



MEMORANDUM

File No.: GM-6500-20
(Gambier Official Community
Plan Review)

DATE OF MEETING: January 25, 2018
TO: Gambier Island Local Trust Committee
FROM: Madeleine Koch, Planner 2
Northern Team
COPY: Ann Kjerulf, Regional Planning Manager
Sonja Zupanec, Island Planner
SUBJECT: Official Community Plan Project Update

PURPOSE

The purpose of this memorandum is to update the Gambier Island Local Trust Committee (LTC) on the status of the Official Community Plan Review Project.

Staff have conducted a technical review of the Official Community Plan, and identified opportunities for additions, revisions, and restructuring. Pressing changes (such as the addition of First Nations-related content) and minor/ uncontentious changes (such as legislative reference updates) will be recommended as part of Phase One. Changes that would benefit from in-depth community input will be better suited for later phases of the project.

Planning staff are collaborating with the Senior Intergovernmental Policy Advisor to pursue relationship building with Skwxwú7mesh Úxwumixw (Squamish Nation) and xʷməθkʷəy̓əm (Musqueam Nation).

At their meeting of December 18, 2017, the Gambier Island Advisory Planning Commission (APC) reviewed the revised OCP project charter and August 31, 2017 Staff Report regarding the OCP project, as per LTC Resolution No. GM-2017-049. The draft minutes from the APC meeting are attached to this memo.

NEXT STEPS

Staff will draft Phase One OCP bylaw amendments for LTC consideration.

Submitted By:	Madeleine Koch, MCIP, RPP Planner 2	January 11, 2018
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 11, 2018

ATTACHMENTS

- Attachment 1: Draft APC Minutes



Minutes of the Gambier Island Advisory Planning Commission

Date of Meeting:	December 18, 2017
Location:	Gambier Island Community Centre, 721 Andy's Road, Gambier Island, BC
APC Members Present:	Boris Gorgitza, Chair Camilla Berry, Secretary Barney Taylor
APC Members Regrets:	Ruth Simons Peter Scholefield
Staff Present:	Madeline Koch, Planner 2 (by telephone 1:15 pm to 1:54 pm) Sonja Zupanec, Island Planner (by telephone 1:15 pm to 1:54 pm) Diane Corbett, Recorder

1. CALL TO ORDER AND WELCOME

Chair Gorgitza called the meeting to order at 1:10 pm.

There was discussion of recruiting other members in light of the small size of the current group. It was suggested that members consider who else might be interested in participating on the APC.

Planner Koch and Island Planner Zupanec joined the meeting at 1:15 pm.

2. AGENDA

By general consent, the agenda was approved as circulated.

3. MINUTES

3.1 Gambier Advisory Planning Commission Draft Minutes dated March 13, 2017

By general consent, the minutes of March 13, 2017 were adopted as circulated.

Regarding an inquiry on how Islands Trust would incorporate the suggestions for OCP changes as noted in the APC minutes, staff advised it was up to the Local Trust Committee (LTC) as to how to incorporate proposed changes and to direct staff. The role of the APC is to advise the LTC on preferred options. The APC could stay apprised as to actions of

the LTC through the Islands Trust website, attendance at Local Trust Committee meetings, or by contacting staff.

4. REVIEW OF STAFF REPORT ON THE REVISED PROJECT CHARTER

The Advisory Planning Commission discussed the Staff Memorandum dated September 22, 2017, with attached Staff Report and Revised Project Charter of August 31, 2017, regarding the Revised Project Charter for the Gambier Island Official Community Plan (OCP) Review.

Points from discussion amongst APC members and staff on the new project workplan overview and the consultation approach included:

- Goal of staff: completion of Phase 1 of the workplan by end of fiscal 2017/18. Staff to update references to outdated legislation and ministries, etc. Some work on Phase 2 to begin before end of March 2018. Bylaw approvals would not be within the current fiscal year.
- Referral agency working group includes provincial ministries, First Nations and other groups to which Islands Trust is legally required to forward its bylaws. Is “external” to Islands Trust. APC is “internal” to Islands Trust. Role of referral agency working group is to provide feedback prior to referral of the draft bylaws.
- Staff to take the lead on drafting of the survey. Possibly it would be referred by the LTC to the APC for comment. It may be based on feedback from the APC. Could be conducted via the internet.
- There was discussion of separating the two parts of Section 8, Environmentally Sensitive Areas and Heritage Resources, to better reflect and more formally acknowledge within the OCP the involvement, history and language of First Nations.
- There was a request that the APC be provided a more specific workplan for the Gambier OCP review engagement, with specific dates in terms of months, as to when specific things will be conducted, survey will be done, and consultation processes will be proposed.
- The Chair advised staff that the two absent APC members had indicated they were supportive of the workplan and in agreement with how to proceed.

GM-APC-2017-001

It was MOVED and SECONDED

by the Gambier Island Advisory Planning Commission that a request be made to the Gambier Island Local Trust Committee that a specific section be created in the OCP that recognizes the desires and needs of the First Nations, particularly in respect to traditional areas, archaeological sites and sites of special interest; and that a separate map be created that reflects the values of the First Nations.

CARRIED

GM-APC-2017-002

It was MOVED and SECONDED

by the Gambier Island Advisory Planning Commission that, wherever possible, where English language signs are posted that are within the control of a government body or local organization, local First Nations place names also be included.

CARRIED

The Chair thanked staff for their attendance. Planning staff left the meeting at 1:54 pm.

Chair Gorgitza read aloud from an email sent to the APC by member Peter Scholefield prior to the meeting regarding "Tribal Parks". Discussion ensued. The email noted support for the continued engagement with First Nations and an interest in the Coastal Douglas Fir Conservation Partnership mapping project that would inform OCP topics.

Points from further discussion included:

- Comments on the community survey:
 - On the previous community survey, wording was a bit confusing. Make a longer questionnaire simpler.
 - Make questions very specific.
 - Can the APC put out its own survey?
- Could the APC receive a list of the referral agencies?
- Camilla will take a look at how some other local trust areas went about the OCP review.
- Consider having the next meeting on the mainland, like in Vancouver at Gleneagles, or have two meetings. Have a meeting at Brigade Bay, as previously planned.
- Issue: people really don't care about reading the OCP.
- There has to be developed a way for more connectivity on the island. Everyone has their own place on the island; it is all disconnected.
- If a posting announcing a meeting is sent out ahead of time, a member of each community could post the notice.
- Could the Local Trust Committee fund a trip by the APC Secretary to post notices?
- Email communication is really what works on Gambier.
- People don't really read what is on the boards, which often have the same old notices.
- Would like Islands Trust staff to provide further guidance as to their intent relative to the consultation process. Need more information about what kind of information they want. Need more details about what they are proposing, and when referrals from the Local Trust Committee might occur.
- Question about the amount of the APC budget

5. **ADJOURNMENT**

By general consent, the meeting was adjourned at 2:48 pm.

Boris Gorgitza, Chair

Certified Correct:

Diane Corbett, Recorder