

DATE OF MEETING: January 31, 2023
TO: Gambier Island Local Trust Committee
FROM: Marlis McCargar, Island Planner
Northern Team
COPY: Renée Jamurat, MCIP RPP, Regional Planning Manager
SUBJECT: Gambier Island OCP and LUB Targeted Review Project

RECOMMENDATION

1. That the Gambier Island Local Trust Committee endorse the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project Engagement Summary Report, dated January 12, 2023
2. That the Gambier Island Local Trust Committee request staff to create a work plan for LTC consideration that will outline the next steps in the Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project.

REPORT SUMMARY

The purpose of this report is to provide the Gambier Local Trust Committee (LTC) with a status update on the project, to seek endorsement of the Engagement Summary Report and to get direction from the LTC to develop a work plan for consideration at a future LTC meeting.

BACKGROUND

The LTC passed the following resolution at their March 31, 2022 business meeting:

GM-2022-019

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee endorse the project framework and graphic.

CARRIED

Previous staff reports, memos and background information for this project are found on the LTC Projects [webpage](#).

PROJECT UPDATE

The request for proposal process to hire a consultant to lead this project concluded at the end of June. The contract was awarded to Bayshore Planning Services Inc. Over the past six months, the consultant has undertaken the following work to advance this project:

- attended a project meetings with Islands Trust staff;

- completed a comprehensive review of relevant reports, discussion papers, policies, bylaws, regulations, and standards to identify policy and regulatory gaps and needed updates within topic areas;
- developed the Community Engagement Plan;
- developed a brochure for a mail out;
- held three Working Group meetings;
- held two community engagement sessions on September 1, 2022 (in-person) and September 14, 2022 (online);
- developed and analysed results from an online community survey; and
- completed an Engagement Summary Report (Attachment 1).

Discussion Papers

Staff developed two discussion papers based on a review of current LUB regulations and OCP policies on Gambier Island and other Local Trust Area regulations and policies related to shoreline protection and forest ecosystem protection (available on the LTC Projects [webpage](#)). The goal of this review was to analyse what opportunities may exist for regulatory and/or policy changes that could potentially provide increased shoreline and forest ecosystem protection on Gambier Island.

Gambier Island OCP/LUB Targeted Review Working Group

The Working Group has met online three times since the consultant was hired in June 2022. Meeting #1 was based around an introduction to the online community survey and to the supporting documentation (e.g. Discussion Papers). The Working Group had the opportunity to provide feedback on the survey questions. They also had the opportunity to provide comment on the Discussion Papers. Meeting #2 was held once the online survey had closed and the consultants had reviewed the data collected. The meeting explored the results from the engagement sessions, interviews and survey. Meeting #3 offered the Working Group the opportunity to review the Engagement Summary Report and comment on the proposed OCP and LUB policy directions.

Engagement Summary Report

The Engagement Summary Report (Attachment 1) provides an outline of the key engagement steps that were completed. Engaging with the Gambier Island community occurred through four main activities:

- Zoom meetings with the Working Group
- Individual stakeholder interviews by phone
- Community survey (online and hard copies)
- Community Engagement Sessions (online and in-person)

The Engagement Summary Report details the results of the engagement activities. It also suggests recommendations for changes and updates to the Official Community Plan and Land Use Bylaw changes based on the feedback received during the engagement period and planning best practices.

First Nation Engagement

A preliminary staff-to-staff meeting with Skwxwú7mesh (Squamish) Nation took place on November 16, 2022. Islands Trust staff met with the Referral Manager and an Environmental Specialist in the Rights and Title

Department at Skwxwú7mesh (Squamish) Nation. Islands Trust staff gave a brief overview of the project to date and discussed possible options for Skwxwú7mesh (Squamish) Nation involvement. Staff at Skwxwú7mesh (Squamish) Nation expressed an interest in the project and indicated a willingness to collaborate with Islands Trust as the bylaws are drafted. Next steps include:

- Send the Engagement Summary Report to Skwxwú7mesh (Squamish) Nation once it is finalized;
- Confirm availability of capacity funding that will allow for a collaborative approach; and
- Initiate another staff-to-staff meeting with Skwxwú7mesh (Squamish) Nation to discuss a collaborative work plan and outline next steps.

The Business Case for the 2023-2024 budget funding request will go to Trust Council for approval during the March 7-9, 2023 meeting. There is a strong likelihood that the entire 2023-2024 project budget (\$16,000) would be required to focus the next stage of this project towards First Nations engagement using a collaborative approach.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Gambier Island Local Trust Committee request that staff provide [specify requested information].

2. Receive for information

The LTC may receive the report for information.

NEXT STEPS

Describe the next steps in the process, if applicable.

Submitted By:	Marlis McCargar, Island Planner	January 19, 2023
Concurrence:	Renée Jamurat, MCIP RPP, Regional Planning Manager	January 24, 2023

ATTACHMENTS

1. Engagement Summary Report