



DATE OF MEETING: July 30, 2024

TO: Gambier Island Local Trust Committee

FROM: Sonja Zupanec, Island Planner (Regional Planning Team)
Northern Office

SUBJECT: Official Community Plan and Land Use Bylaw Targeted Review Project – **Supplemental Report on options and implications to implement Squamish Nation and public engagement recommendations.**

RECOMMENDATIONS:

1. That the Gambier Island Local Trust Committee affirms its support for the implementation of the following OCP/LUB project recommendations listed in Tables 1 and 2, attached to the staff report dated July 30, 2024 and request staff to [*select option: provide supplemental information OR prepare draft polices/regulations*] for LTC consideration of subsequent steps.
2. That the Gambier Island Local Trust Committee request that staff refer the following project recommendations listed in Table 2, attached to the staff report dated July 30, 2024 to the Gambier Island Advisory Planning Commission for review and comment, to inform the LTC's consideration of subsequent steps: [*specify the specific Table 2 recommendations being referred*].
3. That the Gambier Island Local Trust Committee requests staff to draft a business case for the 2025/26 fiscal year, focusing on the conclusive phase of the OCP/LUB project—specifically, a comprehensive legal review and legislative process—for subsequent consideration by the LTC.

REPORT SUMMARY

The purpose of this report is to:

- Provide the Gambier Island Local Trust Committee (LTC) with an overview of the land use planning options and implications of implementing recommendations from both the [Squamish Nation Engagement Summary](#) (2024) and [Public Engagement Summary](#) recommendations (2023), and to provide clear direction on implementation of the above;
- Provide updates on project resolutions recently endorsed by the LTC; and
- Advance LTC decisions on whether any further changes to the project objectives or in-scope items need to be considered in order for the project to proceed during this fiscal year.

BACKGROUND

The following project related resolutions were passed by the LTC in April 2024:

GM-2024-12 It was MOVED and SECONDED

*that the Gambier Island Local Trust Committee endorse the revised Project Charter v. 2.1, dated April 29, 2024 for the Official Community Plan and Land Use Bylaw Targeted Review project, as to be amended further to discussion amongst Trustees on April 29, 2023. **CARRIED***

The revised, updated [project charter](#) is posted to the project website. The July 30, 2024 regular business meeting is intended to advance LTC decisions on whether any further changes to the project objectives or in-scope items need to be considered in order for the project to proceed during this fiscal year.

GM-2024-13 It was MOVED and SECONDED

*that the Gambier Island Local Trust Committee request staff to 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 Local Trust Committee for further consideration of next steps. **CARRIED***

At the time of report writing the bylaw amendment was scheduled to be considered by the Executive Committee on July 24, 2024. If approved by EC, the LTC can consider adoption of the proposed bylaw by Resolution Without Meeting (RWM).

GM-2024-14 It was MOVED and SECONDED

*that the Gambier Island Local Trust Committee request staff to report back on the implications of implementing Squamish Nation Engagement Summary Recommendation "C2 - 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." **CARRIED***

At the time of writing this report, senior management was in the process of finalizing a briefing for the Executive Committee regarding this Trust-wide issue, which is scheduled for discussion at the July 24, 2024 EC agenda. The decisions and outcomes of this discussion may influence the development of new approaches to early and ongoing First Nations referrals. Further details on conducting early referrals and notifications to neighboring Nations will be communicated to all LTCs in the upcoming months.

GM-2024-15 It was MOVED and SECONDED

*that the Gambier Island Local Trust Committee request staff to 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. **CARRIED***

Table 1 attached to this staff report identifies high level options and implications for LTC consideration of next steps. The LTC is asked to use the July 30, 2024 business meeting to provide clear direction on implementation.

GM-2024-16 It was MOVED and SECONDED

*that the Gambier Island Local Trust Committee request staff to 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. **CARRIED***

Once the LTC's direction on how to implement the OCP/LUB recommendations is confirmed, staff will proceed with initiating a meeting request with the Squamish Nation.

GM-2024-17 It was *MOVED and SECONDED*

*that the Gambier Island Local Trust Committee request staff to prepare a supplemental report including options and implications of draft bylaw language to amend and update the Official Community Plan (OCP) and Land Use Bylaw (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 Official Community Plan and Land Use Bylaw amendments. **CARRIED***

Table 1 and 2 attached to this staff report identify options and implications for LTC consideration of next steps in considering implementation of priority recommendations.

Options and Implications of Squamish Nation and public engagement summary Recommendations:

Table 1 (Attachment 1) and Table 2 (Attachment 2) delineate implementation options and implications for the high-priority recommendations stemming from Squamish Nation (Table 1) and public engagement efforts (Table 2). *The LTC is tasked with reviewing each recommendation along with its respective analysis of options and implications. For each recommendation, the LTC should indicate whether it supports advancing to the next stage, requires additional information, or opts not to proceed further, as outlined in Recommendation #1 on page 1 of this report.* Subsequently, staff will assess if adjustments are necessary to the Project Charter to accurately reflect the LTC's intent to update/amend the OCP/LUB during the current fiscal year.

Gambier Island Advisory Planning Commission (APC):

Staff have identified a set of implementation options from Table 2 that are particularly suitable for review and commentary by the Gambier Island Advisory Planning Commission (APC). Staff can collaborate with the APC to provide sample guidelines, policies, and regulations for their review and feedback. Any referrals to the APC must be endorsed by LTC resolution, as stipulated in Recommendation #2 on page 1 of this report.

Business Case for 2025/26 Fiscal:

LTCs across the Trust are requested to assess their major project plans for the upcoming fiscal year and submit draft business case requests by September 2024. These submissions will undergo review by both the Regional Planning Committee and the Financial Planning Committee. Given the current absence of funding for the 2024/25 fiscal year, the major project work plan entails staff preparing draft bylaws based on LTC directives, with limited community engagement and referrals. Should the LTC strongly endorse advancing the recommendations outlined in Tables 1 and 2, staff recommend preparing a business case for the 2025/26 fiscal year. This would support an estimated \$10,000 allocation for a legal and legislative review process concerning the draft amendments to the OCP and LUB, as specified in Recommendation #3 on page 1 of this report.

Rationale for Recommendations #1-3: Staff requests confirmation of which public or First Nations recommendations are endorsed by the LTC, to advance the OCP/LUB review project this fiscal year to the draft bylaw development stage.

Alternatives

1. **Amend the Project Charter:** The LTC can remove specified in-scope project deliverables it does not intend to implement or proceed with in this fiscal. A resolution of the LTC would be required to request staff to prepare changes to the project charter. Suggested wording for a resolution is: *“That the Gambier Island Local Trust Committee request staff to amend the project charter by (specify changes to purpose, scope, objectives, or work plan) for LTC review at the next business meeting.”*

NEXT STEPS

If the LTC agrees with the recommendations outlined on page 1 of this report, staff will proceed to draft policy and regulatory amendments that integrate the LTC’s preferred First Nations and public engagement recommendations into the review project. Selected draft bylaw language will be submitted to the APC for feedback and subsequently presented to the LTC for consideration of next steps and early referrals with First Nations and other local governments.

Submitted By:	Sonja Zupanec, RPP, MCIP, Island Planner	July 18, 2024
Concurred By:	Renée Jamurat, RPP, MCIP, Regional Planning Manager	July 22, 2024

ATTACHMENTS

1. Table 1 – Options and Implications of First Nations Engagement Summary Recommendations – July 2024
2. Table 2 – Options and Implications of Public Engagement Summary Report Recommendations – July 2024

Cha7élkwnech (Gambier Island) Official Community Plan and Land Use Bylaw Review

Options and Implications Table 1 – July 2024



The following table has been prepared by Islands Trust planning staff under the direction of the Gambier Island Local Trust Committee (LTC). In April 2024 the LTC considered a comprehensive list of priority recommendations from Sk̓wx̓ wú7mesh Úxwumixw (Squamish Nation) regarding amendments to the Gambier Island Official Community Plan and Land Use Bylaw. The following LTC resolution GM-2024-16 was passed: “That the Gambier Island Local Trust Committee request staff to 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.”

The following Table 1. identifies the above noted Squamish Nation recommendations and outlines possible implementation options and implications. It is intended to assist the LTC in determining its’ level of political support to advance implementation in this 2024/25 fiscal year. Additionally, the table serves as a tool for the LTC to report back to the Squamish Nation on next steps and to communicate with island residents about the intended direction for high-priority recommendations.

Squamish Nation High Priority Recommendations	Requires Change to OCP/LUB	Implementation Options	Implications	LTC Direction (support/request further information/ proceed no further/ or other direction)
A.1 Update OCP with Cha7élkwnech (Gambier) Island references throughout.	OCP			
A.2 Amend OCPs and LUBs with appropriate land acknowledgment at the beginning of each bylaw in the Trust Area that falls within Sk̓wx̓ wú7mesh Úxwumixw territory, <u>not just Gambier Island</u> .	OCP and LUB	<ul style="list-style-type: none"> Staff can submit language and translation request form to Squamish Nation to identify appropriate place name requests; Staff can draft text amendments to both OCP and LUB for LTC consideration; LTC can send a bylaw referral to Squamish Nation prior to first reading. Upon confirmation by the Nation that text is approved, accurate and appropriate – LTC can consider first reading. 	<p><i>Aligns with the Islands Trust Council Reconciliation Action Plan Action Item 3.2 “Land use decisions must be informed by First Nations core concerns and knowledge and be reflective of preserving and protecting Indigenous cultural heritage and sacred sites.”</i></p>	
A.3 Work with cultural heritage department regarding Sk̓wx̓ wú7mesh Úxwumixw language place names being included in the OCP, where appropriate. Submit language and translation request form to integrate indigenous place names within OCP.	OCP	<p>Staff recommends the LTC support recommendations A.1- A.4 and request staff to prepare a language and translation request form to Squamish Nation and begin drafting text amendments to the OCP/LUB.</p>	<p><i>Aligns with objectives and scope of project charter as endorsed by the LTC.</i></p> <p><i>Strengthen relations with First Nations:</i> Sk̓wx̓ wú7mesh Úxwumixw encourages the use and (re) application of Sk̓wx̓ wú7mesh Úxwumixw place names within their territory given that they are approved, accurate, and appropriate and evaluated by the Sk̓wx̓ wú7mesh Úxwumixw prior to their use.</p>	
A.4 Amend OCP with specific commitments to reconciliation as overarching framework for all policy guidance and update Gambier Island webpage to include commitment statements.	OCP		<p><i>Respect for Indigenous Rights and Title:</i> acknowledges First Nation connection and stewardship over the territory and demonstrates commitment to preservation and revitalization of language and culture.</p>	
A.5 Amend OCP to explicitly recognize the impacts of existing	OCP	<ul style="list-style-type: none"> Draft text amendment for OCP to update historical and modern First Nations context as well as policy directives in support of land use planning amendments that respect 	<p><i>Aligns with the Islands Trust Council Reconciliation Action Plan Action Item 3.2 “Land use decisions must be informed by First</i></p>	

Squamish Nation High Priority Recommendations	Requires Change to OCP/LUB	Implementation Options	Implications
patterns of settlement, protected areas and residential development on First Nations rights and title.		Indigenous Rights and Title, environmental stewardship and cultural preservation priorities. <ul style="list-style-type: none"> Referral to Squamish Nation prior to first reading 	<i>Nations core concerns and knowledge and be reflective of preserving and protecting Indigenous cultural heritage and sacred sites.”</i>
A.6 Assist in coordinating, funding and/or installing <i>Sḵw̱x̱ wú7mesh Úxwumixw</i> language signage (where deemed appropriate and not confidential by the Nation) on trails and areas deemed important by the Nation.	N/A Advocacy and coordination	Staff recommends the LTC support recommendation A.5 and request staff to prepare draft language for LTC consideration. <ul style="list-style-type: none"> Islands Trust Conservancy Nature Reserves (Mt. Artaban, Brigade Bay and Long Bay Wetland) could be identified as top priorities within Islands Trust jurisdiction, for installation of <i>Sḵw̱x̱ wú7mesh Úxwumixw</i> language signage. Conservancy staff are aware of the process to submit a language and translation request. LTC could initiate a formal request to the ITC Board to prioritize this work. LTC can add this recommendation to SCRD Protocol meeting agenda for discussion of opportunities for signage funding on other areas of the island. LTC can advocate to Province and/or Howe Sound Biosphere Region for language signage funding. LTC can investigate applications for grant funding programs such as C2C to assist the Nation in accessing signage funding for Gambier Island in coordination with the LTC and SCRD. 	Aligns with objectives and scope of project charter as endorsed by the LTC . <i>Respect for Indigenous Rights and Title:</i> Nation engagement has indicated request to see stated commitment from local government to reconciliation that acknowledges its’ history and connections to the island through text in land use planning documents within their territory.
B.1 Maintain existing objectives and policies under “Climate Change Adaptation and Mitigation” section of current OCP.	OCP	No action required.	N/A
B.2 Amend OCP with appropriate guiding objective and policy for the “Climate Change Adaptation and Mitigation” section. Include examples i.e. reduced access to harvest areas/food insecurity related to climate change.	OCP	<ul style="list-style-type: none"> Staff can draft objective and policy for inclusion in draft OCP bylaw and LTC consideration. Refer to Nation staff for review and comment. LTC consideration of first reading. Staff recommends the LTC support recommendation B.2 and request staff to prepare draft bylaw language for LTC consideration.	<i>Recognize the impacts of climate change on First Nations rights and title.</i>
B.3 Align with net-zero emissions targets by 2050 set by adjacent communities (Gibsons, Sechelt, SCRD), not just in the climate change section of the OCP but throughout the OCP.	OCP	<ul style="list-style-type: none"> Staff can prepare draft updates to the OCP for LTC consideration. Refer to Nation staff for review and comment. LTC consideration of first reading. Staff recommends the LTC support recommendation B.3 and request staff to prepare draft bylaw language for LTC consideration.	<i>Align targets to reflect consistency with adjacent Howe Sound communities.</i>
B.4 Work with Sunshine Coast Regional District to pilot requirement for all new residential	OCP/LUB	<ul style="list-style-type: none"> Draft a Development Approval Information (DAI) bylaw to require adequate level of detail from rezoning applicants where a change in use or increase in density is proposed. 	- <i>DAI bylaw can address <u>new proposed development</u> through rezoning applications and allow LTC to evaluate a proposal’s impact on climate adaptation.</i>

Squamish Nation High Priority Recommendations	Requires Change to OCP/LUB	Implementation Options	Implications
<p>and institutional construction to meet highest construction and energy standards; embodied carbon; recycling and repurposing as well as demolition vs. retrofitting.</p>		<ul style="list-style-type: none"> Advocate for the SCRD to adopt the Zero Carbon Step Code requirements which aligns with the direction of several local governments https://energystepcode.ca/implementation_updates/ 	<p>- <i>Zero Carbon Step Code early implementation for new construction until provincial rules are mandatory by 2030.</i></p>
<p>B.5 Amend “Climate Change Adaptation and Mitigation” OCP policies section to separate policies into clearer categories such as ADAPTATION; ENERGY; WASTE; BIODIVERSITY; COLLABORATION etc.</p>	OCP	<ul style="list-style-type: none"> Minor text amendment to existing OCP policies. <p>Staff recommends the LTC support recommendation B.5 and request staff to prepare draft bylaw language for LTC consideration.</p>	<p><i>Greater clarity in the OCP of what categories the existing policies are addressing.</i></p>
<p>B.6 Set specific targets and reference other climate action goals if needed. Review entire OCP to ensure net-zero emission targets are addressed wherever possible in supporting land use policy and regulations.</p>	OCP	<ul style="list-style-type: none"> Update the OCP policies and objectives to reflect net-zero emissions targets and ensure consistency across OCP and LUB. <p>Staff recommends the LTC support recommendation B.6 and request staff to prepare draft bylaw language for LTC consideration.</p>	<p><i>Align targets to reflect consistency with adjacent Howe Sound communities.</i></p>
<p>B.7 Work with SCRD to pilot highest level of Step Code implementation for all new construction/dwellings.</p>	<p>Possibly OCP. Would be SCRD led initiative in partnership with LTC.</p>	<p>Like the BC Energy Step Code, the Zero Carbon Step Code is a plan to improve new buildings over time, with the objective to reach zero emissions from all new buildings in BC by 2030. It complements the BC Energy Step Code by reducing emissions while improving energy efficiency. Together, they make buildings that are cleaner, more energy efficient, and affordable to operate.</p> <p>The Zero Carbon Step Code was first introduced in a May 1, 2023 update of the BC Building Code. It provides several options to reduce the amount of operational carbon emissions from a building by requiring lower emissions from space and water heating systems.</p> <p>Until recently, the BC Energy Step Code was the main tool to reduce energy use and emissions from buildings. While energy efficiency typically reduces emissions by impacting the size, efficiency and consequently amount of greenhouse gas emissions from mechanical systems in a new building, it does not fully eliminate a building’s carbon emissions, even under most stringent energy efficiency requirements.</p> <p>The Province and local governments have set ambitious greenhouse gas reduction targets that can only be achieved <u>if the building sector starts to decarbonize</u>. The Zero Carbon Step Code provides a new tool for the construction sector and local communities to switch from carbon-intensive mechanical systems to zero carbon systems. <u>The Province will start to mandate different Zero Carbon Step Code Levels as early as 2024, and require zero carbon new construction by 2030</u>. Early implementation by local governments is being encouraged and 29 local governments, including West Vancouver District and Cowichan Valley Regional District have already implemented these standards.</p>	<p><i>Strongly encourage SCRD to join 29 other local governments in BC in adopting this standard and demonstrate early implementation across the Local Trust Area.</i></p>
		<p>https://energystepcode.ca/zero-carbon/</p>	

Squamish Nation High Priority Recommendations	Requires Change to OCP/LUB	Implementation Options	Implications	LTC Direction (support/request further information/ proceed no further/ or other direction)
B.8 Explore implementation of a new development permit area for energy and water conservation for any new residential/institutional construction.	OCP/LUB	<p>Staff recommends the LTC support recommendation B.7 and request that either this and recommendation B.4 be added to the agenda for discussion at the next protocol agreement meeting with the SCRCD (tentatively scheduled for 2025); OR the LTC draft a letter to the SCRCD Board requesting consideration of zero carbon energy step code implementation for the Gambier Local Trust Area.</p> <p>LTC can consider a new island wide DPA to address climate action (energy and water conservation, GHG emissions) specifically. Objectives of the DP could include:</p> <ul style="list-style-type: none"> Landscaping, for example, requiring drought-tolerant plantings; Siting of buildings and other structures, for example, building orientation to capture solar energy; Form and exterior design of buildings and other structures, for example, provision of deep overhangs for shade; Specific features in the development, for example, naturalized ponds that capture and store rainwater runoff; Machinery, equipment and systems external to buildings and other structures, for example, rainwater collection systems and geothermal systems. <p>https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/development_permit_areas_climate_action_guide.pdf</p> <p>Staff do not recommend the LTC endorse this recommendations at this time and instead consider encouraging the SCRCD to advance adoption of net zero energy step code implementation across the Regional District (see recommendation B7).</p>	<p><i>This particular DPA may be challenging to implement on Gambier Island as the predominant form of development is rural residential. SCRCD initiatives towards Step Code or net zero energy codes may more effective at requiring impactful changes at the building design/permitting stage.</i></p>	
B.9 Separate out stormwater and water conservation objectives.	OCP	<p>Minor text amendment to existing OCP policies. Staff recommend the LTC endorse this recommendation and direct staff to prepare draft bylaw language.</p>	N/A	
B.10 Advocate for Regional District and provincial rebates for energy efficiency upgrades and retrofits to homes.	N/A Advocacy and Cooperation	<ul style="list-style-type: none"> LTC can add this recommendation to SCRCD Protocol meeting agenda for discussion of further opportunities for appropriate rebates that could apply across the regional district and benefit Gambier Island residents. 	<p><i>Recognize the impacts of climate change on First Nations rights and title.</i></p>	
C.1 Explore implementation of shoreline Development Permit Area (DPA – see D3 below) or Heritage Conservation Area (HCA) to be applied island wide or up to 200 m from the setback of the natural boundary of the sea.	OCP and LUB	<ul style="list-style-type: none"> New DPA for shoreline protection as per project charter. New HCA as per project charter. HCA is intended to provide long term protection to a distinctive area of the island (or island wide) which contains resources with special heritage value. A heritage alteration permit would be required for subdivision, additions to existing structures, construction of a new building or alteration to land. Objectives and guidelines are drafted, similar to a DP. Exclusions can also be listed. Heritage impact assessments can be requested for highly significant or sensitive areas (such as within 200 m of the shoreline or freshwater bodies). These assessments can provide valuable information PRIOR to issuing approvals to reduce or eliminate negative impacts of a proposed development on a heritage 	<p><i>Aligns with the Islands Trust Council Reconciliation Action Plan Action Item 3.2 “Land use decisions must be informed by First Nations core concerns and knowledge and be reflective of preserving and protecting Indigenous cultural heritage and sacred sites.”</i></p> <p><i>Aligns with objectives and scope of project charter as endorsed by the LTC.</i></p> <p><i>Preservation of cultural and historical heritage</i></p>	

Squamish Nation High Priority Recommendations	Requires Change to OCP/LUB	Implementation Options	Implications	LTC Direction
<p>C.3 Use a Development Approval Information Bylaw (DAI) to require a Preliminary Field Reconnaissance (PFR), Archaeological Overview Assessment (AOA) or Archaeological Impact Assessment (AIA) (or all three for complex sites) for rezoning applications where increase in density or intensity of uses is being proposed on the island. Coordinate with the Squamish Nation Archaeological or Heritage Permit process and appropriate qualified professionals.</p>	OCP	<p>resource. The LTC can delegate authority for HAP's to be reviewed/issued by staff and enter into a protocol agreement with First Nations to ensure staff-to staff review of each application so that First Nations interests and concerns are addressed in each permit.</p> <p>Staff recommend the LTC endorse the recommendations for a shoreline DPA and direct staff to prepare draft bylaw language for LTC consideration.</p> <p>Staff recommend the LTC request further information on the implementation of an island wide HCA, including the use of heritage impact assessments and delegation of authority to staff to work with Local First Nations on consideration of Heritage Alteration Permits.</p>	<p><i>Collaboration and decision making with First Nations</i></p> <p><i>Environmental Stewardship</i></p> <p><i>Respect for indigenous rights and title</i></p> <p><i>Additional permit required at the time of building permit/subdivision or installation of new septic field or land alterations</i></p> <p><i>Clarity to applicants about what level of detail is required prior to construction and what mitigating efforts may be necessary</i></p>	
<p>C.4 Use a Development Approval Information Bylaw (DAI) to require a biophysical inventory for rezoning applications where increase in density or intensity of uses is being proposed anywhere on the island, to identify forest characteristics, sites of highest biodiversity, species at risk. Ensure information sharing with the Nation to build on datasets and enhance quality of the referrals.</p>	OCP	<ul style="list-style-type: none"> DAI bylaw can be drafted to require any rezoning application for a change in use or increase in density to provide additional details on impacts to culturally/environmentally significant areas. In consultation with First Nations, the level of detail required in the study can be determined so the LTC has important decision making information regarding the impacts of the proposed development. Several LTA's have DAI bylaws adopted by Trust Council. <p>Staff recommend the LTC endorse recommendations C.3 and C.4 and direct staff to prepare draft language for LTC consideration.</p>	<p><i>Aligns with the Islands Trust Council Reconciliation Action Plan Action Item 3.2 "Land use decisions must be informed by First Nations core concerns and knowledge and be reflective of preserving and protecting Indigenous cultural heritage and sacred sites."</i></p> <p><i>Aligns with objectives and scope of LTC project charter as endorsed by the LTC.</i></p> <p><i>Preservation of cultural and historical heritage</i></p> <p><i>Collaboration and decision making with First Nations</i></p> <p><i>Environmental Stewardship</i></p> <p><i>Respect for indigenous rights and title</i></p> <p><i>Clarity to applicants about what level of detail is required prior to making an application</i></p>	
<p>D.1 Maintain existing island wide Development Permit Area (DPA) for streams and watercourses.</p>	OCP/LUB	No change to existing OCP policies or DPA.		NO ACTION REQUIRED
<p>D.2 Work with FN, Howe Sound Biosphere Region and other</p>	OCP/LUB and Advocacy	<ul style="list-style-type: none"> In coordination with Trust Area Services (TAS), LTC can send a letter directly to the Minister of Environment and Climate Change Strategy, requesting specific 	<p><i>Collaboration and decision making with First Nations</i></p> <p><i>Environmental Stewardship</i></p>	

Squamish Nation High Priority Recommendations	Requires Change to OCP/LUB	Implementation Options	Implications
partners to strengthen and restore island biodiversity.		provincial support of biodiversity initiatives in the Howe Sound and on Gambier Island specifically. <ul style="list-style-type: none"> LTC can request the Executive Committee meet directly with the Provincial Minister of Environment and Climate Change Strategy and advocate for a significant investment in biodiversity protection, monitoring and coordination with First Nations, HSBR and local governments. Provincial elections are taking place in November 2024, therefore schedule a meeting early 2025. 	<i>Respect for indigenous rights and title</i>
D.3 Explore implementation of shoreline Development Permit Area (DPA) to be applied island wide 30 metres from the setback of the natural boundary of the sea.		See Recommendation C.1 Staff recommend the LTC endorse recommendations C.1 and D.3 and direct staff to prepare draft policies and regulations for LTC consideration.	<i>Aligns with objectives and scope of project charter as endorsed by the LTC.</i>
D.4 Coordinate and advocate with Province for new dock tenures to be supported by a Preliminary Field Reconnaissance (PFR), Archaeological Overview Assessment (AOA) or Archaeological Impact Assessment (AIA).	DAI and Advocacy	<ul style="list-style-type: none"> Ensure DIA bylaw requires new applications for changes in use or density that propose dock access to include sufficient marine based assessments to identify culturally significant areas. In coordination with Trust Area Services (TAS), LTC can send a letter directly to the Minister of Forests requesting new provincial dock tenures in the Howe Sound be required to be supported with PFR, AOA or AIAs depending on the significance of the area and extent of infrastructure proposed. LTC can request the Executive Committee meet directly with the Provincial Minister of Forests and advocate for a higher standard of information be required for all new dock tenures in the Howe Sound. Provincial elections are taking place in November 2024 so schedule meeting early 2025. 	<i>Collaboration and decision making with First Nations</i> <i>Environmental Stewardship</i> <i>Respect for indigenous rights and title</i>
D.5 Use DPA or other regulatory framework to ensure all new or renovated docks adhere to Howe Sound Biosphere Region Dock Policy for materials, size, design (no floating docks, max ramp width; minimum height above sea; preservation of eelgrass with minimum 43% open spaces for light penetration; no polystyrene, etc).		See Recommendation C.1 Staff recommend the LTC endorse recommendations C.1 and D.5 and direct staff to prepare draft policies and regulations for LTC consideration.	<i>Aligns with objectives and scope of project charter as endorsed by the LTC.</i>

Cha7élkwnech (Gambier Island) Official Community Plan and Land Use Bylaw Review

Options and Implications Table 2 – July 2024



The following Table 2. summarizes the general [public engagement summary report recommendations \(2023\)](#) and is intended to assist the LTC in determining its' level of support in advancing deliverables for this project in this 2024/25 fiscal year. Additionally, the table is intended to assist the LTC in determining the level of involvement it seeks for the Advisory Planning Commission (APC) to report back on recommended policies or regulations.

Public Engagement Recommendations	Requires Change to OCP/LUB	Implementation Options	Implications	LTC Direction (indicate support /request further information/ proceed no further/ or other direction)
5.1 Indigenous Reconciliation – inclusion of March 14, 2019 Trust Council policy on Reconciliation be added to the OCP.	OCP background text	<ul style="list-style-type: none"> • Include the Trust Council Policy in the OCP amending bylaw. • Refer to First Nations for comment. • Refer to APC for comment. 	Aligns with objectives and scope of project charter as endorsed by the LTC.	
5.2 Establish Heritage Conservation Areas	OCP policies and LUB regulations	<ul style="list-style-type: none"> • In accordance with Section 614 of the Local Government Act, Heritage Conservation Areas can be designated within an OCP. • New HCA as per project charter. • HCA is intended to provide long term protection to a distinctive area of the island (or island wide) which contains resources with special heritage value. A heritage alteration permit would be required for subdivision, additions to existing structures, construction of a new building or alteration to land. Objectives and guidelines are drafted, similar to a DP. Exclusions can also be listed. Heritage impact assessments can be requested for highly significant or sensitive areas (such as within 200 m of the shoreline or freshwater bodies). These assessments can provide valuable information PRIOR to issuing approvals to reduce or eliminate negative impacts of a proposed development on a heritage resource. The LTC can delegate authority for HAP's to be reviewed/issued by staff and enter into a protocol agreement with First Nations to ensure staff-to staff review of each application so that First Nations interests and concerns are addressed in each permit. 	<p>Aligns with the Islands Trust Council Reconciliation Action Plan Action Item 3.2 "Land use decisions must be informed by First Nations core concerns and knowledge and be reflective of preserving and protecting Indigenous cultural heritage and sacred sites."</p> <p>Aligns with objectives and scope of project charter as endorsed by the LTC.</p> <p>Preservation of cultural and historical heritage – Heritage Conservation Areas</p> <p><i>Collaboration and decision making with First Nations</i></p> <p><i>Environmental Stewardship</i></p> <p><i>Respect for indigenous rights and title</i></p> <p><i>Additional permit required at the time of building permit/subdivision or installation of new septic field or land alterations</i></p> <p><i>Clarity to applicants about what level of detail is required prior to construction and what mitigating efforts may be necessary</i></p>	
5.3 Shoreline Protection– Development Permit Area	OCP policies and LUB regulations	<ul style="list-style-type: none"> • 15-30 metre shoreline Development Permit Area to protect the integrity of foreshore features and intertidal processes. • Island wide or site specific Development Permit Area to protect habitats and endangered species. 	Aligns with the Islands Trust Council Reconciliation Action Plan Action Item 3.2 "Land use decisions must be informed by First Nations core concerns and knowledge and be reflective of	

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<p>5.4 Access to Docks (I) ecofriendly materials be used in future upgrades to public dock facility and a management plan be implemented to ensure continued use.</p> <p>5.4 Access to Docks (II) update OCP policies 9.10 and 9.21 to clarify that ferry services are essential for the western peninsula.</p> <p>5.4 Access to Docks (III) Shared access to all types of docks is encouraged. Privately held docks by individual property owns may consider shared docks where practical.</p> <p>5.4 Access to Docks (IV) For strata and subdivision development, access should be permitted to the owners of the upland property. OCP/LUB should</p>	<p>OCP policies</p>	<ul style="list-style-type: none"> Guidelines to address destruction of natural features and processes; encouraging vegetation retention; prohibiting fill, deposit or excavation of foreshore and seabed materials; sufficient setbacks to allow for natural erosion and accretion; Staff can work with the Advisory Planning Commission to review sample guidelines. Early referral to First Nations. Public consultation as part of draft bylaw consideration. <p>Staff recommend the LTC request staff to work with the Gambier Island Advisory Planning Commission to review draft shoreline development permit area guidelines and provide suggested comments and recommendations to the LTC for consideration of inclusion into draft bylaw(s).</p> <p>Minor updates – likely advocacy policies requesting action from other levels of government.</p> <ul style="list-style-type: none"> Draft policies can be drafted/reviewed by the Advisory Planning Commission for LTC consideration or prepared by planning staff. Draft amendments can be considered by the LTC for inclusion in the OCP amendments for first reading, referrals and public consultation. Some elements can be incorporated into guidelines for a shoreline development permit area. <p>Staff recommend the LTC request the Gambier Island Advisory Planning Commission to suggest updated dock advocacy policies and provide suggested comments and recommendations to the LTC for consideration of inclusion into draft bylaw(s).</p>	<p><i>preserving and protecting Indigenous cultural heritage and sacred sites.”</i></p> <p><i>Aligns with objectives and scope of project charter as endorsed by the LTC.</i></p> <p><i>Preservation of cultural and historical heritage</i></p> <p><i>Collaboration and decision making with First Nations</i></p> <p><i>Environmental Stewardship – Howe Sound marine dock management planning</i></p> <p><i>Respect for indigenous rights and title</i></p> <p><i>Additional permit required at the time of building permit/subdivision or installation of new septic field or land alterations</i></p> <p><i>Clarity to applicants about what level of detail is required prior to construction and what mitigating efforts may be necessary</i></p> <p><i>Aligns with objectives and scope of project charter as endorsed by the LTC.</i></p>

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<p>reflect public access in perpetuity to ensure public use.</p>	<p>OCP policies and LUB regulations</p>	<ul style="list-style-type: none"> • New site specific or island wide Development Permit Area to protect the integrity of forest ecosystems where new development is being considered. Would not be applicable to parks, conservation areas or provincially/federally owned parcels. • Would complement existing DPAs or potential Heritage Conservation Area. • Guidelines to address destruction of natural features and processes; encouraging vegetation retention; prohibiting fill, deposit or excavation; • Staff can work with the Advisory Planning Commission to support the drafting of relevant DPA guidelines for LTC consideration. • Early referral to First Nations. <p>Staff recommend the LTC request staff to work with the Gambier Island Advisory Planning Commission to review draft forest ecosystem development permit area guidelines and provide suggested comments and recommendations to the LTC for consideration of inclusion into draft bylaw(s).</p>	<p><i>Aligns with the Islands Trust Council Reconciliation Action Plan Action Item 3.2 “Land use decisions must be informed by First Nations core concerns and knowledge and be reflective of preserving and protecting Indigenous cultural heritage and sacred sites.”</i></p> <p><i>Aligns with objectives and scope of project charter as endorsed by the LTC.</i></p> <p><i>Preservation of cultural and historical heritage</i></p> <p><i>Collaboration and decision making with First Nations</i></p> <p><i>Environmental Stewardship – implement Islands Trust Toolkit for Protection of the Coastal Douglas fir Zone and Associated Ecosystems</i></p> <p><i>Respect for indigenous rights and title</i></p> <p><i>Additional permit required at the time of building permit/subdivision or installation of new septic field or land alterations</i></p> <p><i>Clarity to applicants about what level of detail is required prior to construction and what mitigating efforts may be necessary</i></p>
<p>5.5 Forest Ecosystem Protection Strategies (II) Enhance Policy and/or Land Use Bylaw Regulations</p>	<p>OCP policies and LUB regulations</p>	<ul style="list-style-type: none"> • Additional advocacy policies in the OCP may be supportive for provincially and federally owned lands. The public engagement report provides vague recommendations for stronger language that prioritizes protection of the islands forest ecosystems. • LTC should prioritize forest protection related policy and regulatory amendments that are within its jurisdiction to implement and enforce (DPAs, setbacks, HCAs). • In cooperation with TAS, LTC advocacy to the Minister of Forests to protect provincial forest resources on Gambier Island. 	<p><i>Environmental Stewardship – implement Islands Trust Toolkit for Protection of the Coastal Douglas fir Zone and Associated Ecosystems</i></p>
<p>5.5 Forest Ecosystem Protection Strategies (III) Stewardship Education, Advocacy, Partnerships</p>	<p>OCP policies and LUB regulations</p>	<p>Staff recommend the LTC request the Gambier Island Advisory Planning Commission to provide suggested comments and recommendations to the LTC for consideration of inclusion into draft bylaw(s) to strengthen forest ecosystem protection strategies.</p>	