

Islands Trust Housing Strategic Action Plan (September 2025): our notes

Source: Islands Trust, "Housing Strategic Action Plan, September 2025", endorsed by Trust Council on September 16, 2025 (TC-2025-079). Downloaded on September 17, 2026 from <https://islandstrust.bc.ca/document/trust-council-housing-strategic-action-plan/>. Reproduced in full and unchanged, for criticism and review (Copyright Act, s. 29.1). This is not an Islands Trust publication. The Islands Trust has not reviewed or approved these notes.

We checked each statement and each of the 31 actions against the Trust's own minutes, staff reports, budgets and meeting recordings, as of September 17, 2026.

What we found

- We could confirm 7 of 31 actions as done (2 of them late). The counts by status are on the right.
- The staff report that went to Trust Council with this plan (dated August 14, 2025) lists actions 11, 12, 15, 16, 19, 20, 21 and 23 as "Deferred": "no staff resources are currently available, nor funding, or ... otherwise not feasible in the short-term". The staff report is public, but the action table in the published plan does not show these deferrals. Trust Council endorsed the plan "as included in" that report (TC-2025-079).
- The same day, Trust Council defeated a motion asking staff for an updated briefing on this plan and the housing toolkit for the island committees and the community (TC-2025-091). The minutes do not record why. Council then passed a motion to bring parts of the August 14, 2025 staff report into its next strategic planning session (TC-2025-092).
- Pages 1 to 4 match the January 2024 copy attached to the staff report (pp. 157-160). Only the date on those pages changed.
- The plan describes the housing needs report rules only in part (see the last page).
- Footnote 4 says Q4 is March to May. The Trust's fiscal year ends March 31, so Q4 is January to March, as the Trust's own 2024 updates say.

We are sending this to the Islands Trust with our questions and will publish any corrections it sends. Where we say we found no record, we mean we searched the Trust's posted minutes, agendas and document library up to September 17, 2026; some recent minutes are not posted yet. This is our reading of the public record and the law, not legal advice.

Best read on screen or printed on 11 x 17 paper. On letter paper, choose "Fit to page".

The 31 actions, by status

DONE	5	Done, on time or early.
DONE LATE	2	Done, but after the plan's target date.
PARTLY DONE	8	Some of the action was done.
NOT DONE	4	We found no sign it was done, and the target date has passed.
NOT YET DUE	1	Not done, but the target date has not arrived.
DEFERRED	8	The staff report that went to Trust Council with this plan lists it as deferred.
NO RECORD	3	The plan says "Completed" or "Ongoing", but we could not find the record to show it.

Labels on pages 1 to 4

CONFIRMED	The plan's statement checks out.
CORRECTION	The plan's statement is not right.
MORE CONTEXT	Right as far as it goes, but it leaves something out.
NOT FOUND	We could not find what the plan refers to.



Islands Trust Housing Strategic Action Plan

Context

The Islands Trust Area is located within Coast Salish Territory, in the treaty lands and territories of 27 First Nations. The Islands Trust is committed to working towards building strong relationships and foundations for collaborative governance with Indigenous governing bodies.

The Islands Trust has a mandate to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia. The Islands Trust preserves and protects the islands in the context of many complex challenges including: climate change, lack of affordable housing, freshwater limitations, many species at risk, development and tourism pressures.

The Islands Trust Policy Statement¹ identifies goals and policies that guide the work of the Islands Trust. Specifically, it guides the development of official community plans (OCPs) and regulatory bylaws by local trust committees (LTCs) and island municipalities and provides specific directives to all LTCs and island municipalities in support of affordable housing policy goals.

Availability of affordable, appropriate, and adequate housing for all individuals and families is an important part of healthy communities in the Trust Area. Many communities in the Trust Area are experiencing a shortage of safe, secure, and affordable housing. More and more often, island workers are needing to commute from off-island locations, seniors are finding it challenging to age in place, and many people do not have secure housing. The Islands Trust Council has declared that a housing equity and workforce shortage crisis exists on many of the islands within the Islands Trust Area. Strengthening housing affordability is an Islands Trust Council priority.

While Islands Trust and local trust committees cannot tackle these issues alone, local trust committees can regulate use and density, ensuring new housing is located in appropriate locations, can regulate short-term rentals, and can coordinate with other levels of government to foster safe, secure, and affordable housing. Meeting the diverse housing needs of Trust Area communities requires an integrated and collaborative approach with communities, First Nations, federal, provincial, and regional governments, and non-governmental organizations.

In the spring of 2019, the Province introduced legislation requiring local governments, including LTCs, to prepare housing needs reports to better understand current and future housing needs in their communities. Local governments and LTCs must consider their most recent housing needs report when developing or amending an OCP. More recently, the Province has begun introducing new housing legislation to address short-term rentals and deliver more small-scale multi-unit housing for people,

¹ Note the Policy Statement Amendment project is underway to adapt the Policy Statement to current and future challenges and opportunities, and to reflect its commitments related to reconciliation, climate change, and affordable housing.

Our notes on plan page 1

1. CORRECTION

The Policy Statement has one housing directive (5.8.6), and it does not mention affordability. The word "affordable" appears once in the whole Policy Statement, in the lead-in to a goal.

2. CONFIRMED

Trust Council declared this on December 2, 2021 (TC-2021-127).

3. MORE CONTEXT

On September 16, 2025 Council put "Implement the Housing Strategic Action Plan" in place of a housing-funding advocacy item in its 2025-28 Strategic Plan, to fix what staff called "an error of omission" (TC-2025-080).

4. CORRECTION

The law was passed in May 2018. Its reporting rules took effect in April 2019.

5. MORE CONTEXT

The duty covers a new plan and some kinds of plan changes, and it applies to a report the committee has received (Local Government Act s. 473.1(2)).

6. MORE CONTEXT

The plan does not say that the new small-scale multi-unit zoning duty does not apply to island committees (Islands Trust Act s. 29(1)(b)(i)).

1

2
3

4

5

6



including townhomes, triplexes and laneway homes, and fix outdated zoning rules to help build more homes faster. Housing needs reports will now be required to consider 5 and 20 year housing needs.

This action plan supports the Trust Council Strategic Plan. The Trust Council Strategic Plan represents the priorities of Trust Council and the Islands Trust and provides a framework to guide decision-making and allocate resources.

Objectives of the Housing Strategic Action Plan

Through a review of information and consultation the following have been identified as key objectives for the Housing Strategic Action Plan. These objectives are intended to guide Housing Strategic Action Plan actions by providing a focus for how the Islands Trust will achieve its housing goals as described in the Policy Statement²:

Goal: *To Sustain Island Character and Healthy 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".*

Directive Policy: *"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."*

These objectives include both objectives that the Islands Trust can implement as well as objectives that require partnership and advocacy. The discussion under each objective provides more information about the objective and why it is needed, in addition to identifying some of the actions to be undertaken. The Islands Trust Housing Action List table provides a full list of actions for the Housing Strategic Actions Plan.

Objectives Internal to the Islands Trust

A) Identify and Communicate Housing Need and Activities

Identifying housing need is the starting point for implementing policies and actions related to housing in every LTC. Housing needs assessments are a legislated requirement (every 5 years) and a critical component of understanding housing needs. The Islands Trust 2020 LTC Housing Profiles provide a snapshot of housing need. Communication identifying the unique nature of the housing crisis in island communities is critical to facilitating more focussed and specific attention to these needs by regional districts, the Province and the federal government as well as those who own property and live in the Islands Trust Area. Communications should consider each audience in the

² <https://islandstrust.bc.ca/document/islands-trust-policy-statement-bylaw-no-17/>.

Our notes on plan page 2

1. MORE CONTEXT

This is right, but the plan leaves out other rules: a first (interim) report by January 1, 2025; voting at an open meeting to accept each full report; posting reports online; and, when a plan is adopted or updated, a statement of how many homes are needed over 20 years and policies for each group in need, including people who are homeless (ss. 473(1)(a), 473.1(4), 585.31, 790).

2. MORE CONTEXT

The plan does not give the deadlines: a first (interim) report by January 1, 2025, then a full report by December 31, 2028 and every five years after (s. 790; s. 585.31(3)).

3. NOT FOUND

We found no 2020 profiles. The island housing profiles were posted in November 2023 and use 2021 Census data.



Islands Trust Area and include information about housing needs, activities being done to address need and actions individuals can take.

B) Develop Trust-wide consistency in housing policy and project processes

Consistency is important in order to ensure the goals of the organization area being implemented throughout the Trust Area. In addition, it can provide efficiencies for resourcing and predictability for all people involved in housing policy and projects. Articulating a vision for housing affordability in the updated Islands Trust Policy Statement is a key element that will support consistency.

C) Identify Suitable Land for Additional Housing and Density Using Best Available Environmental And Social Impact Data

Housing options related to increasing affordability may involve increasing density or redirecting growth to preferred areas. Suitable land for density increase is land that has a reliable source of potable water, is less ecologically sensitive than others and is close to community services and amenities. Data is needed to support mechanisms to identify suitable land.

D) Support Local Trust Committee Land-Use Policy Reviews and Updates

Regulating land use is the primary tool the Islands Trust has to help meet housing need. OCP policies should be flexible enough to support a diversity of housing in a diversity of locations. Creative solutions may be necessary, including the development of housing for workers and volunteers in areas that are not currently zoned for such housing. Land use regulations implement OCP policies, e.g., pre-zoning land to support a specific type of housing (e.g., rental) or to increase density. Both OCP policy and subsequent land use bylaw (LUB) zoning changes must be in accordance with the Islands Trust Policy Statement. These policies can all work together to create housing solutions especially when reviewed on a regular basis.

E) Streamline and Support Processes for Non Profit-Led Rezoning Applications

Because of the limited scale of development, providing multi-family affordable housing is generally the purview of not-for-profit community organizations with government support, rather than the private sector. These organizations have identified challenges with moving through the pre-development phase. A number of recent housing studies have identified steps the Islands Trust can take to support an increase in multi-family affordable housing zoning, including a need to streamline and support the processes for non-profit-led rezoning applications.

F) Support Housing Affordability Through Housing Agreements

Housing agreements are the tool used to protect the affordability of different types of housing. The Islands Trust has several housing agreements for various multi-family developments.

Our notes on plan page 3

1. MORE CONTEXT

The housing agreements were made by island committees, each by its own bylaw, not by Trust Council.



Islands Trust

Actions Requiring Partnership and Advocacy

G) Collaborate with Indigenous Nations

As discussed above, the Islands Trust Area is located within Coast Salish Territory, in the treaty lands and territories of 27 First Nations. The Islands Trust is committed to working towards building strong relationships and foundations for collaborative governance with Indigenous governing bodies including in the area of housing.

H) Develop Partnerships to Improve Existing Housing and to Deliver New Housing

The unique and multi-agency governance structure of the Islands Trust requires focussed co-ordination, particularly with regional districts to support programs that are beyond regulating land use but serve the Islands Trust mandate (e.g., education, providing infrastructure, providing subsidies for housing related supports). Such coordination has been limited to date

I) Advocate for Policy and Process Changes That Will Address Housing Challenges on the Islands

Housing challenges on the islands are unique and require unique solutions. There are a number of external policy and process changes that would support housing needs in the Islands Trust Area that require policy change by a number of agencies.

J) Advocate for Funding to Support Housing Needs on the Islands

Addressing housing need in the Islands Trust Area requires staff resources and funding. Because of the uniqueness of the Islands Trust, it can be difficult to access some of the existing funding mechanisms available to other local governments.

Our notes on plan page 4

1. CONFIRMED

The August 2025 staff report fits this: no regional district work on housing agreements (action 20) and no funding or staff for roundtables (action 23) (Trust Council agenda, September 16, 2025, p. 154).

1

Islands Trust Housing Strategic Action Plan - Action List

The Islands Trust Housing Action List table provides the full list of Housing Strategy actions under each of these objectives.

Colour Legend: Internal to Islands Trust Advocacy and Partnerships

ACTION		TIMING ^{3,4}	COMMENTS
Objective A) Identify and Communicate Housing Need and Activities			
1	Updates to Housing Profiles for all LTCs when new data available from: -Census (release Feb 2026, 2030, etc.) -Housing Needs Reports (every 5 yrs, 2024, 2029, etc.)	Q3 of 24/25 Ongoing	Housing Profiles for each LTC created as part of Housing Options Toolkit Part 1 and provide snapshot of housing need. Housing Needs Reports Completed
2	Updates to Housing Needs Reports every 5 years (2024, 2029 etc)	Q1 of 24/25 Completed	Reports completed April 2025
3	Improve the Housing Affordability webpage to facilitate easy access to the housing toolkit tools and LTC project work and support awareness of housing affordability advocacy	Q3 of 23/24 Completed	Webpage updated
4	Communicate to property owners what housing actions (e.g., secondary suites etc.) can be taken under existing bylaws and constraints that are beyond an LTC's authority to address, e.g. Building Code	Q4 of 23/24 Completed	Communications material completed
Objective B) Develop Trust-Wide Consistency in Housing Policy and Project Processes			
5	Islands Trust Policy Statement amendments to provide affordable housing vision	Q3 of 26/27	As part of the Policy Statement amendment project, which is underway, anticipated to be completed in late 2026.
6	Trust Council to prioritize funding business cases resulting in meeting Housing Strategic Action Plan goals especially those that result in effective and/or innovative bylaws increasing housing options (OCP and LUBs) and updates to older zoning provisions	Q4 of 24/25 Completed	Funding for LTC projects have been provided by Trust Council.
7	Draft consistent definitions of affordable housing and other housing-related terms.	Q4 of 23/24 Completed	. Standard definitions completed, being incorporated in new and updated LUBs

³ If “ongoing” is indicated then this is action that is intended to be repeated at the appropriate time interval. If a date is identified that is the planned for end date of the first action.

⁴ Note: Q1 =Apr-Jun; Q2=July-Sept; Q3=Oct-Dec; Q4=Mar-May

Status as of September 17, 2026

Full notes and sources on the next page.

- NOT DONE

1. Profiles not updated since 2023.
- DONE LATE

2. Report April 2025; legal deadline Jan 1, 2025.
- DONE

3. Toolkit and plan posted by Jan 2024.
- DONE LATE

4. Flyer posted July 2024.
- NOT YET DUE

5. Due by Dec 2026; now expected 2027 or later.
- DONE

6. Funding given; two project bylaws so far.
- PARTLY DONE

7. Definitions not published; drafts still differ.

Our notes: actions 1 to 7

Action 1. NOT DONE

The island housing profiles are still the versions posted in November 2023 (2021 Census). There is none for Ballenas-Winchelsea (the Province exempts that area from housing needs data, Housing Needs Report Regulation s. 10). In May 2025 staff moved the update to a later year. 2026 Census results come out starting in 2027, not February 2026, and the next census is in 2031, not 2030.

Source: Islands Trust housing profiles (posted November 24, 2023); Regional Planning Committee package, May 9, 2025, pp. 81-82.

Action 2. DONE LATE

The report is dated April 2025. The plan's target was April to June 2024, and the legal deadline for a first (interim) report was January 1, 2025. Staff wrote that it was "received April 2025 with written approval from the province accepting the minor delay". The next full report is due by December 31, 2028, not 2029. We found no island committee minutes recording a vote to accept it.

Source: Regional Planning Committee package, May 9, 2025, p. 184; Local Government Act ss. 585.31(3), 790.

Action 3. DONE

The toolkit and plan were posted by January 2024. The page links to island planning pages in general, not to each island's housing project, and it still says the plan was endorsed on December 5, 2023.

Source: Staff update, January 31, 2024; Islands Trust housing affordability page, checked September 2026.

Action 4. DONE LATE

A two-page general flyer, "Navigating Development for Housing 2024", was posted on July 8, 2024 (target January to March 2024). It says options vary by island and does not give island-specific answers.

Source: Islands Trust document library, "Navigating Development for Housing 2024".

Action 5. NOT YET DUE

The target is October to December 2026. The new Policy Statement (Bylaw 183) had first reading in July 2025, and we found no second reading. In June 2026 Trust Council approved a new project timeline that puts final adoption in 2027 or later (TC-2026-076). On July 6, 2026 a trustee told the Lasqueti committee it "would definitely not be completed in time for this term".

Source: Trust Council minutes, June 16-18, 2026 (TC-2026-071, 075, 076); Lasqueti Island LTC meeting recording, July 6, 2026.

Action 6. DONE

Council funded island housing projects: Denman, Mayne, North Pender, Salt Spring and Saturna in 2024/25, and Denman, Mayne and North Pender in 2025/26. Since September 2025 those projects have produced two adopted bylaws: Saturna zoning Bylaw 143 (April 2026) and Mayne plan Bylaw 196 (August 2026). In Denman's funded project, the committee voted to remove the study's 5- and 20-year housing numbers from draft Bylaw 260 (DE-2026-070, draft minutes, August 24, 2026). Other housing rezonings adopted in this time came from owner applications.

Source: Financial Planning Committee packages, November 13, 2024 and January 22, 2025; island committee minutes.

Action 7. PARTLY DONE

The plan says "Standard definitions completed, being incorporated in new and updated LUBs", and the August 2025 staff report lists them as completed. We found no published set. Draft bylaws still differ: Denman 264 says "medium to low income" and Gabriola 325 says "moderate to low income" in otherwise similar wording, and North Pender 240 uses a different test (30 per cent of the median income of low to moderate income families).

Source: Trust Council agenda, September 16, 2025, p. 153; draft Bylaws 264 (Denman), 325 (Gabriola), 240 (North Pender).

ACTION		TIMING ^{3,4}	COMMENTS
8	Create Housing Toolkit for Planners and LTCs to include recommended process for LTC housing projects and list of land use planning options to address housing need	Completed	Part 1 of Housing Options Toolkit work completed, additional new actions to create “Part 2” Tools 11-16 included as part of this table
9	Create a model engagement framework for LTCs that will educate and effectively engage communities in affordable housing discussions	Q3 of 24/25 Completed	Framework document completed
Objective C) Identify Suitable Land for Additional Housing and Density Using Best Available Environmental And Social Impact Data			
10	Undertake suitable land (for development) analysis using existing evidence-based mapping data	Q4 24/25 On-going	Draft completed and presented to LTCs with on-going major projects. Revisions and updated on-going
11	Incorporate new data on social and economic implications of housing location into suitable land analysis	Q4 23/24 Q4 24/25	Apply for and secure funding Pilot approach
12	Undertake work with First Nations to identify and incorporate indigenous interests into suitable land analysis	Q4 23/24 Q4 24/25	Apply for and secure funding Pilot approach
Objective D) Support Local Trust Committee Land-Use Policy Review and Update			
13	Encourage (through communications from staff) LTCs to update OCPs to facilitate the development of housing to address housing needs, could include development of policies that will encourage and facilitate land donation to regional districts or non-profits	Q2 24/25 Completed	Part 1 of Housing Options Toolkit work completed to support this work. Several LTCs are undertaking Housing Projects, however up to LTCs to prioritize
14	Encourage LTCs (through communications from staff) to create opportunities through zoning for housing forms that address housing needs	Q2 24/25 Completed	Part 1 of Housing Options Toolkit work completed to support this work. Several LTCs are undertaking Housing Projects, however up to LTCs to prioritize
Objective E) Streamline and Support Processes for Non Profit-Led Rezoning Applications			
15	Develop communications materials on pre-development steps and costs for community organizations and affordable housing application process (Tools 11, 12)	Q4 24/25	Part 2 of Housing Options Toolkit action. Identified by several Island Housing groups as a priority.
16	Resource a technical services fund (available to LTCs) to commission professional reports for site-specific affordable housing projects or a granting function to support pre-development costs for affordable housing where a non-profit has made an application	Q4 25/26	A potential future business case, however applications are inconsistent in terms of timing.
17	Convene pre-development meetings to assess feasibility for all proposed multi-family re-zoning applications	Completed	This guidance has been incorporated into the Housing Options Toolkit Part 1. This should be a practice for any significant application

Status as of September 17, 2026

Full notes and sources on the next page.

- DONE

8. Part 1 (Tools 1 to 10) done.
- DONE

9. General framework posted Sept 2024.
- PARTLY DONE

10. Maps shown Feb 2025; not endorsed.
- DEFERRED

11. Staff report: deferred (Aug 2025).
- DEFERRED

12. Staff report: deferred (Aug 2025).
- PARTLY DONE

13. No dated staff message found.
- PARTLY DONE

14. Two committee-project bylaws so far.
- DEFERRED

15. Staff report: deferred; not published.
- DEFERRED

16. Staff report: deferred; no fund.
- NO RECORD

17. "Completed", but guidance not found.

Our notes: actions 8 to 17

Action 8. **DONE**

Part 1 (Tools 1 to 10) exists: December 2023, reissued January 2026. Part 2 (Tools 11 to 16) does not exist, but the plan tracks it separately in actions 15, 18 and 19. In May 2025 staff wrote "there is no indication that Part 2 will be undertaken".

Source: Housing Options Toolkit, January 22, 2026; Regional Planning Committee package, May 9, 2025, p. 81.

Action 9. **DONE**

A general engagement framework was posted on September 12, 2024. It mentions "housing" once and "affordable" not at all.

Source: Community Engagement Framework for Land Use Planning Projects, 2024.

Action 10. **PARTLY DONE**

Draft maps were shown to the Hornby, Mayne, Denman and Gabriola committees in February 2025. The tool was renamed "Land Information Screening Tool". On July 24, 2026 the Regional Planning Committee split 2-2 on a recommendation that included endorsing staff use of the tool, so it failed. The committee then passed the recommendation with the tool taken out.

Source: Island committee special meeting minutes, February 2025; Regional Planning Committee meeting recording, July 24, 2026.

Action 11. **DEFERRED**

The public staff report lists this action as deferred: "This data is not currently available." The action table in this plan still shows the original target and no status. The target passed about 18 months ago.

Source: Trust Council agenda, September 16, 2025, p. 154.

Action 12. **DEFERRED**

Staff report: "Indigenous datasets are not currently available, nor is there funding to assist Nations to create or share datasets." It lists this action as deferred. The action table in this plan still shows the original target and no status.

Source: Trust Council agenda, September 16, 2025, p. 154.

Action 13. **PARTLY DONE**

We found no dated staff message to the island committees. Several committees have housing projects. Only one island plan (Mayne) now states how many homes are needed over 20 years.

Source: Island committee minutes and plans, searched to September 17, 2026.

Action 14. **PARTLY DONE**

Several committees are working on housing zoning. Since this plan was endorsed, committee projects have produced Saturna zoning Bylaw 143 (April 2026) and Mayne plan Bylaw 196 (August 2026). Mayne's zoning Bylaw 197 was up for adoption at the same August 2026 meeting, and we have not yet seen the result.

Source: Island committee minutes and consolidated bylaws, to September 17, 2026.

Action 15. **DEFERRED**

The public staff report lists Part 2 of the toolkit as deferred: "There are currently no staff resources (or funding)". Tools 11 and 12 are not published. The target passed about 18 months ago.

Source: Trust Council agenda, September 16, 2025, p. 154.

Action 16. **DEFERRED**

Staff report: "There is no current fund, nor direction to develop a business case for one." The target (January to March 2026) has passed.

Source: Trust Council agenda, September 16, 2025, p. 154.

Action 17. **NO RECORD**

The plan says this guidance is in Toolkit Part 1. Part 1 says it covers projects the committees start themselves, and we found no pre-development meeting guidance in the 2024 or 2026 toolkit.

Source: Housing Options Toolkit, February 2024 and January 2026.

ACTION		TIMING ^{3,4}	COMMENTS
18	Terms of Reference and Water Management Plan Template including proof of water guidance (Tools 14-16)	Q4 24/25	Part 2 of Toolkit action. Identified by several Island Housing groups as a priority.
Objective F) Housing Affordability Through Housing Agreements and Land Acquisition			
19	Adopt revised Housing Agreement template for multi-family developments	Q4 25/26	Part 2 of Toolkit action (Tool 13). Identified by several Island Housing groups as a second-tier priority.
20	Co-ordinate with Regional Districts (RDs) to develop a simple program to administer housing agreements	Q4 25/26	RDs would need to have a funded service.
21	Trust Council to identify if there are specific circumstances where they want to hold land for housing in a manner consistent with its mandate	Q1 24/25	Trust Council and RDs can hold land. Legislative amendment may be required.
Objective G) Collaborate with Indigenous Nations			
22	Work with Indigenous Nations to address their interests	Q4 23/24 Ongoing	Begin conversations in Q4 of 23/24
Objective H) Develop Partnerships to Improve Existing and Deliver New Housing			
23	Establish regional interagency cooperation such as round tables to coordinate servicing and zoning requirements, and remove funding and legislative barriers, in support of the development of affordable housing	Q3 24/25 Q2 25/26	First roundtable proposed to be staff focused with IT staff, RD staff and NGOs, and some housing leaders Second roundtable proposed to build off work of first roundtable and be for elected officials.
24	Work with Regional Districts to facilitate the development and implementation of affordable housing strategies for the islands	Q4 23/24 Ongoing	First step would be to reach out to regional districts to understand their planning workplan and timelines. CRD has a Southern Gulf Island strategy
Objective I) Advocate for Policy Changes That Will Address Housing Challenges On the Islands			
25	Advocate to Island Health to develop support and guidance for unplumbed sewage disposal such as composting toilets and alternative water solutions such as graywater recycling and rainwater catchment	Q3 24/25	In accordance with Islands Trust advocacy policies. May extend beyond Island Health if provincial regulations are the obstacle.
26	Advocate to Province for changes at the Provincial and regional level to support tiny homes on wheels	Q1 24/25	THoWs report presented at AVICC, resolution endorsed
27	Advocate to Province to enable improvement districts to access infrastructure grants	Q3 23/24 Completed	Report RPC, placed in abeyance
Objective J) Advocate for Funding to Support Housing Needs on the Islands			
28	Advocate for the provincial government to fund growth-limits assessment like groundwater availability studies to support “preserve and protect” mandate.	Q4 24/25	In accordance with Islands Trust advocacy policies, potential actions include letter writing, UBCM resolutions.

Status as of September 17, 2026

Full notes and sources on the next page.

- NOT DONE

18. No templates published.
- DEFERRED

19. Staff report: deferred.
- DEFERRED

20. Staff report: deferred.
- DEFERRED

21. Staff report: deferred.
- NO RECORD

22. No housing-specific record found.
- DEFERRED

23. Staff report: deferred; tiny homes only.
- PARTLY DONE

24. Meetings with regional districts.
- DONE

25. Done early (UBCM 2024 NR59).
- PARTLY DONE

26. Tiny homes work 2024-25; no Trust resolution.
- NO RECORD

27. "Completed", but put on hold.
- NOT DONE

28. No letter or resolution found.

Our notes: actions 18 to 28

Action 18. NOT DONE

No water templates are published. In August 2025 staff said they intended to finish them in 2025/26, "as resources permit". That year has ended.

Source: Trust Council agenda, September 16, 2025, p. 153.

Action 19. DEFERRED

The public staff report lists Part 2 of the toolkit as deferred for lack of staff and funding. No new housing agreement template is published.

Source: Trust Council agenda, September 16, 2025, p. 154.

Action 20. DEFERRED

Staff report: "There are no current initiatives on the part of RDs to do so in a comprehensive way." Staff said they would work with regional district staff case by case if a chance came up.

Source: Trust Council agenda, September 16, 2025, p. 154.

Action 21. DEFERRED

Staff report: "Currently no direction to develop a request to Trust Council." The target was April to June 2024. The Islands Trust Act lets Trust Council "acquire and dispose of land" for the purpose of carrying out the object of the trust, which is to preserve and protect the trust area (ss. 3, 8(2)(a)).

Source: Trust Council agenda, September 16, 2025, p. 154; Islands Trust Act ss. 3, 8.

Action 22. NO RECORD

Staff describe this as ongoing and part of all processes, with "no funding or resources for this as a specific housing initiative". In February and September 2024 staff reported: "letter drafted to initiate this work, will be sent shortly." We found no record that it was sent.

Source: Trust Council agenda, September 16, 2025, p. 153; Regional Planning Committee packages, February 16, 2024, p. 61 and September 4, 2024, p. 128.

Action 23. DEFERRED

No general housing roundtable was held. Council gave \$20,000 for "roundtables and technical workshops" on tiny homes (TC-2024-090), and a technical workshop with regional districts was held on March 12, 2025. Staff report: "Currently no funding, lack of staff resources to support further initiative." Council had made this action a priority in September 2024 (TC-2024-089).

Source: Trust Council agenda, September 16, 2025, p. 154; Trust Council minutes, September 24, 2024; Tiny Homes on Wheels final report, March 31, 2025.

Action 24. PARTLY DONE

Trust staff met regional district staff in 2024. The Southern Gulf Islands housing strategy the plan mentions is the Capital Regional District's own work.

Source: Regional Planning Committee packages, February 16, 2024, p. 61 and September 4, 2024, p. 128.

Action 25. DONE

Done early. An Executive Committee resolution (EC-2024-006, January 2024) led to UBCM 2024 resolution NR59, which was endorsed. It went to the Ministry of Health, which said it will add a review to its work plan. The table in this plan shows no status.

Source: UBCM 2024 resolutions and provincial responses.

Action 26. PARTLY DONE

A trustee working group began in May 2024 and reported first results in September 2024 (target April to June 2024).

Council funded a project whose final report is dated March 31, 2025, and the findings were presented at AVICC in April 2025. We found no Trust letter or resolution to the Province. The endorsed resolution the table mentions was the Regional District of Nanaimo's (AVICC 2025 R27, UBCM 2025 NR40).

Source: Regional Planning Committee minutes, May 24 and September 4, 2024; Tiny Homes on Wheels final report; AVICC 2025 resolutions book.

Action 27. NO RECORD

The table marks this "Completed", but its own comment says it was "placed in abeyance" (on hold). The committee recommended that this advocacy "be put in abeyance until further direction" (RPC 2024-012). We found no advocacy to the Province.

Source: Regional Planning Committee minutes, May 24, 2024, p. 4.

Action 28. NOT DONE

On staff advice, the Regional Planning Committee referred this to the Trust Programs Committee (July 2025). We found no housing advocacy item in that committee's minutes or agendas since then, and no letter or resolution.

Source: Regional Planning Committee minutes, July 18, 2025 (RPC 2025-025); Trust Programs Committee minutes, 2025-2026.

ACTION		TIMING ^{3,4}	COMMENTS
29	Advocate for BC Housing and CMHC to incorporate a low density, rural framework within capital funding programs	Q2 24/25	In accordance with Islands Trust advocacy policies, potential actions include letter writing, UBCM resolutions.
30	Advocate for ongoing provincial funding to help address housing need in the Islands Trust (e.g. staff capacity, funding to build housing and supports like septic and water catchment systems, housing authority (explore use of Municipal and Regional District Tax from vacation rentals)	Q4 24/25	In accordance with Islands Trust advocacy policies, potential actions include letter writing, UBCM resolutions.
General			
31	Monitor regulatory changes on a regular basis and make updates to this plan as necessary	Q4 23/24 Completed	Review of provincial regulations as released in spring 2024. Memo distributed to LTCs.

Status as of September 17, 2026

Full notes and sources on the next page.

PARTLY DONE

29. Meetings only; no letter.

NOT DONE

30. No funding request found.

PARTLY DONE

31. One memo, Jan 2024.

Our notes: actions 29 to 31

Action 29. **PARTLY DONE**

At UBCM in September 2024 the Executive Committee met staff of the Ministry of Housing and BC Housing about rural island housing. In August 2025 it asked to meet BC Housing staff again at UBCM (EC-2025-108). We found no letter or resolution, and no contact with CMHC.

Source: Islands Trust Annual Report 2024/25, pp. 19, 31; Executive Committee minutes, August 6, 2025.

Action 30. **NOT DONE**

We found no letter asking for housing funding or tourism tax money. The Executive Committee asked the Ministry to change how housing need is counted (EC-2025-073). The Minister replied on October 2, 2025 that the law requires one standard method, which already leaves out the "demand factor" for the Trust, and that the Trust's comments would help the Province's thinking before the 2028 reports.

Source: Executive Committee minutes, June 4, 2025; letter from the Minister of Housing, October 2, 2025.

Action 31. **PARTLY DONE**

One memo went to the island committees, dated January 18, 2024, before the Province set the deadline. It said the date "will likely be by the end of 2024 or early 2025". We found no later memo to the committees giving the January 1, 2025 date. Pages 1 to 4 of this plan were not updated after January 2024.

Source: Staff memo, January 18, 2024 (Denman committee agenda, February 13, 2024, pp. 19-20); Trust Council agenda, September 16, 2025, pp. 157-160.

What the plan leaves out

On September 16, 2026, the Islands Trust pointed us to this plan when we asked about the housing rules for island committees. Here is how we read the law for island committees. We have asked the Trust to confirm or correct this. The plan was not written as a legal guide, but it does not mention these points:

- Receive a first (interim) housing needs report by January 1, 2025 (Local Government Act s. 790; Housing Needs Report Regulation s. 23). The Trust's study is dated April 2025. Staff say the Province accepted the delay in writing.
- Vote at an open meeting to accept each full report (s. 585.31). The next is due by December 31, 2028.
- Post each report online for free (ss. 585.4, 790(5)).
- When a plan is adopted or updated, state about how many homes are needed over at least 20 years, and roughly where and what kind (s. 473(1)(a)).
- When a plan is adopted or updated, include policies on affordable, rental and special-needs housing (s. 473(2)), and for each group the report must cover, including seniors, families and people who are homeless (s. 473.1(4)).

The plan also does not say that some provincial duties do not apply to island committees: the small-scale multi-unit zoning duty (Islands Trust Act s. 29(1)(b)(i)), and the duties that bind only municipal councils (ss. 473.1(3), 473.1(5), 481.7).

Our questions

- Could the published action table show the actions the staff report lists as deferred?
- Which actions have staff time and a budget in 2026/27?
- Will pages 1 to 4 be updated to describe the current housing rules?

Main sources: Trust Council agenda package, September 16, 2025, pp. 152-160 (staff report on this plan and the January 2024 copy), and minutes (TC-2025-079 to 092); Regional Planning Committee packages and minutes, 2024 to 2026; Executive Committee minutes, 2024 and 2025; Financial Planning Committee packages; Local Government Act ss. 473, 473.1, 481.3, 481.7, 585.31, 585.4, 790; Housing Needs Report Regulation ss. 10, 23; Islands Trust Act ss. 3, 8, 29; meeting recordings and our transcripts at abolishislandstrust.org/transcripts. Sources for each note are listed under it. Tony Aly, abolishislandstrust.org, September 17, 2026.

Words used in these notes

Island committee (LTC): the local trust committee that makes land use rules for one island area.

Trust Council: all trustees meeting together.

RPC: the Regional Planning Committee, a committee of Trust Council.

Plan (OCP): an island's official community plan. Zoning rules (LUB) must follow it.

UBCM, AVICC: the provincial and Vancouver Island groups of local governments. They vote on requests to the Province (resolutions such as NR59 or R27).

In abeyance: put on hold.

Q1 to Q4: quarters of the Trust's fiscal year, which runs April to March.

s. 473 and similar: sections of the Local Government Act or the Islands Trust Act, given so you can check them.