



File: Gambier Comprehensive OCP
Update Project

DATE OF MEETING: April 9, 2020
TO: Gambier Island Local Trust Committee
FROM: Heather Kauer, Regional Planning Manager
Northern Team
SUBJECT: Gambier OCP update project

PURPOSE

To provide an update on the status of the Top Priority Project related to the Gambier OCP Comprehensive Review.

At the March, 2020 Trust Council meeting held on Salt Spring Island, the Trust Council was presented a report by Planning Services Director David Marlor in regards to the Local Planning Services 2018 Review Implementation. In that report, Director Marlor notes that:

Management plans to reorganize local planning services into a Policy Planning Team consisting of three planners, and a Current Planning Team consisting of 10 planners and one planning technician.

The Policy Planning Team would take on the strategic plan work items assigned to the Local Planning Committee, and the review of official community plans/land use bylaws.

With this plan in mind, staff anticipates that the Gambier OCP update project would be assigned to the new Policy Planning Team. Once this assignment takes place, as Director Marlor explains, the first priority of this team would be to:

1. Work with the Director of Local Planning Services to establish a standardized approach (methodology) for reviewing official community plans and land use bylaws. This will include standard discreet phases, standard timeframe and standardized product that accommodates local needs.
2. Identify where it may be possible to combine official community plans and land use bylaws to reduce the number that need to be maintained, while preserving the uniqueness of each island (Salt Spring, Gabriola, Gambier, North Pender, Thetis local trust areas all have multiple official community plans and land use bylaws).
3. Work with the Director of Local Planning Services to determine which of the existing 20 official community plans and land use bylaws would be first, and a timeline for starting the review of the 20 official community plans and land use bylaws.

It is staff's understanding that the Gambier OCP project has already informally been identified as a priority project for the Policy Planning team to start on.

It is a possibility that proposed changes to the Keats OCP that are a result of the Keats Shoreline project could also be affected by the establishment of the Policy Planning Team and their exploration of combining the Keats OCP with the Gambier OCP.

The timing of the formation of the Policy Planning team has been affected by staff leave and operational challenges caused by the COVID-19 emergency situation. Originally the estimated timing of the formation of this team was April 1st. New estimates put that date closer to June, 2020. Staff believes the scope and timing of the Gambier OCP update project will be affected by this plan and will be further refined by the Policy Planning Team. As such, staff have no proposed updates to the project charter at this time.

NEXT STEPS

The Policy Planning Team is anticipated to be formed and begin work on the Gambier OCP update project.

Submitted By:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	April 8, 2020
---------------	---	---------------