

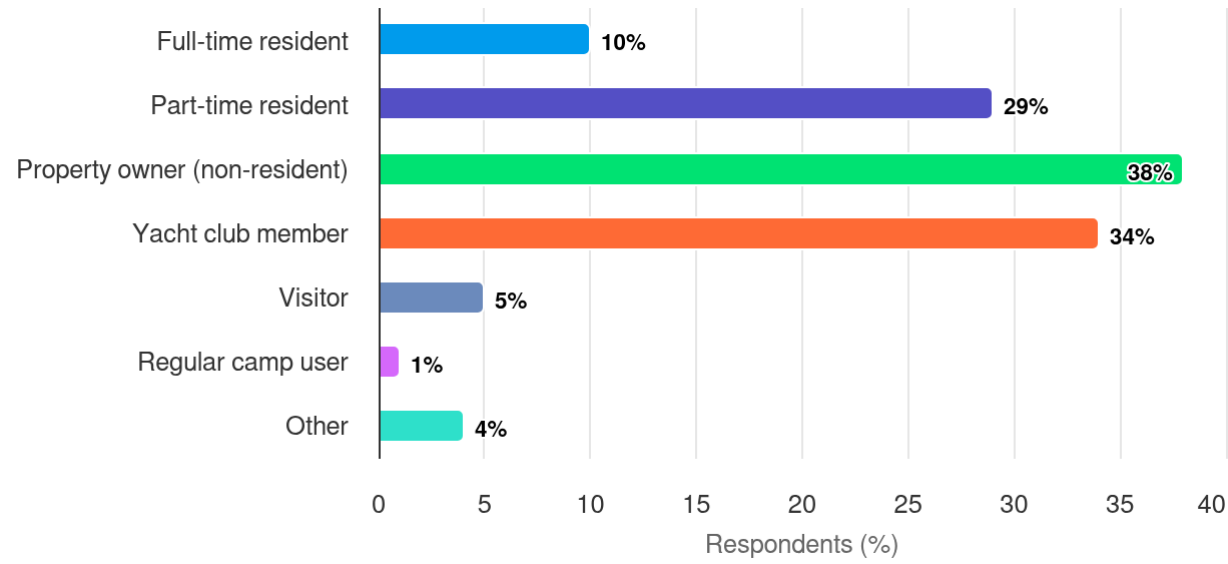
Gambier Island Draft Shoreline DPA Survey

2026-09-02 11:37

Latest response: 2026-09-01 06:28

What best describes your relationship to Gambier Island? Check all that apply.

360 respondents



	%	Frequency	
Full-time resident	9.72%	35	
Part-time resident	29.17%	105	
Property owner (non-resident)	37.50%	135	
Yacht club member	33.89%	122	
Visitor	5.00%	18	
Regular camp user	1.39%	5	
Other	4.17%	15	
Total		360	

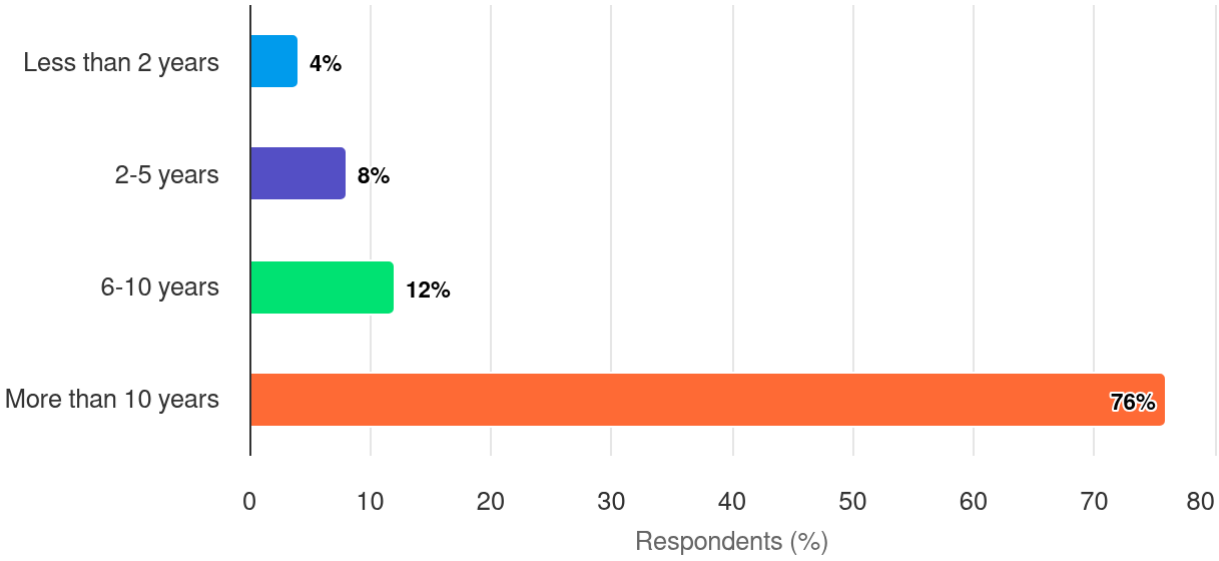
Other

15 respondents

1 • 8/31/2026 11:24:00 PM boat access only
2 • 8/31/2026 8:55:00 PM property owner
3 • 8/30/2026 10:11:00 PM Non resident
4 • 8/30/2026 8:54:00 PM Family of property owner
5 • 8/28/2026 2:27:00 PM Fisher/Hunter/gatherer
6 • 8/27/2026 1:19:00 AM Property Owner
7 • 8/26/2026 4:28:00 PM Place of employment
8 • 8/25/2026 7:17:00 PM Member thunderbird yacht club
9 • 8/23/2026 6:56:00 PM More than part time year round
10 • 8/22/2026 9:50:00 PM hiking
11 • 8/21/2026 2:09:00 PM pleasure boater that accesses Gambier
12 • 8/20/2026 11:53:00 PM shareholder of waterlot/land
13 • 8/20/2026 7:51:00 PM REALTOR with many clients on Gambier
14 • 8/12/2026 9:16:00 PM Islands Trust resident — South Pender

How long have you been connected to Gambier Island (as visitor/owner/resident/other)?

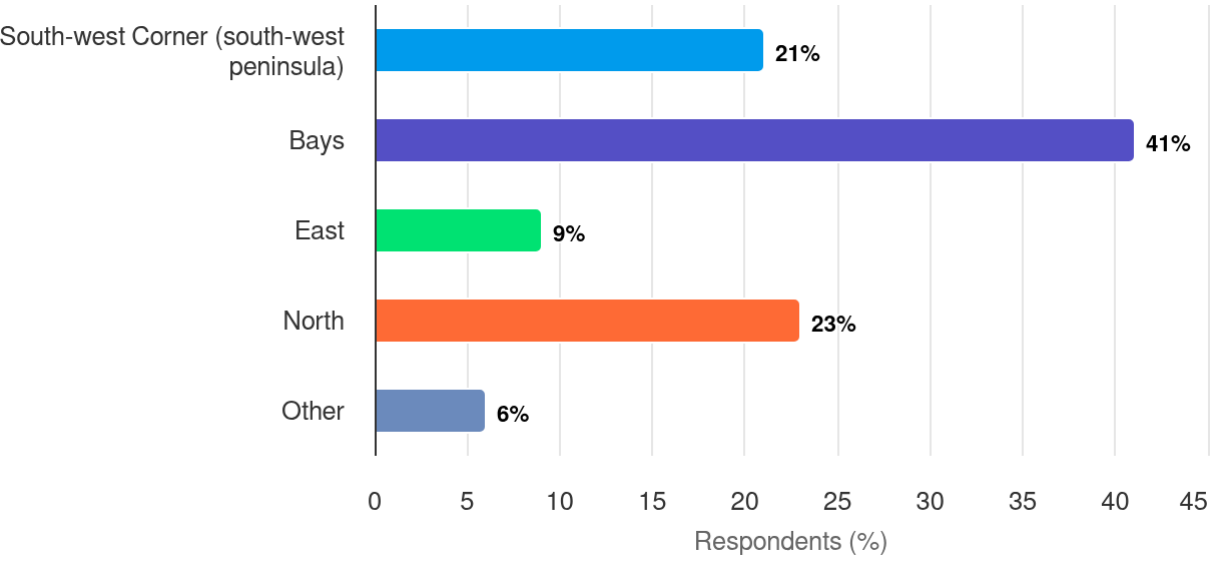
359 respondents



	%	Frequency	
Less than 2 years	3.90%	14	
2-5 years	8.08%	29	
6-10 years	12.26%	44	
More than 10 years	75.77%	272	
Total		359	

Where are you located on Gambier Island? See map below.

359 respondents



	%	Frequency	
South-west Corner (south-west peninsula)	21.45%	77	
Bays	40.67%	146	
East	8.64%	31	
North	23.12%	83	
Other	6.13%	22	
Total		359	

Other

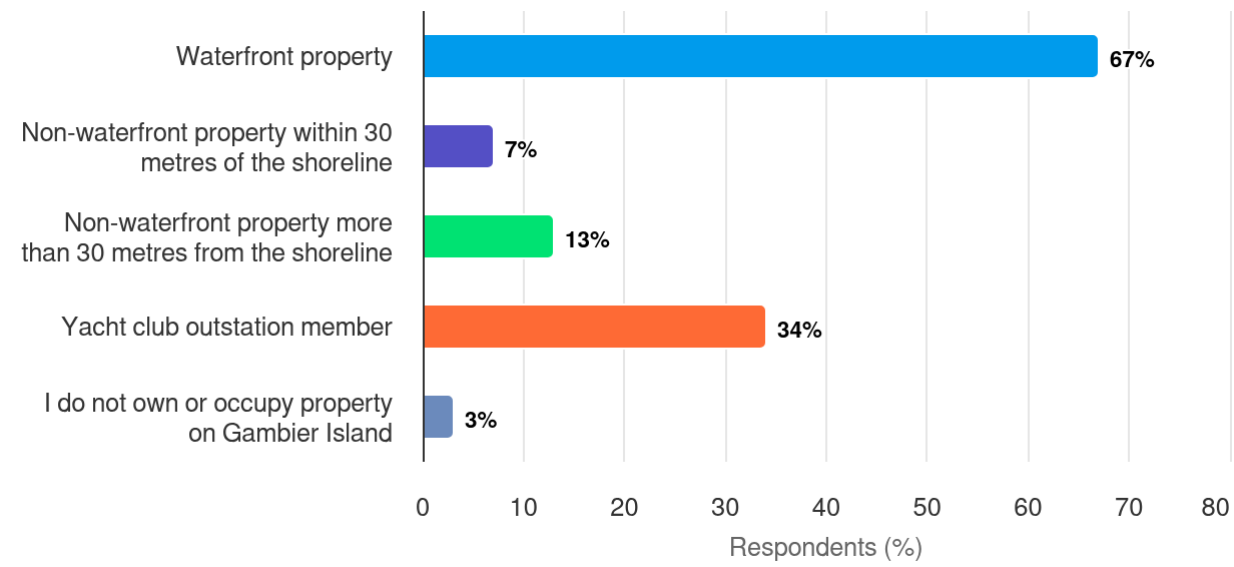
19 respondents

1 • 8/31/2026 4:52:00 AM Hope Point East
2 • 8/31/2026 2:32:00 AM North west
3 • 8/30/2026 7:55:00 PM Visitor by boat
4 • 8/30/2026 5:44:00 PM center bay
5 • 8/29/2026 1:18:00 AM Gambier Point
6 • 8/28/2026 10:58:00 PM Centre Bay
7 • 8/27/2026 4:46:00 PM THUNDERBIRD YACHT CLUB
8 • 8/23/2026 7:43:00 PM Sea Ranch
9 • 8/23/2026 6:37:00 PM Center bay
10 • 8/23/2026 5:13:00 PM North and Center Bay
11 • 8/23/2026 3:06:00 PM Bays and North
12 • 8/21/2026 9:58:00 PM Bays and north
13 • 8/21/2026 8:06:00 PM North and Bays
14 • 8/20/2026 11:53:00 PM Centre Bay and Ekins Point
15 • 8/20/2026 7:51:00 PM I service the whole island
16 • 8/20/2026 12:38:00 AM Centre Bay

17 • 8/12/2026 6:58:00 PM Thunderbird Yacht Club Ekins Point
18 • 8/12/2026 6:57:00 PM Member of two clubs, located in North and Bays
19 • 8/3/2026 10:55:00 PM Austin Trails

What type of property do you own or occupy on Gambier Island? Select all that apply.

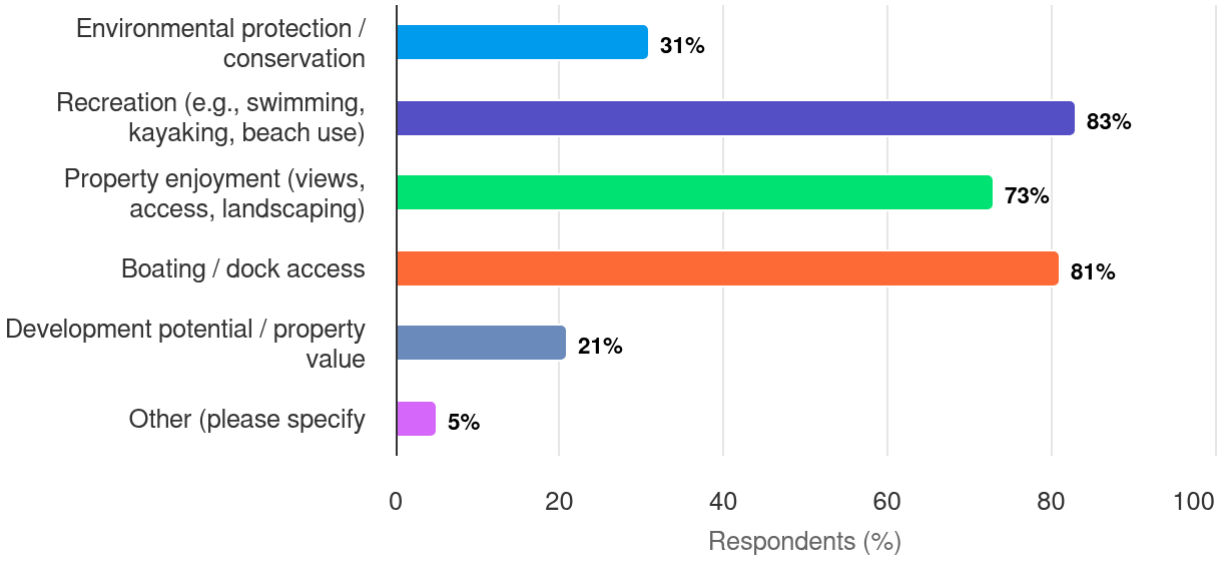
360 respondents



	%	Frequency	
Waterfront property	66.67%	240	
Non-waterfront property within 30 metres of the shoreline	6.94%	25	
Non-waterfront property more than 30 metres from the shoreline	13.33%	48	
Yacht club outstation member	33.89%	122	
I do not own or occupy property on Gambier Island	3.06%	11	
Total		360	

What is your primary interest in shoreline use? Select all that apply.

360 respondents



	%	Frequency	
Environmental protection / conservation	30.56%	110	
Recreation (e.g., swimming, kayaking, beach use)	83.06%	299	
Property enjoyment (views, access, landscaping)	72.50%	261	
Boating / dock access	81.11%	292	
Development potential / property value	21.11%	76	
Other (please specify)	5.28%	19	
Total		360	

Other (please specify)

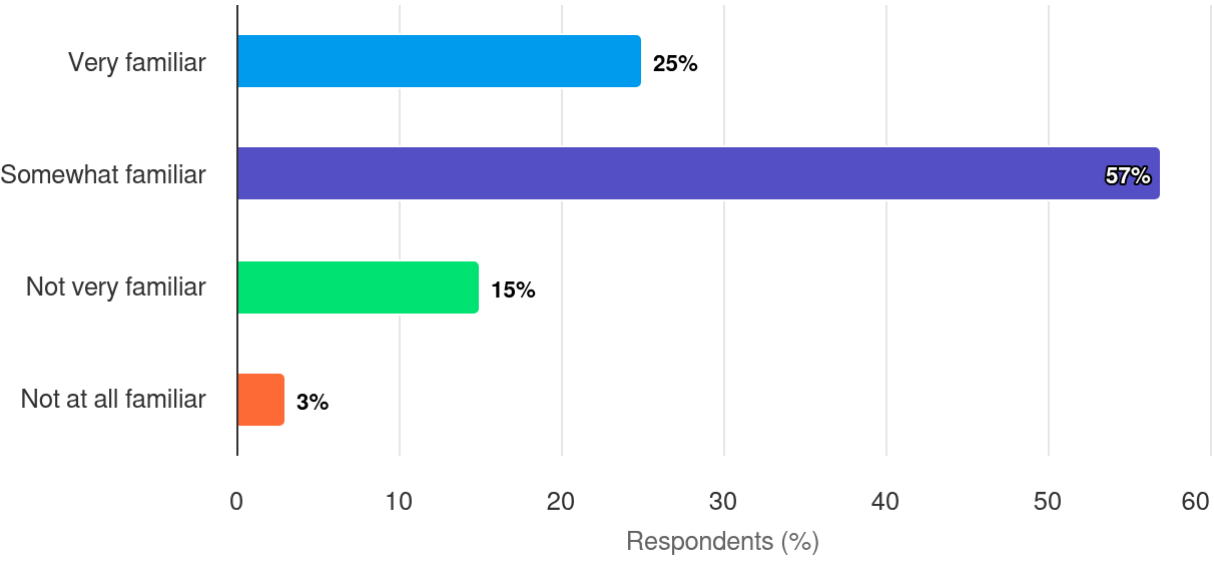
19 respondents

1 • 8/31/2026 11:24:00 PM boat access only property
2 • 8/31/2026 8:55:00 PM no log booms at shoreline
3 • 8/31/2026 5:35:00 PM worry about restrictions on useage and ownership rights
4 • 8/31/2026 2:45:00 PM hiking
5 • 8/31/2026 1:18:00 AM Property is boat access only and we have used our recreational property for nearly 35 y
6 • 8/29/2026 10:02:00 PM Dock and associated structures are critical infrastructure as we are boat access only
7 • 8/29/2026 4:44:00 PM hiking
8 • 8/28/2026 10:58:00 PM We are water access only
9 • 8/28/2026 2:27:00 PM Access to hunting/gathering
10 • 8/24/2026 11:02:00 PM shoreline protection acess
11 • 8/23/2026 6:56:00 PM Cultural preservation
12 • 8/22/2026 4:44:00 PM Ancestral home on waterfront
13 • 8/21/2026 3:02:00 AM Swimming, Kayaking, beach use, environment protection
14 • 8/20/2026 8:57:00 PM BBQ, socializing on dock
15 • 8/20/2026 7:51:00 PM Resale value

16 • 8/12/2026 9:16:00 PM Information to support similar protection on South Pender
17 • 8/7/2026 4:10:00 PM Farm operation
18 • 8/5/2026 9:57:00 PM Build a deck to sit and enjoy the view and sealife
19 • 8/4/2026 12:53:00 AM Clams and oyster harvesting

How familiar are you with current shoreline regulations on Gambier Island?

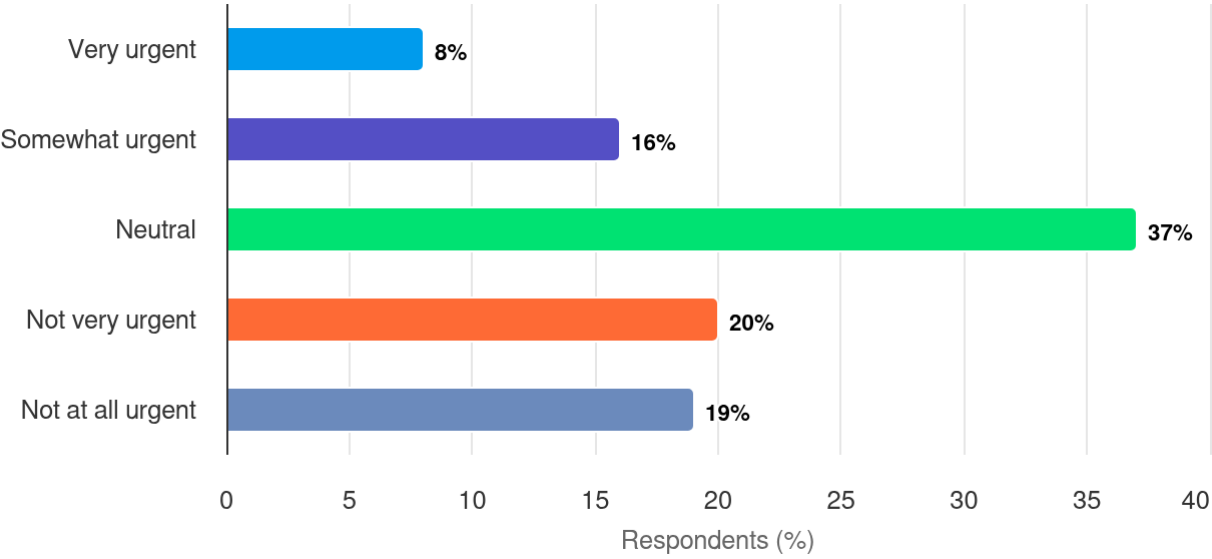
359 respondents



	%	Frequency	
Very familiar	24.79%	89	
Somewhat familiar	57.38%	206	
Not very familiar	15.32%	55	
Not at all familiar	2.51%	9	
Total		359	

How urgent do you feel it is to protect Gambier Island’s shoreline ecosystems (e.g., eelgrass, coastal vegetation, natural processes)?

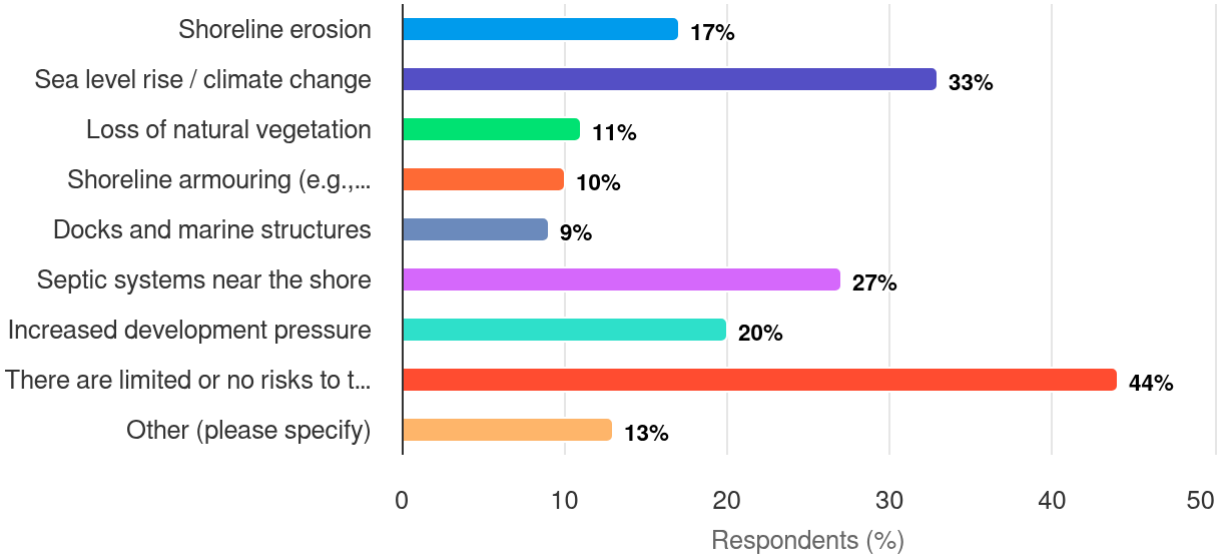
360 respondents



	%	Frequency	
Very urgent	7.50%	27	
Somewhat urgent	16.39%	59	
Neutral	37.22%	134	
Not very urgent	20.00%	72	
Not at all urgent	18.89%	68	
Total		360	

In your view, what are the biggest risks to Gambier Island’s shoreline, that need to be addressed with future regulations and protections? Select all that apply.

351 respondents



	%	Frequency	
Shoreline erosion	17.09%	60	
Sea level rise / climate change	32.76%	115	
Loss of natural vegetation	11.40%	40	
Shoreline armouring (e.g., retaining walls)	9.97%	35	
Docks and marine structures	8.55%	30	
Septic systems near the shore	26.50%	93	
Increased development pressure	19.94%	70	
There are limited or no risks to the shoreline	44.44%	156	
Other (please specify)	13.11%	46	
Total		351	

Other (please specify)

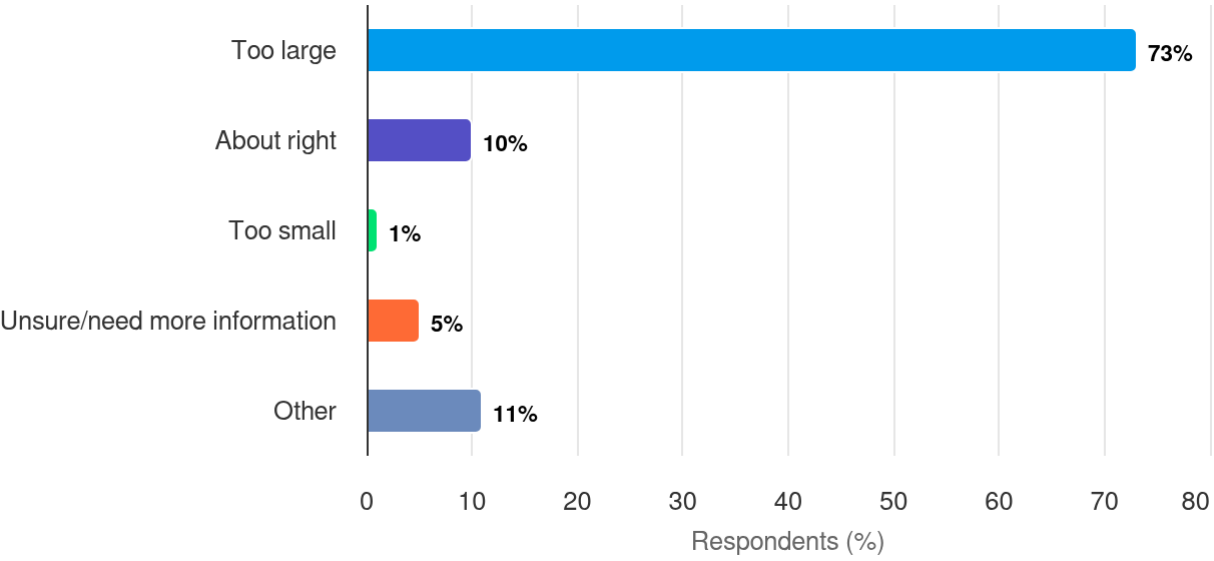
46 respondents

1 • 9/1/2026 6:29:00 AM Islands trust overreach
2 • 9/1/2026 1:02:00 AM Government overreach, added costs to property owners
3 • 9/1/2026 12:21:00 AM Limited risks currently to bay areas; can't comment on other areas
4 • 8/31/2026 11:24:00 PM Sea lions
5 • 8/31/2026 8:55:00 PM derilict loose floats and derilict boats
6 • 8/31/2026 5:35:00 PM DRIPA
7 • 8/31/2026 1:18:00 AM Kelp beds and eelgrass beds are quite limited. Any attempt to increase or sustain what little exists would nee island Trust to fund a feasibility study to examine its cost effectiveness. Gambier is predominantly rocky and therefore robust shoreline, most of which has been developed already. Exceptions tend to be to be steep cliffs to the shoreline where a suitable building lot cannot be easily accessed from the shoreline or from inland because there are very few access roads on the majoritt of the island. Indeed much of the shoreline and even the interior of gambier precludes the building of economical roads. Consequently the topography of gambier island in terms much development beyond the
8 • 8/31/2026 12:23:00 AM invasive species
9 • 8/30/2026 9:56:00 PM I expect there is little impact from recreational docks on the environment, and I see no mention of the possibility for habitat created by docks including mussel habitat now that heat domes are preventing them from living intertidally. Bottom shading of eelgrass habitat by docks likely applies to less than the 17% of potential eelgrass habitat. I would like to see any potential eelgrass habitat estimate be peer reviewed as I expect it is inflated. We are dealing with a fjord, steep walled habitat.
10 • 8/30/2026 7:55:00 PM Privae mooring buoys and informal liveaboard boats

11 • 8/29/2026 3:56:00 AM unsure need more information
12 • 8/28/2026 11:58:00 PM inability of Islands Trust to manage and respond quickly to violations of the existing DPA
13 • 8/28/2026 9:09:00 PM Non residents dropping mooring buoys in the bay, fishing, no monitoring
14 • 8/28/2026 8:43:00 PM I believe there are risks, but I don't think we need more regulation. We are over-regulated as it is.
15 • 8/28/2026 8:10:00 PM Not giving away property owners rights/say to indigenous
16 • 8/28/2026 7:17:00 PM All above are a problem for shoreline. But we do not require a plan as you propose. As your proposal is heavilly flawed, extremely narrow in scope and skewed toward unknowns. As no proper studies have been cited. As well earlier studies were misleading and skewed towards a forgone conclusion. Nor has anything been reveiwed by the property owners and peer reviews.
17 • 8/28/2026 5:52:00 PM Decisions being made without careful consideration and relatable data. We need common sense recommendations based on real community engagement of folks who LIVE here.
18 • 8/27/2026 4:14:00 AM Given the nature of Gambier Island's shoreline I think there's little concern. In fact, years ago I received a variance to build closer to the waterfront because there was absolutely no concern about erosion after an assessment from a geotechnical engineer given the nature of the rock shoreline that makes up most of Gambier.
19 • 8/27/2026 1:19:00 AM Keeping large parcels protects shoreline
20 • 8/27/2026 12:03:00 AM There are no or limited risks that should be addressed with regulations from Islands Trust (there are risks from climate change, but Islands Trust regulations are not the appropriate response)
21 • 8/26/2026 9:26:00 PM Government intervention
22 • 8/26/2026 4:06:00 PM conservation of public land
23 • 8/26/2026 4:58:00 AM Lack of sufficient scientific basis supporting the DPA
24 • 8/26/2026 2:21:00 AM Government overreach both with concerns to the islands trust and UNDRIP
25 • 8/25/2026 6:56:00 PM huge wakes from water taxis and transport vessels
+ 21 responses

The draft DPA could apply to all areas within 30 metres of the shoreline and the foreshore. Do you feel that area is:

358 respondents



	%	Frequency	
Too large	73.18%	262	
About right	10.34%	37	
Too small	0.56%	2	
Unsure/need more information	5.31%	19	
Other	10.61%	38	
Total		358	

Other

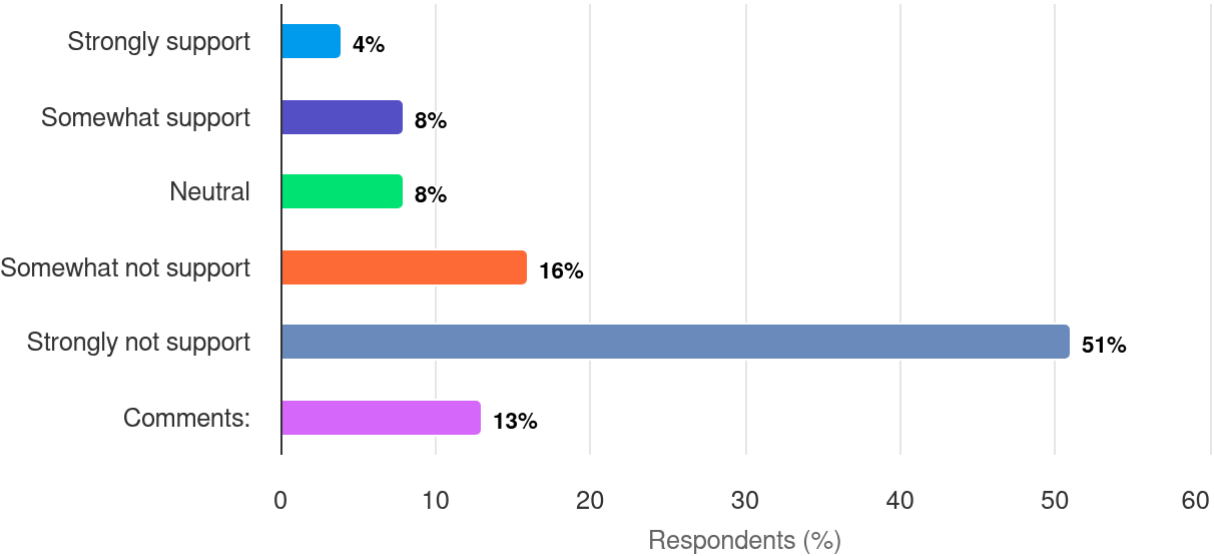
37 respondents

1 • 9/1/2026 12:14:00 AM need more information
2 • 8/31/2026 11:24:00 PM a clause to EXCLUDE existing structures (including legal non conforming) needs to be clarified in any potential DPA
3 • 8/31/2026 8:55:00 PM depends on contiguity to private property
4 • 8/31/2026 2:45:00 PM for the area relitve to our outstatoin it is to large
5 • 8/30/2026 9:56:00 PM A blanket area designation for such diverse habitat will likely under-estimate the need for protection in some locations and over-estimate it elsewhere.
6 • 8/30/2026 9:07:00 PM What is the rationale for changing it from the current 15 m?
7 • 8/28/2026 11:27:00 PM DPA makes no sense.
8 • 8/28/2026 7:17:00 PM Oppose to draft DPA as a fixed distance (30m) is neither too b ig or small as say eel grass beds can run more than 30m and withe steep rocky slopes of 90 percent of the island is too large snd is this level or slope distance? No this is based on erronous assumption in earlier reports (sic) and all were never reviewed by peers or stakeholders (property owners).
9 • 8/28/2026 5:52:00 PM Not sure, but it certainly seems arbitrary... Why 30? Why not 20? or 40? Why propose 30, whats the data saying/the reasoning?
10 • 8/27/2026 5:20:00 PM The general DPA area should be 20 metres not 30 and only set at 30 metres where there are site specific areas of concern..
11 • 8/27/2026 12:49:00 AM This entire process is unnecessary at Gambier.
12 • 8/27/2026 12:47:00 AM One size does not fit all
13 • 8/25/2026 6:56:00 PM leave everything as is

14 • 8/24/2026 11:02:00 PM It is neither too large or small, as in some places "eel grass potential areas extend beyond the 30m limit, and in other bays the bare rock plunges to 70m depths at greater than 45 degree slopes so less than 5m out it is 5m deep no, the report writers and the readers (you) understand what the foreshore really is as well as what shorelines really are - a living ecosystem. and just not the from the shore but to the top of the island. You should spend some time on the beaches and forests of gambier to see the blue mussels, pile perch, seals, whales, otters, deer, foxes, owls, and even the mice, as well as the mushrooms etc. but no i expect the closest thing would by a holiday inn and spa for you.
15 • 8/24/2026 6:13:00 PM current shoreline protection is adequate
16 • 8/24/2026 5:13:00 PM what is the reason for increase
17 • 8/24/2026 4:26:00 PM Keep existing 15 m
18 • 8/24/2026 1:50:00 AM What was the current size of the protected area ?
19 • 8/23/2026 9:29:00 PM the present DPA of 15m should stay the same. NO INCREASE OF ANY SIZE
20 • 8/23/2026 8:36:00 PM No not approve of further regulation
21 • 8/23/2026 5:50:00 PM Should not apply
22 • 8/23/2026 5:13:00 PM Not all areas should be affected
23 • 8/23/2026 12:24:00 AM Not required
24 • 8/22/2026 11:59:00 PM May be too big in some circumstances
25 • 8/22/2026 10:56:00 PM In our community we require no further regulation to protect properties on waterfront.We have community oversight and bylaws to follow current regulations and prevent development that is counter to our community and environmental values.
+ 12 responses

To what extent do you support or oppose additional shoreline protection within the proposed DPA (Development Permit Area)?

358 respondents



	%	Frequency	
Strongly support	4.47%	16	
Somewhat support	8.38%	30	
Neutral	8.10%	29	
Somewhat not support	15.92%	57	
Strongly not support	50.56%	181	
Comments:	12.57%	45	
Total		358	

Comments:

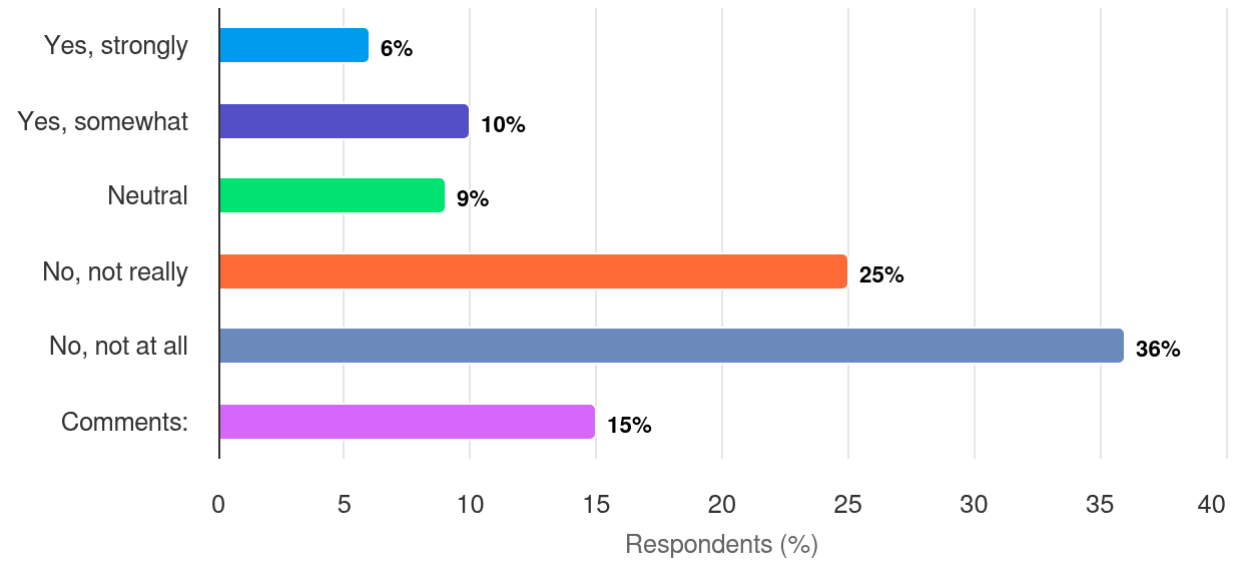
45 respondents

1 • 9/1/2026 12:21:00 AM Would like more information specific to the bays
2 • 9/1/2026 12:14:00 AM need more information
3 • 8/31/2026 11:24:00 PM I DO NOT SUPPORT THIS (Strongly) this process does not take into consideration a good percentage of property owners and is OVERREACH by government and First Nations - without full and proper property owner (resident and non resident) consultation
4 • 8/31/2026 8:55:00 PM any grandfathering of developed properties?
5 • 8/31/2026 5:24:00 PM Need more input from professionals on this issue.
6 • 8/31/2026 5:03:00 AM I think the DPA at the northern end of Brigade Bay has not worked -- there are many lots that have clearcut to the water. I have no confidence that this new DPA will make any difference. There seems to be little to no enforcement and relying on neighbours to complain does not work. I think a review of why it did not work is important to understand what needs to be done differently. Agree completely that shoreline protection is very important.
7 • 8/31/2026 3:39:00 AM The 30 meter guideline is far too much
8 • 8/31/2026 1:18:00 AM I have yet to see the results of a study that explains and defends the proposed measure
9 • 8/31/2026 12:23:00 AM I would like to understand why extending the setback to 30 m is necessary. That's huge. How is the present setback ineffective?It was onerous enough. I'm very conscientious of ecological value and I work hard to keep my land including the waterfront in its natural state so I resent this strong arm DPA tactic and being treated like a child. I'm sure my property value is going to suffer as well as my ability to enjoy my waterfront.
10 • 8/30/2026 9:56:00 PM What is the scientific justification for the doubling of the area?
11 • 8/30/2026 9:07:00 PM It is not clear how the proposed measures would apply to our property at Ekins Point. We have breakwaters which are significantly different than docks. We have a foreshore lease.
12 • 8/30/2026 6:44:00 PM I would like to know the reasoning behind the doubling of the shoreline protection from 15m to 30m.

13 • 8/28/2026 10:58:00 PM
We are in Centre Bay and we have never had eel grass for the 60 years we've been there
14 • 8/28/2026 7:17:00 PM
Strongly oppose because of the narrow and simple minded with errors built in such as the log booming grounds allowed if in well water swept areas. Ask any divers what lies on the bottom is a thick bed of rotting wood debris as it does not drift away as quoted. As it based on flawed thinking, old flawed reports and none of this has been peer reviewed by others including property owners.
15 • 8/27/2026 8:16:00 PM
Grandfather in existing structures
16 • 8/26/2026 9:26:00 PM
Massive government overreach that is not welcome or required
17 • 8/26/2026 4:07:00 PM
We need to only address where eel grass is present.
18 • 8/25/2026 8:50:00 AM
I think this is an over reach. Yes there needs to be protections for the environment in place but they should be within the current 15m area.
19 • 8/24/2026 11:02:00 PM
Strongly we do not support what you propose, You are band-aid fix to the wealthy who can afford such permits not a sustainable guideline to development it is not just the shoreline it is all the land and water that require guidelines of acceptable development.. not permits sold to the highest bidder
20 • 8/24/2026 8:24:00 PM
I do not support shoreline protection as I do not feel that it is at risk at the moment. Gambier Island is used for pleasure and not commercial interests
21 • 8/24/2026 8:14:00 PM
Strongly do not support it. There are already too many permit requirements and restrictions applied at many levels of government and stakeholder levels. Some of these are in conflict are very difficult to navigate and are a barrier to logical and legitimate development.
22 • 8/24/2026 4:26:00 PM
The proposal is too restrictive
23 • 8/24/2026 2:28:00 PM
excessive
24 • 8/23/2026 9:29:00 PM
Do not support any additional protection from the present DPA. Leave it alone!. Strongly opposed to any additional protection
25 • 8/23/2026 8:08:00 PM
Added shoreline protection shoreline protection can help reduce certain hazards, but it does not eliminate the economic and population pressures that drive coastal development, nor does it fully address long-term environmental change needs to allow for
+ 20 responses

Do you support applying shoreline protection measures consistently across all of Gambier Island?

358 respondents



	%	Frequency	
Yes, strongly	5.87%	21	
Yes, somewhat	9.50%	34	
Neutral	8.66%	31	
No, not really	25.14%	90	
No, not at all	36.31%	130	
Comments:	14.53%	52	
Total		358	

Comments:

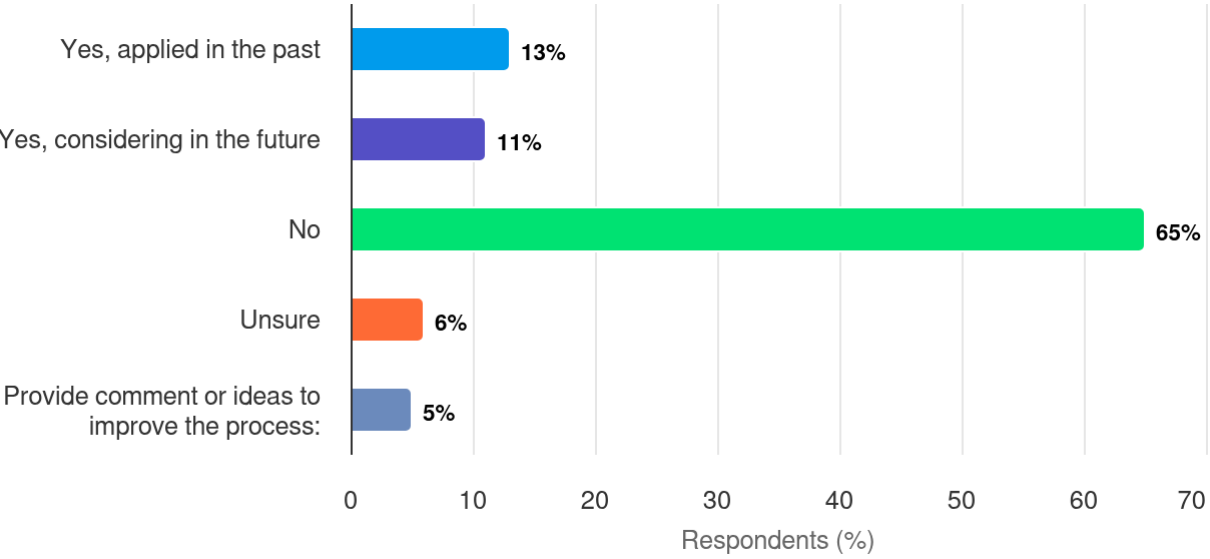
52 respondents

1 • 9/1/2026 2:33:00 AM
The varying shoreline of Gambier needs to be considered and applied in areas at risk. A blanket policy may not be suitable
2 • 9/1/2026 1:22:00 AM
Leave current existing shoreline protection as it is. No need for any further changes.
3 • 9/1/2026 1:02:00 AM
I support no new shoreline protection
4 • 9/1/2026 12:48:00 AM
Specific areas require specialized consideration
5 • 9/1/2026 12:14:00 AM
need m0re information
6 • 8/31/2026 11:24:00 PM
answer - NO - NOT consistently. im certain there are some areas that should be protected - throwing a "one size fits all solution" speaks to there not being any science or meaningful environmental studies relative to the entire island related to this draft DPA..
7 • 8/31/2026 9:53:00 PM
Depends on the zoning of the waterfront land - industrial shouldn't have the same protections as rural residential.
8 • 8/31/2026 6:41:00 PM
Total over reach and something nobody asked for
9 • 8/31/2026 6:09:00 PM
Gambier is not an exception and the rules that apply to other areas in BC and Canada should apply here. It appears that the Islands Trust is trying to find ways to justify its existence and people are questioning the validity of having this oversight.
10 • 8/31/2026 2:45:00 PM
not at all rule should be taylored to the local enviroment and uses relitive to the difrent geographies of the island
11 • 8/31/2026 1:18:00 AM
Gambier has a heterogeneous and largely rocky shore line and subtidal areas. These contrast with the long bays that are extensively used by sail boats that have the opportunity to deposit their wastes to seawater. Such a practice has potential more environmental impact compared with existing shoreline residents in my opinionthat has
12 • 8/30/2026 9:56:00 PM
Some areas should never be developed others should be designated for development. Base the protection measures on environmental metrics that rank habitat sensitivity. How are yacht stations regulated? Many of them develop facilities on floating structures with little development on the uplands.
13 • 8/30/2026 9:07:00 PM
Shoreline protection measures should be applied where there are identified risks to the habitat, not uniformly applied to all habitats.

14 • 8/30/2026 7:55:00 PM
These very stringent requirements should apply only in the most environmentally sensitive areas, not the entire shoreline.the most environmentally sensitive areas - n
15 • 8/30/2026 6:44:00 PM
There are many areas of Gambier Island's shoreline that cannot support eelgrass. A blanket approach to unsuitable areas places undue and unnecessary requirements of property owners.
16 • 8/30/2026 6:30:00 PM
the shoreline is vastly different around the island, and must be treated with flexibility based on each area
17 • 8/30/2026 5:30:00 PM
Not for boat access only properties
18 • 8/29/2026 3:56:00 AM
unsure/need more information
19 • 8/28/2026 7:17:00 PM
No not at all, shoreline protection in this draft DPA is a one size fit all and does not cover the majority of the actual island. Nor has it been peer reviewed by the shareholders and is based on flawed reports notpeer reviewed nor by the stakeholders (property owners).
20 • 8/28/2026 3:36:00 PM
There is a huge difference between population densities in the various communities on gambier. A single standard is ridiculous.
21 • 8/27/2026 1:19:00 AM
Lot sizes should be managed differently
22 • 8/26/2026 9:26:00 PM
Each area is distinct and has different exposure to environmental impacts
23 • 8/26/2026 7:05:00 PM
Case by case is the right way to go. Blanket restrictions and over regulation is not a good strategy. I have not seen good rationale yet for why an expansion to 30 m will better protect the integer of the shoreline. If we want people to comply we should make it easier to apply for permits and not over regulate.
24 • 8/26/2026 4:07:00 PM
The shoreline varies
25 • 8/25/2026 8:50:00 AM
There is already a 15m line from high tide up where buildings can not be established. Ensure existing regulations help protect the shoreline. If they don't do enough then start with those rather than taking a large piece from everyone's property and deeming it protected and subject to restrictions.
+ 27 responses

Have you ever applied for, or considered applying for, a Development Permit or building permit for shoreline or near-shoreline work?

354 respondents



	%	Frequency	
Yes, applied in the past	12.99%	46	
Yes, considering in the future	10.73%	38	
No	64.97%	230	
Unsure	6.21%	22	
Provide comment or ideas to improve the process:	5.08%	18	
Total		354	

Provide comment or ideas to improve the process:

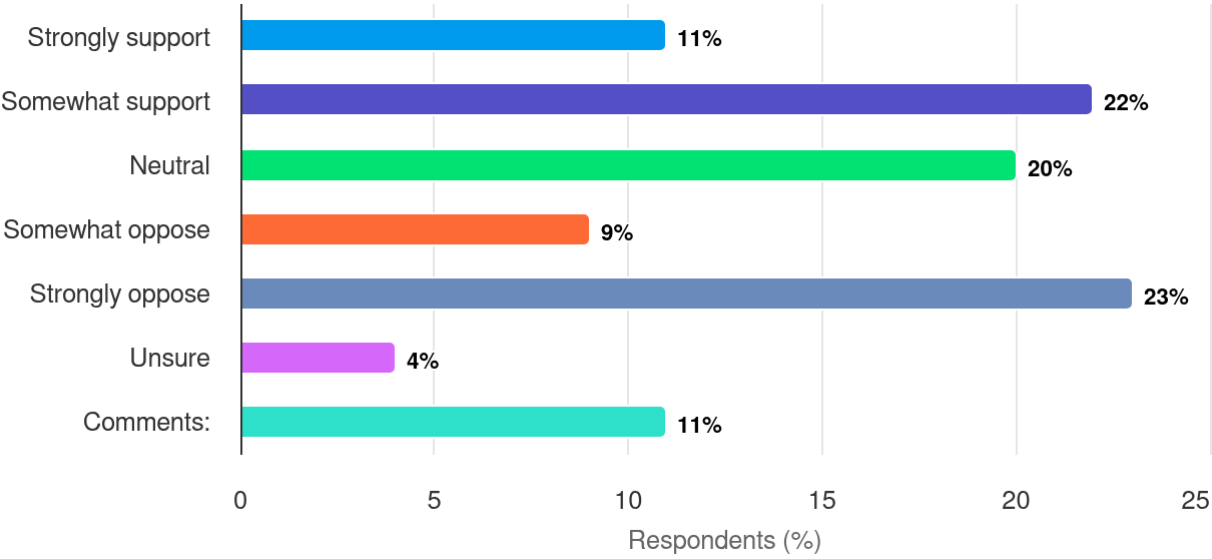
17 respondents

1 • 8/31/2026 11:24:00 PM
it took me several years to have my dock approved by the bc gov, and given the green flag by squamish first nations. I was to told by the gov official who approved everything that I would never have to pay the gov or firstnations another penny and will never have to go through this process again.
2 • 8/31/2026 6:42:00 PM
Property owners should be allowed to utilize and enjoy their property within their normal legal rights without this additional restriction
3 • 8/31/2026 5:35:00 PM
Yes, but not on Gambier
4 • 8/30/2026 9:56:00 PM
Many times. I have applied in the past in Vancouver Harbour and on Gambier.
5 • 8/28/2026 11:58:00 PM
Islands Trust has still not completed their processes for granting a variance permit after more than 5 years
6 • 8/28/2026 7:17:00 PM
Developement permits in BC are nearly impossible to access and are as difficult to apply. They are very heavils skewed to industry mainly logging and large developers
7 • 8/26/2026 7:05:00 PM
The building permit process in the past was not good. Hopefully it is better now. SCRD put the cost of bringing inspectors out on the home owner. Why? The SCRD should be able to service its entire jurisdiction without added cost to the person building.
8 • 8/25/2026 8:00:00 PM
yes i have been involved in this process in the past, and it is diligent and time consuming. the other factor to consider is the additional costs that property owners may be forced to incur should this be required, creating inequitability and inaccessibility across the island for all.
9 • 8/25/2026 8:50:00 AM
I am a non resident owner, and not the builder of the family.
10 • 8/24/2026 11:13:00 PM
Future damage from possible storms may be required.le
11 • 8/24/2026 8:24:00 PM
Yes. We applied but withdrew and did not develop. Too difficult.
12 • 8/24/2026 8:14:00 PM
There are already too many permit requirements and restrictions applied at many levels of government and stakeholder levels. Some of these are in conflict are very difficult to navigate and are a barrier to logical and legitimate development. Less red tape, too many overlapping requirements that are in conflict. Needs to be simplified and unified. Also, more weight needs to be placed on local needs rather than on interpretation of impact by people that have never seen the land area.

13 • 8/24/2026 7:33:00 PM As extensive resources are needed to process development permits. The present situation is inadequate. address this first before considering any changes to the DPA
14 • 8/23/2026 9:29:00 PM residents have reported long delays in either obtaining approval or being what is additionally required. MORE RESOURCES need to be applied to increase efficiency, reduce time required and reduce costs involved
15 • 8/23/2026 3:06:00 PM Not directly
16 • 8/22/2026 10:56:00 PM As I've said..our community and all our neighbours are extremely fastidious in following rules/Regs related to shoreline and habitat protection. No further levels of goverment Regulation is required.
17 • 8/19/2026 12:06:00 AM Potentially for docks critical to our community

The DPA give preference to “soft” shoreline protection (e.g., vegetation, natural stabilization) over “hard” structures (e.g., concrete retaining walls). How supportive are you of this approach? (See pages 6-7 of the draft DPA)

354 respondents



	%	Frequency	
Strongly support	10.73%	38	
Somewhat support	22.03%	78	
Neutral	20.34%	72	
Somewhat oppose	9.32%	33	
Strongly oppose	22.88%	81	
Unsure	3.67%	13	
Comments:	11.02%	39	
Total		354	

Comments:

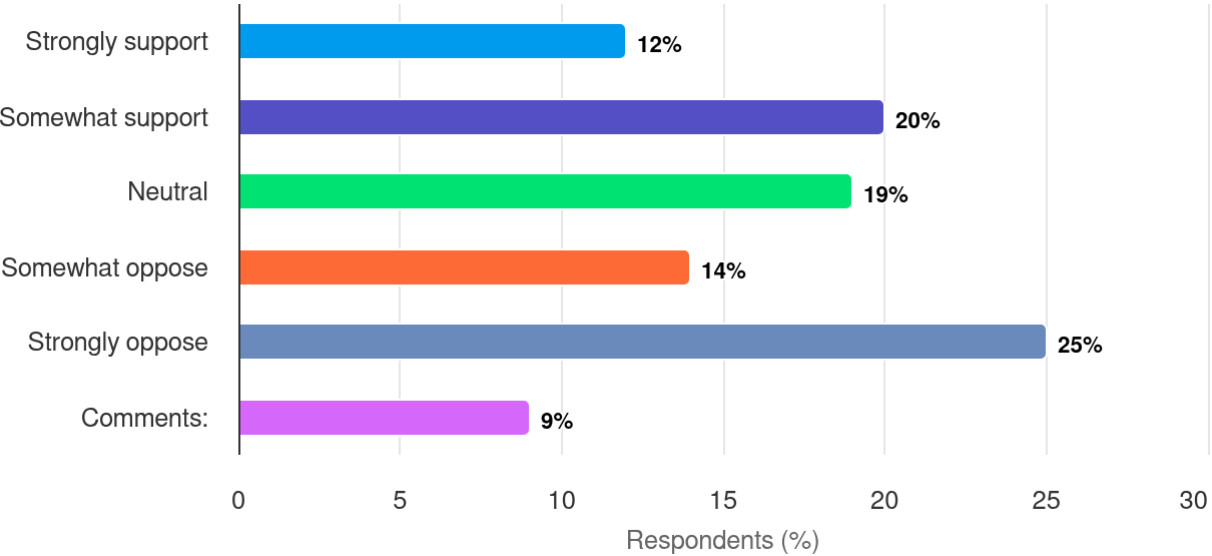
39 respondents

1 • 9/1/2026 12:21:00 AM
Are you referring to future or current? Our current concrete retaining wall provides more stabilization than a soft protection could provide. Is the policy applying to all provides regardless of their current geography?
2 • 9/1/2026 12:14:00 AM
what are you proposing for existing structures
3 • 8/31/2026 11:24:00 PM
need more information
4 • 8/31/2026 8:55:00 PM
sea rise, erosion and structures at risk would moderate my opinion
5 • 8/31/2026 8:06:00 PM
in most Gambier locations soft stabilization does not work. Gambier is very rugged and rocky and most properties are water access only. In order to have a dock to access your property one has to have a more solid structure than vegetation. The soft vegetation approach only works on islands that are not as cliffy as most of Gambier.
6 • 8/31/2026 4:52:00 AM
It depends on what the local shoreline is made of! Our area is on rocky outcrop -very different to a sandy bay.
7 • 8/31/2026 3:39:00 AM
Both types of protection are required
8 • 8/31/2026 1:18:00 AM
I do not understand what this will achieve
9 • 8/30/2026 9:56:00 PM
I'm supportive where soft approaches are effective. Property value and owners rights to access must also be considered in the development prescriptions.
10 • 8/30/2026 9:07:00 PM
Where it makes sense. Our breakwalls are protecting the shoreline in our area. It is not eelgrass habitat.
11 • 8/28/2026 7:17:00 PM
Strongly oppose. As soft and hard cannot be construed as good and bad as both are required. For example bull kelp require rocks and less than 10 clear waterfor their hold fast. Whereas many other fauna thrive in the murkier waters rich in free floating algae. And both require some rock (hard), to sands and clays (soft) and clear and others murky green / brown waters. Again this DPA is based on flawed reports, flawed assumptions, no peer and property owner reviews before acceptance of the report.

12 • 8/25/2026 8:50:00 AM
Soft is preferred BUT hard structures are sometimes necessary when other systems fail. Keeping the natural look and feel of the shoreline would be preferred in either case. Our family tries to lessen the impact to the land whenever possible.
13 • 8/25/2026 4:08:00 AM
A retaining wall encroaching on a beach should not be treated the same as a retaining wall above the shoreline on rocky cliffs terrain.
14 • 8/24/2026 11:02:00 PM
Do not support your "preferences" it was and always will be a combination of 'soft" and "hard" stabalzations will be require, the soft require some form of a harder substrate to stay in place. But you guys do not understand this and think only in black and white not the shades of grey that the world works on.
15 • 8/24/2026 8:24:00 PM
Soft shoreline protection is preferred but it entirely depends on what kind of protection is required. In general private use for privately owned property is not in great need of protection.
16 • 8/24/2026 8:14:00 PM
It depends on the situation. A blanket policy will do nothing for the safe and legitimate development of our coastline. Common sense and local representation need to be a driving factor.
17 • 8/24/2026 5:13:00 PM
what evidence do you have that this is required?
18 • 8/24/2026 2:04:00 AM
The Gambier community is very conscious of respecting the sea life and surrounding areas
19 • 8/24/2026 1:50:00 AM
Shoreline protection should reflect the local wind, current, and tidal conditionsdes
20 • 8/24/2026 12:28:00 AM
There needs to be more science based justification before applying restrictions to dock renewal/development
21 • 8/23/2026 9:59:00 PM
Soft shore line protection ok BUT get again each bay area has to be considered individually. Note dock breakwater by definition are not soft structures
22 • 8/23/2026 9:29:00 PM
again, leave the present PDA as it is. Any new proposals will lead to less control over owner property and increased costs to obtain "professional" reports. This type of approach will cause greater restrictions than are presently in effect. WHY is there a desire to complicate each issue?
23 • 8/23/2026 3:06:00 PM
More consultation, fact finding, feedback required
24 • 8/22/2026 9:50:00 PM
i will review for more info. i would not want to see a lot of retaining walls, but some and wharfs so that people can use the water
25 • 8/22/2026 5:44:00 PM
Again, if there is a natural boundary that can benefit from a wall, that follows the contour of the land is ill advised
+ 14 responses

The DPA discourages new shoreline armouring such as seawalls, unless absolutely necessary (see pages 4-6 of the draft DPA). Do you:

354 respondents



	%	Frequency	
Strongly support	11.86%	42	
Somewhat support	20.34%	72	
Neutral	19.21%	68	
Somewhat oppose	14.12%	50	
Strongly oppose	25.14%	89	
Comments:	9.32%	33	
Total		354	

Comments:

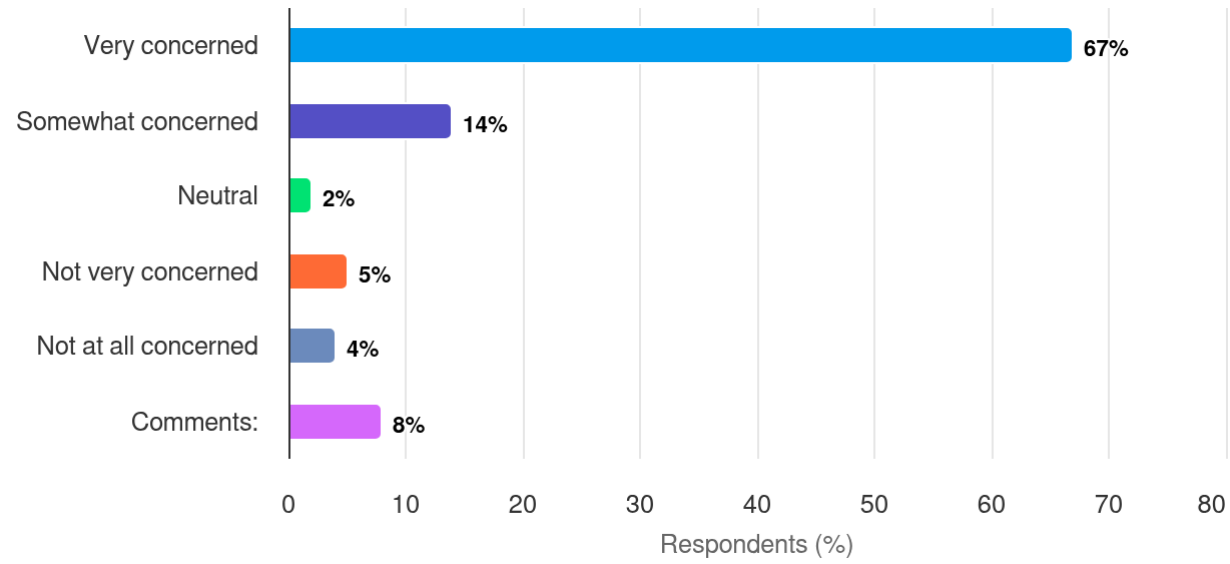
32 respondents

1 • 9/1/2026 12:14:00 AM need more information
2 • 8/31/2026 11:24:00 PM Oppose - goes back to my comment - there may be areas where this might make sense based on scientific environmental analysis - why does the City of Vancouver, West Vancouver, horseshoe Bay, Gibson's and others have seawalls?
3 • 8/31/2026 10:19:00 PM walls can add extra level of protection if needed
4 • 8/31/2026 12:35:00 AM to the extent this limits supplementing existing barriers (large rocks), it goes too far and this situations should be grandfathered.
5 • 8/30/2026 9:07:00 PM What does this mean with regards to break waters that would protect mooring vessels
6 • 8/29/2026 3:56:00 AM Unsure need more information
7 • 8/28/2026 7:17:00 PM Strongly oppose, as seawalls can promote shoreline life by stopping the erosion of the foreshore blanketing the existing seaborne flora and fauna. As well seawalls support other sea life that like a hard substrate and support sandy bottoms needed to maintain ell grass beds for example from washing away. No seawalls and other structures, properly designed add to the health of the ocean. But improperly designed would be detrimental. There are many examples of both in our local waters. This assumption by the writers of this DPA are based on flawed understanding of modern oceanorgraphy and outdated reports, and no modern peer reveiwing or property owners.
8 • 8/27/2026 11:36:00 PM Often the shoreline determines the best approach.
9 • 8/27/2026 1:19:00 AM Seawalls become habitat if build properly
10 • 8/27/2026 12:03:00 AM Support the discouragement or support new shoreline armouring? Question is too unclear to answer.
11 • 8/25/2026 8:50:00 AM If it is needed then it is needed. BUT STAY within the existing 15m line that already exists, stop overreaching another 50ft onto existing buildings sites
12 • 8/25/2026 4:08:00 AM It depends on the specific lot and are of said lot.

13 • 8/24/2026 11:02:00 PM
Do not support your form of DPA , As said above it is a combination of hard and soft that make up the world in natural occurring structures that can be easily and cheaply duplicated artificially to become part of the natural enviro-ment . But what you propose is wealthy developers will get the permits for t hard seawall and the average person will never be able to afford the jumps and hoops you propose to the betterment of the wealthy.
14 • 8/24/2026 10:11:00 PM
Existing structures should be grandfathered.
15 • 8/24/2026 8:24:00 PM
A sea wall might be appropriate if it is over a small area or near the high tide area
16 • 8/24/2026 7:33:00 PM
Again, what is currently in the PDA should not be added to or changed.
17 • 8/24/2026 2:04:00 AM
Depends on the size and where
18 • 8/24/2026 1:50:00 AM
Depends on location and local sea conditions
19 • 8/24/2026 12:28:00 AM
Restrictions to development must be based on scientific studies relevant to the specific environment being impacted by the proposed development
20 • 8/23/2026 9:29:00 PM
if it differs from the present DPA strongly oppose
21 • 8/23/2026 3:06:00 PM
More consultation, fact finding, feedback required
22 • 8/22/2026 9:50:00 PM
there has to be a balance so that the shoreline is protected, but enough walls and wharves for people to enjoy our incredible waters.
23 • 8/22/2026 5:44:00 PM
Our lot doesn't require a seawall, but maybe some owners do. I am in favor of protecting existing structures for long term use
24 • 8/22/2026 4:44:00 PM
We don't need more bureaucracy. Stay out of it there's way too many rules in Canada. It's ridiculous.
25 • 8/21/2026 9:58:00 PM
No one is going to build expensive structure unnecessarily. We don't need a bureaucratic interference
+ 7 responses

How concerned are you that the DPA may impact your ability to use or develop your property?

355 respondents



	%	Frequency	
Very concerned	66.76%	237	
Somewhat concerned	14.08%	50	
Neutral	2.25%	8	
Not very concerned	4.51%	16	
Not at all concerned	4.23%	15	
Comments:	8.17%	29	
Total		355	

Comments:

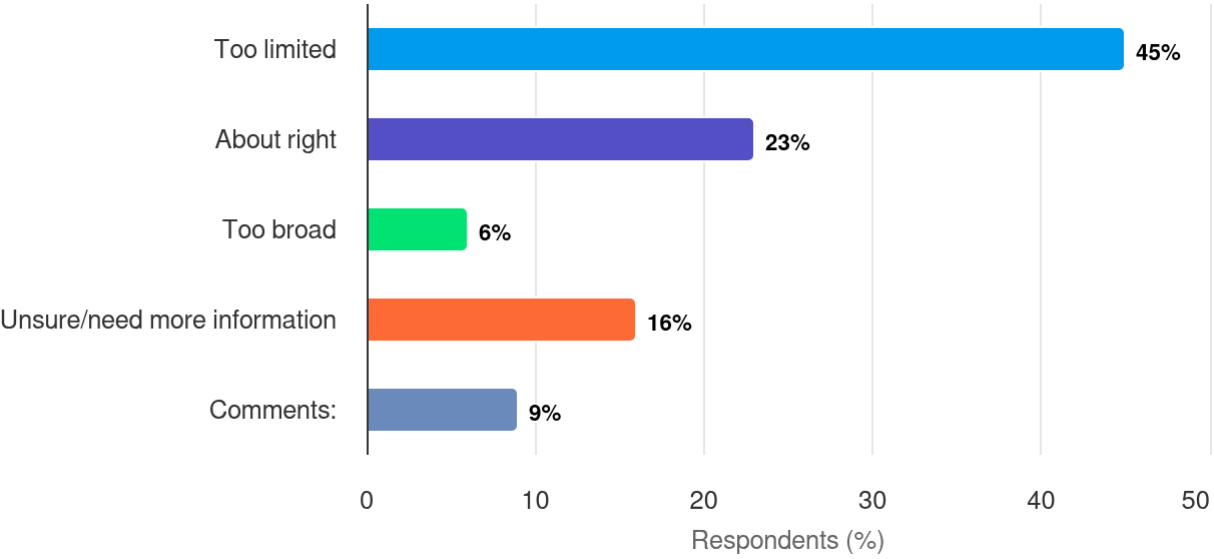
29 respondents

1 • 8/31/2026 8:06:00 PM
This overreach to 30 meters is extreme. People buy the waterfront, they don't buy a property that has a house half way up the hill. Don't make it impossible to enjoy the land with these overreaching reactions to preserve the land. You also have to balance it out with people enjoying the land!
2 • 8/31/2026 5:35:00 PM
Not my property but I have concerns for current and future property owners
3 • 8/31/2026 5:03:00 AM
The DPA unfairly discriminates against larger lots -- if we had a small waterfront lot, there quite likely might not be buildable space outside of the DPA, so it seems that the lot owner would have a strong argument for building within the DPA in this case. Our lot is 20+ acres, so there is room to build outside the DPA, but the best building sites that would maximize the views (and which were used to justify the high lot values when we bought) are within the DPA and it looks like building in this area would no longer be allowed. This is also ironic, given that a smaller lot proportionally has a much higher environmental cost on the land than a bigger lot, where more of the land is left untouched.
4 • 8/30/2026 9:56:00 PM
Until I have more details on the use of professional reports and First Nation expression of interest, I cannot be confident that the process will be fair.
5 • 8/30/2026 9:07:00 PM
Very Concerned. Guidelines which have been implemented elsewhere on the coast, such as letting light through the docks have been adopted from eastern lake management which have very different habitats. Replacing our docks or breakwaters with structures that meet these guidelines would lose the benefits they currently provide (mussel growth, Seal and sealion habitat, fish refuges etc.
6 • 8/30/2026 6:44:00 PM
I am very concerned how the DPA will be applied to existing structures and equipment that pose no environmental threats.
7 • 8/28/2026 7:17:00 PM
Very concerned as this DPA is very flawed, does not take into account the actual modern facts that have been proven as true as opposed to the flawed thinking by the DPA writers and bases on old outdated thinking and hedgemongery.
8 • 8/27/2026 5:20:00 PM
The DPA area of 30 metres should be reduced to 20 metres.
9 • 8/27/2026 3:39:00 AM
I am very concerned. My property has no road allowance. So i own to the high tie line. I do as much as possible to leave the nature to its own devices. I only do what is needed to maintain my access. Over the years i am seeing ours trying to decide what i should and should not do. If need a tree removed a do not require authority to tell me whether its allowed or not. I am very responsible for my own space.
10 • 8/25/2026 9:34:00 PM
concerned about a slippery slope and preventing maintenance projects, causing safety risks due to cutting costs elsewhere, etc.

11 • 8/25/2026 8:50:00 AM
Very concerned. The main house site currently conforms to the standards. You push this another 50 ft and we will be unable to extend the house beyond it's current 600 sq feet. We have always tried to keep the property as natural as possible. Make small changes to allow for an off grid lifestyle, but retain the natural beauty of the land itself. Remove trees that are hazardous. Firewood is the previous winters blow downs. Drop only what is needed to supply wood for repairs and small sheds.
12 • 8/24/2026 11:13:00 PM
After what happened in the Sechelt area re docks where water access is the only way to access property very worried.
13 • 8/24/2026 11:02:00 PM
I am very concerned. I require some form of breakwater to protect my foreshore, minimalist dock and boat from the ravages of the huge wakes made by the wealthy vessels roaring around the bay from the three yacht clubs in center bay. The wakes break up the more fragile ecosystem of the foreshore.
14 • 8/24/2026 10:11:00 PM
Existing structures should be grandfathered.
15 • 8/24/2026 1:50:00 AM
Docks and breakwaters are important to the safety of boaters. The guidelines seem to reflect docks suitable for lakes not oceans. The strength of winds, tides and currents should also be considered when prescribing the construction of these assets.
16 • 8/24/2026 12:28:00 AM
A blanket set of rules would not be appropriate for all coastal environments on Gambier.
17 • 8/23/2026 9:59:00 PM
My main concern is significant regulatory oversight. Agreement signed with First Nations? then asked to comment . This is wrong 1/working committees should be established with all stack holders 2 within those committees consensus building should take place THEN with this plus independent science study, recommendstions made to govt..
18 • 8/23/2026 9:29:00 PM
present DPA in place is adequate and all new proposals with in some way decrease the ability to develop the property. VERY CONCERNED
19 • 8/22/2026 4:44:00 PM
Very concerned for my aunts and cousins. They need to do what they need to do to enjoy their home. It's already expensive enough with taxes.
20 • 8/21/2026 9:58:00 PM
Absolutely concerned if I can't build the dock I want, or the outbuilding I need.
21 • 8/21/2026 2:09:00 PM
How can government dictate the size of boat someone uses to access their property?????
22 • 8/19/2026 4:33:00 AM
Restrictive for property owners to build and enjoy private land use.
23 • 8/19/2026 12:06:00 AM
Several communities are entirely dependent on marine access and this document does not explicitly reflect that instead it uses language such as "limited," "minimize," "restricted," "prohibited," "small pleasure craft," and "least desirable". Environmental protection and essential community access are not competing land uses. Sustainable marine and road access is necessary for the continued existence, safety and stewardship of established boat-access communities.
24 • 8/13/2026 6:57:00 PM
not living there but concerned about more and more rules and guidelines
25 • 8/13/2026 5:05:00 PM
Will impact property use and hence valur
+ 4 responses

The DPA allows exemptions for activities like repairs/maintenance to existing buildings and structures, trails, and gardening activities (see page 3 of the draft DPA). Do you feel the current exemptions are:

352 respondents



	%	Frequency	
Too limited	45.45%	160	
About right	23.01%	81	
Too broad	6.25%	22	
Unsure/need more information	15.91%	56	
Comments:	9.38%	33	
Total		352	

Comments:

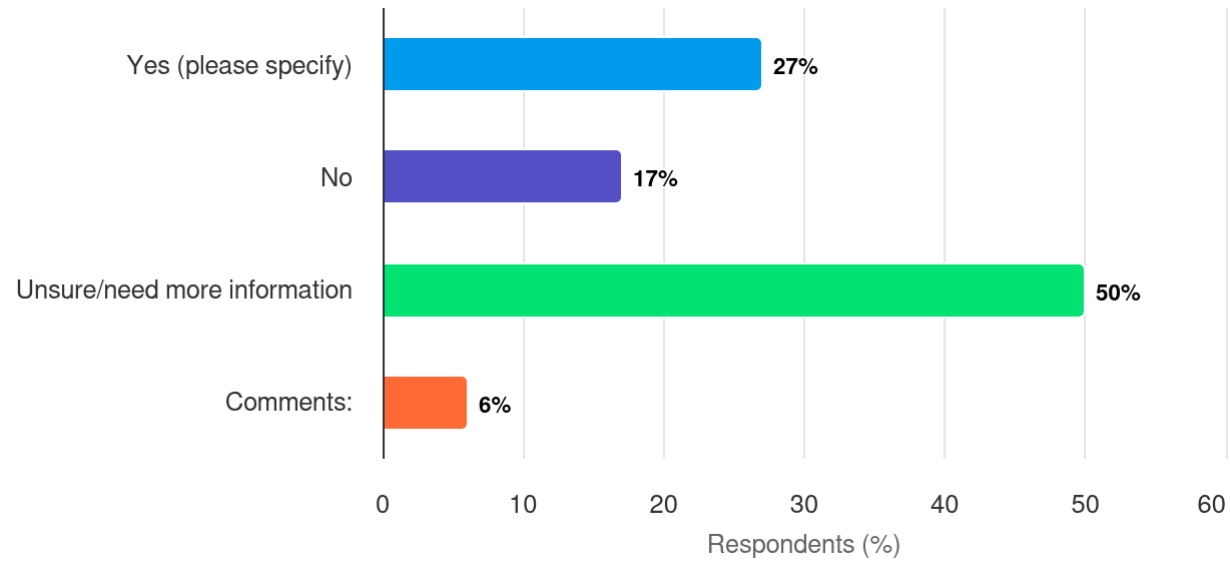
33 respondents

1 • 8/31/2026 11:24:00 PM
where is the exemption that says - older existing structures that are within the 15m area - are grandfathered and in no way will be affected by the DPA DRAFT? it is not clearly state...Or properly communicated at the North Vancouver Islands Trust Meeting in August 2026.
2 • 8/31/2026 8:06:00 PM
Again, you are trying to control people enjoying and maintaining their land. The property owners are the stewards of their land, stop overcontrolling and overreaching with controls on private property.
3 • 8/31/2026 5:03:00 AM
The DPA does not allow for any removal of trees in order to firesmart a property. Current FireSmart Guide indicates that "Coniferous trees, with cones and needles, are highly flammable and should not be within 10 metres of your home." Currently, the only way to remove trees is to have an ISA certified arborist indicate that they pose an immediate threat to life or property. This would seem to exclude the goal of Firesmarting. There should be an exclusion for removing coniferous trees within 10 metres of a home or structure without requiring an ISA certified arborist.
4 • 8/31/2026 4:52:00 AM
It does not have enough detail about maintenance of existing dock structures for boat access only properties. If the island wants to restrict access then perhaps they need to consider how they are providing alternate access? Roads? At cost to whom?
5 • 8/31/2026 3:39:00 AM
Again, the 30 meter guideline is too large. However, exemptions should be made for ALL existing structures and buildings, and other existing gardens, facilities, etc.
6 • 8/31/2026 1:18:00 AM
Unclear how the protection would work and what are or might become exceptions
7 • 8/30/2026 10:11:00 PM
No need for exemptions as not in favour of DPA
8 • 8/30/2026 9:07:00 PM
Too limited. Our structures are located on our breakwater . And also a storage shed near shore. These need regular maintenace .
9 • 8/28/2026 11:27:00 PM
DPA shouldn't have this right.
10 • 8/28/2026 8:10:00 PM
Owners should be able to use their property as they wish
11 • 8/28/2026 7:17:00 PM
Too limited as this allows grandfathering poor practices to continue inckuding discharge of raw sewage and pollutants like fertilizers (you only have to go to Tidly Cove WV to see what fertilizer does) into the foreshore and eyesore structures that no longer have true merit. It benefits the wealthy. It is based on flawed thinking that old is good. It should be based on what is meritious not some wealthy persons ability to claim age.
12 • 8/27/2026 11:36:00 PM
Too broad can become too expensive particularly in repairing older infrastructure.

13 • 8/25/2026 8:50:00 AM It allows for repair and maintenance but not expansion AND it takes a bigger swath of land than what is currently allowed. You are changing the rules and future land use when you take a bigger chunk of land.
14 • 8/24/2026 11:02:00 PM Are Way too broad , no the draft DPA and its predecessors has let the wealthy close off anchorages and easements by selling dock facilities on what was just simple beaches. God save us from you parasites cow-towing to the wealthy yacht clubs and property owners.
15 • 8/24/2026 8:24:00 PM I support exemptions so that individual circumstances can be considered and current activities maintained.
16 • 8/24/2026 1:50:00 AM Restricting repairs/maintenance to the existing footprint can perpetuate poor/temporary design
17 • 8/23/2026 10:28:00 PM they omit dock replacements
18 • 8/23/2026 9:59:00 PM Should include grandfathered of existing dock structures and maintenance thereof. For example refurbished of existing docks. Please note for a traditional wooden dock, and existing eco system has been established. You are disrupting that with sea through docks (assuming eel grass grow there in the first placr
19 • 8/23/2026 9:29:00 PM once again you are trying to decrease the control people have over their land. STOP WITH MORE RESTRICTIONS
20 • 8/23/2026 5:35:00 PM Concerned this guideline can easily change
21 • 8/23/2026 3:06:00 PM More consultation, fact finding, feedback required
22 • 8/22/2026 4:44:00 PM People should be able to do whatever they need to do on their own property. It should not be up to you.
23 • 8/21/2026 11:29:00 PM Existing docks and breakwater structures should be grandfathered if in reasonable condition.
24 • 8/20/2026 11:53:00 PM No need to be ridged. Sometime is makes sense to expand access or an outbuilding.
25 • 8/19/2026 4:05:00 AM Exemptions seem about right, however trail width of 1m for exemption is narrow and does not accommodate accessible widths. Also exempting mooring buoy intallation should be contingent upon meeting guidelines for seagrass protection, and limit anchors to best practices
+ 8 responses

Are there any additional activities you think should be exempt from requiring a Development Permit?

336 respondents



	%	Frequency	
Yes (please specify)	27.08%	91	
No	16.67%	56	
Unsure/need more information	50.00%	168	
Comments:	6.25%	21	
Total		336	

Yes (please specify)

85 respondents

1 • 9/1/2026 2:36:00 AM All activities
2 • 9/1/2026 1:02:00 AM The current regulations are sufficient
3 • 8/31/2026 8:06:00 PM docks, jetties and decks
4 • 8/31/2026 6:48:00 PM replacement of existing structures
5 • 8/31/2026 5:03:00 AM Removing coniferous trees within 10 M of a property or structure should not require a development permit or an ISA certified arborist (even if this falls into the DPA).
6 • 8/31/2026 4:52:00 AM Maintaining existing dock and deck structures.
7 • 8/31/2026 1:18:00 AM Logging other for safety reasons. Mining activities
8 • 8/31/2026 12:35:00 AM Not sure if DP required to cut down trees for firewood. We have thousands of trees on our property.
9 • 8/30/2026 10:14:00 PM Building
10 • 8/30/2026 9:56:00 PM actions that create safe moorage and property access.
11 • 8/30/2026 9:07:00 PM Repair, replacement and maintenace of existing breakwaters and attached docks
12 • 8/30/2026 8:54:00 PM Boat access only properties should be able to build docks (within reasonable size and scope) and install retaining walls or piling structures onto shoreline to support said access to their properties.
13 • 8/30/2026 5:39:00 PM Building/replacing docks
14 • 8/30/2026 5:30:00 PM Maintaining existing piers/docks/floats to current and safe state
15 • 8/30/2026 3:22:00 PM natural paths, small wooden decks, stairs

16 • 8/30/2026 11:18:00 AM
When it comes to tree removal there should be a size guideline similar to guidelines in the district of north Vancouver such as a specific girth at chest height. Baby trees sprout up all the time and some of these need to be thinned out on a regular basis - especially when they are close to our homes and pose greater fire risk. A blanket no cutting trees in the area is too much!
17 • 8/29/2026 2:36:00 PM
Discard permitting process
18 • 8/29/2026 1:18:00 AM
A development permit puts huge unnecessary costs onto property owner
19 • 8/28/2026 11:59:00 PM
tree removal in the 15-30 m. DPA. Pushing this new tree removal restriction through now may cause residents to remove many trees now if they anticipate obstruction of views, too much shade, etc.
20 • 8/28/2026 8:43:00 PM
Leave us alone. The regulations are already too overbearing.
21 • 8/28/2026 7:31:00 PM
Firesmart activities, removing problem trees
22 • 8/28/2026 7:17:00 PM
Everything should be exempt from permits as this stifles creative design and mordern new applications of technology. Guideline are fine for safety, electical, plumbing, trails, paths, decks, docks, and etc etc. But not requiring a per.it to strangle new thoughts. In austraulia you have to apply safe common sense to any structure but no permit is required or issued..
23 • 8/28/2026 5:52:00 PM
new projects where the builder/owner takes the necessary steps to confirm the environmental impact to be limited. Example: If a person wants to build a new slab and it will not effect the area, let them.
24 • 8/28/2026 1:34:00 AM
Shoreline restoration
25 • 8/27/2026 5:31:00 PM
Almost all low-density residential activities
+ 60 responses

Comments:

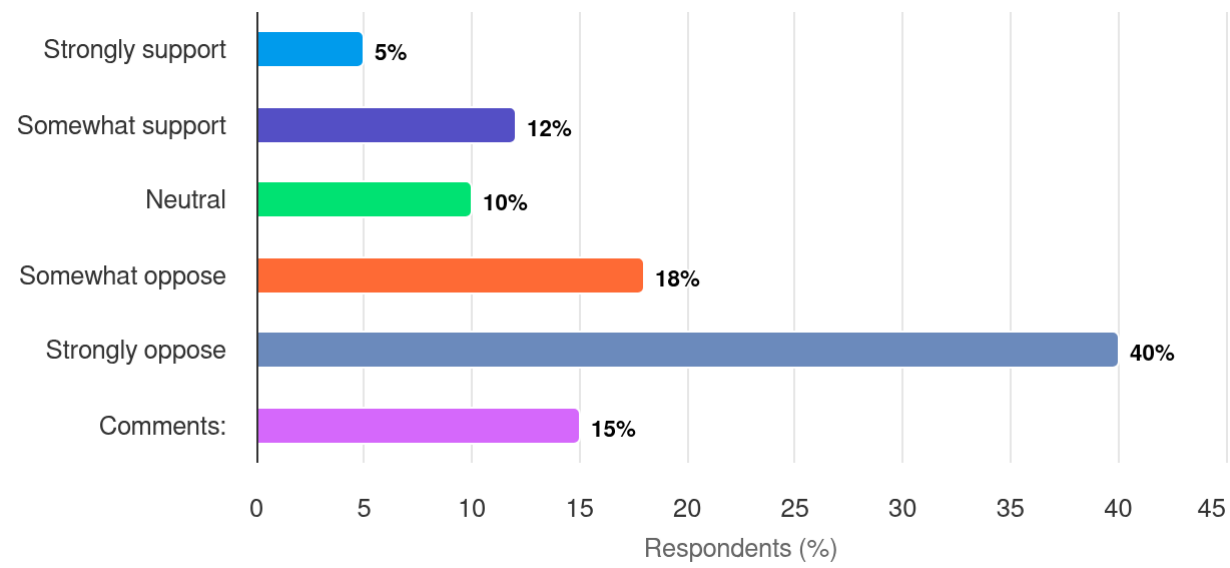
21 respondents

1 • 9/1/2026 1:22:00 AM
Leave as it currently stands.
2 • 8/31/2026 11:24:00 PM
YES - the entire DRAFT DPA should be deleted as proper, transparent and meaningful public (including all non resident) consultations has not been completed
3 • 8/30/2026 7:55:00 PM
Permitted size of docks should increase
4 • 8/30/2026 6:30:00 PM
dock replacement
5 • 8/30/2026 2:43:00 PM
Exemptions should be considered on an individual application basis
6 • 8/29/2026 8:58:00 PM
This to me is massive overreach on the part of government to further a road the property rights of land owners in British Columbia. I strongly oppose this unnecessary and grossly over reaching bureaucratic initiative.
7 • 8/28/2026 11:54:00 PM
Road allowances use for trails
8 • 8/27/2026 1:19:00 AM
Permits with reasonable guidelines are positive
9 • 8/25/2026 8:50:00 AM
Removal of trees that are deemed necessary for continued shoreline protection with in the CURRENT 15 m
10 • 8/25/2026 12:18:00 AM
I am sick and tired of the wealthy buying developemt permits because they can afford them and that the "small people" and older owners cannot do anything without them.
11 • 8/24/2026 8:14:00 PM
Way more common sense is needed related to private property not more regulation and restriction
12 • 8/24/2026 7:33:00 PM
Some activities should be exempt and if someone from Island Trust did a walk through of the site, could outline what are common sense items and would not require a development permit and avoid added cost to the owner.
13 • 8/23/2026 9:29:00 PM
are you willing to exempt activities in the present PDA?

14 • 8/23/2026 8:53:00 PM
I'm worried that with the current proposal we won't be able to do anything on our property without extensive evaluation by multiple parties. The costs of such evaluation are unaffordable
15 • 8/23/2026 3:06:00 PM
More consultation, fact finding, feedback required
16 • 8/22/2026 11:59:00 PM
I'm sure some will come up
17 • 8/22/2026 6:05:00 PM
Stay away from us!!
18 • 8/20/2026 11:53:00 PM
It's a waterfront community and restricting water access make little sense.
19 • 8/20/2026 6:32:00 AM
yacht clubs where seafloor habitat is not sensitive
20 • 8/18/2026 7:26:00 PM
I understand that getting a permit for a dock/dock structure is nearly impossible.
21 • 8/18/2026 1:31:00 AM
Again, focus efforts on being fire smart. Building between 15m and 30m as currently permitted with septic beyond as it is currently.

Professional reports are required to provide objective environmental and hazard assessments but may also increase project costs and timelines. How supportive are you of requiring these reports for some shoreline development applications? (See pages 5-7 of the draft DPA)

354 respondents



	%	Frequency	
Strongly support	5.08%	18	
Somewhat support	11.58%	41	
Neutral	10.45%	37	
Somewhat oppose	17.80%	63	
Strongly oppose	39.83%	141	
Comments:	15.25%	54	
Total		354	

Comments:

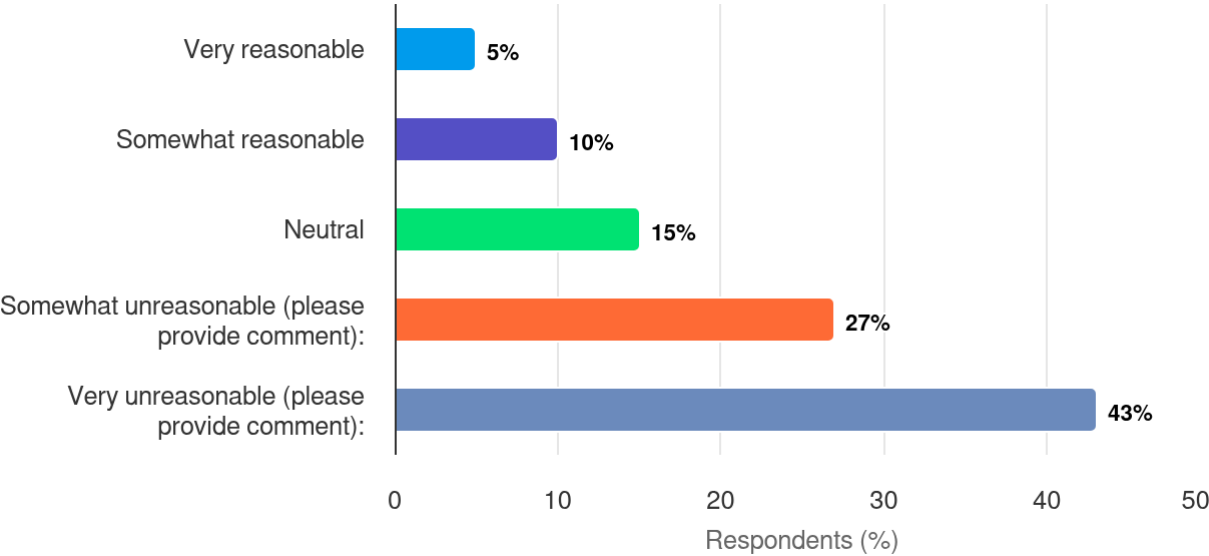
54 respondents

1 • 9/1/2026 3:12:00 AM
Large scale development can be quite destructive where as small scale access can minimize environmental impact and create additional habitat for some species
2 • 8/31/2026 11:24:00 PM
Strongly oppose - I think the gov/scrd/islands trust should do this work well in advance of presenting a DRAFT DPA and identify specific areas that are environmentally sensitive
3 • 8/31/2026 5:35:00 PM
"Objective" - who is hiring the Professional to proved the "objective" report. A special interest group with a professional aligned with their objectives is a concern
4 • 8/31/2026 5:03:00 AM
There is no indication of how costly it is to obtain these reports -- how can one be expected to comment on this without having any idea what the approximate cost of these reports would be?
5 • 8/31/2026 1:18:00 AM
Island Trust must first present the reports that justify the current proposal. Then the ENTIRE list of property holders need to be fully consulted before any action is taken. Further gambier needs to be subdived with a much finer scale than used for this survey. For exmple the Bays area encompasses very different aquatic and shoreline habitats. A one size fits all for the Bays area would have no reasonable habitat basis. Instead it is simple for administrators with like expertise of aquatic habi
6 • 8/31/2026 12:23:00 AM
I strongly oppose these reports because over time they support make work projects and grow new income streams for geotechnical engineers, archeologists, etc. The bureaucrats who decide who requires archeological or geotechnical assessments will more readily demand these reports because it's easier and safer for them to do so. Let's stop these out of control bureaucratic red tape that is wasting away our savings and steadily destroying our nation's productivity.
7 • 8/30/2026 9:56:00 PM
Seems like a deflection by the regulatory authorities. How detailed will these reports be and what values and metrics are they expected to consider? Professional reports are likely to be time consuming and expensive and may not achieve a clearer understanding of the risks to the environment unless there is a specific species at risk (in which the authorities should be responsible for their own surveys). A report on a short section of waterfront will not measure the threat to habitat connectiv
8 • 8/30/2026 9:07:00 PM
Require constraints on scope, scale, time and financial expense. How will the data be used. Rather than individual site owners requiring these assessments, the island trust and province should do a preliminary assessment of the high risk areas that would be affected by the DPA
9 • 8/30/2026 8:54:00 PM
Again within reason - Boat access only properties are already limited in their ability to access the properties. Variances should be made for these to ensure access.

10 • 8/30/2026 7:55:00 PM
Unnecessary process - we already employ people in government who can make the call in most cases
11 • 8/30/2026 11:18:00 AM
This becomes too cost prohibitive and limiting for what we can do on our own properties.
12 • 8/29/2026 8:58:00 PM
The imposition of new and expensive reporting obligations is unreasonable. How Sound has enjoyed reasonably protected shorelines for hundreds of years. Most private property owners simply want reasonable access to the water for boats and recreation. In the case of our property, we are a boat access only property.
13 • 8/28/2026 11:59:00 PM
The requirements are onerous for small activities, and can be costly and create prolonged delays.
14 • 8/28/2026 7:17:00 PM
Strongly oppose as these should only be required for big developments as it is now. Small developements such as cottages and dock should not require a professional report if the ground is viewed as stable and sensible.
15 • 8/28/2026 6:11:00 PM
Cost
16 • 8/27/2026 1:19:00 AM
Gambier has already been surveyed
17 • 8/27/2026 12:47:00 AM
Environmental assessments are hugely expensive and not the right tool in every situation
18 • 8/26/2026 4:06:00 PM
this increases costs significantly to no benefit
19 • 8/25/2026 9:34:00 PM
concern about cost feasibility.
20 • 8/25/2026 8:50:00 AM
Stay in the CURRENT 15M protection, stop overreaching
21 • 8/24/2026 11:02:00 PM
strongly oppose, What is required is guidelines that the construction can proceed providing they adhere to the guidel lines, What this DPA is doing is just a report process for the wealthy to get a bg name professional service to push through a awful development despite the DPA because of all the various "loopholes" and exceptions grandfathering etc.
22 • 8/24/2026 8:24:00 PM
Environmental reports are expensive and time consuming. Unless there is significant reason to require one, it shouldn't be standard for typical uses. I have tried to get permits before and the red tape and the insane amount of reports makes very simple uses almost impossible and way too costly. They should be reserved for large development and very sensitive areas.
23 • 8/24/2026 4:26:00 PM
For some yes, for all no. Needs to be coordinated and reasonable
24 • 8/24/2026 1:50:00 AM
Can you control the scope of these reports?
25 • 8/24/2026 12:28:00 AM
Island trust should offload some of the costs of these professional studies. le do an eels grass study for the whole island to determine if this should be a consideration for a permit
+ 29 responses

The proposed DPA includes guidelines related to dock size, materials, location, shared use, and environmental impacts (see pages 8-9 of the draft DPA). How reasonable do you find these proposed regulations?

352 respondents



	%	Frequency	
Very reasonable	4.83%	17	
Somewhat reasonable	10.23%	36	
Neutral	14.77%	52	
Somewhat unreasonable (please provide comment):	27.27%	96	
Very unreasonable (please provide comment):	42.90%	151	
Total		352	

Somewhat unreasonable (please provide comment):

68 respondents

1 • 9/1/2026 12:14:00 AM dont think I have the latest version
2 • 8/31/2026 11:14:00 PM With each area of Gambier having different exposure, it doesn't seem like a one size fits all should be the answer
3 • 8/31/2026 6:48:00 PM should give more leniency toward existing structures and repair / replacement. Also rules that are too general should be avoided and more site specific rules should be considered or avail themselves to applications for consideration
4 • 8/31/2026 6:09:00 PM Small private docks, floats etc do not impact the health of the shore. these activities have been part of life on the coast for indiginous people and our ancestors - no regulation was needed then and heavy handed ultimatums are not wanted!
5 • 8/31/2026 5:24:00 PM Many yacht club docks have boats greater than 30 ft
6 • 8/31/2026 2:45:00 PM the dpa does not take into consideratoin the benifit that breakwaters and docks can provide to the marine enviroment
7 • 8/31/2026 4:52:00 AM Shared use is unreasonable in many circumstances. A dock surface that is permable to light is unreasonable.
8 • 8/31/2026 1:18:00 AM Again i do not see the results on which the rational was derived. For example a breakwater could add more habitat than it reduces. Likewise docks add more new habitat than it uses. Just ask a scuba diver
9 • 8/31/2026 1:02:00 AM No allowance made for multi-user docks (ie. yacht clubs)
10 • 8/31/2026 12:35:00 AM Are docks on Gambier a problem? Why have an elaborate expensive scheme to limit property rights? Is it necessary?
11 • 8/30/2026 10:11:00 PM Some limits on dock size create unsafe conditions due to limited width. Light penetration through decking may be reasonable but how does light penetrate floatation.
12 • 8/30/2026 9:56:00 PM The use of material to support light transmission is ludicrous considering the amount and size of floatation required safely support floats in many of Gambier's exposed areas. Besides, most dock will be in water of a depth and over a bottom type that can never support benthic vegetation. I agree with limiting the use of creosote, and the promotion (not demand) of shared use.
13 • 8/30/2026 7:55:00 PM Permitted dock sizes need to be increasded to be really useable.

14 • 8/30/2026 5:30:00 PM
Width of ramp restriction, size of boat (draft) limit
15 • 8/30/2026 3:22:00 PM
Feels as if will be very restrictive to use ones own waterfront. sizing and materials is reasonable and significant environmental impacts should be considered but not so restrictive to make it prohibitive for owners
16 • 8/29/2026 10:02:00 PM
Dock and associated structures are critical infrastructure as we are boat access only
17 • 8/29/2026 4:51:00 PM
Not necessary
18 • 8/28/2026 6:11:00 PM
Not evidence based
19 • 8/28/2026 5:52:00 PM
Again I see some of the recommendations as arbitrary and not based in real common sense data collection and review. It also does not take into effect other factors like how much land the owner has, what sort of ease of access they enjoy naturally, how many people call the lot home/visit etc.
20 • 8/28/2026 5:41:00 PM
Esch location has its special considerations
21 • 8/28/2026 2:27:00 PM
Ive seen what has been going on in Pender harbour and dont agree with the dock regulations
22 • 8/27/2026 11:36:00 PM
Many locations on Gambier will require site specific dock design and build. The materials should be determined by the use, safety and longevity with the guidelines being simply guidelines.
23 • 8/27/2026 8:07:00 PM
Concerned with over-regulation.
24 • 8/27/2026 4:30:00 PM
dock width possibly too narrow for golfcart-sized vehicles
25 • 8/27/2026 4:30:00 PM
Too narrow for vehicle use, especially emergency vehicles.
+ 43 responses

Very unreasonable (please provide comment):

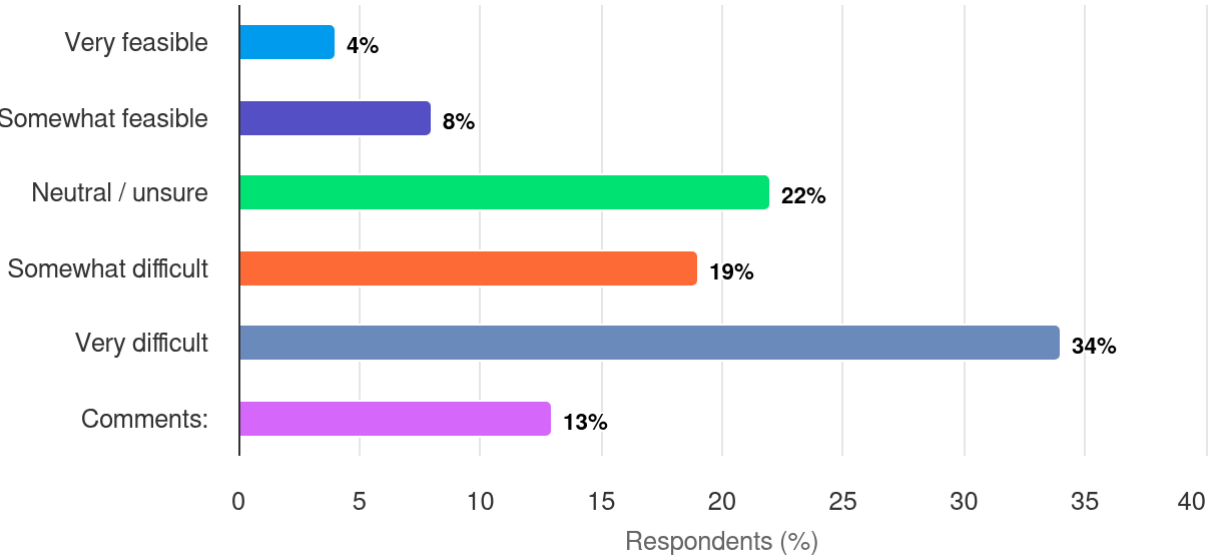
111 respondents

1 • 9/1/2026 3:12:00 AM
The plan favors environmentally harmful building materials, such as plastics, over renewable locally sourced materials, such as wood, in the guise of environmental protection.
2 • 9/1/2026 2:36:00 AM
Too restrictive
3 • 9/1/2026 1:22:00 AM
Government really doesn't need to interfere with every aspect of people's lives.
4 • 9/1/2026 1:03:00 AM
Why does someone else get to dictate how big or the location of my dock placement.
5 • 9/1/2026 1:02:00 AM
None of your dock management plans are based in any kind of scientific evidence.
6 • 9/1/2026 1:02:00 AM
Property owners should have a say on their own properties
7 • 8/31/2026 11:24:00 PM
completely unreasonable...Have your ever had to share a dock with someone? I have and it was a nightmare this is why I have my own dock..... Have you had Sea Lions destroy your dock... we are remote off grid, boat access only. I have already been approved for the dock i have in place by the bc gov and will not be reducing the size of it - nor should my kids when they inherit it
8 • 8/31/2026 9:49:00 PM
Many current boat sizes exceed proposed dock size
9 • 8/31/2026 6:42:00 PM
If this goes through the Islands Trust should be abolished
10 • 8/31/2026 5:03:00 AM
We have a community dock that is used by 68 lots. The width of our docks/ramps need to be able to accommodate multiple people (with their provisions, building supplies, etc) on them simultaneously at a time -- i.e. they need to be wider than 1.5 metres. There seems to be no recognition that community docks of this size have different requirements.
11 • 8/31/2026 3:39:00 AM
Existing docks should be grandfathered. Owners should be able to access to docks if they wish without extensive guidelines, but aiming for environmental protection.
12 • 8/31/2026 2:54:00 AM
We need to get to our property and need escape for emergency I often wonder if you even care about us ?

13 • 8/31/2026 12:23:00 AM
I understand the need to limit mega docks and massive shoreline infrastructure. I’m against such development. I also feel a max dock size of 35 sq.m. is more than reasonable. But why must every waterfront owner be tarred by the same bureaucratic brush? Why am I being forced to jump through major time consuming, expensive regulatory hoops for a small floating dock with no shore infrastructure? Why am I being forced into archeological/biological/professional eng assessments? It’s so unfair.
14 • 8/30/2026 10:14:00 PM
The report of dock sizes did not come from a relevant region. Docks provide a great place for marine life to flourish.
15 • 8/30/2026 9:07:00 PM
These guidelines do not relate to our breakwaters. There is no recognition of the beneficial effects that the breakwaters provide such as shoreline protection from natural processes, increased habitat for mussels, seals and sealions, and pelagic fish refuges.
16 • 8/30/2026 6:44:00 PM
Limiting dock size and requiring light penetration create personal safety concerns because of stuctural challenges. I have been on the water and around marinas of this coast for over 45 years. I have observed schools of small fish within the marina’s dock spaces because it provides them with protection. Similarly, the small fish congregate under boats for protection. The lack of light penetration has not been an issue. At my club berth, I always enjoy watching the comorants and seals diving belo
17 • 8/30/2026 5:44:00 PM
WHy should the DPA dictate how we use our docks?
18 • 8/30/2026 5:39:00 PM
Overly restrictive. Government overreach. Not sure how the draft of someone’s boat is something that the government should concern themselves with.
19 • 8/29/2026 8:58:00 PM
The proposed restrictions on Docs is not reasonable. It is not consensus built, and it is not based on reasonable scientific or environmental principles.
20 • 8/29/2026 4:44:00 PM
light penetrating decking is unwarranted- no eelgrass exists. Limiting boat size and changing docking will have significant costs and is totally unreaeonable
21 • 8/29/2026 4:11:00 PM
Need to include all the water access properties. Too focused on the new Brighton area
22 • 8/29/2026 2:36:00 PM
We do not need govt telling us correct size of dock
23 • 8/28/2026 11:27:00 PM
DPA shouldn't have this right.
24 • 8/28/2026 10:58:00 PM
Far too many regulations
25 • 8/28/2026 10:58:00 PM
Every area is different. If you don't have endangered plants etc why should you have to change your docking
+ 86 responses

The draft DPA includes measures intended to support environmental protection, including requirements for restoration and replanting, a potential financial deposit to ensure compliance, and a requirement that replanting be maintained by the property owner for a minimum of 3 years. How feasible would it be for you to meet the proposed DPA requirements related to long-term replanting maintenance and potential restoration obligations?

349 respondents



	%	Frequency	
Very feasible	4.01%	14	
Somewhat feasible	8.31%	29	
Neutral / unsure	22.06%	77	
Somewhat difficult	18.91%	66	
Very difficult	33.81%	118	
Comments:	12.89%	45	
Total		349	

Comments:

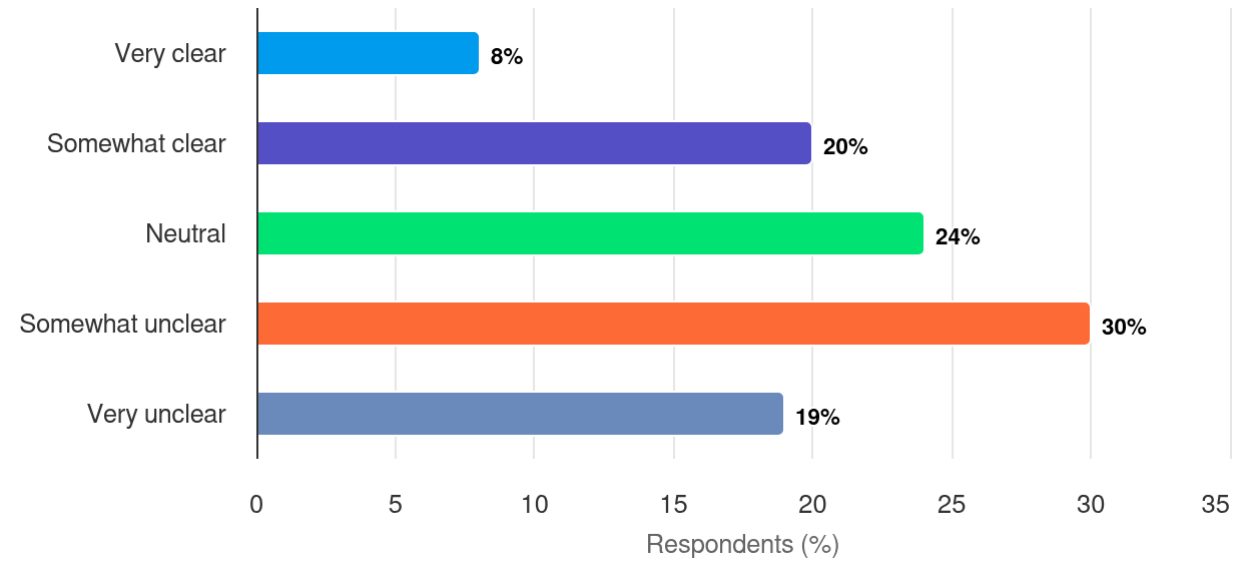
43 respondents

1 • 9/1/2026 12:14:00 AM
dont know
2 • 8/31/2026 11:24:00 PM
need more information
3 • 8/31/2026 8:06:00 PM
seasonal owners cannot maintain planting in the months they are not there. Even though we go year round, it is still an imposition for some owners that are only there from May to September.
4 • 8/31/2026 5:35:00 PM
Who specifically is doing the envionmental protection evaluating
5 • 8/31/2026 5:03:00 AM
Sounds great, but how is this going to be monitored? If there is no enforcement, then this is pointless.
6 • 8/31/2026 2:54:00 AM
This idea is crazy we live there most of the time and take of all of that
7 • 8/31/2026 1:18:00 AM
How can i comment on something i dont know what is needed of me
8 • 8/31/2026 12:35:00 AM
It will never happen - Gambier Island vegetation is what it is - nature is far stronger than regulatory oversight
9 • 8/30/2026 10:11:00 PM
A 30 metre DPA places unfair financial burdens on waterfront owners,ignores existing stewardship and creates unnecessary red tape.
10 • 8/30/2026 6:44:00 PM
The water depths and rocky bottom along our club's location at Ekins Point will not support eelgrass.
11 • 8/29/2026 8:58:00 PM
Here we have yet another financial imposition on property owners. There is an approaching hysterical obsession with indigenous rights and environmental rights which grossly overlook the equal property, rights of property owners and their interest in their own land.
12 • 8/28/2026 11:27:00 PM
DPA shouldn't have this right.

13 • 8/28/2026 7:17:00 PM
very difficult as what are they talking about, where would the money go, who would take care of the money as well as bases for repayment. NO this is just a money grab and not truly based in any factual enviromental protection
14 • 8/28/2026 6:11:00 PM
Cost
15 • 8/27/2026 3:39:00 AM
my waterfront has changed little in the 72 years my family has been on island.There is no need to do anything.
16 • 8/26/2026 9:26:00 PM
There is no mandate for this type of government over reach
17 • 8/26/2026 7:05:00 PM
Over regulation is a bad thing. While these might be feasible, each situation needs to be viewed on a case by case basis. What is the point of the deposit? Who decides if the objectives have been met? Will Island Trust be checking up on each property monthly? Quarterly? Annually? Who pays for this cost?
18 • 8/25/2026 8:00:00 PM
I do not agree with financial imposition related to long-term maintenance and restoration obligations at the expense of the property owner.
19 • 8/25/2026 8:50:00 AM
if you remove only what is necessary the forest will replant itself with no interference from the humans.
20 • 8/24/2026 11:13:00 PM
Currently unnecessary.
21 • 8/24/2026 11:02:00 PM
Very difficult plus financial deposits and replanting???- as the granodiorite rock that makes up most of centerbay plunges into the ocean at angles of greater than 45degrees. Nothing sticks and you cannot stand
22 • 8/24/2026 8:24:00 PM
It is a lot of requirements and red-tape.
23 • 8/24/2026 7:33:00 PM
This would not be an issue if original DPA was left in place
24 • 8/24/2026 1:50:00 AM
How to determine the condition of plants prior of construction of existing projects
25 • 8/22/2026 5:44:00 PM
Very difficult. Again, the burden to build off grid in remote island is already incredibly burdensome. We don't need to make it so that only the very richest of us can afford to live here because of excessive regulations.
+ 18 responses

Do you feel the guidelines are clear enough for applicants to understand what is permitted?

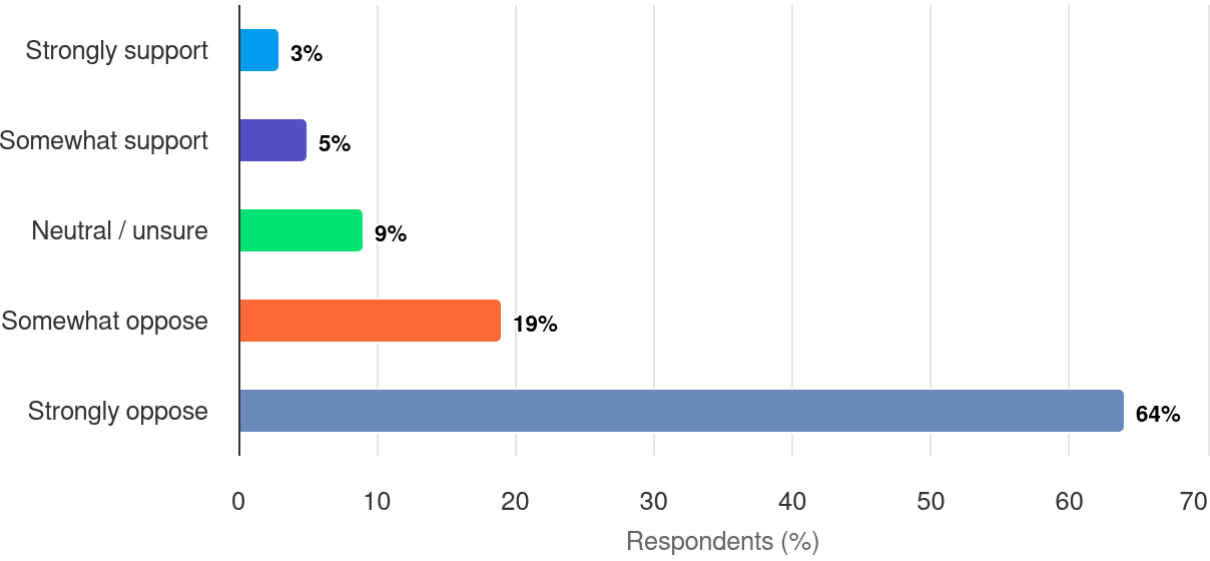
351 respondents



	%	Frequency	
Very clear	7.98%	28	
Somewhat clear	19.66%	69	
Neutral	23.93%	84	
Somewhat unclear	29.91%	105	
Very unclear	18.52%	65	
Total		351	

Overall, how supportive are you of the proposed Shoreline Development Permit Area (DPA) as currently written?

351 respondents



	%	Frequency	
Strongly support	3.13%	11	
Somewhat support	5.41%	19	
Neutral / unsure	8.55%	30	
Somewhat oppose	19.37%	68	
Strongly oppose	63.53%	223	
Total		351	

Do you have other ideas of how the Gambier Local Trust Committee can support residents to be responsible stewards of this land/ community?

180 respondents

1 • 9/1/2026 6:29:00 AM
we feel like our trustee that represents gambier island is not appropriately representing the islands interest as a community.
2 • 9/1/2026 3:12:00 AM
The trust is predominantly elected by inland island residents, of witch have little at stake compared to the coastal property owners who predominantly don't declare their property as primary residence. This leaves the citizens receiving the largest impact from coastal regulations, aka DPA, without representation, aka democracy. It seems coastal property is being slow converted into park for non coastal property owners
3 • 9/1/2026 2:36:00 AM
Leave property owners be
4 • 9/1/2026 1:22:00 AM
I think most residents love Gambier and treat their property and surrounding properties properly. Tax paying citizens don't need an outside committee deciding what's good for their property that they love and take pride in having and enjoying.
5 • 9/1/2026 1:03:00 AM
Let all land owners have a vote in who is representing us not just the people that are living on the island because this effects all owners.
6 • 9/1/2026 1:02:00 AM
More input from the non resident owners
7 • 9/1/2026 1:02:00 AM
Shrink the size of bureaucracy to lower the cost of all Canadians.
8 • 9/1/2026 12:14:00 AM
In around 30 years there is not one positive thing we have seen from the trust where we are! We have seen many threats from you and and get nothing from your high taxes!
9 • 8/31/2026 11:24:00 PM
start by representing/engaging the entire community and not just the bare minimum - not just a handful located in New Brighton. This process has been extremely frustrating and flawed as there are MANY islanders who come to Islands Trust meetings (like me) and feel that our voice does NOT matter - I have sat in 3 of these meetings (had to take a day off work to get to gambier for one meeting...Also meeting should not be scheduled Tuesday at 10AM - as i work) where property owners are extremely unhappy with the SCRD and Gambier island representatives Kate Louise Stamford, Joe Barnardo and Linda Patrick. The elected officials are not representing the entire community. for the most part I believe that islanders (like me) are very sensitive and caring for the environment. I have been on gambier since 1965 and have seen a very significant improvement to the general health of our environment and not opposed to ensuring sustainability within a reasonable and commonsense framework.
10 • 8/31/2026 11:14:00 PM
Based on my research, most islands and municipalities in the area have a 15m dpa towards the land. 30m seems excessive. Additionally, there should be grandfather clauses that not only covers as is, but in case of a lifetime event, as was. I don't want to see Gambier ruined by overdevelopment, but I also feel like the proposed DPA maybe goes a bit too far.
11 • 8/31/2026 10:16:00 PM
I think that the cost and time required for the necessary reporting is an unreasonable burden, and that these objectives are not quantifiable enough to be realistic measures: 1. 2. 3. to conserve biological diversity and habitat values of marine ecosystems; to ensure no net loss in fisheries values; and to ensure that any development in the upland portion of the development permit area has no impacts on adjacent fisheries values.
12 • 8/31/2026 10:03:00 PM
We need clear communication that does not change. For example we just subdivided our land and were required to sign a covenant that no more docks would be built. We did this while being told we could increase our current dock size. That has still not been approved and now we might not be able to access our property making it worthless. This whole process needs more communication and input from all stakeholders.
13 • 8/31/2026 9:49:00 PM
Responsible stewardship is complex because nature constantly changes, whether human activity is involved. Practices that worked in the past may no longer be enough, even as public interest in accessing and enjoying nature remains strong. Stewardship should therefore be treated as an adaptive framework that acknowledges historical recreational use and value, reflects current use and property needs, and supports future management. This is challenging because people often feel pressure to address past issues immediately, which can significantly affect current use and utility. When changes are introduced too quickly or without sufficient context, they can prompt strong backlash from affected user groups. A more effective approach may be to use staged, professionally developed, data-supported actions implemented over reasonable timelines. Taken together, these actions should support the broader recommendations while allowing for practical adaptation.
14 • 8/31/2026 8:55:00 PM
not right now
15 • 8/31/2026 8:06:00 PM
the pendulum has swung too far toward First Nations and preserving the land. This generation cannot and should not be forced to undue hundreds of years ago what others did. You are punishing this current generation. BC is the only place I am aware of that is leaning this heavy in this direction. I am all for equality but forcing land owners to comply is ridiculous and unjust. I think the majority of people follow the rules and are stewards of the land, the rules are important to preserve the land and neighbors but keep it logical and fair to everyone. This increased set back incurs unnecessary costs to the homeowners for surveys and reports as well makes many properties unsellable if the building has to be that far back from the water. Keep a level head and protect the landowners which is your job.
16 • 8/31/2026 6:42:00 PM
Yes, please stop this nonsense, no one asked for you to do this there are provincial and federal guidelines to abide by, this is not your job, find a better use of your time and resources, maybe concentrate on the road repair or finding a solution to the New Brighton dock fiasco.

17 • 8/31/2026 6:09:00 PM
The best steward's of the foreshore are the owners of the properties located there. To suggest that government regulations need to be in place is heavy handed and unnecessary. Regulateing industry, commercial development, and commercial fishing boats that drag the ocean floor would be far better use of the Trust's efforts! Threatening land owners with laws and restrictions is an invitation for disaster and lack of cooperation. Far better to educate, demonstate and communicate rather than pass ulimatums that few people want.
18 • 8/31/2026 5:35:00 PM
Wait until after DRIPA is rescinded to review
19 • 8/31/2026 4:55:00 PM
Guidance for existing property owners on recommended shoreline enhancements and environmental work to improve shoreline protections would be valuable. That way there is some option for landowners to voluntarily improve their property/existing structures in alignment with the DPA.
20 • 8/31/2026 2:45:00 PM
dock and brakwater construtoin must be given proper cosideratoin for where they are located. they are often an enhansment to the local ecoligy and marine habitat and encourage diversity in the ecosystem. Our YC structures on the noth end of the island provide habitat and protectoin for many types of sealife that would be adversely affected bythe propsed dock size regulatoins. the regulatoins need to be tayloed to the differnt areas of the island.
21 • 8/31/2026 2:25:00 PM
Consult with all residents first !
22 • 8/31/2026 5:03:00 AM
This survey was not well designed as it was not possible to indicate a choice AND provide a comment for most questions. Only one option was provided, so for people who provided comments, they could not specify their preferred choice. Any numerical tabulation of the results will not therefore include their responses. There needs to be more education and more consultation with property owners from the start. The committee that worked on this had no true representation from the different communities on Gambier. This meant that property owners were only informed of this work after the first draft had been completed. Buy-in from owners is going to be critical if this DPA is going to be effective. This is evidenced by the relative ineffectiveness of the current DPA at Brigade Bay. A number of those lots in the current DPA have clear-cut to the water, there have been erosion issues and there has been no enforcement of the DPA. I don't see how this attempt is going to be more successful.
23 • 8/31/2026 4:52:00 AM
There needs more clear delineation between boat access only properties and land access properties. What if existing structures are within the 30m of shoreline. Are there also going to be requiremrnts to have archeologists? Can we pause this process before rushing forward?
24 • 8/31/2026 2:54:00 AM
We are the community and have taken care of it for decades.ITS DOING WELL these new guidelines are terrible at best
25 • 8/31/2026 1:18:00 AM
Talk to all residents first and show them the justifications. Do a more habitat based division of regions and consider variable rules. Id like to know for example the locations and extent of all the kelp and eelgrass beds on gambier island. What is the maximum and minimum the islsnd needs? How are these amounts derived
+ 155 responses