



File No.: PL-RZ-2024-0091 (Mid Island Co-op)

DATE OF MEETING: July 16, 2026

TO: Gabriola Island Local Trust Committee

FROM: Ian Cox, Planner 2
Northern Office

SUBJECT: OCP/LUB Amendment Application to Rezone from IN2 to VC4

Applicant: Mid Island Co-operative Services Ltd.

Location: LOT 42, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT,
PLAN 22723 793 Lockinvar Lane, Gabriola Island (PID 002-623-463)

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee Bylaw No. 321 cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025”, be adopted.
2. That the Gabriola Island Local Trust Committee Bylaw No. 322 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025”, be adopted.

REPORT SUMMARY

As presented above, staff recommend adoption of both the Official Community Plan (OCP) and (Land Use Bylaw (LUB) proposed bylaw amendments that would apply to 793 Lockinvar Lane, Gabriola, legally described as: LOT 42, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22723 (PID: 002-623-463).

BACKGROUND

The LTC held a Public Hearing for Bylaw No. 321 and No. 322 on February 19, 2026, gave the proposed Bylaws Third Reading and forwarded them to Islands Trust Executive Committee, and Bylaw No. 321 to the Minister of Municipal Affairs and Housing for approval. The Bylaws were approved by the Executive Committee on April 15, 2026 and Bylaw No. 321 was approved by the Minister on June 21, 2026.

Summary of Proposed Bylaws

Bylaw No. 321 will amend the OCP to include the subject property in the Village Commercial Land Use Designation and in the Village Centre Development Permit Area (DPA) 7. The OCP amendment is in accordance policies related to the expansion of the Village Commercial designation that can be considered based on compliance with certain criteria as listed in the bylaw.

Bylaw No. 322 will amend the LUB to include the subject property in a new site-specific zone, Village Commercial 4 (VC4), to allow propane storage as a principal use in connection with the existing Co-op gas station business on the adjacent lot. Following the rezoning, propane storage would become a permitted principal use in addition to the existing uses on the lot within the new VC4 zone.

RATIONALE FOR RECOMMENDATIONS

The recommendations to adopt the bylaws are supported because:

- The proposed bylaws have been determined to be consistent with the Islands Trust Policy Statement by the LTC;
- A Public Hearing was held in accordance with legislative requirements;
- Executive Committee and the Minister have approved the bylaw.

ALTERNATIVES:

1. Request further information/defer final adoption

The LTC can defer consideration of bylaw adoption until the applicant has submitted additional information as requested by the LTC. If this option is considered it may significantly delay final adoption as new information may be subject to legislative requirements for an additional public hearing, EC and Minister approvals.

2. Proceed no further

The LTC could choose to proceed no further with the proposed bylaws, this option would conclude the application without amending the OCP or LUB.

Next Steps

If the LTC concurs with the recommendations on page 1 of this report, staff will consolidate and update the OCP and LUB to reflect the policy and regulatory changes.

Submitted By:	Ian Cox, Planner 2	July 7, 2026
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	July 7, 2026

ATTACHMENTS

1. Proposed Bylaw No. 321 (OCP)
2. Proposed Bylaw No. 322 (LUB)

PROPOSED ATTACHMENT 1

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 321

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025”.

2. Gabriola Island Local Trust Committee Bylaw No. 166, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw No. 166, 1997”, is amended as per Schedule “1” and Schedule “2”, attached to and forming part of this bylaw

READ A FIRST TIME THIS 4TH DAY OF SEPTEMBER , 2025

READ A SECOND TIME THIS 4TH DAY OF SEPTEMBER , 2025

PUBLIC HEARING HELD THIS 19TH DAY OF FEBRUARY , 2026

READ A THIRD TIME THIS 19TH DAY OF FEBRUARY , 2026

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

15TH DAY OF APRIL , 2026

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

21ST DAY OF JUNE , 2026

ADOPTED THIS _____ DAY OF _____ , 202x

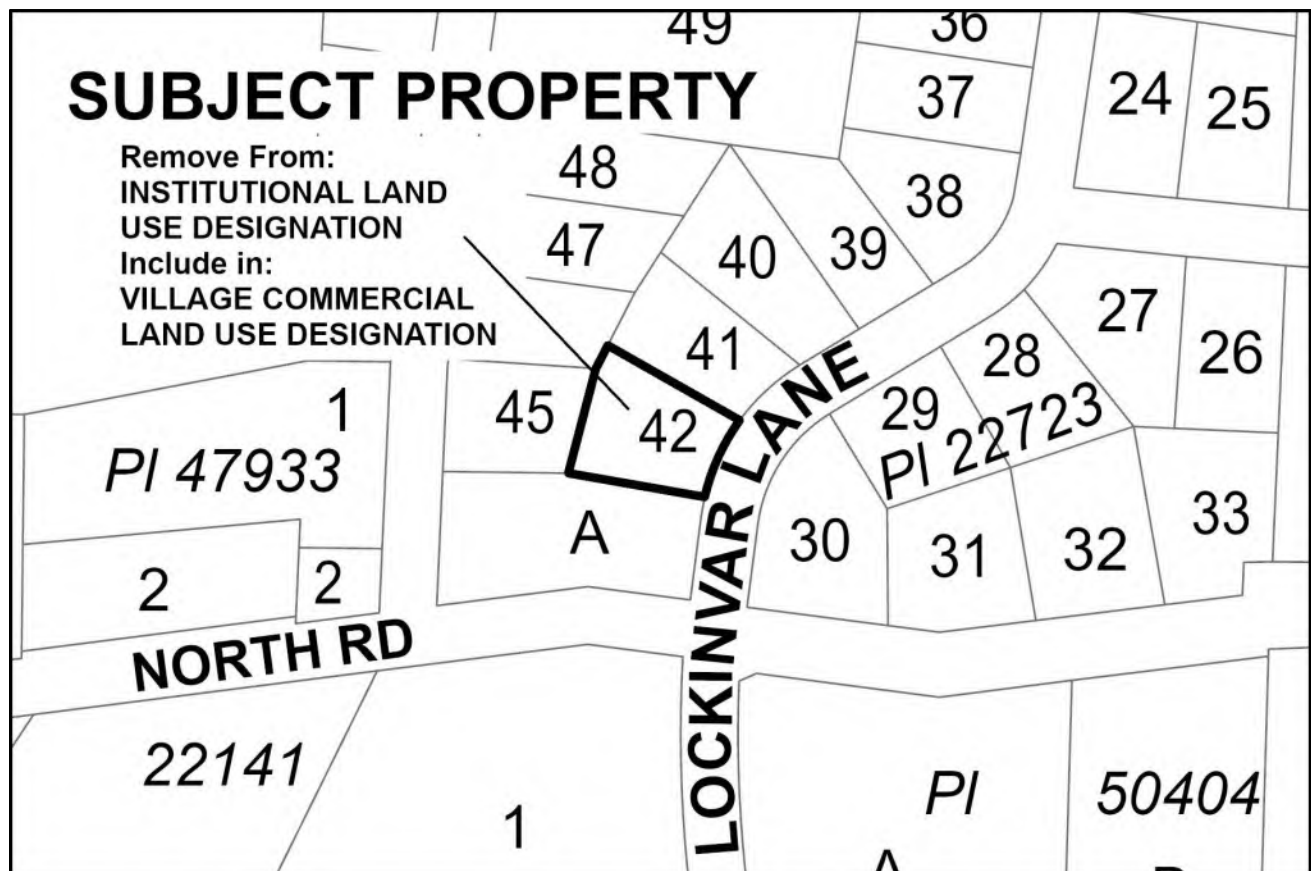
Chair

Secretary

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 321
Schedule "1"

1. **Schedule "B"** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:
 - 1.1. **Schedule "B" – Land Use Designations – North Sheet**, is amended by changing the land use designation on the lands described as LOT 42, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22723 (793 Lockinvar Lane, Gabriola Island PID 002-623-463) from "Institutional" to "Commercial (Village)" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" as are required to effect this change.

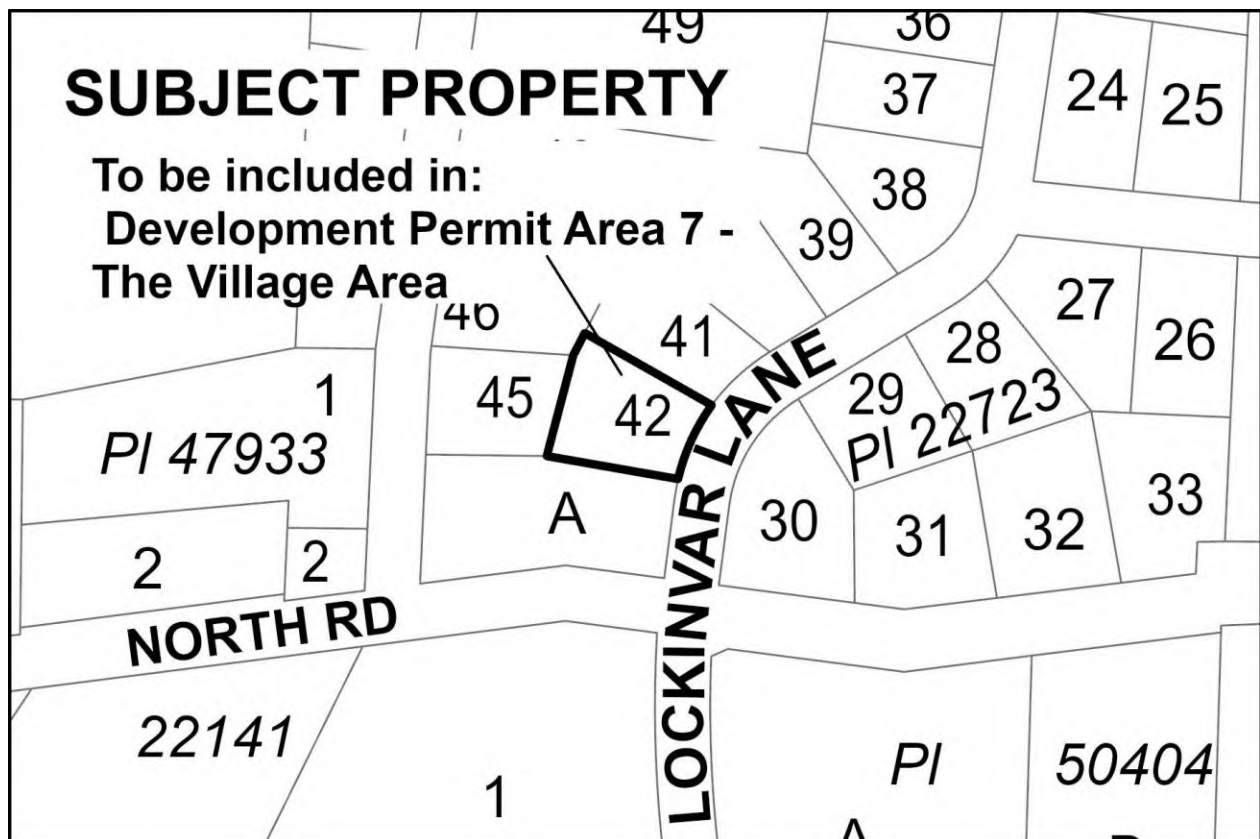
Plan No. 1



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 321
Schedule "2"

1. **Schedule "D" – Development Permit Areas - OCP B North Sheet**, is amended by including the lands described as LOT 42, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22723 (793 Lockinvar Lane, Gabriola Island PID 002-623-463) in the Schedule D map for DP 7 - The Village Area, as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule "D" of Bylaw No. 166 as are required to effect this change.

Plan No. 2



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 322

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation
- This bylaw may be cited for all purposes as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025”.
2. Gabriola Island Local Trust Committee Bylaw No. 177, cited as “Gabriola Island Land Use Bylaw, 1999” is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS	4 TH	DAY OF	SEPTEMBER	, 2025
READ A SECOND TIME THIS	4 TH	DAY OF	SEPTEMBER	, 2025
PUBLIC HEARING HELD THIS	19 TH	DAY OF	FEBRUARY	, 2026
READ A THIRD TIME THIS	19 TH	DAY OF	FEBRUARY	, 2026
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	15 th	DAY OF	APRIL	, 2026
ADOPTED THIS	_____	DAY OF	_____	, 202x

_____	_____
Chair	Secretary

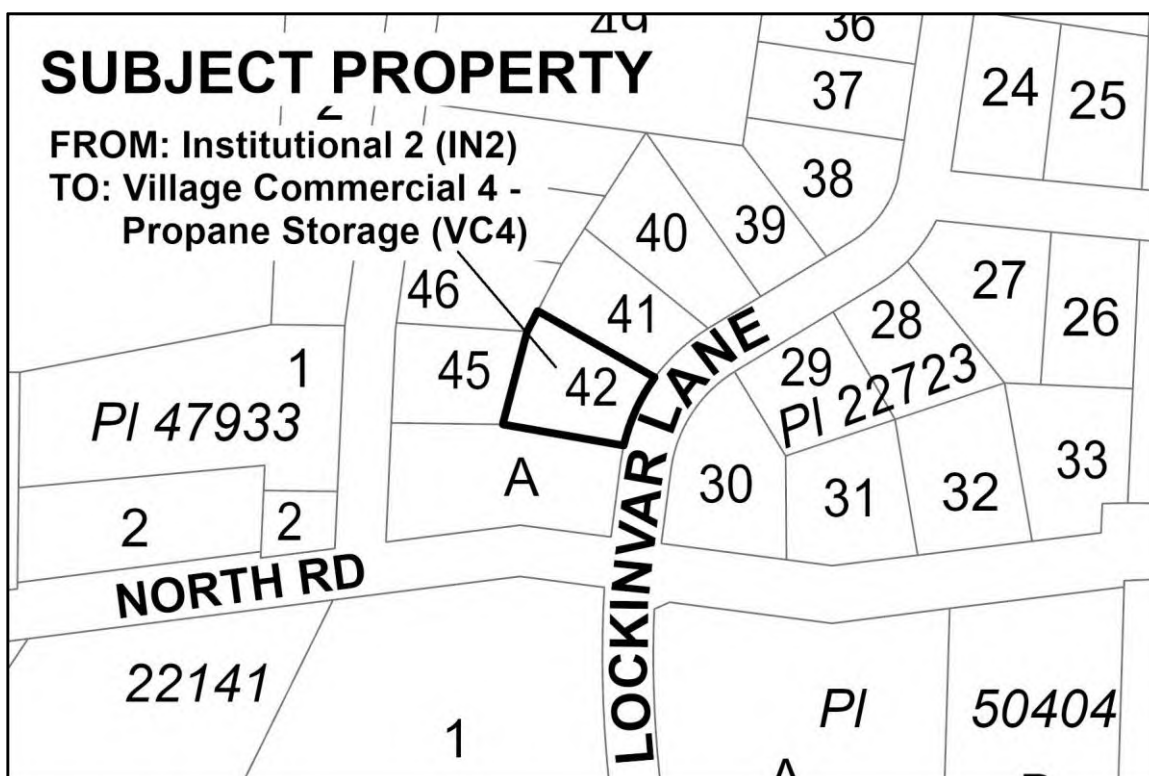
**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 322**

Schedule “1”

1. **Schedule “A”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:
 - 1.1 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1**, Table 1 **Sign Regulations**, Column I is amended by adding “VC4,” after “VC3, and before DC1”.
 - 1.2 **Part C ESTABLISHMENT OF ZONES**, Section C.1 **DIVISION INTO ZONES**, Subsection **C.1.1 Land Based Zones**, insert new zone “Village Commercial 4 – Propane Storage” after “Village Commercial 3” and before “DC1 District Commercial 1”.
 - 1.3 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, insert new Subsection **D.3.4 Village Commercial 4 (VC4)** after Subsection **D.3.3 Village Commercial 3** as shown in **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.
 - 1.4 **Part G**, Section G.1 **DEFINITIONS**, is amended by adding the following definition:

<i>“propane storage</i>	the use of land, buildings, or structures for the bulk storage, containment, or handling of propane gas, whether in liquid or gaseous form, in above-ground or underground tanks, cylinders, or containers. This includes facilities for the distribution or sale of propane to the public or commercial entities. All propane storage must comply with applicable federal and provincial legislation and regulations, including but not limited to safety, environmental, and transportation standards.”
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2. **Schedule “B”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:
 - 2.1. Schedule “B” – North Sheet, is amended by changing the zoning classification of LOT 42, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22723 (793 Lockinvar Lane, Gabriola Island PID 002-623-463) from “Institutional 2” to “Village Commercial 4 – Propane Storage” as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.

Plan No. 1



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 322

Appendix 1

D.3.4 Village Commercial 4 – Propane Storage (VC4)

D.3.4.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Village Institutional 2 (IN2) zone:

a. Permitted *Principal* Uses

- i *public schools*
- ii *emergency services*
- iii *library*
- iv *post office*
- v *government offices*
- vi *highway work yards*
- vii *urgent care medical clinic*
- viii *child care centre and pre-school*
- ix *propane storage*

b. Permitted Accessory Uses

- i *limited public market*, subject to Subsection B.6.2

D.3.4.2 Buildings and Structures

The *buildings* and *structures* permitted in Article B.1.1.2, plus the following *buildings* and *structures* and no others are permitted in the Village Commercial 4 (VC4) zone:

a. Permitted Buildings and Structures

- i *Buildings* and *structures* for the permitted uses set out in this zone, including tanks, containment systems, fencing, signage, and other infrastructure necessary for propane storage and distribution.

D.3.4.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Village Commercial 4 (VC4) zone:

a. Buildings and Structures Height Limitations

- i The maximum *height* of *buildings* and *structures* is 9.0 metres (29.5 feet).
- li Propane tanks and associated safety infrastructure are exempt from maximum height limits where required by applicable safety regulations.

b. Buildings and Structures Siting Requirements

- i The minimum setback for *buildings* or *structures* except a sign, fence, or pump/utility house is 6.0 metres (19.7 feet) from any lot line.

c. Lot Coverage Limitations

- i The maximum combined *lot coverage* by *buildings* and *structures* is 25 percent of the *lot* area.

d. Lot Area Requirements for Subdivision

- i The minimum average lot area is 1.0 hectare (2.47 acres).
- ii The minimum lot area is 0.5 hectares (1.24 acres).

D.3.4.4 Conditions of Use for Propane Storage Facilities

- i Propane storage operations must comply with all applicable federal and provincial regulations.
- ii The operator must hold all necessary permits and certifications prior to installation and operation.
- iii All outdoor lighting associated with propane storage must be fully shielded and directed downward to minimize light trespass.
- iv Emergency response and spill containment plans must be prepared and maintained as per provincial requirements and provided to the Local Trust Committee upon request.
- iv Where propane tanks or structures are visible from adjacent properties or public roads, screening through fencing, landscaping, or a combination shall be provided to reduce visual impact.