

# Gambier Island Official Community Plan and Land Use Bylaw Targeted Review Project: Engagement Summary Report



January 12th, 2023

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## 1.0 PROJECT BACKGROUND

The Gambier Island Local Trust Committee (LTC) identified updating the Gambier Island Official Community Plan (OCP) and Land Use Bylaw (LUB) as a top priority project in February 2015. After delays due to staffing issues and the Covid-19 Pandemic, the project was reintroduced in 2021. Bayshore Planning Services was retained to deliver a public engagement program for the OCP/LUB Targeted Review Project.

The OCP/LUB project focuses on the following areas:

- o Archaeological and Cultural Heritage Protection
- o Forest Ecosystem Protection
- o Shoreline Protection and
- o Docks (includes public, community, and private docks)

The Gambier Island community is unique as most of its residents are primarily recreational with approximately 85% of properties used for weekend and summer use only. There are three main communities on Gambier that are connected via gravel roads, there are other small communities that are boat access only. There is no car ferry access; however, BC Ferries does contract a passenger ferry from Langdale to New Brighton.

Bayshore Planning Services was retained to:

- Conduct a targeted review of the OCP and the LUB regarding the aforementioned subjects
- Develop and implement a Community Engagement Plan and
- Make recommendations to update the OCP and the LUB

Islands Trust staff conducted research into the project focus areas and provided two discussion papers for the Consultants' information:

- Forest Ecosystem Protection
- Gambier Island Shoreline Policies

The discussion papers, along with a background review of all relevant policies and a review of feedback from Working Group meetings and community engagement events, have informed the proposed updates to the OCP and LUB. All public comments and survey results have been reviewed and analysed to form recommendations for consideration by the LTC as the OCP and LUB progress to the next phase of the planning process.

The LTC is committed to consulting and building relationships with the Gambier Island community, to involving key interested and affected parties and to collaborating with First Nations. Early and meaningful engagement with the Skwxwú7mesh (Squamish) Nation, ᓄ ᓱᓴᓴᓴ ᓱᓴᓴᓴ (Tsleilwaututh) Nation, and xʷməθkʷəy̓əm (Musqueam) is separate from this public engagement process.

## 2.0 COMMUNITY ENGAGEMENT SUMMARY

The purpose of the community engagement was to gather input from Gambier Island residents as well as affected and interested parties. Community Engagement for the Gambier Island OCP and LUB Targeted

Review was conducted using the International Association for Public Participation (IAP2) Public Engagement Framework. It incorporates best practices for public engagement and is in keeping with the Islands Trust Policy Statement to provide an open, consultative, and meaningful public participation process. The IAP2 public engagement levels for this project include informing, consulting and involving community members of Gambier Island.

## 2.1 METHODS OF COMMUNITY ENGAGEMENT

A range of communication activities and engagements were carried out from August 2022 until November 2022.

### COMMUNITY OUTREACH ACTIVITIES:



**40+** participants in 1  
person workshop

**14** participants in 1  
online workshop



**83** participants in  
online survey



**3** Working  
group meetings



**3** interviews

### OUTREACH ACTIVITIES:

This project included significant community outreach including:



**843+** Flyers  
distributed to all  
property owners.

**3** Updates to  
Islands Trust  
project page.

**3.** Email  
updates to  
subscribers

**Regular**  
Social media  
posts to Facebook

## PUBLIC OUTREACH ACTIVITY

Fig. 1: Pictures below from the Sept 1, 2022, in-person event at the Gambier Island Community Hall.



Table 1, which follows, summarises the communications tactics and timeline used to gather feedback from participants. The public input was analysed to provide recommendations to amend the Gambier OCP and LUB.

<b>Table 1</b>	<b>COMMUNITY ENGAGEMENT PLAN SUMMARY</b>
Aug 7, 2022	Direct mail-out to 843 Gambier Island property owners, and social media postings to Gambier Island residents.
Aug 22, 2022	Online meeting #1 with the Gambier Island Working Group to review the Community Engagement Plan and the draft online survey
Aug 29, 2022	Launched the online survey. There were 83 participants.
Sept 1, 2022	Hosted an in-person community meeting at the Gambier Island Community Centre to provide feedback through an interactive World Café format. There were 40+ participants.
Sept 14, 2022	An online community meeting via Zoom was hosted for participants to provide feedback. There were 14 participants.
Sept to Nov 2022	Consultants did three interviews with members of the community, posted three updates to the Islands Trust project page and to the email subscriber list
Mid Oct 2022	Consultants reviewed the online survey results
Nov 7, 2022	Online meeting #2 with the Gambier Island Working Group regarding the online survey results
Dec 5, 2022	Online meeting #3 with the Gambier Island Working Group for them to provide feedback on the draft Engagement Summary Report
Jan 31, 2023	Online presentation at Gambier Island Local Trust Committee meeting

The direct mailout was sent to all property owners in August to notify them of the OCP/LUB review project. Several social media and email notifications were posted on various platforms to inform Gambier Island community members about the in-person community meeting held on Gambier Island and an online community meeting via Zoom. The community engagement was designed to inform and engage community members about the project.

During the course of the consultant contract, the Gambier Island Working Group participated in three meetings by Zoom. Electronic communication was determined to be the only practical form of engagement as Working Group members were spread across Gambier Island and the Lower Mainland.

There was one in-person workshop hosted on Gambier Island that used the World Café meeting format to gather input (see fig.1). This meeting was a structured conversational process for knowledge sharing. Participants discussed a pre-defined topic in small groups. Outcomes or solutions to the topics were not decided in advance. Some degree of formality was retained as facilitators tried to ensure that everyone had a chance to speak. The expectation in a World Café format is that discussion will take place that could shift people's conceptions. The presentation slides from the in-person and zoom workshops are posted on Island Trust's Gambier Island project website [Gambier Island Local Project Page](#)

## 2.2 WHAT WE HEARD FROM THE IN-PERSON and ONLINE COMMUNITY MEETINGS

### Forestry and Woodlots

- Protection of forest lands was a strong theme. High importance is placed on preserving Provincial Crown Land for ecological and recreational benefits. The biggest threat to the Island's forests was seen as fragmentation through logging/forestry and development.
- Many community members stated that they strongly objected to the Province issuing any new woodlot licenses on Gambier Island. Two woodlots on Gambier Island are located on the Northeast side of the Island, zoned Wilderness Conservation. The Province has indicated neither of the licenses are allocated and there are no plans to change their status at this time. Another woodlot is located on the SW side of the Island, which includes Whispering Creek area and is zoned Forestry.
- While many community members are supportive of a shift towards eco-forestry and more sustainable forms of forest management, others are supportive of the current management of private forest land.
- There was a wide range of perspectives on the cultural significance of the woodlots. Many noted the importance of the forest for tourism and recreation. Respondents expressed the recreational benefit of the forest lands and are in favour of forest management that supports hiking, biking, walking, and ATVing. There was also significant support for recreation as it relates to tourism.
- Some respondents emphasized the importance of consulting the Squamish First Nation on the future management of Crown Land forests on the island.
- Concern about climate change and the impacts of wildfires, flooding and extreme weather emerged as a key theme. Many expressed the importance of managing the forest to increase resiliency to climate change.
- Survey responses indicate a wide range of perspectives. In general, the community supports protection measures that limit tree removal with the caveat that every situation is different and may require an individual analysis.
- There is support for view corridors and recognition of the need to remove trees that are not healthy.
- Overall, the message was that while there is no ongoing dialogue regarding Provincial Crown Land, the public would like to see the Islands Trust take on a more active advocacy role with the Province and the Squamish First Nation about the preferred option, which is to adopt a conservation approach.

### Public Docks

In the absence of any formal definitions for the terminology related to community and shared docks, the following definitions are used in this report:

**Public/Community Dock:** A dock, owned and operated by public or private interests, which places no restrictions on who may use the facility.

**Shared dock:** A dock, owned and operated by private interests, that restricts use of the facility to a prescribed set of individuals or groups.

**Private docks:** A moorage attached to private property for the exclusive use of the upland owners.



- There was concern that access to public docks should be maintained by the Government. Many expressed concerns with the deteriorated condition of the New Brighton dock and encouraged dialogue with the Sunshine Coast Regional District and the Squamish First Nation to develop a plan to upgrade this dock.
- Increased capacity for berthage was mentioned numerous times.
- There was strong support to maintain the current 15 metre building setback from the natural boundary of the sea. There was minimal support for increasing the building setback to 30 metres. This was proposed as an option to give more protection to treed areas along the shoreline.

### First Nations

The community expressed strong support to advance initiatives that encourage reconciliation with First Nations. Respondents encourage Islands Trust to explore opportunities to engage with Squamish First Nations.

## 3.0 WHAT WE HEARD FROM THE COMMUNITY ONLINE SURVEY

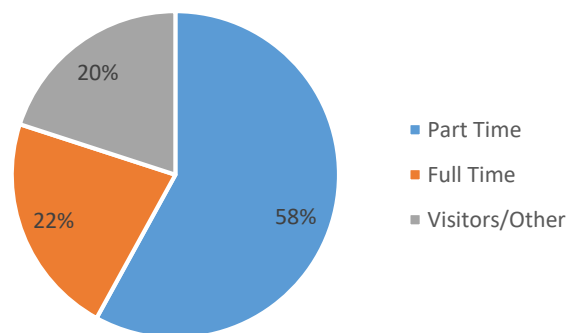
The community online survey was made available through the Islands Trust website and hard copies were made available on request. The survey was a key element of the Community Engagement Plan. The survey design encompassed historical knowledge from Islands Trust project efforts, Working Group recommendations, Local Trust Committee direction and best planning practices.

There was a noticeable tone indicated in the survey responses for the protection of natural resources on Gambier Island with a request for the Islands Trust to advocate for conservation to support biodiversity and regulatory solutions.

### 3.1 SURVEY RESULTS

-A total of eighty-three (83) responses were received.  
-The response rate was over 10% based on number of number of properties on Gambier Island. This is considered a relatively high response rate considering Gambier Island's small population.  
- 95% of the respondents answered all questions which is worthwhile noting given that regulatory questions related to OCPs and LUBs can be complex.  
-Some participants indicated they needed more information or found the questions to be convoluted or confusing.

Survey Participation by Resident Type





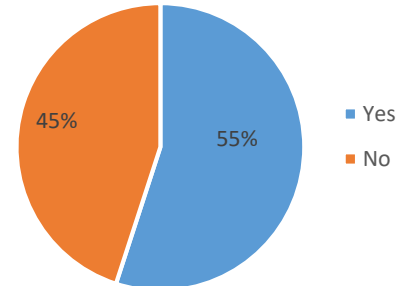
**Question 1.** Natural coastal processes should they be left undisturbed to the maximum extent possible?

This can mean leaving the coastal shoreline in its natural form with minimal impacts from development (e.g., limiting the number and size of buildings and structures or minimizing vegetation and tree removal close to the shoreline).

On a Scale of 1- 5 do you Disagree (1) or Agree (5)

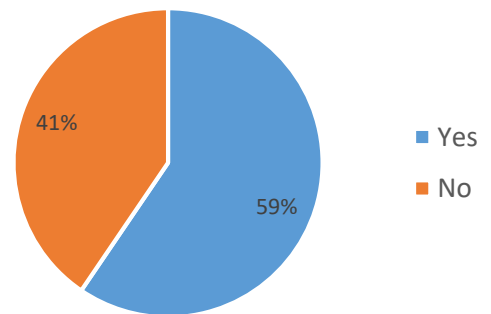
**Response: 55% in agreement.**

Q1. Natural Processes



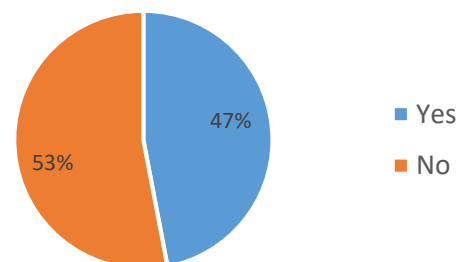
**Question 2.** Would you support adding a policy to the OCP to encourage preserving the natural tree cover along the shoreline and to discourage tree removal?

Q2. Shoreline Tree Removal Policy



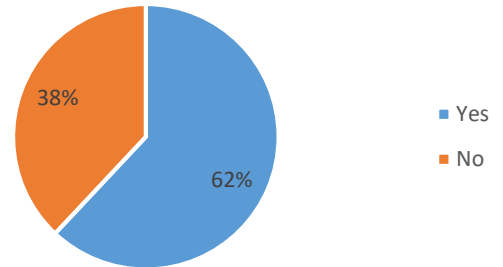
**Question 3.** In the OCP, one of the current Advocacy Policies reads: The Province should allow community forest and woodlot licensing on Crown Land designated as forestry. In cases where this would create locally based economic opportunities for small scale sustainable forestry, including providing logs for local processing would you like to see this policy remain?

Q3. Advocacy Policy Forestry



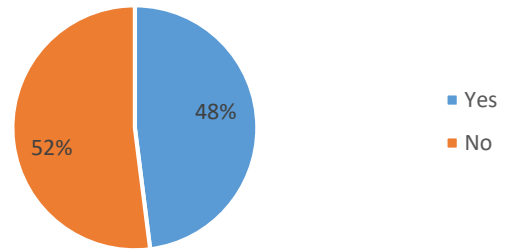
**Question 4.** Currently, Crown Land and private land are not protected. Do you think there is enough land protected for conservation purposes on Gambier Island?

Q4.Conservation of Land.



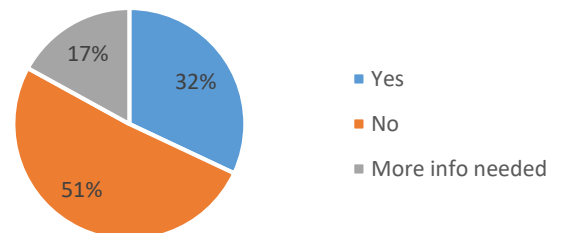
**Question 5.** Are you interested in expanding or creating a new shoreline Development Permit Area (DPA) guideline that could further protect all of Gambier Island's shoreline?

Q5. Shoreline Development Permit Area (DPA) Options



**Question 6.** Would you be supportive of expanding the setback requirements to 30 metres to allow for a greater buffer between development and the shoreline/marine environment?

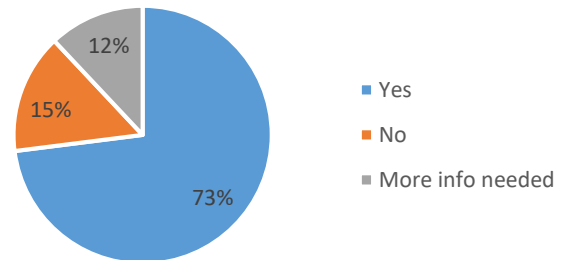
Q6. Shoreline Setback Requirements



**Question 7.** The Islands Trust has no jurisdiction over Crown Land but can act as an advocate to preserve and protect this land.

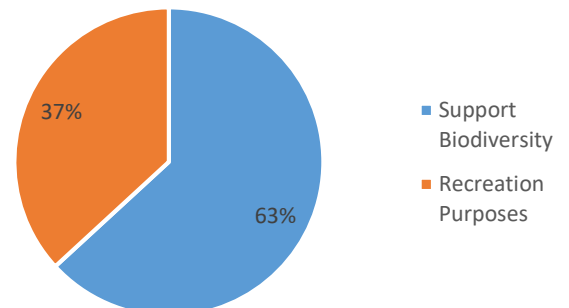
Do you support Islands Trust in undertaking further work to advocate to the province and/or First Nations to protect Crown Land on Gambier Island?

Q7. Advocacy to Protect Crown Land



**Question 8.** Building off Question no. 7 above, what do you consider to be more important on Gambier Island? Protection of Crown Land for biodiversity or recreation?

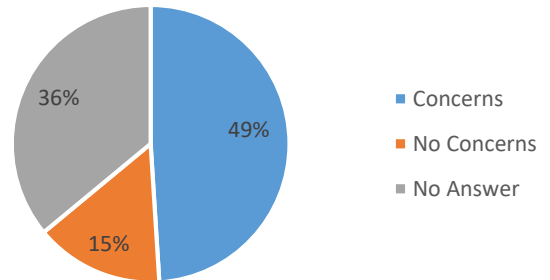
Q8. Protection of Crown Land



**Question 9.** Do you have concerns related to shoreline protection and/or development? If so, what concerns do you have?

There were many responses to this question, and we have included comments related to OCP/LUB Targeted Review below in three categories: Development, Docks, and Environment.

Q9 Do you have concerns related to shoreline?

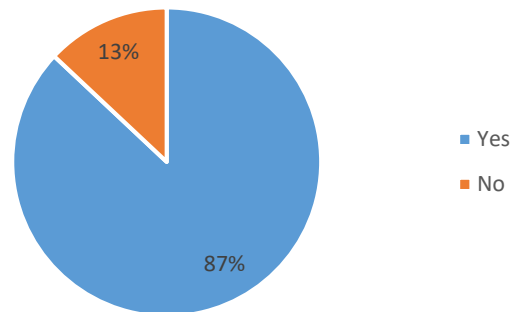


**Question 10.** The Gambier Island Official Community Plan policy on Marine and Foreshore Areas reads: The marine and foreshore areas should be zoned to allow:

- (i) cooperatively owned or operated docks to provide marine access to residential areas as a means of minimizing the need for upland road links between residential communities and to limit the need for multiple dock development along the shoreline;
- (ii) boat moorage, where cooperatively owned docks are not feasible, to serve the needs of residents in the immediate area, provided such moorage does not restrict navigation;
- (iii) public parks and ecological reserves and marine navigational aids and publicly funded and operated boat launching facilities.

*Do you support keeping this policy?*

Q10. Marine Foreshore Areas



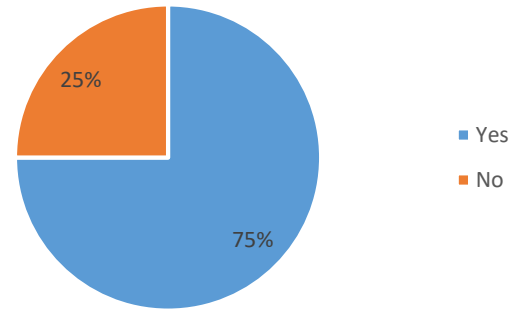
**Question 11.** Should the OCP have an Objective / Goal regarding Shoreline similar to the Keats Island OCP? Protecting Keats Island's natural foreshore and public recreational beaches from pollution, environmental degradation, or modification by inappropriate development or use is extremely important to the community.

**Question 12.** Should the OCP have a general policy regarding the Shoreline similar to the Marine and Coastal Resources Policies in the Thetis Island OCP as follows.

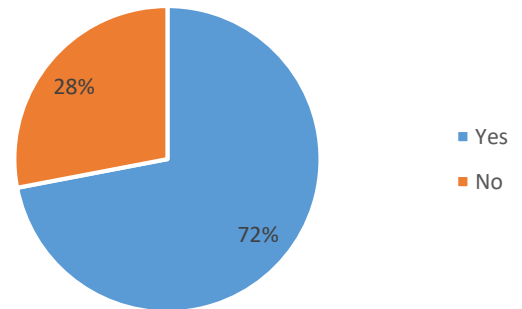
Foreshore and adjacent coastal water area land use regulations should place emphasis on retaining natural characteristics. Public access and the right to recreational use of the foreshore should be supported and protected, and such access and use should respect the interests of adjacent residents and tenure holders. The integrity of foreshore features, shoreline features, and intertidal processes may be maintained by:

- a. Discouraging uses that disrupt natural features and processes and encourage owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas sloping towards the foreshore.
- b. Supporting the prohibition of filling, deposit, excavation, or removal of foreshore and seabed materials.
- c. Upland waterfront developments should be setback sufficiently to allow for natural erosion and accretion processes, without endangering structures.
- d. Where private docks are allowed, the use of communal docks is to be encouraged.

Q.11 Shoreline Docks

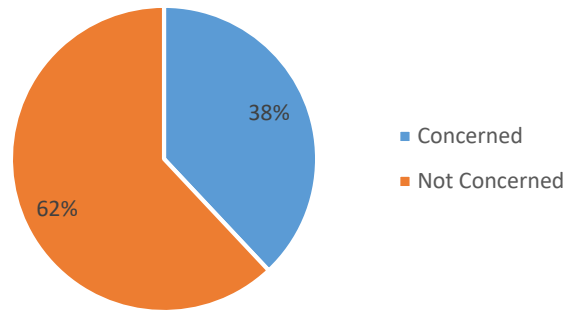


Q12. OCP Shorline Policy



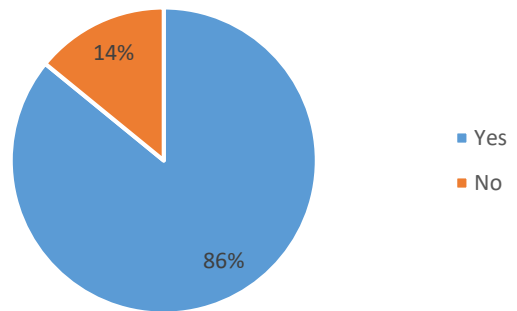
**Question 13.** How do you view the increase of private docks on the island?

Q13. Private Docks



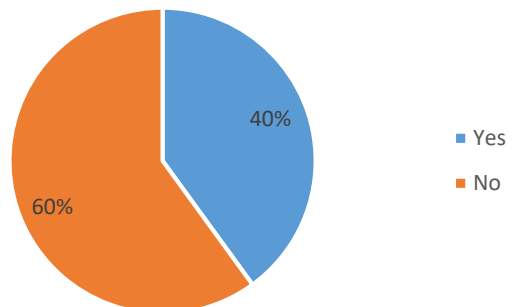
**Question 14.** Do you think Gambier Island property owners should be encouraged to construct shared docks for more than one property when and where practical?

Q14. Shared Docks



**Question 15.** Do you think there are an adequate number of community docks on the island?

Q15. Adequate Community Docks



### Questions 16 to 19

A summary of the survey responses for Questions 16 to 19 are listed below:

Q16. What changes to docks do you think are necessary on the island? (Please specify whether your comments relate to private, community, or both types of docks).

- Secure community access to public docks for residents.

Q17. Would you like to see Gambier Island incorporate the same or similar policy in the OCP?

- Yes, include policies in the OCP to secure access to public docks.

Q18. What public signage could be updated to include Indigenous language and cultural references around Gambier Island to acknowledge Islands Trust commitment to reconciliation with First Nations?

- Names of bays in indigenous language.

Q19. What other ways could you see Gambier Island acknowledging First Nations history and ongoing presence on Chá7elkwnech (Gambier)?

- Through dialogue with Squamish First Nations review options to include signage depicting indigenous culture and language.

### Summary of Development and OCP Related Comments:

The survey generated an extensive list of comments from the survey participants that could not be quantified numerically. We have included within this report only those comments that are most applicable to the OCP targeted review:

#### Docks | OCP Related Comments:

- Without a New Brighton dock solution, there will be more demand to permit private docks. More private moorages may be the wrong solution and there should be more efforts to improve New Brighton dock for the community.
- Respondents indicated support for larger public docks with more slips for short term and long-term moorage. In addition, more parking for vehicles near the public docks.
- Too few public docks will encourage the development of private docks.
- Don't unduly limit private dock development. The permitting process should be quicker. The few existing areas that allow docks have high costs of ownership because Gambier's bylaws limit development. It's an island, people have boats, and it's unrealistic to think that these people using the land don't want to have docks to store their boats. The public docks are overused and there is no space on a regular basis.
- The condition of the New Brighton Dock generated the most comments and based on the multiple uses: ferry dock, short and long-term moorage the current size of the dock is inadequate. It is heavily used and requires extensive repairs. There is concern from the community that without regular maintenance the New Brighton Dock will become unsafe to use for the foot passenger ferry.

#### Environment | OCP Related Comments:

- Major fires are increasing and threat to ecosystems and private property
- Unless there is a commercial operation such as fisheries, forestry, or mining, there is little to be



concerned about regarding the shoreline.

- I believe that marine riparian areas need to have the maximum amount of protection from development, not only from building structures but also from removing vegetation or planting lawns and gardens within the marine riparian areas.
- Some of the last remaining areas of wild land will be built close to the shore taking away from a wilder feeling and affecting the habitats of many species.
- The shoreline is a dynamic zone, and the limits are also changing due to climate change. An understanding is needed for (a) changes in next 100 years (b) affects of severe storms in winter that are leading to increased affects on environments (e.g., east side of GI, northerly outflows).
- Sea level rise is inevitable. Individual property owners building sea wall structures properties can lead to increased erosion elsewhere (including neighbouring properties.) Strict guidelines need to be enforced.
- Suggested extensive setbacks for building development and moratorium on private docks.
- No development should occur in the foreshore, nearshore, or backshore, without the approval of Islands Trust.
- Current setbacks are sufficient; however, private owners should have some options to prevent foreshore erosion from rising sea levels.
- Shoreline protection is imperative, reduce development, reduce private docks, and increase shared docks where possible.
- People are altering shoreline with fill using heavy machinery. Some structures are built very close to the water's edge; also foreshore alterations (large lock block walls, vegetation removal) and individual docks.
- Continued education around shoreline protection.
- While shoreline protection rules are very good to have in place, the enforcement of those rules is ambiguous.
- Maintain and protect the boundaries of my property while maintaining the natural look of the beach
- New setback rules applied to existing properties without compensation for loss of value or use.

#### **4.0 OVERVIEW OF OCP/LUB POLICY DIRECTIONS**

The Official Community Plan (OCP) is a statement of objectives and policies that guide the Local Trust Committee's planning and land use management decisions. The OCP is a living document and adapts to new trends and issues expected to arise over the coming 20-year period while also responding to ever-changing circumstances on Gambier Island.

The Land Use Bylaw (LUB) regulates the use of land, building and structures on the island, and must be consistent with policies contained in the OCP. The LUB defines legal zones that specify permitted uses on a parcel of land.

The OCP/LUB Targeted Review Project and community engagement focused on gathering feedback. The policy directions below reflect feedback from the community in-person and online meetings, the Online Survey, and the Gambier Island Working Group.

##### **1. Policies to Ensure Archaeological and Cultural Heritage Protection**

- Identify Heritage Conservation Area(s) to reflect First Nations history and relationship with Gambier Island

- Collaborate with the Squamish First Nation to identify agreements with Provincial and Federal governments as they relate to land use on Gambier Island

## **2. Introduction of Shoreline Development Permit Area (DPA)**

A Shoreline Development Permit Area is being recommended to promote increased protection of coastal areas. A new DPA would be in addition to the existing 15-meter building setback from the present natural boundary of the sea. Local governments have the authority to designate a DPA in an official community plan and describe the special conditions or objectives to justify the designation. Guidelines would describe special conditions or objectives for proposed developments within a specific assessment area. These guidelines may be specified in the Land Use Bylaw.

To provide additional protection to natural features close to shorelines the LTC may want to consider:

- I. A Shoreline DPA with a 30-meter assessment area. This would require a Qualified Environmental Professional to evaluate a development area from 30 meters from the Present Natural Boundary or Property Line. This was supported by the Gambier conservations Society and the Gambier Island working group.
- II. Introduce a Shoreline DPA with a 15-meter assessment area. This reduced assessment area would keep the building setback and the assessment area the same. A Qualified Environmental Professional would need to be engaged by the homeowner to evaluate a development area from 15 meters from the Present Natural Boundary or Property Line.

## **3. Policy Options To Maintain Access to Public Docks**

- Include zoning that supports foreshore development for new public docks that can be accessed by the community.
- Maintain the current number of docks that provide residents with access to all Gambier communities.
- Where practical, encourage shared private moorage dock facilities. Resident's state there is a lack of publicly owned docks. This puts the responsibility onto individual property owners to secure water access to their property.

## **4. Strategies to Strengthen Forest Ecosystem Protection:**

- Advocacy, education, and collaboration with interested and affected parties are appropriate tools for the protection of Crown Land.
- Policies and regulatory tools have been reviewed to encourage tree and forest ecosystem protection on private land.
- Advocate to the Province to cancel the woodlot licenses on Gambier Island.

## 5.0 OFFICIAL COMMUNITY PLAN AND LAND USE BYLAW RECOMMENDATIONS

Based on the review of existing studies and the community feedback below are some recommended policy changes and next steps for the LTC consideration.

Through the Gambier Island OCP and LUB Targeted Review Project, Islands Trust planning staff have invited Squamish First Nations to collaborate.

### 5.1 INDIGENOUS RECONCILIATION

Communication and collaboration with Squamish First Nations specific to the proposed Gambier Island's new OCP/LUB will be continuing in 2023/24.

On March 14, 2019, the Islands Trust Council recommended Gambier Island's new OCP/LUB include the following policy below:

*Islands Trust Council 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 Council 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 Council 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 Council 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.*

It is recommended that this policy be included in the updated OCP.

### 5.2 ESTABLISH HERITAGE CONSERVATION AREAS

In accordance with Section 614 of the LGA, Heritage Conservation Areas (HCAs) can be designated within an OCP. Gambier Island does not currently have any designated Heritage Conservation Areas. Similar to DPAs, where a Development Permit application must be "in accordance with" DPA guidelines, a Heritage Alteration Permit (HAP) must act in accordance with the HCA "purpose". While DPAs may be designated for a number of purposes, a HCA is designated for the purpose of "heritage conservation".

HCAs could recognize important cultural or historical areas or features of importance on Gambier and facilitate understanding of property owners on First Nations concerns. Existing Gambier OCP policies that

address heritage conservation are broad. Establishing an HCA is an opportunity to strengthen heritage conservation on Gambier Island.

An important note when considering the establishment of HCAs, is that they may not be used to prevent a land use that is permitted within the LUB, and may not conserve natural landscapes or undeveloped land, except as noted in Section 588(1) of the Local Government Act (LGA).

### **5.3 SHORELINE PROTECTION/TREE REMOVAL POLICY**

OCP policy amendments are proposed to protect natural shorelines and public beaches from pollution, environmental degradation or modification by inappropriate development. Protection of sensitive ecosystems includes shorelines to ensure natural coastal processes are left undisturbed to the maximum extent possible. This can mean leaving the coastal shoreline in its natural form with minimal impacts from development (e.g., limiting the number and size of buildings and structures or minimizing vegetation and tree removal close to the shoreline).

There are several policies in the current OCP which speak to protecting coastal and/or foreshore areas. The OCP policies address possible issues such as; erosion control and logging of private lands. Shoreline protection can be achieved through amending the land use bylaw to restrict development. Development permit guidelines can be updated to protect the integrity of foreshore features, shoreline features, and intertidal processes by:

- I. Discouraging uses that disrupt natural features and processes and encouraging owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas sloping towards the foreshore.
- II. Supporting the prohibition of filling, deposit, excavation, or removal of foreshore and seabed materials.
- III. Upland waterfront developments should be setback sufficiently to allow for natural erosion and accretion processes, without endangering structures.

To protect coastal areas the current OCP requires a 15-metre building setback. To further promote increased protection and preservation of the Gambier Island shoreline, consideration could be given to increase this requirement and apply to the 30-metre horizontal distance upland from the present natural boundary and within the 30-metre horizontal distance seaward of the present natural boundary. However, there was little support for this in the community feedback.

The objective of a new development permit area is to protect terrestrial habitats and endangered species. Islands Trust has current mapping of ecologically sensitive areas. These areas may contain significant trees, species listed under the federal Species at Risk Act (SARA) and provincially ranked species identified as red-listed or blue-listed by the Provincial Conservation Data Centre. The objective of the proposed development permit could provide an increased setback for assessment. The that could also identify wildlife trees as detailed in the provincial Wildlife Act (e.g., those with nests of eagles, herons, osprey, falcons, or burrowing owl). Development permit guidelines would likely require a qualified professional to conduct on-site assessments.

The creation of a Shoreline Development Permit Area should include exemption criteria that may be granted based on certain conditions.

#### 5.4 RECOMMENDATIONS FOR ACCESS TO DOCKS

It is important to note, the public docks on Gambier Island are owned and managed by other governments. Islands Trust has the zoning authority and can play an advocacy role.

It is recommended that:

- I. ecofriendly materials be used in future upgrades to any public dock facility and a management plan be implemented to ensure continued use.
- II. Updates to OCP policies 9.10 and 9.21 to clarify that ferry services are essential for the western peninsula.
- III. Shared access to all types of docks is encouraged. Privately held docks by individual property owners may consider shared docks where practical.
- IV. For strata and subdivision development access should be permitted to the owners of the upland property. For docks that provide public access the OCB/LUB should reflect public access in perpetuity to ensure public use.

#### 5.5 FOREST ECOSYSTEM PROTECTION STRATEGIES

Islands Trust has some tools available to achieve the protection of forest ecosystems. Much of the forested area on Gambier Island is on Provincial Crown Land therefore under Provincial authority. Islands Trust can continue to collaborate with the Provincial Government and advocate for sustainable forestry management and protection of the forests and associated ecosystems. This would help to achieve the goal of ensuring policy development designed to achieve Trust Council goals and objectives by undertaking the following:

- Contemplate creating a new Development Permit Area to protect Gambier Island Forest ecosystems and Shorelines.
- Review the OCP and LUB for strong language that prioritizes protection of Gambier Island forests in land use planning on Gambier Island.
- Strengthen engagement with the Provincial and Federal Governments and First Nations to find opportunities for protection of the Gambier Island forest ecosystems.

Policy Tools to create better protection forest ecosystem could include:

- I. **Development Permit Area (DPA)**

DPAs through local governments outline specific guidelines for how proposed development in that area can address the special conditions or objectives. These guidelines may be specified by zoning bylaw.

Contemplate creating DPAs to protect the Gambier Island forests and associated ecosystems within Islands Trust jurisdiction.

Tree removal and logging close to shorelines with sensitive ecological features such as woodlands, riparian areas that support fish habitat should be done in accordance with qualified environmental professional.

While climate change is a global issue it is outside the scope of this review for Gambier Island. We anticipate that through Provincial legislation such as the Riparian Area Protection Regulation and the BC Building Code, sea level rise and changes to flood construction levels will likely impact future development on Gambier Island.

**II. Enhance Policy and/or Land Use Bylaw Regulations**

Review the OCP and LUB for strong language that prioritizes protection of Gambier Island forests in land use planning within Islands Trust jurisdiction.

Adherence to Provincial Forest management plans that promotes best management practises should be encouraged after an area is logged. Areas should be replanted to create a mixed sustainable forest. The OCP policies should be re-evaluated to respond to changing conditions such as climate change and wildfires.

**III. Stewardship Education, Advocacy, Partnerships**

Strengthen engagement with the Provincial and Federal Governments to find opportunities for protection of the Gambier Island forests.

Continue to work with the province to review options that could allow community forest and woodlot licensing on Crown land designated as forestry in cases where this would create locally based economic opportunities for small scale sustainable forestry, including providing logs for local processing.

The trail network should be considered and protected in relation to any future logging activities.

An inventory of old growth (more than 100 years) should be developed and maintained. Review of Provincial policies protecting old growth should be reviewed to ensure old growth trees are documented for protection.

## **6.0 CONCLUSION**

The OCP/LUB Targeted Review Project focused on gathering community feedback. There were numerous comments and suggestions made by the survey respondents. The responses are consistent with the feedback from the two community meetings held in September. A summary of the future policy directions is as follows:

- Archaeological and Cultural Heritage Protection:
  - Consider First Nations perspectives, history, and relationship to Gambier Island
  - Consider Heritage Conservation Area(s)

- Shoreline protection:
  - Consider policies and regulatory tools to encourage protection of shoreline ecosystems
  - Islands Trust to provide advocacy and education on protecting shorelines.
- Public docks
  - Ensure continued access to the three public docks by the community.
  - Concerns about the New Brighton dock was a recurring theme throughout the survey.
- Forest ecosystem protection
  - Consider policies and regulatory tools to encourage tree and forest ecosystem protection on public and private land.
  - Forestry on Gambier Island is an important issue in which the Province, the LTC, First Nations, and public have an interest in. Survey respondents expressed the importance of consulting the Squamish First Nation on the future management of woodlots.

The OCP/LUB review process is the opportunity to follow the intent of the United Nations Declaration on the Rights of Indigenous Peoples Act (UNDRIP), Federal and Provincial commitments, and to enhance the local government's relationship with Indigenous populations, through sound land use decisions. The Islands Trust Policy statement acknowledges this commitment to relationship-building through ongoing dialogue and sharing of information through government-to-government meetings with Islands Trust Elected officials and the Squamish First Nation. The survey contained several actions with regards to Archaeological and Cultural Heritage Protection. Suggestions included welcome signage that highlights Skwxwú7mesh First Nations heritage and mapping of various places around the community that are of cultural significance.



## REFERENCES

Islands Trust Strategic Plan (2018-2022)  
Islands Trust Policy Statement  
OCP and LUB Targeted Review Project Charter  
OCP and LUB Targeted Review Engagement Framework  
Islands Trust Shoreline Discussion Paper  
Forest Ecosystem Discussion Paper  
Gambier Island Official Community Plan (OCP) Bylaw No. 73  
Gambier Island Land Use Bylaw No. 86 2004  
Community and Shared Docks Case Studies from the B.C. Coast  
<https://islandstrust.bc.ca/document/community-dock-case-studies/Islands>  
First Nations Engagement Principles  
Islands Trust Toolkit for Protection of the Coastal Douglas fir Zone and Associated Ecosystem