

Gambier Island OCP and LUB Targeted Review Project Charter v.2.3

Gambier Island Local Trust Committee

Endorsed Date: *January 27, 2026*

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. Public engagement was conducted in 2022 and in early 2023 the public engagement summary report was endorsed by the LTC. Squamish Nation capacity funding for the 2023/2024 fiscal year was confirmed and engagement with Nation staff and Trust planning staff commenced in 2023. A summary of Squamish Nation recommended actions for LTC consideration of implementation was reviewed in April 2024 and endorsed by the LTC in October 2024.

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 respond to and respect 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 model OCP bylaw in terms of style and structure.
 - LTC endorsed elements from the 2023 public engagement summary report.
- 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
- Post Bylaw Adoption communication materials

Work Plan Overview

Phase 1: Project Initiation	Date
LTC endorses project charter - <i>COMPLETED</i>	May 27 2021
Planning research & information gathering (early engagement with First Nations, discussion paper prep, community outreach) - <i>COMPLETED</i>	Spring - Summer 2021
Formation of a project Working Group & development of Terms of Reference - <i>COMPLETED</i>	June - July 2021
Analysis of data/mapping for priority setting & develop criteria to identify target areas (UBC team) - <i>COMPLETED</i>	Summer - Fall 2021
Development of discussion paper templates - <i>COMPLETED</i>	Fall 2021
Development of a community mapping tool - <i>COMPLETED</i>	Winter 2022

<i>Development of Engagement and Communications Framework - COMPLETED</i>	Winter 2022
Phase 2: Consultation and Bylaw Development	Date
<i>Retain a consultant to provide limited support to help build the engagement plan - COMPLETED</i>	Spring 2022
<i>Development of discussion papers - COMPLETED</i>	Spring - Summer 2022
<i>LTC consideration of updated project charter/endorsement of Engagement Plan recommendations - COMPLETED</i>	June 2023
<p>Draft, review, consider readings for OCP amendments consistent with Squamish Nation staff recommendations A1, 2, 4 and 5 (Engagement Summary 2023):</p> <p>A1: Update OCP with Cha7élkwnech (Gambier) Island references throughout.</p> <p>A2: Amend OCP with appropriate land acknowledgment.</p> <p>A4: Amend OCP with specific commitments to reconciliation as overarching framework for all policy guidance.</p> <p>A5: Amend OCP to explicitly recognize the impacts of existing patterns of settlement, protected areas and residential development on First Nations rights and title.</p> <p>Refer to draft shoreline development permit guidelines and heritage conservation area guidelines to the APC (February 2026).</p> <p>Undertake limited public engagement on the draft shoreline development permit area and heritage conservation area guidelines (Summer 2026).</p>	March 2026 – September 2026
Staff to consolidate results of public engagement for LTC consideration of next steps in future OCP and LUB amendments.	September 2026- January 2027
Phase 3: TBD	Date

Project Team	
Island Planner – Regional Planning Team	Project Manager
Regional Planning Manager	Project Sponsor
Island Planner	Planning & technical support (limited)
GIS Technician	Mapping support
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 GM-2024-12 Date: 2024-04-29; 2025-03-25; 2026-

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; 2024-25: GM LTC OPC: \$0; 2025/26: \$0		
Fiscal	Item	Cost
2021-2022	Phase 1: Project Initiation • Development of Engagement & Communications Framework • Analysis of data and mapping for priority setting & developing criteria to identify target areas	\$14,500 SPENT
2022-2023	Phase 2: Consultation • Public Engagement Summary Report Recommendations • First Nation engagement and Summary Table Recommendations	\$16,000 SPENT
2023-2024		
2025-2026	Phase 3: Draft Bylaw Preparation • LTC confirmation of policy and regulatory recommendations to be implemented from Squamish Nation Engagement Summary and Public Engagement Summary.	\$0 SPENT
2026-2027	Phase 3: Continued • ONE OCP Bylaw draft to implement Squamish Nation recommendations A1,2,4,5; readings, referrals • community information meeting and public hearing • Public Engagement on broader OCP/LUB priorities	\$5,000 PENDING TC APPROVAL
Total to date allocated budget		\$40,500