

Gabriola Island Official Community Plan(OCP) and Land Use Bylaw (LUB) Review Project (Phase 1)- Charter

Gabriola Island Local Trust Committee (LTC)

Date: July 20, 2023

Purpose: To identify and prioritize the community values and vision that will inform the review of Gabriola Island’s Official Community Plan and Land Use Bylaw through engaging First Nations, the Gabriola community, community organizations and other relevant groups. .

Background: An OCP describes the long-term vision for a community, through policy statement that guide decisions on planning and land use. An LUB contains regulations to implement the OCP policies. The Gabriola OCP have not been updated since 1997 and the LUB since 1999. The 2024/25 Gabriola Island OCP and LUB Comprehensive Review will address a number of issues of importance to the Gabriola Community. In Phase 1 (2023/24), effective community engagement will help to identify the vision and values of the community to guide the 2024-25 OCP and LUB review process. Housing was identified by the LTC as a priority of focus. \$18,000 has been allocated to this project from the 2023/24 Trust Council Budget.

Objectives

To develop and prioritize community values and vision to inform the Phase 3 (2024/25) of Gabriola’s OCP and LUB review, through engagement of engagement of First Nations, the Gabriola community, community organizations, and other relevant groups.

In Scope

- First Nations Engagement.
- Public education and engagement activities.
- Creation of a Gabriola values and vision document.
- Identification of options for housing related bylaw amendments

Out of Scope

- Bylaw drafting

Workplan Overview

Deliverable/Milestone	Date
Project initiation	July 2023
Initial First Nations consultation	July – Dec. 2023
Suitable Land And Build Out Analysis	July – Sept. 2023
Initiation of APC and HAPC work	July/August 2023
APC/HAPC/Community organization engagement	Sept – Jan. 2023
Public Education (What is the project about? How to get involved)	Sept. – Oct. 2023
Public engagement	Oct. – Jan. 2023
Suitable Land and Build Out Analysis	June – August 2023
Compiling baseline/technical information for OCP/ LUB review	August – Dec. 2023
Compiling Vision and Values Document	March - May 2024
Phase 2 of Project Initiated	May/June 2024

Project Team

Regional Planning Manager	Renée Jamurat
Regional Planning Team Member	Narissa Chadwick
Planning Team Assistant	Chloë Straw
GIS Tech	Jackie O’Neil
Housing Advisory Planning Commission	As Appointed
Advisory Planning Commission	As Appointed

Budget

Budget Sources:		
2023/24	Public Engagement	\$6,000
	FN Engagement	\$4,000
	Communications	\$8,000
	TOTAL	\$18,000