

MEMORANDUM

File No.: Gambier Island Official
Community Plan and LUB
Review Project

DATE OF MEETING: July 21, 2026

TO: Gambier Island Local Trust Committee

FROM: Sonja Zupanec, Island Planner
Regional Planning Team, North Office

SUBJECT: Status of Gambier OCP/LUB Review Project

STATUS OF PUBLIC ENGAGEMENT – DRAFT SHORELINE DEVELOPMENT PERMIT AREA

Staff are preparing to launch the public engagement survey on the draft Shoreline Development Permit Area (DPA) guidelines. The survey will remain open until the end of August 2026. Following the close of the survey, staff will compile and summarize the feedback received for presentation to the incoming Local Trust Committee (LTC) in November 2026.

Community Information Meetings (CIMs) will be held in late July and early August to introduce the draft Shoreline DPA, explain the purpose of the public engagement process, and provide an opportunity for participants to ask questions. This engagement relates only to the draft Shoreline DPA component of the broader Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project.

NEXT STEPS FOR DRAFT BYLAW NO. 163

Following consideration of the legal opinion, the Gambier Island Local Trust Committee may choose to:

- a) Direct staff to amend draft Bylaw No. 163 as specified by the LTC in preparation for consideration of first reading at the November 24, 2026 Regular Business Meeting.
- b) Defer further consideration of draft Bylaw No. 163 until the November 24, 2026 Regular Business Meeting.

Submitted By:	Sonja Zupanec, RPP, MCIP, Island Planner	July 9, 2026
Concurrence:	Renee Jamurat, RPP MCIP, RPM	July 9, 2026

ATTACHMENTS

1. Draft Bylaw No. 163 (OCP) – version endorsed by LTC May 2026

DRAFT

GAMBIER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO.163

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A BYLAW TO AMEND GAMBIER ISLAND OFFICIAL COMMUNITY PLAN, 2001

The Gambier Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gambier Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gambier Island Official Community Plan Bylaw No. 73, 2001, Amendment No. 1, 2026”.

2. Gambier Island Official Community Plan Bylaw No. 73, 2001, is amended as follows:

2.1 Part 2 Community Goals, subsection Purpose of the Official Community Plan, paragraph one is amended by inserting the word “(Cha7élkwnech)” after “Gambier Island” in the first sentence.

2.2 Part 2 Community Goals, subsection Purpose of the Official Community Plan, last paragraph is deleted and replaced with “The Plan may include policies relate to social well-being and development, the integration of respectful engagement with Indigenous Governing Bodies, cultural heritage and indigenous ecological management, the maintenance and enhancement of farming, and the regulation of the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

2.3 Part 2 Community Goals, subsection Gambier Planning Area, first bullet is amended by removing the words “except for District Lot 5925 and the Remainder and South part of District Lot 477 all of Group 1, New Westminster District”.

2.4 Part 2 Community Goals, is amended by inserting the following new subsection in immediately following the Gambier Planning Area subsection and before the Community Goals subsection:

“Historical and Cultural Context of Gambier Island

Gambier Island, known as Cha7élkwnech, in Squamish language, is located within the traditional territories of the Skwxwú7mesh Úxwumixw (Squamish Nation) and other Indigenous Nations with longstanding connections to the island and surrounding waters.

The **Skwxwú7mesh Úxwumixw** have lived on, travelled through, harvested from, and cared for these lands and waters since time immemorial. The island and surrounding marine areas form part of a rich cultural landscape that includes traditional travel routes, seasonal harvesting sites and spiritual places. The enduring presence, knowledge, and stewardship of the Squamish Nation continue to shape the identity and ecological health of the region.

Long before the arrival of settlers, the island was embedded in a system of governance, resource management, and cultural practice. The rights and title of the Squamish Nation are inherent and constitutionally protected, and remain central to the ongoing story of Gambier Island.

Non-Indigenous settlement on Gambier Island began in the mid- to late-19th century, following the arrival of European newcomers who established small homesteads, logging operations, and shoreline camps. Early activity focused on resource extraction—particularly timber harvesting—supported by a network of float camps, hand-logging sites, and later small sawmills that operated intermittently around the island. As transportation routes expanded through Howe Sound, settlers created modest agricultural clearings, fishing sites, and seasonal dwellings, gradually forming loosely connected shoreline neighbourhoods.

Today, Gambier Island reflects this layered history: a blend of multi-generational recreational neighbourhoods, a growing full-time population, and visitors who are drawn to its natural beauty, quiet pace, and strong sense of place. Despite changes over time, the island retains a predominantly rural, forested landscape that continues to shape community identity and the values expressed in this Plan.

This Official Community Plan acknowledges that Gambier Island's past, present, and future are inseparable from the rights, title, and cultural heritage of the Squamish Nation. The Plan is grounded in a commitment to respectful relationships, shared stewardship, and reconciliation, recognizing that planning for the island's future must honour its full history and support a sustainable, inclusive path forward.

Indigenous Acknowledgment and Reconciliation

Indigenous Nations have maintained enduring relationships with these lands and waters since time immemorial. Archaeological sites, cultural landscapes, place names, and oral histories reflect continuous stewardship, governance, and use.

Patterns of colonial settlement, reserve allocation, subdivision, residential development, and protected area designation occurred without recognition of Indigenous title and rights. These patterns continue to shape land ownership and land use within the Local Trust Area.

Future policy development and land use planning decisions are to be approached in a manner grounded in respect for Indigenous interests. This includes the protection and stewardship of ecological systems, cultural heritage, burial places, archaeological sites, and cultural landscapes, as well as consideration of Indigenous Governing Bodies interests in reconnecting with the

lands and marine waters of Gambier Island within land use decision-making processes.

Protection of Archeological Sites

Part of the plan area's heritage includes archaeological sites – the physical evidence of how and where people lived in the past. For 98% of the time people have lived in this area, no written records were made. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years. The Plan area contains recorded and non-recorded archaeological sites and due to their sensitive nature, the locations are not identified in this Plan. This Plan acknowledges a historical disregard for and lack of protection of collective heritage of the area for Indigenous Peoples. All archaeological sites are protected by the Provincial Government through the *Heritage Conservation Act*. This protection applies to all lands and means any person wishing to undertake any land-altering activities must have a provincial heritage permit to alter or develop with an archaeological site.

The Local Trust Committee understands Indigenous Nations' fundamental values include protecting the lands, waters, and resources that have sustained the Nation since time immemorial. As stewards of the land, Indigenous Governing Bodies expect that development on the island be sustainable and aligned with Indigenous laws and knowledge systems. Particular concern has been expressed regarding access to freshwater, and ensuring that sufficient water exists not only for residents, but also for the flora and fauna that support ecological integrity and cultural continuity.

Reconciliation as a Planning Framework

For the purposes of this Plan, reconciliation in land use planning includes:

- a. Building respectful, collaborative government-to-government relationships;
- b. Recognizing Indigenous rights and interests in land and waters;
- c. Supporting the protection of cultural, ecological and archaeological values; and
- d. Integrating Indigenous knowledge and stewardship perspectives into planning and decision-making processes.

Reconciliation as expressed by implementation of policies in this Plan does not alter ownership of private lands or existing legal interests. It guides how land use decisions are approached within the Local Trust Area.

Reconciliation Objectives

1. Strengthen relationships with Indigenous Governing Bodies with interests in Cha7élkwnech (Gambier Island).
2. Integrate Indigenous knowledge and perspectives into land use planning processes and ensure property owners and developers are aware of their responsibilities under the *Heritage Conservation Act* when conducting land altering activities.

3. Avoid unauthorized damage to protected archaeological sites in accordance with the *Heritage Conservation Act* and protect culturally significant landscapes.
4. Support efforts to co-develop planning, land use, and land protection processes with Indigenous Governing Bodies within the Local Trust Area; and
5. Respond to the generous guidance and teachings that have been shared with staff and trustees by Indigenous Peoples.

Reconciliation Policies

1. The Local Trust Committee should seek early and meaningful engagement with Indigenous Governing Bodies regarding:
 - a. Official Community Plan amendments;
 - b. Land Use Bylaw amendments;
 - c. Development Permit Area establishment or amendment; and
 - d. Consideration of Heritage Conservation Areas.
2. The Local Trust Committee should consider regulatory tools, where appropriate and consistent with statutory authority, including:
 - a. Development Permit Areas;
 - b. Heritage Conservation Areas;
 - c. Covenants; and
 - d. Educational initiatives
 to support protection of archaeological, ecological and culturally significant areas.”

READ A FIRST TIME THIS	DAY OF	, 202x
READ A SECOND TIME THIS	DAY OF	, 202x
PUBLIC HEARING HELD THIS	DAY OF	, 202x
READ A THIRD TIME THIS	DAY OF	, 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	DAY OF	, 202x
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APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING		
THIS	DAY OF	, 202x

ADOPTED THIS	DAY OF	, 202x
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