



Gambier Island Local Trust Committee

Minutes of Regular Meeting

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

Members Present: Peter Luckham, Chair
Kate-Louise Stamford, Trustee
Joe Bernardo, Trustee

Staff Present: Marlis McCargar, Island Planner
William Shulba, Freshwater Specialist (electronic)
Warren Dingman, Bylaw Compliance & Enforcement Manager (electronic)
Lisa Millard, Recorder (electronic)

Others Present: There was 1 member of the public in attendance.

1. CALL TO ORDER

“Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.”

Chair Luckham called the meeting to order at 10:20 am. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Stamford reported the following:

- The Connected Coast underwater fiber optic cable has landed at Gambier Harbour;
- She attended a meeting regarding the Rural Economic Diversification and Infrastructure Project; and

- The Gambier and Keats Ferry Advisory Committee has been advocating for BC Ferries to provide equitable service between the three ferry stops and there is a new Route 13 ferry schedule in effect.

Trustee Bernardo reported the following:

- The public hearing regarding the Keats Island foreshore bylaws will be held July 31, 2024 and a location is to be determined;
- The Islands Trust CAO hiring committee has selected an executive search firm to find a permanent candidate and an interim CAO will be appointed;
- The Governance Committee is working on an analysis of the Islands Trust governance structure which will be presented to Trust Council who will bring it forward to the Province; and
- The draft Islands Trust Policy Statement will be discussed at an upcoming committee of the whole meeting.

3.2 Chair's Report

Chair Luckham reported that he is looking forward to reviewing the draft Policy Statement committee of the whole meeting and he is preparing for the upcoming Trust Council meeting.

3.3 Electoral Area Director's Report

Electoral Area Director Stamford reported the following:

- There was a Ports Monitoring Committee meeting on May 27, 2024 during which it was noted that construction on Keats Landing is a significant issue as there will be no vehicle traffic access during the summer;
- Transit on Sunshine Coast is determining an increase in transit service;
- There is an initiative to expand fire services along Area F; and
- The Paper Excellence Mill is housing employees for the wood fiber LNG project and uses water taxis to transport the workers to the floating hotel currently located in the Nanaimo Harbour, and the floating accommodations are not being permitted into Howe Sound due to concerns about sewage and garbage disposal.

4. DELEGATIONS - none

5. PUBLIC COMMENTS

A member of the public stated that they own property on Gambier Island and asked if riparian bylaws are within the jurisdiction of the Islands Trust.

The Planner noted that the Riparian Areas bylaws were adopted in 2019. All of Gambier Island is in Development Permit Area 3 (Riparian Areas) in which many different guidelines apply and that staff can provide specific details about an individual property on inquiry.

6. MINUTES

6.1 Local Trust Committee Meeting - none

6.2 Section 26 Resolutions-Without-Meeting Report dated May 21, 2024
Received for information.

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated May 21, 2024

It was noted that staff will schedule a meeting with the Ministry of Transportation and Infrastructure to discuss maintenance contract details and expectations as well as other areas of mutual concern.

7.2 Aquifer Conceptualization Project and Groundwater Recharge Mapping Project – Memorandum

Freshwater Specialist William Shulba summarized the memorandum and highlighted the following:

- The consulting portion of the Aquifer Conceptualization Project and Groundwater Recharge Mapping Project has been completed; and
- The next steps are to integrate the maps into planning services and develop a communication strategy.

Discussion ensued and the following comments and clarifications were noted:

- Gambier Island identifies two aquifers but there are potentially other unmapped aquifers on the island;
- In order for aquifers to be mapped they need to meet provincial criteria and Gambier Island has not been delineated by an aquifer mapping process yet;
- The majority of Gambier Island is crystalline rock, in which there are few wells;
- The province does not prioritize mapping aquifers in areas that have minimal well users;
- Groundwater recharge potential is determined by factors such as topography, geology, how much precipitation goes into the ground and transpires back into the atmosphere, and how much water discharges out of the ground through springs;
- Potential recharge mapping does not necessarily equate to water availability; and
- A suitable land analysis is being developed to determine areas of opportunity for increased density based on water availability, wildfire risk, and other factors.

GB-2024-027

It was MOVED and SECONDED

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 with a short presentation, and publish maps on the website by the next regular meeting on July 30, 2024.

CARRIED

7.3 Bylaw No. 159 - Minor Amendment to Gambier Local Trust Area Advisory Planning Commission Bylaw - Staff Report

The Planner summarized the staff report and noted the following:

- The Local Trust Committee requested staff to bring forward an amendment to the bylaw to permit fully electronic and hybrid Advisory Planning Commission (APC) meetings as in-person meetings are challenging; and
- There are no staff resources allocated to support the hosting of electronic meetings.

Discussion ensued and the following points were made:

- It is more complex for staff to travel to the GM LTA to attend an APC meeting in-person;
- It is extremely difficult for GM APC members to meet in-person due to geographic complexities as some members live in boat access only communities spread throughout the LTA;
- If APC members use their own resources, such as a Zoom account, to host an electronic meeting there still remains a requirement to advertise the meeting and to make it available for the public to attend;
- There is a distinction between resource allocation and the recommendation in the staff report which is to enable the Local Trust Area to have these types of meetings; and
- Budget allocation is an operational decision.

GB-2024-028

It was MOVED and SECONDED

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.

CARRIED

GB-2024-029

It was MOVED and SECONDED

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.

CARRIED

GB-2024-030

It was MOVED and SECONDED

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.

CARRIED

GB-2024-031

It was MOVED and SECONDED

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.

CARRIED

- 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

11.1 Bylaw Enforcement Notification Bylaw of Development Variance Permits - Trustee Stamford

Trustees clarified item is related to Development Permits not Development Variance Permits. The Bylaw Enforcement and Compliance Manager noted that there is currently not a bylaw enforcement notice penalty for failure to get a development permit within development permit areas; however, he recommends that Local Trust Committees use the bylaw enforcement notice penalty to enforce the requirement for permits.

Discussion ensued.

GB-2024-032

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee requests a report regarding amendments to the Bylaw Enforcement notification system and for addition of a penalty for failure to obtain a development permit.

CARRIED

12. STAFF REPORTS

- 12.1 Trust Conservancy Report dated March 19, 2024**
Received for information.
- 12.2 Trust Conservancy Heron, Spring Edition**
Received for information.
- 12.3 Applications Report dated May 21, 2024**
Received for information.
- 12.4 Trustee and Local Expense Report dated March, 2024**
Received for information.
- 12.5 Adopted Policies and Standing Resolutions**
Received for information.
- 12.6 First Nations Relationship Building Update - none**
- 12.7 Local Trust Committee Webpage**
No changes at this time.

13. WORK PROGRAM

- 13.1 Active Projects Report dated May 21, 2024**
Received for information.
- 13.2 Future Projects Report dated May 21, 2024**
Received for information.

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 Island.**

15. ADJOURNMENT

By **general consent**, the meeting was adjourned at 11:45 am.

Peter Luckham, Chair

Certified Correct:

Lisa Millard, Recorder