

# GAMBIER ISLAND OFFICIAL COMMUNITY PLAN & LAND USE BYLAW TARGETED REVIEW PROJECT



Islands Trust

## WELCOME!

**Community Zoom Meeting  
Wed, Sept 14<sup>th</sup> 2022**

**Sharon Horsburgh, RPP MCIP  
BAYSHORE PLANNING SERVICES INC.**



# Indigenous Acknowledgement



Islands Trust

*We respectfully and  
humbly acknowledge...*

The Islands Trust Area is located within the treaty lands and territories of the BOKÉĆEN, Cowichan Tribes, K'ómoks, Ləkʷəŋən, Lyackson, MÁLEXEŁ, Qualicum, scə́waθən məsteyəxʷ, Scia'new, sə́lilwətaʔt, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Spune'luxutth, SṠÁUTW, Stz'uminus, ʔaʔəmen, toq qaymıxʷ, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁŁP, WSIKEM, Xeláltxw, Xwémalhkwxu/ʔop qaymıxʷ, and xʷməθkʷəy̓əm.

*...these lands and waters  
have been home to  
Indigenous Peoples since  
time immemorial*

*...we honour the rich  
history, stewardship,  
and cultural heritage  
of this place*



# TODAY'S AGENDA:



1. Participant Introductions
2. Meeting Format
  - Presentation
  - 3 Workshop Q&A discussions
3. Record Community Input
4. Next Steps

# Gambier Bylaw OCP Review Project Work So Far

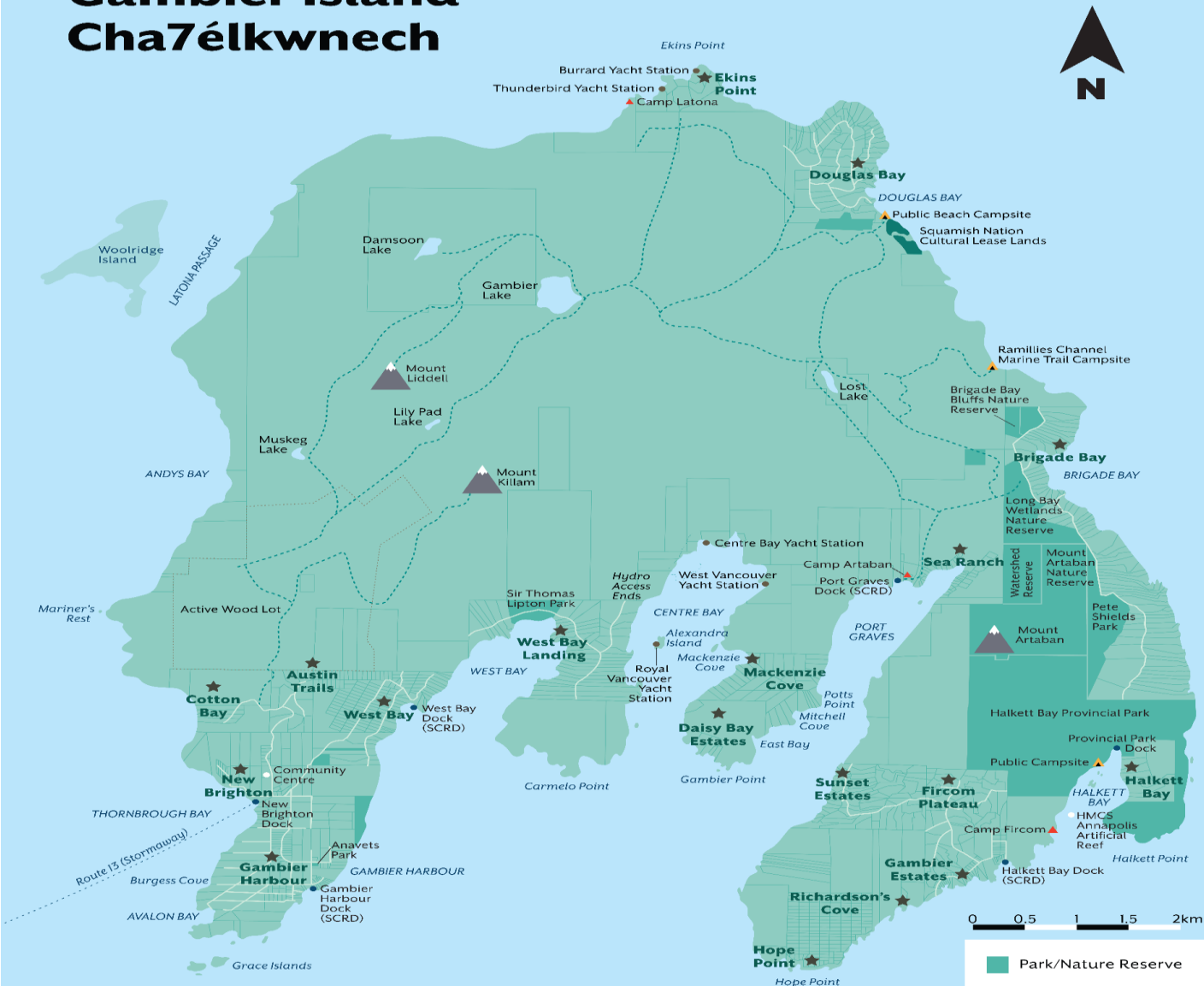


- **2015-2017: Official Community Plan (OCP) Review Project commences.**
  - Preliminary consultation with First Nations.
  - Community survey conducted on targeted review topics.
  - Technical review of current OCP
- **2018-2020: Project put on hold due to limited staffing resources.**
- **2021-2022: Phase I and Phase II**
  - Created Community Map and Physical Map of Gambier
  - Drafted Discussion Papers
  - Hired Bayshore Planning Services to begin Community Engagement
  - Sent out mail out + prepared online survey
  - Gambier Island Working Group + Community meetings
  - Process includes First Nations Engagement

# Gambier Island Cha7élkwnech



## Gambier Island Community Map



Park/Nature Reserve

Trail

Road

Community/  
Neighbourhood



These lands and waters are within Skwxwú7mesh Úxwumixw (Squamish Nation) traditional territory.

All elements and boundaries on this map are simplified for general illustrative purposes. This map is not intended for legal or wayfinding use.

Park/Nature Reserve

Trail

Road

Community/  
Neighbourhood

# The Planners Toolkit to affect policy change



Low Level:

Advocacy + education

Medium Level:

Enhanced + updated policies

High Level:

Updates to land-use regulations

# Regulatory Framework



Broad

**Islands Trust Act**  
**Preserve & Protect Mandate**  
**General**

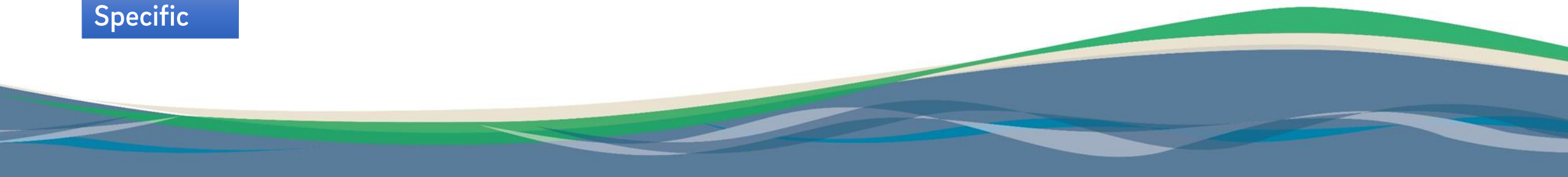
**Local Government Act**  
**Part 14 – Planning & Land**  
**Use**

**Island Trust Policy Statement (Draft)**  
**General objectives and policies of Trust Council consistent with**  
**Islands Trust Act**

**Gambier Island Official Community Plan**  
**General objectives and Policies consistent with Island Trust Policy**  
**Statement and Part 14**

**Gambier Island Land Use bylaw**  
**Specific Policies and Zoning provisions consistent with the OCP**

Specific



# Official Community Plan/Land Use Bylaw



- What is an Official Community Plan (OCP)?
  - High level, strategic policy document
  - Overall values of the community
  - Establishes the vision and goals
- What is a Land Use Bylaw (LUB)?
  - Also called a Zoning Bylaw in other areas
  - Very specific about land use, density, building siting (where it's located on a lot) and other issues such as landscaping and lot coverage requirement.

# Why update the OCP in 2022?



- Climate change, heat dome, Sea level (0.4m end of century).
- Modernize the language to acknowledge Indigenous interests, Reconciliation.
- Private forest lands & Wilderness Conservation designation for Crown Lands
- Shoreline protection and Water/land access

More information: July 2022

1. Forest Ecosystem Protection Discussion Paper – Draft
2. Shoreline Protection Discussion Paper-Draft

# OCP Four Areas Targeted for

OCP Targeted Topic Areas	What we can do (e.g.s)	Suggestions
<b>Forest ecosystem protection</b> -Vulnerable areas for logging? -Private lands -Crown lands	- Introduce Development Permit Areas to protection of sensitive ecosystem - Education Advocacy policies	- UNESCO Biosphere Project - Wilderness conservation zoning for Crown Land Wood Lots.
<b>Archaeological &amp; cultural site protection</b> -Reconciliation -Decolonizing the language in our policies.	- Establish Heritage Conservation Area(s) - Advocacy policies - Improved communications - Education	Heritage Conservation areas: Parks with cultural significance Departure Bay. Acknowledge areas of cultural significance through the Development process
<b>Shoreline protection</b> - Logging private lands - Erosion control - Climate change/storm surge protection.	- Establish Shoreline Development Permit Area for the protection of the environment - Establish a Flood Protection Bylaw - Advocacy policy	-UNESCO Biosphere Project -Rock Cod conservation areas -Clam beds -First Nation consultation
<b>Shoreline Access to docks</b> - Community docks and Private moorages	- Establish designated areas for public docks. - Advocacy policies for private moorages. - Collaborative efforts and strategies to manage community assets.	- Review community dock access points and private moorage partnerships

# OCP/LUB TARGETED AREAS #1

Q&A

Q1. In line with the project scope, and current survey, of the four identified targeted OCP/LUB areas for this review project, what are your perceived priority areas/concerns? And why?

Q2. What land uses do you feel need more protection, and ultimately more regulations by Islands Trust? And what land uses need less?

Here some themes: (I.e protect forested lands, access to docks, protection of shoreline).

# Archaeological & Cultural Site Protection

- The islands have the highest concentration of archaeological values in the province.
- Estimated that 80% of known archaeological sites are within 20 metres of the natural boundary of the sea.

Youtube video from Cowichan Tribes:

[Cowichan street sign project honours Indigenous history and culture – Cowichan Valley Citizen](#)

*Photo credit: Kate-Louise Stamford*



# Islands Trust Reconciliation Declaration

- March 14, 2019, Islands Trust Council adopted the Reconciliation Declaration.
- Islands Trust acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous peoples since time immemorial and honours the rich history, stewardship, and cultural heritage that embody this place we all call home.
- Islands Trust is committed to establishing and maintaining mutually respectful relationships between Indigenous and non-Indigenous peoples. Islands Trust states a commitment to Reconciliation with the understanding that this commitment is a long-term relationship-building and healing process.
- Islands Trust will strive to create opportunities for knowledge-sharing and understanding as people come together to preserve and protect the special nature of the islands within the Salish Sea.

# Heritage Conservation Areas

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- Designated in OCPs
- May be used to conserve natural landscapes or undeveloped land, where:
  - Deemed necessary for the conservation of adjacent/proximate protected heritage property;
  - With respect to a site with heritage value or character related to human occupation or use; or
  - With respect to individual landmarks and other natural features that have cultural or historical value.

# BREAK – OUT SESSION #2 INDIGENOUS ENGAGEMENT

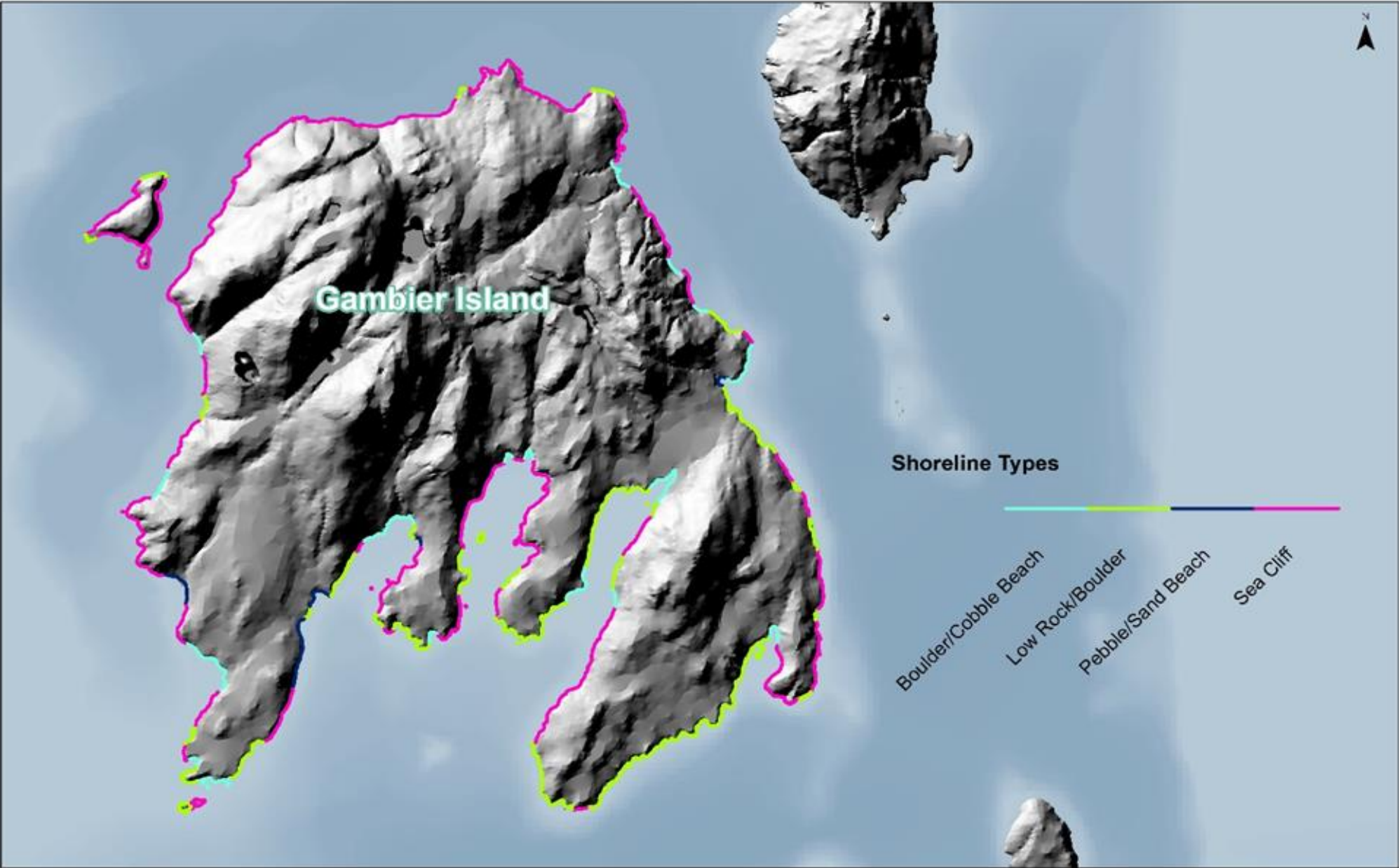
Q&A

1. How do you think reconciliation impacts Gambier Island?
2. What values and actions could be captured in the OCP?



Photo Credit: Squamish Nation Website

# Shoreline Protection





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- Forage Fish
- Eelgrass
- Old Growth Management Area
- Lakes
- Water Courses
- Contour\_20M

## Sensitive Ecosystem Mappings

- Herbaceous
- Freshwater
- Wetland
- Riparian
- Cliff
- Mature Forest
- Woodland

# BREAK – OUT SESSION

## #3

## SHORELINE

1. How would you like to see the Gambier shoreline in the future?

- More protection measures?
- Increased development?

2. Gambier Island is accessed by Water via community docks and private docks.

- What are the future challenges?
- How can these be addressed?

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MAP 3 of 3: Shoreline Values & Vulnerability

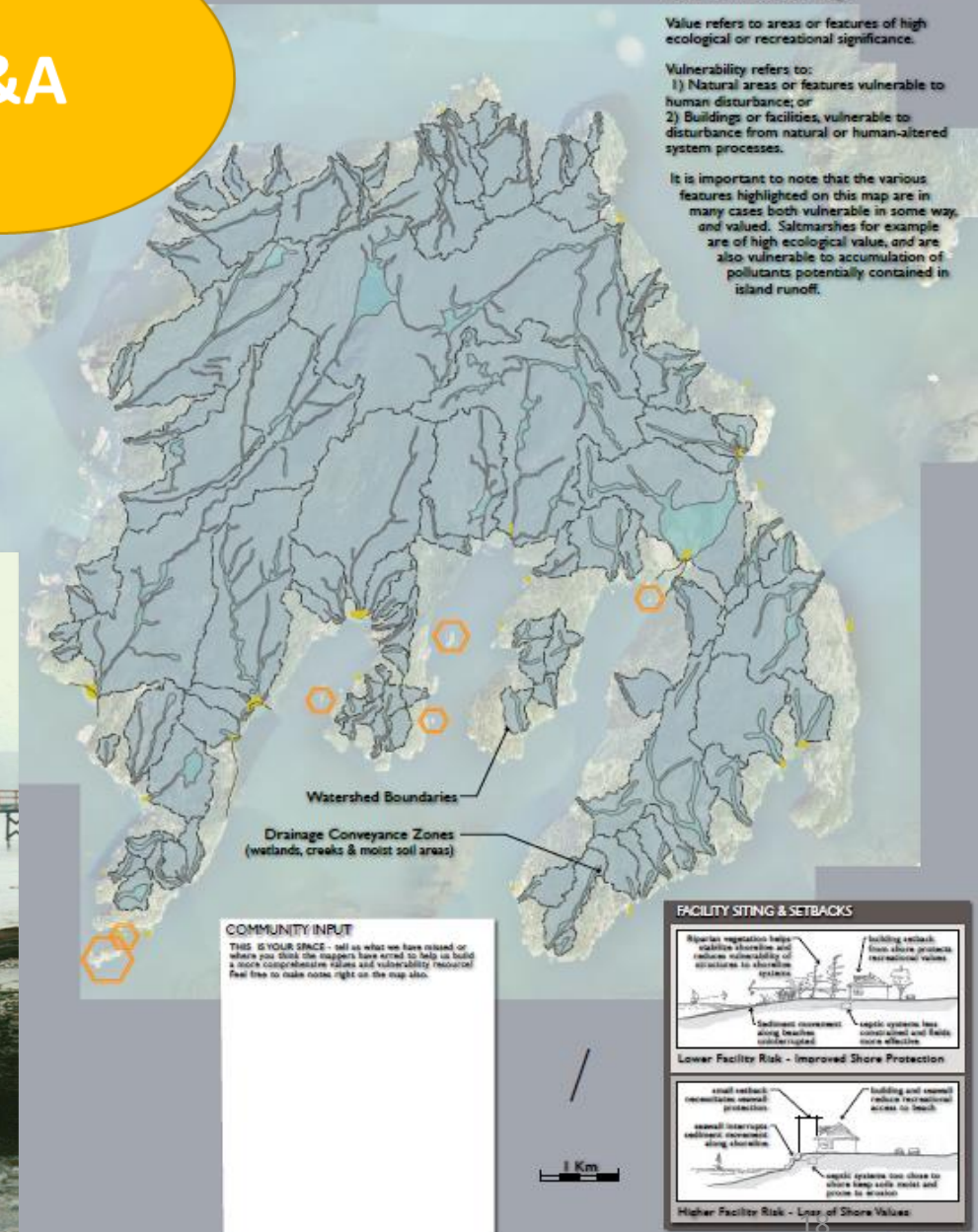
Q&A

This map is intended to give a general impression of areas along the Gambier Island shoreline that are considered valued and/or vulnerable to change.

Value refers to areas or features of high ecological or recreational significance.

Vulnerability refers to:  
1) Natural areas or features vulnerable to human disturbance; or  
2) Buildings or facilities, vulnerable to disturbance from natural or human-altered system processes.

It is important to note that the various features highlighted on this map are in many cases both vulnerable in some way, and valued. Saltmarshes for example are of high ecological value, and are also vulnerable to accumulation of pollutants potentially contained in island runoff.



# Next Steps



Please complete the Community Survey. You can find it here:  
<https://www.surveymonkey.com/r/BWWBZHG>

The survey closes on October 14<sup>th</sup>.

The Working Group Schedule is:

Working Group Meeting #4 – Monday, Sept 26, 2022

Working Group Meeting #5 – Monday, October 24, 2022

**Thank you!**

# CONTACT INFORMATION

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- Bayshore Planning Services, Sharon Horsburgh, [sharon@bayshoreplanning.com](mailto:sharon@bayshoreplanning.com) or 250-710-0238