fixture count required after programming; typical requirements include:

- **Water closets:**
 - 1 per 75 males + 1 per 75 females
- **Lavatories:**
 - 1 per 100 occupants
- **Universal washroom:** Minimum one required

The existing facility contains only one staff shower and minimal fixtures; full washroom construction is required.

Mechanical report confirms undersized and unrestrained hot water tanks.

2020 Rocky Point Engineering Mechanical Assessment Report

BUILDING ENVELOPE & STRUCTURAL REQUIREMENTS

Roof Replacement

Roof is at end of life, exhibiting failure indicators:

- Severe ponding
- Biological growth
- Multiple patches and tarped areas
- Deteriorated flashings & membrane failure

2020 Herold Engineering Building Condition Assessment Report

A full replacement of both roofing assemblies is required, with slope correction and new drainage.

Structural Considerations

- Confirm structural capacity for assembly live loads (typically 4.8 kPa for assembly spaces).
- Review termite-damaged framing areas (previous repairs noted).

2020 Herold Engineering Building Condition Assessment Report

- Confirm lateral resistance capacity given age and change of use.

HAZARDOUS MATERIALS ABATEMENT

The Stage 1 PSI notes:

- Likely asbestos-containing materials in walls, ceilings, and older building components.

North West Engineering Stage 1 Preliminary Site Investigation

WorkSafeBC requires a full hazardous materials survey and abatement prior to renovation.

ENVIRONMENTAL CONSIDERATIONS

The Stage 1 PSI concludes:

- No further environmental investigation required.
- No contamination on-site; surrounding contamination previously remediated with a Certificate of Compliance.
- *North West Engineering Stage 1 Preliminary Site Investigation*

No environmental remediation required prior to renovation.

SUMMARY OF REQUIRED UPGRADES

To convert the Fire Hall into a community assembly building, the following upgrades are mandatory:

Life Safety

- Full sprinkler system
- New fire alarm system
- Adequate egress & signage

Mechanical/Electrical

- Complete HVAC replacement
- New plumbing systems
- New electrical systems
- New kitchen exhaust (if applicable)

Architectural

- New washrooms (150-person occupancy)
- Barrier-free upgrades
- Repair/replace doors, windows, finishes

Envelope/Structural

- Full roof replacement
- Structural verification of roof and floor loads
- Envelope repairs (cladding, windows, flashing)

Environmental

- Hazardous materials abatement (asbestos/lead)
- No soil remediation required

Site

- Removal of existing parking configuration and access points
- Regrading to provide access to building and new parking layout (13 stalls provided, **variance required**).
- Landscaping as required by AHJ development bylaws.

CONCLUSION

Based on the uploaded reports and BC Building Code requirements, the existing Fire Hall building cannot support assembly occupancy without substantial upgrades. The proposed renovation must include complete modernization of building systems, new fire and life-safety protection, accessibility compliance, interior reconfiguration, and building envelope replacement.

Once these upgrades are completed to the satisfaction of the Authority Having Jurisdiction, the building may be safely reclassified as an Assembly Occupancy intended for public use.

We have provided two Class D estimates for the work, attached. The first is for the renovation of the existing space into a usable Assembly Occupancy. This estimate includes the Summary of Required Upgrades as listed above.

The second estimate is for the demolition of the existing building, including asbestos abatement and removal of foundations. Class D estimates are accurate to approximately +/-30%.

Sincerely,



Tanis Frame
Architect AIBC, LEED AP

GANGES FIREHALL REPURPOSE

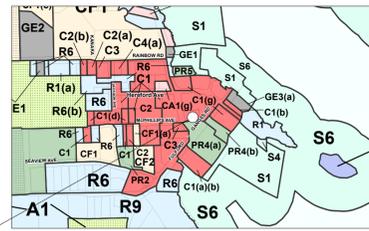
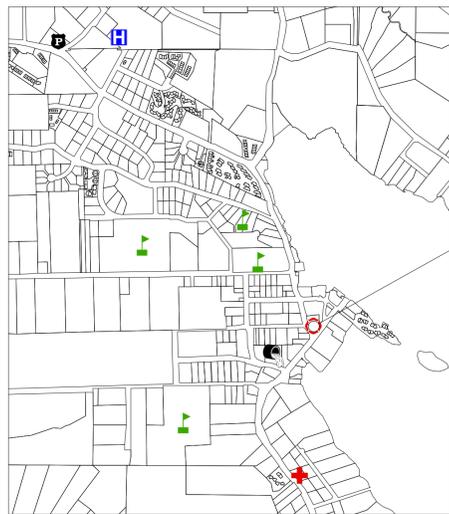
SALTSPRING ISLAND

**PREPARED BY
THUJA ARCHITECTURE STUDIO LTD.**

NOVEMBER 2025

ISSUED FOR REVIEW



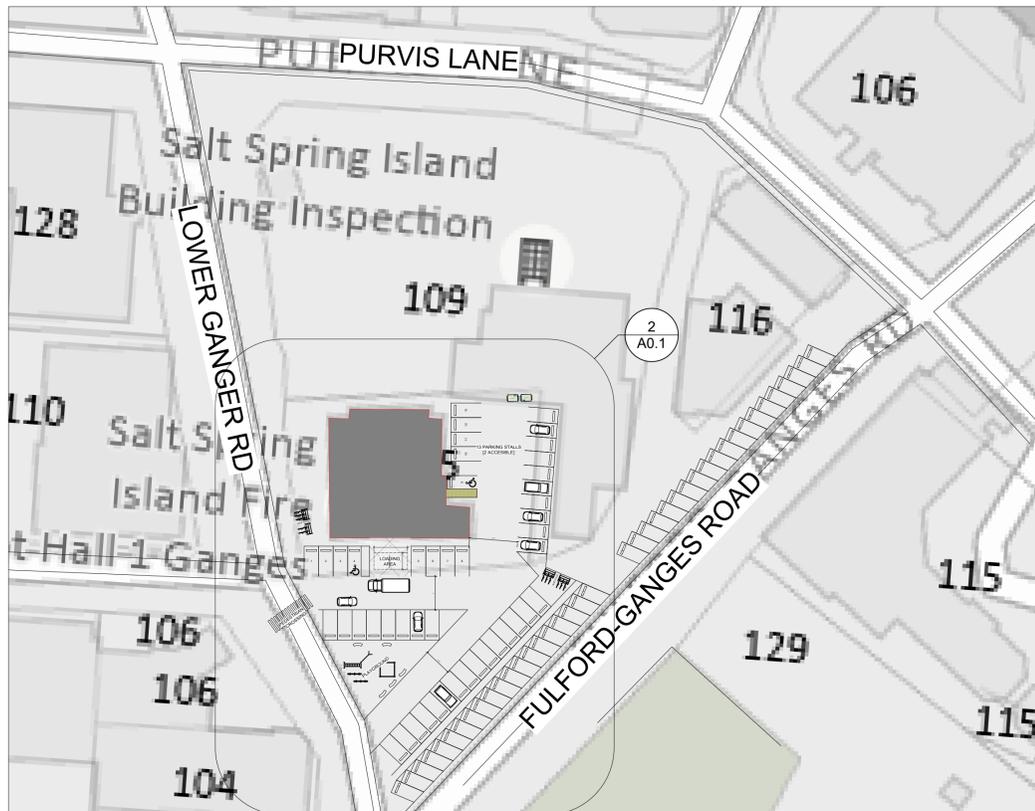


SALT SPRING ISLAND
LAND USE BYLAW #355
Ganges & Fulford Zoning Map Inset
COMMERCIAL 1

4	LAND USE
A0.1	Scale: Half Actual Size

SALT SPRING ISLAND
OFFICIAL COMMUNITY PLAN
Bylaw #434, 2008
MAP 2 - Existing Community Facilities

3	LOCATION
A0.1	Scale: Half Actual Size



2	SITE PLAN - Lot 545
A0.1 -2	Scale: 1:600

PROJECT INFO

Hall name: Ganges Fire Hall (formerly Fire Hall No. 1)
Salt Spring Fire Rescue
Address: 105 Lower Ganges Road, Salt Spring Island, BC, Canada, V8K 2T1

District Lot 545
Cowichan Portion Salt Spring Island, Fire Hall (105 Lower Ganges Road, PID 007 007 876).

Zoning info
Salt Spring Island Land Use Bylaw No. 355
Schedule A zoning maps

Ganges village core
Community Facility (CF) and General Employment (GE)
CF2 + GE1

Area (m²) 1385.3891
Property ID 007-007-876



2	SITE PLAN - Proposed
A0.1	Scale: 1:240

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.



THUJA
architecture + design

Tanis Frame Architect AIBC LEED AP
PO Box 1326 Cumberland BC V0R 1S0
T: 250.650.7901 E: info@thujaarchitecture.ca

NO. DATE

ISSUED FOR REVIEW NOV 2025

PROJECT
GANGES FIREHALL REPURPOSE

DRAWING
PROJECT DATA SITE

SCALE	AS NOTED	PROJECT NO.
DATE	NOV.27, 2025	DRAWN BY TF-GA
SHEET		

A1.0

FARMERS MARKET
ASSEMBLY USE / Group A2/A3
Tailored for a Community Centre

Based on the proposed floor plan and the building being non-sprinklered, the following BCBC safety requirements must be addressed to achieve compliance.

BCBC Compliance Checklist
EXIT TRAVEL DISTANCES (BCBC 3.4.2)

Multiple exit doors around the perimeter.
 Maximum distance is 15 m from any point in a non-sprinklered assembly occupancy.

NUMBER AND WIDTH OF EXITS (3.4.2.1, 3.4.3)

Minimum 2 independent exits.
 Required exit width:
 8 mm per person for doors and corridors
 Total: 1 200 mm exit width minimum, divided between exits.

Provided exit widths:

Area	Occupant Load	Required Exit Width	Proposed	Complies
A - 133m ²	177 occupants	1 416 mm	2510 mm	YES
B - 187m ²	249 occupants	1 992 mm	2 780 mm	YES
C - 69m ²	92 occupants	736 mm	2 470mm	YES

0.75 m²/person (BCBC Table 3.1.17.1)

EGRESS ROUTES AND CORRIDOR WIDTHS (3.3.1)

1100 mm clear for assembly use.
 Accessible route turning clearance: 1500 mm at T intersections and at door swings.

ACCESSIBLE ROUTE BETWEEN LEVEL CHANGES (3.8 + 3.4.6)

Accessible ramp design includes:
 Max slope 1:12
 Landings every 9 m
 Handrails and guards
 Width min 1100 mm

LIFE SAFETY EQUIPMENT

Fire extinguishers every 23 m (BCFC).
 Exit signs (internally illuminated).
 Emergency lighting along all egress paths.
 Fire alarm panel / initiating devices

OCCUPANCY SEPARATIONS (3.3.3, 3.1.3)

fire-resistance ratings -
 1 hr rated walls between uses

ASSEMBLY
 STORAGE
 MECH + ELEC. RMS

OCCUPANT LOAD CALCULATION (2.7.1 + 3.1.17)

Net floor area - m²
 Occupant load factor - 0.75/m²
 Total - 150 persons

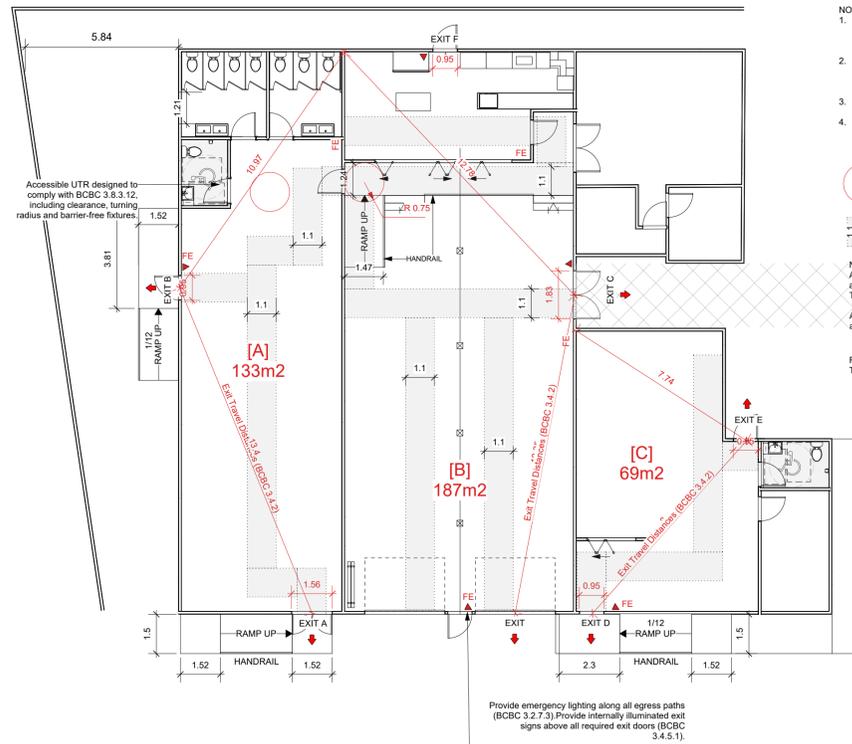
WASHROOM REQUIREMENTS (3.7.2.2)

For 150 occupants:
 Women: 3 toilets
 Men: 2 toilets + 1 urinal
 Accessible: 1 universal toilet room
 Required lavatories accordingly.

VENTILATION (PART 6 + MUNICIPAL BYLAWS)

Farmers market / assembly spaces require minimum mechanical ventilation rates.

SMOKE MOVEMENT AND HIGH CEILING CONSIDERATIONS (3.3.1.9)



2 BCBC Safety Review - Diagram
 A0.1 -3 Scale: 1:128

- NOTES:
- Exit width calculations performed in accordance with BCBC 3.4.3 using 8 mm/person. Areas 1 and 3 comply with required exit width. Area 2 requires additional exit width as the provided 1830 mm does not meet the required 1992 mm for an occupant load of 249 persons.
 - Provided exit widths comply with BCBC 3.4.3. Required exit width for 150 occupants = 1 200 mm total (8 mm per person). Exiting is distributed between two independent exits exceeding the minimum required width.
 - Mechanical ventilation to comply with BCBC Part 6 by mechanical engineer of record
 - Ceiling finishes and materials comply with flame-spread and smoke-developed ratings per BCBC 3.1.4.

ACCESSIBLE ROUTE
 TURNING CLEARANCE: 1500 MM

UNOBSTRUCTED ACCESSIBLE ROUTES.

Note:
 An accessible continuous path of travel is provided from all assembly areas to at least one exit door, in compliance with BCBC 3.8. The route meets clear width, turning radius, threshold and landing requirements.
 All ramps comply with BCBC 3.8.3: max slope 1:12, min width 1100 mm, landings every 9 m, and handrails provided where required.

Fire extinguishers to be installed per BC Fire Code 2018, maximum travel distance 23 m. Typical ABC 5/10 lb extinguishers.

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.

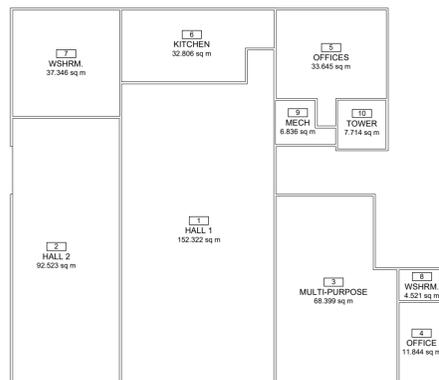


Tanis Frame Architect AIBC LEED AP
 PO Box 1326 Cumberland BC V0R 1S0
 T: 250.650.7901 E: info@thujaarchitecture.ca

NO. DATE

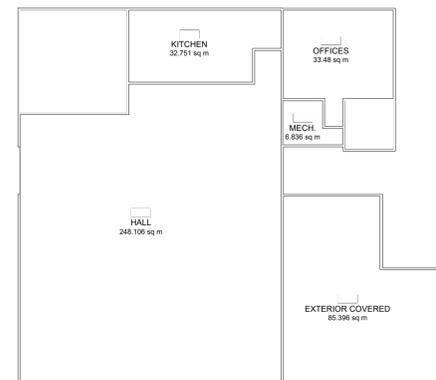
ISSUED FOR REVIEW NOV 2025

AREA CALCULATIONS



OPTION 01

N#	SPACE NAME	AREA
0	NET AREA	469,074 sq m
1	HALL 1	152,322 sq m
2	HALL 2	92,523 sq m
3	MULTI-PURPOSE	68,399 sq m
4	OFFICE	11,844 sq m
5	OFFICES	33,645 sq m
6	KITCHEN	32,806 sq m
7	WSHRM.	37,346 sq m
8	WSHRM.	4,521 sq m
9	MECH.	6,836 sq m
10	TOWER	7,714 sq m



OPTION 02

N#	SPACE NAME	AREA
0	NET AREA	469,074 sq m
1	HALL	248,106 sq m
2	EXTERIOR COVERED	85,396 sq m
3	WSHRM.	35,832 sq m
4	KITCHEN	32,751 sq m
5	OFFICES	33,48 sq m
6	MECH.	6,836 sq m
7	TOWER	7,714 sq m

PROJECT

GANGES FIREHALL REPURPOSE

DRAWING

CODE COMPLIANCE

SCALE AS NOTED PROJECT NO.

DATE NOV.27, 2025 DRAWN BY TF-GA

SHEET

A1.1

Project Name: **Ganges Firehall**

Project Number: renovation

GFA: 4,187 SF

Project Address:

Site Area:

Estimator:

\$/SF

533.02 (NIC soft & site costs)

Date:

Est. Duration:

12.00 months

Blue Print Copies		
Licenses & Permits		10,000
DCC Charges		
Project Insurance		8,027
Bonding		0
BC Hydro Hook-up	permanent power connection, if applicable	3,000
Coordinating Reg. Professional		63,000
Building Envelope Engineer		10,000
Structural Engineer		30,000
Mechanical Engineer		30,000
Electrical Engineer		15,000
Civil Engineer		5,000
Landscape Architect		3,000
Surveyor	not building layout, see 01895 for construction surveying	4,500
Consultant Contingency		16,000

--	--	--

Project Management & Administration		
Site Supervisor		155,520
General Labour		67,200
First Aid & Safety		9,000
Site Office & Storage Facilities		8,400
Site Signage	safety/directional/project sign	5,000
Safety Fencing & Temporary Barriers		9,000
Sanitary Facilities		6,000
Access Roads & Traffic Control		10,000
Environmental Protection & ESC		10,000
Temporary Power & Utilities	Start-up framing power	16,500
Hoarding		15,000
Temporary Heating & Lighting		0
Tools Allowance		5,000
Construction Fuel	building related rentals	2,400
Equipment Rentals	*Increase Rate by 25% for Out of town jobs	26,000
Lift Equipment & Material Handling		21,000
Construction Waste Management & Dispc	check local costs	12,000
Final Cleaning	progress and final	5,400
Building Survey		0
Testing & Inspections		5,400
Quality Assurance		5,000
Manuals & As-Builts		1,000

--	--	--

Site Demolition	general, hazmat, rock breaking, etc.	
Site Concrete	sidewalks, sign base, retaining walls, bollards, aprons	0
Paving	grade changes	19,040
Paving Crush & Prep.		3,500
Site Furnishings		

--	--	--

Building Demolition		
Demolition Disposal Bins		27,520
Haz-Mat Removal		97,000

DIVISION 5 - METALS		10,000
----------------------------	--	---------------

DIVISION 6 - WOOD & PLASTICS		60,000
---	--	---------------

Architectural Woodwork	Allowance for kitchen/ public areas	60,000
------------------------	-------------------------------------	--------

	DESCRIPTION	NOTES	QTY	UNIT	\$/UNIT	SUB TOTAL	TOTAL
DIVISION 7 - THERMAL & MOISTURE							347,230
	Fenestration						147,000
	Roofing	modified bitumen roof System					200,230
DIVISION 8 - DOORS & WINDOWS							278,360
	Doors & Hardware	commercial steel doors with panic					9,360
	Overhead Doors	re&re to energy compliant					24,000
	Skylights	existing locations					6,000
	Commercial Glazing	100SF of window wall/ aluminum doors and windows					195,000
DIVISION 9 - FINISHES							300,750
	Drywall, Insulation & Steel Stud						140,000
	Tile	washroom floors and entry					31,000
	Int Finishes	Trim and Casing					20,150
	Flooring	Includes Flash cove.					80,000
	FRP	washroom walls					7,600
	Paint						22,000
DIVISION 10 - SPECIALTIES							19,150
	Washroom Accessories/Partitions						14,700
	Interior Signage						1,250
	Flag Poles						
DIVISION 11 - EQUIPMENT							66,000
	Appliances	Commercial Kitchen					66,000
DIVISION 12 - FURNISHINGS							0
	Window Treatments						
DIVISION 15 - MECHANICAL							352,000
	Plumbing & Mechanical	Commercial washrooms & RTU					264,000
	Fire Protection & Sprinklers						88,000
DIVISION 16 - ELECTRICAL							116,000
	Electrical						116,000
MISCELLANEOUS							0
	Cash Allowance						
	Contingency Allowance						
						Sub Total	2,480,797
						Overhead (4%)	99,232
						Contracting Fee (10%)	258,003
						TOTAL	2,838,032

Project Name: **Ganges Firehall**

Project Number: Demolition

GFA: 4,137 SF

Project Address:

Site Area:

Estimator:

\$/SF

69.67 (NIC soft & site costs)

Date:

Est. Duration:

4.00 months

DESCRIPTION	NOTES	QTY	UNIT	\$/UNIT	SUB TOTAL	TOTAL
SOFT COSTS						9,975
DIVISION 1 - GENERAL REQUIREMENTS						75,620
Project Management & Administration	ALL JOBS					12,500
Site Supervisor						25,920
General Labour						11,200
First Aid & Safety						1,500
Site Office & Storage Facilities						2,900
Site Signage	safety/directional/project sign					900
Safety Fencing & Temporary Barriers						1,300
Sanitary Facilities						900
Temporary Power & Utilities	Start-up framing power					9,000
Hoarding						3,500
Building Survey						1,500
Testing & Inspections	soil sampling once building is removed					4,500
DIVISION 2 - SITEWORK						59,025
Site Demolition	foundation removal					27,900
Concrete Cutting & Grinding	demo, exterior					3,000
Site Prep & Clear	After Building demo					6,000
Trucking	concrete spoil					3,600
Dump Fees	if it is reinforced or not free .19/lb					18,525
DIVISION 2 - BUILDING EXCAVATION						212,603
Building Demolition	everything but concrete					78,603
Demolition Disposal Bins						37,000
Haz-Mat Removal						97,000
MISCELLANEOUS						0
Cash Allowance						
Contingency Allowance						
					Sub Total	357,223
					Overhead (4%)	14,289
					Contracting Fee (10%)	37,151
					TOTAL	408,663



Making a difference...together

**REPORT TO SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF THURSDAY, FEBRUARY 12, 2026**

SUBJECT Islands Trust Draft Policy Statement

ISSUE SUMMARY

To review the Islands Trust Draft Policy Statement (Bylaw 183).

BACKGROUND

The Islands Trust is in the process of updating their policy statement Bylaw No. 17. The current policy statement (Appendix A) was adopted in 1994 and was last amended in 2002. A new Policy Statement has been drafted (Appendix B) and is currently going through public and indigenous consultations. The Islands Trust Policy Statement is a document required by provincial legislation that sets out the Islands Trust Council's principles and its policy framework for planning and land use management within the lands and waters of the Island Trust Area. It guides the development of the Trust Council's Strategic Plan, Official Community Plans (OCP) and Land Use Bylaws (LUB) of Local Trust Committees and Bowen Island Municipality.

The Islands Trust Policy Statement is not a set of regulations. It does not change how land in the Islands Trust Area may be used under existing regulations today. The Policy Statement contains policies that Local Trust Committees and island municipalities will use to guide decisions about future policy and regulatory change at the local level, and that Island Trust Council will use to guide decisions at a regional level. The Policy Statement *may* affect how land in the Islands Trust Area can be used in the future when a Local Trust Committee or island municipality amends its bylaws to bring OCP and LUB into alignment with the goals of the Policy Statement.

CRD staff have reviewed the Island Trust Policy Statement referral against existing strategic and master plans as well as any implications for existing CRD services and determined that the CRD's interest are unaffected. The Salt Spring Island Local Community Commission (LCC) has requested an opportunity to review the draft policy statement during a public meeting and provide comments if desired. Moving forward, referrals regarding inter-governmental policy affecting SSI will be brought to the LCC for consideration.

IMPLICATIONS

Intergovernmental Implications

As the Islands Trust policy statement may be used to inform the SSI OCP and LUB there is a desire to ensure alignment at the early stages of planning by reviewing the Policy Statement. Upon review it would be required to highlight any areas of the policy statement that could hinder the ability of the CRD to perform its work in the future.

CONCLUSION

The Islands Trust is updating their policy statement, originally adopted in 1994 and is currently seeking public feedback. In assessing the draft, staff considered its relationship to the Capital Regional District’s (CRD) strategic plans, potential implications for existing services and the need for alignment with future updates to the Salt Spring Island Official Community Plan and Land Use Bylaw. Staff are advising the Local Community Commission that based on this information contained in the current draft, there are no identified impacts to CRD interest at this time. The Local Community Commission may have additional comments it wishes to provide the Islands Trust as part of the consultation process.

RECOMMENDATION

There is no recommendation, this report is for information only.

Submitted by:	Dan Ovington, BBA Senior Manager, Salt Spring Island Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services

ATTACHMENTS

- Appendix A: Island Trust Policy Statement (Bylaw No. 17)
- Appendix B: Island Trust Draft Policy Statement (Bylaw No. 183)



Islands Trust

ISLANDS TRUST

POLICY STATEMENT

CONSOLIDATED - APRIL, 2003

ISLANDS TRUST COUNCIL

BYLAW NO. 17

AS AMENDED BY ISLANDS TRUST COUNCIL
BYLAW NOS. 42, 48, 53 AND 87

THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY AND IS
NOT TO BE CONSTRUED AS A LEGAL DOCUMENT

This copy is consolidated for convenience only and is amended by the following:

<u>Bylaw No.</u>	<u>Amendment No.</u>	<u>Adoption Date</u>
Bylaw No. 42	Amendment No. 1/96	November 4, 1996
Bylaw No. 48	Amendment No. 1/97	March 6, 1998
Bylaw No. 53	Amendment No. 1/98	December 4, 1998
Bylaw No. 87	Amendment No. 1/02	December 6, 2002

ISLANDS TRUST COUNCIL

BYLAW NO. 17

A BYLAW TO ADOPT A POLICY STATEMENT FOR THE TRUST AREA

The Islands Trust Council, having jurisdiction in respect of the Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act* S.B.C. 1989 c.68, enacts as follows:

TITLE

1. This Bylaw may be cited for all purposes as "The Islands Trust Policy Statement Bylaw, 1993".

APPLICATION

2. This Bylaw applies to the Trust Area, as defined in Schedule A of the *Islands Trust Act* S.B.C. 1989 c.68.

ORGANIZATION

3. Parts I, II, III, IV, and V and Schedule 1 of the "Islands Trust Policy Statement" attached to and forming part of the bylaw are hereby adopted as the trust policy statement pursuant to S.13(1) of the *Islands Trust Act*.

READINGS

READ A FIRST TIME THIS 31ST DAY OF OCTOBER , 1993

READ A SECOND TIME THIS 31ST DAY OF OCTOBER , 1993

READ A THIRD TIME THIS 31ST DAY OF OCTOBER , 1993

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS PURSUANT TO SECTION 13(2)(c) OF THE *ISLANDS TRUST ACT* THIS 9TH DAY OF JUNE , 1994

RECONSIDERED AND FINALLY ADOPTED THIS 11TH DAY OF JUNE , 1994

Gordon McIntosh
Secretary

Graeme Dinsdale
Chairperson

TABLE OF CONTENTS

ISLANDS TRUST COUNCIL BYLAW NO. 17:
A BYLAW TO ADOPT A POLICY STATEMENT FOR THE TRUST AREA

INTRODUCTION..... i
HISTORY AND CONTEXT i
ORGANIZATION OF THE ISLANDS TRUST POLICY STATEMENT..... iii
LOCATION OF THE TRUST AREA iv

PART I: PURPOSE AND IMPLEMENTATION OF THE TRUST POLICY STATEMENT 1

ROLES AND RESPONSIBILITIES.....1
 Role of the Minister of Community Services..... 1
 Role of the Islands Trust Council.....2
 Role of the Executive Committee3
 Role of Local Trust Committees3
 Role of Island Municipalities3
 Role of the Islands Trust Fund Board.....3
 Role of Other Government and Non-Government Organizations.....4
 Role of First Nations4
 Role of Property Owners, Residents and Visitors.....4
AMENDMENTS AND REVIEW.....4

PART II: THE ISLANDS TRUST’S OBJECT AND GUIDING PRINCIPLES 5

THE ISLANDS TRUST OBJECT AND ITS MEANING5
GUIDING PRINCIPLES6

PART III: ECOSYSTEM PRESERVATION AND PROTECTION..... 7

POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION7
 3.1 Ecosystems7
 3.2 Forest Ecosystems9
 3.3 Freshwater and Wetland Ecosystems and Riparian Zones.....9
 3.4 Coastal and Marine Ecosystems10

PART IV: STEWARDSHIP OF RESOURCES..... 11

POLICIES FOR STEWARDSHIP OF RESOURCES.....11
 4.1 Agricultural Land11
 4.2 Forests.....12
 4.3 Wildlife and Vegetation.....14
 4.4 Freshwater Resources.....14
 4.5 Coastal Areas and Marine Shorelands15
 4.6 Soils and Other Resources.....16

PART V: SUSTAINABLE COMMUNITIES 17

POLICIES FOR SUSTAINABLE COMMUNITIES.....17
 5.1 Aesthetic Qualities17
 5.2 Growth and Development17
 5.3 Transportation and Utilities18

5.4 Disposal of Waste.....19
5.5 Recreation.....19
5.6 Cultural and Natural Heritage20
5.7 Economic Opportunities.....21
5.8 Health and Well-being21

SCHEDULE I..... 22

DEFINITIONS.....22

INTRODUCTION

HISTORY AND CONTEXT

History of the Trust Area

The “Trust Area” encompasses, generally, the islands and waters between the Mainland and British Columbia and Southern Vancouver Island, with the exception of lands and waters within adjacent municipal boundaries and boundaries of Indian Reserves.

The Trust Area is a unique and special place -- a scenic archipelago of 13 major islands and more than 450 smaller islands. The Area is drier and warmer than most surrounding areas, and is rich in resources and cultural history. The Trust Area provides habitats for an exceptional variety of species: more than 200 types of migratory and resident birds, numerous species of fish and diverse marine and intertidal life, terrestrial wildlife and vegetation. Outstanding scenery and recreational resources include panoramic viewpoints, sheltered bays with warm sand or pebble beaches and protected marine waterways and anchorages that contribute to the Trust Areas beauty and appeal.

This unique combination of resources and amenities has attracted people to the Trust Area since the end of the Ice Age. Aboriginal peoples used the Area extensively for summer encampments and for fishing, hunting and berry-picking. Sunny valleys and suitable soils later supported homesteading and agriculture-related settlement. Eventually, the traditional activities of fishing and shellfish harvesting were supplemented by more extensive farming, logging, recreation-related activities and, most recently, increased residential settlement.

Surrounding areas have also attracted growing populations. By 1960s, 50 per cent of the total population of British Columbia resided in areas adjacent to the Trust Area. Pressure for residential development of islands in the Trust Area escalated. In 1969, when it became apparent that the Trust Area’s highly-valued environment could be irreversibly damaged by unrestrained residential development, the provincial government imposed a temporary freeze on subdivision of land until the island communities could adopt plans and regulations to control growth.

Establishment of the Islands Trust

The significance and sensitivity of the Trust Area, and the need for protective measures was internationally recognized more than 20 years ago. In 1973, an International Joint Commission proposed that the islands and waters adjacent to the British Columbia-Washington State border be protected as an international park in order to maintain water quality and to preserve and protect marine and land-based wildlife habitats and archaeological and historical sites.

At the same time, concerns were being raised at the provincial level. In 1972 an all-party special committee of the legislature was established to investigate the unique problems facing the Trust Area. The committee concluded that pressures arising from the Area’s proximity to major urban centres were damaging the very features that made the Trust Area so attractive to residents and visitors.

In response to these findings, the provincial government enacted the *Islands Trust Act* in 1974. The Act established the Islands Trust as a unique land-use planning agency, acting for residents of both the Trust Area and the province generally, and having a special conservation-oriented responsibility - to preserve and protect the Trust Area and its unique amenities and environment.

Increasing Pressure and Amendments to the *Islands Trust Act*

Pressure for development of the Trust Area islands continued. Between 1974 and 1987, the Area's resident population increased by 60 per cent, far exceeding the growth rate of adjacent areas. Several amendments were made to the Act during this period, giving the Islands Trust community planning and land-use authority comparable to that of a regional district under the *Municipal Act*. Aware of the urgent need for plans to guide decisions on growth management and land-use, the Trust Area's island communities developed Official Community Plans. Pressure for residential development continued, however, as did public concern for the future of the Trust Area.

In 1987, the provincial government initiated a second review related to the Trust Area. That review focused on public opinion of the Islands Trust and its role. The results showed overwhelming public support for both the Islands Trust and its object, and suggested ways in which the Trust and its legislation could be strengthened. In response, a redrafted *Islands Trust Act* was put into effect in 1990, reaffirming the Province's commitment to careful planning and development in the Trust Area. In the redrafted Act, the Islands Trust retained its original authority and its dual responsibility to both Trust Area residents and other British Columbians. The new legislation also amended the structure of the Islands Trust and greatly broadened its functions and responsibilities.¹ One of the most notable changes was the assignment of a regional-level planning function to the Islands Trust Council.

Present Context

The Trust Area is situated in the heart of the Georgia Basin-Puget Sound bioregion. Sustainability of the region's physical environment, native species and quality of life are threatened by low-density urban sprawl and rapid population growth.² Approximately five million people presently live in the areas surrounding the Trust Area. Populations on the Lower Mainland, on Southern Vancouver Island and around Puget Sound are growing much more rapidly than in other regions of the United States and Canada.³ Projections indicate that if trends continue, the total population of the region will double in 25 years to over 10 million.

The Trust Area continues to experience extreme pressure from population growth and tourism. With a population increase of 26 per cent between 1986 and 1991, it is one of the fastest-growing areas in the Province and Canada. Increasing numbers of tourists are also travelling to and through the Trust Area. The number of passengers on the main ferry routes through the Area increased by 44 percent between 1986 and 1992, and by 37 per cent on routes to Trust Area islands. Most visitors come to islands during the summer months when demand for fresh water is highest and water supplies are lowest, placing pressure on limited water supplies.

Public and private concern continues for the long-term well-being of the Trust Area. Increasing numbers of people from the rapidly growing surrounding urban areas can be expected to be attracted to the Trust Area as a place of residence and recreation. Accelerating negative impacts accompanying development in the surrounding urban regions - pollution of air and marine waters, discharge of pulp mill effluent, disposal of waste, ocean dumping and spills associated with marine shipping - threaten the Trust Area's environment, amenities and fragile ecosystems.

¹ The present structure of the Islands Trust and the functions of its corporate bodies are described in a brochure available from the offices of the Islands Trust.

² 1993 report of the BC Round Table on the Environment and the Economy.

³ BC Round Table on the Environment and the Economy, Sustainability in the Georgia Basin/Puget Sound Region, 1992.

The Challenge

The Islands Trust today faces a major challenge. While populations, numbers of visitors and the demand for intensified use and residential development of the Trust Area can be expected to continue to grow, capacities of the Area's resources and systems are limited. Potential for conflict exists: conflict between short and long-term interests and between unlimited use of the Trust Area and ongoing stewardship.

To keep everything in the Trust Area exactly as it is today is impossible. Changes will occur. If the Area's environment and unique character are to be preserved and protected, priorities must be defined and management strategies established. The *Islands Trust Act* identifies the need for leadership in addressing this task and assigns this role to the Islands Trust. The policies of the Islands Trust established today and in the years ahead will be of fundamental importance to the well-being of this highly valued area.

The Islands Trust Policy Statement

The Islands Trust Policy Statement has been developed in response to the need for preservation and protection of the Trust Area and its unique amenities and environment, to the need for leadership in achieving this objective, and to the legislated requirements of the *Islands Trust Act*. Goals and policies contained in the Policy Statement reflect values and concerns for the future of the Trust Area expressed by the public and Trust Council's belief that not only this generation, but also future generations, should have the continued opportunity to enjoy the environment and amenities of this very special place.

ORGANIZATION OF THE ISLANDS TRUST POLICY STATEMENT

The Islands Trust Policy Statement is comprised of Islands Trust Council Bylaw No. 17, and Parts I to V and Schedule 1 of that Bylaw. The introduction is not part of the Islands Trust Policy Statement Bylaw, and is intended simply to provide some background related to the Trust Area, the Islands Trust and the context for development of the Policy Statement.

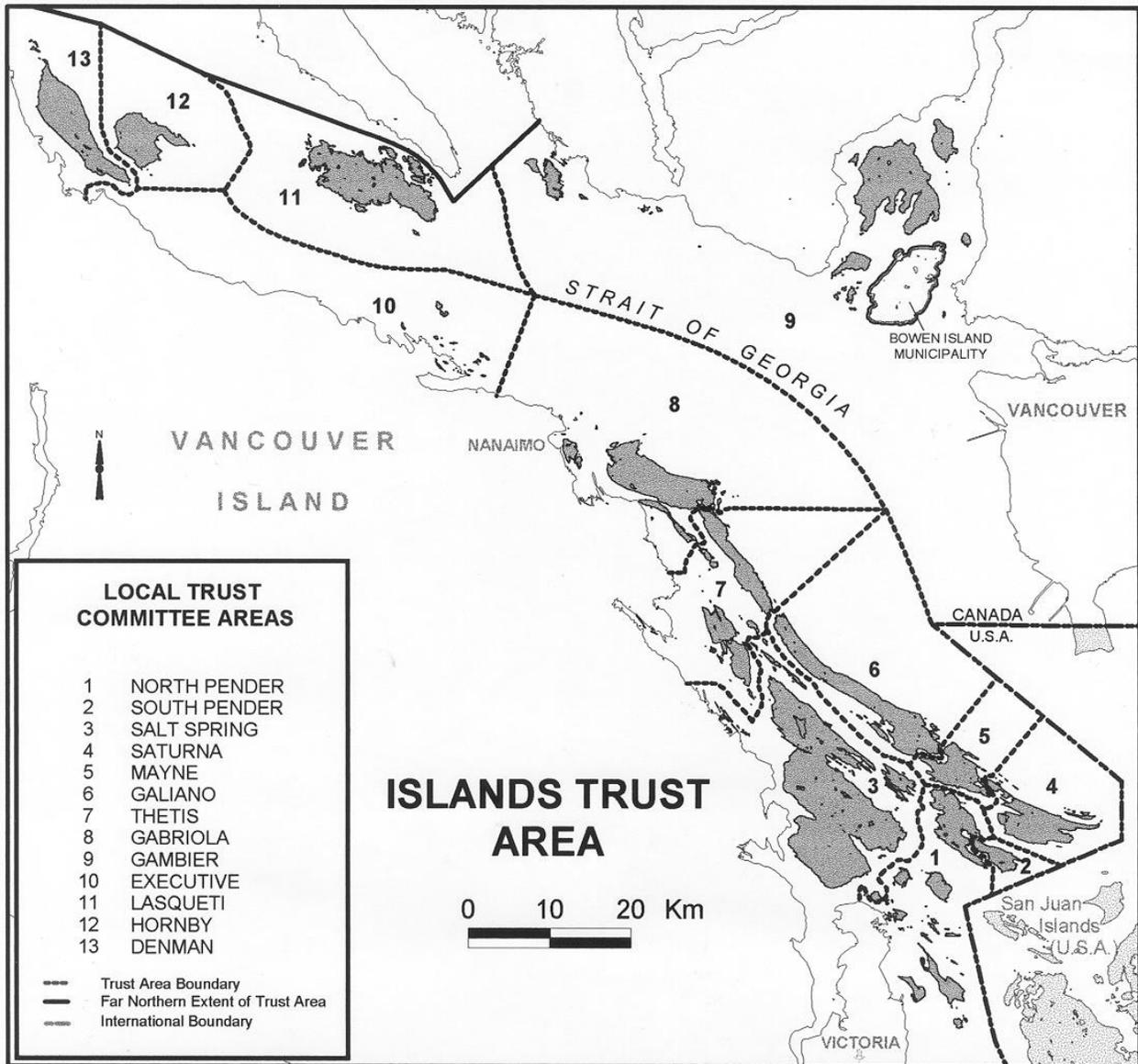
Part I of the document outlines the purpose of the Policy Statement and the means by which it will be implemented. The important roles of individuals, Trust Council, its Executive Committee, Trust Area communities and municipalities, the Islands Trust Fund Board, other government and non-government agencies, First Nations, property owners, residents and visitors, in implementation of the Policy Statement also clarified in Part I.

Part II of the document defines the Islands Trust's legislated object, provides an interpretation of that object, and identifies principles by which the Islands Trust will be guided in fulfillment of its object.

Parts III, IV, and V discuss Trust Council's vision for the future of the Trust Area in terms of goal and policies. Part III focuses on ecosystem preservation and protection, Part IV on stewardship of resources, and Part V on sustainable communities.

Schedule 1 provides definitions for some of the terms used in the document.

LOCATION OF THE TRUST AREA



PART I: PURPOSE AND IMPLEMENTATION OF THE TRUST POLICY STATEMENT

The purpose of the Policy Statement is to establish a vision for the future of the Islands Trust Area that reflects the values of residents of the Trust Area and of the Province generally. Achieving this vision depends on the actions of many stakeholders. The Policy Statement provides a general strategy for land use planning which translates the broad goals of the Province and the Islands Trust into specific actions to preserve¹ and protect² the Trust Area.

The Policy Statement clarifies the positions and policies of the Islands Trust and provides guidance for the formulation of bylaws, plans and policies. It is a document to be utilized by local trust committees and island municipalities when they are formulating local bylaws, by the Executive Committee of Trust Council when it is reviewing plans and bylaws of local trust committees and island municipalities, and by the Province and other agencies when they are reviewing their own plans and policies for compatibility with those of the Islands Trust.

The Policy Statement bylaw becomes effective upon the date of adoption. It is not retroactive and has no effect on any local trust committee or municipal bylaw in effect before its adoption.

ROLES AND RESPONSIBILITIES

The Islands Trust Council cannot effectively implement the Policy Statement without the support of all stakeholders. Assistance, cooperation and collaboration are required from local trust committees, island municipalities, the Trust Fund Board, the Provincial Government, other government agencies, non-government organizations, communities, First Nations, property owners, residents and visitors. In the spirit of the legislated object of the Islands Trust, it is expected that all corporate entities of the Islands Trust will consult with other agencies on matters involving potential conflict between the legislated object of the Trust and the legislated mandate of other agencies.

Role of the Minister of Community Services

The Minister approves the bylaw and provides an avenue of appeal for municipalities if neither the Executive Committee nor Trust approves a bylaw that has been submitted to them. And the Minister and Ministry staff can facilitate communication between the Islands Trust and other government agencies on policy matters.

¹ Preserve - to maintain in a given condition. Preservation often requires maintaining the processes that generate the desired condition.

² Protect - 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.

Role of the Islands Trust Council

The *Islands Trust Act* assigns to the Islands Trust Council the responsibility for development and adoption of the Trust Policy Statement. Recognizing the varying roles and responsibilities of the many stakeholders and its own jurisdiction, Trust Council has included three types of policies in the Policy Statement bylaw:

a) Commitments of Trust Council

These policies state the position or philosophy of Trust Council on various matters. For this category of policy, several introductory phrases are used, for example, “Trust Council holds that”, “It is the position of Trust Council that”, and “It is Trust Council’s policy that”

b) Policies that Direct Local Trust Committees and Island Municipalities

These policies direct local trust committees and island municipalities to address³ certain matters in their official community plans and regulatory bylaws. Where a policy requires a local trust committee or island municipality to address a particular matter, the official community plans must contain policies that implement the policy stated by Trust Council, unless the plan sets out explicitly the reasons and justifications for local policies that do not implement that policy. Directive policies commence with the phrase “Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address”

c) Recommendations to Other Government Agencies, Non-Government Organizations, Property Owners, Residents and Visitors

These policies serve as recommendations from Trust Council to government agencies, non-government organizations, property owners, residents and visitors regarding decisions or actions that they might undertake in support of the Policy Statement and the Islands Trust object, and specify principles of guidance for protocol agreements between the Trust and other agencies. These policies begin with the phrase “Trust Council encourages”

Trust Council may review the Policy Statement annually to prioritize actions, assess progress, and consider possible amendments. **Council also serves as an avenue of appeal for local trust committees and island municipalities if a bylaw submitted to the Executive Committee is not approved.**

³ Address - direct attention to matters in a way that implements the policy of Trust Council.

Role of the Executive Committee

The Executive Committee of Trust Council is required to review all bylaws of local trust committees and those bylaws of island municipalities that deal with the adoption of an official community plan. Such bylaws have no effect unless approved by the Executive Committee, and the Committee cannot approve such a bylaw if it is “contrary to or at variance with” a directive policy. If there is no official community plan in place for an island municipality, then the Executive Committee is required to review all bylaws of the municipality, and no bylaw that is contrary to a directive policy in the Policy Statement can be approved.

The Executive Committee also monitors the progress of Trust Council in achieving the goals defined in the Policy Statement, and makes recommendations to Council in this regard.

Role of Local Trust Committees

As set out in the *Islands Trust Act*, bylaws of local trust committees cannot be “contrary to or at variance with” the Trust Policy Statement. The Policy Statement contains policies that direct local trust committees to address certain matters in their official community plans and regulatory bylaws. While directive policies identify matters that must be addressed in official community plans and regulatory bylaws, such policies do not stipulate the specific policies and regulations to be included because the social and environmental characteristics of the islands vary. However, where a certain policy requires a local trust committee to address a particular matter, the official community plan must contain policies that implement the policy stated by Trust Council or the plan must set out explicitly the reasons and justifications for local policies that do not do so. Each local trust committee works with its island community to develop policies and regulations to suit local needs, while still supporting the Islands Trust object and the Policy Statement. Local trust committees are not required to comply with any policy in the Policy Statement not stated as a directive policy.

Role of Island Municipalities

Municipalities in the Trust Area, like local trust committees, are directed to address certain matters in their official community plans. Where a particular policy requires a municipality to address a particular matter, the official community plan must contain policies that implement the policy stated by Trust Council unless the municipality sets out explicitly in the plan the reasons and justifications for local policies that do not do so.

Role of the Islands Trust Fund Board

The *Islands Trust Act* assigns the Islands Trust object to the Trust Fund Board, as well as to Trust Council and the local trust committees. Although the Board does not take direction from Trust Council, it can support the policies of the Policy Statement through, for example, the acceptance of voluntary donations of property and covenants, the purchase of lands and through education and communication initiatives.

Role of Other Government and Non-Government Organizations

Government agencies and non-government organizations can contribute greatly to the preservation and protection of the environment and amenities of the Trust Area through cooperative actions based on the Policy Statement. Cooperative actions such as protocols and mutually supportive strategies and action plans are necessary for the sustainability of the Trust Area.

Role of First Nations

First Nations consider the Trust Area to be within their traditional territory. As such, they may have rights to and interests in the Trust Area. Proposed regulations that may affect aboriginal rights will be preceded by meaningful consultation and negotiation of conflicts with known claims.

Role of Property Owners, Residents and Visitors

The assistance and cooperation of property owners, residents and visitors is vital to the preservation and protection of the environment and amenities of the Trust Area and the implementation of the Policy Statement. Individuals have the opportunity to participate in local planning and to work with other members of the community and the trustees to develop official community plans and bylaws that address local needs and support the object of the Islands Trust.

AMENDMENTS AND REVIEW

The Policy Statement bylaw may be amended by the Islands Trust Council with the approval of the Minister of Community Services. Regardless of the source, all proposals for amendments to the Policy Statement are compiled by the Executive Committee and brought forward for the consideration of Trust Council.

The Islands Trust Council may, from time to time, initiate a public review of the entire Policy Statement.

PART II: THE ISLANDS TRUST’S OBJECT AND GUIDING PRINCIPLES

THE ISLANDS TRUST OBJECT AND ITS MEANING

The *Islands Trust Act* provides the following definition of the purpose of the Islands Trust, which is referred to in the legislation as its “object”:

Amend Mar 6/98 BL 48

“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, other persons and organizations and the government of British Columbia.”

The Islands Trust has responsibility for conservation⁴ through land use planning and regulation and for leadership in stewardship — that is, voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities of the Trust Area. It is in this context that the word “stewardship” is used within this document. The Islands Trust seeks to integrate ecosystem preservation and protection, sustainable communities and stewardship of resources.

The *Islands Trust Act* provides special legislation for preservation and protection of the Georgia Strait-Howe Sound geographic area and creates a conservation-oriented agency to work towards this objective. The object establishes the value of the Trust Area by identifying the need for preservation and protection of the Area. The following sections provide a fuller explanation of the key phrases in the legislated object of the Trust.

“... to preserve and protect the Trust Area and its unique amenities and environment...”

The area of jurisdiction of the Islands Trust is established by Schedule A of the *Islands Trust Act*. The Trust Area is valued and is unique, not because of any one quality or feature, but rather because of its particular combination of characteristics and location.

“... for the benefit of the residents of the Trust Area and of British Columbia generally ...”

The Islands Trust is responsible to the present and future residents of both the Trust Area and the Province of British Columbia. Their needs can only be met and sustained within the limitations of the natural environment and the island communities of the Trust Area. A balance must be established between the needs of all stakeholders.

“... in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the Government of the Province ...”

To achieve its object, the Islands Trust must be an educator, coordinator, and initiator, guiding individuals, organizations and other agencies in support of the object. While the Islands Trust can provide the necessary leadership, responsibility for stewardship of the Trust Area rests with many. Individuals, other government agencies, organizations, and the Province itself all have important roles to play. Cooperative actions are required of other agencies, organizations and individuals to

⁴ Conservation - 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 area of human heritage value or character.

ensure that activities are carried out in a manner that is sensitive to the needs of Trust Area ecosystems⁵ and island communities.

GUIDING PRINCIPLES

The following principles, derived from the Islands Trust object and from input received from the public during public forums, will guide Trust Council in its day-to-day planning and decision-making.

- * The primary responsibility of the Islands Trust Council is to provide leadership for the preservation, protection and stewardship of the amenities, environment and resources of the Trust Area.
- * When making decisions and exercising judgment, Trust Council will place priority on preserving and protecting the integrity of the environment and amenities in the Trust Area.
- * Trust Council will seek information from a broad range of sources in its decision-making processes, recognizing the importance of local knowledge in this regard.
- * Trust Council believes that to achieve the Islands Trust object, the rate and scale of growth and development in the Trust Area must be carefully managed and may require limitation.
- * Trust Council believes that open, consultative public participation is vital to effective decision making for the Trust Area.
- * Trust Council will implement a plan for the advancement of the Policy Statement as part of its annual budget process, and the Executive Committee of Trust Council will report to Council on progress in achieving the goals of the Policy Statement.

⁵ Ecosystem - complexes of living organisms interacting with the non-living environment that sustains them. All ecosystems have three fundamentals: composition, structure and function. The composition of ecosystems is defined as an inventory of the living components including humans. The structure of an ecosystem is the physical arrangement of its living and non-living components. Function refers to the exchanges and flows of energy, material or information within and among the living and non-living components of an ecosystem.

PART III: ECOSYSTEM PRESERVATION AND PROTECTION

GOAL: TO FOSTER PRESERVATION AND PROTECTION OF THE TRUST AREA'S ECOSYSTEMS

As humans occupy and modify the Trust Area, ecosystems are subject to various pressures. Protection of these ecosystems is essential if they are to remain healthy and productive for the benefit of future generations.

The principle of sustainability⁶ must be upheld. Protective measures are varied and can include actions ranging from preservation of natural areas⁷ in the form of parks and ecological reserves, to increasing public awareness and understanding of the need for sustainable use⁸ and stewardship⁹ by all landowners.

The task of protecting the Trust Area is particularly challenging because ecosystems do not stop at political boundaries. Cooperative management programs are required to coordinate the actions of all stakeholders. Government, property owners, residents and visitors share responsibility for the preservation and protection of the Trust Area ecosystems.

POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

3.1 Ecosystems

Commitments of Trust Council

3.1.1 Trust Council holds that:

- proactive land use planning is essential for the protection of Trust Area ecosystems,
- protection must be given to the natural processes, habitats¹⁰ and species¹¹ of the Trust Area, including those of the old forests, Coastal Douglas-fir forests, Coastal Western Hemlock, Garry Oak/Arbutus forests, wetlands¹², open coastal grasslands, the vegetation of dry rocky areas, lakes, streams, estuaries, tidal flats, salt water marshes, drift sectors¹³, lagoons, and kelp and eel grass beds, and

⁶ 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.

⁷ Natural Areas - areas that have experienced minimal modification by humans.

⁸ Sustainable Use - use of renewable resources which is within the capability of those resources for renewal and which conserves the ecological processes that support the use.

⁹ Stewardship - voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities of the Trust Area.

¹⁰ Habitat - the place or situation in which a human, animal or plant lives.

¹¹ Trust Area Species - species native to the Trust Area, dependent on the Trust Area for all or part of their life cycle, or using the Trust Area seasonally or for migratory purposes.

¹² Wetland - land that has the water table at, near, or above the land's surface or which is saturated for a long enough period to promote aquatic processes.

¹³ Drift Sector - an integrated and independently operating beach system or erosion-transportation-accretion operating along the coastline.

- planning must account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies and Trust Area species and habitats.

3.1.2 It is Trust Council's policy to work towards the establishment of a network of protected areas that preserves representative ecosystems in their natural state and in sufficient size and distribution to sustain their ecological¹⁴ integrity.

Directive Policies

3.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.

3.1.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.

3.1.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.

Recommendations

3.1.6 Trust Council encourages all government agencies and non-government organizations to consider both monetary and non-monetary costs when making resource management and land use decisions.

3.1.7 Trust Council encourages the Provincial government and the government of Washington State to proceed with their proposal for a joint environmental monitoring system for the Georgia Basin Region.

3.1.8 Trust Council encourages the Provincial government to establish property tax incentives for conservation or habitat protection.

3.1.9 Trust Council encourages actions and programs of other government agencies which:

- place priority on the side of protection for Trust Area ecosystems when judgment must be exercised,
- protect the diversity of native species and habitats in the Trust Area, and
- prevent pollution of the air, land and fresh and marine waters of the Trust Area.

3.1.10 Trust Council encourages the Provincial government to enforce standards for control of emissions polluting the air of the Trust Area.

¹⁴ Ecological - related to the interrelations among plants, animals (including humans) and their environment.

Amend Nov 4/96 BL 42

- 3.1.11 Trust Council encourages agents of the government of British Columbia or the government of Canada, Crown corporations, municipalities, regional districts, non-government organizations, property owners and occupiers to protect environmentally sensitive areas and significant natural sites, features and landforms through voluntary stewardship, acquisitions, conservation covenants and careful management.

3.2 Forest Ecosystems

Commitment of Trust Council

3.2.1 It is Trust Council's policy that:

- forest ecosystems in the Trust Area should be protected, and
- the remaining stands relatively undisturbed Coastal Douglas fir, Coastal Western Hemlock, Garry Oak and Arbutus should be preserved.

Directive Policy

3.2.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems¹⁵ within their local planning areas from potentially adverse impacts of growth, development and land-use.

Recommendation

3.2.3 Trust Council encourages government agencies, non-government organizations, property owners and occupiers to protect forested areas through voluntary donation, acquisition, conservation covenants and careful management.

3.3 Freshwater and Wetland Ecosystems and Riparian Zones¹⁶

Commitment of Trust Council

3.3.1 Trust Council holds that:

- the freshwater wetlands, bodies of surface water, natural drainage patterns, water courses, fish-bearing streams, watershed and groundwater recharge areas of the Trust Area should be identified, protected and, where possible, restored or rehabilitated, and
- the natural wetlands of the Trust Area, including those in the Agricultural Land Reserve that have not been altered in the past for agriculture, should not be drained, filled or degraded.

Amend Mar 6/98 BL 48

Directive Policy

3.3.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.

¹⁵ Unfragmented Forest Ecosystem - areas of forested land that are large enough to contain and sustain the forests' characteristic species.

¹⁶ Riparian Zone - relating to the bank of a river, lake, stream or watercourse.

Recommendation

3.3.3 Trust Council encourages government agencies, non-government organizations, property owners and occupiers to protect freshwater bodies, watercourses, wetlands, riparian zones and aquatic wildlife habitats through voluntary donation, acquisition, conservation covenants and careful management.

3.4. Coastal and Marine Ecosystems

Commitments of Trust Council

3.4.1 It is the position of Trust Council that development should not be allowed within a line drawn 300 metres offshore or mid-channel (whichever is less) of any island or islet in the Trust Area owned entirely by the Crown or affected by Order in Council 467¹⁷.

Amend
Nov 4/96
BL 42

3.4.2 It is Trust Council's policy that marine areas be protected and coastal zone management principles be defined in consultation with agents of the government of British Columbia, the government of Canada, Crown corporations, municipalities, regional districts, non-government organizations, property owners and occupiers.

3.4.3 Trust Council holds that artificial reefs should not be developed in the Trust Area.

Interp. Memo
Mar 7/03

Interpretation Note: Small scale habitat enhancement structures known as 'reef balls', which are placed in marine areas with the approval of Fisheries and Oceans Canada, are not considered to be artificial reefs for the purposes of this policy.

Directive Policies

3.4.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.

3.4.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

Recommendations

3.4.6 Trust Council encourages the Provincial and Federal governments to develop existing and new programs such as "harvest refugia", which protect and enhance the populations of native marine species of the Trust Area.

3.4.7 Trust Council encourages the Provincial and Federal governments to research the impacts of the introduction of new marine species into the marine water of the Trust Area before such species are introduced.

3.4.8 Trust Council encourages the Federal and Provincial governments to develop and adopt legislation that regulates sewage discharge from shores and boats and addresses its detrimental impact on marine or coastal ecosystems.

¹⁷ Order in Council 467 - Provincially established legislation that reserves certain Crown lands, including lesser islands and islets in the Trust Area from disposition under the *Land Act*.

PART IV: STEWARDSHIP OF RESOURCES

GOAL: TO ENSURE THAT HUMAN ACTIVITY AND THE SCALE, RATE AND TYPE OF DEVELOPMENT IN THE TRUST AREA ARE COMPATIBLE WITH MAINTENANCE OF THE INTEGRITY OF TRUST AREA ECOSYSTEMS.

With responsible management, the natural resources of the Trust Area can be used long into the future. In the long term, it is less costly to use resources sustainably than to have to replace or rehabilitate them once they are depleted. Indiscriminate use or development of natural resources can threaten the island lifestyles and environments that are valued by the people who live in and visit the Trust Area.

POLICIES FOR STEWARDSHIP OF RESOURCES

4.1 Agricultural Land

Amend
Nov 4/96
BL 42

Commitments of Trust Council

- 4.1.1 Trust Council recognizes that agriculture is a traditional and valuable activity in the Trust Area.
- 4.1.2 Trust Council shall consult with the Ministry of Agriculture, Fisheries and Food and the British Columbia Land Reserve Commission to request that agriculture policies applied to the Trust Area are appropriate to the nature of agriculture within the Trust Area, including, but not limited to, the smaller island scale of agricultural activities.
- 4.1.3 It is Trust Council's policy to encourage agricultural management practices that are compatible with sustaining wildlife habitat.

Directive Policies

- 4.1.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
- 4.1.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
- 4.1.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
- 4.1.7 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
- 4.1.8 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the

Amend
Mar 6/98
BL 48

economic viability of farms without compromising the agriculture capability of agricultural land.

4.1.9 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.

Recommendations

4.1.10 Trust Council encourages the Ministry of Transportation to ensure that, where a road must sever agricultural land to provide access to lands beyond, the road is built to the minimum standard necessary to service that land.

4.1.11 Trust Council encourages the British Columbia Land Reserve Commission to approve applications from property owners for inclusion of their land with potential for agriculture in the Provincial Agricultural Land Reserve.

4.1.12 Trust Council encourages the Provincial government and the British Columbia Assessment Authority to:

- retain a separate farm class to provide significant property tax incentives;
- ensure that the threshold for farm income necessary for farm class status is appropriate to agriculture within the Trust Area; and
- acknowledge that the total land area subject to the farm class may include land left uncultivated.

Amend
Dec
4/98
BL 53

4.2 Forests

Commitments of Trust Council

4.2.1 Trust Council recognizes that forestry is a traditional land use in the Trust Area, and supports sustainable forestry as an appropriate form of land use.

4.2.2 It is the position of Trust Council that sustainable forestry depends on maintaining and, where necessary, restoring the ecological integrity of forests.

4.2.3 It is the position of Trust Council that to achieve sustainable forestry, forest owners should undertake planning to address the integrity of forest ecosystems, including monitoring and evaluation to modify forestry plans and activities as needed.

4.2.4 It is the position of Trust Council that forest cover is a representative characteristic of the Trust Islands and should be maintained.

4.2.5 It is the position of Trust Council that the aesthetic value of forest land should be protected.

Directive Policies

4.2.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.

4.2.7 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address:

- the retention of large land holdings and parcel sizes for sustainable forestry use, and

- the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.

4.2.8 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.

Recommendations

4.2.9 Trust Council encourages the Provincial government to adopt mechanisms that will ensure full and meaningful participation of communities in decisions concerning the use of forest land.

4.2.10 Trust Council encourages the Provincial government to implement education and extension programs to promote sustainable forestry and the protection of forest ecosystems.

4.2.11 Trust Council encourages the Provincial government to adopt Provincial statutes and guidelines that establish forestry practices to protect the ecological integrity on a scale of forest stands and landscapes by maintaining and, where necessary, restoring:

- the diversity of forest structure and composition;
- the physical, chemical, and biotic diversity of soils;
- natural aquatic and wetland ecosystems;
- the full range of natural habitats in the forest landscape, including old growth; and
- connectivity of forest habitats sufficient for the dispersal needs of native species.

4.2.12 Trust Council encourages the Provincial government to adopt Provincial statutes and guidelines that will reduce invasive non-native plant species in the forests.

4.2.13 Trust Council encourages the Provincial government to designate forest ecosystem reserves, where no extraction will take place, to promote the preservation of native biological diversity.

4.2.14 Trust Council encourages the Provincial government, prior to giving approval to cutting plans, to require that the applicant identify those elements of the forest needed to maintain sustainable forest land use.

4.2.15 Trust Council encourages the Provincial government to implement property tax incentives for the practice of sustainable forestry.

4.2.16 Trust Council encourages the Provincial Ministry of Forests, when developing specific forest tenures, to assign to Trust Council or Trust Fund Board the holding of areas not to be harvested.

4.3 Wildlife and Vegetation

Recommendations

- 4.3.1 Trust Council encourages Provincial and Federal government agencies to:
- regulate and monitor the harvesting of the fish, wildlife and vegetation of the Trust Area so as to protect populations and habitats, and
 - consult with local trust committees, island municipalities, the communities of the Trust Area and First Nations prior to decisions regarding regulation of hunting or harvesting of Area wildlife or vegetation.
- 4.3.2 Trust Council encourages Provincial and Federal government agencies to protect, for public use, areas supporting naturally occurring shellfish populations and other marine life and to establish public shellfish reserves in the Trust Area.

4.4 Freshwater Resources

Commitment of Trust Council

- 4.4.1 It is Trust Council's policy that islands in the Trust Area should be self-sufficient in regard to their supply of freshwater.

Directive Policies

- 4.4.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure:
- neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater,
 - water quality is maintained, and
 - existing, anticipated and seasonal demands for water are considered and allowed for.
- 4.4.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses¹⁸.

Recommendations

- 4.4.4 Trust Council encourages island property owners, residents and visitors to adopt conservation practices in their use of freshwater.
- 4.4.5 Trust Council encourages the Provincial government to implement property tax incentives for the retention of groundwater and watershed recharge areas and freshwater wetlands.
- 4.4.6 Trust Council encourages the Provincial government to adopt legislation that protects the sustainability and quality of the groundwater of the Trust Area.
- 4.4.7 Trust Council encourages government agencies, corporations, property owners and residents to use innovative technologies that promote efficient use of freshwater

¹⁸ Instream Uses - include water uses such as fish and habitat uses, aesthetic uses, recreational opportunities and the maintenance of water quality in lakes and streams and wetlands.

resources, including cisterns, alternative sewage disposal systems, reuse of water, the treatment and use of grey water, and the use of water saving devices.

4.5 Coastal Areas and Marine Shorelands¹⁹

Commitments of Trust Council

- 4.5.1 It is Trust Council's policy that aquaculture²⁰ is a valuable activity in the Trust Area if compatible with maintenance of ecosystems and community character.
- 4.5.2 Trust Council holds that finfish farms should not be located in the marine waters of the Trust Area.
- 4.5.3 It is the position of Trust Council that development, activity, buildings or structures should not result in a loss of significant marine or coastal habitat, or interfere with natural coastal processes.
- 4.5.4 It is the position of Trust Council that development, activity, buildings or structures should not restrict public access to, from or along the marine shoreline.
- 4.5.5 It is Trust Council's policy that development should be directed to sites away from:
- areas of environmental sensitivity, and
 - areas of naturally occurring stocks of clams or oysters.
- 4.5.6 It is Trust Council's policy that aquaculture should be directed to sites away from:
- areas of recreational significance,
 - areas where an aquaculture operation would conflict with established or designated upland land uses, and
 - areas where an aquaculture operation would conflict with established or designated anchorage or moorage.
- 4.5.7 It is the position of Trust Council that aquaculture related development, activity, buildings or structures should not result in site alteration²¹.

Directive Policies

- 4.5.8 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
- 4.5.9 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
- 4.5.10 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.

¹⁹ Marine Shorelands - lands immediately adjacent to the marine shorelands.

²⁰ Aquaculture - the growing and cultivation of aquatic plants or shellfish, for commercial purposes on or under the foreshore or in the sea.

²¹ Site Alteration - includes, but is not limited to substrate modification or the use of metal plates or pipes.

- 4.5.11 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.

4.6 Soils²² and Other Resources

Commitments of Trust Council

- 4.6.1 Trust Council holds that there should be no extraction of peat, metals, minerals, coal or petroleum resources in the Trust Area.
- 4.6.2 Trust Council holds that there should be no extraction of aggregate from the foreshore or the sea floor of the Trust Area.

Directive Policy

- 4.6.3 Local trust committees and island municipalities shall, in local bylaws relating to soil removal and deposit, address the protection of productive soils.

²² Soils - the entire layer of unconsolidated material above bedrock other than minerals as defined in the *Mineral Tenure Act* or the *Mining Placer Act*.

PART V: SUSTAINABLE COMMUNITIES²³

GOAL: TO SUSTAIN ISLAND CHARACTER AND HEALTHY COMMUNITIES

Communities within the Trust Area are predominantly rural in character and contrast markedly with surrounding urban areas. Each island community has developed somewhat independently of other communities. Residents of all island communities value the safe and supportive nature of their island and their quality of life. Most feel strongly that people of differing age groups and income levels should continue to have the opportunity to reside in island communities.

The health of a community is influenced by numerous factors such as economic security, education, social support systems, the cleanliness and safety of the environment, and the availability of such necessities as educational and social services, transportation, affordable food and housing. Public involvement in decisions that affect a community is also critical to the health of that community. Participation in the decision-making process influences whether an individual or group is able to realize aspirations, satisfy needs or cope with change.

POLICIES FOR SUSTAINABLE COMMUNITIES

5.1 Aesthetic Qualities

Commitments of Trust Council

- 5.1.1 Trust Council holds that the overall visual quality of the Trust Area and its scenic values should be protected from disturbance, particularly those areas that have distinctive features or are highly visible.
- 5.1.2 It is Trust Council's policy that the intensity of noise and lighting in and through the Trust Area should be compatible with community character.

Directive Policy

- 5.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.

Recommendation

- 5.1.4 Trust Council encourages property owners, residents and visitors to reduce the burning of wood and fossil fuels by adopting alternative or innovative technologies.

5.2 Growth and Development

Commitments of Trust Council

- 5.2.1 Trust Council holds that growth and development in the Trust Area should be compatible with preservation and protection of the environment, natural amenities, resources and community character.

Amend Mar 6/98 BL 48

- 5.2.2 Trust Council holds that tree cover on the islands is of great importance and should be preserved.

²³ Sustainable Communities - human communities that have achieved a balance between environmental, economic and social systems and which respect the carrying capacity of the supporting environment.

Directive Policies

- 5.2.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
- 5.2.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
- 5.2.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
- 5.2.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.

5.3 Transportation and Utilities

Commitments of Trust Council

- 5.3.1 Trust Council holds that local trust committees and island municipalities should be consulted and involved in the decision-making process regarding provision of utilities, transportation services or facilities that might affect land use in their local planning areas.
- 5.3.2 It is Trust Council's policy that no island in the Trust Area should be connected to Vancouver Island, the mainland or another island by a bridge or tunnel, notwithstanding the existing bridge between North and South Pender Islands.

Directive Policies

Amend
Nov 4/96
BL 42

- 5.3.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.

Amend
Nov 4/96
BL 42

- 5.3.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.

- 5.3.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.

- 5.3.7 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.

Recommendations

5.3.8 Trust Council encourages Provincial and Federal agencies to ensure safe shipment of materials hazardous to the environment.

5.3.9 Trust Council encourages the Ministry of Transportation and local communities to work together through a public consultation process to evaluate and modify road construction and road system proposals to encompass the environmental, economic and social values of the community.

Amend Nov 4/96 BL 42

5.4 Disposal of Waste**Commitments of Trust Council**

5.4.1 It is Trust Council's policy that the safe disposal in the Trust Area of waste originating in the Trust Area is acceptable.

5.4.2 It is Trust Council's policy that:

- neither hazardous nor industrial waste should be disposed of in the Trust Area,
- local recycling operations should be established, and
- local programs for chipping of wood waste and disposal of hazardous wastes should be established.

5.4.3 It is Trust Council's policy that there should be a reduction in the burning of solid waste in the Trust Area.

Directive Policy

5.4.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

Recommendation

5.4.5 Trust Council encourages government agencies, corporations, property owners and residents to use innovative technologies and safe alternatives for disposal of sewage effluent.

5.5 Recreation**Commitments of Trust Council**

5.5.1 It is Trust Council's policy that recreational activities in the Trust Area should be compatible with preservation and protection of the environment, natural amenities, resources and community character.

5.5.2 Trust Council holds that destination gaming facilities such as casinos and commercial bingo halls are not appropriate to and should not be located in the Trust Area.

Amend Mar 6/98 BL 48

Directive Policies

Amend
Mar 6/98
BL 48

5.5.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.

5.5.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address:

- the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and
- the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.

5.5.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address:

- the identification of sites providing safe public access to beaches,
- the identification and designation of areas of recreational significance, and
- the designation of locations for community and public boat launches, docks and anchorages.

5.5.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.

5.5.7 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.

5.6 Cultural and Natural Heritage²⁴

Commitment of Trust Council

5.6.1 Trust Council holds that the natural and human heritage of the Trust Area — that is the areas and property of natural, historic, cultural, aesthetic, educational or scientific heritage value²⁵ or character²⁶ — should be identified, preserved, protected and enhanced.

Directive Policies

5.6.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.

²⁴ Heritage - a place, feature or event of cultural, biological, archaeological, paleontological or geological significance.

²⁵ Heritage Value - historical, cultural, aesthetic, educational or scientific worth or usefulness of property or an area.

²⁶ Heritage Character - the overall effect produced by traits or features which give property or an area a distinctive quality or appearance.

- 5.6.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.

5.7 Economic Opportunities

Commitment of Trust Council

- 5.7.1 Trust Council holds that economic opportunities should be compatible with the conservation of resources and protection of community character.

Directive Policy

- 5.7.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.

5.8 Health and Well-being

Commitments of Trust Council

- 5.8.1 Trust Council holds that public participation should be part of the decision-making processes of all levels of government.
- 5.8.2 It is the position of Trust Council that local trust committees and island municipalities should, in establishing their official community plans and regulatory bylaws, provide opportunities for public input.
- 5.8.3 Trust Council holds that island communities within the Trust Area are themselves best able to determine the most effective local government structure to support their local autonomy and specific community needs within the object of the Islands Trust.
- 5.8.4 Trust Council holds that island municipalities shall, in all of their actions have regard for the Trust Policy Statement and the object of the Islands Trust.
- 5.8.5 It is the position of Trust Council that the development and maintenance of healthy communities in the Trust Area through the process described in the Provincial Ministry of Health's "Healthy Communities Program" should be encouraged.

Directive Policies

- 5.8.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

Recommendations

- 5.8.7 Trust Council encourages Provincial, Federal and local governments to provide information and databases to local trust committees and communities to assist them in land use planning.
- 5.8.8 Trust Council encourages government agencies, corporations, property owners, residents and visitors to use renewable sources of energy within the Trust Area.

Amend
Nov 4/96
BL 42

SCHEDULE I

DEFINITIONS

Address - direct attention to matters in a way that implements the policy of Trust Council.

Aquaculture - the growing and cultivation of aquatic plants or shellfish, for commercial purposes on or under the foreshore or in sea.

Conservation - 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.

Drift Sector - an integrated and independently operating beach system of erosion-transportation-accretion operating along the coastline.

Ecological - related to the interrelations among plants, animals (including humans) and their environment.

Ecosystem - complexes of living organisms interacting with the non-living environment that sustains them. All ecosystems have three fundamentals: composition, structure and function. The composition of ecosystems is defined as an inventory of the living components including humans. The structure of an ecosystem is the physical arrangement of its living and non-living components. Function refers to the exchanges and flows of energy, material or information within and among the living and non-living components of an ecosystem.

Habitat - the place or situation in which a human, animal or plant lives.

Heritage - a place, feature or event of historical, cultural, aesthetic, educational or scientific significance.

Heritage Character - the overall effect produced by traits or features which give property or an area a distinctive quality or appearance.

Heritage Property - property or areas that have historical, cultural, aesthetic, educational or scientific value or character.

Heritage Value – historical, cultural, aesthetic, educational or scientific worth or usefulness of property or an area.

Instream Uses - include water uses such as fish and habitat uses, aesthetic uses, recreational opportunities and maintenance of water quality in lakes and streams and wetlands.

Marine Shorelands - lands immediately adjacent to the marine shoreline.

Natural Areas - areas that have experienced minimal modification by the human species.

Order in Council 467 - Provincially established legislation that reserves certain Crown lands, including lesser islands and islets in the Trust Area, from disposition under the *Land Act*.

Preserve - to maintain in a given condition. Preservation often requires maintaining the processes that generate the desired condition.

Protect - 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.

Renewable Resources - resources that are capable of being replaced by natural ecological cycles within reasonable human time frames.

Riparian Zone - relating to the bank of a river, lake, stream or watercourse.

Site Alteration - includes, but is not limited to substrate modification or the use of metal plates or pipes.

Soil - the entire layer of unconsolidated material above bedrock other than minerals as defined in the *Mineral Tenure Act* or the *Mining Placer Act*.

Stewardship - voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities of the 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.

Sustainable Communities - human communities that have achieved a balance between environmental, economic and social systems and that respect the carrying capacity of the supporting environment.

Sustainable Use - use of renewable resources which is within the capacity of those resources for renewal and which conserves the ecological processes that support the use.

Trust Area Species - species native to the Trust Area, dependent on the Trust Area for all or part of their life cycle, or using the Trust Area seasonally or for migratory purposes.

Unfragmented Forest Ecosystems - areas of forested land that are large enough to contain and sustain the forests' characteristic species.

Wetland - land that has the water table at, near, or above the land's surface or which is saturated for a long enough period to promote aquatic processes.



Islands Trust

Islands Trust Policy Statement

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 on 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 acknowledges that a healthy environment is essential for Indigenous Peoples to be able to exercise their inherent and treaty rights. Islands Trust Council is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

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

BOKÉĆEN (Pauquachin) First Nation

Da'naxda'xw/Awaetlala First Nation

K'ómoks (Comox) First Nation

Lhaq'temish (Lummi) Nation

MÁLEXEŁ (Malahat) First Nation

Mamalilikulla First Nation

Qualicum First Nation

Quw'utsun Nation (comprised of **Cowichan Tribes**, **Xeláltxw** (Halalt) First Nation, **Lyackson** First Nation, **Spune'luxutth'** (Penelakut Tribe) and **Stz'uminus** (Chemainus) First Nation)

scəwáθən (Tsawwassen) First Nation

səlilwətał (Tsleil-Waututh) First Nation

SEMYOME (Semiahmoo) First Nation

shíshálh (Sechelt) Nation

Skwxwú7mesh (Squamish) First Nation

Snaw-naw-as (Nanoose) First Nation

Snuneymuxw (Nanaimo) First Nation

Songhees First Nation

STÁUTW (Tsawout) First Nation

᠎aʔəmen (Tla'amin) First Nation

Tlowitsis Nation

Ts'uubaa-asatx (Lake Cowichan) First Nation

Wei Wai Kum (Campbell River) First Nation

We Wai Kai (Cape Mudge) First Nation

WJOLELP (Tsartlip) First Nation

WSIKEM (Tseycum) First Nation

Xwémalhkwa (Homalco) First Nation

Xwsepsum (Esquimalt) First Nation

xʷməθkʷəy̓əm (Musqueam) First Nation

Contents

4 Part 1: The *Islands Trust Act*

4 1.1 – The Islands Trust Object

5 1.2 – Map of the Islands Trust Area

6 1.3 – Indigenous Inherent Rights Acknowledgment

6 1.4 – Purpose and Structure of the Policy Statement

8 Part 2: Guiding Principles

8 2.1 – General Guiding Principles

9 2.2 – Reconciliation Principles

9 2.3 – Cooperation Principles

11 Part 3: Goals and Policies

11 Goal 1: Advance Reconciliation

12 Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species

14 Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems

15 Goal 4: Foster Sustainable, Inclusive, and Resilient Communities

19 Goal 5: Foster Sustainable Stewardship of Lands and Waters

23 Part 4: Implementation

23 4.1 – Policy Statement Implementation

26 4.2 – Policy Statement Amendments

28 Glossary of Terms

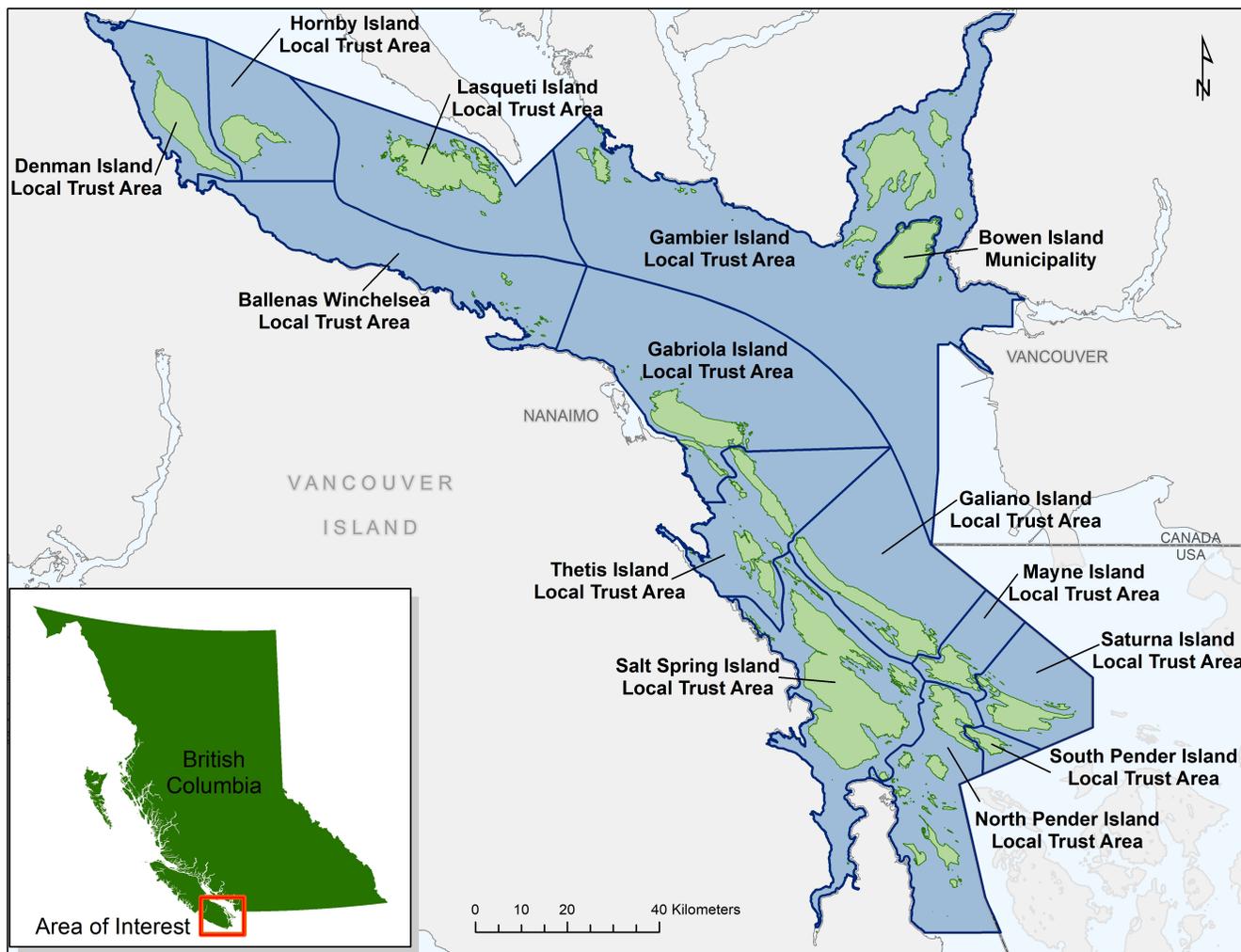
Part 1: The *Islands Trust Act*

In 1974, the Government of British Columbia established the *Islands Trust Act* to preserve and protect the Islands Trust Area and its unique amenities and environment against unrestrained growth and development. Islands Trust is a federated body responsible for the Trust Area, comprised of 13 major islands and more than 450 smaller islands and the surrounding waters in the Strait of Georgia and Howe Sound. Islands Trust regulates local land use, works with other levels of government, and, through the Islands Trust Conservancy, protects places of natural or cultural significance. This unique governmental mandate is 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



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. Islands Trust Council is committed to advancing reconciliation with Indigenous Governing Bodies through ongoing discussion and recognition of these rights.

Given the *Declaration on the Rights of Indigenous Peoples Act* and the evolving legislative landscape in British Columbia, the Policy Statement 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

Section 15 of the *Islands Trust Act* states that Trust Council must adopt, by bylaw, a Trust Policy Statement that applies to the Islands Trust Area as a whole. The *Islands Trust 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.

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 required to be submitted to Executive Committee or Trust Council under the *Act* 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 Governing 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:

Guiding Principles

(Part 2 of the Policy Statement) 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 Council, Islands Trust Executive Committee, local trust committees and island municipalities.

Directive Policies

(Part 3 of the Policy Statement) are integral to carrying out the Islands Trust Object. They are policies with which official community plans and regulatory bylaws of a local trust committee or island municipality should be consistent to avoid rejection or objection when presented by the local trust committee or island municipality for consideration or approval by Executive Committee or Trust Council. They are also policies that should be directly addressed, where possible, in all official community plans and bylaws of a local trust committee or island municipality.

Advisory Policies

(also in Part 3 of the Policy Statement) are policies expressing select objectives of Trust Council, that local trust committees and island municipalities are advised to consider 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.

Part 2: Guiding Principles

2.1 – General Guiding Principles

In its efforts to carry out the Islands Trust Object, Islands Trust Council commits to the following set of shared principles to guide daily planning and decision making by Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities:

Trust Council's Guiding Principles	
2.1.1	<p>Acknowledge and Respect Indigenous Rights</p> <p>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.</p>
2.1.2	<p>Prioritize Environmental and Indigenous Cultural Heritage Protection</p> <p>To place priority on preserving, protecting and restoring the environment, and preserving, protecting, and supporting restoration of Indigenous cultural heritage in all decision making.</p>
2.1.3	<p>Limit the Rate and Scale of Development</p> <p>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.</p>
2.1.4	<p>Foster Sustainable, Inclusive, and Resilient Communities</p> <p>To support planning and land use management decisions that foster sustainable, inclusive, and resilient communities, acknowledging the interdependencies between healthy communities and healthy ecosystems.</p>
2.1.5	<p>Take Guidance from the Precautionary Principle</p> <p>To be guided by the precautionary principle in all decision making to safeguard the environment and cultural heritage where there is uncertainty over the potential for serious or irreversible damage from development.</p>
2.1.6	<p>Account for Cumulative Effects</p> <p>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 species and their habitats.</p>
2.1.7	<p>Foster Informed and Balanced Decision Making</p> <p>To be informed by a broad range of sources in its decision-making processes, including Indigenous Knowledge, institutional knowledge, local community knowledge, and science.</p>

2.2 – Reconciliation Principles

Islands 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 process and is a commitment to be informed by these reconciliation principles to the extent that they engage the object of the trust.

Trust Council's Reconciliation Principles	
2.2.1	<p>Guidance from <u>Truth and Reconciliation Commission</u> Be informed by the 10 principles established by the Truth and Reconciliation Commission of Canada (TRC).</p>
2.2.2	<p>Guidance from <u>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).</p>
2.2.3	<p>Guidance from <u>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.</p>
2.2.4	<p>Guidance from <u>Indigenous Governing Bodies</u> Be informed by guidance from Indigenous Governing Bodies and Indigenous Knowledge Holders.</p>

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	
2.3.1	<p>Collaborate with the Islands Trust Conservancy Board</p> <p>To collaborate closely with, and be informed by, the Islands Trust Conservancy Board, particularly in the areas of science-based conservation planning, ecosystem mapping, identification of core conservation areas and protected area networks, and protection of species and ecosystems at risk.</p>
2.3.2	<p>Collaborate with Island Municipalities</p> <p>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.</p>
2.3.3	<p>Work Towards Collaborative Governance with Indigenous Governing Bodies</p> <p>Develop strong relationships with Indigenous Governing Bodies and work toward building foundations for collaborative governance with Indigenous Governing Bodies, including through the development of shared decision-making agreements under the <i>Declaration on the Rights of Indigenous Peoples Act</i>.</p>
2.3.4	<p>Work Towards Strategic Inter-Agency Coordination</p> <p>To work towards establishing effective inter-agency coordination mechanisms with different levels of government, academic institutions and organizations who have important roles to play in supporting the Islands Trust Object.</p>
2.3.5	<p>Work Towards Accessible and Inclusive Public Communications and Engagement</p> <p>To work towards accessible and inclusive public communications and engagement strategies that engage a wide range of residents, communities, local organizations, and British Columbians.</p>
2.3.6	<p>Provide Public Education Opportunities</p> <p>To provide education opportunities to 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 Knowledge Holders and Indigenous Governing Bodies.</p>

Part 3: Goals and Policies

Goal 1: Advance Reconciliation

Islands Trust Council is committed to reconciliation and to long-term relationship building with Indigenous Governing Bodies and Indigenous Peoples across the region. The policies in this section aim to acknowledge the history, legacy and continuing relationships of Indigenous Peoples to 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 all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.1.1 Engage 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 Engage with Indigenous Governing Bodies

Engage with Indigenous Governing Bodies on discretionary planning and land use management decisions.

3.1.3 Land Back

Through engagement with Indigenous Governing Bodies, support opportunities to direct land to Indigenous Governing Bodies, including, but not limited to, as amenity contributions in applications seeking additional development potential.

3.1.4 Information Sharing

Support and develop methods for regular and timely sharing of information with Indigenous Governing Bodies.

3.1.5 Respect Indigenous Protocols for Information and Data Provided

Respect Indigenous Governing Bodies' and Indigenous Knowledge Holders' protocols about how their data and information should be collected, protected, used and shared.

Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species

Islands 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, including places that are the resting places of ancestors, which are 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 all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

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

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

Local trust committees and island municipalities should...

3.2.4	<p>Indigenous Cultural Heritage Sites</p> <p>Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous cultural heritage sites including, but not limited to, village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, and pictographs, and registered, unregistered, or newly discovered archaeological sites.</p>
3.2.5	<p>Indigenous Harvesting Areas</p> <p>Through engagement with Indigenous Governing Bodies, identify and prioritize protection of 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>
3.2.6	<p>Indigenous Harvesting and Hunting Area Access</p> <p>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.</p>
3.2.7	<p>Other Culturally Significant Areas for Indigenous Peoples</p> <p>Through engagement with Indigenous Governing Bodies, identify and prioritize protection of areas of importance for Indigenous cultural and spiritual practices.</p>
3.2.8	<p>Culturally Significant Species and Medicinal Plants</p> <p>Through engagement with Indigenous Governing Bodies, identify, prioritize protection, and support restoration of culturally significant species and medicinal plants and ochre.</p>
3.2.9	<p>Cultural Monitors</p> <p>Through engagement with Indigenous Governing Bodies, support opportunities for cultural monitors to be present for ground-disturbing activities.</p>

Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems

Islands 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 and promote resilience to climate change.

Directive Policies – Ecosystem Integrity	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.3.1	Protected Area Networks Identify, establish, and 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 forests, with a particular focus on the maintenance and restoration of their ecological integrity.
3.3.4	Coastal Oak and Prairie Ecosystems Identify and prioritize the preservation and protection of coastal oak and prairie ecosystems, with a particular focus on the maintenance, restoration and management of their ecological integrity.
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 islets and small islands.
3.3.9	Light Pollution Minimize light pollution through the application of dark sky principles.

Advisory Policies – Ecosystem Integrity

Local trust committees and island municipalities should...

3.3.10	<p>Indigenous Ecosystem Management Through engagement with Indigenous Governing Bodies, support opportunities for Indigenous-led ecosystem management.</p>
3.3.11	<p>Indigenous Protected and Conserved Areas Support Indigenous Governing Bodies in the establishment of Indigenous Protected and Conserved Areas.</p>

Goal 4: Foster Sustainable, Inclusive, and Resilient Communities

Islands 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, rural, and resilient island communities.

Directive Policies – Managing Growth and Development

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.1	Sustainable Development Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land.
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, minimize fragmentation of forest lands, and avoid adverse impacts to Indigenous cultural heritage, harvesting and hunting areas.
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, and local Indigenous communities', current and projected long-term needs for educational, institutional, community, health, cultural, recreational facilities and services, and outdoor recreation are considered and planned for.
3.4.5	Climate Change Mitigation and Adaptation Implement 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	Hazardous Areas Identify areas at elevated risk of natural and climate change-related hazards and restrict development within these areas including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wildfire.
3.4.7	Economic Activities Support sustainable economic activities that are compatible with the preservation and protection of the Trust Area and its unique amenities, environment, community well-being, and that consider transportation and infrastructure capacity.
3.4.8	Community Heritage Sites Identify, preserve, protect, and support the restoration of community heritage sites.

Advisory Policies – Managing Growth and Development

Local trust committees and island municipalities should...

3.4.9	<p>Existing Development Potential Identify land where current zoning or other land use regulations allow development that could be inconsistent with the object of the trust, and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.</p>
3.4.10	<p>Economic Development Opportunities for Indigenous Communities Through engagement with Indigenous Governing Bodies, support economic development opportunities for Indigenous communities.</p>

Directive Policies – Housing

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.11	<p>Suitable Locations for Additional Housing Identify suitable locations that could support increased density for the development of safe, secure, diverse, and attainable housing.</p>
3.4.12	<p>Housing Diversity Support a range of housing types and tenures to help meet the identified housing needs of the island community and local Indigenous communities.</p>
3.4.13	<p>Clustered Small Dwelling Units Support alternatives to conventional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas.</p>
3.4.14	<p>Floor Area and Lot Coverage Limits Set floor area and lot coverage limits for residential development to minimize negative environmental impacts, including on land used for agricultural purposes.</p>
3.4.15	<p>Affordable and Special Needs Housing Prioritize the processing of rezoning applications from non-profit housing providers and public agencies, and the processing of housing agreement bylaws for affordable and special needs housing.</p>
3.4.16	<p>Short-Term Rentals Identify and assess the impacts of short-term rental of dwellings on the availability of safe, secure and affordable housing and, where necessary, regulate and limit the number of short-term rentals accordingly.</p>

Advisory Policies – Housing

Local trust committees and island municipalities should...

3.4.17	<p>Housing for Indigenous People Through engagement with Indigenous Governing Bodies, support housing opportunities for Indigenous people in the Islands Trust Area.</p>
3.4.18	<p>Multi-Unit Residential Implement land use regulations for affordable and special needs housing and other multi-unit residential development that permit a range of potential site configurations, and control form and character through development permit areas.</p>
3.4.19	<p>Natural Building Materials and Techniques Encourage construction of buildings and structures using local natural building materials and techniques, and minimize barriers to their use.</p>

Directive Policies – Transportation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.20	<p>Public and Active Transportation Networks Identify and establish appropriately-situated, safe, comfortable, and equitable transportation networks that reduce dependency on private automobile use, encourage zero emission modes of transportation, and support increased use of trail systems, public transportation, and active transportation.</p>
3.4.21	<p>Rural Roadways Identify and protect rural roadways, including scenic and/or heritage roads.</p>

Advisory Policies – Transportation

Local trust committees and island municipalities should...

3.4.22	<p>Road Systems Ensure that road location, design, construction, and road systems are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.4.23	<p>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.</p>

Directive Policies – Waste, Emissions and Pollutants

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.24	<p>Pollutants to Air, Land and Water Regulate land use and development to reduce detrimental pollutants to air, land and water.</p>
3.4.25	<p>Disposal of Waste Where required, identify appropriate locations for waste transfer stations for the removal of waste from the Islands Trust Area.</p>
3.4.26	<p>Wastewater Disposal Systems Establish requirements for the location and siting of new wastewater disposal systems to mitigate adverse impacts on the Trust Area and its unique amenities and environment, with a focus on Indigenous Peoples' cultural heritage sites and marine harvesting areas.</p>

Directive Policies – Recreation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.27	<p>Preservation of Natural Heritage Identify, preserve, protect, and support the restoration of natural heritage sites.</p>
3.4.28	<p>Location and Types of Recreational Facilities Identify appropriate locations for, types of, and access to, facilities for low-impact and active recreational activities, and discourage activities that may adversely impact the preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.4.29	<p>Access to Community Marinas, Boat Launches, and Docks Identify and support safe public access and routes to community marinas, boat launches, and docks.</p>
3.4.30	<p>Access to Anchorages Identify appropriate and safe small-craft anchorage public-access locations.</p>
3.4.31	<p>Trail Systems Identify appropriate locations for, types of, 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.</p>
3.4.32	<p>Public Shoreline Access Identify new, protect existing, and support the acquisition and protection of, safe public access to marine shorelines and along marine shorelines that are appropriate for low-impact, public recreational use and do not adversely impact the Trust Area and its unique amenities and environment, including Indigenous Peoples' identified cultural heritage sites and marine harvesting areas.</p>
3.4.33	<p>Public Access to Public/Crown Land Identify and support the acquisition and protection of public access and routes to publicly-owned lands.</p>
3.4.34	<p>Destination Gaming Facilities Prohibit destination gaming facilities such as casinos and commercial bingo halls.</p>

Goal 5: Foster Sustainable Stewardship of Lands and Waters

Islands 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 all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

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

Advisory Policies – Freshwater

Local trust committees and island municipalities should...

3.5.5	Freshwater Quality Ensure that freshwater quality is maintained or remediated.
3.5.6	Freshwater Uses Strive to ensure that water quality in lakes, streams and wetlands is maintained, and that freshwater use is not to the detriment of other uses of the waterway such as fish and amphibian habitat uses, Indigenous cultural and spiritual uses, and aesthetic and recreational uses.
3.5.7	Freshwater Storage Encourage freshwater storage in groundwater regions where the quality or quantity of groundwater is likely to be inadequate or unsustainable.

Directive Policies – Forest Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

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

Directive Policies – Agricultural Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

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

Advisory Policies – Agricultural Lands

Local trust committees and island municipalities should...

3.5.15	<p>Sustainable Agriculture Preserve, protect, and encourage sustainable farming and the sustainability of farming.</p>
3.5.16	<p>Food Security and Food Sovereignty Support initiatives that advance food security and Indigenous food sovereignty.</p>

Directive Policies – Soil and Fill

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.17	<p>Soil Removal and Deposit Foster the preservation, protection, and restoration of soils in the Islands Trust Area.</p>
3.5.18	<p>Soil and Fill from Middens and Foreshore Areas of Cultural Significance Prohibit alteration, removal or excavation of soil or fill from all identified archaeological sites, including middens or foreshore areas identified as culturally significant areas.</p>

Directive Policies – Marine Shorelands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.19	<p>Aquaculture Tenures</p> <p>Direct commercial aquaculture tenures to appropriate locations that will not adversely impact areas identified as culturally significant by Indigenous Governing Bodies, that provide critical habitat for species at risk, are of recreational significance or established or designated upland land uses, anchorages or moorages.</p>
3.5.20	<p>Setbacks from the Sea</p> <p>Incorporate 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.</p>
3.5.21	<p>Soft Shoreline Protections</p> <p>Prioritize and foster soft shoreline approaches, 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.</p>
3.5.22	<p>Vessel Moorage</p> <p>Prohibit the moorage of vessels in sensitive marine areas, including, but not limited to, eelgrass meadows, kelp forests, forage fish spawning areas, estuaries and mud flats.</p>
3.5.23	<p>Marinas</p> <p>Identify requirements for the location, size, and nature of marinas that are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.5.24	<p>Sharing of Coastal Facilities</p> <p>Identify opportunities for the sharing of coastal facilities such as docks, wharves, floats, jetties, boat houses, board walks, and causeways.</p>
3.5.25	<p>Marine Docks</p> <p>Consider the cumulative effects of docks, and limit or prohibit new docks in areas identified as culturally significant by Indigenous Governing Bodies, in areas that provide critical habitat for species at risk, and in areas of recreational significance.</p>
3.5.26	<p>Marine Structures</p> <p>Limit or prohibit the construction or installation of breakwaters, groynes, rock weirs and jetties in marine areas that are not zoned for group wharfage, marine commercial or industrial use, or ferry terminals.</p>

Part 4: Implementation

4.1 – Policy Statement Implementation

Organizational Policy Alignment

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

Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities are expected to take general policy direction from the Policy Statement to ensure that decisions and activities of the organization are for the purpose of carrying out the Islands Trust Object. The Policy Statement should form the basis of Islands Trust Council's strategic planning process. To ensure consistency between the Policy Statement and the activities of Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities, 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 mechanism for implementing the Policy Statement in local planning and land use management decisions is the bylaw referral process under the *Islands Trust Act* and any referral process under the letters patent of an island municipality.

Executive Committee Approval: Under Section 15(4) of the *Islands Trust Act*, bylaws submitted to the Islands Trust 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 Islands Trust Executive Committee for approval before adoption. If Islands Trust Executive Committee returns a bylaw with requested changes or refuses to approve a bylaw, the local trust committee may refer the bylaw to Islands Trust Council for approval. A bylaw has no effect until it is approved by Islands Trust Executive Committee or Islands 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 Islands Trust Executive Committee for approval before adoption. If Islands Trust Executive Committee returns an official community plan bylaw with requested changes or refuses to approve an official community plan bylaw, the municipality may refer it to Islands Trust Council for approval. If Islands Trust Council returns or refuses to approve a bylaw, the municipality may submit it to the Minister for approval. These bylaws have no effect until they are approved by Islands Trust Executive Committee, Islands Trust Council, or the Minister responsible for Islands Trust. Although not required under the *Islands Trust Act*, the letters patent for Bowen Island also require referral of bylaws other than official community plan bylaws.

Implementing Reconciliation

The main mechanism by which Islands Trust Council's commitment to Reconciliation will be implemented through the Policy Statement is the requirement for local trust committees and island municipalities to engage Indigenous Governing Bodies on official community plan and land use bylaw amendments set out in Directive Policy 3.1.1.

Additionally, the Policy Statement advises local trust committees and island municipalities to engage with Indigenous Governing Bodies on discretionary planning and land use management decisions, and on topics that need engagement with Indigenous Governing Bodies in order to be effectively addressed.

Policy Statement Implementation Plan

Prior to, or following the adoption of, a new Policy Statement, or amendments to it, Islands 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 Islands Trust Council Strategic Plan
- The Islands 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 Islands Trust Executive Committee and Islands 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 Islands Trust Council can monitor and evaluate implementation of the Policy Statement
- Annual monitoring and reporting activities
- Changes to existing Islands Trust Council policies, or new policies, to implement the Policy Statement
- Changes to existing Islands 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

4.2 – Policy Statement Amendments

Policy Statement Amendment Projects

At the beginning of each term, in conjunction with its strategic planning process, Islands Trust Council can identify any Policy Statement amendment tasks to be undertaken that term. Newly elected Islands 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 cannot be addressed in a particular term could be noted on a “Policy Statement Amendment Topic Review Inventory” for consideration by Islands Trust Council at a later date. Once an amendment project is initiated, Islands 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, Islands 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, Islands 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 that 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.

Glossary of Terms

Active Recreation

Active recreation means recreation that is of a formal nature, often performed with specific people or teams, requires specialized equipment or prescribed places, sites or fields, but excludes recreation that primarily involves the use of a power-driven conveyance.

Archaeological Sites

Archaeological sites consist of the physical remains of past human activity.

All archaeological sites in British Columbia are protected under the [Heritage Conservation Act](#). 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)

Biodiversity

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:

- composition (describes the parts of each biodiversity component in that area – e.g. habitat types, species present, genetic diversity within species);
- structure (refers to the physical characteristics supporting that composition – e.g. size of habitats, forest canopy structure, etc.);
- function (means the ecological and evolutionary processes affecting life within that structure – e.g. pollination, natural disturbances, predator-prey relationships). (Source: Biodiversity BC)

Colonialism

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 to 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)

Community Heritage Site

A community heritage site is real property that is considered to be heritage property. (Source: Local Government Act)

Conservation	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 heritage value or character.
Critical Habitat	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>)
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).</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	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)
Ecosystem Integrity	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)
Equity / Equitable	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)

First Nations

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 *Indian Act*, 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)

Groundwater Recharge Areas

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.

Groundwater recharge areas can be *diffuse* where widespread precipitation on the landscape infiltrates into groundwater sources or *localized* 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 *Critical Aquifer Recharge Areas*.

Groundwater Region

A groundwater region is a defined geographic area characterized by shared groundwater recharge, flow patterns, usage, and hydrogeological features, and that has clusters of wells that draw from common recharge zones. Analogous to surface-water watersheds – which are delineated based on drainage to a common outlet – groundwater regions are mapped to support the sustainable assessment, protection, and management of subsurface freshwater resources. Unlike surface watersheds, groundwater regions may span multiple watershed boundaries due to the complex movement of groundwater. These regions serve as practical planning units to guide evidence-based decisions regarding land use, water allocation, and ecosystem protection.

Heritage Site

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. (Source: BC Heritage Conservation Act)

Housing Diversity

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.

Inclusive / Inclusion

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)

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 *Constitution Act, 1982*.

Indigenous Knowledge / Knowledge Holders

There is no single definition of Indigenous Knowledge. For the purposes of this document, "Indigenous Knowledge" 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

Indigenous Peoples has the same meaning as aboriginal peoples in section 35 of the *Constitution Act, 1982*. 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) *A'lhut tu tet Sul'hweentst Respecting the Ancestors*)

Note: A midden may be an archaeological indicator of village and burial sites, and may contain ancestral remains.

Natural Heritage Sites

Natural heritage sites are natural areas that:

- Furnish outstanding examples of Earth's record of life or its geologic processes;
- Provide excellent examples of ongoing ecological and biological evolutionary processes;
- Contain natural phenomena that are rare, unique, superlative, or of outstanding beauty; or
- Furnish habitats for rare or endangered animals or plants or are sites of exceptional biodiversity.

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: *The Precautionary Principle in Environmental Science*, 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)
Restrict	To confine, bound or limit, not necessarily prohibit.
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> <ul style="list-style-type: none"> • Cliff: Steep slopes, often with exposed bedrock. Very little soil accumulation, and only exceptionally hardy trees and plants. Cliffs are important vegetation refugia because they are often inaccessible to deer browsing or livestock grazing and can be important nesting habitat for birds. • Freshwater: all freshwater networks including but not limited to streams, lakes, wetlands, groundwater sources, springs, and precipitation. • Herbaceous: Shallow soils characteristic of herbaceous ecosystems support low-growing vegetation, such as grasses, forbs (low, broad-leaved plants), wildflowers, mosses and lichens. Few trees and shrubs survive on these sites due to the fast-drying and often shallow nature of the exposed soils. • Old and Mature Forest: Dry to moist forests dominated by conifer or deciduous tree species with a canopy cover of over 30%. Old forests have a stand age of over 250 years.; Mature forests have a stand age of 80–250 years. • Riparian: Located adjacent to lakes, streams and rivers and characterized by plant communities and soils dependent on increased moisture. Influenced by erosion, sedimentation, flooding and seepage. • Wetland: Feature moisture-dependent plants that thrive in an environment where water remains at or above the surface of the soil during most of the year. A wetland can be bog, fen, marsh, swamp, shallow water, wet meadow or a mixture of these types. • Woodland: Dry and open forests dominated by a mix of broadleaf and coniferous tree species with canopy coverage of 10–30%. Generally restricted to south-facing slopes and ridges with shallow soils and bedrock outcroppings. (Source: BC Sensitive Ecosystems Inventory, as adapted in Islands Trust Conservancy Regional Conservation Plan 2018–2027)

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. For Indigenous Peoples, stewardship may be mandatory under Indigenous law.
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)
Watershed	A watershed is a topographically-defined area where all precipitation – rainfall and snowmelt – flows downslope via surface or subsurface pathways to a common receiving water body such as a stream, wetland, lake, or the ocean. Due to the islands' high shoreline-to-area ratio, many watersheds in the Islands Trust Area are non-basin watersheds the ephemeral flows and no defined channels or permanent receiving water bodies.