



Gambier Island Local Trust Committee

Regular Meeting Agenda

Date: May 28, 2024
Time: 10:00 am
Location: John Braithwaite Community Centre
145 West 1st Street
North Vancouver, BC

	Pages
1. CALL TO ORDER	10:00 AM - 10:05 AM
"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."	
2. APPROVAL OF AGENDA	
3. REPORTS	10:05 AM - 10:20 AM
3.1 Trustee Reports	
3.2 Chair's Report	
3.3 Electoral Area Director's Report	
4. DELEGATIONS - none	
5. PUBLIC COMMENTS	
6. MINUTES	10:20 AM - 10:25 AM
6.1 Local Trust Committee Meeting - none	
6.2 Section 26 Resolutions-Without-Meeting Report dated May 21, 2024	3 - 3
6.3 Advisory Planning Commission Minutes - none	
7. BUSINESS ARISING FROM MINUTES	10:25 AM - 11:05 AM
7.1 Follow-up Action List dated May 21, 2024	4 - 7
7.2 Aquifer Conceptualization Project and Groundwater Recharge Mapping Project - Memorandum	8 - 13
7.3 Bylaw No. 159 - Minor Amendment to Gambier Local Trust Area Advisory Planning Commission Bylaw - Staff Report	14 - 16

8. APPLICATIONS AND REFERRALS - none
9. LOCAL TRUST COMMITTEE PROJECTS - none
10. CORRESPONDENCE - none
(Correspondence received concerning current applications or projects is posted to the LTC webpage)
11. NEW BUSINESS 11:05 AM - 11:20 AM
 - 11.1 Bylaw Enforcement Notification Bylaw of Development Variance Permits - Trustee Stamford
12. STAFF REPORTS 11:20 AM - 11:40 AM
 - 12.1 Trust Conservancy Report dated March 19, 2024 17 - 18
 - 12.2 Trust Conservancy Heron, Spring Edition 19 - 22
 - 12.3 Applications Report dated May 21, 2024 23 - 26
 - 12.4 Trustee and Local Expense Report dated March, 2024 27 - 27
 - 12.5 Adopted Policies and Standing Resolutions 28 - 31
 - 12.6 First Nations Relationship Building Update
 - 12.7 Local Trust Committee Webpage
13. WORK PROGRAM 11:40 AM - 11:55 AM
 - 13.1 Active Projects Report dated May 21, 2024 32 - 32
 - 13.2 Future Projects Report dated May 21, 2024 33 - 34
14. UPCOMING MEETINGS
 - 14.1 Next Regular Meeting Scheduled for Tuesday, July 30, 2024 at 11:00 am at Gambier Island Community Centre, 721 Andy's Bay Rd, Gambier, BC
15. ADJOURNMENT 11:55 AM - 12:00 PM



Resolutions Without Meetings Log

Gambier Island

Resolution Number	Action	Date
2024-004 Move the Monday, April 29, 2024 regular business meeting from 1:00pm to 5:00 pm. that the Gambier Island Local Trust Committee request Staff to reschedule their Monday, April 29, 2024 electronic regular business meeting from 1:00pm to 5:00pm	Carried	25-Apr-2024
2024-003 Reschedule March 26, 2024 regular business meeting that the Gambier Island Local Trust Committee request Staff to reschedule the Tuesday, March 26, 2024 regular business meeting to an electronic regular business meeting on Monday, April 29, 2024 at 1:00 p.m.	Carried	19-Mar-2024
2024-002 Adoption of Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2023 that Gambier Island Local Trust Committee Bylaw No. 158, cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2023", be adopted.	Carried	29-Feb-2024
2024-001 Bylaw No. 158 is not contrary or at variance with Islands Trust Policy Statement or Keats Island Official Community I That the Gambier Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and the Keats Island Official Community Plan Bylaw No. 77 and determined that Bylaw No. 158, cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2023", is not contrary or at variance with the Islands Trust Policy Statement or the Keats Island Official Community Plan Bylaw No. 77.	Carried	21-Feb-2024

Follow Up Action Report

Gambier Island

31-Jan-2023

Activity	Responsibility	Dates	Status
<p>1 set up an introductory meeting with MOTI as soon as possible via zoom. <i>MoTI Area Manager (Sechelt Office) Jeremy Waksel responded to invitation on Feb 21, 2024. Has asked for time to meet with his Regional Manager first before setting a time. He will be in touch as soon as possible with date/time options.</i></p>	<p>Marlis McCargar Michelle Backe</p>		In Progress

14-Mar-2023

Activity	Responsibility	Dates	Status
<p>1 Trustee Stamford to follow up with Fresh Water Specialist, William Shulba, about the Islands Trust Area Aquifer Conceptualization Project as it relates to Howe Sound. <i>update and presentation to the LTC at may 28 meeting.</i></p>	<p>Kate-Louise Stamford William Shulba</p>		In Progress

29-Apr-2024

Activity	Responsibility	Dates	Status
<p>1 Prepare a draft amendment to the Advisory Planning Commission Bylaw No. 150 to permit electronic meeting participation of appointed members, and return the draft bylaw amendment to the LTC for further consideration of next steps.</p>	<p>Marlis McCargar Nadine Mourao Sonja Zupanec</p>		In Progress

Follow Up Action Report

Gambier Island

29-Apr-2024

Activity	Responsibility	Dates	Status
<p>2 Revise Project Charter v. 2.1, dated April 29, 2024, for the Official Community Plan and Land Use Bylaw Targeted Review project, as discussed at the April 29 LTC meeting.</p>	<p>Sonja Zupanec</p>		<p>In Progress</p>
<p>3 Prepare a supplemental report including options and implications of draft bylaw language to amend and update the OCP and LUB based on the general recommendations of the 2023 Public Engagement Summary and twenty recommendations from the 2024 Squamish Nation Engagement Summary (A1-A5; B1-B9; C1, C3, C4; D1, D3, D5) identified as high priority OCP and LUB amendments.</p>	<p>Sonja Zupanec</p>		<p>In Progress</p>
<p>4 Report back on the implications of implementing Squamish Nation Engagement Summary Recommendation 'C2 - <i>Ensure planning staff are conducting early referrals of all relevant development applications (temporary use permits, development variance permits, rezonings) and advising applicants to seek explicit permission from Rights and Title Department.</i></p>	<p>Sonja Zupanec</p>		<p>In Progress</p>
<p>5 Report back on the options and implications to implement Squamish Nation Engagement Summary Recommendations A6, B4, B7, B10, D2 and D4, identified as high priority relationship building and advocacy action items.</p>	<p>Sonja Zupanec</p>		<p>In Progress</p>

Follow Up Action Report

Gambier Island

29-Apr-2024

Activity	Responsibility	Dates	Status
6 Initiate a request to schedule an elected officials meeting with Squamish Nation in the fall/winter of 2024 to discuss the status of the implementation of Squamish Nation engagement recommendations.	Renee Jamurat Sonja Zupanec		In Progress
7 review definition of permitted forestry/logging activity on SR zones on Gambier Island	Marlis McCargar Warren Dingman		In Progress
8 change their regular business meeting scheduled for May 28, 2024 from electronic to in-person at the John Braithwaite Centre, Meeting Room 3, 145 West 1st Street, North Vancouver, BC	Lisa Millard Nadine Mourao		Completed
9 Add islands bowyer and passage in the first paragraph of the GM statement for 2023/24 annual report. Approves the attached text for inclusion in the 2023/24 Annual Report for approval (as amended) by Trust Council and submission to the Minister of Municipal Affairs.	Morgana van Niekerk		In Progress
10 Recess the April 29 LTC meeting and reconvene electronically on May 14 at 10am. Item 9.2 has been deferred to May 14. All other agenda items were discussed on April 29.	Lisa Millard Nadine Mourao		Completed

14-May-2024

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Gambier Island

14-May-2024

Activity	Responsibility	Dates	Status
1 Amend Bylaw No. 154, as discussed in meeting.	Marlis McCargar		In Progress
2 Bylaw No. 154 was given Second Reading as amended.	Marlis McCargar Nadine Mourao		In Progress
3 Schedule an in-person Public Hearing, in the summer of 2024, on Keats Island or in Gibsons for Proposed Bylaw Nos. 153 (OCP) and 154 (LUB).	Lisa Millard Marlis McCargar Nadine Mourao		In Progress
4 Procure legal review on Proposed Bylaw No. 154 cited as "Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021".	Marlis McCargar		In Progress



REQUEST FOR DECISION

To: Gambier Island Local Trust Committee
For the Meeting of: May 28, 2024

From: William Shulba, Senior Freshwater Specialist
Date Prepared: May 17, 2024

SUBJECT: Gambier Island Local Trust Area Aquifer Conceptualization and Groundwater Recharge Maps

RECOMMENDATION:

That the Gambier Island Local Trust Committee request staff to complete PDF versions of maps from the Islands Trust Area Aquifer Conceptualization and Groundwater Recharge Mapping for the Gambier Local Trust Area, include them in a staff report, and publish maps on the website by the next regular meeting on July 30, 2024.

1 PURPOSE:

The purpose of this request for decision is to address a follow-up action list item requesting further information about the Islands Trust Area Aquifer Conceptualization and Groundwater Recharge Mapping projects, and to seek support from the Gambier Island Local Trust Committee to continue work on the projects specifically relating to the Gambier Island Local Trust Area.

2 BACKGROUND:

During the completion of the *Islands Trust Area Aquifer Conceptualization and Groundwater Recharge Mapping (project)* in March 2023, the Gambier LTC passed a follow up action:

"Trustee Stamford to follow up with Freshwater Specialist, William Shulba, about the Islands Trust Area Aquifer Conceptualization Project as it relates to Howe Sound. "

Staff did follow up on the action and it was noted that the Gambier LTC are likely interested in knowing more about the projects and how they relate to land-use planning and education outreach.

The *Islands Trust Area Aquifer Conceptualization and Groundwater Recharge Mapping (project)* is a multi-year project where the consulting phases of the project concluded in 2023. The main objective of the project is to determine and collate data regarding groundwater resources and geological information to better understand aquifers and groundwater resources across the Islands Trust Area.

"Aquifer Conceptualization" focuses on developing a conceptual model of the groundwater systems within the Islands Trust Area. The objectives were to create a geo-spatial data inventory and develop 3D conceptual hydrogeologic models using various data sources like well yields, fractures, and groundwater levels. The models were built using advanced software to provide a comprehensive understanding of the hydrogeologic conditions, highlighting different geological formations such as unconsolidated sediments, sedimentary rocks, and crystalline or volcanic rocks. These models are intended to support future groundwater sustainability and numerical modeling efforts.

"Groundwater Recharge Potential Mapping" assesses the spatial variability of groundwater recharge across the Islands Trust Area. The study's objectives included compiling existing datasets, delineating groundwater management regions, and using GIS-based methodologies to estimate recharge potential. The report details the use of bedrock lineaments, topographic wetness index, and remote sensing techniques to identify groundwater recharge and discharge areas. The methodology incorporates various coefficients like slope, water retention potential, and precipitation to estimate recharge potential, providing insights into how climate change could impact groundwater recharge. A case study of Bowen Island was conducted to analyze sensitivity to different variables, helping to refine the understanding of recharge dynamics under changing environmental conditions.

Both projects are interrelated as they aim to enhance the understanding of groundwater systems within the Islands Trust Area. The "Aquifer Conceptualization" report provides a foundational understanding of the geological and hydrogeological framework, which is crucial for accurately assessing groundwater recharge potential. These reports contribute to a comprehensive groundwater management strategy, ensuring sustainable use and protection of water resources across the Islands Trust Area. The conceptual models and recharge potential mapping are tools that inform decision-making for land use planning, water resource management, and climate change adaptation.

3 IMPLICATIONS OF RECOMMENDATION

The Islands Trust Freshwater Atlas is in development, and that will be a warehouse of the data from these projects and others relating to the Islands Trust Freshwater Sustainability Strategy. Creating PDF maps for the entire Islands Trust Area is a lower priority task of the development of the Freshwater Atlas, therefore, staff requests that these maps be supported by LTCs to expedite their creation and to signal support in the approach to communicate this information with trustees and community. The North Pender Local Trust Committee requested staff to provide similar maps on their LTC maps webpage, which has increased access (and interest) to the information for their community.

4 ATTACHMENT(S):

Attached to this report are 4 draft maps as examples of what will be included on the website.

RESPONSE OPTIONS

Recommendation:

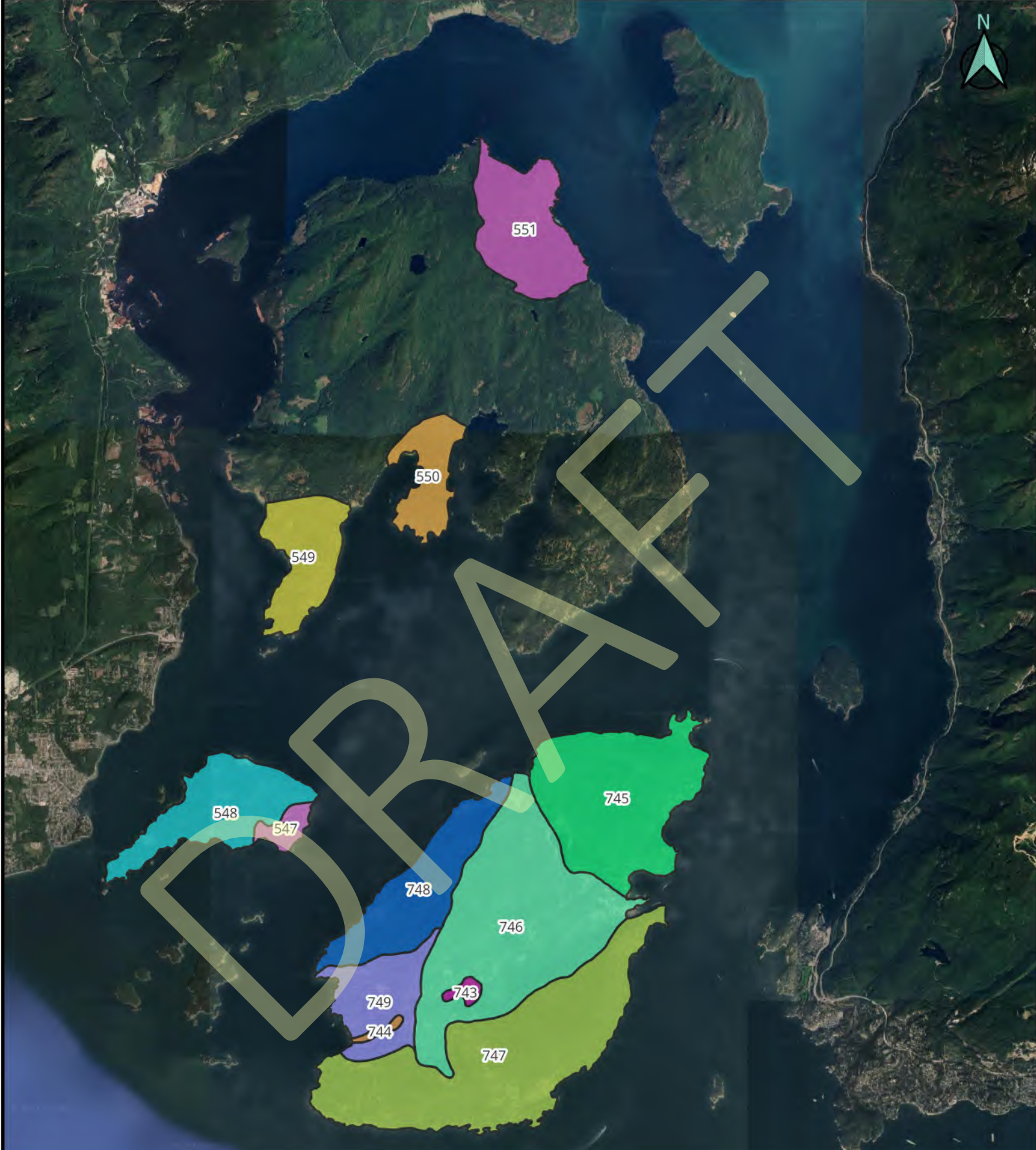
That the Gambier Island Local Trust Committee request staff to complete PDF versions of maps from the Islands Trust Area Aquifer Conceptualization and Groundwater Recharge Mapping for the Gambier Local Trust Area, include them in a staff report, and publish maps on the website by the next regular LTC meeting on July 30, 2024.

Alternative:

That the Gambier Island Local Trust Committee provide no recommendation and thus not requesting staff to provide more information on the Islands Trust Area Aquifer Conceptualization and Groundwater Recharge Mapping projects specifically relating to the Gambier Island Local Trust Area.

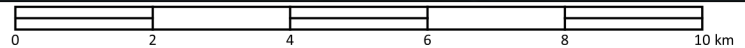
Prepared By: William Shulba, P.Geo, Senior Freshwater Specialist

Reviewed By/Date: Renée Jamurat, Regional Planning Manager



ISLANDS TRUST AREA FRESHWATER ATLAS

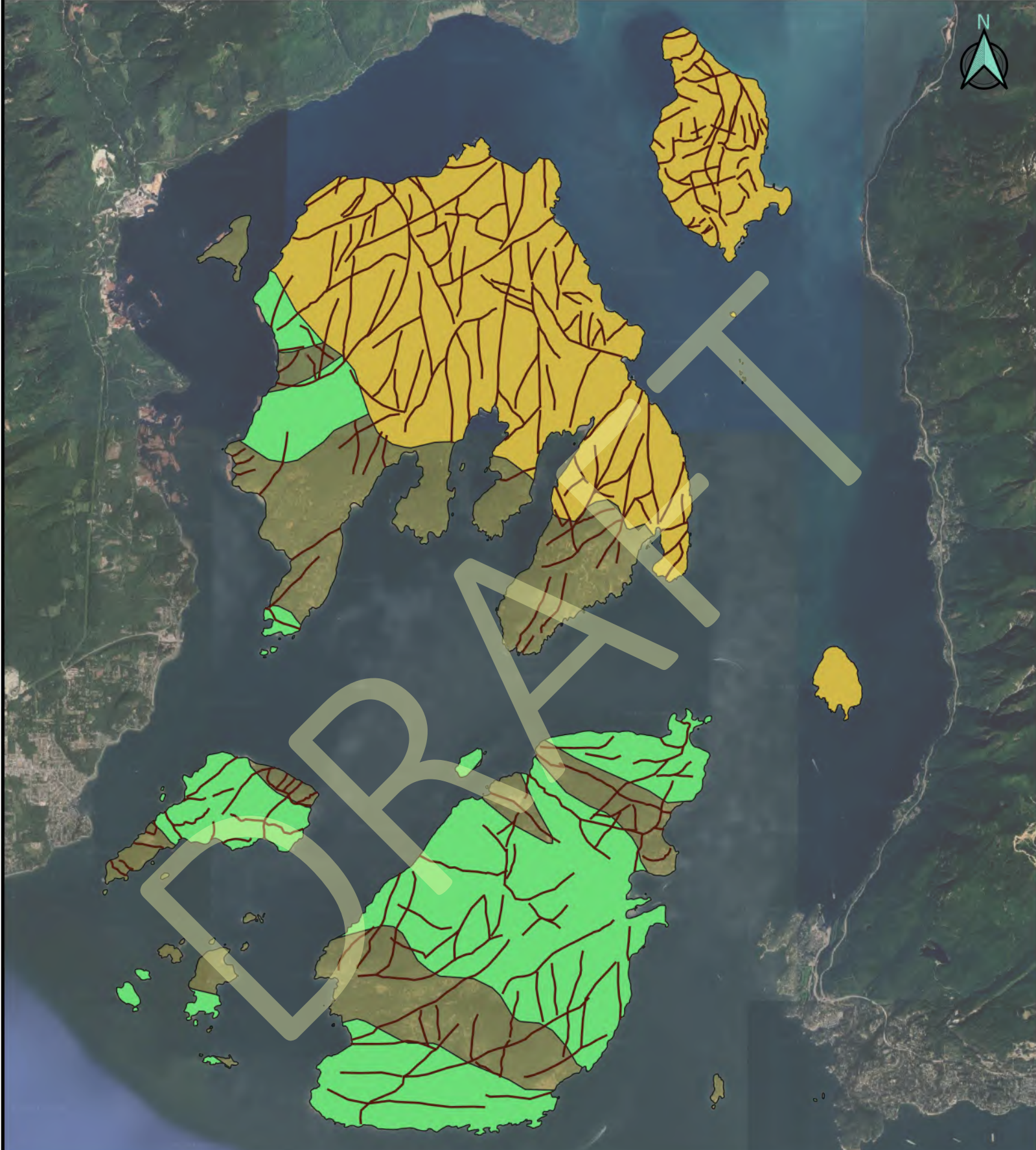
MAPPED AQUIFERS
Gambier Local Trust Area



ITA_AQUIFERS	
548	
549	
550	
551	
744	
745	
746	
747	
748	
749	

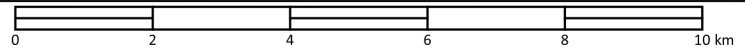
ISLANDS TRUST FRESHWATER ATLAS ver FWATLAS2.2
SOURCE: BC Data Catalogue
Ministry of Environment and Climate Change Strategy,
Water Protection and Sustainability (2021)

Coordinate Reference System: EPSG:26910 - NAD83 / UTM zone 10N
Scale: 110000
Projection: Universal Transverse Mercator (UTM)



ISLANDS TRUST AREA FRESHWATER ATLAS

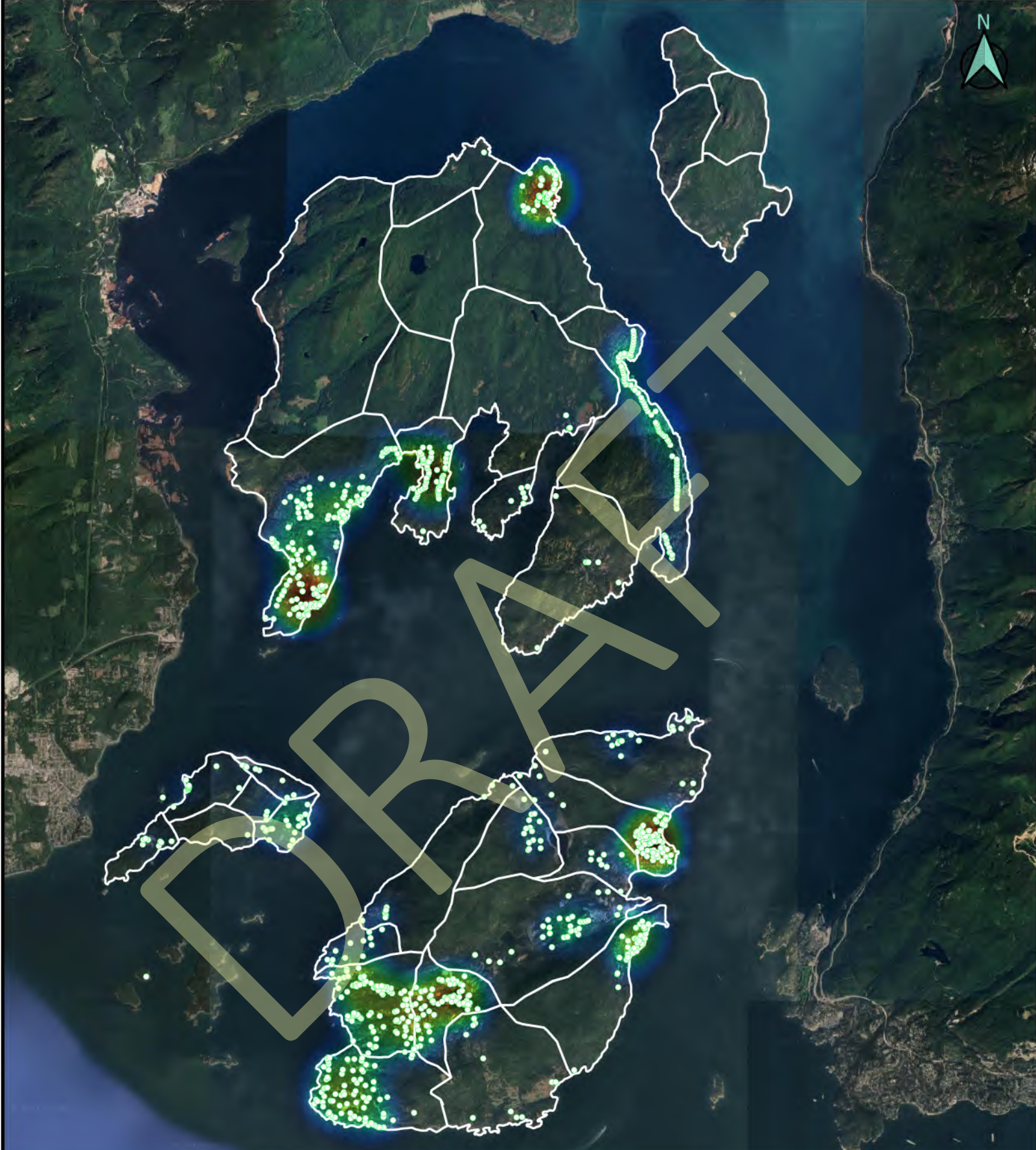
BEDROCK GEOLOGY
Gambier Local Trust Area



- GEOLOGIC LINEMENTS
- BEDROCK GEOLOGY
- Bowen Island Group
- Gambier Group
- Late Jurassic Granodiorite

ISLANDS TRUST FRESHWATER ATLAS ver FWATLAS2.2
 SOURCE: Islands Trust Recharge Mapping Project (2022)

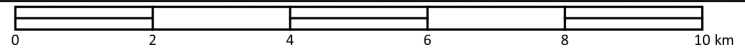
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 Projection: Universal Transverse Mercator (UTM)



ISLANDS TRUST AREA FRESHWATER ATLAS

WELLS AND GROUNDWATER REGIONS

Gambier Local Trust Area

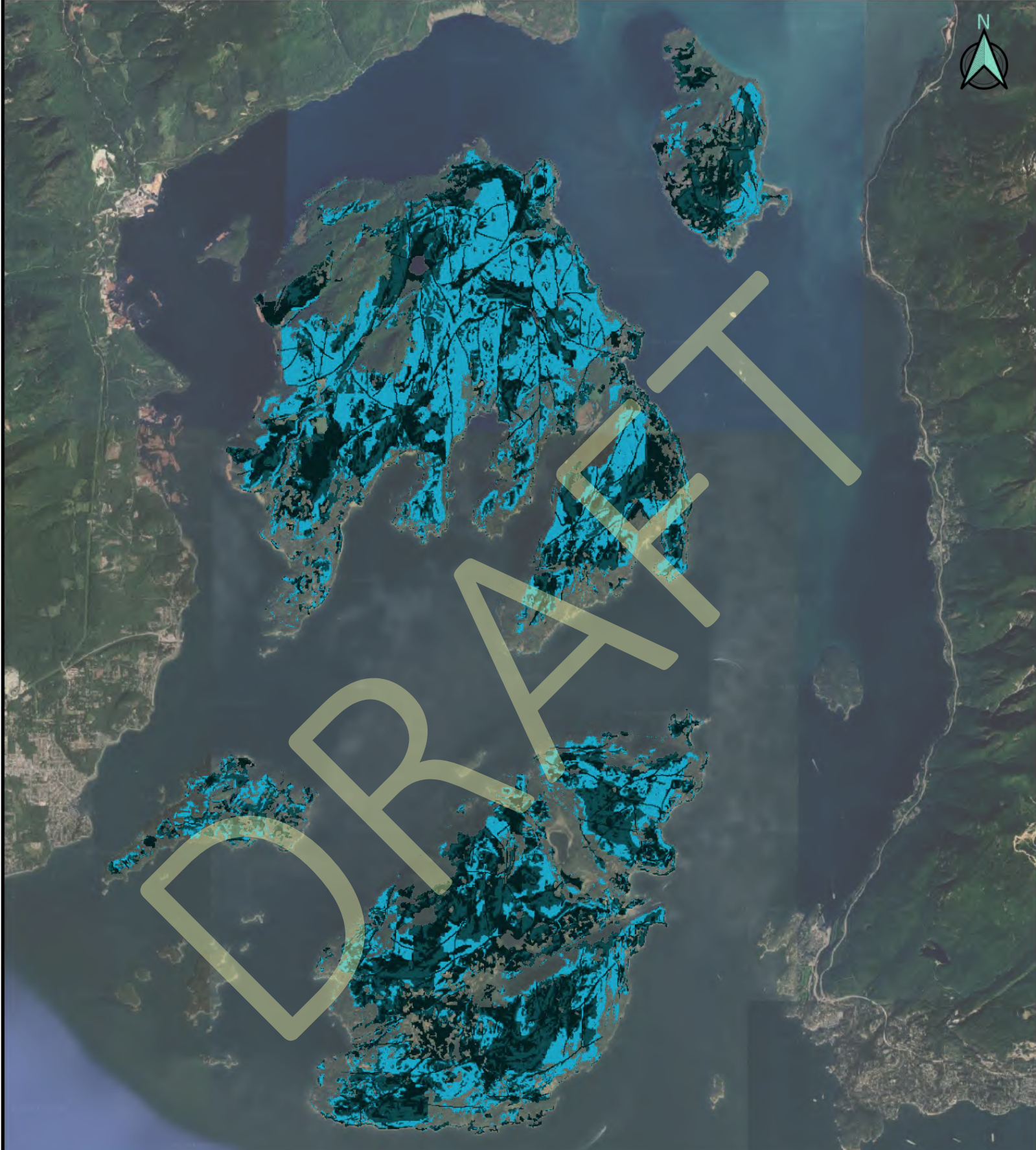


REGISTERED GROUNDWATER WELLS
GROUNDWATER REGIONS



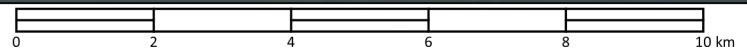
ISLANDS TRUST FRESHWATER ATLAS ver FWATLAS2.2
SOURCE: Islands Trust Aquifer Conceptualization Project (2022)

Coordinate Reference System: EPSG:26910 - NAD83 / UTM zone 10N
Scale: 109999.770079
Projection: Universal Transverse Mercator (UTM)



ISLANDS TRUST AREA FRESHWATER ATLAS

GROUNDWATER RECHARGE POTENTIAL
Gambier Local Trust Area



RECHARGE POTENTIAL CLASSIFICATION

VERY LOW
LOW
MODERATE
HIGH
VERY HIGH



ISLANDS TRUST FRESHWATER ATLAS ver FWATLAS2.2
SOURCE: Islands Trust Recharge Mapping Project (2022)

Coordinate Reference System: EPSG:26910 - NAD83 / UTM zone 10N
Scale: 109999.770079
Projection: Universal Transverse Mercator (UTM)



File No.: 3900-03
(GM APC Bylaw)

DATE OF MEETING: May 28, 2024
TO: Gambier Island Local Trust Committee
FROM: Sonja Zupanec, MCIP, RPP
Northern Team
SUBJECT: Bylaw No. 159 – Minor Amendment to Gambier Local Trust Area APC Bylaw

RECOMMENDATION

1. That Gambier Island Local Trust Committee Bylaw No. 159, cited as “Gambier Island Local Trust Committee Advisory Planning Commission Bylaw, 2018, Amendment No. 1, 2024”, be read a first time.
2. That Gambier Island Local Trust Committee Bylaw No. 159, cited as “Gambier Island Local Trust Committee Advisory Planning Commission Bylaw, 2018, Amendment No. 1, 2024”, be read a second time.
3. That Gambier Island Local Trust Committee Bylaw No. 159, cited as “Gambier Island Local Trust Committee Advisory Planning Commission Bylaw, 2018, Amendment No. 1, 2024”, be read a third time.
4. That Gambier Island Local Trust Committee Bylaw No. 159, cited as “Gambier Island Local Trust Committee Advisory Planning Commission Bylaw, 2018, Amendment No. 1, 2024”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

PURPOSE

The Gambier Island Local Trust Committee (LTC) requested staff to bring forward a draft amendment to the Gambier Island Local Trust Committee [Advisory Planning Commission \(APC\) Bylaw No. 150](#) to permit fully electronic, in-person or hybrid (in person/electronic) meetings where possible, for appointed volunteer members to have maximum flexibility participating to provide referral responses to the LTC in a timely manner.

Due to the significant geographic constraints on Gambier Island and across the islands in the Local Trust Area, in-person meetings for the APC members are very difficult, expensive and time consuming to coordinate and attend. Appointed members have repeatedly requested flexibility in meeting bylaw procedures to accommodate their unique circumstances.

Staff have been advised by senior management that there are no staff resources to support the hosting of electronic APC meetings. In comparison, in-person staff participation in any Gambier APC meetings can be time consuming and expensive due to travel costs and incurred staff overtime. Attachment 1 outlines the necessary amendment to the APC Bylaw to permit electronic or hybrid APC meetings across the Local Trust Area.

NEXT STEPS

Subject to concurrence by the LTC, Bylaw 159 will be forwarded to the Executive Committee for approval prior to consideration of final adoption by the LTC.

Submitted By:	Sonja Zupanec, RPP, MCIP, Island Planner	May 21, 2024
Concurred By:	Renee Jamurat, RPP, MCIP, Regional Planning Manager	May 21, 2024

ATTACHMENT

1. Draft Bylaw No. 159

DRAFT

**GAMBIER ISLAND LOCAL TRUST COMMITTEE
ADVISORY PLANNING COMMISSION
BYLAW NO. 159**

**A BYLAW TO AMEND THE GAMBIER ISLAND LOCAL TRUST COMMITTEE ADVISORY PLANNING COMMISSION
BYLAW, 2018**

The Gambier Island Local Trust Committee, being the Local Trust Committee having jurisdiction on and in respect of the Gambier Island Local Trust Area, under the *Islands Trust Act*, in open meeting assembled, enacts as follows:

1. Citation

“Gambier Island Local Trust Committee Advisory Planning Commission Bylaw, 2018, Amendment No. 1, 2024”

2. Gambier Island Local Trust Committee Bylaw cited as “Gambier Island Local Trust Committee Advisory Planning Commission Bylaw, 2018” is hereby amended as follows:

- i. **6. Conduct a Meeting**, Item a) is replaced in its entirety with “a) All deliberations of the APC must take place in a public meeting. All meetings must be open to the public and held in: i) a public facility, or ii) by means of electronic or other communication facilities, or iii) a combination of both in-person and electronic facilities.”

READ A FIRST TIME THIS _____ DAY OF _____ 202x

READ A SECOND TIME THIS _____ DAY OF _____ 202x

READ A THIRD TIME THIS _____ DAY OF _____ 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 202x

ADOPTED THIS _____ DAY OF _____ 202x

Chair

Secretary



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY MARCH 19th, 2024 BOARD MEETING

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

1. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Board received the Minister of Municipal Affairs' response on the Islands Trust Conservancy (ITC) Plan which included a request to engage further with First Nations regarding creation of the ITC Plan. Manager Emmings advised that any new acquisitions or covenants need to come to the Minister for review before the Board signs off on them. The ITC Board directed staff to respond to the Minister of Municipal Affairs acknowledging directions in the letter and requesting:
 - Authorization to invest ITC funds as permitted under the provisions of the *Trustee Act*
 - Direction on interaction with the Minister regarding property management of new acquisitions of covenants and nature reserves
- The ITC Board approved the Project Charter for the development of the 2026-2030 ITC Plan.
- The ITC Board amended three land securement and management policies, providing direction for early First Nations engagement prior to approval of securement projects.
- Trustee Elliot provided updates of interest to the ITC Board from Executive Committee including:
 - Executive Committee's interest in continuing to meet with Islands Trust Conservancy to strategize on how to gain support from the province
 - ITC presence at the 50th anniversary celebration of Islands Trust on Salt Spring Island
- The ITC Board requested that Executive Committee set aside time for an ITC presentation to Trust Council at the June 2024 meeting
- Trustee Gauvreau provided updates of interest to the ITC Board from Governance Committee including:
 - The roles and responsibilities of the committee to oversee the organization's governance structure, ensuring transparency and efficiency, and providing recommendations to Trust Council
 - The Committee is currently reviewing the 2022 governance review, which requires input from staff and trustees
 - The report needs to be reviewed and discussed at Trust Council before a letter is drafted to the province



2. COVENANT AND PROPERTY ACQUISITIONS

- The ITC Board approved a conservation proposal for the Doris McHardy NAPTEP conservation covenant on North Pender Island, subject to review of First Nations responses and Ministerial approval.
- Manager Emmings provided the Board with a status update on public applications for Crystal Mountain Nature Reserve, Robert Leader NAPTEP Covenant, and Koontz NAPTEP Covenant following the decision to decline approval of the ITC Plan by the Minister of Municipal Affairs.

3. COVENANT AND PROPERTY MANAGEMENT

- The ITC Board instructed staff to proceed with the development of a risk management policy for all nature reserves, which includes warning users of the risk of danger trees.
- The ITC Board directed staff to begin work on signage for the S'ul-hween X'pey (Elder Cedar) Nature Reserve on Gabriola Island, to address risk management efforts.

4. FUNDRAISING AND CONSERVANCY SUPPORT

- The ITC Board approved a contribution of \$3,500 to support the 2024 Salish Sea Conservation Forum on Galiano Island.
- The ITC Board approved the request from the Galiano Conservation Association to install a water meter at the existing drilled well on Trincomali Nature Sanctuary to log water levels and temperature data to inform a water conservation project on Galiano Island. This approval is subject to:
 - Proper installation as guided by the Water Sustainability Act and Groundwater Protection Regulation regarding work in and around groundwater wells
 - Removal of all equipment at the end of the project

Learn more about Islands Trust Conservancy: <https://islandstrust.bc.ca/conservancy/>

Subscribe for Islands Trust Conservancy updates: <https://islandstrust.bc.ca/subscribe/>




the Heron



A newsletter from the Islands Trust Conservancy, protecting islands in the Salish Sea | islandstrust.bc.ca/conservancy

SPRING 2024

Take me home! 
This newsletter is provided FREE by ITC

What is a Nature Reserve?



ITC Nature Reserve on Salt Spring Island within the territory of many Coast Salish Nations.

Photo: Islands Trust Conservancy



For links and additional media, visit the Heron Newsletter online.

www.islandstrust.bc.ca/conservancy/heron-newsletter/



ALSO IN THIS ISSUE

ERICA WHEELER (L), MIKE RICHARDS (R)
PHOTO: ISLANDS TRUST CONSERVANCY



Meet our New Team Members *p. 3*



HERBACEOUS ECOSYSTEM
PHOTO: ISLANDS TRUST CONSERVANCY

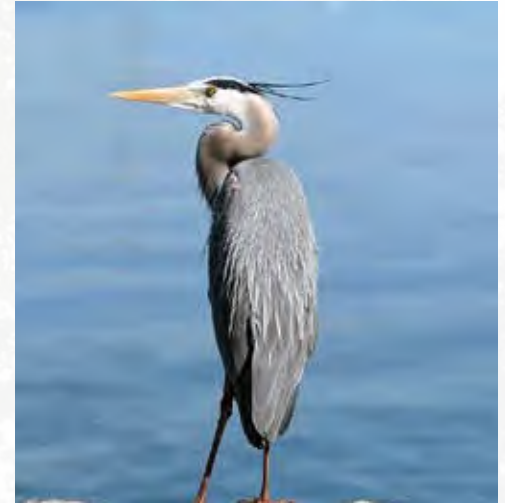
We Want to Hear From You *p. 4* 19

The Herons Return to Salt Spring Island

It was a warm afternoon in the summer of 2022 when Nuala Murphy, Islands Trust Conservancy's Property Management Specialist, was on her last monitoring visit of the day at one of ITC's properties on Salt Spring Island. As she walked down the trail from the road, joined by our summer Conservation Technician and a staff member from Salt Spring Island Conservancy, they all stopped as they heard sounds coming from the trees above them. Looking up, they saw three large and messy nests, and on the ground, broken shells.

"I felt so lucky to be there that day as the Herons hadn't been seen in years."

– Nuala Murphy, Property Management Specialist,
Islands Trust Conservancy



GREAT BLUE HERON. PHOTO: L. WILCOX

As they pulled out their phones to record the sounds, a Great Blue Heron swooped into the nest, returning to feed the hungry babies crying out. Seeing the Great Blue Herons return is one of many examples of species that have been conserved through the creation of an ITC Nature Reserve.

What is a Nature Reserve?

The purpose of Islands Trust Conservancy's Nature Reserves is to preserve and protect natural ecosystems and species forever. In her role, Nuala undertakes activities in the Nature Reserves including monitoring, surveys, research, and trail maintenance to preserve the biological integrity of the protected areas.



COMMUNITY LEARNING IN AN ITC NATURE RESERVE.
PHOTO: ISLANDS TRUST CONSERVANCY

14 of ITC's Nature Reserves are not open to the public. In our 20 public Nature Reserves, we welcome visitors, and allow activities including hiking on trail, bird watching, and dog walking on leash. To limit human impact in the unique and sensitive places we protect, we don't allow camping, fires, horseback riding, cycling or the use of motorized vehicles. Thank you for treading lightly!

Reflecting back on that moment of seeing the Heron two years ago, Nuala is reminded that our health and well being is inextricably linked to the health and well being of species and ecosystems. "When we work together to preserve these protected areas, we're ensuring not only their survival, but our own, and that brings me hope and encourages me to keep going."

Learn more about ITC Nature Reserves at <https://islandstrust.bc.ca/conservancy/protected-places/>.



PHOTO: LISA WILCOX

Islands Trust and Islands Trust Conservancy respectfully acknowledge that the lands and waters that encompass the Islands Trust Area have been home to Indigenous peoples since time immemorial and that their deep connection to the islands continues to this day. We are committed to reconciliation, to upholding the rights of Indigenous peoples, 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 in the treaty and territorial lands and waters of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səlilw'ətəl, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, łaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W JOŁELP, WSIKEM, Xeláltxw, Xwémalkwu, Xwsepsum, and xʷməθkʷəy.

Meet our New Team Members



ERICA IN GRISWOLD PASS IN THE COAST MOUNTAINS.

Erica Wheeler, Species at Risk Program Coordinator

Introducing Erica: nature-lover, plant enthusiast, and beginner knitter. Erica grew up at the base of Mount Seymour on the unceded territory of the Cayuse, Umatilla, Walla Walla, səl ilwəta ʔ təməxʷ (Tsilil-Waututh), Skwxwú7mesh-ulh Temíx w (Squamish), šxʷməθkʷəy̓əma ʔ təməxʷ (Musqueam), and S'ólh Téméxw (Stó:lo) Nations, spending time outside on the Salish Sea or in the rainforest. “It’s a place that very much feels like home.” Erica has worked as a tree planter, and most recently, a Botanist, studying plant species at risk. She used DNA to understand genetic variation within species at risk, and whether genetic variation can be bolstered to increase survival in the face of threats such as climate change.

In her spare time, Erica enjoys swimming in the ocean, hiking in the alpine, and jamming out to Songbird by Fleetwood Mac. Ask Erica about botanizing, also known as “doodling along and looking for cool plants,” and her favourite species at risk, the slim-leaf onion (*Allilum amplexans*). Connect with Erica today to learn more about our Species at Risk Program at SAR@islandstrust.bc.ca.

Mike Richards, Strategic Fund Development Specialist

When asked to describe himself in three words, Mike shared that he is a knowledge-seeker, outdoor-lover, and eternal optimist. Originally from Australia, Mike came to Canada in 1997 and has lived in the Gulf Islands for 26 years. “I have a deep love for this area and the biodiversity in the region.”

Mike came to Islands Trust in 2014 as the Grants Program Manager excited to contribute to the preserve and protect mandate. When the opportunity became available to lead Strategic Fundraising at the Conservancy, he jumped at it! He is looking forward to strengthening relationships with landowners, donors, and organizations in supporting them to make an impact and give back to the islands we love.


Ask Mike about his love of squirrels, fear of bears, and his adventures travelling the Gulf Islands in his sailboat. Connect with Mike today to discuss strategic giving workshops, estate planning, and leaving a gift in your Will at itcmail@islandstrust.bc.ca.



MIKE PARTAKING IN ONE OF HIS FAVOURITE PASTIMES; SAILING THE ISLANDS IN THE SALISH SEA.

Calling all ITC landowners and donors! Share your story

We want to share your story about why you supported Islands Trust Conservancy through protecting land, donating or helping out in other ways. Contact our Communications Specialist to have your story featured in a Heron Newsletter.

 250-405-5171

 communications@islandstrust.bc.ca




The Heron Newsletter


The Heron Newsletter is Islands Trust Conservancy's good news and stories publication. Shared three times a year in the spring, summer, and fall, the newsletter is created for our subscribers in both print and digital formats.

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Development Permit

File Number	Applicant Name	Date Received	Purpose
GM-DP-2022.1	Philip, Carolyn & David	14-Feb-2022	PID: 026-162-890 To bring structures into compliance with setbacks. Civic address: Lot 27 Mount Artaban Road, Gambier Island, BC.

Planner: Margot Thomaidis

Planning Status

Status Date: 01-Dec-2022

See GM-DVP-2022.1.

Status Date: 14-Jun-2022

Notified applicant of DFO/ MoTI restrictive covenant. LTC cannot consider application without written confirmation that DFO is agreeable to waive or amend the covenant restrictions.

Status Date: 02-May-2022

File reassigned

File Number	Applicant Name	Date Received	Purpose
GM-DP-2023.1	Delane & Cumming, Steve & Sarah	01-May-2023	PID 013-387-031 new SFD at Lot 62, West Bay Road on Gambier Island.

Planner: Ian Cox

Planning Status

Status Date: 30-Apr-2024

Awaiting prov. RAPR report approval before LTC consideration.

Status Date: 18-Dec-2023

Target January 29th LTC agenda.

Status Date: 18-Oct-2023

File reassigned to Ian Cox.



Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2022.1	Land Plan Group Inc.	24-Jan-2002	PID: 014-385-694\nKeats Island - Keats Camp cottage lots - siting variances\nDL 696

Planner: Sonja Zupanec

Planning Status

Status Date: 10-Apr-2008
still on hold pending rezoning

Status Date: 13-Aug-2007
on hold pending rezoning application

Status Date: 16-May-2006
Met with applicant. Outstanding items forwarded for attention. May be add'l fees.

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2022.1	Philip, Carolyn & David	14-Feb-2022	PID: 026-162-890 To bring structures within compliance with setbacks. Civic address: Lot 27 Mount Artaban Road, Gambier Island, BC.

Planner: Margot Thomaidis

Planning Status

Status Date: 31-Mar-2024
DVP to be referred to Islands Trust Conservancy Board, for May 2024 meeting.

Status Date: 16-Feb-2024
Geotech Steep Slope assessment report received. Staff reviewing.

Status Date: 01-Aug-2023
Staff proceeding with the application despite DFO covenant.



Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
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GM-DVP-2022.3	Pedersen, Kenneth & Joan	14-Jun-2022	PID: 010-892-567 To permit existing seawall within 25 foot setback. Civic address: 123 Esplanade Road, Eastbourne, Keats Island, BC.
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Planner: Margot Thomaidis

Planning Status

Status Date: 01-Dec-2022

Applicant awaiting BC Arch Branch response.

Status Date: 09-Nov-2022

Site Visit. Planner requested updated site plan to include additional non-compliant structures (retaining walls) in the setback.

Status Date: 09-Nov-2022

Planner requested that applicant contact BC Archaeology Branch to confirm permit requirements before proceeding.

File Number	Applicant Name	Date Received	Purpose
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GM-DVP-2023.2	Delane & Cumming, Stephen & Sarah	10-May-2023	PID: 013-387-031 request for variance to riparian setback requirement at Lot 62, West Bay Rd on Gambier Island.
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Planner: Ian Cox

Planning Status

Status Date: 30-Apr-2024

Awaiting prov. RAPR report approval before LTC consideration.

Status Date: 18-Dec-2023

Target January 29th LTC agenda with concurrent DP.

Status Date: 17-Jul-2023

Received payment for joint DP/DVP



Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GM-DVP-2023.4	Joos, Emilie	28-Nov-2023	Requesting variance for a cabin and a deck at Lot #8 Sunset Estates on Gambier Island.

Planner: Marlis McCargar

Planning Status

Status Date: 03-May-2024

Email sent to applicant. Awaiting more information.

Status Date: 30-Apr-2024

Planner reviewing application.

Status Date: 06-Mar-2024

File opening letter sent.

Islands Trust

LTC EXP SUMMARY REPORT F2024
Invoices posted to Month ending March 2024

630 Gambier	Invoices posted to Month ending March 2024	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	254.00	46.40	207.60
LTC Local				
65200-630	LTC - Local Exp - LTC Meeting Expenses	1,488.00	2,331.02	-843.02
65210-630	LTC - Local Exp - APC Meeting Expenses	333.00	348.98	-15.98
65220-630	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-630	LTC - Local Exp - Special Projects	277.00	684.00	-407.00
TOTAL LTC Local Expense		<u>2,348.00</u>	<u>3,364.00</u>	<u>-1,016.00</u>
Projects				
73001-630-2016	Gambier OCP/LUB	16,000.00	16,000.00	0.00
73001-630-4094	Gambier Keats Island Shoreline Protection Review	4,000.00	1,679.75	2,320.25
TOTAL Project Expenses		<u>20,000.00</u>	<u>17,679.75</u>	<u>2,320.25</u>

Gambier Island Local Trust Committee Policies & Standing Resolutions

No	Meeting Date	Resolution No.	Issue	Policy
1.	October 6, 2010	GM-082-2010	Guidelines for the appointment of members to the advisory planning commission	<p>It was MOVED and SECONDED that the Gambier Island Local Trust Committee endorses the following guidelines for the appointment of members to the advisory planning commission and requests that such guidelines be posted on the Islands Trust website and are used in any posting to solicit expressions of interest from candidates for advisory planning commission membership:</p> <p>“The Gambier Island Local Trust Committee shall make all reasonable efforts, in the consideration of appointments to the advisory planning commission that members are:</p> <ol style="list-style-type: none"> a. Representative of a broad cross section of the geographical areas of the Gambier Island Local Trust Committee area; b. Representative of a range of backgrounds and expertise that is supportive to each other in the consideration of matters referred to the advisory planning commission; c. Where feasible and practical of a balanced representation of gender and age groups. <p>Consideration shall be given to the following criteria in any appointment:</p> <ul style="list-style-type: none"> • Previous experience as a member of a Board of Variance; • Experience on a local government council, board, local trust committee, commission or other body; • Experience with other volunteer boards, commissions or committees; • Experience and credential in a planning, design or related profession; • Experience and credentials in a building or design trade; • Educational background; • Length of residency in the local trust area; • Availability, and willingness to travel between local trust areas.
2.	March 26, 2015	GM-2015-018	Amend APC appointment guidelines	<p>It was MOVED and SECONDED, that the Gambier Island Local Trust Committee amend the APC appointment guidelines to allow for representation of members to be weighted to a geographic area subject to a current top priority project.</p>

No	Meeting Date	Resolution No.	Issue	Policy
3.	October 26, 2017	GM-2017-065	Development Permit Area (DPA) No. 3: Riparian Areas administration	<p>It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt a Standing Resolution which directs staff to administer Development Permit Area (DPA) No. 3: Riparian Areas in the interim before formal amendments are made to the DPA, as follows:</p> <ul style="list-style-type: none"> a. The “Designated Area” provisions of Section 12.3.1 of Gambier Island Official Community Plan No. 73 should be used to determine whether or not a proposed development is subject to DPA No. 3: Riparian Areas; b. When development is proposed within the “Designated Area”, applicants shall be required to have a Qualified Environmental Professional assess the water feature to determine whether or not it is subject to the Riparian Areas Regulation; c. When development is proposed within the “Designated Area” of a water feature which is determined to be subject to the Riparian Areas Regulation, a DPA No. 3: Riparian Areas Development Permit shall be required; d. When development is proposed within the “Designated Area” of a water feature which is determined not to be subject to the Riparian Areas Regulation, a DPA No. 3: Riparian Areas Development Permit shall not be required.
4.	December 11, 2017	GM-2017-078	Adding item to agenda	<p>It was MOVED and SECONDED that the Gambier Island Local Trust Committee request staff to add to each agenda “First Nations Activities” under the Reports section.</p>
5.	January 25, 2018	GM-2018-009	First Nations Words, Phrases and Place Names	<p>It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt the following standing resolution:</p> <ul style="list-style-type: none"> a) That staff incorporate First Nations’ words, phrases, and place names in Local Trust Committee communications, as appropriate.
6.	July 25, 2019	GM-2019-031	Model Cell Tower Consultation Process	<p>It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt the model strategy for antenna systems.</p>

No	Meeting Date	Resolution No.	Issue	Policy
7.	November 21, 2019	GM-2019-061	First Nations Reconciliation engagement	<p>It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area:</p> <p>Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavors to:</p> <ul style="list-style-type: none"> a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.
8.	July 23, 2020	GM-IC-2020-001	Bylaw Enforcement investigation	<p>It was MOVED and SECONDED that the Gambier Island Local Trust Committee request Bylaw Enforcement staff to cease investigation and enforcement of complaints on Keats Island regarding otherwise lawful accessory uses, buildings and structures on a parcel where no principal use exists if the adjacent parcel has a principal use and both parcels are held under common ownership.</p>

No	Meeting Date	Resolution No.	Issue	Policy
9.	February 10, 2023	GM-RWM-2023-001	Bylaw Enforcement deferral	<p>It was MOVED and SECONDED Defer enforcement on existing seawalls on North Thormanby Island. The deferment of enforcement should not be interpreted as permitting any new additions or structures from requiring a permit or otherwise requiring compliance with the Gambier Associated Islands Land Use Bylaw No. 120.'</p>
10.	August 29, 2023	GM-RM-2023-027	Unlawful Land Uses and Planning Applications	<p>It was MOVED and SECONDED that Gambier Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications:</p> <ul style="list-style-type: none"> a) Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and staff are directed to continue with enforcement until the use is ceased. b) The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, cease. c) Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee, bylaw enforcement actions, including the issuing of notices will continue. d) In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application.

Active Projects Report

Gambier Island

1. Major Project - Gambier OCP & LUB Targeted Review

Responsible

Dates

Conduct a review of the Gambier Island Official Community Plan policies and Land Use regulations pertaining to forest protection, protection of archaeological and cultural sites, shoreline protection and marine designations across the Plan area.

Sonja Zupanec

Rec'd: 12-Feb-2015

Including:

- Reconsider the zoning designation title 'Wilderness Conservation;'
- Add a definition for 'breakwater;'
- Consider policies and regulations regarding trams (funicular tracks, etc.);
- Review site specific water zones on Gambier;
- Clarification around water storage tanks as structures, requirements for screening, and the need for setback placement as part of their use as community amenities in fire protection.

2. Minor Project - Keats Island Shoreline Protection Project - Phase 3

Responsible

Dates

Review of OCP and LUB to implement shoreline protection measures. Establish Shoreline DPA and updates marine structure regulations.

Marlis McCargar

Rec'd: 31-Jan-2019

Future Projects Report

Gambier Island

1. <i>Administrative</i>	Responsible	Date Received
<ul style="list-style-type: none"> - Development Approval Information Bylaw: Develop and adopt a D.A.I bylaw for the Gambier Trust Area. - Identification of all Crown reserves (strips) and similar Crown properties (i.e. islets) in the Gambier Island Local Trust Area. 		01-Sep-2022
2. <i>OCP & LUB</i>	Responsible	Date Received
<ul style="list-style-type: none"> - Pump out stations: develop advocacy policies - Thormanby Island Foreshore Protection: Review of setback regulations and designation of a development permit area for the purposes of protecting the natural environment, its ecosystems and biological diversity and protection of development from hazardous conditions. - Consider adoption of a Heritage Conservation Area 		01-Sep-2022
3. <i>LUB</i>	Responsible	Date Received
<p>Gambier LUB:</p> <ul style="list-style-type: none"> - Recreational Camp and Private Institutional Regulation Review - Temporary Overnight Accommodation bylaw review with regards to short-term vacation rentals <p>Keats LUB:</p> <ul style="list-style-type: none"> - Update definition of 'dwelling' in the Keats Island Land Use Bylaw No. 78. 		01-Sep-2022

Future Projects Report

Gambier Island

4. <i>OCP</i>	Responsible	Date Received
N/A		01-Sep-2022
5. <i>Advocacy and Communications</i>	Responsible	Date Received
N/A		01-Sep-2022
6. <i>Bylaw Enforcement</i>	Responsible	Date Received
N/A		01-Sep-2022
7. <i>LUB (Gambier, Keats, Associated Islands, Bowyer & Passage Islands)</i>	Responsible	Date Received
Complete an analysis of the implications for opting in to S. 15 of the Short-Term Rental Accommodation Act. Work to be completed before the opt-in statutory deadline for 2025.		29-Jan-2024