

Gambier Island OCP and LUB Targeted Review Project Charter v.2.0

Gambier Island Local Trust Committee

Date: June 20, 2023

Purpose: To conduct a review of the Gambier Island Official Community Plan policies and Land Use regulations pertaining to forest protection, conservation of the Douglas-fir and associated ecosystems, protection of archaeological and cultural sites, shoreline protection and marine designations across the Plan area.

Background: The LTC identified this project as a Top Priority in February 2015. The project was put on hold in 2018 and recommenced in 2021. In 2022, Squamish First Nation staff indicated to Islands Trust staff a desire to participate in comprehensive engagement, review and update of targeted OCP policies and LUB regulations. In 2023 the project was transferred to the Islands Trust Regional Planning Team and the top priority action is to confirm First Nations participation and capacity funding for the 2023/2024 fiscal year.

Objectives

- Amend the Gambier OCP & LUB with regards to:
 - First Nations Perspectives;
 - Archaeological and cultural site protection;
 - Forest Ecosystem Protection;
 - Shoreline Protection;
 - Public docks;
 - Technical amendments.
- Develop the style and structure of the OCP document as an Islands Trust model.

In Scope

- Amendments to the OCP and LUB that include:
 - Language and policies that reflect First Nations perspectives;
 - Policy and schedule updates regarding land and marine use designations, including new or amended use designations;
 - Development Permit Areas to protect forests and shorelines;
 - Heritage Conservation Areas to protect archaeological and cultural sites;
 - Advocacy policies;
 - Technical amendments;
 - Developing a pilot model OCP bylaw in terms of style and structure.
- Include Cotton Bay lots that were excluded from OCP Bylaw No. 73.

Out of Scope

- OCP and LUB amendments regarding:
 - Economic development;
 - Services for island residents;
 - Private institutional policies;
 - Parks and trails.

Deliverables

- One OCP Amendment Bylaw
- One LUB Amendment Bylaw

Work Plan Overview

Phase 1: Project Initiation	Date
LTC endorses project charter - COMPLETED	May 27 2021
Planning research & information gathering (early engagement with First Nations, discussion paper prep, community outreach) - COMPLETED	Spring - Summer 2021
Formation of a project Working Group & development of Terms of Reference - COMPLETED	June - July 2021
Analysis of data/mapping for priority setting & develop criteria to identify target areas (UBC team) - COMPLETED	Summer - Fall 2021
Development of discussion paper templates - COMPLETED	Fall 2021
Development of a community mapping tool - COMPLETED	Winter 2022
Development of Engagement and Communications Framework - COMPLETED	Winter 2022
Phase 2: Consultation and Bylaw Development	Date
Retain a consultant to provide limited support to help build the engagement plan - COMPLETED	Spring 2022
Development of discussion papers - COMPLETED	Spring - Summer 2022

LTC consideration of updated project charter/endorsement of Engagement Plan recommendations - COMPLETED	June 2023
Comprehensive First Nations Consultation	2023/2024
Develop draft bylaws, Advisory Planning Commission referral and public consultation	2024
Phase 3: Legislative Process and Implementation	Date
First Nation, key interested and affected parties and public engagement as per Plan – cont.	2024
Bylaw readings, public hearing, approvals, adoption	2024
Bylaw consolidation, post bylaw adoption communications	2024/2025

Project Team	
Island Planner	Project Manager
Regional Planning Manager	Project Sponsor
Island Planner/Planner 2	Planning & technical support (limited)
Senior Intergovernmental Policy Advisor	First Nation liaison support
GIS Technician	Mapping support
TAS Program Coordinator/Communications	TAS coordination/Communications support (limited availability)
ITC Ecosystem Specialist	Protection/conservation planning support (limited availability)
Senior Freshwater Specialist	Watershed ecology support (limited availability)
OAA, PTA, LC	Admin support
RPM Approval: Date: 2021-05-18; 2021-07-13; 2021-10-05; 2022-03-29; 2023-06-20	LTC Endorsement: Resolution #: GM-021-038 Date: 2021-05-27; GM-2021-058 Date: 2021-07-22; GM-2021-078 Date: 2021-10-14; GM-2022-018 Date: 2022-03-31 2023-018 Date: 2023-06-20

Budget		
Budget Sources: 2021-22: GM LTC OCP: \$4,000.00; RPC OCP: \$8,500.00; First Nations: \$2000.00 2022-23: GM LTC OCP: \$15,000; First Nations: \$2000.00 2023-24: GM LTC OCP: \$16,000;		
Fiscal	Item	Cost
2021-2022	Phase 1: Project Initiation • First Nation engagement • Development of Engagement & Communications Framework • Analysis of data and mapping for priority setting & developing criteria to identify target areas	\$14,500
2022-2023	Phase 2: Consultation and Bylaw Development • Undertake Engagement & Communications Plan • Analysis of data and mapping for priority setting & developing criteria to identify target areas	
2023-2024	• First Nation engagement	\$16,000
2024-2025	Phase 3: Legislative Process • Engagement, referrals • Legal review • In-person public hearing • Bylaw amendment communications	TBD Pending Funding
	Total	TBD