

From: Sonja Zupanec
Sent: Monday, April 14, 2025 9:58 AM
To: webposting
Subject: FW: Summary of Islands Trust meeting held on March 25, 2025 at Delbrook community Centre - notes sent out by Gambier Voices: Have Your Say in Local Governance

For posting to the Gambier OCP/LUB review project page under correspondence.
Thanks.

Sonja Zupanec, RPP, MCIP

Island Planner, Northern Office, Islands Trust
T 250.247.2211

From: Irene Wotton <[REDACTED]>
Sent: Sunday, April 13, 2025 2:45 PM
To: Kate-Louise Stamford <kstamford@islandstrust.bc.ca>
Cc: Joe Bernardo <jbernardo@islandstrust.bc.ca>; Laura Patrick <lpatrick@islandstrust.bc.ca>; Sonja Zupanec <szupanec@islandstrust.bc.ca>
Subject: Re: Summary of Islands Trust meeting held on March 25, 2025 at Delbrook community Centre - notes sent out by Gambier Voices: Have Your Say in Local Governance

Thank you for your reply, Kate.

I would like to point out that the content in the email Gambier Voices sent out is what was recorded at the LTC meeting and what was sent to us by people who were unable to attend - my issues and opinions are not included. I have been designated to send out and receive emails for Gambier Voices and I had nothing to do with the content other than to gather it together and send out the email. This information should be helpful to your work as you have expressed how difficult it is to make contact with the various communities around Gambier. I am only a small part of sharing what we know amongst other islanders and organizations which have expressed their frustration and concerns about the OCP process and the seeming lack of a comprehensive community consultation and vision that should be driving the the OCP development. Other organizations that have been forming in our coastal areas have similar concerns.

What has happened in other jurisdictions isn't the Trust's responsibility but it has fed the fears of local property owners, including yacht clubs. What has been happening elsewhere along our coast is viewed as a possible precedent for what may happen on Gambier - not an unreasonable fear when information and community input is scarce. Through communication with a number of people and organizations we have obtained explanations of what has been going on in these other jurisdictions and that information

FW: Summary of Islands Trust meeting held on March 25, 2025 at Delbrook community Centre - notes sent out by Gambier Voices: Have Your Say in Local Governance

is shared with others - a role the Trust could have fulfilled. We realize there are differences in each of these situations but until Gambier property owners have information that assures them of how the new DMP and other LUBs will affect docks, shorelines and forests, they expect the worst due the lack of information. This is something our provincial government could also have been doing but they have kept their negotiations in secrecy from even their own candidates for MLA.

The role of Gambier Voices is merely to share information and to encourage anyone who has an interest in Gambier's future to attend meetings whenever possible and to get involved. We hope the recent call for APC members provides some new opportunities for the Trust efforts to have an inclusive and well balanced OCP/LUB Targeted Review that meets the needs and approval of all stakeholders/partners.

Regards,
Irene

Sent from my iPad

On Apr 9, 2025, at 15:36, Kate-Louise Stamford <kstamford@islandstrust.bc.ca> wrote:

Thank you for outlining the concerns as you see them in the OCP/LUB targetted review process Irene. I know this has been an ongoing issue for you and you have brought up important points over the past few years.

The March 25th meeting was well attended not just by island landholders and yacht clubs but also by representatives from the Council of BC Yacht Clubs, the Alderside Residents Committee of Port Moody and people concerned about possible changes to the Provincial Land Act (as well as residents of Keats and North Thormanby for other agenda items). There continues to be a conflation of the Gambier Island Official Community Plan process with other initiatives on the coast including ongoing dock licencing issues with the Vancouver/Fraser Port Authority and the sishalh swiya dock management plan. While I understand peoples concerns, they are not the same processes at all.

Although there may be proposed updated language around form, size and composition of private docks in the OCP/LUB, there is nothing about removing islanders marine access to their properties. A reminder that local land use bylaws are not retroactive and apply to new

development/structures only.

Initial OCP "visioning" input by local residents was supported with engagement in 2021/22 and provided overall direction to review forest protection, foreshore protection and dock issues - both private and public. As this was in the pandemic era, there was one in-person event as well as workshops held online. In 2023/24 Skwxwú7mesh Úxwumixw Rights and Title staff worked with Islands Trust Planners to provide input about their priorities for Chá7elkwnech as an island of special interest. Islands Trust supports the principles of reconciliation and continues to strive for a language and a relationship that is respectful and authentic. (Note there is no recognition of Indigenous history or presence on Gambier in the current OCP). Referring to Local Trust Packages in October 2024 as well as January 2025, there is general symmetry in priorities from both island land holders and SN staff.

Draft OCP language will be developed for community discussion and feedback that reflects the initial input from islanders on priorities, APC feedback, modernized wording from other areas (ie Keat's foreshore protection Howe Sound dock best practices), new regulatory language and Skwxwú7mesh Úxwumixw input. Right off, principles of safe access to our remote communities and homes must be part of the overall OCP language for Gambier. Afterall nobody is disputing that this is a rugged water access only Island. If draft language based on recommendation to date does not fit your understanding of that principle, what is the basis of that? (ie Coast Guard recommendations, SARRS recommendations) what would be the preferred solution? Again, for new development/structures only. The LTC welcomes that sort of feedback based on the draft OCP and through the engagement planned over the remainder of the year. I am finding that a lot of the concerns to date are around language that has not been drafted into proposed wording yet or is from other initiatives such as Provincial/First Nations dock management plans.

Island Trust Planners have professional standing provide expert advice to Local Trust Committee members on a very complex and changing planning/land use landscape. As Trustees, we recognize there are certain regulatory requirements that impact our decisions. I do not see our transparent discussions as "walking back" but part of the overall process of making important decisions that can have a significant impact on the landholders we represent.

I expect to see a notice come out soon for additional APC members and will get that out via email.

Please find more background on the Targeted Gambier OCP/LUB material here: <https://islandstrust.bc.ca/island-planning/gambier/projects/>.

To ensure your correspondence is received for Gambier OCP/LUB consideration, please forward to northinfo@islandstrust.bc.ca and or Trustee Patrick, Bernardo or myself.

Kindly,

*Kate-Louise Stamford
Gambier/Keats Local Trust Committee
Gambier Island
778-235-2240*

Irene Wotton [REDACTED]

Sent: April 8, 2025 4:06 PM

To: Randene.Neill.MLA@leg.bc.ca

Cc: Joe Bernardo; Kate-Louise Stamford

Subject: Summary of Islands Trust meeting held on March 25, 2025 at Delbrook community Centre - notes sent out by Gambier Voices: Have Your Say in Local Governance

Thank you to those who took the time to attend the meeting in North Van last Tuesday of the Local Trust Committee (LTC) of the Islands Trust regular business meeting. It was very HEARTENING to see a standing-room-only crowd evidencing their concern over recent information and developments. Your presence also made the Trustees take note as they stretched the 10-minute time frame for speakers to about an hour. We think that was a wise thing for them to do.

It was very illuminating to see how we got to where we are and, more importantly, to allow this to inform us on how to move forward. What is becoming obvious is that **we have a governance problem**. Most of the people in attendance came with real concerns about their accessibility of their properties and values, waterfront access and docks. There were other larger issues that came to light which we have outlined below.

A little context:

Gambier Island is governed by two bodies: the Sunshine Coast Regional District (SCRD) and the Islands Trust. The SCRД enforces zoning and oversees local government operations, while the Islands Trust ensures compliance with the Island Trust Act on Bowen, Keats, and Gambier Islands. Over time, the Trust has become increasingly restrictive on development and was recently criticized in an internal review for bureaucratic inefficiencies.

FW: Summary of Islands Trust meeting held on March 25, 2025 at Delbrook community Centre - notes sent out by Gambier Voices: Have Your Say in Local Governance

Issues that emerged:

A number of years ago, our Trustees instructed the planners to renew the official community plan and continue to further the Trust's general initiatives. Given the BC Government's stance on handing control of the waterfront to the First Nations, this mandate was also adopted. So, in the Trust's interpretation of reconciliation, they went to the Squamish Nation and asked for input.

Communication Between Planners and Trustees:

It is very clear that the planners are in charge the same way that deputy ministers run the government (tolerating and taking direction from the revolving door of elected officials). The Trust sets policies based on government mandates (e.g., reconciliation, heritage concerns, shoreline protection, climate action, and development control) and directs trustees, who then set budgets and instruct planners to draft plans. The planners' frustration was evident when trustees backtracked in front of us, admitting they had gone too far.

Working Constraints on the Local Trust Committee: The Local Trust Committee can only discuss issues in meetings and are restricted from outside discussions by government decree. With significant issues at hand and an OCP set to be completed this year, this timeline is insufficient for meaningful discussion about our islands' future. Assurances from our Trustee about public input are unconvincing—this process is seriously flawed. International and Canadian standards for OCP reviews begin with community visioning, which has not happened. Instead, the process appears to have started with First Nations agenda items presented by the Trust, including signage, dock and foreshore protection, eelgrass bed preservation (despite the limited presence on Gambier's shores), and archaeological protection.

Budget constraints and our Trustee's dual role in the Sunshine Coast Regional District create challenges.

Gambier residents have been overlooked in this process, which should be community-driven - not led by planners. With 1/3 of our population living mostly off-grid on 93% of Gambier's water-access-only properties, we rely on docks, yet face costly and unnecessary regulations with no evidence the new regulations will work. Our island's unique, remote communities need distinct considerations due to lack of ferry and road access. The current process used for Gambier's OCP is planners, under our Trustees' direction, draft the OCP and DMP and present the new regulations to Gambier community members. Instead, we must shape a plan of our vision and actual needs for them to take to the province and First Nations. We've been excluded from negotiations - this must change.

The Advisory Planning Commission (APC) will soon seek 2–3 new members—we'll share details once applications open. This group plays a key role in engaging with the Gambier Official Community Plan. If you're interested, let us know—we're happy to help you understand the role. The best outcomes come from a diverse group representing Gambier's different communities. Decisions made by those who don't live here won't serve us well. You can also help by writing to our MP and MLA for Gambier, with copies to the Trust, Vaughn Palmer at *The Sun* (who has been following the Pender Harbour Dock Management Plan and related negotiations), and Gambier Voices and we will maintain a record of the correspondence.

Parliament has been dissolved leading up to the election at the end of April.

- Current MP is Patrick Weiler: PatrickWeiler@parl.gc.ca. After the election would be the best time to contact the MP, who may change.
- MLA is Randene Neill: Randene.Neill.MLA@leg.bc.ca
- Vaughn Palmer: vpalmer@postmedia.com
- For the Islands Trust, letters can be sent to the Gambier/Keats Trustees: jbernardo@islandstrust.bc.ca and kstamford@islandstrust.bc.ca
- And we highly suggest sending copies of your letters to: information@islandstrust.bc.ca with "Attention to: Chief Administrative Officer, Islands Trust" in the subject line.
- Please also include Gambier Voices: xogambierox@icloud.com - this will ensure that Gambier Voices has a record of the ideas and opinions sent to our political representatives.

Summary of the March 25 meeting and responses from the public:

- Attendance at the meeting was around 65.
- Thirteen people spoke with regards to the unsatisfactory OCP process, the unusual length of the process, the lack of public engagement, and concerns about regulations on docks and setbacks
- Four people were representing yacht club outstations on Gambier, and all of those yacht club outstation locations are water access-only properties serving hundreds of local boaters.
- Twelve people who were unable to attend this meeting submitted their comments by email.

Gambier Voices – Be heard on governance issues - comments submitted by Gambier property owners who are unable to attend the Islands Trust March 25 meeting because they either live outside the lower mainland or they are working.

FW: Summary of Islands Trust meeting held on March 25, 2025 at Delbrook community Centre - notes sent out by Gambier Voices: Have Your Say in Local Governance

Have Your Say:

- Without a dock, our property is worthless. - J. C., water access only property owner
- When I put in my private dock I went through the full approval process with all of the different government departments involved. My dock and ramp are fully compliant with all the regulations. I have paid all the fees, and also am still paying annual property taxes related to it.
My property is boat access only. A private dock is essential to use the place, and for safety should someone get injured or need medical attention. Helicopters cannot land there to evacuate an urgent medical matter. - P. V., Gambier water access only property owner
- I own a 10 acre waterfront property on Gambier Island with water access only. I have a boat and dock that is essential to accessing my property and dwelling. I have owned the property for over 20 years. It concerns me deeply that access to my dwelling is threatened with the confusing priorities of so many parties that all seem to claim authority over the Gambier waterfront. Many years ago, I was at a meeting of Gambier residents with representatives of the Squamish Band who stated at the time they had no opposition to private docks on the Island. I've never heard that this opinion has changed so I don't understand why so much energy involving so many people is now complicating the issue. Essentially, I agree with the position of the Council of BC Yacht Clubs. - M.C., Gambier water access only property owner.
- We are boat-access only and currently have a dock. No comments yet. I will have to read more and attend the meeting to better understand. - C. V., Gambier water access only property owner
- Our dock has been under a legal tenure, properly applied for and approved, for almost 2 decades. Our current tenure was renewed in 2021. - F&B F., Gambier water access only property owners.
- We agree with the letter from the BC Council of Yacht Clubs - R&S E., Gambier water access only property owners.
- I am unable to attend the Gambier Public Meeting as I will be away at that time.
I am the owner of LOT 32, DISTRICT LOT 877, GROUP 1 in the West Bay Landing development on Gambier Island. The property has water access only and a dock has been in place since 2007. I hold a SPECIFIC PERMISSION FOR PRIVATE MOORAGE permission # 244470.
If the proposed changes were to be enforced there would be no way to access the property by boat or maintain the structure. We do also pay property tax on the dock as well as the uplands property.
I thank you for your consideration in the matter. - J.M., Gambier water access only property owner.
- Water access only Mackenzie Cove Center Bay. - P&D B., Gambier water access only property owners.
- I have been going to Gambier for 30 years where my parents have a cabin and more recently have purchased my own waterfront property. There are no issues with the existing OCP and land use bylaws as it stands. I don't understand why our governing bodies that we pay for via tax dollars sit in closed doors and think of ways to make our properties less usable, less valuable and more cost prohibitive.

The recent property I purchased was done with the intent of being able to build a cabin within the current setbacks. If the setbacks are doubled, the building site is useless near the waterfront and there is no suitable location due to the geography. Is Islands Trust or SCR D going to reimburse me for the devaluation of my property value?

Our governing bodies should be focused on cutting red tape and lowering the cost to taxpaying property owners, not the opposite. All their new proposed ideas will come with associated costs to property owners in forms of studies, inspections and permits. The cost to build or develop property is already out of control for the average person.

As for the dock management plan, it is completely flawed. There is talk of eel grass protection. Most of Gambier Island's waterfront is steep, rocky foreshore with no eel grass. The size restrictions of docks are ridiculous. Rough water docks need to be substantially built and have to be able to withstand the weather conditions to be safely used. The idea of a see-through decking material is senseless as the flotation underneath the dock would cover more than

43%. The decking materials on the market are also 10 times the cost of a wood plank decking. The idea that docks are bad for the environment also does not make sense. Docks create their own biodiversity of aquatic life (ie. mussels, barnacles, starfish, worms, eels etc.). We have large schools of fish and other species (ie. shiners, perch, herring, jelly fish etc.) living and sheltering sheltering under our dock. Aquatic life grows on the chains and the flotation as well. We also get birds, seals and mink etc. on our dock.

Docks are a necessity as most of Gambier island's waterfront is water access only.

The environmental studies that were used to make decisions on the dock management plan were from eastern Canada and the US. If you are going to use environmental research, it should be done in the area where the rules are being made and research the benefits of docks as well.

It seems like Island Trust and the Province is lacking transparency. Island Trust and the Province have done a very poor job of public engagement during this process. They should be notifying each property owner about every planned or considered development change and it should go to a referendum to the affected property owners.

We need stronger private property right not less.

Thank you very much,
Ryan Trethewey and Mary Ellen Collins

• March 10, 2025 To Gambier Island Local Trust Committee:

Douglas Bay Strata Plan BCS 1539, located at the Northeast corner on Gambier Island, is a water access only Community consisting of 53 water and non-waterfront acreages. We are a Community of proud, conscientious stewards of the land and an adventurous group ranging from young Families with babes in arms, to Seniors enjoying active lifestyles.

Our Douglas Bay Community Strata has shared docks for Owners use located in the waters surrounding the shoreline. Gambier Island OCP/LUB amendments requiring changes to docks and upland structures have the potential to cause our existing docks to become out-of-compliance and impede Owners safe access to their property. We are eager to engage with the Islands Trust, Gambier Island LTC and APC so that we may continue to manage our Community holdings in an environmentally conscious manner and contribute real world experience of safe boating and docking practices in the waters that surround Gambier Island.

1. Lack of Public Engagement:

We have come to understand that the Gambier OCP has been under review for some time. In this time, there has been no Public Engagement that we have found in the way of any notice sent to Landowners. The Local Islands Trust Committee (LTC) and appointed Advisory Planning Commission (APC) have not reached out to our Community. Gambier Island must be accessed by water. Non-engagement with Land Owners, and subsequently the Boating Community, creates the risk of Land Owners not being able to access their properties.

2. Changes to Size and Structure Requirements Making Community Shared Docks unsafe and therefore unusable:

We understand that the Gambier OCP/LUB is not a Dock Management Plan (DMP) as per the Pender Harbour Plan. It is clear however, that the Provincial Government is looking at the Sechelt Swiya DMP as a template for enacting changes in waters Province wide, thus potentially influencing decision making and the language implemented at the local level.

The reduction in Dock size to 1.5 meters is of particular concern and does not take into account that our waters are much more open and unprotected than in areas such as the Sechelt Swiya. We have concerns about the overall structural integrity on a "dock" that is 1.5 meters wide and has a 43% (or more) light penetrable surface. The definition of "dock" vs a complementary main dock "finger" is completely different, and needs to be addressed separately.

Our Docks serve our Community well, and loosing access to them at the size they are presently constructed, would pose significant increase in risk to Land Owners and our Boating Community. Currently we have multiple boats docking at any one time. A 1.5 meter size restriction on docks would make this an unsafe practice.

Considering that many Owners arrive by way of water taxi, the 1.5 meter width restriction would also inhibit the number of people able to load or unload at once. This has the potential to jeopardize water taxi's willingness to

continue to provide service to our Community.

3. Environmental Concerns:

Alternatives to safe Docking includes anchoring in exposed and unpredictable waters. Anchor chains repeatedly sweeping the Ocean floor cause disruption to Sea beds and other habitat damage. Potential for catastrophic loss of boats at anchor in severe weather is a very real threat. We have witnessed this at the neighbouring Kayak Beach.

Some commonly proposed design changes to docks are based largely on the preservation of eelgrass. Eelgrass is less common on Gambier and the existing docks provide habitat and refuge for other sea plants and animals.

4. Legacy Status for Previously Approved Docks

We propose that existing pre approved Docks and Upland Structures receive a Legacy status until such time as their current moorage license expires. Doing so will lessen the Environmental impact on the area in many significant ways. This includes lessening disturbance of the ocean floor, disrupting existing animal habitat, mitigating risk of catastrophic boat loss and the derelict boat situations that follow, as well as the rural disposal of existing docks. **Instituting a Legacy status for existing previously approved docks preserves safe access** for Land Owners and their Families to access their property.

Moving forward with the safety of our Community in mind, and Environmental stewardship at the fore front, we would like to continue to propose and assist with possible changes to the Gambier Island OCP/LUB amendments.

Respectfully submitted,
Diane Charette
Dock Liaison
Douglas Bay Strata Plan BCS 1539

c.c. Steve Hedberg, President
Rodney Wilson, Communications
Kevin Grasty, Special Projects
Lauren Kuyer, Roads
Martyn Lasek, Finance
Carl Roberts, Fire & Safety

- Re: Why is today's meeting not available on line to watch live?

I appreciate the efforts being made to thwart the attack on docks which I have some experience with as a biologist and former scuba instructor.

I find it sad that these meetings are not held at the convenience of the tax payers that fund their salary. That the live remote meeting was not functional is unacceptable.

One of my tax dollars goes to island trust and I am not sure what I receive in return.

On the dock issue most Risk assessment spread sheets including those of DFO, only have negative ratings such as loss of habitat, loss of light etc but no columns for positive attributes such as increase area for benthic organisms, sea lion haul out!! Etc.

These benefits need to be recognized and the tradeoffs acknowledged I would like to know if this is being done.

All the best
Tony, Gambier Island

- I had planned on being at the meeting this morning but I had unplanned client matters that require my attention in the office.

We reside on Lot 27 of the Westbay Landing subdivision on Gambier in Center Bay and only have access by water. Any change to our rights to our dock is unacceptable.

We pay a lot in taxes and get almost nothing for it. Having outsiders who think they know best and are yet imposing bad ideas on us and our neighbours is also not acceptable.

I will have more to say once I see the proposed OCP and other documents.

Patrick G. Yearwood, Gambier water access only property

• Hello my name is Maud Killam and our family is on the SW point of Gambier Island and has been since 1928 and we are water access only. Our present dock has been in place since the 1940s and has had good maintenance and refurbishment throughout its existence. The float is in place for about 7 months of the year and is then taken out and moored in Avalon Bay for the winter. There is a large healthy bed of eel grass in the bay between our small island and the wharf. When the tide is high there is a very strong current that flows through the bay. We are situated so the wharf is facing South so there is full sun from East to West throughout the day all year long. Our bay is a healthy one with sea grass, (returned since the upgrade of Port Melon) many other varieties of seaweed, Mussels, Oysters, Clams, many Starfish purple and Sun, a variety of resident fish mainly Shiners and Bass also lots of fingerlings in season, many insects and spiders, phosphorescence, Geese (which feed on the eel grass) ducks particularly Mergansers, Resident Eagles, Turkey Vultures, Kingfishers, beach Robins, Crows, Ravens, resident Otters, Mink, Seals, Orcas resident and transient, visiting Humpbacks and finally resident deer who birth annually on the little island and have done so for most of my 72 years and I am a third generation on the property. I believe our wharf is not creating a negative impact on the bay. Yours, Maud Killam

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

The following comments were made at the public speaking portion of the LTC meeting March 25, 2025 - apologies for any errors in correctly recording the names of the speakers and the information they provided:

- We need more parks as population grows, more marine parks, more public access, more yacht clubs with longer and bigger docks. - D. A., West Bay

FW: Summary of Islands Trust meeting held on March 25, 2025 at Delbrook community Centre - notes sent out by Gambier Voices: Have Your Say in Local Governance

- Had written a letter to the Trust and hasn't had a reply. Planning language and guidelines are extremely confusing. Engagement process needs to be broadened and managed more meaningfully. - Phil Alderich, Council of BC Yacht Clubs.
- There has been a lack of transparency and consultation. Timing of this meeting does not facilitate public engagement and input. To empower and educate is important. Lack of transparency in the OCP/DMP process. Studies used to support the DMP are not relevant to Gambier. Slow the process and base it on science. - A. E., Gambier water access only.
- Burrard Yacht Club pleasure boaters are stewards of the environment. Three hundred members at Elkins Point water access only property get in and clear invasive species from the underbrush. There is value in strengthening and aligning policies and co operation. - Steve Angela, Burrard Yacht Club water access only property, Gambier Is.
- The DMP is scary for the yacht clubs based on the guidelines of the Pender Harbour DMP regarding eel grass perspective in the guidelines. Jim White CBYS Gambier water access only.
- Ninety percent of Gambier's shores don't have eel grass. Water access to the island is important. We want more information so we know what is going on. - Bob from a yacht club (wasn't able to hear the full name of the speaker or the yacht club).
- The province is backing away from the DMP Swya decision on the foundation agreement and to obtain more scientific research. All docks in Pender Harbour are now permitted for 25 years. - Ben, RVYC member and also property owner in Pender Harbour.
- The Trust budget shows spending of \$15,000 on public consultation - where are the results? - information is needed. Streamline the process better. An OCP in process for 8-10 years with minimal engagement is unusual. - Diane Charette, Douglas Bay water access only property.
- Concern about whether reconciliation means sharing our house/properties with others. - D. A., West Bay.
- Thanks to the Trustees for the website. There has been very little discussion on private docks and owners of private docks are very nervous. Allow docks to be replaced rather than being concerned about being permitted to be replaced resulting in docks deteriorating instead of being replaced in a timely manner. Deteriorating docks can become marine hazards. Population growth and transportation needs should be considered. Private docks help to relieve the pressures on public docks and other public infrastructure such as roads. - F. F., Centre Bay water access only property.
- Thirty years of paying taxes and paying for our own docks on which we pay taxes. We get nothing for our taxes. There are reasons for concern and fears. No docks means the properties are useless. The process has been frustrating and brutal. - R.&L. H., Centre Bay water access only property.
- Gambier is a lot of different things to different people. This requires understanding. The Trust needs to connect with people on Gambier and represent Gambier and community vision to the government instead of representing the government to Gambier Islanders. The process needs to be better. Do it right. - P.C., Gambier Island water access only property.
- When we moved in 20 years ago there was a 20 year license for the dock. Now it is only a 10 year lease and after 10 years it becomes month to month and the property owner has to pay for the removal of the dock. Property owners have been unable to get a meeting with the port authority and have been trying for 2 1/2 years. The threat to docks is real. - D.N., Port Moody waterfront property owner.

Please let us know if you would like to streamline and simplify a better way of sharing information by identifying your community or area and who you would like to be kept informed of our progress towards planning:

OUR ISLAND, OUR WAY!

If you do not wish to receive further information on the OCP process, please reply to this email and state: unsubscribe in the subject line.

Sent from my iPad