



STAFF REPORT

Date: July 12, 2016

File No.: GM 6500-20
Gambier OCP Review

To: Gambier Island Local Trust Committee
For the meeting of July 28, 2016

From: Aleksandra Brzozowski, Island Planner

CC: Ann Kjerulf, Regional Planning Manager

Re: Gambier Island Official Community Plan (OCP) Review

Purpose

The purpose of this report is to provide the Local Trust Committee (LTC) with an update on the Gambier Official Community Plan review project including a review of the Project Charter.

Project Background

A review of Gambier's Official Community Plan (OCP) was placed as Priority #4 on the Top Priorities work program at the February 12, 2015 LTC meeting. For information regarding background and relevant policy and land use considerations, please refer to the reports presented at LTC meetings held on March 26, 2015; May 7, 2015; June 18, 2015; November 21, 2015; and March 17, 2016.

On May 19, 2016, the Gambier Island LTC passed the following resolution.

GM-2016-034

It was MOVED and SECONDED,

that the Gambier Island Local Trust Committee review the timeline on the Gambier Island Official Community Plan Project Charter at the next Gambier Island Local Trust Committee meeting.

The Gambier OCP Review Project Charter has been revised and is attached for LTC approval (Attachment 1).

Both the Engagement and Bylaw Amendment phases have been revised to reflect anticipated timelines and approaches. Staff notes that the Project Scope has not been revised.

Updates to the Project Charter's Engagement Phase

Community Consultation

The OCP review project is currently in the active consultation stage. An online survey has been distributed to all Gambier property owners (Attachment 2).

Recruitment has also begun for the Gambier Advisory Planning Commission (APC); Staff anticipates that APC appointments can be made at the August 25, 2016 LTC meeting scheduled to be held on Gambier Island.

Summary results of the community survey will be presented at the August 25, 2016 LTC meeting. Staff anticipates that the results of this initial community input will inform the necessary next steps for more in-depth community consultation in Fall 2016.

Squamish Nation Consultation

The Squamish Nation has offered to attend a meeting on Gambier Island to share their OCP-related interests directly with the Gambier community, and to hear from property owners on Gambier Island land use topics. This community session could occur either on August 25, 2016 or at a separate date.

Staff advises that the LTC consider also inviting representatives from the Ministry of Forests, Lands, and Natural Resource Operations (FLRNO) to hear the discussion regarding Wilderness Conservation (Crown) lands.

Updates to the Project Charter's Bylaw Amendment Phase

Establish Referral Working Group

The Squamish Nation has suggested a referral working group to collaborate on early and direct input to the OCP policies. Staff recommends that such a working group could include technical staff representatives from FLNRO – Crown Lands, FLRNO – Archaeology Branch, BC Parks, Recreation Sites and Trails BC, Parks Canada, the Ministry of Transportation and Infrastructure, and Sunshine Coast Regional District when needed. Representatives from the Tsleil-Watuth Nation will also be asked how they wish to participate.

Staff notes that the referral working group would provide input through the Island Planner to the Local Trust Committee, which should also be coordinated with the work of the Advisory Planning Commission, as directed by the Local Trust Committee.

Project Terms of Reference with FLNRO

It is expected that the revision of the protocols and agreements between Islands Trust and the Province regarding Crown lands administration, including forest tenure processes, will not be completed until the end of 2016 at the earliest. As such, Staff recommends establishing project-specific Terms of Reference with FLNRO in advance of Working Group sessions.

Relevant provisions of the 1994 Letter of Understanding on Crown Land Administration within the Islands Trust Area include:

- (5.2) *When planning activities are intended, early consultation will be initiated and terms of reference shall be exchanged. The agencies may enter into joint planning studies for the foreshore or untenured Crown land; and,*
- (6.1(c)) *Should there be mutual agreement that a major community concern has developed over an issue involving Crown land in a community planning process, a BC Lands designate will work with the Trust to address such issues whenever possible.*

Communications

Communications with property owners will be an important part of this project and may require unique approaches. Staff will revise the Communications Plan in August pending the results of the initial community survey.

Project Resources

There is \$5,000 allocated in the 2015/2016 budget for this project. This amount will cover costs required for community consultation needs and early meetings of the APC, the Referral Working Group, as well as any travel required for other inter-agency consultation.

Staff anticipates a \$5,000 budget will be requested for the 2017/2018 fiscal year to see the LTC through the legislative process, which will include meetings for the APC.

RECOMMENDATIONS:

1. That the Gambier Island Local Trust Committee endorse the revised Project Charter as amended;
2. That the Gambier Island Local Trust Committee request staff to work with the Ministry of Forests, Lands and Natural Resource Operations to establish terms of reference for the Gambier Island Official Community Plan review project; and,
3. That the Gambier Island Local Trust Committee request staff to coordinate a Gambier Official Community Plan referral working group to include staff of Squamish First Nation, FLRNO – Crown Lands, Ministry of Transportation and Infrastructure, FLNRO – Archaeology Branch, BC Parks, Recreation Sites and Trails BC, Parks Canada, Sunshine Coast Regional District, and other government agencies as required.

Prepared and Submitted by:

Aleksandra Brzozowski

July 14, 2016

Aleksandra Brzozowski,
Island Planner

Date

Concurred in by:

Ann Kjerulf

July 18, 2016

Ann Kjerulf, RPP MCIP
Regional Planning Manager

Date

Attachments:

- 1) Gambier OCP Review Project Charter – Draft Revision July 2016
- 2) Initial Online Community Survey for Gambier Island OCP Review

Gambier OCP Review - Engagement Phase Project Charter

Gambier Island Local Trust Committee

Date: April 20, 2015

November 19, 2015

Purpose To review the OCP to address topics deemed out-of-date or problematic to better reflect the Gambier community and achieve the object of the Islands Trust.

Background The LTC identified this project as a Top Priority in February 2015.

Objectives

- To adopt policies that advance the stewardship of sensitive ecosystems on Gambier Island
- To address community needs that are within the scope of land use planning
- To engage and collaborate with First Nations
- To revise land use and advocacy policies with the aim to reflect current realities

In Scope

- Land uses and policies for the Wilderness Conservation lands
- Park and trail prioritization
- Updating OCP schedules with current mapping data
- Protection of archaeological and cultural sites
- Shoreline protection
- Policies to promote economic development
- Policies to promote revitalization of New Brighton
- Review of advocacy policies
- Review of DPAs

Out of Scope

- Review of Density/Build-Out
- Review of Land Use Designations outside of WC
- Operational concerns under the authority of other agencies

Workplan Overview

Deliverable/Milestone	Date
Early consultation with local governments, agencies, and First Nations	September 2015—March 2016
Information gathering and mapping regarding environmental topics (Shoreline info, OCP Schedules to update, Sensitive Ecosystems)	October 2015— August 2016
Engagement with First Nations to share histories and interests	March—August 2016
Preliminary community survey for consultation	Summer 2016
Appoint and orient Advisory Planning Commission	Summer—Fall 2016
Stakeholder engagement regarding park and trail prioritization, Wilderness Conservation lands, and ecosystem protection	Fall 2016
Stakeholder engagement regarding economic development and advocacy	2017
Report to LTC regarding results of stakeholder engagement	2017

Project Team

Aleksandra Brzozowski	Project Manager
Ann Kjerulf	Project Sponsor
Penny Hawley	Admin Support
Barb Dashwood	GIS technician

Budget

Budget Source: \$ 5,000 (2016/2017 Fiscal)

Fiscal	Item	Cost
2016-2017	Program work	\$ 5,000

RPM Approval:

Date: June 3, 2015

LTC Endorsement:

Resolution: GM-2015-033 (June 18, 2015)

Gambier OCP Review Bylaw Amendment Phase Project Charter

Gambier Island Local Trust Committee

Date: May 26, 2015

November 15, 2015

Purpose To review the OCP to address topics deemed out-of-date or problematic to better reflect the Gambier community and achieve the object of the Islands Trust.

Background The LTC identified this project as a Top Priority in February 2015.

Objectives

- To adopt policies that advance the stewardship of sensitive ecosystems on Gambier Island
- To address community needs that are within the scope of land use planning
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- To revise land use and advocacy policies with the aim to reflect current realities

In Scope

- Land uses and policies for the Wilderness Conservation lands
- Park and trail prioritization
- Updating OCP schedules with current mapping data
- Protection of archaeological and cultural sites
- Shoreline protection
- Policies to promote economic development
- Policies to promote revitalization of New Brighton
- Review of advocacy policies
- Review of Development Permit Areas

Out of Scope

- Review of Density/Build-Out
- Review of Land Use Designations outside of WC
- Operational concerns under the authority of other agencies

Workplan Overview

Deliverable/Milestone	Date
Establish Terms of Reference for joint working group with FLNRO and Squamish Nation regarding Wilderness Conservation lands	Fall 2016
Report to LTC on approaches to bylaw amendments (omnibus v. several)	Winter 2017
Prepare draft language for amendments (inc working group sessions with Squamish Nation, FLNRO, APC, and SCR D as needed)	Winter—Spring 2017
Referral to Gambier APC on first draft of bylaw	Spring 2017
First Reading	Fall 2017
Formal referrals and community consultation	Fall 2017
Second Reading	Winter 2018
Public Hearing and Third Reading	Winter 2018

Project Team

Aleksandra Brzozowski	Project Manager
Ann Kjerulf	Project Sponsor
Penny Hawley	Admin Support
Barb Dashwood	GIS technician

Budget (Budget Source: anticipated 2017/2018 budget)

Fiscal	Item	Cost
2017-2018	Communication Materials	\$1,000
2017-2018	APC / working group meetings	\$2,000
2017-2018	Meetings and Public Hearing	\$2,000
	Total	\$5,000

RPM Approval:

Date: June 3, 2015

LTC Endorse-

ment: GM-2015-033 (June 18, 2015);



Gambier Island Official Community Plan Review

ABOUT THIS SURVEY

The Gambier Island Official Community Plan (OCP) is our community's high level, overall land use plan. It has been almost 15 years since we last reviewed the plan, so we would like to check in on some parts of it.

Over the next few months, we are asking you to share your ideas on key aspects of the OCP and weigh in on how you see Gambier over the next 20 years. The Local Trust Committee (LTC) will also engage with First Nations and other agencies (the Province, the SCRD) on the OCP and report back to the community.

We want to look at the following topics, to review whether the policies are current and relevant to the community of Gambier today:

- Land uses and policies for the Wilderness Conservation (Crown) lands
- Prioritizing park and trail planning for Gambier Island**
- Protecting shoreline ecosystems
- Protecting sensitive ecosystems
- Protecting archaeological and cultural sites
- Policies to promote economic development
- Policies to promote revitalization of New Brighton
- Review of advocacy policies

***this topic focuses on the entire island; the South West peninsula is working on a separate trails project with SCRD Parks directly.*

(Note that we are only talking about the OCP this year – topics like setbacks and lot sizes are in the Land Use Bylaw and won't be part of this review.)

Your input is crucial to this review. Please fill out the following initial community survey so we can learn more about how you want to be contacted, how you use the island, and how you see Gambier today and into the future.

The survey has 14 questions and should take about 15-20 minutes. Please complete it by Sunday August 7, 2016.

Thank you,
the Gambier Island Local Trust Committee

Responses will not be individually published; rather, all responses will be compiled and summarized. Please do not provide

any third-party information (i.e. talk about others) in your responses to the survey. This survey is voluntary and a response is encouraged, not required.

The Islands Trust will not collect, use, or disclose personal information using SurveyMonkey. Please be aware, however, that IP addresses are collected by SurveyMonkey itself, and these IP addresses and other information collected will be stored on SurveyMonkey's servers located outside of Canada.



Gambier Island Official Community Plan Review

ABOUT CONSULTING WITH YOU

1. In which Gambier neighbourhood do you live?

2. How often are you on Gambier Island?

- Full-time – it is my main residence, where I live most of the year
- Part-time and only in the summer months
- Part time and throughout the year (weekends or similar short stays)
- I haven't visited Gambier in some time
- Other (please specify)

3. How do you usually access Gambier Island?

- By private boat
- By water taxi (Stormaway or other)
- Other (please specify)

4. How would you prefer to give input in this OCP review?

- Online
- Face to face
- Paper-based forms and surveys
- Any of the above / Doesn't Matter
- Other (please specify)

5. If we hold in-person community meetings, where would you like the meetings to take place? (Please check all that apply)

- Gambier Island Community Centre
- Camp Fircom
- Gibsons
- West Vancouver
- North Vancouver
- Other (please specify)



Gambier Island Official Community Plan Review

ABOUT THE TOPICS

WE WOULD LIKE SOME FEEDBACK ON THE TOPICS WE HAVE CHOSEN FOR REVIEW.

6. Which of the following topics are you interested in seeing reviewed? (Please check all that apply)

- Permitted land uses in the Wilderness Conservation (Crown) land
- Parks and trails on Gambier Island
- Protecting shoreline ecosystems
- Protecting sensitive ecosystems
- Protecting archaeological and cultural sites
- Promoting economic development
- Promoting the revitalization of New Brighton

Other (please specify)

7. Are there other topics in the OCP that you would like to see reviewed?



Gambier Island Official Community Plan Review

ABOUT THE WILDERNESS CONSERVATION LAND

ONE OF THE TOPICS WE WISH TO REVIEW IS WHICH USES SHOULD HAPPEN IN THE WILDERNESS CONSERVATION (CROWN) LAND USE DESIGNATION. (Feel free to skip this question if you don't have comments on this issue.)

8. Which uses do you think should be possible in the Wilderness Conservation (Crown) lands?

	We should allow it	Unsure	We shouldn't allow it	No opinion	I need more information
Conservation of ecosystem / biodiversity	<input type="checkbox"/>				
Network of green space	<input type="checkbox"/>				
Open space for water recharge	<input type="checkbox"/>				
Protected Park with limited access	<input type="checkbox"/>				
Recreation Park (hiking, camping)	<input type="checkbox"/>				
Community Forest Initiatives (partnerships with communities, First Nations)	<input type="checkbox"/>				
Small Scale Woodlots (Bidders)	<input type="checkbox"/>				
Hunting	<input type="checkbox"/>				

Comments



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ABOUT PARKS AND TRAILS

ANOTHER TOPIC WE WANT TO LOOK AT IS PLANNING FOR PARKS AND TRAILS ON GAMBIER. (Feel free to skip these questions if you don't have comment on this issue.)

9. Which of the following parks and trails do you use on Gambier Island? (Please check all that apply)

- Public parks
- Mount Artaban Nature Reserve
- Official trails for public use
- Unofficial trails on private property
- Trails on my property
- None

Other (please specify)

10. What do you use Gambier parks and trails for? (Please check all that apply)

- Walking / Hiking
- Getting across the island
- Beach Access
- View Access
- Dog Walking
- Biking

Other (please specify)

11. What keeps you from using parks and trails on Gambier? (Please check all that apply)

- I don't feel anything keeps me from using them
- There aren't trails in the areas I want them
- Lack of servicing
- Too difficult to use (too steep, inaccessible, challenge for those with mobility issues)
- I am not interested in parks or trails

Other (please specify)

12. Where on Gambier should trails and parks be established or improved?



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ABOUT THE OTHER TOPICS

13. Do you have anything to comment on any of the other topics we have chosen for review?

PROTECTING
SHORELINE
ECOSYSTEMS

PROTECTING
SENSITIVE
ECOSYSTEMS

PROTECTING
ARCHAEOLOGICAL AND
CULTURAL SITES

PROMOTING
ECONOMIC
DEVELOPMENT

PROMOTING THE
REVITALIZATION OF
NEW BRIGHTON

POLICIES ON LAND
USE ISSUES GOVERNE
D BY
OTHER AUTHORITIES
(eg. marine navigation)

14. If there is anything else you would like the Local Trust Committee to know as it begins the Gambier OCP review?