



To: Gambier Island Local Trust Committee
Re: OCP & Proposed DMP

The Waterfront Protection Coalition (WPC) is writing to express strong support for dock owners on Gambier Island, advocating for their voices to be heard in the ongoing planning and regulatory processes. The WPC recognizes the significant impact the proposed changes to the Gambier Island Official Community Plan (OCP) and shoreline regulations could have on property owners particularly those relying on docks for access, maintenance, and enjoyment of their properties.

We are deeply concerned that the consultation process has largely excluded dock owners, leaving many unaware of the proposed changes or without an opportunity to contribute meaningfully. A fair, transparent, and accessible consultation process is essential to ensure all affected stakeholders including those with existing docks and those planning future builds — are heard.

Additionally, the proposed dock regulations introduce impractical and costly requirements. The suggested 1.5-meter dock width limit compromises safety and functionality, especially for transporting supplies. Shorter water lot tenure agreements create financial instability, making it difficult for owners to invest in maintaining safe, environmentally responsible access. Furthermore, the absence of an independent appeals process leaves property owners with no fair recourse for disputes.

The WPC urges the Islands Trust, the Sunshine Coast Regional District (SCRD), and other authorities to prioritize:

- Protecting existing docks and upland structures: “Grandfathering” current structures to ensure new regulations apply only to new builds.
- Simplifying the permitting process: Introduce a clear application system that encourages easy maintenance.
- Ensuring practical dock sizes: Main docks need sufficient width for safety and stability, while finger docks can remain narrower.
- Restoring fair, long-term tenure agreements: Reinstate consistent, long-term water lot tenures (e.g., 20 years) to support financial stability.
- Implementing an independent appeals process: Establish a fair, third-party dispute resolution system.

The WPC stands with all Gambier Island dock owners and calls for a balanced approach that reflects environmental responsibility while respecting the practical realities of island living. Property owners deserve safe, reliable access to their homes and a meaningful role in shaping the future of their community.

Sincerely,

The Waterfront Protection Coalition