



DATE OF MEETING: January 27, 2026

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 Squamish Nation staff referral on shoreline protection and heritage conservation.**

RECOMMENDATIONS:

1. That the Gambier Island Local Trust Committee amend the OCP/LUB Review Project Charter v.2.2 with the following deliverables and workplan:

“March 2026-September 2026:

- i. Draft, review, consider readings for OCP amendments consistent with Squamish Nation staff recommendations A1, 2, 4 and 5 (Engagement Summary 2023):
 - A1: Update OCP with Cha7élkwnech (Gambier) Island references throughout.
 - A2: Amend OCP with appropriate land acknowledgment.
 - A4: Amend OCP with specific commitments to reconciliation as overarching framework for all policy guidance.
 - A5: Amend OCP to explicitly recognize the impacts of existing patterns of settlement, protected areas and residential development on First Nations rights and title.
- ii. Refer to draft shoreline development permit guidelines and heritage conservation area guidelines to the APC; and
- iii. (Summer 2026) Undertake limited public engagement on the draft shoreline development permit area and heritage conservation area guidelines.

September 2026 – January 2027:

- Staff to consolidate results of public engagement for LTC consideration of next steps in future OCP and LUB amendments.”

2. That the Gambier Island Local Trust Committee request staff to prepare draft bylaw language for LTC consideration at the March 24, 2026 regular business meeting, to amend the Gambier Island Official Community Plan with First Nations recognition and policy directives for protection of First Nations interests in shorelines, ecosystems and cultural heritage on Gambier Island.

3. That the Gambier Island Local Trust Committee request staff to post the annotated draft 'Shoreline Development Permit Area', 'Heritage Conservation Area' documents and revised Project Charter dated January 2026 to the project website.
4. That the Gambier Island Local Trust Committee request staff to refer the updated/amended Project Charter to the newly appointed APC members for comment on preferred public engagement priorities, timelines and activities between March – September 2026, reflective of the tentative budget to be approved by Trust Council in March 2026.

REPORT SUMMARY

This report introduces Squamish First Nation staff comments on specific elements of the Local Trust Committee's (LTC) Gambier Island Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project. This report recommends a narrower set of objectives and deliverables to be completed by **March 2027**, which marks the end of the major project. Following March 2027, the Regional Planning Team's (RPT) involvement in the Gambier Island OCP/LUB Review Project will conclude, and any remaining work will need to proceed as stand-alone, minor projects, subject to future LTC direction, prioritization, and resourcing with its' assigned Island Planner and Regional Planning Manager.

BACKGROUND

The following resolutions were passed by the LTC at the July 2025 regular business meeting; staff have provided status updates for each:

GM-2025-031** that the Gambier Island Local Trust Committee pause public engagement on targeted amendments to the Official Community Plan and Land Use Bylaw until consideration of the Squamish Nation staff comments on the draft shoreline Development Permit Area and draft Heritage Conservation Area; and that staff present the drafts and referral comments for Local Trust Committee consideration at the November 25, 2025 regular business meeting. **CARRIED

The November 2025 regular business meeting was cancelled. An annotated copy of the draft Shoreline Development Permit Area (DPA) and draft Heritage Conservation Area (HCA) are presented to the LTC in Attachments 1 and 2 of this staff report. Squamish Nation staff have concluded their referral of these drafts and are supportive of the LTC implementing their recommendations as part of the ongoing OCP/LUB Review project.

GM-2025-033** that the Gambier Island Local Trust Committee amend the business case to allocate \$8000 towards communication and public engagement on potential draft bylaw language. **CARRIED

A business case to complete the OCP/LUB Review Project has been submitted and is subject to Trust Council approval in March 2026. Remaining OCP and LUB amendments may need to be resourced in the future as individual minor projects.

ANALYSIS

Issues and Opportunities

Staff have identified the following issues and opportunities, for LTC consideration:

- Squamish Nation staff comments on draft DPA and HCA;
- APC Referral of annotated draft DPA and HCA and revised project charter; and
- OCP amendments that can be considered in 2026.

1. Squamish Nation Comments

Squamish Nation recommendations from 2023 (Table 1, Attachment 4) state:

“C1. Explore implementation of shoreline development permit area or Heritage Conservation Area (HCA) to be applied island wide or 200 m from the setback of the natural boundary of the sea.”

“D3. 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.”

Squamish Nation advised the LTC, through the engagement summary, that further exploration of regulatory tools—including a Shoreline DPA and island-wide or site-specific HCAs—was strongly supported. These tools were identified as proactive and reasonable means for the LTC to ensure that cultural heritage, which is currently not protected under the provincial Heritage Conservation Act, could be preserved or enhanced by amending the OCP and LUB. The OCP/LUB Review project charter (Attachment 3) has since the first version, identified the use of a Heritage Conservation Area (HCA) and shoreline Development Permit Area (DPA) as key objectives and potential deliverables of this project.

In early 2024, the LTC requested staff to prepare draft bylaw language:

GM-2024-17 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***

Squamish Nation Comments on Draft Shoreline Development Permit Area

Staff prepared the draft shoreline DPA and presented it to the LTC in 2024 for discussion. In March 2025, the draft DPA was sent to the Squamish Nation referrals team for review under the 2023 capacity funding agreement. Despite the lapse of over a year since the initial engagement, the Nation’s staff completed their review in fall 2025. Annotated copies of their comments are included as Attachments 1 and 2. In general,

Squamish Nation staff see the DPA as a valuable tool to ensure identification of and protection of ecologically significant areas.

Squamish Nation Comments on Draft Heritage Conservation Area

The HCA tool, originally outlined in principle to the LTC in the October 1, 2024 staff report, enables local governments to conserve cultural heritage values through the management of land alteration and development activities. The attached draft HCA (Attachment 2) reflects discussions and incorporates elements that the Nation's staff have indicated they are interested in seeing implemented by the LTC. The intent is to ensure future land alterations on Gambier Island address concerns regarding ongoing degradation of native vegetation, cumulative landscape alteration, and impacts to areas forming part of the Nation's cultural heritage. Squamish Nation welcome collaboration on cultural representation, land protection and Squamish Nation language naming, cultural signage and recognition of traditional practices including hunting. The HCA has not been reviewed by the APC. Staff recommend a referral to the APC prior to public engagement or further consideration by the LTC.

The DPA and HCA could be significant bylaw amendments for the LTC to consider in the future; however, there is insufficient time remaining in this political term to undertake a comprehensive review. Staff recommend the LTC focus on public engagement of the HCA and DPA drafts in 2026. After the local government bylaw elections in the fall, the newly elected LTC can consider next steps in implementation of these tools.

2. APC Referral:

A new APC is scheduled to be appointed at the January 27, 2026 regular business meeting for a two-year term. The previous APC provided comments on the draft DPA (see annotations in Attachment 1) but had not had the opportunity to review the HCA. Given the LTC's preference for demonstrated community sentiment prior to proceeding with draft bylaws, staff recommend referring the draft Shoreline DPA and HCA to the newly appointed APC for comment on:

- General, technical questions and implementation concerns of draft policies and guidelines;
- Preferred methods of public engagement and scope of APC involvement in assisting public engagement on the drafts prior to September 2026.

This referral is particularly timely given project constraints: 1) a Trust Area election in fall 2026 will limit decision-making opportunities between ~September 2026 to January 2027, and 2) the available budget for the next fiscal phase is subject to approval in March 2026, (likely ~\$5,000-\$8,000).

3. LTC Consideration of Amendments in 2026:

With limited time remaining in the current political term, staff are recommending a focused and achievable work program intended to secure tangible progress on the OCP Review before the fall 2026 Islands Trust local elections.

This workplan revision below reflects the recommended minimum scope to advance long-standing Squamish Nation recommendations that have already been the subject of prior engagement, while also summarizing public and Advisory Planning Commission (APC) input on draft policy direction and regulatory tools.

March 2026-September 2026:

- i. Draft, review, consider readings for OCP amendments consistent with Squamish Nation staff recommendations A1, 2, 4 and 5 (Engagement Summary 2023):
 - A1:** Update OCP with Cha7élkwnech (Gambier) Island references throughout.
 - A2:** Amend OCP with appropriate land acknowledgment.
 - A4:** Amend OCP with specific commitments to reconciliation as overarching framework for all policy guidance.
 - A5:** Amend OCP to explicitly recognize the impacts of existing patterns of settlement, protected areas and residential development on First Nations rights and title.

- ii. Refer to draft shoreline development permit guidelines and heritage conservation area guidelines to the APC; and

- iii. (Summer 2026) Undertake limited public engagement on the draft shoreline development permit area and heritage conservation area guidelines.

September 2026 – January 2027:

- Staff to consolidate results of public engagement for LTC consideration of next steps in future OCP and LUB amendments.

NEXT STEPS

If the LTC concurs with the recommendations #1-4 outlined on page 1 of this report, staff will amend the Project Charter; prepare draft OCP First Nations acknowledgment and policy directive language, and prepare a referral to the newly appointed APC.

Submitted By:	Sonja Zupanec, RPP, MCIP, Island Planner	January 5, 2026
Concurred By:	Renée Jamurat, RPP, MCIP, Regional Planning Manager	January 9, 2026

ATTACHMENTS:

1. January 2026 Annotated draft Shoreline Development Permit Area
2. January 2026 Annotated draft Heritage Conservation Area
3. OCP/LUB Project Charter v.2.2
4. 2023 Squamish Nation staff engagement summary

DRAFT GAMBIER ISLAND Shoreline Development Permit Area Annotated 2025 – APC and Squamish Nation staff comments

GAMBIER ISLAND SHORELINE DEVELOPMENT PERMIT AREA

Designation

The Shoreline Development Permit Area includes all land 30 m upland of the natural boundary of the sea, the foreshore area and all that area of land covered by water between the natural boundary of the sea and and the boundary of the area of bylaw application.

This designation is shown in a generalized representation on Schedule X. The definitive designation and delineation of Development Permit Area X consists of a digital record compiled by means of a digital elevation model. This digital record is stored and maintained in a Geographic Information System at the offices of the Islands Trust.

Authority

The Shoreline Development Permit Area is designated a development permit area pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity, and Section 488(1)(b) for the protection of development from hazardous conditions.

Special Conditions and Objectives That Justify the Designation

It is the Object of the Islands Trust to “Preserve and protect the Trust Area and its unique amenities and environment of the Trust Area for the benefit of the residents of the Trust Area, and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.”

It is Provincial legislation in Section 473(1)(d) of the *Local Government Act* that an official community plan must include statements and map designations for the area covered by the Plan respecting restrictions on the use of land that is subject to hazardous conditions, or that is environmentally sensitive to development.

It is policy of the Islands Trust Council that protection must be given to the natural processes, habitats and species of the Trust Area, including those of open coastal grasslands, the vegetation of dry rocky areas, estuaries, tidal flats, salt water marshes, drift sectors, lagoons, kelp and eel grass beds and that development, activity, buildings or structures should not result in a loss of significant marine or coastal habitat, or interfere with natural coastal processes.

It is also policy of the Islands Trust Council that local trust committees shall in their Official Community Plans and regulatory bylaws, address:

- the protection of sensitive coastal areas;
- the planning for and regulation of development in coastal regions to protect natural coastal processes;

Commented [SZ1]: Must be included in the OCP as per Local Government Act requirements.

Commented [SZ2]: Based on minimum recommendations for shoreline DPAs and engagement with Squamish Nation. Examples across the Gambier Local Trust Area include 7.5 metres and 15 metres. Other areas of the Trust include 30 metres.

Commented [JA3R2]: Squamish Nation values align with a Shoreline Development Permit Area that includes all land at minimum 30m (ideally 50 m) upland of the natural boundary of the sea, the foreshore area and all that area of land covered by water between the natural boundary of the sea and the boundary of the area of bylaw application.

Commented [SZ4]: Must be included in the OCP as per Local Government Act requirements.

DRAFT GAMBIER ISLAND Shoreline Development Permit Area Annotated 2025 – APC and Squamish Nation staff comments

- opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways; and
- the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning area

Shorelines within Gambier Island have high ecological values. Due to their physical and biological characteristics they may need to be carefully managed to avoid potential negative impacts of development. Development and associated shoreline improvements or protection measures can threaten the ecological and physical integrity of the foreshore and upland. In addition, sea level rise, storm surges, increased storm intensity and other anticipated effects of climate change as well as steep slope hazard areas may exert negative effects on potential development.

The Objectives of the development permit area are:

1. To plan and regulate new development in a manner that preserves and protects the long-term physical integrity and ecological values of shorelines and associated foreshore and upland areas.
2. To manage development to minimize disruption of natural features and processes and to retain, wherever possible, natural vegetation and natural features.
3. To minimize the disruption of natural features and processes and to retain, wherever possible, natural vegetation and natural features.
4. To adapt to the anticipated effects of climate change.
5. To protect development from hazardous conditions.

Development Approval Information

The development permit area is also designated an area for which development approval information (DAI) may be required according to Section 485(1) of the *Local Government Act*. The designation of these as areas for which development approval information may be required is based on the special conditions or objectives supporting the designation of the DPA. Development approval information means information on the anticipated impacts of the proposed activity or development in the form of a report from a qualified professional.

Applicability

Section 489 of the *Local Government Act* provides that within areas designated as Development Permit Areas in an official community plan:

- (a) land must not be subdivided,
 - (b) construction of, addition to or alteration of a building or structure must not be started;
 - (c) land must not be altered;
- unless the owner first obtains a Development Permit or an exemption under s 488(4) applies.

Commented [SZ5]: ACP Comment: APC comment: There should be a coordinated effort for the Howe Sound where everyone agrees that standards are reasonable and if you need a variance from the requirements, you justify it through a Development Variance Permit application.

Commented [SZ6]:

Commented [JA7R6]: Suggested possible edit: Shorelines within Gambier Island are ecologically significant and support a wide range of sensitive coastal and marine ecosystems. These shorelines provide critical habitat for forage fish, which are foundational to the marine food web and support species like salmon, marine mammals, and seabirds. Marine riparian areas and shorelines also contribute to water quality by filtering runoff and stabilizing coastal sediments, while eelgrass beds and kelp forests offshore serve as vital nursery grounds for juvenile fish and invertebrates. Development on or near these shorelines—including the installation of docks, retaining walls, or vegetation clearing—can fragment habitat, disrupt sediment transport, and lead to long-term ecological degradation.

In addition, sea level rise, storm surges, increased storm intensity and other anticipated effects of climate change as well as steep slope hazard areas may have negative effects on potential development.

Given these sensitivities, proactive shoreline protection measures such as development setbacks, vegetation retention, and nature-based erosion control are essential to safeguarding the ecological, physical, and climate resilience of Gambier Island's environments.

Commented [SZ8]: Must be included in the OCP as per Local Government Act requirements..

Commented [SZ9]: DAI bylaw to be drafted if DPA is endorsed by LTC. This was also a recommendation of Squamish Nation staff to ensure that an AOA, AIA or PFR could be requested where warranted.

Commented [SZ10]: Standard wording for applicability of any DPA.

DRAFT GAMBIER ISLAND Shoreline Development Permit Area Annotated 2025 – APC and Squamish Nation staff comments

Exemptions

The following activities are exempt from any requirement for a development permit:

1. The placement of impermanent structures such as benches, tables and garden ornaments.
2. Development on land where a conservation covenant under section 219 of the Land Title Act registered against title is granted to the Local Trust Committee or a recognized conservancy and includes provisions which protect shoreline ecosystems in a manner consistent with the applicable DPA guidelines.
3. Repair, maintenance, alteration or reconstruction of existing legal buildings, structures or utilities, including those that are legal non-conforming, provided there is no alteration of undisturbed land or vegetation and that the work is entirely within the existing footprint.
4. Repair and maintenance of existing roads, driveways, paths and trails, provided there is no expansion of the width or length of the road, driveway, path or trail, and no creation of additional impervious surfacing, including paving, asphaltting or similar surfacing.
5. Manual removal of non-native, invasive plants or noxious weeds.
6. Farm operations as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in Section 2(2), (3), (4) and (5) of the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation.
7. Construction of a fence so long as no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres on either side of the fence.
8. The construction of a trail if all of the following apply:
 - No native trees are removed;
 - The trail is 1 metre wide or less;
 - The trail is for personal, non-vehicular use only;
 - The trail is constructed of soil, gravel, mulch or another pervious surface.
9. Gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, tree and shrub pruning, vegetation planting and minor soil disturbance that do not alter the general contours of the land.
10. Tree limbing or tree topping, unless the work can reasonably be expected to result in the death and removal of the tree and root system.

Commented [SZ11]: These exemptions are based on Trust wide model shoreline DPA. Exemptions can be in the Official Community Plan or Land Use Bylaw.

DRAFT GAMBIER ISLAND Shoreline Development Permit Area Annotated 2025 – APC and Squamish Nation staff comments

11. The removal of trees that have been examined by an International Society of Arboriculture (ISA) certified arborist and certified to pose an immediate threat to life or property.
12. The construction of a small accessory building such as a pump house, gazebo, garden shed or play house if all the following apply:
 - The building is located a minimum of 15 metres from the natural boundary of sea;
 - No native trees are removed; and
 - The total lot coverage of the accessory building is less than 10 m².
13. The installation of a mooring buoy.
14. Works undertaken by a local government or a body established by a local government.
15. Emergency actions required to prevent, control or reduce an immediate threat to human life, the natural environment or public or private property including:
 - Forest fire or flood;
 - Protection, repair or replacement of public facilities;
 - Clearing of an obstruction from a bridge, culvert, dock, wharf or stream; or
 - Repairs to a bridge, culvert, dock or wharf.
16. Boundary adjustment subdivision where the location of the DPA: i) provides developable areas outside of the DPA; ii) there is no alteration of undisturbed land or vegetation, and iii) written certification by a registered professional biologist that the subdivision layout (access to the lot(s)) will not adversely impact the immediate and long term viability of any ecosystem and the developable areas are continuous outside the ecosystem or DPA.

Guidelines

Development permits should be issued in accordance with the following guidelines.

General Guidelines:

1. In general, development of the shoreline area should be limited, should minimize negative impacts on the ecological health of immediate terrestrial and marine ecosystems and should not disrupt coastal sediment transport processes.
2. It should be demonstrated that locating development entirely outside of the Development Permit Area has been considered, and a written description of why that is not being proposed should be provided as part of the application.

Commented [JA12]: As anchoring methods that use heavy chains can scour the seafloor destroying eelgrass beds, SN is interested in understanding if there are any opportunities in this DPA or related mechanisms to promote the installation of seafloor friendly mooring buoys.

Commented [SZ13]: Would appreciate review and recommendations here. How could an RPBio accomplish this for a subdivision layout proposal?

Commented [PW14R13]: My initial thought would be to ensure access to the property would not affect the ecosystem or is not required to go through the ecosystem and the developable areas are continuous outside the ecosystem (not in patches throughout the parcel).

Commented [SZ15]: The guidelines can be in the Land Use Bylaw (vs the OCP).

Commented [JA16]: Either here or in another section, SN recommends adding reference to cumulative impacts of shoreline development (e.g. habitat fragmentation and edge effects).

Commented [JA17]: Proponents should also be able to demonstrate that they have explored shared or community options.

DRAFT GAMBIER ISLAND Shoreline Development Permit Area Annotated 2025 – APC and Squamish Nation staff comments

3. Upland shoreline structures, additions or land alteration should be located and designed to avoid the need for shore protection works.
4. Consideration should be given to minimizing the impacts of sea level rise, storm surges, increased storm intensity and other anticipated effects of climate change.
5. The LTC may consider variances to subdivision or building and structure siting or size regulations to meet the objectives of the development permit area.
6. Development on steep slopes or bluffs should be set back sufficiently from the top of the bluff to ensure that shore protection measures will not be necessary during the life of the structure, as demonstrated by a geotechnical analysis for the site.
7. Protection of the DPA by delineation (snow/sediment control fencing) and restricted access, (signage) should be installed prior to any land alterations.
8. Soil removal and deposit, as well as areas cleared and disturbed for development should be minimized.
9. Shore protection measures that will cause erosion or other physical damage to adjacent or down-current areas should not be supported.
10. Septic systems should not be located in the development permit area. If such a location cannot be avoided, the encroachment into the development permit area should be minimized, and the design and construction of the septic system be supervised by a qualified professional to ensure that the objectives and guidelines of the development permit area are met as conditions of the permit.
11. Where this development permit area includes critical habitat of any Species at Risk, native plant species or plant communities that are identified locally, provincially, or federally as sensitive, rare, threatened or endangered, or have been identified by a qualified professional as worthy of particular protection, these habitat areas should be left undisturbed. If disturbance cannot be entirely avoided, development and mitigation measures should be undertaken under the supervision of a qualified professional.
12. All development within this development permit area should be undertaken and completed in such a manner as to prevent the release of sediment to the shore or to any watercourse that flows to the marine shore. An erosion and sediment control plan, including actions to be taken prior to land clearing and site preparation and the proposed timing of development activities to reduce the risk of erosion, may be required as part of the development permit application.
13. A development permit may require monitoring of the implementation of required environmental mitigation, restoration or enhancement planting or measures approved under a development permit by a qualified professional

Commented [SZ18]:

Commented [PW19R18]: I agree with having confirmation from a qualified professional. Can “compensation” be removed, as it is not clear how it would work with a federally listed endangered/threatened species?

Commented [JA20]: SN recommends specifically mentioning *zostera marina* (eelgrass) in this section. Eelgrass is a critical and at-risk foundation habitat and federally listed as an ESS (ecologically significant species). With emerging threats such as climate change impacts and invasive European Green Crab, eelgrass should be specifically mentioned.

DRAFT GAMBIER ISLAND Shoreline Development Permit Area Annotated 2025 – APC and Squamish Nation staff comments

until all such measures have been completed and the professional has provided a report confirming completion to a standard acceptable to the Local Trust Committee. The Local Trust Committee may require provision of a security to be used to fulfill the conditions of the permit if the permit holder fails to do so.

Guidelines for Shoreline Modification:

14. Shore protection and stabilization measures should not be undertaken for the purpose of extending lawns or gardens or providing space for additions to existing structures or new buildings.
15. When required, shore protection measures should:
 - a. Apply the 'softest' possible shore protection measure that will still provide satisfactory protection; and
 - b. Limit the size of shore protection works to the minimum necessary.
16. 'Hard' structural shore protection measures (e.g. concrete walls, lock block, stacked rock) may be considered in support of existing development only when a professional geotechnical and biophysical analysis demonstrates that:
 - a. an existing structure is at immediate risk from shoreline erosion caused by tidal action, currents, or waves. Evidence of normal sloughing, erosion or steep bluffs, or shoreline erosion itself, without a scientific or geotechnical analysis, is not sufficient demonstration of need;
 - b. the erosion is not being caused by upland conditions, such as the loss of vegetation and uncontrolled drainage;
 - c. on-site drainage solutions directing drainage away from the shoreline have been exhausted before considering structural shoreline stabilization;
 - d. non-structural or soft shoreline protection measures, such as locating new buildings and structures further from the shoreline, planting vegetation, biotechnical measures, beach enhancement, anchor trees or installing on-site drainage improvements are not feasible or sufficient to address the stabilization issues; and
 - e. unavoidable damage to shoreline ecological function is mitigated as much as feasible and restoration is undertaken when feasible.
17. All structural shore protection measures should be installed within the property line or upland of the natural boundary of the sea, whichever is further inland. 'Soft' shoreline protection measures that provide restoration of previously damaged ecological functions may be permitted seaward of the natural boundary subject to obtaining necessary approvals from the provincial and federal governments.

Commented [PW21]: Note that shoreline protection measures/armouring can impact eelgrass beds (for example) through changes in wave energy and substrate/sediment transport; might be useful to include a definition of shoreline ecological function?

Commented [JA22R21]: Agree with this comment.

DRAFT GAMBIER ISLAND Shoreline Development Permit Area Annotated 2025 – APC and Squamish Nation staff comments

18. Existing shore protection works may be replaced if the existing works can no longer adequately serve their purpose provided that:
 - a. The replacement shore protection works are of the same size and footprint as the existing works, unless required to prevent shoreline erosion as determined by a qualified professional;
 - b. The replacement shore protection works are designed, located, sized, and constructed to mitigate the loss of ecological functions, and include habitat restoration measures when feasible;
 - c. Replacement walls or bulkheads do not encroach seaward of the natural boundary or the seaward limit of the existing shore protection works unless there are significant safety or environmental concerns that could only be addressed via such an encroachment. In such cases, the replacement of shore protection works should utilize the 'softest' approach possible and should abut the existing shore protection works; and
 - d. Where impacts to critical marine habitats would occur by leaving the existing works in place, they can be removed as part of the replacement measure.

Guidelines for Vegetation Management, Restoration and Enhancement:

19. Existing, native vegetation should be retained wherever possible to minimize disruption to habitat and to protect against erosion and slope failure.
20. Existing trees and shrubs to be retained should be clearly marked prior to development, and temporary fencing installed at the drip line to protect them during clearing, grading and other development activities.
21. If the area has been previously cleared of native vegetation, or is cleared during the process of development, replanting should be required in accordance with these guidelines or requirements specified in the development permit. Areas of undisturbed bedrock exposed to the surface of natural sparsely vegetated areas should not require planting.
22. Vegetation species used in replanting, restoration or enhancement should be selected to suit the soil, light and groundwater conditions of the site, should preferably be native to the area, and be selected for erosion control and/or fish and wildlife habitat values as needed. Suitably adapted, non-invasive, non-native vegetation may also be considered acceptable.
23. All replanting should be maintained by the property owner for a minimum of 3 years from the date of completion of the planting. This may require removal of invasive, non-native weeds (e.g., Himalayan blackberry, Scotch broom, English ivy) and irrigation. Unhealthy, dying or dead stock should be replaced at the owner's expense within that time in the next regular planting season.

Commented [JA23]: SN is interested in what opportunities exist to strengthening the wording around this. Abandoned and derelict docks are a significant contributor to ocean waste and microplastics, and this may offer an opportunity in starting to address this.

DRAFT GAMBIER ISLAND Shoreline Development Permit Area Annotated 2025 – APC and Squamish Nation staff comments

24. The Local Trust Committee may require provision of a security to be used to fulfill the replanting and vegetation maintenance conditions of the permit if the permit holder fails to do so.

Guidelines for Beach Nourishment and Fill:

25. Fill upland of the natural boundary greater than 10 cubic metres in volume should be considered only when necessary to assist in the enhancement of the natural shoreline's stability and ecological function. Such fills should be located, designed, and constructed to protect shoreline ecological functions and ecosystem-wide processes, including channel migration.
26. Fill below (seaward of) the natural boundary should be considered only when necessary to assist in the enhancement of the natural shoreline's stability and ecological function, typically as part of a beach nourishment design.
27. Fill should not be placed at or below the natural boundary for the purposes of providing a trail or walkway.
28. All upland fill and beach nourishment materials should be clean and free of debris and contaminated material. All fill and beach nourishment proposals are subject to review and approval by provincial and federal authorities having jurisdiction.

Guidelines for Shore Access and Parking:

29. Roads, driveways, trails and pathways should follow the contours of the land, appropriately manage drainage, not require retaining walls, and only use stairs as a last resort.
30. Accesses in extremely sensitive areas or hazardous areas should be restricted or prohibited.
31. Parking areas should be located away from the shore, buffered or landscaped, and constructed so as to minimize erosion and water pollution by controlling storm runoff. Structural measures such as catch basins, oil separators, filtration trenches or swales, unpaved or permeable all weather surfaces should be considered for this purpose.

Guidelines for the Construction and Replacement of Docks:

32. Development activities along the foreshore or in marine areas should be conducted during the low risk timing window for spawning, nesting and nursery periods.
33. Docks and wharves should be designed to ensure that public access along the shore is maintained except where such access is determined to be infeasible because of incompatible uses, safety, security, or harm to ecological functions.

Commented [PW24]: Useful to include DFO Codes of practice: <https://www.dfo-mpo.gc.ca/pnw-ppe/codes/interim-provisoire/docks-moorings-boathouses-quais-amarrages-hangars-bateaux-eng.html>

Commented [JA25]: SN recommends including the Howe Sound Biosphere Region Initiative Society's [Best Practices Guide for Marine Docks](#).

Points 32-42 should be reviewed for alignment with this guide.

Commented [PW26]: Should confirm no species at risk present due to SARA protections on federal land

Commented [JA27R26]: Agree, this will fall under the above comment.

DRAFT GAMBIER ISLAND Shoreline Development Permit Area Annotated 2025 – APC and Squamish Nation staff comments

34. Docks and wharves should be sited to minimize impacts on sensitive ecosystems such as eelgrass beds, fish habitat and natural processes such as currents and littoral drift.
35. Docks should be constructed in a manner that permits the free flow of water beneath. Supports should be located on a hard substrate.
36. Floating docks should not rest on the sea bed at any time and a minimal, moveable ramp rather than a fixed wharf or pier should be utilized to connect the dock with the shore.
37. Piers and pilings and floating docks are preferred over solid-core piers.
38. Docks should not use unenclosed plastic foam or other non-biodegradable materials that have the potential to degrade over time. Docks should be constructed of stable materials that will not degrade water quality. The use of creosote-treated pilings is discouraged.
39. Dock and float design should allow natural light penetration to the submerged land underneath. Natural light penetration can be facilitated by spacing the decking surface of the dock, incorporating grating and minimizing the width of the structure.
40. Docks should be located and designed to avoid the need for shore defence works or breakwaters.
41. Residential docks should not extend from shore any further than necessary to accommodate a small pleasure craft. Residential docks should not be designed to accommodate boats with a draft greater than 2.2 metres or have floats more than 35 square metres total surface area unless more than two parcels have legal access to the dock, in which case permitted total surface area should be a multiple of the number of lots the dock serves.
42. The access ramps, walkways and stairs for docks should not exceed a maximum width of 1.5 metres.

Commented [SZ28]: APC comments: existing eelgrass and potential restoration sites have been identified with Island Trust Conservancy and David Suzuki Foundation. There should be a compromise recognizing the ecological challenges docks create and need for safe access to shoreline.

Commented [SZ29]: APC comments: this is consistent with requirements of UNESCO; Pende Harbour; SCR D and Vancouver Fraser Port Authority.

Commented [SZ30]: APC comment: There is no stated percentage of light penetration required – Squamish Nation referral requested this. APC support for leaving this guideline as presented.

Commented [SZ31]: APC comments that this guideline may be difficult to meet and unnecessary and preference is for maximum of 56 square meters. Allowing bigger docks may reduce the number of mooring buoys.

Guidelines for the Construction and Replacement of Boat Launch Facilities:

43. Boat launch ramps are the least desirable of all water access structures and should be considered only if they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary. Ramps should be kept flush with the slope of the foreshore to minimize interruption of natural geo-hydraulic processes.
44. Construction of a private ramp on an individual residential lot or parcel is discouraged.

Commented [PW32]: Confirm no federally listed species at risk

Guidelines for the Installation of Ocean-loop Geoexchange Systems:

45. Ocean-loop geoexchange systems should only be considered if they are closed-loop systems using only water as the circulating heat transfer fluid; if they meet

DRAFT GAMBIER ISLAND Shoreline Development Permit Area Annotated 2025 – APC and Squamish Nation staff comments

or exceed the Canadian CSA design standards CAN/CSA-448-02; and if they are designed and installed by a Registered System Designer.

Guidelines for Subdivision:

46. All lots in a proposed subdivision must be configured to have sufficient area for permitted principal and accessory uses without encroaching into land use bylaw setbacks, the Development Permit Area, or creating a likelihood of shoreline protection measures for the permitted level of development.

Guidelines for Commercial and Industrial Development:

47. Boat maintenance and repair facilities shall be designed and sited in a manner that minimizes the potential for the discharge of toxic materials from boats (e.g. fuels, oils, maintenance by-products).
48. Lighting of commercial and industrial developments built over the water surface should be kept to the minimum necessary for safety and visibility. Light fixtures on such sites should focus light on the area to be illuminated and avoid spillage of light into other areas. Fixtures should not result in glare when viewed from areas that overlook the sea. Low-glare fixtures with a high-cut off angle should be used. Full-spectrum fixtures are preferred. Neon lighting should not be used outside buildings.
49. Signs on commercial and industrial developments built over the water surface should not move or be audible and should not incorporate lighting that moves or flashes or gives the impression of doing so.
50. Offshore log storage should be located such that natural flushing and water circulation will disperse waste materials, and log dumping facilities should be designed and operated to prevent bark and other debris from accumulating on the sea bed.

Commented [PW33]: There are BMPs associated with log handling facilities <https://waves-vagues.dfo-mpo.gc.ca/library-bibliotheque/274124.pdf>

Commented [JA34R33]: SN is interested in what opportunities exist to not allow for any new offshore log handling facilities/locations.

DRAFT GAMBIER ISLAND HERITAGE CONSERVATION AREA

Annotated 2025 Squamish Nation staff comments

1.0 HERITAGE CONSERVATION AREA 1 – Gambier Island

1.1 Description of Permit Area

Heritage Conservation Area 1 is shown on Map #x. It is designated according to Section 614 of the *Local Government Act* to conserve the island's diverse cultural heritage.

1.2 Justification

Gambier Island possesses a unique blend of historical and culturally significant values that warrant its designation as a heritage conservation area. The island's diverse ecosystems that include mature forests, coastal habitats, and scenic vistas, contribute to its ecological integrity and provide critical habitats for various species that have supported Indigenous peoples for thousands of years.

Indigenous cultural practices and traditional knowledge are deeply intertwined with the Gambier Island landscape. Recognizing and preserving these cultural landscapes, cultural heritage sites and cultural resources is essential for honoring Indigenous heritage and fostering a deeper understanding of the island's historical context.

Gambier Island also features historical structures and sites that reflect the settlement patterns and vernacular building styles and materials of early colonization by communities from [specify relevant local context - European, Chinese, Hawaiian and Japanese] descent. Protecting these sites will not only safeguard the island's diverse history but also promote educational opportunities and heritage tourism, benefiting the local community and visitors alike.

The designation of Gambier Island and the adjacent marine areas as a heritage conservation area is intended to help manage development pressures and ensure that any future growth and development are in harmony with long term conservation of the island's cultural landscape. This approach aligns with the province-wide recognition that heritage protection contributes to the well-being of current and future generations.

1.3 Objectives

The objectives of the designation of Heritage Conservation Area #1 are to ensure:

- Increased awareness of cultural heritage values that are present on the island and foster a local culture of conservation;
- Preservation of cultural heritage sites such as locations with spiritual and ceremonial importance;
- Protection of cultural heritage resources such as mature forest ecosystems, native vegetation, sensitive ecosystems, freshwater lakes, streams, and wetlands and riparian areas that support diverse communities of native floral and fauna;
- Safeguarding Indigenous access to shorelines, freshwater and forest ecosystems; and

Commented [SZ1]: The exact extent of the HCA needs to be shown on a map of Gambier Island.

Squamish Nation staff comments: is if not island wide, at minimum requesting HCA apply to a 200m buffer around lakes, drainages and shoreline to represent areas of highest cultural use. If new information comes to our attention of areas that are not covered by this buffer, we may want to adjust the boundaries accordingly.

Commented [SZ2]: Required text as per s. 614 of the *Local Government Act*

Commented [SZ3]: Squamish Nation staff comments: in addition to stating that we are preserving and honoring indigenous heritage, we should include context that many culturally significant sites and areas have been lost throughout the last two centuries. Recognizing and preserving those areas that remain are important for future generations. For protecting spiritual and ceremonial sites, avoidance is a big factor. Keeping both the site intact as well as the ecology and character of the environment around it.

Commented [SZ4]: As per s.614 of the *Local Government Act*

DRAFT GAMBIER ISLAND HERITAGE CONSERVATION AREA
Annotated 2025 Squamish Nation staff comments

- e) Conservation of significant historical buildings, structures, sites, and commemorative plantings.

1.4 Special Features and Characteristics of Protected Heritage

The following buildings, structures, lands, characteristics and features define the conservation priorities of the area and contribute to the heritage value and character of Gambier Island:

- 1.4.1** All lands within x metres of the natural boundary of the sea and the high-water mark of streams, lakes and wetlands.
- 1.4.2** The island's forest ecosystems as delineated on Map X and individual native tree species with a diameter at breast height (DBH) x cm or larger.
- 1.4.3** The unique viewpoint from across the Howe Sound and nearby islands located at [x]...
- 1.4.4** The unique rock formations/tree stands/iconic landforms located at [x]...
- 1.4.5** The island's intertidal zone 30 metres seaward from the natural boundary of the sea.

1.5 Guidelines

A Heritage Alteration Permit is required in order to authorize the subdivision of land, to make an alteration to the defined special features and characteristics of protected heritage listed under part 1.4, or the construction of new buildings, structures, driveways, wells, roads or sewage disposal systems, and be in accordance with the following guidelines:

- 1.5.1** As part of the application for a heritage alteration permit, completion and submission of an investigation prepared by a qualified professional* to determine the archaeological values of the site where alterations are proposed and prescribe applicable heritage conservation measures for the proposed development that are consistent with the objectives and guidelines of this Heritage Conservation Area.

Commented [SZ5]: Squamish Nation staff comments: We recommend the HCA apply to all areas within 200m of the natural boundary of the sea as well as the islands' lakes and freshwater courses.

Commented [SZ6]: Squamish Nation staff comments: concerns about initial excavation of well in undisturbed areas though most of the depth would be in sterile deposits.

Commented [SZ7]: Squamish Nation staff comments: the wording we tend to use is requiring "an archaeological assessment by a qualified professional" the type of which is up to the discretion of the consultant. This could be an AOA, PFR, AIA etc.

DRAFT GAMBIER ISLAND HERITAGE CONSERVATION AREA

Annotated 2025 Squamish Nation staff comments

- 1.5.2 As part of an application for a heritage alteration permit, applications to make an alteration to the defined special features and characteristics of the protected heritage listed under part 1.4 should contain detailed specifications for the proposed alteration, as well as a rationale for why alterations are required. Any change to these special features and characteristics should protect their heritage value.
- 1.5.3 Subdivisions resulting in one or more additional lots should accommodate First Nation(s) access to **[LIST priority accommodations for access such as significant heritage sites, shorelines, lakes, streams or wetlands]** by way of a registered statutory right of way in favour of the First Nation(s), where deemed appropriate by the Nation(s).
- 1.5.4 Protection of the ground surface from heavy machinery movement through the use of....
- 1.5.5 Implement erosion and sediment control measures to protect water quality through the use of....
- 1.5.5 Re-use of existing foundations where possible or construction of new low or moderate impact foundations consistent with standards by the BC Ministry responsible for Archaeology. New buildings should not be designed with subsurface crawl spaces or full basement foundations.
- 1.5.6 New access roads, driveways and parking areas should be constructed on built up imported fill and not excavated or graded and be constructed with permeable materials to reduce runoff and enhance groundwater recharge.
- 1.5.7 New proposed subsurface infrastructure such as utilities or drainage should be located in existing linear trenches or located exclusively in imported fill to avoid excavations.
- 1.5.8 New sewage disposal systems should be designed and constructed with above ground tanks and mound septic fields or be Type 2 or 3 systems to minimize disturbance to heritage landscapes.
- 1.5.9 Natural features such as **native trees** with a diameter at breast height (DBH) of **x** cm or more should be preserved and integrated into site plans with adequate root zone protection during construction as recommended by a qualified professional (RPBio?).
- 1.5.10 New applications for provincial foreshore tenures should be supported by a Preliminary Field Reconnaissance (PFR), Archaeological Overview Assessment (AOA) or Archaeological Impact Assessment (AIA) depending on [the significance of the site?].

Commented [SZ8]: Any FN with a Treaty can have a SRW registered with the Surveyor General over private title land for access to lands in cooperation with land owner. Can be condition of subdivision if it's in this HCA.

Any FN without a Treaty can apply to have a SRW registered through an accommodation agreement with Deputy Surveyor General, request permission to access lands for purposes of cultural practices etc., but can also be condition of HCA that this gets explored/implemented.

Commented [SZ9]: Squamish Nation staff comments: Protection of ground surface is unnecessary if the area has been assessed. Recommend striking this point or including caveat to clarify.

Commented [SZ10]: Using this reference https://www.comoxvalleyrd.ca/sites/default/files/2024-08/low_impact_construction_recommendations.pdf This is intended to be applied to areas OUTSIDE of a registered arch site – boundaries of arch sites not accurate and mapping of islands insufficient.

Commented [SZ11]: Squamish Nation staff comments: Limiting foundation uses should be where specific heritage values that could be impacted have been identified by a qualified professional. An arch assessment could clear the area for new roads or subsurface structures. Same comment for 1.5.7 and 1.5.8

Commented [SZ12]: Squamish Nation staff comments: western red cedar and western yew are significant indigenous trees. We have others on our list of culturally significant vegetation in the Knowledge Base on Connect.

Commented [SZ13]: Squamish Nation staff comments: use "new applications for provincial foreshore tenures should be supported by an archaeological assessment conducted by a qualified professional"

DRAFT GAMBIER ISLAND HERITAGE CONSERVATION AREA
Annotated 2025 Squamish Nation staff comments

- 1.5.11 New docks should be constructed with minimum 43% open spaces for light penetration and not contain any polystyrene to promote...
- 1.5.12 Swimming pools and hot tubs should be above ground to avoid extensive ground disturbance.
- 1.5.13 Existing heritage buildings, structures, commemorative plantings or sites should be retained and rehabilitated rather than demolished for new development.
- 1.5.14 Construction within 50 metres of underwater clam gardens, fishing weirs, shipwrecks or heritage sites should be discouraged.

1.6 Exemptions from Permit Requirements

A Heritage Alteration Permit is not required for:

- a) Works underway through an approved Heritage Alteration Permit under the Heritage Conservation Act;
- b) Consolidation of one or more parcels into a single lot;
- c) Dedication of land to Nature Reserve, Park, or other protected land;
- d) Interior renovations of an existing building or structure;
- e) Routine maintenance and repairs of an existing building or utilities such as water and sewage disposal that does not require excavation of undisturbed land or increase the lot coverage;
- f) Emergency repairs needed to address safety concerns or prevent immediate damage provided that the work is temporary and a permit application is submitted within xx days of the emergency repairs;
- g) Construction of new buildings or structures under 10 square metres in size;
- h) Installation of a fence or landscaping that does not involve slope grading or removal of native vegetation.

Commented [SZ14]: This alleviates duplication of permits.

Commented [SZ15]: For discussion – is 10sqm appropriate

ADD SCHEDULE X Buildings and Structures

Gambier Island Community Hall and commemorative plantings; General Store and [x] Public Dock].

The [logging/mining/old school/post office] site located at [x].

The historic [homestead/lighthouse/cabin] located at [x].

END

Cha7élkwnech (Gambier Island) Official Community Plan Review

Skw̓x̓ wú7mesh Úxwumixw Engagement Summary – April 2024



The following table has been prepared by Islands Trust planning staff and summarizes the Skw̓x̓ wú7mesh Úxwumixw recommendations for the Gambier Island Official Community Plan (OCP) Review Project. These recommendations were derived from several meetings and discussions between Islands Trust Planning staff and staff from the Skw̓x̓ wú7mesh Úxwumixw Rights and Title Department between September 2023 and April 2024. The following topic areas were the central focus of engagement:

1) Climate Actions and Sustainable Solutions; 2) Forest Ecosystem Protection; 3) Archaeology and Cultural Heritage Protection; and 4) Protection of Streams, Watercourses and Shorelines.

Recommended actions have been categorized below as high, medium or low priorities for the Gambier Island Local Trust Committee’s (LTC) consideration of implementation for land use planning on Gambier Island, as well as other islands in the Howe Sound within the territory of the Skw̓x̓ wú7mesh Úxwumixw. Twenty-five high priority, 3 medium priority and 3 low priority action items are being recommended for implementation by the LTC. The high priority recommended action items include: 20 recommended amendments to the OCP/LUB; one operational or administrative recommendation and 6 relationship building and/or advocacy recommendations with First Nations, other levels of government, agencies or community groups.

PRIORITY RATING	Skwxwú7mesh Úxwumixw Issues and Concerns to be Addressed	Recommended Actions to be Considered by the Gambier Island Local Trust Committee (LTC) of the Islands Trust	Engagement Comments
HIGH	<p>A. Create relationship between the land use planning function the LTC conducts within Skw̓x̓ wú7mesh territory and respect the Skwxwú7mesh Úxwumixw values and their inherent rights as Indigenous People who have connections to Gambier Island.</p>	<ol style="list-style-type: none"> Update OCP with Cha7élkwnech (Gambier) Island references throughout. Amend OCPs and LUBs with appropriate land acknowledgment at the beginning of each bylaw in the Trust Area that falls within Skw̓x̓ wú7mesh Úxwumixw territory, <u>not just Gambier Island</u>. Work with cultural heritage department regarding Skw̓x̓ 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. Amend OCP with specific commitments to reconciliation as overarching framework for all policy guidance and update Gambier Island webpage to include commitment statements. Amend OCP to explicitly recognize the impacts of existing patterns of settlement, protected areas and residential development on First Nations rights and title. Assist in coordinating, funding and/or installing Skw̓x̓ wú7mesh Úxwumixw language signage (where deemed appropriate and not confidential by the Nation) on trails and areas deemed important by the Nation. 	<p><i>Important to see a stated commitment from local government to reconciliation that prioritizes opportunities for nation members to re-connect to the land and marine waters of Gambier Island. For nation members there is no division between prehistory and history, or concept of pre-contact and post-contact, it is all one history punctuated by various events. The nation sustains its' history through genealogies and the ties that people, families and communities have to places in our territory. This must be adequately represented in land use planning documents within the territory.</i></p> <p><i>Skw̓x̓ wú7mesh Úxwumixw encourages the use and (re) application of Skw̓x̓ wú7mesh Úxwumixw place names within our territory given that they are approved, accurate, and appropriate and evaluated by the Skw̓x̓ wú7mesh Úxwumixw prior to their use.</i></p> <p><i>Skw̓x̓ wú7mesh Úxwumixw language signage on the island is important for sharing language, culture and awareness.</i></p>

PRIORITY RATING

Skwxwú7mesh Úxwumixw Issues and Concerns to be Addressed

Recommended Actions to be Considered by the Gambier Island Local Trust Committee (LTC) of the Islands Trust

Engagement Comments

HIGH

B. Address Skwxwú7mesh Úxwumixw interests and concerns regarding climate adaptation and sustainable solutions on Gambier Island.

1. Maintain existing objectives and policies under “Climate Change Adaptation and Mitigation” section of current OCP.
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.
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.
4. Work with Sunshine Coast Regional District to pilot requirement for all new residential and institutional construction to meet highest construction and energy standards; embodied carbon; recycling and repurposing as well as demolition vs. retrofitting.
5. Amend “Climate Change Adaptation and Mitigation” OCP policies section to separate policies into clearer categories such as ADAPTATION; ENERGY; WASTE; BIODIVERSITY; COLLABORATION etc.
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.
7. Work with SCRD to pilot highest level of Step Code implementation for all new construction/dwellings.
8. Explore implementation of a new development permit area for energy and water conservation for any new residential/institutional construction.
9. Separate out stormwater and water conservation objectives.
10. Advocate for Regional District and provincial rebates for energy efficiency upgrades and retrofits to homes.

Recognize the impacts of climate change on First Nations rights and title and importance of reversing the accelerating impacts of climate change on Gambier Island. Encourage the management of shoreline areas to adapt to potential climate change impacts as well as to protect ecologically sensitive areas. Consider climate change implications in environmental management efforts to conserve biodiversity and enhance forest health.

HIGH

c. Address Skwxwú7mesh Úxwumixw Interests and Concerns Regarding protection of Archaeological and Cultural Heritage Resources and Forest Stewardship on Gambier Island.

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.
2. Ensure planning staff are conducting early referrals of all relevant development applications (Temporary Use Permits, Development Variance Permits, Rezoning) and advising applicants to seek explicit permission from Rights and Title Department.
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

Improve development approval processes to ensure no further harm or degradation to archaeological sites and cultural heritage resources. Currently the OCP Part 8, policies 8.9 and 8.10 are the only existing objectives to address this.

50m buffer within all shorelines is the highest priority for protection, investigation and field assessment. Skwxwú7mesh Úxwumixw requires that (when available) a community archaeologist, field technician, or cultural advisor play a part in all aspects of archaeological and heritage investigations - from permit review, permit issuance, field work, laboratory analysis, reporting and report review.

PRIORITY RATING

Skwxwú7mesh Úxwumixw Issues and Concerns to be Addressed

Recommended Actions to be Considered by the Gambier Island Local Trust Committee (LTC) of the Islands Trust

Engagement Comments

HIGH

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.

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.

Rising sea levels and intensification of coastal development means archaeological sites and cultural heritage may be inundated/destroyed. This is the most sensitive region of the island.

Prioritize protection of remaining in-tact natural environments from development as the natural environment is the catalyst for Skwx wú7mesh Úxwumixw language which is derived from PLACE and the commitment to seven generations. Address the challenges of educating and spreading awareness around the cultural uses of the landscape and connection to the land that Skwx wú7mesh Úxwumixw members have, and how that may be very different than settler use and connection to land.

All proposed development on the island should be submitted as referral to Skwx wú7mesh Úxwumixw for further review.

Proposed Development Permit Areas or Heritage Conservation Areas should be extended from 30m or 50m to 200m from the shoreline.

HIGH

D. Address Skwxwú7mesh Úxwumixw Interests and Concerns Regarding protection of shorelines, watercourses and streams on Gambier Island.

1. Maintain existing island wide Development Permit Area (DPA) for streams and watercourses.
2. Work with FN, Howe Sound Biosphere Region and other partners to strengthen and restore island biodiversity.
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.
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).
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).

200 metre buffer along shorelines are most sensitive for ecosystems, diversity of species for foraging also and high concentration of cultural values/resources. Place high emphasis on land use protection tools for this zone.

Ensure all shoreline development implement green shores principles and strategies.

Improvements to existing docks may also require a preliminary field reconnaissance or archaeological assessment, particularly if none was conducted prior to the original construction.

Access or construction along the shoreline requires at least 45 days advance notification sent to the First Nations authority in the area of work and its Rights and Title Department to ensure cultural sites are not impacted or disturbed. A Preliminary Field Reconnaissance (PFR) for archaeology may be required, and provincial permitting times average 6 months.

Skwx wú7mesh Úxwumixw docks and marine management plan are pending in 2024/25. No critical habitats can be impacted within the immediate vicinity of the proposed dock/float structure. Critical habitats are defined in the Canadian Species at Risk Act (SC 2002, c.29)

If there is a proposal to construct a new moorage structure or apply for authorization of an existing but previously unauthorized structure, a new application should be submitted.

PRIORITY RATING

Skwxwú7mesh Úxwumixw Issues and Concerns to be Addressed

Recommended Actions to be Considered by the Gambier Island Local Trust Committee (LTC) of the Islands Trust

Engagement Comments

Medium

A. Work collaboratively to advance common goals between Skwxwú7mesh Úxwumixw and the Gambier Island Local Trust Committee.

1. Ensure regular, relevant cultural sensitivity or cultural awareness training for all appointed community volunteers who are tasked with providing the LTC with land use planning advice. Hire Squamish Nation cultural advisor or approved trainers such as Blanket Exercise Workshop, to conduct appropriate training at the onset of each appointment term.
2. Encourage the Gambier Island Community Association to explore opportunities to allocate a portion of the "Rural Economic Diversification and Infrastructure grant (REDIP) funds as capacity funding to Squamish Nation to ensure that Nation's interests in economic development are incorporated into future actions, strategies and pilot projects for Gambier Island.
3. Encourage community groups to explore models for community ownership of the New Brighton Dock to present options to Nch'kay for transfer of ownership and ensure long term public access to the island as well as sustainably manage and maintain dock infrastructure.

If the Land Act tenure is due to expire, it is required to submit a replacement application.

Management Plan, demonstrating compliance with best management practices and reviewed by a qualified professional (QP) is required for both new and replacement application.

Environmental Assessment of the Land Act tenure area by a qualified environmental professional is required for a new application.

Environmental Assessment of the Land Act tenure area by a qualified environmental professional is required if the project proposes to change the moorage structure's footprint or make major structural changes to it.

All proposed docks/moorages should be submitted as referrals for Skwxwú7mesh Úxwumixw review to "Address Skwxwú7mesh Úxwumixw Interests and Concerns Regarding protection of shorelines, watercourses and streams on Gambier Island."

Model attempts to rebuild healthy relationships and respect between land and peoples. Reconciliation can only happen if people view themselves as part of nature, and life.

There is no opportunity for Squamish members to get involved in economic activity on the island. No revitalization of their culture which would be through permanent signage, interpretation, art, harvesting or hunting activities.

There is interest in conducting cultural awareness training or cultural advisor supports but need resource to do this work and it is currently limited; explore future opportunities and options if LTC is interested in piloting and securing funding in a partnership opportunity.

LOW

A. Work collaboratively to advance common goals between Skwxwú7mesh Úxwumixw and the Gambier Island Local Trust Committee.

1. Coordinate and sponsor field trip to Gambier Island for Squamish Nation staff, members, elders to tour areas of interest.
2. Explore options to sponsor annual field trips for Squamish Nation guardians and stewards to conduct monitoring of the Island.
3. Coordinate early engagement opportunities with Squamish Nation members, elders, in their own community on matters affecting the Howe Sound Islands.

There is limited capacity for Squamish guardians and stewards to travel to or monitor activities on the island. Regular visits can help build datasets and review trends on forest landscape health and cultural heritage site protection. Field trips can include professionals working within the territory to review landscape priorities.

Gambier Island community can help the nation to advance its cultural revitalization on Gambier Island.

PRIORITY RATING	Skwxwú7mesh Úxwumixw Issues and Concerns to be Addressed	Recommended Actions to be Considered by the Gambier Island Local Trust Committee (LTC) of the Islands Trust	Engagement Comments
<p style="font-size: 2em; color: #FFC107; font-weight: bold; margin: 0;">LOW</p>			<p><i>Give nation members opportunity in their own spaces to talk about their concerns for Gambier. Invite them to talk to the LTC through deep listening events. Members likely will not feel safe attending local government engagement process open to the general public. Come to them at the beginning – not the end- of projects as there is interest in discussing housing, stewardship and economics. Coordinate a field trip where members can identify the things they wish to see and tour; use online engagement opportunities also. Primary objective should be building connection and good understanding about Squamish Nation’s interests and concerns. If meeting with the nation is simply to expedite local government decision making, then it is not appropriate engagement.</i></p>

REFERENCES:

- Squamish Nation Climate Action Plan (2024 – pending)
- Squamish Nation Marine Use Plan (2024/25 – pending)
- Xey Tamixw Land Use Plan (2023)
- Squamish Nation Sacred Land Use Plan (2001)
- Squamish Nation Heritage Policy (2021)
- Squamish Nation Ancestral Remains External Stakeholder Policy (2021)
- SCRDC Coastal Floodplain Mapping (pending 2025)
- SCRDC Climate Action Plan (2023 Draft)
- North Vancouver, West Vancouver, Gibsons, Squamish OCPs
- *Kayachtn (Welcome)—Skwxwú7mesh The word ‘Squamish’ is an English adaptation of the First Nations word ‘Skwxwú7mesh’, which means “Mother of the Wind” and “people of the sacred water”.*
- *“Certain areas in the traditional territory have been designated by past provincial governments as provincial parks. For the purposes of this land use plan, it has been assumed that the parks will remain protected areas under provincial legislation. It should be noted that the Squamish Nation was never adequately consulted with regard to the establishment of these parks, and while these parks protect some wilderness and wildlife values that are important to the Squamish Nation and this plan, they may not adequately meet the cultural needs and other values of the Nation. Among other issues, designation as provincial Park under the Park Act does not guarantee Squamish Nation access to areas within the park for traditional activities nor prevent other uses inconsistent with these practices in these areas.” - Xey Tamixw Land Use Plan (2023)*
- *“Over the past 150 years, the Squamish Nation has sustained tremendous economic, political and social damage as a result of the intrusion of massive numbers of people into their territory and the accompanying exercise of power by the Federal and Provincial governments. During this period, the Nation has systematically and illegally been denied access to their lands and resources. Both the Federal and Provincial governments, in contravention of their trust responsibilities, have encouraged and facilitated the illegal alienation of the lands and resources that are the subject of the Nation’s aboriginal title. In so doing, both governments have undermined the Nation’s traditional economies and economic rights, thereby forcing the Squamish into a state of economic dependency. Federal and provincial policies have impaired the Squamish people’s capacity for economic self-sufficiency while enriching the ever-increasing non-Indian society at the Nation’s expense. These illegal alienations constitute a taking without Squamish consent and without compensation.” - Xey Tamixw Land Use Plan (2023)*