



Gambier Island Local Trust Committee Regular Meeting Agenda

Date: January 27, 2026
Time: 10:00 am
Location: Electronic Meeting, and a physical location to view the livestream of the meeting:
Islands Trust Gabriola Office
700 North Road
Gabriola, BC V0R 1X3

			Pages
1.	CALL TO ORDER	10:00 AM - 10:05 AM	
	“Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.”		
2.	TERRITORIAL ACKNOWLEDGEMENT		
3.	APPROVAL OF AGENDA		
4.	REPORTS	10:05 AM - 10:20 AM	
4.1	Trustee Reports		
4.2	Chair's Report		
4.3	Electoral Area Director's Report		
5.	PUBLIC COMMENTS	10:20 AM - 10:40 AM	
6.	MINUTES	10:40 AM - 10:45 AM	
6.1	Local Trust Committee Meeting dated September 9, 2025 - for adoption		4 - 12
6.2	Section 26 Resolutions-Without-Meeting Report dated January 20, 2026		13 - 13
6.3	Advisory Planning Commission Minutes - none		
6.4	Policy Statement Amendment Project Community Information Meeting Summary Notes dated November 25, 2025 - for information		14 - 19
7.	BUSINESS ARISING FROM MINUTES	10:45 AM - 11:10 AM	
7.1	Follow-up Action List dated January 20, 2026		20 - 22

7.2	Sunshine Coast Regional District Coastal Floodplain Mapping Project - General Verbal Update	
8.	DELEGATIONS - none	
9.	APPLICATIONS AND REFERRALS	11:10 AM - 11:25 AM
9.1	Referral: Proposed Trust Council Bylaw No. 183 Policy Statement - Memorandum	23 - 65
10.	LOCAL TRUST COMMITTEE PROJECTS	11:25 AM - 12:30 PM
10.1	Major Project: Gambier Official Community Plan and Land Use Bylaw Targeted Review - Staff Report	66 - 92
~ BREAK 12:30 PM - 1:00 PM ~		
11.	CORRESPONDENCE - none	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
12.	NEW BUSINESS	1:00 PM - 1:30 PM
12.1	Discussion of Accessory Buildings - Memorandum	93 - 96
13.	STAFF REPORTS	1:30 PM - 2:00 PM
13.1	Draft 2026/27 Gambier Island Local Trust Committee Annual Meeting Schedule - Request for Decision	97 - 102
13.2	Public Notification Bylaw - Request for Decision	103 - 107
13.3	Trust Conservancy Report - none	
13.4	Applications Report dated January 20, 2026	108 - 110
13.5	Trustee and Local Expense Report dated November, 2025	111 - 111
13.6	Adopted Policies and Standing Resolutions	112 - 115
13.7	First Nations Relationship Building Update	
13.7.1	<u>Congratulatory Letter to New Squamish Nation Council - Trustee Stamford for Discussion</u>	
13.8	Local Trust Committee Webpage	
14.	WORK PROGRAM	2:00 PM - 2:15 PM
14.1	Active Projects Report dated January 20, 2026	116 - 116

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, March 24, 2026 at 10:00 am and is to be held Electronically

Schedule has been revised as attached.

16. CLOSED MEETING

2:15 PM - 2:35 PM

16.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (a) for the purpose of considering:

- (a)personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

and that the recorder and staff attend the meeting.

16.2 Recall to Order

16.3 Rise and Report

17. ADJOURNMENT

2:35 PM - 2:35 PM



Gambier Island Local Trust Committee

Minutes of Regular Meeting

Date: September 9, 2025
Location: Electronic Meeting

Members Present: Laura Patrick, Chair
 Kate-Louise Stamford, Trustee

Members Regrets: Joe Bernardo, Trustee

Staff Present: Marlis McCargar, Island Planner
 Sonja Zupanec, Island Planner
 Warren Dingman, Bylaw Compliance & Enforcement Manager
 Jason Youmans, Senior Policy Advisor
 Lisa Millard, Meeting Administrator/Recorder

Others Present: There was approximately 1 member of the public in attendance.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:00 am.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Patrick acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. RISE AND REPORT

4.1 Rise and Report from June 24, 2025 Gambier Local Trust Committee Meeting

Chair Patrick reported the October 17, 2023 in-camera meeting minutes were adopted and the Gambier Island Local Trust Committee appointed James Quail and Steve MacDonald to the Gambier Island Advisory Planning Commission, with a term ending on October 17, 2025.

5. REPORTS

5.1 Trustee Reports

Trustee Stamford reported that the New Brighton dock continues to deteriorate and while community members and Squamish marine members have made temporary repairs, there continues to be no long-term maintenance plans in place.

5.2 Chair's Report

Chair Patrick reported the draft Trust Policy Statement received first reading in July and a six-month engagement period has commenced with a mailout sent to all residents in the Trust Area, an informational webinar and town hall has been scheduled for September 10, and a survey is available on the website.

5.3 Electoral Area Director's Report

Director Stamford reported the following:

- The Sunshine Coast Regional District is completing the first phase of community outreach for the Official Community Plan Renewal project and one of goals is to combine seven Official Community Plans into one;
- The Regional District has been working with staff and the Gambier Island Community Association to develop an engagement program for a feasibility study on the New Brighton dock; and
- The Hopkins Landing dock and Keats Landing dock work projects have both been scheduled to commence in the fall.

6. PUBLIC COMMENTS - none

7. MINUTES

7.1 Local Trust Committee Meeting dated June 24, 2025 - for adoption

The following amendments to the minutes were presented for consideration:

- On page 10 of the minutes change the fourth bullet point to read “The Local Trust Committee will discuss dwelling definitions and priorities with the Sunshine Coast Regional District at the upcoming protocol meeting;”.

By general consent, the Local Trust Committee meeting minutes of June 24, 2025 were adopted as amended.

7.2 Section 26 Resolutions-Without-Meeting Report - none

7.3 Advisory Planning Commission Minutes dated August 5, 2025 - for information

Received for information.

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List dated August 29, 2025

The Planner spoke to item 3 on the June 24, 2025 Follow-up Action list regarding a request for a staff report about accessory building regulations and the following comments were noted:

- Clarification is needed to determine whether the work should be considered as part of the major project, a separate minor project, or if staff should provide a high-level summary as part of a Follow-up Action List item; and
- A summary could outline options for how accessory buildings are regulated under the Land Use Bylaw, identify where Islands Trust has jurisdiction, and flag areas of Regional District and Provincial responsibilities.

A Trustee indicated a summary would allow the Local Trust Committee to determine if the topic might be included as part of the Official Community Plan review and requested it be provided in advance of the November 6 protocol meeting with the Sunshine Coast Regional District if possible.

9. DELEGATIONS - none

10. APPLICATIONS AND REFERRALS

10.1 Trust Council Bylaw No. 183 - Policy Statement Referral - for Response

The Senior Policy Advisor noted the deadline for referral responses was changed due to the timing of local engagement events and a response is now required to be received prior to February 6, 2026. The Local Trust Committee previously requested a Community Information Meeting be scheduled to provide information and receive feedback.

A Trustee stated preference that the Community Information Meeting be held separately from the November regular business meeting and be presented as a webinar held in the evening, and that staff provide preliminary survey results from the Local Trust Area for consideration prior to submitting a referral response.

GM-2025-030

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee defer the bylaw referral on Policy Statement Bylaw No. 183 until the January 27, 2026 Local Trust Committee meeting.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Major Project: Gambier Official Community Plan & Land Use Bylaw Targeted Review - Staff Report (LATE ITEM)

The Planner provided a verbal report and highlighted recommendations and feedback received from the Advisory Planning Commission following their review of draft engagement outreach materials and noted the following:

- The Advisory Planning Commission recommended the Local Trust Committee hold a special meeting in advance of the November meeting to review the Squamish Nation recommendations for the shoreline Development Permit Area and potential Heritage Conservation Area for Gambier;
- The scope of public engagement at this time remains ambiguous and not targeted on specific changes to the Official Community Plan and Land Use Bylaw and draft bylaws reflecting engagement comments received to date should be presented to the Local Trust Committee prior to considering further public engagement;
- The planned fall engagement should not proceed and instead the Advisory Planning Commission (APC) recommended the APC members lead small discussion groups with 8-10 people, a survey be sent out to the general public,

and comments presented back to the Local Trust Committee this winter as part of a Community Information Meeting;

- Staff are concurring with the Advisory Planning Commission's recommendation to pause public engagement due to potential high risk of confusion about what is being presented without the draft language available;
- The Advisory Planning Commission recommended that they be allowed to conduct their meetings electronically;
- Advisory Planning Commission bylaws do not provide for electronic meetings and this issue has been addressed with the Local Trust Committee previously;
- The most recent comments received from the Squamish Nation staff on the draft shoreline Development Permit Area and a new Heritage Conservation Area will be prepared and presented in a staff report at the November 25 Local Trust Committee meeting.

Discussion ensued and the following comments and clarifications were recorded:

- There is concern that public engagement continues to be delayed;
- It is difficult to comment on the Advisory Planning Commission recommendations without having details on the Squamish First Nation recommendations;
- There are many overlapping situations that impact an appropriate engagement strategy for the Gambier Official Community Plan including draft Trust Policy Statement engagement and New Brighton Dock engagement;
- Clear communications to the public are critical and community engagement regarding the Squamish Nation recommendations is necessary prior to the Local Trust Committee considering implementation of the Nation's recommendations;
- There is confusion in the community regarding the Squamish Nation land agreement with the Province and if the agreement will impact the community;
- In order to lessen potential for confusion a refocus on the original recommendation to draft language for the Official Community Plan and Land Use Bylaw based on the Squamish Nation staff engagement summary report is necessary;
- The project was initially grounded in the Nation's interests and was to be presented to the community as part of the Local Trust Committee's actions towards reconciliation; and
- There is need to develop a communications strategy with release prior to, or in tandem, with the agenda package that contains draft bylaw language.

The Planner summarized the preliminary recommendations received from Squamish First Nation staff on the shoreline Development Permit Area and the following comments were noted:

- The Nation recommends a minimum 30 metre buffer as part of the Development Permit Area and prefers the Local Trust Committee consider a 50-metre buffer;
- Emphasis has been put on shoreline protection measures which are essential for both ecological and cultural values;

- Shoreline protections should be aligned with long-term climate resilience and land stewardship objectives; and
- There is need to avoid harmful shoreline modifications and soft shore approaches should be prioritized to ensure docks and access structures protect sensitive habitats.

GM-2025-031

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee pause public engagement on targeted amendments to the Official Community Plan and Land Use Bylaw until consideration of the Squamish Nation staff comments on the draft shoreline Development Permit Area and draft Heritage Conservation Area; and that staff present the drafts and referral comments for Local Trust Committee consideration at the November 25, 2025 regular business meeting.

CARRIED

GM-2025-032

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to forward a copy of Planner McCargar's October 2024 report on electronic Advisory Planning Commission meetings to the Advisory Planning Commission members for clarification.

CARRIED

11.2 Major Project: Gambier Official Community Plan and Land Use Bylaw Targeted Review - Business Case for 2026/27 Fiscal - Staff Report

The Planner summarized the staff report and highlighted the following:

- The work on the Official Community Plan/Land Use Bylaw review will not complete during this fiscal year;
- A budget of \$8,000 is proposed and this is a fairly typical budget request for final bylaw drafting and legislative review processes; and
- The business case does not anticipate robust public engagement as the case was prepared prior to receiving the recent Advisory Planning Commission recommendations.

Discussion ensued and the following comments and clarifications were noted:

- The project is moving into the next fiscal year and the next term due to delayed engagement;
- There is need to request additional funds for engagement and communications to facilitate engagement;
- External trends are impacting the ability to communicate the project effectively and there is need to communicate the project in a proactive manner;
- The business case can be re-worded so it is recognized that the funds are for engagement;
- The remaining time in this fiscal year can be spent preparing draft bylaws in preparation for public engagement that will carry forward to the next term.

GM-2025-033

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend the business case to allocate \$8000 towards communication and public engagement on potential draft bylaw language.

CARRIED

11.3 Minor Project: Keats Island Shoreline Protection Project - Gambier Bylaw No. 153 & 154 Final Adoption - Staff Report

The Planner noted proposed Bylaws No. 153 and 154 have proceeded through Public Hearing, passed third reading, passed Executive Committee approval and have recently obtained approval from the Minister of Housing and Municipal Affairs and the next step is for the Local Trust Committee to grant final adoption.

GM-2025-034

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 153, cited as “Keats Island Official Community Plan, 2002, Amendment No. 1, 2021”, be adopted.

CARRIED

GM-2025-035

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 154, cited as “Keats Island Land Use Bylaw, 2002, Amendment No. 1, 2021”, be adopted.

CARRIED

The meeting was recessed for a break at 11:27 a.m. and reconvened at 11:40 a.m.

12. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

12.1 Email dated June 20, 2025 from R. Cosulich regarding Gambier Island Resident Statement Pre-June 24th Meeting

The Chair confirmed the Governance Review Report is on the upcoming Trust Council agenda for consideration of next steps.

13. NEW BUSINESS - none

14. STAFF REPORTS

14.1 Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 116 Final Adoption - Staff Report

The Bylaw Compliance and Enforcement manager summarized the staff report and stated the bylaw includes several amendments and an updated contravention penalty schedule and it is coming back to the Local Trust Committee for adoption following first, second, and third readings an Executive Committee approval.

GM-2025-036

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee adopt Bylaw No. 160 the “Gambier Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 116, 2011, Amendment No. 1, 2025”.

CARRIED

14.2 Gambier Island Local Trust Committee Bylaw Compliance and Enforcement Policy - Staff Report

The Bylaw Compliance and Enforcement Manager summarized the staff report and noted the policy was adopted at the previous meeting with a motion made to provide two amendments which have been completed. It was clarified that when Bylaw Officers see other issues related specifically to environmental or safety concerns while investigating another complaint the issues are addressed through Trust Council policy.

GM-2025-037

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee adopt the amended Bylaw Compliance and Enforcement Policy.

CARRIED

14.3 Trust Council Bylaw No. 197 - Local Trust Committee Meeting Procedures Bylaw, Update Gambier Island Local Trust Committee Meeting Procedure Bylaw - Request for Decision

A new Meeting Procedures Bylaw was adopted by Trust Council, which applies to all Local Trust Committees. Readings are required to repeal the current Gambier Meeting Procedures Bylaw, which has been superseded by the Trust Council bylaw.

GM-2025-038

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee give Bylaw 161, cited as “Gambier Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 161, 2025”, First Reading.

CARRIED

GM-2025-039

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee give Bylaw 161, cited as “Gambier Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 161, 2025”, Second Reading.

CARRIED

GM-2025-040

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee give Bylaw 161, cited as “Gambier Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 161, 2025”, Third Reading.

CARRIED

GM-2025-041

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee forward Bylaw 161, cited as “Gambier Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 161, 2025” to the Islands Trust Executive Committee for consideration of approval.

CARRIED

14.4 Gambier Island Advisory Planning Commission Expiry Notice - Staff Report

It was noted that the current term of the Gambier Island Advisory Planning Commission is expiring in October 2025.

A Trustee asked if there was an option to delay and allow the current Advisory Planning Commission to continue their work without reapplying. The Planner indicated the thank you letter can be customized and includes an invitation to reapply for appointment; however, the Local Trust Committee will still need to consider the applications for appointment.

GM-2025-042

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request that staff advertise for expressions of interest for the Gambier Island Advisory Planning Commission.

CARRIED

GM-2025-043

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request that staff send letters to members of the Advisory Planning Commission whose terms will expire on October 17, 2025, inviting their expressions of interest for reappointment to the Advisory Planning Commission and thanking them for their participation.

CARRIED

14.5 Trust Conservancy Report - none

14.6 Applications Report dated August 29, 2025

The Planner stated they will follow up with staff that had been assigned application GM-DP-2022.1 and provide an update at the next Local Trust Committee meeting.

14.7 Trustee and Local Expense Report dated June, 2025

Received for information.

14.8 Adopted Policies and Standing Resolutions

Received for information.

14.9 First Nations Relationship Building Update - none

14.10 Local Trust Committee Webpage

A Trustee noted updates regarding timelines for the Official Community Plan project have been added to the projects page of the website.

15. WORK PROGRAM

15.1 Active Projects Report dated August 29, 2025

Received for information.

15.2 Future Projects Report dated August 29, 2025

Received for information.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Tuesday, November 25, 2025 at 10:00 am and to be held Electronically

17. ADJOURNMENT

By general consent, the meeting was adjourned at 11:57 a.m.

Laura Patrick, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



Resolutions Without Meetings Log

Gambier Island

Resolution Number	Action	Date
2025-002	Carried	17-Nov-2025
Cancel November 25, 2025 regular business meeting		
"that the Gambier Island Local Trust Committee request staff cancel the regular business meeting scheduled for November 25, 2025".		

Meeting Summary

Gambier Island Local Trust Committee

Policy Statement Amendment Project (PSAP) Community Information Meeting

Date/Time

November 25, 2025

6:30 p.m. to 8 p.m.

Attending

Trustee Laura Patrick (Chair)

Trustee Joe Bernardo

Trustee Kate-Louise Stamford

Clare Frater (Director, Trust Area Services)

Jason Youmans (Senior Policy Advisor)

Morgana van Niekerk (Communications Specialist)

Chloe Straw (Program Coordinator)

22 members of the public

Location

Online (Zoom)

Summary of Questions/Comments (italics are used when paraphrasing/summarizing verbal comments)

Question and/or Speaker request
John “I would like the opportunity to deliver comment and questions in real time, not by typed Q&A. My questions relate to Part 3 Goals & Policies and specifically, questions relating to Goal 1: Advance Reconciliation. I am President of the Halkett Bay Homeowners Association and my questions are on behalf of all of our members/property owners and their families.”

In his subsequent comment John was generally concerned about the emphasis on reconciliation in the document and whether that was happening at the expense of the rights of local land owners.

Susan

“Sections 3.3.2-3.3.8 state that the directive is “restoration.” Restoration to when? 50 years ago, 100 years ago, 300 years ago, 10,000 years ago?

The word by itself with no definition of the desired timeframe is meaningless and cannot be the basis for a policy decision.”

Ian

“Nowhere in the presentation did you mention respect to tax paying property owners yet the goal stated in 1974 was to preserve/protect for residents of the trust area and province in general. You state the goals are reconciliation, climate change and housing. Tax paying long term residents and property owners are not being considered.”

Susan

“The IT object, which is repeated several times in this document, states that a balance must be established between the needs of all stakeholders. Yet, the new directives 3.3.2-3.3.8 explicitly state that priority must be given to one stakeholder - the environment - over all others. Where is the balance?”

Peter

“I wonder if the term "Crown Land" in section 3.4.33 is appropriate terminology with respect to reconciliation when much of the land within the Islands Trust is unceded traditional territory of the First Nations? Perhaps the term "Crown" could be removed from this section?”

Anonymous

“With regards to elevating reconciliation to the highest priority, does this give First Nations the position of vetoing any proposal, application, or development?”

Sharlein [REDACTED]

Expressed concern that potential participants dialing in from United States weren't able to join.

Also shared concern that she felt the rights of property owners were not given sufficient weight alongside reconciliation and protection of the environment.

Michele

"How will this new policy statement impact current subdivisions in progress?"

Ian

"Who is the current Minister who will review and approve the proposed policy statement bylaw?"

Peter

"In the glossary, under the term "Sensitive Ecosystems", the term "Riparian" omits to include the areas located adjacent to the ocean which could be referred to as the coastal riparian zone."

Anonymous

"I too feel the concerns expressed by Sharlein and John about the prioritizing reconciliation and environmental over those of landowners is unbalanced. Many properties within the local trust area are multigenerational. Families are heavily invested (on all levels) in their properties and the local trust area. We contribute significantly to the finances of our province. It is only fair that landowners be placed on an equal footing."

Anonymous

"The Gambier Island land use bylaw has a number of maps attached to it. This policy very much indicates that a lot of mapping should be done. Is there already work going on by the Trust Council staff on mapping indigenous significant areas?"

Meeting Information

This Community Information Meeting (CIM) was hosted at the request of the Gambier Island Local Trust Committee.

Activities undertaken by Islands Trust staff to promote the CIM were as follows:

- Subscribers to the Gambier/Keats mailing list received two subscriber notices about the Community Information Meeting
- The [Islands2050 page](#) had the event listing featured in the “Participate in an on-island engagement event” section
- The [Gambier LTA webpage](#) had a news post about the CIM
- The event was listed on the [Islands Trust meetings and events calendar](#)
- A social media post was shared on Islands Trust social media channels and also shared to a Gambier Facebook group. The post was shared on a Keats Facebook group but never approved by admin
- An information postcard was sent via neighbourhood mail to households on Gambier and Keats but these did not arrive due to a mailing error (see below)
- Posters put up on Gambier Island (see below)



Gambier Island Local Trust Area community members are invited to learn about the draft Islands Trust Policy Statement and share feedback at an upcoming online Community Information Meeting

November 25, 2025 | 6:30 p.m. - 8:00 p.m.

Read the draft Policy Statement: islandstrust.bc.ca/programs/islands-2050/

Pre-submit questions: islands2050@islandstrust.bc.ca

Register: Scan the QR Code below or visit <https://qrco.de/GAMBIER>

Can't make it to the Community Information Meeting? You can still share your feedback!

Complete the online survey: www.islandstrust.bc.ca/programs/islands-2050/

Email: islands2050@islandstrust.bc.ca | Call: 250-405-5151

Subscribe for updates: www.islandstrust.bc.ca/subscribe/

Talk to your local trustees: www.islandstrust.bc.ca/location/gambier/





We want to hear from you!

The draft Islands Trust Policy Statement has been developed to help island communities adapt to current and future challenges and opportunities, and to reflect Islands Trust's commitments to Reconciliation, climate change, and diverse housing options.

The multi-year process to amend the Policy Statement marks the first comprehensive update in over 25 years, and we want to know - have we got it right? This phase of public engagement is ongoing until February, 2026.

Your input on the draft Policy Statement matters!

Provide input:

Complete the survey | Email: islands2050@islandstrust.bc.ca | Call: 250-405-5151
Attend the Gambier Local Trust Committee meeting on November 25, 2025

Learn more:

Register to attend the virtual Town Hall on September 10, 2025

Read the draft Policy Statement

Scan the QR code or visit: islandstrust.bc.ca/programs/islands-2050



SCAN ME



Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

Follow Up Action Report

Gambier Island

29-Apr-2024

Progress	Activity	Responsibility	Dates	Status
0%	1 Major project: Initiate a request to schedule an elected officials meeting with Squamish Nation in the fall/winter of 2024 to discuss the status of the implementation of Squamish Nation engagement recommendations. <i>Feb. 3: Staff to send letter to initiate request, and look at timing in late summer/early fall aligning with project milestones, deliverables.</i>	Joe Elliott Renee Jamurat Sonja Zupanec		In Progress

28-May-2024

Progress	Activity	Responsibility	Dates	Status
50%	1 Complete PDF versions of maps from the Islands Trust Area Aquifer Conceptualization and Groundwater Recharge Mapping for the GM LTA, include them in a staff report, with a short presentation, and publish maps on the website by the next regular meeting on July 30, 2024. <i>- As per Trust Council FU25/26 budget, there is an approved business case to continue the Freshwater Atlas development. Further update expected at September 9, 2025 LTC meeting.</i>	William Shulba	Target: 01-Oct-2024	In Progress

Follow Up Action Report

Gambier Island

01-Oct-2024

Progress	Activity	Responsibility	Dates	Status
25%	1 Staff to implement the following OCP/LUB project recommendations from Squamish Nation listed in Table 1 attached to the staff report dated October 1, 2024 and to prepare draft language for applicable polices/regulations for LTC consideration of subsequent steps: ·Table 1 Recommendations A1; A2; A3; A4; A5; B2; B3; B5; B6; B9; C1; C3; C4; D3 and D5.	Sonja Zupanec		In Progress

24-Jun-2025

Progress	Activity	Responsibility	Dates	Status
100%	1 Staff to prepare a memo for the LTC that includes: ·A preliminary assessment of options related to accessory building regulations; ·A summary of the associated issues discussed at the June 24, 2025 LTC meeting; ·A clear definition of the parameters of the issues; ·Consideration of jurisdictional responsibilities of the LTC, SCRD, and Province.	Marlis McCargar Sonja Zupanec	Target: 25-Nov-2025	Completed

Follow Up Action Report

Gambier Island

09-Sep-2025

Progress	Activity	Responsibility	Dates	Status
100%	1 the LTC will defer consideration of the policy statement bylaw No.183 referral until the Jan 27, 2026 LTC meeting.	Jason Youmans	Target: 27-Jan-2026	In Progress
0%	2 Pause public engagement on the targeted OCP and LUB amendments until the LTC has considered input from Squamish Nation staff on the Shoreline DPA and HCA. Staff to present the draft amendments and referral comments at the January 27 LTC meeting.	Sonja Zupanec	Target: 25-Nov-2025	In Progress
31%	3 Bylaw Nos. 153 and 154 are adopted and will require consolidation.	Nadine Mourao		In Progress
49%	4 Bylaw No. 161, cited as "Gambier Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 161, 2025," was given First, Second, and Third Readings, and request to forward it to the Islands Trust Executive Committee for consideration of approval.	Nadine Mourao		In Progress
100%	5 1.First, email current APC members whose terms expire on October 17, 2025, to ask if they wish to be reappointed, make the process easy for members to continue. 2.If any current members do not wish to be reappointed, advertise for expressions of interest to fill any resulting vacancies on the APC 3.Send letters to APC members not continuing thanking them for their valuable contributions.	Shalini Nakai		Completed

DATE OF MEETING: September 9, 2025
File No.: TC BL 183 Policy Statement

TO: Gambier Island Local Trust Committee

FROM: Nadine Mourao, Legislative Clerk/Deputy Secretary

SUBJECT: Referral: Proposed Trust Council Bylaw No. 183 Policy Statement

PURPOSE

The Islands Trust Council has referred proposed Bylaw No. 183 (cited as "Islands Trust Policy Statement Bylaw, 2025") to the Gambier Island Local Trust Committee.

BACKGROUND

Islands Trust [Policy 4.1.9](#) Inter-Local Trust Committee Community Planning Bylaw Referral delineates how a local trust committee will implement a local trust committee referral process for community planning bylaws affecting another local trust committee or island municipality.

Your response to this referral will help to ensure that the Policy Statement advances the mandate of the Islands Trust, in cooperation with the Province, other agencies and Indigenous Governing Bodies. The Islands Trust Policy Statement requires the approval of the Minister of Municipal Affairs and Housing if it is to be used by Islands Trust Executive Committee and Trust Council to evaluate and approve bylaws submitted by local trust committees and island municipalities.

The proposed new Policy Statement contains policies that may affect your agency's interests. We would encourage you to review the Islands 2050 project webpage for additional information about the Policy Statement Amendment Project, including an FAQ.

For more information on the Islands 2050 Policy Statement Amendment Project, including the draft Policy Statement: <https://islandstrust.bc.ca/programs/islands-2050/>

NEXT STEPS

The following draft resolutions have been provided for consideration:

- 1. If the LTC considers their interests unaffected by the bylaw:**
That the Gambier Island Local Trust Committee respond to the Islands Trust Council that interests are unaffected by Bylaw No. 183.
- 2. If the LTC wishes to recommend proceeding with the bylaw for specific reasons:**
That the Gambier Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed for the following reasons:
 - *[list reasons]...*
- 3. If the LTC wishes to recommend proceeding with the bylaw subject to conditions:**
That the Gambier Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed, subject to the following recommendations:
 - *[list recommendations]...*
- 4. If the LTC wishes to recommend not proceeding with the bylaw:**
That the Gambier Island Local Trust Committee recommend to the Islands Trust Council that

MEMORANDUM

proposed Bylaw No. 183 not proceed for the following reasons:

- *[list reasons]...*

Submitted By:	Nadine Mourao, Legislative Clerk	August 27, 2025
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ATTACHMENTS

1. BYLAW REFERRAL FORM



ISLANDS TRUST POLICY STATEMENT BYLAW REFERRAL FORM

Islands Trust – Islands 2050
200 – 1627 Fort Street
Victoria, BC V8R 1H8
islands2050@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Islands Trust Area Bylaw No.: TC 183 Date: August 6, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 60 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF BYLAW:

The Islands Trust Act requires that Islands Trust Council adopt a Policy Statement. The current Policy Statement has not been substantively updated in over 30 years. The purpose of this bylaw is to update the Policy Statement through the lenses of reconciliation, climate change, and affordable housing.

GENERAL LOCATION:

The Islands Trust Policy Statement is a general policy that applies to all of the Islands Trust Area, including Bowen Island. For a map of the Islands Trust Area, please visit: <https://islandstrust.bc.ca/mapping-resources/mapping/>

YOUR RESPONSE IS RESPECTFULLY REQUESTED:

Your response to this referral will help to ensure that the Policy Statement advances the mandate of the Islands Trust, in cooperation with the Province, other agencies and Indigenous Governing Bodies. The Islands Trust Policy Statement requires the approval of the Minister of Municipal Affairs and Housing if it is to be used by Islands Trust Executive Committee and Trust Council to evaluate and approve bylaws submitted by local trust committees and island municipalities.

The proposed new Policy Statement contains policies that may affect your agency's interests. We would encourage you to review the [Islands 2050 project webpage](#) for additional information about the Policy Statement Amendment Project, including an FAQ. Please return the response form to islands2050@islandstrust.bc.ca

OTHER INFORMATION:

For more information on the Islands 2050 Policy Statement Amendment Project, including the draft Policy Statement: <https://islandstrust.bc.ca/programs/islands-2050/>

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your response and, if necessary, outline any conditions related to that response. Please note any legislation or official government policy that would affect our consideration of this Bylaw.

(Signature)

Name: David Marlor

Title: Secretary, Islands Trust

This referral has been sent to the following agencies:

Federal Agencies

Environment and Climate Change Canada
Fisheries & Oceans, Canada (Fish Protection and Aquaculture - Pacific Region)
Transport Canada
Parks Canada

Regional Agencies

Capital Regional District
Comox Valley Regional District
Cowichan Valley Regional District
Metro Vancouver Regional District
Nanaimo Regional District
qathet Regional District
Sunshine Coast Regional District

School District Boards

School District No. 45 (West Vancouver – Gambier)
School District No. 46 (Gambier)
School District No. 64 (Gulf Islands: Galiano, Mayne, North Pender, South Pender, Salt Spring, Saturna)
School District No. 68 (Gabriola/Ballenas Winchelsea)
School District No. 69 (Lasqueti/Ballenas Winchelsea)
School District No. 71 (Denman/Hornby)
School District No. 79 (Thetis)

Improvement District Boards

Gabriola Fire Protection District
Graham Lake Improvement District
Schmidt Improvement District
Galiano Estates Improvement District
Gossip Island Improvement District
Montague Improvement District
Spanish Hills Improvement District
Wise Island Improvement District
Bennett Bay Waterworks District
Campbell-Bennett Bay Improvement District
Lighthouse Point Waterworks District
Mayne Island Improvement District
Village Point Improvement District
Georgina Improvement District
Razor Point Improvement District
Trincomali Improvement District
Harbour View Improvement District
Mount Belcher Improvement District
North Salt Spring Waterworks District
Piers Island Improvement District
Salt Spring Island Fire Protection District
Scott Point Waterworks District
Saturna Shores Improvement District
Thetis Island Improvement District
Vaucroft Improvement District

Adjacent Local Trust Committees and Municipalities

Ballenas-Winchelsea Islands Local Trust Committee
Bowen Island Municipality
Denman Island Local Trust Committee
Gabriola Island Local Trust Committee
Galiano Island Local Trust Committee
Gambier Island Local Trust Committee
Hornby Island Local Trust Committee
Lasqueti Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Salt Spring Island Local Trust Committee
Saturna Island Local Trust Committee
South Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Islands Trust Conservancy Board

Provincial Agencies

Agricultural Land Commission
Attorney General (Housing Policy Branch)
BC Ferries
Ministry of Agriculture and Food
Ministry of Energy and Climate Solutions
Ministry of Energy and Climate Solutions (Climate Action Secretariat)
Ministry of Mining and Critical Minerals
Ministry of Environment and Parks
Ministry of Environment and Parks (BC Parks and Conservation Officer Service Division)
Ministry of Forests
Ministry of Water, Land and Resource Stewardship (South Coast Office, Crown Lands, Water Licensing (Watershed Stewardship & Security Branch, Ecosystems, Archaeology)
Ministry of Health
Ministry of Indigenous Relations and Reconciliation (West Coast Office; South Coast Office)
Ministry of Housing and Municipal Affairs (Governance and Structure Branch and Land Use Planning and Regional Impacts Branch)
Ministry of Transportation and Transit on Vancouver Island and South Coast (via electronic Development Approvals System)

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Islands Trust Area (Islands 2050)
(Island)

(Signature)

(Date)

TC 183
(Bylaw Number)

(Printed Name and Title)

(Agency)

ISLANDS TRUST COUNCIL

BYLAW NO. 183

A BYLAW TO ADOPT A POLICY STATEMENT FOR THE TRUST AREA

The Islands Trust Council, having jurisdiction in respect of the Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act* S.B.C. 1996 c.239, enacts as follows:

TITLE

1. This Bylaw may be cited for all purposes as "Islands Trust Policy Statement Bylaw, 2025".

APPLICATION

2. This Bylaw applies to the Trust Area, as defined in Schedule A of the *Islands Trust Act* S.B.C. 1996 c.239.

ORGANIZATION

3. Schedule A (Islands Trust Policy Statement) attached to and forming part of the bylaw is hereby adopted as the trust policy statement pursuant to S.15(1) of the *Islands Trust Act*.

SEVERABILITY

4. If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

REPEAL

5. "Islands Trust Policy Statement, 1993" is hereby repealed upon adoption of this bylaw.

READINGS

READ A FIRST TIME THIS 29TH DAY OF JULY, 2025

READ A SECOND TIME THIS DAY OF ,2025

READ A THIRD TIME THIS DAY OF ,2025

APPROVED BY THE MINISTER OF HOUSING AND MUNICIPAL AFFAIRS PURSUANT TO SECTION 15(2)(c) OF THE ISLANDS TRUST ACT THIS DAY OF ,2025

RECONSIDERED AND FINALLY ADOPTED THIS DAY OF ,2025

Secretary

Chairperson



Islands Trust

Islands Trust Policy Statement

Acknowledgement

Islands Trust Council respectfully acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial and that their relationship to these lands and waters continues to this day. Islands Trust Council acknowledges that residential schools, forced removal, and colonial laws and restrictions on Indigenous governance and cultural practices have displaced and dispossessed Coast Salish peoples and disrupted their relationships with the islands and waters of the Salish Sea. Islands Trust Council acknowledges that a healthy environment is essential for Indigenous Peoples to be able to exercise their inherent and treaty rights. Islands Trust Council is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

The Islands Trust Area is located within Coast Salish Territory, in the treaty lands and territories of:

BOKÉĆEN (Pauquachin) First Nation

Da'naxda'xw/Awaetlala First Nation

K'ómoks (Comox) First Nation

Lhaq'temish (Lummi) Nation

MÁLEXEŁ (Malahat) First Nation

Mamalilikulla First Nation

Qualicum First Nation

Quw'utsun Nation (comprised of **Cowichan Tribes**, **Xeláltxw** (Halalt) First Nation, **Lyackson** First Nation, **Spune'luxutth'** (Penelakut Tribe) and **Stz'uminus** (Chemainus) First Nation)

scə́waθən (Tsawwassen) First Nation

səlilwətał (Tsleil-Waututh) First Nation

SEMYOME (Semiahmoo) First Nation

shíshálh (Sechelt) Nation

Skwxwú7mesh (Squamish) First Nation

Snaw-naw-as (Nanoose) First Nation

Snuneymuxw (Nanaimo) First Nation

Songhees First Nation

STÁUTW (Tsawout) First Nation

ṭaʔəmen (Tla'amin) First Nation

Tlowitsis Nation

Ts'uubaa-asatx (Lake Cowichan) First Nation

Wei Wai Kum (Campbell River) First Nation

We Wai Kai (Cape Mudge) First Nation

WJOLÉLP (Tsartlip) First Nation

WSIKEM (Tseycum) First Nation

Xwémalhkwu (Homalco) First Nation

Xwsepsum (Esquimalt) First Nation

xʷməθkʷəy̓əm (Musqueam) First Nation

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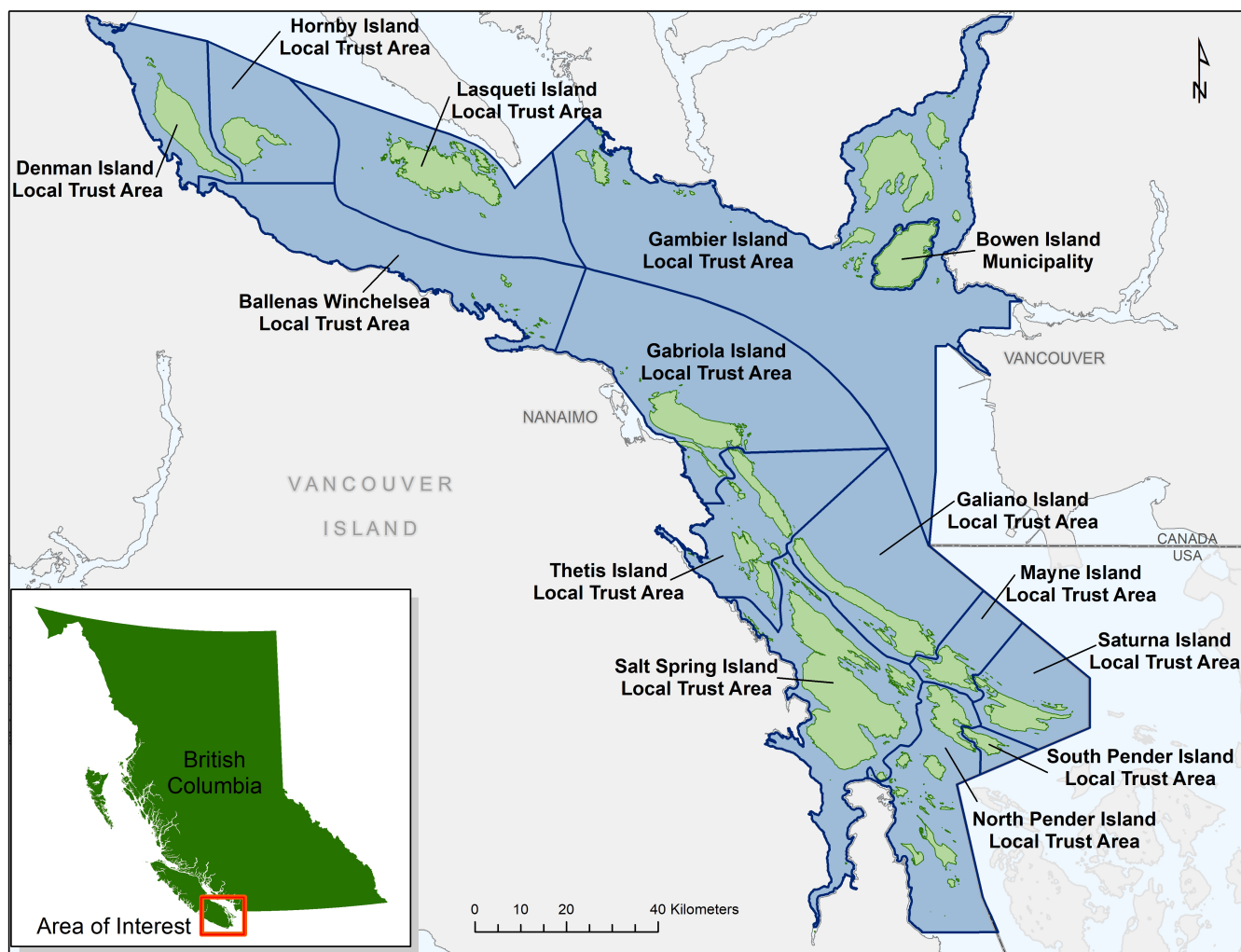
Part 1: The *Islands Trust Act*

In 1974, the Government of British Columbia established the *Islands Trust Act* to preserve and protect the Islands Trust Area and its unique amenities and environment against unrestrained growth and development. Islands Trust is a federated body responsible for the Trust Area, comprised of 13 major islands and more than 450 smaller islands and the surrounding waters in the Strait of Georgia and Howe Sound. Islands Trust regulates local land use, works with other levels of government, and, through the Islands Trust Conservancy, protects places of natural or cultural significance. This unique governmental mandate is defined in Section 3 of the *Islands Trust Act* and is commonly referred to as the “Islands Trust Object.”

1.1 — The Islands Trust Object

“**The object of the trust** is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.” (Section 3, *Islands Trust Act*)

1.2 – Map of the Islands Trust Area



1.3 – Indigenous Inherent Rights Acknowledgment

Islands Trust Council respectfully acknowledges Indigenous inherent rights as protected under section 35 of the *Constitution Act, 1982*. Islands Trust Council respectfully acknowledges Indigenous rights to self-governance and the expressed interest of Indigenous Governing Bodies in working toward co-governance of the Islands Trust Area. Islands Trust Council is committed to advancing reconciliation with Indigenous Governing Bodies through ongoing discussion and recognition of these rights.

Given the *Declaration on the Rights of Indigenous Peoples Act* and the evolving legislative landscape in British Columbia, the Policy Statement serves as a starting point for improved cooperation with Indigenous Governing Bodies. Islands Trust Council commits to an ongoing effort to co-develop planning and land use management processes with Indigenous Governing Bodies within the Islands Trust Area and acknowledges that this document does not serve as an endpoint. Islands Trust Council will be informed by the United Nations Declaration on the Rights of Indigenous Peoples as a framework for its approach to reconciliation.

1.4 – Purpose and Structure of the Policy Statement

Section 15 of the *Islands Trust Act* states that Trust Council must adopt, by bylaw, a Trust Policy Statement that applies to the Islands Trust Area as a whole. The *Islands Trust Act* specifies that the Policy Statement must be a general statement of the policies of Trust Council to carry out the Islands Trust Object, that it may establish different policies for different parts of the Islands Trust Area, and that it must be approved by the provincial Minister responsible for Islands Trust prior to adoption.

Islands Trust Council is responsible for establishing and amending the Policy Statement, which in turn guides the development of more specific official community plans and regulatory bylaws by local trust committees and island municipalities across the region. The *Act* stipulates that official community plans and bylaws required to be submitted to Executive Committee or Trust Council under the *Act* must not be approved if they are contrary to or at variance with the Policy Statement. This ensures that the Islands Trust Object is at the core of all planning and land use management decision-making in the Islands Trust Area.

The Policy Statement represents Trust Council’s vision for the preservation and protection of the Islands Trust Area and its unique amenities and environment. It aspires to reflect the values and interests of island communities, Indigenous Governing Bodies and Indigenous Peoples, partner agencies, and all British Columbians, as well as the silent voices of island ecosystems, species at risk, and future generations.

Three Types of Policies in the Policy Statement:

Guiding Principles

(Part 2 of the Policy Statement) establish general commitments of Trust Council that centre the Islands Trust Object in all daily decision-making across the Islands Trust Area by Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities.

Directive Policies

(Part 3 of the Policy Statement) are integral to carrying out the Islands Trust Object. They are policies with which official community plans and regulatory bylaws of a local trust committee or island municipality should be consistent to avoid rejection or objection when presented by the local trust committee or island municipality for consideration or approval by Executive Committee or Trust Council. They are also policies that should be directly addressed, where possible, in all official community plans and bylaws of a local trust committee or island municipality.

Advisory Policies

(also in Part 3 of the Policy Statement) are policies expressing select objectives of Trust Council, that local trust committees and island municipalities are advised to consider in the development of official community plans, bylaws, and in discretionary land use decisions. Advisory policies are not intended to constitute a basis for Executive Committee or Trust Council review of local trust committee or island municipality bylaws, or for potential rejection of such bylaws.

Part 2: Guiding Principles

2.1 – General Guiding Principles

In its efforts to carry out the Islands Trust Object, Islands Trust Council commits to the following set of shared principles to guide daily planning and decision making by Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities:

Trust Council's Guiding Principles	
2.1.1	Acknowledge and Respect Indigenous Rights To grow understanding of the history and legacy of colonialism in the Islands Trust Area, to acknowledge and respect the rights of Indigenous Peoples, and to work together with Indigenous Governing Bodies and Indigenous Knowledge Holders to preserve and protect culturally significant areas, sites, and species.
2.1.2	Prioritize Environmental and Indigenous Cultural Heritage Protection To place priority on preserving, protecting and restoring the environment, and preserving, protecting, and supporting restoration of Indigenous cultural heritage in all decision making.
2.1.3	Limit the Rate and Scale of Development To define and maintain appropriate limits for the rate and scale of development in order to preserve and protect the Trust Area and its unique amenities and environment.
2.1.4	Foster Sustainable, Inclusive, and Resilient Communities To support planning and land use management decisions that foster sustainable, inclusive, and resilient communities, acknowledging the interdependencies between healthy communities and healthy ecosystems.
2.1.5	Take Guidance from the Precautionary Principle To be guided by the precautionary principle in all decision making to safeguard the environment and cultural heritage where there is uncertainty over the potential for serious or irreversible damage from development.
2.1.6	Account for Cumulative Effects To strive to account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies, culturally sensitive areas and cultural heritage sites, and species and their habitats.
2.1.7	Foster Informed and Balanced Decision Making To be informed by a broad range of sources in its decision-making processes, including Indigenous Knowledge, institutional knowledge, local community knowledge, and science.

2.2 – Reconciliation Principles

Islands Trust Council has declared its commitment to reconciliation with Indigenous Peoples of the Islands Trust Area, with the understanding that this commitment is a long-term relationship-building process and is a commitment to be informed by these reconciliation principles to the extent that they engage the object of the trust.

Trust Council's Reconciliation Principles	
2.2.1	Guidance from <u>Truth and Reconciliation Commission</u> Be informed by the 10 principles established by the Truth and Reconciliation Commission of Canada (TRC).
2.2.2	Guidance from <u>United Nations Declaration on the Rights of Indigenous Peoples</u> Be informed by the articles established in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).
2.2.3	Guidance from <u>Missing and Murdered Indigenous Women and Girls Calls for Justice</u> Be informed by the Principles for Change used by the National Inquiry into Missing and Murdered Indigenous Women and Girls.
2.2.4	Guidance from <u>Indigenous Governing Bodies</u> Be informed by guidance from Indigenous Governing Bodies and Indigenous Knowledge Holders.

2.3 – Cooperation Principles

While Trust Council must provide the necessary leadership to carry out the Islands Trust Object, its mandate requires cooperation with partners who each have unique roles to play in preserving and protecting the region. Trust Council commits to be guided by the following principles in its cooperation efforts to advance the Islands Trust Object:

Trust Council's Cooperation Principles	
2.3.1	Collaborate with the Islands Trust Conservancy Board To collaborate closely with, and be informed by, the Islands Trust Conservancy Board, particularly in the areas of science-based conservation planning, ecosystem mapping, identification of core conservation areas and protected area networks, and protection of species and ecosystems at risk.
2.3.2	Collaborate with Island Municipalities To collaborate with island municipalities, particularly in the areas of conservation planning, communications and engagement, the Policy Statement, and other areas supporting the Islands Trust Object.
2.3.3	Work Towards Collaborative Governance with Indigenous Governing Bodies Develop strong relationships with Indigenous Governing Bodies and work toward building foundations for collaborative governance with Indigenous Governing Bodies, including through the development of shared decision-making agreements under the <i>Declaration on the Rights of Indigenous Peoples Act</i> .
2.3.4	Work Towards Strategic Inter-Agency Coordination To work towards establishing effective inter-agency coordination mechanisms with different levels of government, academic institutions and organizations who have important roles to play in supporting the Islands Trust Object.
2.3.5	Work Towards Accessible and Inclusive Public Communications and Engagement To work towards accessible and inclusive public communications and engagement strategies that engage a wide range of residents, communities, local organizations, and British Columbians.
2.3.6	Provide Public Education Opportunities To provide education opportunities to residents, communities, local organizations, and visitors, highlighting tangible ways they can contribute to preserving and protecting the Trust Area and its unique amenities and environment, while respecting the confidentiality interests of Indigenous Knowledge Holders and Indigenous Governing Bodies.

Part 3: Goals and Policies

Goal 1: Advance Reconciliation

Islands Trust Council is committed to reconciliation and to long-term relationship building with Indigenous Governing Bodies and Indigenous Peoples across the region. The policies in this section aim to acknowledge the history, legacy and continuing relationships of Indigenous Peoples to the area since time immemorial, to recognize and respect the interests of Indigenous Governing Bodies regarding planning and land use management decisions that impact their territories, and to build foundations for collaborative governance and shared decision making.

Directive Policies – Reconciliation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.1.1 Engage with Indigenous Governing Bodies

Engage with Indigenous Governing Bodies and provide a record of the engagement at time of bylaw submission.

Advisory Policies – Reconciliation

Local trust committees and island municipalities should...

3.1.2 Engage with Indigenous Governing Bodies

Engage with Indigenous Governing Bodies on discretionary planning and land use management decisions.

3.1.3 Land Back

Through engagement with Indigenous Governing Bodies, support opportunities to direct land to Indigenous Governing Bodies, including, but not limited to, as amenity contributions in applications seeking additional development potential.

3.1.4 Information Sharing

Support and develop methods for regular and timely sharing of information with Indigenous Governing Bodies.

3.1.5 Respect Indigenous Protocols for Information and Data Provided

Respect Indigenous Governing Bodies' and Indigenous Knowledge Holders' protocols about how their data and information should be collected, protected, used and shared.

Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species

Islands Trust Council recognizes Indigenous cultural heritage as a unique amenity in the Islands Trust Area that must be preserved, protected, and where possible, restored. The Islands Trust Area is home to many culturally significant areas, sites and species, including places that are the resting places of ancestors, which are of importance to present and future generations of Indigenous Peoples. This section lays out general types of Indigenous cultural heritage and culturally significant areas, sites, and species that should be identified and protected in each local planning area; this should be guided by Indigenous Peoples, Indigenous Governing Bodies and Indigenous Knowledge Holders and undertaken in a culturally sensitive manner that respects confidentiality protocols around the sharing of Indigenous Knowledge.

Directive Policies — Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.2.1	Indigenous Cultural Heritage Sites Minimize potential adverse impacts to Indigenous cultural heritage sites including, but not limited to, identified village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, pictographs, and registered, unregistered, or newly-discovered archaeological sites.
3.2.2	Indigenous Marine Harvesting Areas Minimize potential adverse impacts to marine harvesting areas used by Indigenous Peoples, including, but not limited to, fish weirs and clam gardens.
3.2.3	Indigenous Harvesting and Hunting Areas Minimize potential adverse impacts to land-based harvesting and hunting areas used by Indigenous Peoples.

Advisory Policies – Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities should...

3.2.4	Indigenous Cultural Heritage Sites Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous cultural heritage sites including, but not limited to, village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, and pictographs, and registered, unregistered, or newly discovered archaeological sites.
3.2.5	Indigenous Harvesting Areas Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous harvesting areas on land and marine foreshores including, but not limited to, fish weirs, clam gardens, camas meadows, and other areas used for Indigenous hunting, fishing, trapping, and gathering of plants and medicines.
3.2.6	Indigenous Harvesting and Hunting Area Access Through engagement with Indigenous Governing Bodies, identify and pursue opportunities to improve access by Indigenous Peoples to marine and land-based harvesting and hunting areas.
3.2.7	Other Culturally Significant Areas for Indigenous Peoples Through engagement with Indigenous Governing Bodies, identify and prioritize protection of areas of importance for Indigenous cultural and spiritual practices.
3.2.8	Culturally Significant Species and Medicinal Plants Through engagement with Indigenous Governing Bodies, identify, prioritize protection, and support restoration of culturally significant species and medicinal plants and ochre.
3.2.9	Cultural Monitors Through engagement with Indigenous Governing Bodies, support opportunities for cultural monitors to be present for ground-disturbing activities.

Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems

Islands Trust Council acknowledges that preserving and protecting the ecological integrity of the Islands Trust Area is essential to the Islands Trust Object and to supporting community well-being across the region. The policies in this section aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity and promote resilience to climate change.

Directive Policies – Ecosystem Integrity

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.3.1	Protected Area Networks Identify, establish, and sustain a network of protected areas of sufficient size and distribution to preserve the environmental integrity of ecosystems in their planning area.
3.3.2	Sensitive Ecosystems Identify and prioritize the preservation, protection, and restoration of sensitive ecosystems in the Islands Trust Area, classified as the following ecosystem types: cliff; freshwater; herbaceous; old and mature forest; riparian; wetland; and woodland.
3.3.3	Forest Ecosystems Identify forest ecosystems and prioritize the preservation, protection, and restoration of unfragmented forests, with a particular focus on the maintenance and restoration of their ecological integrity.
3.3.4	Coastal Oak and Prairie Ecosystems Identify and prioritize the preservation and protection of coastal oak and prairie ecosystems, with a particular focus on the maintenance, restoration and management of their ecological integrity.
3.3.5	Watershed Ecosystems Identify and prioritize the preservation, protection, and restoration of watershed ecosystems, freshwater sources, and groundwater recharge areas.
3.3.6	Marine Shorelines and Nearshore Areas Identify and prioritize the preservation, protection, and restoration of eelgrass meadows, kelp forests, forage fish spawning areas, clam beds, estuaries, tidal salt marshes, mud flats, and coastal wetlands.
3.3.7	Critical Habitat for Species at Risk Identify and prioritize the preservation, protection, and restoration of critical habitat for species at risk.
3.3.8	Islets and Small Islands Identify and prioritize the preservation, protection, and restoration of islets and small islands.
3.3.9	Light Pollution Minimize light pollution through the application of dark sky principles.

Advisory Policies – Ecosystem Integrity

Local trust committees and island municipalities should...

3.3.10	Indigenous Ecosystem Management Through engagement with Indigenous Governing Bodies, support opportunities for Indigenous-led ecosystem management.
3.3.11	Indigenous Protected and Conserved Areas Support Indigenous Governing Bodies in the establishment of Indigenous Protected and Conserved Areas.

Goal 4: Foster Sustainable, Inclusive, and Resilient Communities

Islands Trust Council recognizes that the Islands Trust Object is for the benefit of residents of the Islands Trust Area and all British Columbians, who in turn have a role in preserving and protecting this region. The policies in this section support the preservation and protection of unique island character and aim to foster sustainable, inclusive, rural, and resilient island communities.

Directive Policies – Managing Growth and Development

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.1	Sustainable Development Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land.
3.4.2	Growth Management Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations, to prevent sprawl, minimize fragmentation of forest lands, and avoid adverse impacts to Indigenous cultural heritage, harvesting and hunting areas.
3.4.3	Impacts of Development Consider the aesthetic, environmental, and social impacts of development.
3.4.4	Community Facilities and Services Ensure that each community's, and local Indigenous communities', current and projected long-term needs for educational, institutional, community, health, cultural, recreational facilities and services, and outdoor recreation are considered and planned for.
3.4.5	Climate Change Mitigation and Adaptation Implement planning and land use management strategies, and consider nature-based solutions, to minimize greenhouse gas emissions, and adapt to climate change-related vulnerabilities.
3.4.6	Hazardous Areas Identify areas at elevated risk of natural and climate change-related hazards and restrict development within these areas including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wildfire.
3.4.7	Economic Activities Support sustainable economic activities that are compatible with the preservation and protection of the Trust Area and its unique amenities, environment, community well-being, and that consider transportation and infrastructure capacity.
3.4.8	Community Heritage Sites Identify, preserve, protect, and support the restoration of community heritage sites.

Advisory Policies – Managing Growth and Development

Local trust committees and island municipalities should...

3.4.9	Existing Development Potential Identify land where current zoning or other land use regulations allow development that could be inconsistent with the object of the trust, and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.
3.4.10	Economic Development Opportunities for Indigenous Communities Through engagement with Indigenous Governing Bodies, support economic development opportunities for Indigenous communities.

Directive Policies – Housing

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.11	Suitable Locations for Additional Housing Identify suitable locations that could support increased density for the development of safe, secure, diverse, and attainable housing.
3.4.12	Housing Diversity Support a range of housing types and tenures to help meet the identified housing needs of the island community and local Indigenous communities.
3.4.13	Clustered Small Dwelling Units Support alternatives to conventional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas.
3.4.14	Floor Area and Lot Coverage Limits Set floor area and lot coverage limits for residential development to minimize negative environmental impacts, including on land used for agricultural purposes.
3.4.15	Affordable and Special Needs Housing Prioritize the processing of rezoning applications from non-profit housing providers and public agencies, and the processing of housing agreement bylaws for affordable and special needs housing.
3.4.16	Short-Term Rentals Identify and assess the impacts of short-term rental of dwellings on the availability of safe, secure and affordable housing and, where necessary, regulate and limit the number of short-term rentals accordingly.

Advisory Policies – Housing

Local trust committees and island municipalities should...

3.4.17	Housing for Indigenous People Through engagement with Indigenous Governing Bodies, support housing opportunities for Indigenous people in the Islands Trust Area.
3.4.18	Multi-Unit Residential Implement land use regulations for affordable and special needs housing and other multi-unit residential development that permit a range of potential site configurations, and control form and character through development permit areas.
3.4.19	Natural Building Materials and Techniques Encourage construction of buildings and structures using local natural building materials and techniques, and minimize barriers to their use.

Directive Policies – Transportation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.20	Public and Active Transportation Networks Identify and establish appropriately-situated, safe, comfortable, and equitable transportation networks that reduce dependency on private automobile use, encourage zero emission modes of transportation, and support increased use of trail systems, public transportation, and active transportation.
3.4.21	Rural Roadways Identify and protect rural roadways, including scenic and/or heritage roads.

Advisory Policies – Transportation

Local trust committees and island municipalities should...

3.4.22	Road Systems Ensure that road location, design, construction, and road systems are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.
3.4.23	Transportation Network Vulnerabilities Cooperate with relevant agencies to identify parts of the local transportation network at risk of damage or deterioration and participate in planning to address mitigation or infrastructure relocation where necessary.

Directive Policies – Waste, Emissions and Pollutants

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.24	Pollutants to Air, Land and Water Regulate land use and development to reduce detrimental pollutants to air, land and water.
3.4.25	Disposal of Waste Where required, identify appropriate locations for waste transfer stations for the removal of waste from the Islands Trust Area.
3.4.26	Wastewater Disposal Systems Establish requirements for the location and siting of new wastewater disposal systems to mitigate adverse impacts on the Trust Area and its unique amenities and environment, with a focus on Indigenous Peoples' cultural heritage sites and marine harvesting areas.

Directive Policies – Recreation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.27	Preservation of Natural Heritage Identify, preserve, protect, and support the restoration of natural heritage sites.
3.4.28	Location and Types of Recreational Facilities Identify appropriate locations for, types of, and access to, facilities for low-impact and active recreational activities, and discourage activities that may adversely impact the preservation and protection of the Trust Area and its unique amenities and environment.
3.4.29	Access to Community Marinas, Boat Launches, and Docks Identify and support safe public access and routes to community marinas, boat launches, and docks.
3.4.30	Access to Anchorages Identify appropriate and safe small-craft anchorage public-access locations.
3.4.31	Trail Systems Identify appropriate locations for, types of, and safe public access to public pedestrian, equestrian and bicycle trail systems to support active recreation that is compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.4.32	Public Shoreline Access Identify new, protect existing, and support the acquisition and protection of, safe public access to marine shorelines and along marine shorelines that are appropriate for low-impact, public recreational use and do not adversely impact the Trust Area and its unique amenities and environment, including Indigenous Peoples' identified cultural heritage sites and marine harvesting areas.
3.4.33	Public Access to Public/Crown Land Identify and support the acquisition and protection of public access and routes to publicly-owned lands.
3.4.34	Destination Gaming Facilities Prohibit destination gaming facilities such as casinos and commercial bingo halls.

Goal 5: Foster Sustainable Stewardship of Lands and Waters

Islands Trust Council recognizes that sustainable use of lands and waters in the Islands Trust Area is important to the long-term well-being and resilience of ecosystems in the Islands Trust Area and the communities that depend on them. This section lays out policies for sustainable land and water use that support the long-term health of ecosystems and sustainability of freshwater.

Directive Policies – Freshwater

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.1	Freshwater Sustainability Ensure that neither the density, nor intensity, of land use is increased in watersheds where the quality or quantity of the supply of freshwater is likely to be inadequate or unsustainable.
3.5.2	Freshwater Demand and Supply Projections Ensure that existing, anticipated, and seasonal water demand and water availability are considered.
3.5.3	Freshwater Self-Sufficiency Ensure that islands are self-sufficient in their supply of freshwater.
3.5.4	Saltwater Intrusion Identify areas at elevated risk of saltwater intrusion and restrict development serviced by groundwater within these areas.

Advisory Policies – Freshwater

Local trust committees and island municipalities should...

3.5.5	Freshwater Quality Ensure that freshwater quality is maintained or remediated.
3.5.6	Freshwater Uses Strive to ensure that water quality in lakes, streams and wetlands is maintained, and that freshwater use is not to the detriment of other uses of the waterway such as fish and amphibian habitat uses, Indigenous cultural and spiritual uses, and aesthetic and recreational uses.
3.5.7	Freshwater Storage Encourage freshwater storage in groundwater regions where the quality or quantity of groundwater is likely to be inadequate or unsustainable.

Directive Policies – Forest Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.8	Forest Lands for Sustainable Management Maintain large land holdings and parcel sizes to support sustainable forest management practices that are compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.5.9	Forest Lands and Road Systems Consider siting of roads and utility corridors to minimize the fragmentation of forest lands.
3.5.10	Forest Lands and Wildfire Risk Management Identify planning and land use management strategies that mitigate wildfire risk and that are appropriate to the unique biogeoclimatic zones and settlement patterns of each local planning area.

Directive Policies – Agricultural Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.11	Protection of Agricultural Lands Identify and protect agricultural lands within the Agricultural Land Reserve for current and future use consistent with the <i>Agricultural Land Commission Act</i> and its regulations, while considering down-stream impacts, wildlife habitat, and adjacent properties.
3.5.12	Agriculture and Adjacent Properties Minimize any adverse impacts of land uses from properties adjacent to agricultural lands.
3.5.13	Agriculture and Road Systems Consider siting of roads and utility corridors to minimize fragmentation of agricultural lands.
3.5.14	Economic Viability of Farms Consider land uses and activities that support the economic viability of farms without compromising the agricultural capability of agricultural land or adversely impacting the Trust Area and its unique amenities and environment.

Advisory Policies – Agricultural Lands

Local trust committees and island municipalities should...

3.5.15	Sustainable Agriculture Preserve, protect, and encourage sustainable farming and the sustainability of farming.
3.5.16	Food Security and Food Sovereignty Support initiatives that advance food security and Indigenous food sovereignty.

Directive Policies – Soil and Fill

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.17	Soil Removal and Deposit Foster the preservation, protection, and restoration of soils in the Islands Trust Area.
3.5.18	Soil and Fill from Middens and Foreshore Areas of Cultural Significance Prohibit alteration, removal or excavation of soil or fill from all identified archaeological sites, including middens or foreshore areas identified as culturally significant areas.

Directive Policies – Marine Shorelands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.19	Aquaculture Tenures Direct commercial aquaculture tenures to appropriate locations that will not adversely impact areas identified as culturally significant by Indigenous Governing Bodies, that provide critical habitat for species at risk, are of recreational significance or established or designated upland land uses, anchorages or moorages.
3.5.20	Setbacks from the Sea Incorporate current and anticipated impacts of sea level rise and storm surge, and determine appropriate shoreline buffers and setbacks from the sea, taking into account best practices recommended by the federal and provincial governments.
3.5.21	Soft Shoreline Protections Prioritize and foster soft shoreline approaches, such as those identified by the “Green Shores” program, to set requirements for shoreline preservation, and to mitigate erosion of shoreline and foreshore cultural heritage sites.
3.5.22	Vessel Moorage Prohibit the moorage of vessels in sensitive marine areas, including, but not limited to, eelgrass meadows, kelp forests, forage fish spawning areas, estuaries and mud flats.
3.5.23	Marinas Identify requirements for the location, size, and nature of marinas that are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.
3.5.24	Sharing of Coastal Facilities Identify opportunities for the sharing of coastal facilities such as docks, wharves, floats, jetties, boat houses, board walks, and causeways.
3.5.25	Marine Docks Consider the cumulative effects of docks, and limit or prohibit new docks in areas identified as culturally significant by Indigenous Governing Bodies, in areas that provide critical habitat for species at risk, and in areas of recreational significance.
3.5.26	Marine Structures Limit or prohibit the construction or installation of breakwaters, groynes, rock weirs and jetties in marine areas that are not zoned for group wharfage, marine commercial or industrial use, or ferry terminals.

Part 4: Implementation

4.1 — Policy Statement Implementation

Organizational Policy Alignment

Section 15 of the *Islands Trust Act* requires Islands Trust Council to adopt, by bylaw, a trust policy statement that applies to the Islands Trust Area. The Policy Statement must be a general statement of the policies of Islands Trust Council to carry out the object of the Trust.

Section 4(1) of the *Islands Trust Act* confirms that the Trust Council, Executive Committee, local trust committees and Islands Trust Conservancy are continued for the purpose of carrying out the object of the Trust.

Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities are expected to take general policy direction from the Policy Statement to ensure that decisions and activities of the organization are for the purpose of carrying out the Islands Trust Object. The Policy Statement should form the basis of Islands Trust Council's strategic planning process. To ensure consistency between the Policy Statement and the activities of Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities, staff should reference the Policy Statement and its relevant sections in meetings, staff reports, work programs, inter-governmental agreements (including protocols, letters of understanding and memoranda of understanding) and responses to referrals from other agencies. All inter-governmental coordination agreements, external communications, and advocacy should be consistent with the principles and policies set out in the Policy Statement.

Statutory Bylaw Approval Process

The main mechanism for implementing the Policy Statement in local planning and land use management decisions is the bylaw referral process under the *Islands Trust Act* and any referral process under the letters patent of an island municipality.

Executive Committee Approval: Under Section 15(4) of the *Islands Trust Act*, bylaws submitted to the Islands Trust Executive Committee must not be approved by the Executive Committee, or Trust Council, if they are contrary to or at variance with the Islands Trust Policy Statement.

Local Trust Committees: Under Section 27 (1) of the *Islands Trust Act*, a local trust committee must submit its bylaws to Islands Trust Executive Committee for approval before adoption. If Islands Trust Executive Committee returns a bylaw with requested changes or refuses to approve a bylaw, the local trust committee may refer the bylaw to Islands Trust Council for approval. A bylaw has no effect until it is approved by Islands Trust Executive Committee or Islands Trust Council. A bylaw adopting or amending an official community plan has no effect until it is approved by the Minister responsible for Islands Trust.

Island Municipalities: Under Section 38 (1) of the *Islands Trust Act*, the council of a municipality, all or part of which is in the Islands Trust Area, must submit official community plan bylaws to Islands Trust Executive Committee for approval before adoption. If Islands Trust Executive Committee returns an official community plan bylaw with requested changes or refuses to approve an official community plan bylaw, the municipality may refer it to Islands Trust Council for approval. If Islands Trust Council returns or refuses to approve a bylaw, the municipality may submit it to the Minister for approval. These bylaws have no effect until they are approved by Islands Trust Executive Committee, Islands Trust Council, or the Minister responsible for Islands Trust. Although not required under the *Islands Trust Act*, the letters patent for Bowen Island also require referral of bylaws other than official community plan bylaws.

Implementing Reconciliation

The main mechanism by which Islands Trust Council's commitment to Reconciliation will be implemented through the Policy Statement is the requirement for local trust committees and island municipalities to engage Indigenous Governing Bodies on official community plan and land use bylaw amendments set out in Directive Policy 3.1.1.

Additionally, the Policy Statement advises local trust committees and island municipalities to engage with Indigenous Governing Bodies on discretionary planning and land use management decisions, and on topics that need engagement with Indigenous Governing Bodies in order to be effectively addressed.

Policy Statement Implementation Plan

Prior to, or following the adoption of, a new Policy Statement, or amendments to it, Islands Trust Council should develop a plan to implement the Policy Statement. Execution of the Implementation Plan may inform the content of, or revisions to, the following documents:

- The Islands Trust Council Strategic Plan
- The Islands Trust Council Annual Budget
- The Policy Statement Implementation Policy
- Local trust committee and island municipality workplans
- Other documents as applicable

The Policy Statement Implementation Plan may guide the development of:

- A timeline to bring official community plans and land use bylaws into alignment with the Policy Statement
- A revised assessment tool that Islands Trust Executive Committee and Islands Trust Council can use to assess whether local trust committee and island municipality bylaws are contrary to or at variance with the Policy Statement
- Targets and indicators with which Islands Trust Council can monitor and evaluate implementation of the Policy Statement
- Annual monitoring and reporting activities
- Changes to existing Islands Trust Council policies, or new policies, to implement the Policy Statement
- Changes to existing Islands Trust Council agreements, or new agreements, with other levels of government, agencies, and Indigenous Governing Bodies, to implement the Policy Statement
- Communications regarding Policy Statement implementation
- Other implementation actions as applicable

4.2 – Policy Statement Amendments

Policy Statement Amendment Projects

At the beginning of each term, in conjunction with its strategic planning process, Islands Trust Council can identify any Policy Statement amendment tasks to be undertaken that term. Newly elected Islands Trust Councils will likely wish to engage with Indigenous Governing Bodies, and may wish to engage with other key partners and interested and affected parties across the Islands Trust Area to define priorities for Policy Statement amendments that term. Any topics that cannot be addressed in a particular term could be noted on a “Policy Statement Amendment Topic Review Inventory” for consideration by Islands Trust Council at a later date. Once an amendment project is initiated, Islands Trust Council could assign the Executive Committee or a council committee the task of leading and coordinating the Policy Statement review and amendment project, with the support of other committees as appropriate. As part of its annual budget cycle, Islands Trust Council should consider allocating resources required for a Policy Statement amendment project, including for any related communications and engagement.

Communications, Engagement, and Referrals

As soon as practicable after the initiation of a Policy Statement amendment process, Islands Trust Council should adopt a communications and engagement plan appropriate to the scope and scale of the amendment project.

Proposed Policy Statement amendments must be referred to regional district boards in the Islands Trust Area and should be referred to Indigenous Governing Bodies.

While there are no statutory requirements for public engagement or public hearings related to the Policy Statement, in cases where major amendments are being considered, Trust Council should inform and consult members of the public and relevant partner agencies. Engagement and referral partners could include, but would not be limited to: local trust committees and island municipalities; the Islands Trust Conservancy Board; residents and non-resident property owners in the Islands Trust Area; other residents of British Columbia; municipal councils, improvement district boards operating within the Islands Trust Area; relevant provincial government agencies; and other persons and organizations that would be interested and affected by the proposed Policy Statement amendments.

Legislative Process

Adoption of a Policy Statement amendment bylaw occurs only after Trust Council has undertaken four readings of the proposed Policy Statement bylaw and received approval by the Minister responsible for Islands Trust. Policy Statement amendment bylaws become effective upon date of adoption and are not retroactive.

Glossary of Terms

Active Recreation

Active recreation means recreation that is of a formal nature, often performed with specific people or teams, requires specialized equipment or prescribed places, sites or fields, but excludes recreation that primarily involves the use of a power-driven conveyance.

Archaeological Sites

Archaeological sites consist of the physical remains of past human activity.

All archaeological sites in British Columbia are protected under the [Heritage Conservation Act](#). This applies whether sites are located on public or private land, and whether the site is known or unknown. Protected archaeological sites may not be altered or changed in any manner without a permit. There are over 60,000 archaeological sites recorded in BC's Provincial Heritage Register including the remains of village and other habitation sites, as well as resource procurement activities such as fishing weirs and culturally modified trees. These sites may date anywhere from recent times to 14,000+ years ago, and studies continue to uncover new information. (Source: BC Archaeology Branch)

Biodiversity

Biodiversity (biological diversity) is the variety of living things, including diversity within species (genetic diversity), diversity between species, and diversity of ecosystems. When biodiversity characteristics are assessed for any location or region, three attributes are considered:

- composition (describes the parts of each biodiversity component in that area — e.g. habitat types, species present, genetic diversity within species);
- structure (refers to the physical characteristics supporting that composition — e.g. size of habitats, forest canopy structure, etc.);
- function (means the ecological and evolutionary processes affecting life within that structure — e.g. pollination, natural disturbances, predator-prey relationships). (Source: Biodiversity BC)

Colonialism

Colonizers are groups of people or countries that come to a new place or country and steal the land and resources from Indigenous peoples, and develop a set of laws and public processes that are designed to violate the human rights of the Indigenous peoples, violently suppress the governance, legal, social, and cultural structures of Indigenous peoples, and force Indigenous peoples to conform to the structures of the colonial state. Historical and ongoing colonialism, including the dispossession of lands, has a deep and devastating impact on Indigenous people and communities. (Source: BC Addressing Racism Working Glossary; BC Office of the Human Rights Commissioner)

Community Heritage Site

A community heritage site is real property that is considered to be heritage property. (Source: Local Government Act)

Conservation	Actions, legislation, or institutional arrangements that lead to the protection or preservation of a given species, group of species, habitat, natural area, or property or areas of heritage value or character.
Critical Habitat	Under the federal <i>Species at Risk Act</i> , critical habitat is the habitat that is necessary for the survival or recovery of listed extirpated, endangered, or threatened species, and that is identified as critical habitat in a recovery strategy or action plan. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. (Source: <i>Species at Risk Act</i>)
Land Use Density and Intensity	Density is regulated through zoning. Density may be defined by the number of units per given area of land. Density may also be measured by dividing the built area including all floor area, by the total area of the lot, e.g., floor area ratio (FAR). Intensity of use refers to the impacts of different types of land uses, e.g., certain types of commercial or industrial uses could be more intense with more impacts than residential or vice versa. Of note, density and intensity of use can combine to increase cumulative impacts of the land use.
Ecosystem	An ecosystem is a collection of communities of both living and non-living things that are connected. The biotic elements in an ecosystem include living things such as plants and animals. The abiotic elements found in an ecosystem include non-living things like land forms or climate. Healthy ecosystems provide important “services,” like clean air and water, healthy forests and farms, and habitat for plants and animals. (Source: Government of BC)
Ecosystem Integrity	Ecosystems have integrity when their native components, such as native species, biological communities, natural landscapes and ecological functions, are intact and are likely to persist. (Source: Government of Canada)
Equity / Equitable	Equity refers to achieving parity in policy, process and outcomes for historically and/or currently underrepresented and/or marginalized people and groups while accounting for diversity. It considers power, access, opportunities, treatment, impacts and outcomes. (Source: Equity & Inclusion Glossary, UBC)

First Nations

First Nations is not a legal term but came into common use in the 1970s to replace Indian, which some people found offensive. Many communities have also replaced “band” with “First Nation” in their names. Symbolically, the term elevates First Nations to the status of “first among equals” alongside the English and French founding nations of Canada. It also reflects the sovereign nature of many communities, and the ongoing quest for self-determination and self-government. First Nations people may live on or off reserve, they may or may not have legal status under the *Indian Act*, and they may or may not be registered members of a community or nation. “First Nations” should be used exclusively as a general term as community members are more likely to define themselves as members of specific nations or communities within those nations. (Source: Assembly of First Nations)

Groundwater Recharge Areas

Groundwater recharge areas are terrain that inherently provide geographical and ecological conditions for the infiltration of water from the land surface to the subsurface through soils, sediments, and fractured bedrock to replenish groundwater sources.

Groundwater recharge areas can be *diffuse* where widespread precipitation on the landscape infiltrates into groundwater sources or *localized* where discrete surface water sources such as streams, lakes, septic fields, and/or irrigation fields infiltrate into groundwater sources. Groundwater recharge areas that have a significant groundwater recharging effect for drinking water sources or groundwater dependent ecosystems in the Islands Trust Area are defined as *Critical Aquifer Recharge Areas*.

Groundwater Region

A groundwater region is a defined geographic area characterized by shared groundwater recharge, flow patterns, usage, and hydrogeological features, and that has clusters of wells that draw from common recharge zones. Analogous to surface-water watersheds – which are delineated based on drainage to a common outlet – groundwater regions are mapped to support the sustainable assessment, protection, and management of subsurface freshwater resources. Unlike surface watersheds, groundwater regions may span multiple watershed boundaries due to the complex movement of groundwater. These regions serve as practical planning units to guide evidence-based decisions regarding land use, water allocation, and ecosystem protection.

Heritage Site

Heritage site means, whether designated or not, land, including land covered by water, that has heritage value to British Columbia, a community or an aboriginal people. (Source: BC Heritage Conservation Act)

Housing Diversity

Housing diversity refers to the range of housing types and tenures in a community that allow people to find appropriate housing as their needs change over time, and at all stages of life.

Inclusive / Inclusion

Inclusion is an active, intentional, and continuous process to address inequities in power and privilege, and build a respectful and diverse community that ensures welcoming spaces and opportunities to flourish for all. (Source: Equity & Inclusion Glossary, UBC)

Indigenous Cultural Heritage

Indigenous Peoples understand and describe cultural heritage according to their distinct perspectives, traditions, and languages. For Indigenous Peoples, cultural heritage refers to ideas, experiences, objects, artistic expressions, practices, knowledge, and places that are valued because they are culturally meaningful, connected to shared memory, or linked to collective identity. Indigenous cultural heritage cannot be separated from either Indigenous identity or Indigenous life. Indigenous cultural heritage can be inherited from ancestors or it can be created by people today as a legacy for future generations. Indigenous Peoples have a right to identify their own cultural heritage, interpret its meaning, and safeguard its value. (Source: Indigenous Heritage Circle)

Indigenous Governing Body

Indigenous Governing Body means an entity that is authorized to act on behalf of Indigenous peoples that hold rights recognized and affirmed by section 35 of the *Constitution Act, 1982*.

Indigenous Knowledge / Knowledge Holders

There is no single definition of Indigenous Knowledge. For the purposes of this document, "Indigenous Knowledge" refers to a set of complex knowledge systems based on the worldviews of Indigenous peoples. Indigenous Knowledge reflects the unique cultures, languages, values, histories, governance and legal systems of Indigenous Peoples. It is place-based, cumulative and dynamic. Indigenous Knowledge systems involve living well with, and being in relationship with, the natural world. Indigenous Knowledge systems build upon the experiences of earlier generations, inform the practice of current generations, and evolve in the context of contemporary society. Different First Nations, Inuit and Métis communities each have distinct ways of describing their knowledge. Knowledge Holders are the only people who can truly define Indigenous Knowledge for their communities. It is important to note that some Indigenous communities are struggling to maintain their Indigenous Knowledge due to ongoing impacts of colonialism. (Source: Impact Assessment Agency of Canada)

Indigenous Peoples

Indigenous Peoples has the same meaning as aboriginal peoples in section 35 of the *Constitution Act, 1982*. The Assembly of First Nations also states: There is no official definition of Indigenous Peoples. In part, Indigenous communities, peoples and nations can be described as those which, having a historical continuity with pre-invasion and pre-colonial societies that developed on their territories, consider themselves distinct from other sectors of the societies now prevailing on those territories. Other terms include Aboriginal Peoples, Native Peoples, Original Peoples, or First Peoples. (Source: Assembly of First Nations)

Indigenous Rights

The term 'Indigenous Rights' is to be interpreted in accordance with the Province of British Columbia's Distinctions-Based Approach Primer, December 2023.

Middens

Midden, or 'shell midden' archaeological sites are indicative of past First Nations settlement activity. Formed by the accumulation of stratified cultural deposits over thousands of years, shell midden sites represent some of the most complex archaeological sites in the world. (Source: McLay et al (2008) *A'lhut tu tet Sul'hweentst Respecting the Ancestors*)

Note: A midden may be an archaeological indicator of village and burial sites, and may contain ancestral remains.

Natural Heritage Sites

Natural heritage sites are natural areas that:

- Furnish outstanding examples of Earth's record of life or its geologic processes;
- Provide excellent examples of ongoing ecological and biological evolutionary processes;
- Contain natural phenomena that are rare, unique, superlative, or of outstanding beauty; or
- Furnish habitats for rare or endangered animals or plants or are sites of exceptional biodiversity.

Nature-based solutions

Nature-based solutions are actions to protect, sustainably manage, and restore natural and modified ecosystems that address societal challenges effectively and adaptively, simultaneously benefiting people and nature.

Nature-based Solutions address societal challenges through the protection, sustainable management and restoration of both natural and modified ecosystems, benefiting both biodiversity and human well-being. Nature-based Solutions are underpinned by benefits that flow from healthy ecosystems. They target major challenges like climate change, disaster risk reduction, food and water security, biodiversity loss and human health, and are critical to sustainable economic development. (Source: International Union for Conservation of Nature (IUCN))

Precautionary Principle

Principle 15 of the Rio Declaration, known as the precautionary principle, states: "In order to protect the environment, the precautionary approach shall be widely applied by States according to their capabilities. Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation." Four central components of the precautionary principle include: taking preventive action in the face of uncertainty; shifting the burden of proof to the proponents of an activity; exploring a wide range of alternatives to possibly harmful actions; and increasing public participation in decision making. (Source: *The Precautionary Principle in Environmental Science*, Kriebel et al., 2001)

Preservation

To maintain in a given condition. Preservation often requires maintaining the processes that generate the desired condition.

Protection

To maintain over the long term by managing, or if necessary limiting, the type and intensity of development or activity to ensure that valued attributes are not compromised or destroyed.

Reconciliation

Reconciliation is about establishing and maintaining a mutually respectful relationship between Aboriginal and non-Aboriginal peoples in this country. In order for that to happen, there has to be awareness of the past, an acknowledgement of the harm that has been inflicted, atonement for the causes, and action to change behavior. (Source: Truth & Reconciliation Commission)

Restrict

To confine, bound or limit, not necessarily prohibit.

Sensitive Ecosystems

Sensitive ecosystems are classified as 'sensitive' because of their rarity and vulnerability to disturbances such as human impacts and climate change. The BC Sensitive Ecosystems Inventory identifies sensitive ecosystem types, which have been adapted by the Islands Trust Conservancy to identify sensitive ecosystems commonly found in the Islands Trust Area, including:

- **Cliff:** Steep slopes, often with exposed bedrock. Very little soil accumulation, and only exceptionally hardy trees and plants. Cliffs are important vegetation refugia because they are often inaccessible to deer browsing or livestock grazing and can be important nesting habitat for birds.
- **Freshwater:** all freshwater networks including but not limited to streams, lakes, wetlands, groundwater sources, springs, and precipitation.
- **Herbaceous:** Shallow soils characteristic of herbaceous ecosystems support low-growing vegetation, such as grasses, forbs (low, broad-leaved plants), wildflowers, mosses and lichens. Few trees and shrubs survive on these sites due to the fast-drying and often shallow nature of the exposed soils.
- **Old and Mature Forest:** Dry to moist forests dominated by conifer or deciduous tree species with a canopy cover of over 30%. Old forests have a stand age of over 250 years.; Mature forests have a stand age of 80–250 years.
- **Riparian:** Located adjacent to lakes, streams and rivers and characterized by plant communities and soils dependent on increased moisture. Influenced by erosion, sedimentation, flooding and seepage.
- **Wetland:** Feature moisture-dependent plants that thrive in an environment where water remains at or above the surface of the soil during most of the year. A wetland can be bog, fen, marsh, swamp, shallow water, wet meadow or a mixture of these types.
- **Woodland:** Dry and open forests dominated by a mix of broadleaf and coniferous tree species with canopy coverage of 10–30%. Generally restricted to south-facing slopes and ridges with shallow soils and bedrock outcroppings. (Source: BC Sensitive Ecosystems Inventory, as adapted in Islands Trust Conservancy Regional Conservation Plan 2018–2027)

Species At Risk	An extirpated, endangered, threatened species, or a species of special concern. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. Species of special concern means a wildlife species that may become a threatened or an endangered species because of a combination of biological characteristics and identified threats. (Source: Federal <i>Species at Risk Act</i>)
Stewardship	Voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities in the Islands Trust Area. For Indigenous Peoples, stewardship may be mandatory under Indigenous law.
Sustainable	Capable of being maintained indefinitely; capable of meeting the environmental, economic, and social needs of current generations without compromising the ability of future generations to meet their needs.
Treaties / Treaty Nations	Treaties are constitutionally protected, government-to-government agreements that identify, define and implement a range of rights and obligations, creating long-term, mutually binding commitments. Treaties negotiated through the BC treaty negotiations process are tripartite agreements between the governments of Canada, British Columbia, and a First Nation. The goal of treaties is reconciliation. Treaties signed with First Nations in Canada between 1701 and 1923 are commonly referred to as historic treaties. In BC, there are Douglas treaties, signed with First Nations on Vancouver Island, and Treaty 8 covering a portion of northeastern BC. Treaties signed today are called modern treaties, and cover where there are no historic treaties, and can also deal with matters not addressed in historic treaties. (Source: BC Treaty Commission)
Watershed	A watershed is a topographically-defined area where all precipitation – rainfall and snowmelt – flows downslope via surface or subsurface pathways to a common receiving water body such as a stream, wetland, lake, or the ocean. Due to the islands' high shoreline-to-area ratio, many watersheds in the Islands Trust Area are non-basin watersheds the ephemeral flows and no defined channels or permanent receiving water bodies.



DATE OF MEETING: January 27, 2026

TO: Gambier Island Local Trust Committee

FROM: Sonja Zupanec, Island Planner (Regional Planning Team)
Northern Office

SUBJECT: Official Community Plan and Land Use Bylaw Targeted Review Project –
Supplemental Report on Squamish Nation staff referral on shoreline protection and heritage conservation.

RECOMMENDATIONS:

1. That the Gambier Island Local Trust Committee amend the OCP/LUB Review Project Charter v.2.2 with the following deliverables and workplan:

“March 2026-September 2026:

- i. Draft, review, consider readings for OCP amendments consistent with Squamish Nation staff recommendations A1, 2, 4 and 5 (Engagement Summary 2023):
 - A1: Update OCP with Cha7élkwnech (Gambier) Island references throughout.
 - A2: Amend OCP with appropriate land acknowledgment.
 - A4: Amend OCP with specific commitments to reconciliation as overarching framework for all policy guidance.
 - A5: Amend OCP to explicitly recognize the impacts of existing patterns of settlement, protected areas and residential development on First Nations rights and title.
- ii. Refer to draft shoreline development permit guidelines and heritage conservation area guidelines to the APC; and
- iii. (Summer 2026) Undertake limited public engagement on the draft shoreline development permit area and heritage conservation area guidelines.

September 2026 – January 2027:

- Staff to consolidate results of public engagement for LTC consideration of next steps in future OCP and LUB amendments.”
2. That the Gambier Island Local Trust Committee request staff to prepare draft bylaw language for LTC consideration at the March 24, 2026 regular business meeting, to amend the Gambier Island Official Community Plan with First Nations recognition and policy directives for protection of First Nations interests in shorelines, ecosystems and cultural heritage on Gambier Island.

3. That the Gambier Island Local Trust Committee request staff to post the annotated draft 'Shoreline Development Permit Area', 'Heritage Conservation Area' documents and revised Project Charter dated January 2026 to the project website.
4. That the Gambier Island Local Trust Committee request staff to refer the updated/amended Project Charter to the newly appointed APC members for comment on preferred public engagement priorities, timelines and activities between March – September 2026, reflective of the tentative budget to be approved by Trust Council in March 2026.

REPORT SUMMARY

This report introduces Squamish First Nation staff comments on specific elements of the Local Trust Committee's (LTC) Gambier Island Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project. This report recommends a narrower set of objectives and deliverables to be completed by **March 2027**, which marks the end of the major project. Following March 2027, the Regional Planning Team's (RPT) involvement in the Gambier Island OCP/LUB Review Project will conclude, and any remaining work will need to proceed as stand-alone, minor projects, subject to future LTC direction, prioritization, and resourcing with its' assigned Island Planner and Regional Planning Manager.

BACKGROUND

The following resolutions were passed by the LTC at the July 2025 regular business meeting; staff have provided status updates for each:

GM-2025-031** that the Gambier Island Local Trust Committee pause public engagement on targeted amendments to the Official Community Plan and Land Use Bylaw until consideration of the Squamish Nation staff comments on the draft shoreline Development Permit Area and draft Heritage Conservation Area; and that staff present the drafts and referral comments for Local Trust Committee consideration at the November 25, 2025 regular business meeting. **CARRIED

The November 2025 regular business meeting was cancelled. An annotated copy of the draft Shoreline Development Permit Area (DPA) and draft Heritage Conservation Area (HCA) are presented to the LTC in Attachments 1 and 2 of this staff report. Squamish Nation staff have concluded their referral of these drafts and are supportive of the LTC implementing their recommendations as part of the ongoing OCP/LUB Review project.

GM-2025-033** that the Gambier Island Local Trust Committee amend the business case to allocate \$8000 towards communication and public engagement on potential draft bylaw language. **CARRIED

A business case to complete the OCP/LUB Review Project has been submitted and is subject to Trust Council approval in March 2026. Remaining OCP and LUB amendments may need to be resourced in the future as individual minor projects.

ANALYSIS

Issues and Opportunities

Staff have identified the following issues and opportunities, for LTC consideration:

- Squamish Nation staff comments on draft DPA and HCA;
- APC Referral of annotated draft DPA and HCA and revised project charter; and
- OCP amendments that can be considered in 2026.

1. Squamish Nation Comments

Squamish Nation recommendations from 2023 (Table 1, Attachment 4) state:

“C1. Explore implementation of shoreline development permit area or Heritage Conservation Area (HCA) to be applied island wide or 200 m from the setback of the natural boundary of the sea.”

“D3. Explore implementation of shoreline development permit area (DPA) to be applied island wide 30 metres from the setback of the natural boundary of the sea.”

Squamish Nation advised the LTC, through the engagement summary, that further exploration of regulatory tools—including a Shoreline DPA and island-wide or site-specific HCAs—was strongly supported. These tools were identified as proactive and reasonable means for the LTC to ensure that cultural heritage, which is currently not protected under the provincial Heritage Conservation Act, could be preserved or enhanced by amending the OCP and LUB. The OCP/LUB Review project charter (Attachment 3) has since the first version, identified the use of a Heritage Conservation Area (HCA) and shoreline Development Permit Area (DPA) as key objectives and potential deliverables of this project.

In early 2024, the LTC requested staff to prepare draft bylaw language:

GM-2024-17 that the Gambier Island Local Trust Committee request staff to prepare a supplemental report including options and implications of draft bylaw language to amend and update the Official Community Plan (OCP) and Land Use Bylaw (LUB) based on the general recommendations of the 2023 Public Engagement Summary and twenty recommendations from the 2024 Squamish Nation Engagement Summary (A1-A5; B1-B9; C1, C3, C4; D1, D3, D5) identified as high priority Official Community Plan and Land Use Bylaw amendments. **CARRIED**

Squamish Nation Comments on Draft Shoreline Development Permit Area

Staff prepared the draft shoreline DPA and presented it to the LTC in 2024 for discussion. In March 2025, the draft DPA was sent to the Squamish Nation referrals team for review under the 2023 capacity funding agreement. Despite the lapse of over a year since the initial engagement, the Nation's staff completed their review in fall 2025. Annotated copies of their comments are included as Attachments 1 and 2. In general, Squamish Nation staff see the DPA as a valuable tool to ensure identification of and protection of ecologically significant areas.

Squamish Nation Comments on Draft Heritage Conservation Area

The HCA tool, originally outlined in principle to the LTC in the October 1, 2024 staff report, enables local governments to conserve cultural heritage values through the management of land alteration and development activities. The attached draft HCA (Attachment 2) reflects discussions and incorporates elements that the Nation's staff have indicated they are interested in seeing implemented by the LTC. The intent is to ensure future land alterations on Gambier Island address concerns regarding ongoing degradation of native vegetation, cumulative landscape alteration, and impacts to areas forming part of the Nation's cultural heritage. Squamish Nation welcome collaboration on cultural representation, land protection and Squamish Nation language naming, cultural signage and recognition of traditional practices including hunting. The HCA has not been reviewed by the APC. Staff recommend a referral to the APC prior to public engagement or further consideration by the LTC.

The DPA and HCA could be significant bylaw amendments for the LTC to consider in the future; however, there is insufficient time remaining in this political term to undertake a comprehensive review. Staff recommend the LTC focus on public engagement of the HCA and DPA drafts in 2026. After the local government bylaw elections in the fall, the newly elected LTC can consider next steps in implementation of these tools.

2. APC Referral:

A new APC is scheduled to be appointed at the January 27, 2026 regular business meeting for a two-year term. The previous APC provided comments on the draft DPA (see annotations in Attachment 1) but had not had the opportunity to review the HCA. Given the LTC's preference for demonstrated community sentiment prior to proceeding with draft bylaws, staff recommend referring the draft Shoreline DPA and HCA to the newly appointed APC for comment on:

- General, technical questions and implementation concerns of draft policies and guidelines;
- Preferred methods of public engagement and scope of APC involvement in assisting public engagement on the drafts prior to September 2026.

This referral is particularly timely given project constraints: 1) a Trust Area election in fall 2026 will limit decision-making opportunities between ~September 2026 to January 2027, and 2) the available budget for the next fiscal phase is subject to approval in March 2026, (likely ~\$5,000-\$8,000).

3. LTC Consideration of Amendments in 2026:

With limited time remaining in the current political term, staff are recommending a focused and achievable work program intended to secure tangible progress on the OCP Review before the fall 2026 Islands Trust local elections.

This workplan revision below reflects the recommended minimum scope to advance long-standing Squamish Nation recommendations that have already been the subject of prior engagement, while also summarizing public and Advisory Planning Commission (APC) input on draft policy direction and regulatory tools.

March 2026-September 2026:

- i. Draft, review, consider readings for OCP amendments consistent with Squamish Nation staff recommendations A1, 2, 4 and 5 (Engagement Summary 2023):

A1: Update OCP with Cha7élkwnech (Gambier) Island references throughout.

A2: Amend OCP with appropriate land acknowledgment.

A4: Amend OCP with specific commitments to reconciliation as overarching framework for all policy guidance.

A5: Amend OCP to explicitly recognize the impacts of existing patterns of settlement, protected areas and residential development on First Nations rights and title.

- ii. Refer to draft shoreline development permit guidelines and heritage conservation area guidelines to the APC; and
- iii. (Summer 2026) Undertake limited public engagement on the draft shoreline development permit area and heritage conservation area guidelines.

September 2026 – January 2027:

- Staff to consolidate results of public engagement for LTC consideration of next steps in future OCP and LUB amendments.

NEXT STEPS

If the LTC concurs with the recommendations #1-4 outlined on page 1 of this report, staff will amend the Project Charter; prepare draft OCP First Nations acknowledgment and policy directive language, and prepare a referral to the newly appointed APC.

Submitted By:	Sonja Zupanec, RPP, MCIP, Island Planner	January 5, 2026
Concurred By:	Renée Jamurat, RPP, MCIP, Regional Planning Manager	January 9, 2026

ATTACHMENTS:

1. January 2026 Annotated draft Shoreline Development Permit Area
2. January 2026 Annotated draft Heritage Conservation Area
3. OCP/LUB Project Charter v.2.2
4. 2023 Squamish Nation staff engagement summary

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GAMBIER ISLAND SHORELINE DEVELOPMENT PERMIT AREA

Designation

The Shoreline Development Permit Area includes **all land 30 m upland of the natural boundary of the sea, the foreshore area and all that area of land covered by water between the natural boundary of the sea and and the boundary of the area of bylaw application.**

This designation is shown in a generalized representation on Schedule X. The definitive designation and delineation of Development Permit Area X consists of a digital record compiled by means of a digital elevation model. This digital record is stored and maintained in a Geographic Information System at the offices of the Islands Trust.

Authority

The Shoreline Development Permit Area is designated a development permit area pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity, and Section 488(1)(b) for the protection of development from hazardous conditions.

Special Conditions and Objectives That Justify the Designation

It is the Object of the Islands Trust to “Preserve and protect the Trust Area and its unique amenities and environment of the Trust Area for the benefit of the residents of the Trust Area, and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.”

It is Provincial legislation in Section 473(1)(d) of the *Local Government Act* that an official community plan must include statements and map designations for the area covered by the Plan respecting restrictions on the use of land that is subject to hazardous conditions, or that is environmentally sensitive to development.

It is policy of the Islands Trust Council that protection must be given to the natural processes, habitats and species of the Trust Area, including those of open coastal grasslands, the vegetation of dry rocky areas, estuaries, tidal flats, salt water marshes, drift sectors, lagoons, kelp and eel grass beds and that development, activity, buildings or structures should not result in a loss of significant marine or coastal habitat, or interfere with natural coastal processes.

It is also policy of the Islands Trust Council that local trust committees shall in their Official Community Plans and regulatory bylaws, address:

- the protection of sensitive coastal areas;
- the planning for and regulation of development in coastal regions to protect natural coastal processes;

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- opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways; and
- the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning area

Shorelines within Gambier Island have high ecological values. Due to their physical and biological characteristics they may need to be carefully managed to avoid potential negative impacts of development. Development and associated shoreline improvements or protection measures can threaten the ecological and physical integrity of the foreshore and upland. In addition, sea level rise, storm surges, increased storm intensity and other anticipated effects of climate change as well as steep slope hazard areas may exert negative effects on potential development.

The Objectives of the development permit area are:

1. To plan and regulate new development in a manner that preserves and protects the long-term physical integrity and ecological values of shorelines and associated foreshore and upland areas.
2. To manage development to minimize disruption of natural features and processes and to retain, wherever possible, natural vegetation and natural features.
3. To minimize the disruption of natural features and processes and to retain, wherever possible, natural vegetation and natural features.
4. To adapt to the anticipated effects of climate change.
5. To protect development from hazardous conditions.

Development Approval Information

The development permit area is also designated an area for which development approval information (DAI) may be required according to Section 485(1) of the *Local Government Act*. The designation of these as areas for which development approval information may be required is based on the special conditions or objectives supporting the designation of the DPA. Development approval information means information on the anticipated impacts of the proposed activity or development in the form of a report from a qualified professional.

Applicability

Section 489 of the *Local Government Act* provides that within areas designated as Development Permit Areas in an official community plan:

- (a) land must not be subdivided,
- (b) construction of, addition to or alteration of a building or structure must not be started;
- (c) land must not be altered;

unless the owner first obtains a Development Permit or an exemption under s 488(4) applies.

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Exemptions

The following activities are exempt from any requirement for a development permit:

1. The placement of impermanent structures such as benches, tables and garden ornaments.
2. Development on land where a conservation covenant under section 219 of the Land Title Act registered against title is granted to the Local Trust Committee or a recognized conservancy and includes provisions which protect shoreline ecosystems in a manner consistent with the applicable DPA guidelines.
3. Repair, maintenance, alteration or reconstruction of existing legal buildings, structures or utilities, including those that are legal non-conforming, provided there is no alteration of undisturbed land or vegetation and that the work is entirely within the existing footprint.
4. Repair and maintenance of existing roads, driveways, paths and trails, provided there is no expansion of the width or length of the road, driveway, path or trail, and no creation of additional impervious surfacing, including paving, asphaltting or similar surfacing.
5. Manual removal of non-native, invasive plants or noxious weeds.
6. Farm operations as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in Section 2(2), (3), (4) and (5) of the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation.
7. Construction of a fence so long as no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres on either side of the fence.
8. The construction of a trail if all of the following apply:
 - No native trees are removed;
 - The trail is 1 metre wide or less;
 - The trail is for personal, non-vehicular use only;
 - The trail is constructed of soil, gravel, mulch or another pervious surface.
9. Gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, tree and shrub pruning, vegetation planting and minor soil disturbance that do not alter the general contours of the land.
10. Tree limbing or tree topping, unless the work can reasonably be expected to result in the death and removal of the tree and root system.

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11. The removal of trees that have been examined by an International Society of Arboriculture (ISA) certified arborist and certified to pose an immediate threat to life or property.
12. The construction of a small accessory building such as a pump house, gazebo, garden shed or play house if all the following apply:
 - The building is located a minimum of 15 metres from the natural boundary of sea;
 - No native trees are removed; and
 - The total lot coverage of the accessory building is less than 10 m².
13. The installation of a mooring buoy.
14. Works undertaken by a local government or a body established by a local government.
15. Emergency actions required to prevent, control or reduce an immediate threat to human life, the natural environment or public or private property including:
 - Forest fire or flood;
 - Protection, repair or replacement of public facilities;
 - Clearing of an obstruction from a bridge, culvert, dock, wharf or stream;
or
 - Repairs to a bridge, culvert, dock or wharf.
16. Boundary adjustment subdivision where the location of the DPA: i) provides developable areas outside of the DPA; ii) there is no alteration of undisturbed land or vegetation, and iii) written certification by a registered professional biologist that the subdivision layout (access to the lot(s)) will not adversely impact the immediate and long term viability of any ecosystem and the developable areas are continuous outside the ecosystem or DPA.

Guidelines

Development permits should be issued in accordance with the following guidelines.

General Guidelines:

1. In general, development of the shoreline area should be limited, should minimize negative impacts on the ecological health of immediate terrestrial and marine ecosystems and should not disrupt coastal sediment transport processes.
2. It should be demonstrated that locating development entirely outside of the Development Permit Area has been considered, and a written description of why that is not being proposed should be provided as part of the application.

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3. Upland shoreline structures, additions or land alteration should be located and designed to avoid the need for shore protection works.
4. Consideration should be given to minimizing the impacts of sea level rise, storm surges, increased storm intensity and other anticipated effects of climate change.
5. The LTC may consider variances to subdivision or building and structure siting or size regulations to meet the objectives of the development permit area.
6. Development on steep slopes or bluffs should be set back sufficiently from the top of the bluff to ensure that shore protection measures will not be necessary during the life of the structure, as demonstrated by a geotechnical analysis for the site.
7. Protection of the DPA by delineation (snow/sediment control fencing) and restricted access, (signage) should be installed prior to any land alterations.
8. Soil removal and deposit, as well as areas cleared and disturbed for development should be minimized.
9. Shore protection measures that will cause erosion or other physical damage to adjacent or down-current areas should not be supported.
10. Septic systems should not be located in the development permit area. If such a location cannot be avoided, the encroachment into the development permit area should be minimized, and the design and construction of the septic system be supervised by a qualified professional to ensure that the objectives and guidelines of the development permit area are met as conditions of the permit.
11. Where this development permit area includes critical habitat of any Species at Risk, native plant species or plant communities that are identified locally, provincially, or federally as sensitive, rare, threatened or endangered, or have been identified by a qualified professional as worthy of particular protection, these habitat areas should be left undisturbed. If disturbance cannot be entirely avoided, development and mitigation measures should be undertaken under the supervision of a qualified professional.
12. All development within this development permit area should be undertaken and completed in such a manner as to prevent the release of sediment to the shore or to any watercourse that flows to the marine shore. An erosion and sediment control plan, including actions to be taken prior to land clearing and site preparation and the proposed timing of development activities to reduce the risk of erosion, may be required as part of the development permit application.
13. A development permit may require monitoring of the implementation of required environmental mitigation, restoration or enhancement planting or measures approved under a development permit by a qualified professional

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until all such measures have been completed and the professional has provided a report confirming completion to a standard acceptable to the Local Trust Committee. The Local Trust Committee may require provision of a security to be used to fulfill the conditions of the permit if the permit holder fails to do so.

Guidelines for Shoreline Modification:

14. Shore protection and stabilization measures should not be undertaken for the purpose of extending lawns or gardens or providing space for additions to existing structures or new buildings.
15. When required, shore protection measures should:
 - a. Apply the 'softest' possible shore protection measure that will still provide satisfactory protection; and
 - b. Limit the size of shore protection works to the minimum necessary.
16. 'Hard' structural shore protection measures (e.g. concrete walls, lock block, stacked rock) may be considered in support of existing development only when a professional geotechnical and biophysical analysis demonstrates that:
 - a. an existing structure is at immediate risk from shoreline erosion caused by tidal action, currents, or waves. Evidence of normal sloughing, erosion or steep bluffs, or shoreline erosion itself, without a scientific or geotechnical analysis, is not sufficient demonstration of need;
 - b. the erosion is not being caused by upland conditions, such as the loss of vegetation and uncontrolled drainage;
 - c. on-site drainage solutions directing drainage away from the shoreline have been exhausted before considering structural shoreline stabilization;
 - d. non-structural or soft shoreline protection measures, such as locating new buildings and structures further from the shoreline, planting vegetation, biotechnical measures, beach enhancement, anchor trees or installing on-site drainage improvements are not feasible or sufficient to address the stabilization issues; and
 - e. unavoidable damage to shoreline ecological function is mitigated as much as feasible and restoration is undertaken when feasible.
17. All structural shore protection measures should be installed within the property line or upland of the natural boundary of the sea, whichever is further inland. 'Soft' shoreline protection measures that provide restoration of previously damaged ecological functions may be permitted seaward of the natural boundary subject to obtaining necessary approvals from the provincial and federal governments.

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18. Existing shore protection works may be replaced if the existing works can no longer adequately serve their purpose provided that:
 - a. The replacement shore protection works are of the same size and footprint as the existing works, unless required to prevent shoreline erosion as determined by a qualified professional;
 - b. The replacement shore protection works are designed, located, sized, and constructed to mitigate the loss of ecological functions, and include habitat restoration measures when feasible;
 - c. Replacement walls or bulkheads do not encroach seaward of the natural boundary or the seaward limit of the existing shore protection works unless there are significant safety or environmental concerns that could only be addressed via such an encroachment. In such cases, the replacement of shore protection works should utilize the 'softest' approach possible and should abut the existing shore protection works; and
 - d. Where impacts to critical marine habitats would occur by leaving the existing works in place, they can be removed as part of the replacement measure.

Guidelines for Vegetation Management, Restoration and Enhancement:

19. Existing, native vegetation should be retained wherever possible to minimize disruption to habitat and to protect against erosion and slope failure.
20. Existing trees and shrubs to be retained should be clearly marked prior to development, and temporary fencing installed at the drip line to protect them during clearing, grading and other development activities.
21. If the area has been previously cleared of native vegetation, or is cleared during the process of development, replanting should be required in accordance with these guidelines or requirements specified in the development permit. Areas of undisturbed bedrock exposed to the surface of natural sparsely vegetated areas should not require planting.
22. Vegetation species used in replanting, restoration or enhancement should be selected to suit the soil, light and groundwater conditions of the site, should preferably be native to the area, and be selected for erosion control and/or fish and wildlife habitat values as needed. Suitably adapted, non-invasive, non-native vegetation may also be considered acceptable.
23. All replanting should be maintained by the property owner for a minimum of 3 years from the date of completion of the planting. This may require removal of invasive, non-native weeds (e.g., Himalayan blackberry, Scotch broom, English ivy) and irrigation. Unhealthy, dying or dead stock should be replaced at the owner's expense within that time in the next regular planting season.

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24. The Local Trust Committee may require provision of a security to be used to fulfill the replanting and vegetation maintenance conditions of the permit if the permit holder fails to do so.

Guidelines for Beach Nourishment and Fill:

25. Fill upland of the natural boundary greater than 10 cubic metres in volume should be considered only when necessary to assist in the enhancement of the natural shoreline's stability and ecological function. Such fills should be located, designed, and constructed to protect shoreline ecological functions and ecosystem-wide processes, including channel migration.
26. Fill below (seaward of) the natural boundary should be considered only when necessary to assist in the enhancement of the natural shoreline's stability and ecological function, typically as part of a beach nourishment design.
27. Fill should not be placed at or below the natural boundary for the purposes of providing a trail or walkway.
28. All upland fill and beach nourishment materials should be clean and free of debris and contaminated material. All fill and beach nourishment proposals are subject to review and approval by provincial and federal authorities having jurisdiction.

Guidelines for Shore Access and Parking:

29. Roads, driveways, trails and pathways should follow the contours of the land, appropriately manage drainage, not require retaining walls, and only use stairs as a last resort.
30. Accesses in extremely sensitive areas or hazardous areas should be restricted or prohibited.
31. Parking areas should be located away from the shore, buffered or landscaped, and constructed so as to minimize erosion and water pollution by controlling storm runoff. Structural measures such as catch basins, oil separators, filtration trenches or swales, unpaved or permeable all weather surfaces should be considered for this purpose.

Guidelines for the Construction and Replacement of Docks:

32. Development activities along the foreshore or in marine areas should be conducted during the low risk timing window for spawning, nesting and nursery periods.
33. Docks and wharves should be designed to ensure that public access along the shore is maintained except where such access is determined to be infeasible because of incompatible uses, safety, security, or harm to ecological functions.

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34. Docks and wharves should be sited to minimize impacts on sensitive ecosystems such as eelgrass beds, fish habitat and natural processes such as currents and littoral drift.
35. Docks should be constructed in a manner that permits the free flow of water beneath. Supports should be located on a hard substrate.
36. Floating docks should not rest on the sea bed at any time and a minimal, moveable ramp rather than a fixed wharf or pier should be utilized to connect the dock with the shore.
37. Piers and pilings and floating docks are preferred over solid-core piers.
38. Docks should not use unenclosed plastic foam or other non-biodegradable materials that have the potential to degrade over time. Docks should be constructed of stable materials that will not degrade water quality. The use of creosote-treated pilings is discouraged.
39. Dock and float design should allow natural light penetration to the submerged land underneath. Natural light penetration can be facilitated by spacing the decking surface of the dock, incorporating grating and minimizing the width of the structure.
40. Docks should be located and designed to avoid the need for shore defence works or breakwaters.
41. Residential docks should not extend from shore any further than necessary to accommodate a small pleasure craft. Residential docks should not be designed to accommodate boats with a draft greater than 2.2 metres or have floats more than 35 square metres total surface area unless more than two parcels have legal access to the dock, in which case permitted total surface area should be a multiple of the number of lots the dock serves.
42. The access ramps, walkways and stairs for docks should not exceed a maximum width of 1.5 metres.

Guidelines for the Construction and Replacement of Boat Launch Facilities:

43. Boat launch ramps are the least desirable of all water access structures and should be considered only if they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary. Ramps should be kept flush with the slope of the foreshore to minimize interruption of natural geo-hydraulic processes.
44. Construction of a private ramp on an individual residential lot or parcel is discouraged.

Guidelines for the Installation of Ocean-loop Geoexchange Systems:

45. Ocean-loop geoexchange systems should only be considered if they are closed-loop systems using only water as the circulating heat transfer fluid; if they meet

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or exceed the Canadian CSA design standards CAN/CSA-448-02; and if they are designed and installed by a Registered System Designer.

Guidelines for Subdivision:

46. All lots in a proposed subdivision must be configured to have sufficient area for permitted principal and accessory uses without encroaching into land use bylaw setbacks, the Development Permit Area, or creating a likelihood of shoreline protection measures for the permitted level of development.

Guidelines for Commercial and Industrial Development:

47. Boat maintenance and repair facilities shall be designed and sited in a manner that minimizes the potential for the discharge of toxic materials from boats (e.g. fuels, oils, maintenance by-products).
48. Lighting of commercial and industrial developments built over the water surface should be kept to the minimum necessary for safety and visibility. Light fixtures on such sites should focus light on the area to be illuminated and avoid spillage of light into other areas. Fixtures should not result in glare when viewed from areas that overlook the sea. Low-glare fixtures with a high-cut off angle should be used. Full-spectrum fixtures are preferred. Neon lighting should not be used outside buildings.
49. Signs on commercial and industrial developments built over the water surface should not move or be audible and should not incorporate lighting that moves or flashes or gives the impression of doing so.
50. Offshore log storage should be located such that natural flushing and water circulation will disperse waste materials, and log dumping facilities should be designed and operated to prevent bark and other debris from accumulating on the sea bed.

DRAFT GAMBIER ISLAND HERITAGE CONSERVATION AREA

Annotated 2025 Squamish Nation staff comments

1.0 HERITAGE CONSERVATION AREA 1 – Gambier Island

1.1 Description of Permit Area

Heritage Conservation Area 1 is shown on Map #x. It is designated according to Section 614 of the *Local Government Act* to conserve the island's diverse cultural heritage.

1.2 Justification

Gambier Island possesses a unique blend of historical and culturally significant values that warrant its designation as a heritage conservation area. The island's diverse ecosystems that include mature forests, coastal habitats, and scenic vistas, contribute to its ecological integrity and provide critical habitats for various species that have supported Indigenous peoples for thousands of years.

Indigenous cultural practices and traditional knowledge are deeply intertwined with the Gambier Island landscape. Recognizing and preserving these cultural landscapes, cultural heritage sites and cultural resources is essential for honoring Indigenous heritage and fostering a deeper understanding of the island's historical context.

Gambier Island also features historical structures and sites that reflect the settlement patterns and vernacular building styles and materials of early colonization by communities from [specify relevant local context - European, Chinese, Hawaiian and Japanese] descent. Protecting these sites will not only safeguard the island's diverse history but also promote educational opportunities and heritage tourism, benefiting the local community and visitors alike.

The designation of Gambier Island and the adjacent marine areas as a heritage conservation area is intended to help manage development pressures and ensure that any future growth and development are in harmony with long term conservation of the island's cultural landscape. This approach aligns with the province-wide recognition that heritage protection contributes to the well-being of current and future generations.

1.3 Objectives

The objectives of the designation of Heritage Conservation Area #1 are to ensure:

- a) Increased awareness of cultural heritage values that are present on the island and foster a local culture of conservation;
- b) Preservation of cultural heritage sites such as locations with spiritual and ceremonial importance;
- c) Protection of cultural heritage resources such as mature forest ecosystems, native vegetation, sensitive ecosystems, freshwater lakes, streams, and wetlands and riparian areas that support diverse communities of native floral and fauna;
- d) Safeguarding Indigenous access to shorelines, freshwater and forest ecosystems; and

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Annotated 2025 Squamish Nation staff comments

- e) Conservation of significant historical buildings, structures, sites, and commemorative plantings.

1.4 Special Features and Characteristics of Protected Heritage

The following buildings, structures, lands, characteristics and features define the conservation priorities of the area and contribute to the heritage value and character of Gambier Island:

- 1.4.1** All lands within x metres of the natural boundary of the sea and the high-water mark of streams, lakes and wetlands.
- 1.4.2** The island's forest ecosystems as delineated on Map X and individual native tree species with a diameter at breast height (DBH) x cm or larger.
- 1.4.3** The unique viewpoint from across the Howe Sound and nearby islands located at [x]...
- 1.4.4** The unique rock formations/tree stands/iconic landforms located at [x]...
- 1.4.5** The island's intertidal zone 30 metres seaward from the natural boundary of the sea.

1.5 Guidelines

A Heritage Alteration Permit is required in order to authorize the subdivision of land, to make an alteration to the defined special features and characteristics of protected heritage listed under part 1.4, or the construction of new buildings, structures, driveways, wells, roads or sewage disposal systems, and be in accordance with the following guidelines:

- 1.5.1** As part of the application for a heritage alteration permit, completion and submission of an investigation prepared by a qualified professional* to determine the archaeological values of the site where alterations are proposed and prescribe applicable heritage conservation measures for the proposed development that are consistent with the objectives and guidelines of this Heritage Conservation Area.
- 1.5.2** As part of an application for a heritage alteration permit, applications to make an alteration to the defined special features and characteristics of the protected

DRAFT GAMBIER ISLAND HERITAGE CONSERVATION AREA

Annotated 2025 Squamish Nation staff comments

heritage listed under part 1.4 should contain detailed specifications for the proposed alteration, as well as a rationale for why alterations are required. Any change to these special features and characteristics should protect their heritage value.

- 1.5.3 Subdivisions resulting in one or more additional lots should accommodate First Nation(s) access to **[LIST priority accommodations for access such as significant heritage sites, shorelines, lakes, streams or wetlands]** by way of a registered statutory right of way in favour of the First Nation(s), where deemed appropriate by the Nation(s).
- 1.5.4 Protection of the ground surface from heavy machinery movement through the use of....
- 1.5.5 Implement erosion and sediment control measures to protect water quality through the use of....
- 1.5.5 Re-use of existing foundations where possible or construction of new low or moderate impact foundations consistent with standards by the BC Ministry responsible for Archaeology. New buildings should not be designed with subsurface crawl spaces or full basement foundations.
- 1.5.6 New access roads, driveways and parking areas should be constructed on built up imported fill and not excavated or graded and be constructed with permeable materials to reduce runoff and enhance groundwater recharge.
- 1.5.7 New proposed subsurface infrastructure such as utilities or drainage should be located in existing linear trenches or located exclusively in imported fill to avoid excavations.
- 1.5.8 New sewage disposal systems should be designed and constructed with above ground tanks and mound septic fields or be Type 2 or 3 systems to minimize disturbance to heritage landscapes.
- 1.5.9 Natural features such as **native trees** with a diameter at breast height (DBH) of **x** cm or more should be preserved and integrated into site plans with adequate root zone protection during construction as recommended by a qualified professional (**RPBio?**).
- 1.5.10 New applications for provincial foreshore tenures should be supported by a Preliminary Field Reconnaissance (PFR), Archaeological Overview Assessment (AOA) or Archaeological Impact Assessment (AIA) depending on **[the significance of the site?]**.
- 1.5.11 New docks should be constructed with minimum 43% open spaces for light penetration and not contain any polystyrene to promote...
- 1.5.12 Swimming pools and hot tubs should be above ground to avoid extensive ground disturbance.

DRAFT GAMBIER ISLAND HERITAGE CONSERVATION AREA

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- 1.5.13** Existing heritage buildings, structures, commemorative plantings or sites should be retained and rehabilitated rather than demolished for new development.
- 1.5.14** Construction within **50 metres** of underwater clam gardens, fishing weirs, shipwrecks or heritage sites should be discouraged.

1.6 Exemptions from Permit Requirements

A Heritage Alteration Permit is not required for:

- a) Works underway through an approved Heritage Alteration Permit under the Heritage Conservation Act;
- b) Consolidation of one or more parcels into a single lot;
- c) Dedication of land to Nature Reserve, Park, or other protected land;
- d) Interior renovations of an existing building or structure;
- e) Routine maintenance and repairs of an existing building or utilities such as water and sewage disposal that does not require excavation of undisturbed land or increase the lot coverage;
- f) Emergency repairs needed to address safety concerns or prevent immediate damage provided that the work is temporary and a permit application is submitted within **xx** days of the emergency repairs;
- g) Construction of new buildings or structures under **10 square metres** in size;
- h) Installation of a fence or landscaping that does not involve slope grading or removal of native vegetation.

ADD SCHEDULE **X Buildings and Structures**

Gambier Island Community Hall and commemorative plantings; General Store and [x] Public Dock].

The [logging/mining/old school/post office] site located at [x].

The historic [homestead/lighthouse/cabin] located at [x].

END

Gambier Island OCP and LUB Targeted Review Project Charter v.2.2

Gambier Island Local Trust Committee

Endorsed Date: March 25, 2025

Purpose: To conduct a review of the Gambier Island Official Community Plan policies and Land Use regulations pertaining to forest protection, conservation of the Douglas-fir and associated ecosystems, protection of archaeological and cultural sites, shoreline protection and marine designations across the Plan area.

Background: The LTC identified this project as a Top Priority in February 2015. The project was put on hold in 2018 and recommenced in 2021. In 2022, Squamish First Nation staff indicated to Islands Trust staff a desire to participate in comprehensive engagement, review and update of targeted OCP policies and LUB regulations. Public engagement was conducted in 2022 and in early 2023 the public engagement summary report was endorsed by the LTC. Squamish Nation capacity funding for the 2023/2024 fiscal year was confirmed and engagement with Nation staff and Trust planning staff commenced in 2023. A summary of Squamish Nation recommended actions for LTC consideration of implementation was reviewed in April 2024 and endorsed by the LTC in October 2024.

Objectives

- Amend the Gambier OCP & LUB with regards to:
 - First Nations Perspectives;
 - Archaeological and cultural site protection;
 - Forest Ecosystem Protection;
 - Shoreline Protection;
 - Public docks;
 - Technical amendments.

Develop the style and structure of the OCP document as an Islands Trust model.

In Scope

- Amendments to the OCP and LUB that include:
 - Language and policies that respond to and respect First Nations perspectives;
 - Policy and schedule updates regarding land and marine use designations, including new or amended use designations;
 - Development Permit Areas to protect forests and shorelines;
 - Heritage Conservation Areas to protect archaeological and cultural sites;
 - Advocacy policies;
 - Technical amendments;
 - Developing a model OCP bylaw in terms of style and structure.
 - LTC endorsed elements from the 2023 public engagement summary report.
- Include Cotton Bay lots that were excluded from OCP Bylaw No. 73.

Out of Scope

- OCP and LUB amendments regarding:
 - Economic development;
 - Services for island residents;
 - Private institutional policies;
 - Parks and trails.

Deliverables

- One OCP Amendment Bylaw
- One LUB Amendment Bylaw
- Post Bylaw Adoption communication materials

Work Plan Overview

Phase 1: Project Initiation	Date
LTC endorses project charter - COMPLETED	May 27 2021
Planning research & information gathering (early engagement with First Nations, discussion paper prep, community outreach) - COMPLETED	Spring - Summer 2021
Formation of a project Working Group & development of Terms of Reference - COMPLETED	June - July 2021
Analysis of data/mapping for priority setting & develop criteria to identify target areas (UBC team) - COMPLETED	Summer - Fall 2021
Development of discussion paper templates - COMPLETED	Fall 2021
Development of a community mapping tool - COMPLETED	Winter 2022
Development of Engagement and Communications Framework - COMPLETED	Winter 2022

Phase 2: Consultation and Bylaw Development	Date
Retain a consultant to provide limited support to help build the engagement plan - COMPLETED	Spring 2022
Development of discussion papers - COMPLETED	Spring - Summer 2022
LTC consideration of updated project charter/endorsement of Engagement Plan recommendations - COMPLETED	June 2023
Continued First Nations consultation via early referral of draft bylaw language and meeting between First Nation elected officials and the LTC	2024-2025
Public engagement workplan developed and implemented; Advisory Planning Commission referrals.	2025-2026
Phase 3: Legislative Process and Implementation	Date
Draft bylaws prepared and considered by the LTC. Bylaw readings, formal agency and First Nation referrals public hearing, Executive Committee and Ministerial approvals, adoption	2025-2026
Bylaw consolidation, post bylaw adoption communications	2025-2026

Project Team	
Island Planner – Regional Planning Team	Project Manager
Regional Planning Manager	Project Sponsor
Island Planner	Planning & technical support (limited)
GIS Technician	Mapping support
OAA, PTA, LC	Admin support
RPM Approval: Date: 2021-05-18; 2021-07-13; 2021-10-05; 2022-03-29; 2023-06-20	LTC Endorsement: Resolution #: GM-021-038 Date: 2021-05-27; GM-2021-058 Date: 2021-07-22; GM-2021-078 Date: 2021-10-14; GM-2022-018 Date: 2022-03-31 2023-018 Date: 2023-06-20 GM-2024-12 Date: 2024-04-29; 2025-03-25

Budget		
Budget Sources: 2021-22: GM LTC OCP: \$4,000.00; RPC OCP: \$8,500.00; First Nations: \$2000.00 2022-23: GM LTC OCP: \$15,000; First Nations: \$2000.00 2023-24: GM LTC OCP: \$16,000; 2024-25: GM LTC OPC: \$xx; 2025/26: \$xx		
Fiscal	Item	Cost
2021-2022	Phase 1: Project Initiation • Development of Engagement & Communications Framework • Analysis of data and mapping for priority setting &	\$14,500 SPENT

	<i>developing criteria to identify target areas</i>	
2022-2023	Phase 2: Consultation • Public Engagement Summary Report Recommendations • First Nation engagement and Summary Table Recommendations	\$16,000 SPENT
2023-2024		
2025-2026	Phase 3: Bylaw Development • LTC confirmation of policy and regulatory recommendations to be implemented from Squamish Nation Engagement Summary and Public Engagement Summary. • Draft bylaw language to be prepared and referred to First Nations (Council to Council meeting) • Drafting of OCP Bylaw and LUB amendments for APC/public comment and community information meetings	\$10,000
2026	Legislative Review Process • Bylaws considered for readings, referrals • Legal review • In-person community information meeting and public hearing • Bylaw amendment communications	
	Total to date allocated budget	\$40,500

Cha7élkwnech (Gambier Island) Official Community Plan Review

Sḵwḵ wú7mesh Úxwumixw Engagement Summary – April 2024



The following table has been prepared by Islands Trust planning staff and summarizes the Skwxwú7mesh Úxwumixw recommendations for the Gambier Island Official Community Plan (OCP) Review Project. These recommendations were derived from several meetings and discussions between Islands Trust Planning staff and staff from the Skwxwú7mesh Úxwumixw Rights and Title Department between September 2023 and April 2024. The following topic areas were the central focus of engagement:

1) Climate Actions and Sustainable Solutions; 2) Forest Ecosystem Protection; 3) Archaeology and Cultural Heritage Protection; and 4) Protection of Streams, Watercourses and Shorelines.

Recommended actions have been categorized below as high, medium or low priorities for the Gambier Island Local Trust Committee's (LTC) consideration of implementation for land use planning on Gambier Island, as well as other islands in the Howe Sound within the territory of the Skwxwú7mesh Úxwumixw. Twenty-five high priority, 3 medium priority and 3 low priority action items are being recommended for implementation by the LTC. The high priority recommended action items include: 20 recommended amendments to the OCP/LUB; one operational or administrative recommendation and 6 relationship building and/or advocacy recommendations with First Nations, other levels of government, agencies or community groups.

PRIORITY RATING	Skwxwú7mesh Úxwumixw Issues and Concerns to be Addressed	Recommended Actions to be Considered by the Gambier Island Local Trust Committee (LTC) of the Islands Trust	Engagement Comments
HIGH	A. Create relationship between the land use planning function the LTC conducts within Skwxwú7mesh territory and respect the Skwxwú7mesh Úxwumixw values and their inherent rights as Indigenous People who have connections to Gambier Island.	1. Update OCP with Cha7élkwnech (Gambier) Island references throughout. 2. Amend OCPs and LUBs with appropriate land acknowledgment at the beginning of each bylaw in the Trust Area that falls within Skwxwú7mesh Úxwumixw territory, <u>not just Gambier Island</u>. 3. Work with cultural heritage department regarding Skwxwú7mesh Úxwumixw language place names being included in the OCP, where appropriate. Submit language and translation request form to integrate indigenous place names within OCP. 4. Amend OCP with specific commitments to reconciliation as overarching framework for all policy guidance and update Gambier Island webpage to include commitment statements. 5. Amend OCP to explicitly recognize the impacts of existing patterns of settlement, protected areas and residential development on First Nations rights and title. 6. Assist in coordinating, funding and/or installing Skwxwú7mesh Úxwumixw language signage (where deemed appropriate and not confidential by the Nation) on trails and areas deemed important by the Nation.	<i>Important to see a stated commitment from local government to reconciliation that prioritizes opportunities for nation members to re-connect to the land and marine waters of Gambier Island. For nation members there is no division between prehistory and history, or concept of pre-contact and post-contact, it is all one history punctuated by various events. The nation sustains its' history through genealogies and the ties that people, families and communities have to places in our territory. This must be adequately represented in land use planning documents within the territory.</i> <i>Skwxwú7mesh Úxwumixw encourages the use and (re) application of Skwxwú7mesh Úxwumixw place names within our territory given that they are approved, accurate, and appropriate and evaluated by the Skwxwú7mesh Úxwumixw prior to their use.</i> <i>Skwxwú7mesh Úxwumixw language signage on the island is important for sharing language, culture and awareness.</i>

PRIORITY RATING	Skwxwú7mesh Úxwumíxw Issues and Concerns to be Addressed	Recommended Actions to be Considered by the Gambier Island Local Trust Committee (LTC) of the Islands Trust	Engagement Comments
HIGH	B. Address Skwxwú7mesh Úxwumíxw interests and concerns regarding climate adaptation and sustainable solutions on Gambier Island.	1. Maintain existing objectives and policies under “Climate Change Adaptation and Mitigation” section of current OCP. 2. Amend OCP with appropriate guiding objective and policy for the “Climate Change Adaptation and Mitigation” section. Include examples i.e. reduced access to harvest areas/food insecurity related to climate change. 3. Align with net-zero emissions targets by 2050 set by adjacent communities (Gibsons, Sechelt, SCRD), not just in the climate change section of the OCP but throughout the OCP. 4. Work with Sunshine Coast Regional District to pilot requirement for all new residential and institutional construction to meet highest construction and energy standards; embodied carbon; recycling and repurposing as well as demolition vs. retrofitting. 5. Amend “Climate Change Adaptation and Mitigation” OCP policies section to separate policies into clearer categories such as ADAPTATION; ENERGY; WASTE; BIODIVERSITY; COLLABORATION etc. 6. Set specific targets and reference other climate action goals if needed. Review entire OCP to ensure net-zero emission targets are addressed wherever possible in supporting land use policy and regulations. 7. Work with SCRD to pilot highest level of Step Code implementation for all new construction/dwellings. 8. Explore implementation of a new development permit area for energy and water conservation for any new residential/institutional construction. 9. Separate out stormwater and water conservation objectives. 10. Advocate for Regional District and provincial rebates for energy efficiency upgrades and retrofits to homes.	<i>Recognize the impacts of climate change on First Nations rights and title and importance of reversing the accelerating impacts of climate change on Gambier Island. Encourage the management of shoreline areas to adapt to potential climate change impacts as well as to protect ecologically sensitive areas. Consider climate change implications in environmental management efforts to conserve biodiversity and enhance forest health.</i>
HIGH	c. Address Skwxwú7mesh Úxwumíxw Interests and Concerns Regarding protection of Archaeological and Cultural Heritage Resources and Forest Stewardship on Gambier Island.	1. Explore implementation of shoreline Development Permit Area (DPA – see D3 below) or Heritage Conservation Area (HCA) to be applied island wide or up to 200 m from the setback of the natural boundary of the sea. 2. Ensure planning staff are conducting early referrals of all relevant development applications (Temporary Use Permits, Development Variance Permits, Rezoning) and advising applicants to seek explicit permission from Rights and Title Department. 3. Use a Development Approval Information Bylaw (DAI) to require a Preliminary Field Reconnaissance (PFR), Archaeological Overview Assessment (AOA) or Archaeological Impact Assessment (AIA) (or all three for complex sites) for rezoning applications where increase in	<i>Improve development approval processes to ensure no further harm or degradation to archaeological sites and cultural heritage resources. Currently the OCP Part 8, policies 8.9 and 8.10 are the only existing objectives to address this.</i> <i>50m buffer within all shorelines is the highest priority for protection, investigation and field assessment. Skwxwú7mesh Úxwumíxw requires that (when available) a community archaeologist, field technician, or cultural advisor play a part in all aspects of archaeological and heritage investigations - from permit review, permit issuance, field work, laboratory analysis, reporting and report review.</i>

PRIORITY RATING	Skwxwú7mesh Úxwumixw Issues and Concerns to be Addressed	Recommended Actions to be Considered by the Gambier Island Local Trust Committee (LTC) of the Islands Trust	Engagement Comments
HIGH		density or intensity of uses is being proposed on the island. Coordinate with the Squamish Nation Archaeological or Heritage Permit process and appropriate qualified professionals. 4. Use a Development Approval Information Bylaw (DAI) to require a biophysical inventory for rezoning applications where increase in density or intensity of uses is being proposed anywhere on the island, to identify forest characteristics, sites of highest biodiversity, species at risk. Ensure information sharing with the Nation to build on datasets and enhance quality of the referrals.	<i>Rising sea levels and intensification of coastal development means archaeological sites and cultural heritage may be inundated/destroyed. This is the most sensitive region of the island.</i> <i>Prioritize protection of remaining in-tact natural environments from development as the natural environment is the catalyst for Skwx wú7mesh Úxwumixw language which is derived from PLACE and the commitment to seven generations. Address the challenges of educating and spreading awareness around the cultural uses of the landscape and connection to the land that Skwx wú7mesh Úxwumixw members have, and how that may be very different than settler use and connection to land.</i> <i>All proposed development on the island should be submitted as referral to Skwx wú7mesh Úxwumixw for further review.</i> <i>Proposed Development Permit Areas or Heritage Conservation Areas should be extended from 30m or 50m to 200m from the shoreline.</i>
HIGH	D. Address Skwxwú7mesh Úxwumixw Interests and Concerns Regarding protection of shorelines, watercourses and streams on Gambier Island.	1. Maintain existing <u>island wide</u> Development Permit Area (DPA) for streams and watercourses. 2. Work with FN, Howe Sound Biosphere Region and other partners to strengthen and restore island biodiversity. 3. Explore implementation of shoreline Development Permit Area (DPA) to be applied island wide 30 metres from the setback of the natural boundary of the sea. 4. Coordinate and advocate with Province for new dock tenures to be supported by a Preliminary Field Reconnaissance (PFR), Archaeological Overview Assessment (AOA) or Archaeological Impact Assessment (AIA). 5. Use DPA or other regulatory framework to ensure all new or renovated docks adhere to Howe Sound Biosphere Region Dock Policy for materials, size, design (no floating docks, max ramp width; minimum height above sea; preservation of eelgrass with minimum 43% open spaces for light penetration; no polystyrene, etc).	<i>200 metre buffer along shorelines are most sensitive for ecosystems, diversity of species for foraging also and high concentration of cultural values/resources. Place high emphasis on land use protection tools for this zone.</i> <i>Ensure all shoreline development implement green shores principles and strategies.</i> <i>Improvements to existing docks may also require a preliminary field reconnaissance or archaeological assessment, particularly if none was conducted prior to the original construction.</i> <i>Access or construction along the shoreline requires at least 45 days advance notification sent to the First Nations authority in the area of work and its Rights and Title Department to ensure cultural sites are not impacted or disturbed. A Preliminary Field Reconnaissance (PFR) for archaeology may be required, and provincial permitting times average 6 months.</i> <i>Skwx wú7mesh Úxwumixw docks and marine management plan are pending in 2024/25. No critical habitats can be impacted within the immediate vicinity of the proposed dock/float structure. Critical habitats are defined in the Canadian Species at Risk Act (SC 2002, c.29)</i> <i>If there is a proposal to construct a new moorage structure or apply for authorization of an existing but previously unauthorized structure, a new application should be submitted.</i>

PRIORITY RATING	Skwxwú7mesh Úxwumíxw Issues and Concerns to be Addressed	Recommended Actions to be Considered by the Gambier Island Local Trust Committee (LTC) of the Islands Trust	Engagement Comments
Medium LOW			<i>If the Land Act tenure is due to expire, it is required to submit a replacement application.</i> <i>Management Plan, demonstrating compliance with best management practices and reviewed by a qualified professional (QP) is required for both new and replacement application.</i> <i>Environmental Assessment of the Land Act tenure area by a qualified environmental professional is required for a new application.</i> <i>Environmental Assessment of the Land Act tenure area by a qualified environmental professional is required if the project proposes to change the moorage structure's footprint or make major structural changes to it.</i> <i>All proposed docks/moorages should be submitted as referrals for Skwxwú7mesh Úxwumíxw review to "Address Skwxwú7mesh Úxwumíxw Interests and Concerns Regarding protection of shorelines, watercourses and streams on Gambier Island."</i>
	A. Work collaboratively to advance common goals between Skwxwú7mesh Úxwumíxw and the Gambier Island Local Trust Committee.	1. Ensure regular, relevant cultural sensitivity or cultural awareness training for all appointed community volunteers who are tasked with providing the LTC with land use planning advice. Hire Squamish Nation cultural advisor or approved trainers such as Blanket Exercise Workshop, to conduct appropriate training at the onset of each appointment term. 2. Encourage the Gambier Island Community Association to explore opportunities to allocate a portion of the "Rural Economic Diversification and Infrastructure grant (REDIP) funds as capacity funding to Squamish Nation to ensure that Nation's interests in economic development are incorporated into future actions, strategies and pilot projects for Gambier Island. 3. Encourage community groups to explore models for community ownership of the New Brighton Dock to present options to Nch'kay for transfer of ownership and ensure long term public access to the island as well as sustainably manage and maintain dock infrastructure.	<i>Model attempts to rebuild healthy relationships and respect between land and peoples. Reconciliation can only happen if people view themselves as part of nature, and life.</i> <i>There is no opportunity for Squamish members to get involved in economic activity on the island. No revitalization of their culture which would be through permanent signage, interpretation, art, harvesting or hunting activities.</i> <i>There is interest in conducting cultural awareness training or cultural advisor supports but need resource to do this work and it is currently limited; explore future opportunities and options if LTC is interested in piloting and securing funding in a partnership opportunity.</i>
	A. Work collaboratively to advance common goals between Skwxwú7mesh Úxwumíxw and the Gambier Island Local Trust Committee.	1. Coordinate and sponsor field trip to Gambier Island for Squamish Nation staff, members, elders to tour areas of interest. 2. Explore options to sponsor annual field trips for Squamish Nation guardians and stewards to conduct monitoring of the Island. 3. Coordinate early engagement opportunities with Squamish Nation members, elders, in their own community on matters affecting the Howe Sound Islands.	<i>There is limited capacity for Squamish guardians and stewards to travel to or monitor activities on the island. Regular visits can help build datasets and review trends on forest landscape health and cultural heritage site protection. Field trips can include professionals working within the territory to review landscape priorities.</i> <i>Gambier Island community can help the nation to advance its cultural revitalization on Gambier Island.</i>

PRIORITY RATING	Skwxwú7mesh Úxwumixw Issues and Concerns to be Addressed	Recommended Actions to be Considered by the Gambier Island Local Trust Committee (LTC) of the Islands Trust	Engagement Comments
LOW			Give nation members opportunity in their own spaces to talk about their concerns for Gambier. Invite them to talk to the LTC through deep listening events. Members likely will not feel safe attending local government engagement process open to the general public. Come to them at the beginning – not the end- of projects as there is interest in discussing housing, stewardship and economics. Coordinate a field trip where members can identify the things they wish to see and tour; use online engagement opportunities also. Primary objective should be building connection and good understanding about Squamish Nation's interests and concerns. If meeting with the nation is simply to expedite local government decision making, then it is not appropriate engagement.

REFERENCES:

- Squamish Nation Climate Action Plan (2024 – pending)
- Squamish Nation Marine Use Plan (2024/25 – pending)
- Xey Tamixw Land Use Plan (2023)
- Squamish Nation Sacred Land Use Plan (2001)
- Squamish Nation Heritage Policy (2021)
- Squamish Nation Ancestral Remains External Stakeholder Policy (2021)
- SCRDCoastal Floodplain Mapping (pending 2025)
- SCRDClimate Action Plan (2023 Draft)
- North Vancouver, West Vancouver, Gibsons, Squamish OCPs
- *Kayachtn (Welcome)—Skwxwú7mesh* The word ‘Squamish’ is an English adaptation of the First Nations word ‘Skwxwú7mesh’, which means “Mother of the Wind” and “people of the sacred water”.
- “Certain areas in the traditional territory have been designated by past provincial governments as provincial parks. For the purposes of this land use plan, it has been assumed that the parks will remain protected areas under provincial legislation. It should be noted that the Squamish Nation was never adequately consulted with regard to the establishment of these parks, and while these parks protect some wilderness and wildlife values that are important to the Squamish Nation and this plan, they may not adequately meet the cultural needs and other values of the Nation. Among other issues, designation as provincial Park under the Park Act does not guarantee Squamish Nation access to areas within the park for traditional activities nor prevent other uses inconsistent with these practices in these areas.” -Xey Tamixw Land Use Plan (2023)
- “Over the past 150 years, the Squamish Nation has sustained tremendous economic, political and social damage as a result of the intrusion of massive numbers of people into their territory and the accompanying exercise of power by the Federal and Provincial governments. During this period, the Nation has systematically and illegally been denied access to their lands and resources. Both the Federal and Provincial governments, in contravention of their trust responsibilities, have encouraged and facilitated the illegal alienation of the lands and resources that are the subject of the Nation’s aboriginal title. In so doing, both governments have undermined the Nation’s traditional economies and economic rights, thereby forcing the Squamish into a state of economic dependency. Federal and provincial policies have impaired the Squamish people’s capacity for economic self-sufficiency while enriching the ever-increasing non-Indian society at the Nation’s expense. These illegal alienations constitute a taking without Squamish consent and without compensation.” -Xey Tamixw Land Use Plan (2023)



DATE OF MEETING: January 27, 2026

TO: Gambier Island Local Trust Committee

FROM: Marlis McCargar, Island Planner
Northern Team

SUBJECT: Accessory Building Regulations – Jurisdiction and Options

PURPOSE

This memo provides a preliminary assessment of options related to accessory building regulations on Gambier Island and clarifies jurisdictional responsibilities of Islands Trust, Sunshine Coast Regional District (SCRD), and the Province.

BACKGROUND

At the June 24, 2025 LTC meeting, discussion focused on accessory building regulations, particularly where buildings or structures are constructed prior to the establishment of a principal dwelling. The following resolution was passed:

GM-2025-023

that the Gambier Island Local Trust Committee request staff to bring back a report to the September 9, 2025 Local Trust Committee meeting that includes a preliminary assessment of options regarding accessory building regulations and the range of associated issues discussed at the June 24, 2025 Local Trust Committee meeting; and that this report clearly defines the parameters of the issues and considers jurisdictional responsibilities of the Local Trust Committee, Sunshine Coast Regional District and Province.

CARRIED

JURISDICTIONAL ROLES AND RESPONSIBILITIES

Islands Trust

The Islands Trust has authority under the Local Government Act to regulate land use through zoning bylaws, including the [Gambier Island Land Use Bylaw No. 86](#) (LUB). Islands Trust does not issue building permits or enforce the BC Building Code.

Sunshine Coast Regional District (SCRD)

The SCRD Building Services Division administers building permits and inspections on Gambier Island, enforcing the BC Building Code. When a building permit application is submitted, the SCRD refers the application to Islands Trust to confirm compliance with the LUB. The Islands Trust's role is limited to zoning compliance. The SCRD is responsible for enforcing the BC Building Code.

The SCRD ensures that accessory buildings proposed to be converted to dwellings comply with the BC Building Code, including occupancy.

- **Province of British Columbia**

The Province establishes the BC Building Code, which sets standards for construction,

occupancy, and safety of all buildings in British Columbia. The Building Code sets different technical requirements for accessory buildings and for habitable dwellings. Islands Trust cannot regulate the BC Building Code or modify technical building standards.

- Some accessory buildings on Gambier Island have been converted into dwellings without proper building (occupancy) permits. The SCRD enforces compliance with the Building Code, but any changes to technical requirements of the Building Code would be determined by the Province.

CURRENT REGULATORY CONTEXT

The LUB defines the term “accessory”:

“ACCESSORY means, in relation to a use, building or structure, incidental, secondary and exclusively devoted to a principal use, building or structure expressly permitted by this Bylaw on the same lot or, if the accessory use, building or structure is located on the common property in a bare land strata plan, on a strata lot in that strata plan.”

An accessory use, building or structure, by this definition, is not allowed on a parcel except in conjunction with a permitted principal use occurring on the same parcel. The Sunshine Coast Regional District (SCRD) would not issue a building permit for a workshop, garage or other accessory building or structure on a vacant residentially-zoned parcel on Gambier Island if a principal use is not in place. Similarly, a property owner is not permitted to build a small shed, gazebo or other structure (even when a building permit is not required), or construct another accessory use on a vacant residential lot, when a principal use is not in place.

Section 3.1 of the LUB sets out uses, buildings, and structures permitted in all zones, with limited exceptions.

- **Section 3.1(1)(h)**, which permits the *use of a building* for construction-related offices, shelters, or storage; and
- **Section 3.1(2)(b)**, which permits certain *temporary buildings or structures* for construction-related purposes, subject to conditions and removal requirements.

The LUB is structured such that permitted uses and permitted buildings are addressed separately, and both must be permitted for a building to be lawfully established. As currently written, these sections can lend to uncertainty regarding whether accessory or non-residential buildings may be constructed prior to the establishment of a principal dwelling.

PRELIMINARY ASSESSMENT OF OPTIONS

The following options are provided for consideration and discussion.

Option 1: Maintain the Current Regulatory Framework

Under this approach, no immediate amendments would be made. Accessory buildings would continue to be interpreted as requiring a principal dwelling, with construction-related buildings permitted on a temporary basis only.

Considerations:

- May continue to create uncertainty for applicants and staff

Option 2: Retain Current Approach with Clarified Regulations

This approach would keep the current LUB largely unchanged, meaning accessory buildings require a principal dwelling, and construction related buildings remain temporary, while providing clearer language to reduce uncertainty. Section 3.1(1)(h) of the LUB could be amended to clearly identify construction-related offices, shelters, and storage as temporary uses tied to active construction, with clear timelines and conditions for their placement and removal.

Considerations:

- Improves clarity and consistency
- Reduces misinterpretation
- Minor LUB amendment would not require amendment to the Official Community Plan; limited referrals or public engagement anticipated and public hearing could be waived.

Option 3: Define Limited Non-Residential Structures Prior to a Principal Use

The LTC could consider allowing a limited range of accessory or non-residential buildings to be constructed before a principal dwelling.

For context, the [Gambier Associated Islands Land Use Bylaw](#) permits certain accessory structures before a principal dwelling, reflecting the recreational nature of those islands. Section 3.5 allows:

- accessory recreational uses on RR-zoned lots whether or not a principal use exists; and
- specific accessory structures prior to a principal building, including boathouses, picnic shelters, utility sheds and one storage building.

Considerations:

- Represents a regulation shift from current LUB;
- Provides a potential solution for existing accessory buildings that were built before principal dwellings; and
- Could be implemented through either:
 - the OCP/LUB Targeted Review process (requiring an amendment to the Project Charter to include accessory building regulations); or
 - a standalone minor project (subject to confirmation of staff resources and budget);
 - LTC would likely request public engagement and/or APC referral.

Option 4: Consider a Standing Resolution on Enforcement as a Temporary Measure

While not staff recommended, the LTC is not obligated to enforce its LUB and may decide a non-enforcement approach is warranted under specific conditions.

As an interim measure, the LTC could consider a standing resolution directing bylaw enforcement staff not to pursue complaints for a period of time related to accessory uses, buildings or structures occurring on a parcel where no principal use exists.

Note on Siting and Use Permits (SUPs)

- Some islands (Denman, Hornby) use SUPs to regulate building siting and land use where building inspections are not provided by the regional district.
- SUPs ensure LUB compliance but do not replace BC Building Code enforcement.
- The LTC may request staff investigate this further through a staff report.
- Staff do not suggest adopting SUPs on Gambier Island at this time because:
 - A larger discussion between the two authorities and an operational discussion by senior management would be needed to inform the discussion. The SCRD currently provides building inspection and BC Building Code enforcement on Gambier Island, and removing Gambier from the building inspection service area would require consideration and likely assessment of feasibility and risk. Other changes may include formal amendment to SCRD bylaws, approval by the SCRD Board, and provincial oversight. This would be a complex governance and political process.
 - They do not ensure safe, code-compliant construction, potentially resulting in unsafe or unsustainable housing.
 - Could lead to inconsistent building quality and long-term issues.

Submitted By:	Marlis McCargar, Island Planner	January 9, 2026
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	January 13, 2026



REQUEST FOR DECISION

To: Gambier Island Local Trust
Committee

For the Meeting of: January 27, 2026

From: Meeting Administrator

Date Prepared: October 30, 2025

SUBJECT: Draft 2026/27 Gambier Island Local Trust Committee Annual Meeting Schedule

RECOMMENDATION: THAT Gambier Island Local Trust Committee approve their April, 2026 to March, 2027 Meeting Schedule.

DIRECTOR COMMENTS: The work of developing the proposed 2026/27 fiscal year committee schedule has been centralized thereby allowing the Executive Coordinator and Meeting Administrator to consider, at length, the many factors involved in creating an effective schedule that meets the requirements of each committee, the chairpersons, and committee members. The proposed schedule allows decisions made by local trust committees to move onto the relevant standing committee's agenda to Executive Committee in a timely manner allowing for increased efficiency. Adoption of the proposed meeting schedule will increase productivity by allowing a seamless process in completing the work required to organize and publish the meetings without need for significant re-ordering of the schedule

The proposed meeting dates for 2026/27 (attached) were selected based on guidance from senior staff to avoid scheduling meetings between the general election date and the swearing-in of trustees, as well as to minimize meetings during the election campaign period.

1 PURPOSE:

To approve the Gambier Island Local Trust Committee Business Meeting Schedule from April 1, 2026 to March 31, 2027

2 BACKGROUND:

Each Local Trust Committee (LTC) is asked to endorse, by resolution, its regular annual business meeting schedule for 2026/27.

The proposed meeting dates for 2026/27 (attached) were selected based on guidance from senior staff to minimize meetings during the election campaign period, avoid scheduling meetings between the general election date and the swearing-in of trustees, and to provide a meeting date post swearing-in and prior to the December 2026 Trust Council meeting.

As part of this endorsement, the LTC will need to designate which meeting dates are anticipated to be electronic or in-person. This would allow staff to plan further in advance to accommodate meeting logistics, enable staff to book venues for the year and anticipate cancelling the bookings if the meetings get changed to electronic-only at a later date.

Factors that have been considered when putting together the schedule are as follows:

- Islands Trust fiscal year timeframe;
- General local elections year and legislative meeting requirements;

- LTC's preferred meeting days and times;
- Historical number of meetings held per year;
- Anticipated project commitments and application volumes;
- Trust Council meeting dates;
- Chair and trustee availability and conflicts with Executive Committee and Trust Council Standing Committee meeting dates including Accessibility, Financial Planning and Audit, Governance, Regional Planning, and Trust Programs;
- Flow of work from LTCs through standing committees to Financial Planning Committee to Executive Committee and then to Trust Council;
- Islands Trust Conservancy Board meetings, Bowen Island Municipality meetings, Union of BC Municipalities, Association of Vancouver Island and Coastal Communities, and other conferences;
- Other local trust committee meeting dates;
- Statutory holidays, including Christmas closures;
- Preference to hold as few meetings in August as possible;
- Available staff and staff capacity and
- Ferry and travel schedules.

3 IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL: If Gambier Island LTC makes significant amendments to the schedule there will be a substantial re-ordering of LTC and Council Committee meeting dates as a result.

FINANCIAL: LTCs decisions whether to hold electronic meetings or in-person meetings will affect budgets. Electronic meetings do not incur venue costs or travel status costs from trustees or staff.

POLICY: [Local Trust Committees' Meeting Procedure Bylaw No. 197, 2024](#)

IMPLEMENTATION/COMMUNICATIONS: Dates and locations of meetings will be posted immediately following adoption and as per LTC Meeting Procedures Bylaw.

FIRST NATIONS RELATIONS: Not applicable.

4 RELEVANT POLICY(S): [Trust Council Bylaw No. 197, 2024](#)

5 ATTACHMENT(S): [Gambier LTC April/26 to March/27 Proposed Meeting Dates](#) [2026/27 LTC Meeting Scheduling Calendar](#) [2026/27 Council Standing Committees Scheduling Calendar](#)

RESPONSE OPTIONS

Recommendation: THAT Gambier Island Local Trust Committee approve their April, 2026 to March, 2027 Business Meeting Schedule.

Alternative: The Gambier Island Local Trust Committee may suggest alternative meeting dates.

Prepared By: Lisa Millard, Meeting Administrator

Reviewed By/Date: Director Planning Services / Nov. 24, 2025



Islands Trust

Gambier Island Local Trust Committee April, 2026 to March 2027 Regular Meetings

The Gambier Island Local Trust Committee will be meeting to consider land use applications, bylaws, correspondence, and various community planning topics.

Meetings are subject to change. Please visit the Islands Trust website for up-to-date schedule information.

DATE		TIME	MEETING TYPE	LOCATION
Tuesday	May 26, 2026	10:00 a.m.	Regular	TBD
Tuesday	July 21, 2026	10:00 a.m.	Regular	TBD
Tuesday	November 24, 2026	10:00 a.m.	Regular	Electronic with a location to view the livestream at Islands Trust Northern Office 700 North Rd., Gabriola, BC
Tuesday	February 23, 2027	10:00 a.m.	Regular	TBD

Updated: December 17, 2025

The proposed meeting agenda is generally available one week prior to the meeting and may be obtained at the Islands Trust office or on our website.

Correspondence received from the public may become part of a meeting agenda that is published online.

VISIT OUR WEBSITE: <https://islandstrust.bc.ca/location/gambier/>

CONTACT US AT [250-247-2063](tel:250-247-2063) OR: northinfo@islandstrust.bc.ca

Receive Islands Trust meeting notifications, news, events, and important notices to your email inbox.

Sign up at islandstrust.bc.ca/subscribe.



SCAN ME

2026/27 Draft Meetings Calendar LTCs

APRIL

S	M	T	W	T	F	S
			1	2	3	4
5	6	GL	8	SS	10	11
12	13	14	15	16	17	18
19	20	21	22	GB	24	25
26	MA	TH	29	SA		

MAY

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					HO	2
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10	11	DE	13	SS	15	16
17	18	19	20	GB	22	23
24	25	GM	27	28	NP	30
31						

JUNE

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JULY

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AUGUST

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SEPTEMBER

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NOVEMBER

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DECEMBER

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MARCH

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AVICC: APR 24-26
 UBCM: SEP 14-18
 WRIT: SEP 19
 ELECTION: Oct 17
 SWEAR IN: NOV 12-14

2026/27 Draft Meetings Calendar – Trust Council & Committees

APRIL (AVICC)

S	M	T	W	T	F	S
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JUNE (LGMA)

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JULY

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SEPTEMBER (UBCM)

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OCTOBER

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NOVEMBER

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DECEMBER

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JANUARY/27

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FEBRUARY/27

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MARCH/27

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28	29	30	31			

AVICC: APR 24-26

UBCM: SEP 14-18

LGMA: JUN 9-11

PIBC: JUN 2-5

MIABC: APR 8/9 & MAR 31/APR 1, 2027

Legend:

Accessibility Committee

Bowen Island Municipality

Executive Committee

Financial Planning Committee

Governance Committee

Islands Trust Conservancy Board

Regional Planning Committee

Chief Administrative Officer Select Committee

Trust Council/Committee of the Whole

Trust Programs Committee

REQUEST FOR DECISION

To: Local Trust Committees **For the Meeting of:** January 27, 2026

From: David Marlor, Director,
Legislative and
Information Services **Date Prepared:** January 14, 2026

SUBJECT: Public Notification Bylaw

RECOMMENDATION:

That the Gambier Local Trust Committee considers that the notification methods in draft Bylaw 162 are reliable, suitable and accessible for the Gambier Local Trust Area.

That the Gambier Local Trust Committee give Bylaw No. 162, cited as “Gambier Local Trust Committee Public Notification Bylaw No. 162, 2026”, First Reading.

That the Gambier Local Trust Committee give Bylaw No. 162, cited as “Gambier Local Trust Committee Public Notification Bylaw No. 162, 2026”, Second Reading.

That the Gambier Local Trust Committee give Bylaw No. 162 cited as “Gambier Local Trust Committee Public Notification Bylaw No. 162, 2026”, Third Reading.

That the Gambier Local Trust Committee forward Bylaw No. 162 cited as “Gambier Local Trust Committee Public Notification Bylaw No 162, 2026” to the Islands Trust Executive Committee for consideration of approval.

1 PURPOSE:

The purpose of this Request for Decision provides the local trust committees with a draft bylaw for Public Notification that is based on the model approved by Trust Council.

2 BACKGROUND:

The Community Charter establishes the requirements for publishing public notice where public notices are required by the *Local Government Act*. The Community Charter includes a default requirement, and an option to adopt an alternative means by bylaw.

The default public notification is by publication in two editions of a newspaper once each week for two consecutive weeks, unless another provision for a specific type of notice states otherwise. The newspaper has to circulate local area.

Section 94.2 of the *Community Charter* gives local governments, including local trust committees, the authority to adopt public notice bylaws. If a local trust committee adopts a Public Notice Bylaw, the local trust committee is required to publish notices by all the methods specified in that bylaw. Local trust committees that do not adopt a Public Notice Bylaw are required to continue to follow the default publication rules under Section 94.1 of the *Community Charter*.

When adopting a Public Notice Bylaw, the local trust committees are required to consider the principles of effective public notice (reliable, suitable, and accessible) described by the [Public Notice Regulation](#).

Principles of Effective Public Notice

The Public Notice Regulation establishes the principles that must be considered before a public notice bylaw is adopted; these are:

- Reliable – the publication methods are dependable and trustworthy;
- Suitable – the publication methods work for the purpose for which the public notice is intended; and
- Accessible – the publication methods are easy to access and have broad reach.

In considering the adoption of a Public Notice Bylaw, local trust committees must consider and record, either by a resolution recorded in the minutes, or by preamble whereas clauses in the bylaw, that these principles have been considered.

Considering the three principles (reliable, suitable and accessible) possible methods to publish public notices that are available to local trust committees include:

- Online or print newspaper;
- Islands Trust website;
- Community website or newsletter;
- Islands Trust social media page, such as Facebook; and
- Direct email or mail out.

Each of the above meet the principles set out in the Public Notice Regulation. On-line print newspaper still has the problem of being published infrequently, or not circulated through the entire local trust area. Use of a community website or newsletter is outside the control of Islands Trust and each could be shut-down or modified without Islands Trust input; this could compromise the accessibility and reliability principles. Direct mail or a mail-out would reach all owners and residents; however, it could be expensive and time consuming to undertake.

The two best options with the lowest costs and that meet the principles outlined in the Public Notice Regulation are publishing on the Islands Trust website and publishing on an Islands Trust social media page. These are recommended, however, Trust Council recognizes that there may be other conditions on the islands that may warrant a different method.

At its June 2026 meeting, Trust Council adopted Policy 4.1.16 Model Public Notice Bylaw. This contains the format for such a bylaw and recommends the use of the Islands Trust website and a social media account to post the notices. As these are recommendations, and each local trust committee must consider the reliability, suitability and accessibility of the form of notice for their islands, variation on the recommendation may be considered.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

In addition to the default requirement of newspaper advertising, local trust committees are already posting notices on our website and email notification service. Adoption by local trust committees of a bylaw similar to the model would simplify our administrative processes and reduce costs.

FINANCIAL:

Adoption by local trust committees of a Public Notice Bylaw similar to the model will result in a reduction in costs generally as it will remove the need to advertise in print newspapers.

POLICY:

There are no policy implications

IMPLEMENTATION/COMMUNICATIONS:

Staff post the new bylaw on the Islands Trust website, and staff would be made aware of the new public notification process.

FIRST NATIONS RELATIONS:

There are no First Nations relations implications.

OTHER:

There are no other implications.

4 RELEVANT POLICY(S):

- Section 94 and Section 94.2 of the Community Charter
- Community Charter Public Notice Regulation
- Trust Council Policy 4.1.16 Model Public Notice Bylaw

5 ATTACHMENT(S):

- Draft Bylaw 162

RESPONSE OPTIONS

Recommendation:

That the Gambier Local Trust Committee considers that the notification methods in draft Bylaw 162 are reliable, suitable and accessible for the Gambier Local Trust Area.

That the Gambier Local Trust Committee give Bylaw No. 162, cited as “Gambier Local Trust Committee Public Notification Bylaw No. 162, 2026”, First Reading.

That the Gambier Local Trust Committee give Bylaw No. 162, cited as “Gambier Local Trust Committee Public Notification Bylaw No. 162, 2026”, Second Reading.

That the Gambier Local Trust Committee give Bylaw No. 162 cited as “Gambier Local Trust Committee Public Notification Bylaw No. 162, 2026”, Third Reading.

That the Gambier Local Trust Committee forward Bylaw No. 162 cited as “Gambier Local Trust Committee Public Notification Bylaw No 162, 2026” to the Islands Trust Executive Committee for consideration of approval.

Alternative:

As directed by the Gambier Local Trust Committee.

Prepared By: David Marlor, Director, Legislative and Information Services

Reviewed By/Date: Renée Jamurat, Regional Planning Manager / January 20, 2026.

DRAFT

**GAMBIER ISLAND LOCAL TRUST COMMITTEE
PUBLIC NOTIFICATION BYLAW
BYLAW NO. 162**

A Bylaw to provide for an alternative means of publishing a public notice.

WHEREAS pursuant to section 94.2 of the Community Charter, the Gambier Island Local Trust Committee may adopt a Bylaw to provide an alternative means of publishing a public notice;

AND WHEREAS, pursuant to section 94.2(3) of the Community Charter and section 2 of the Public Notice Regulation, B.C. Reg. 52/2022, the Gambier Island Local Trust Committee considers the means of publication set by this Bylaw to be reliable, suitable for providing notices, and accessible;

NOW THEREFORE, the Gambier Island Local Trust Committee in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Gambier Island Local Trust Committee Public Notification Bylaw No. 162, 2026".
2. The means of publication for public notice requirements under the Community Charter, Local Government Act, or any other enactment may be given by the following methods:
 - (i) electronically by posting the notice on the Islands Trust website; and
 - (ii) electronically by posting the notice on Islands Trust's social media platform.

READ A FIRST TIME THIS _____ DAY OF _____, 202_

READ A SECOND TIME THIS _____ DAY OF _____, 202_

READ A THIRD TIME THIS _____ DAY OF _____, 202

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS _____ DAY OF _____, 2021

ADOPTED THIS _____ DAY OF _____, 202

Chairperson

Secretary



Gambier Local Trust Committee

Open Applications

Report

Print Date: January 20, 2026

Development Permit

Application Number	Applicant Name	Date Received	Address	Purpose
GM-DP-2022.1	Carolyn & Davi	2/14/2022	1598 MT ARTABAN RD, GAMBIER	PID: 026-162-890 To bring structures into compliance with setbacks. Civic address: Lot 27 Mount Artaban Road, Gambier Island, BC.
Planner		Status	Most Recent Completed Activity	
Margot Thomaidis		Under Review	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250179	Monte Staats	4/30/2025	561 SKYLINE RD	Development Permit and Development Variance Permit for a proposed revetment at 561 Skyline Road, Keats Island
Planner		Status	Most Recent Completed Activity	
Marlis McCargar		Under Review	Planning Review	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250187		5/8/2025	0 THE GROVE RD	Application to construct a driveway in a DPA.
Planner		Status	Most Recent Completed Activity	
Marlis McCargar		Under Review	Add Optional Referrals	

Gambier

Development Variance Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250215	Monte Staats	5/28/2025		Development Permit and Development Variance Permit for a proposed revetment at 561 Skyline Road, Keats Island
Planner		Status	Most Recent Completed Activity	
Marlis McCargar		Under Review	Generate Complete Application Letter	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250130	Andrew and Reanne	3/21/2025	1314 BUCCANEER BAY SHORELIN	Application to repair / extend an existing shoreline revetment.
Planner		Status	Most Recent Completed Activity	
Margot Thomaidis		Under Review	Generate Complete Application Letter	

Application Number	Applicant Name	Date Received	Address	Purpose
GM-DVP-2022.1	Carolyn & Davi	2/14/2022	1598 MT ARTABAN RD, GAMBIER	PID: 026-162-890 To bring structures within compliance with setbacks. Civic address: Lot 27 Mount Artaban Road, Gambier Island, BC.
Planner		Status	Most Recent Completed Activity	
Margot Thomaidis		Under Review	Generate Complete Application Letter	

Gambier

Application Number	Applicant Name	Date Received	Address	Purpose
GM-DVP-2022.3	Kenneth & Joa	6/14/2022	123 ESPLANADE RD	PID: 010-892-567 To permit existing seawall within 25 foot setback. Civic address: 123 Esplanade Road, Eastbourne, Keats Island, BC.
Planner		Status	Most Recent Completed Activity	
Margot Thomaidis		Local Trust Committee	Generate Staff Report	

Subdivision

Application Number	Applicant Name	Date Received	Address	Purpose
GM-SUB-2022.3	Leah & Laura M	10/18/2022	1888 MOUNT ARTABAN RD	PID: 026-162-679 Two lot subdivision. Civic address: 1888 Mount Artaban Road, Gambier Island, BC
Planner		Status	Most Recent Completed Activity	
Margot Thomaidis		In Abeyance	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
GM-SUB-2021.1	Ken & Joan Pe	6/29/2021	119 ESPLANADE RD; 123 ESPLAN	PIDs: 010-892-486 and 010-892-567 Lot line adjustment. Civic address: 123 and 119 Esplanade Road, Eastbourne, Keats Island.
Planner		Status	Most Recent Completed Activity	
Margot Thomaidis		In Abeyance	Generate Complete Application Letter	

Islands Trust
LTC EXP SUMMARY REPORT F2026
Invoices posted to Month ending November 2025

630 Gambier	Invoices posted to Month ending November 2025	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-630	LTC "Trustee Expenses"	200.00	90.70	109.30
LTC Local				
65050-630	LTC "Executive Expense on LTC's"	1,851.00	566.39	1,284.61
65200-630	LTC - Local Exp - LTC Meeting Expenses	1,610.00	1,435.54	174.46
65210-630	LTC - Local Exp - APC Meeting Expenses	0.00	733.90	-733.90
TOTAL LTC Local Expense		<u>3,461.00</u>	<u>2,735.83</u>	<u>725.17</u>
Projects				
73001-630-2016	Gambier OCP/LUB	<u>10,000.00</u>	<u>75.00</u>	<u>9,925.00</u>
TOTAL Project Expenses		<u>10,000.00</u>	<u>75.00</u>	<u>9,925.00</u>

Gambier Island Local Trust Committee Policies & Standing Resolutions

No	Meeting Date	Resolution No.	Issue	Policy
1.	October 6, 2010	GM-082-2010	Guidelines for the appointment of members to the advisory planning commission	It was MOVED and SECONDED that the Gambier Island Local Trust Committee endorses the following guidelines for the appointment of members to the advisory planning commission and requests that such guidelines be posted on the Islands Trust website and are used in any posting to solicit expressions of interest from candidates for advisory planning commission membership: “The Gambier Island Local Trust Committee shall make all reasonable efforts, in the consideration of appointments to the advisory planning commission that members are: - Representative of a broad cross section of the geographical areas of the Gambier Island Local Trust Committee area; - Representative of a range of backgrounds and expertise that is supportive to each other in the consideration of matters referred to the advisory planning commission; - Where feasible and practical of a balanced representation of gender and age groups. Consideration shall be given to the following criteria in any appointment: • Previous experience as a member of a Board of Variance; • Experience on a local government council, board, local trust committee, commission or other body; • Experience with other volunteer boards, commissions or committees; • Experience and credential in a planning, design or related profession; • Experience and credentials in a building or design trade; • Educational background; • Length of residency in the local trust area; • Availability, and willingness to travel between local trust areas.
2.	March 26, 2015	GM-2015-018	Amend APC appointment guidelines	It was MOVED and SECONDED, that the Gambier Island Local Trust Committee amend the APC appointment guidelines to allow for representation of members to be weighted to a geographic area subject to a current top priority project.

No	Meeting Date	Resolution No.	Issue	Policy
3.	October 26, 2017	GM-2017-065	Development Permit Area (DPA) No. 3: Riparian Areas administration	It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt a Standing Resolution which directs staff to administer Development Permit Area (DPA) No. 3: Riparian Areas in the interim before formal amendments are made to the DPA, as follows: a. The “Designated Area” provisions of Section 12.3.1 of Gambier Island Official Community Plan No. 73 should be used to determine whether or not a proposed development is subject to DPA No. 3: Riparian Areas; b. When development is proposed within the “Designated Area”, applicants shall be required to have a Qualified Environmental Professional assess the water feature to determine whether or not it is subject to the Riparian Areas Regulation; c. When development is proposed within the “Designated Area” of a water feature which is determined to be subject to the Riparian Areas Regulation, a DPA No. 3: Riparian Areas Development Permit shall be required; d. When development is proposed within the “Designated Area” of a water feature which is determined not to be subject to the Riparian Areas Regulation, a DPA No. 3: Riparian Areas Development Permit shall not be required.
4.	December 11, 2017	GM-2017-078	Adding item to agenda	It was MOVED and SECONDED that the Gambier Island Local Trust Committee request staff to add to each agenda “First Nations Activities” under the Reports section.
5.	January 25, 2018	GM-2018-009	First Nations Words, Phrases and Place Names	It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt the following standing resolution: a) That staff incorporate First Nations’ words, phrases, and place names in Local Trust Committee communications, as appropriate.
6.	July 25, 2019	GM-2019-031	Model Cell Tower Consultation Process	It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt the model strategy for antenna systems.

No	Meeting Date	Resolution No.	Issue	Policy
7.	November 21, 2019	GM-2019-061	First Nations Reconciliation engagement	It was MOVED and SECONDED that the Gambier Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavors to: a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.
8.	July 23, 2020	GM-IC-2020-001	Bylaw Enforcement investigation	It was MOVED and SECONDED that the Gambier Island Local Trust Committee request Bylaw Enforcement staff to cease investigation and enforcement of complaints on Keats Island regarding otherwise lawful accessory uses, buildings and structures on a parcel where no principal use exists if the adjacent parcel has a principal use and both parcels are held under common ownership.

No	Meeting Date	Resolution No.	Issue	Policy
9.	February 10, 2023	GM-RWM-2023-001	Bylaw Enforcement deferral	It was MOVED and SECONDED Defer enforcement on existing seawalls on North Thormanby Island. The deferment of enforcement should not be interpreted as permitting any new additions or structures from requiring a permit or otherwise requiring compliance with the Gambier Associated Islands Land Use Bylaw No. 120.'
10.	August 29, 2023	GM-RM-2023-027	Unlawful Land Uses and Planning Applications	It was MOVED and SECONDED that Gambier Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications: a) Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and staff are directed to continue with enforcement until the use is ceased. b) The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, cease. c) Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee, bylaw enforcement actions, including the issuing of notices will continue. d) In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application.

Active Projects Report

Gambier Island

1. Major Project - Gambier OCP & LUB Targeted Review - Phase 2

Responsible

Dates

Activity:

Sonja Zupanec

Rec'd: 12-Feb-2015

Conduct a review of the Gambier Island Official Community Plan policies and Land Use regulations pertaining to forest protection, protection of archaeological and cultural sites, shoreline protection and marine designations across the Plan area.

Including:

- Reconsider the zoning designation title 'Wilderness Conservation;'
- Add a definition for 'breakwater;'
- Consider policies and regulations regarding trams (funicular tracks, etc.);
- Review site specific water zones on Gambier;
- Clarification around water storage tanks as structures, requirements for screening, and the need for setback placement as part of their use as community amenities in fire protection.

2. Minor Project - Keats Island Shoreline Protection Project - Phase 3 (Continued)

Responsible

Dates

Activity:

Marlis McCargar

Rec'd: 31-Jan-2019

Review of OCP and LUB to implement shoreline protection measures. Establish Shoreline DPA and updates marine structure regulations.

Future Projects Report

Gambier Island

1. *Administrative*

Responsible

Date Received

- Development Approval Information Bylaw: Develop and adopt a D.A.I bylaw for the Gambier Trust Area.
- Identification of all Crown reserves (strips) and similar Crown properties (i.e. islets) in the Gambier Island Local Trust Area.

01-Sep-2022

2. *OCP & LUB*

Responsible

Date Received

- Explore the Implementation of Heritage Conservation Areas and Shoreline Development Permit Areas across the Local Trust Area to address First Nations interests and concerns;
- develop advocacy policies for pump out stations across the LTA.

01-Sep-2022

3. *LUB*

Responsible

Date Received

Gambier LUB:

- Recreational Camp and Private Institutional Regulation Review
- Temporary Overnight Accommodation bylaw review with regards to short-term vacation rentals

Keats LUB:

- Update definition of 'dwelling' in the Keats Island Land Use Bylaw No. 78.

01-Sep-2022

Future Projects Report

Gambier Island

4. <i>OCP</i>	Responsible	Date Received
N/A		01-Sep-2022
5. <i>Advocacy and Communications</i>	Responsible	Date Received
N/A		01-Sep-2022
6. <i>Bylaw Enforcement</i>	Responsible	Date Received
N/A		01-Sep-2022
7. <i>LUB (Gambier, Keats, Associated Islands, Bowyer & Passage Islands)</i>	Responsible	Date Received
Complete an analysis of the implications for opting in to S. 15 of the Short-Term Rental Accommodation Act. Work to be completed before the opt-in statutory deadline for 2025.		29-Jan-2024