

**GAMBIER ASSOCIATED ISLANDS OFFICIAL COMMUNITY PLAN AND LAND USE
BYLAW PROJECT**

PRINCIPLES AND PROCESS

**ENDORSED BY GAMBIER ISLAND LOCAL TRUST COMMITTEE OCTOBER 11,
2007**

The following principles, objectives and consultation procedures have been endorsed by the Gambier Island Local Trust Committee to guide the process of developing an Official Community Plan and Land Use Bylaw for Gambier Associated Islands:

General Principles:

1. To advance the Object of the Islands Trust.
2. To implement the Islands Trust Policy Statement objectives, including:
 - a) Preservation and Protection of ecosystems;
 - b) Stewardship of resources;
 - c) Sustaining of island character and communities
3. To ensure that policies and regulations conform to applicable statutory requirements, law and recognized planning principles, practices and conventions.
4. To respect and recognize the unique goals, needs and circumstances of smaller island residents, owners and visitors.
5. To recognize the roles and interests of First Nations, other agencies and stakeholders.

Specific Objectives:

1. OCP provisions should address all applicable Islands Trust Policy Statement provisions and provide reasons where policies are not applicable.
2. The differing land use circumstances of some of the islands should be addressed through discrete island-specific objectives, policies and advocacy policies.
3. Existing overall use and density provisions should be maintained in the new policies and regulations, except where existing permitted uses and densities are clearly out-dated or inapplicable to the specific circumstances.
4. Draft zoning may permit the clustering of development potential in conjunction with protection of environmental features or natural areas.
5. Increased density or significant new uses should not be considered as part of this process, except where there are long-standing, small-scale non-conformities or there is an inconsistency with another objective or policy. Such amendments should instead be considered by application.

6. Development permit area designations for protection of the natural environment may be considered where there is mapping identifying sensitive ecosystems at an appropriate scale and where the administration of development permit areas is feasible.
7. Zoning should, where feasible, be in a format consistent with the Land Use Bylaw template adopted by the Islands Trust.
8. LUB siting, size and general regulations should be generally consistent with existing zoning regulations and covenants, or with similar regulations in comparable recent Islands Trust Land Use Bylaws.
9. Zoning for marine and foreshore areas should recognize the unique access issues of the islands, while protecting the marine environment and mitigating the visual impacts of development.
10. Drafts should integrate policies and regulations into a single OCP and a single LUB for consistency and ease of administration. The LTC may consider adopting provisions in separate bylaws where there is a clear need or community interest.
11. Draft bylaws are to be prepared by staff and reviewed and endorsed by the LTC.

Consultation process:

1. Owners should be contacted by mail and given the opportunity to directly provide comments.
2. Staff should meet with any group of owners or residents who desire to have direct input on the development of policies and regulations.
3. Staff may also gather input on specific issues through use of surveys or other means of data gathering.
4. Community information meetings should be held at which any member of the public would have the opportunity to attend and make comments.
5. Staff shall, from time to time, prepare and distribute newsletters or other information material providing owners with information on the Islands Trust, the bylaw process and updates on the project, and these newsletters shall be reviewed and endorsed by the LTC prior to distribution.
6. Draft bylaws are to be made available for community comment and input at each stage in the process.