



DATE OF MEETING: February 22, 2024
TO: Gabriola Island Local Trust Committee
FROM: Narissa Chadwick, Island Planner (Regional Planning Team)
COPY: Renée Jamurat, Regional Planning Manager – Northern Team
SUBJECT: Gabriola OCP Review – Engagement Update, Revised Engagement Strategy

RECOMMENDATION

1. That the Gabriola Local Trust Committee endorse the revised Gabriola Island Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project Community Engagement Strategy.

REPORT SUMMARY

This report provides an update on the Gabriola Vision 2025 engagement process to-date and presents a small update to the timing of the first Community Meeting.

BACKGROUND

At their October 2023 regular meeting the LTC endorsed the Community Engagement Strategy for the OCP and LUB review. As indicated in the updated Community Engagement Strategy (Attachment 1), the project is on track. Highlights are identified below.

First Nations Engagement

- Staff have followed up with Snuneymuxw First Nation staff. Meeting scheduling, capacity agreement and funding are being contemplated.

HAPC Engagement

- HAPC has narrowed down a list of recommendations to present to the LTC.

APC Engagement

- APC contributed to the design of the community led engagement process.

Community Engagement

- 405 response have been received through the survey process
- 14 groups received funding from community led engagement
- 2 groups have submitted their feedback forms (see Attachment 2)
- Chloe Straw will be facilitating targeted feedback with underrepresented groups
- All input will be analysis and a summary will be available by the end of March for the community meeting

Staff recommend that the Community Engagement Plan remain the same as the original with a small change in the timing of Community Meeting #1 from April 2024 to March 2024 (identified in red on updated Strategy).

RATIONALE FOR RECOMMENDATION

There is 2023/24 budget remaining to support Community Meeting #1. Holding the meeting at the end of March will support the momentum of the project. Staff resources are available to do a preliminary analysis and high level report out on community input provided through the survey and the community led engagement process.

ALTERNATIVES

1. Do not endorse the revised Community Engagement Strategy

Staff caution that if this is the direction chosen existing funds currently available to support Community Meeting #1 in the 2023/24 budget will no longer be accessible. The LTC will need to rely on limited funds allocated toward communications and engagement in the 2024/25 budget. In addition, the project will be delayed slightly.

NEXT STEPS

If the staff recommendation is supported staff will:

- Schedule Community Meeting #1 for the end of March;
- Compile the information received through the survey and community-led engagement process and provide a high level over view for the Community Meeting #1;
- Hire a graphic illustrator to illustrate priorities emerging from community feedback discussed at Community Meeting #1; and
- Continue communications and engagement work as outlined in the Community Engagement Strategy. This will involve producing a Gabriola Vision 2050 document.

Submitted By:	Narissa Chadwick, RPP MCIP, Island Planner	February 9, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	February 9, 2024

ATTACHMENTS

1. Updated Community Engagement Strategy
2. Community Led Engagement Feedback

Gabriola Island Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project – Community Engagement Plan 2023-2024 (February 2024 Update)

Background:

The Gabriola OCP and LUB Review Project is proposed to address three overarching goals:

1. Strengthen relations with First Nations;
2. Update the OCP and LUB ; and,
3. Align with advances to the Islands Trust Strategic Plan Objective “to preserve and protect marine ecosystems” and “preserve, protect and advocate for forest and terrestrial ecosystems”.

The project is divided into two community engagement phases. Phase One focusses on prioritizing the community values and vision that will inform amendments to Gabriola Island’s OCP through engaging Frist Nations, the Gabriola community, community organizations and other relevant group. Phase Two will focus on the drafting and review of OCP amendments. While there will be a third phase, this phase is more about communications than engagement. It will focus on communicating the results of Phase Two and educating the community about the relationship of the revised OCP with the LUB amendment work.

Community Engagement Process:

This document focusses on community engagement. The first two phases of community engagement are identified below.



Project Engagement Timeline (Phase 1 and 2 Estimation):

Action	Fall 2023	Winter 23/24	Spring 24/25	Summer 24/25	Fall 24/25	Winter 24/25
FN Engagement						
Initial letter	letter sent, staff to follow up					
Initial engagement		Capacity agreement and funding				
Continued engagement				Additional capacity funding provided		
HAPC Engagement						
Phase 1	Review of previous work and provide recommendations					
Phase 2			Options identification and bylaw amendment review			
APC Engagement						
Phase 1	Initial Engagement					
Phase 2			Engagement as determined			
Community Engagement						
Launch						
Visions and Values Discussions		In small groups and through open houses				
Survey Process						
CIMs				Community Information meetings as needed		

Phase 1 – Gabriola Visioning

This phase of the project is comprised of 3 parts:

- Public Engagement - Gabriola Visioning
- First Nations Engagement
- Technical Review of OCP

The table below focusses on the public engagement aspects of Phase 1.

Note that a separate engagement plan is being developed for First Nations engagement. This is a process that will involve staff to staff and LTC to Chief and Council engagement. Staff will be responsible for the initial technical review.

Method	Details	Timing	Status
Information Sharing	• Launch project webpage	September 2023	complete
	• Soft Launch at Fall Fair	September 2023	complete
	• Biweekly videos on updates	October 2023 – February 2024	Bi-weekly meetings w/coms team scheduled
	• Biweekly social media posts connected to updates	October 2023 – February 2024 Themes: What is a community vision? What is Land-Use? What is an OCP? What is a LUB? Other?	Posts focused on encouraging engagement
Community Lead Engagement	• Application Process Launched	September 2023	complete
	• Letters to organizations re: engagement (to include sample questions)	September 2023	complete
	• Feedback Template Designed and Posted	September 2023	complete
	• Applicant Zoom meeting	October 24 th 2023	complete
	• Application Deadline	November 10 th 2023	complete
	• Decision on Applications	Announced November LTC meeting	complete
	• Group engagement information zoom meeting	Early November 2023	complete...meeting was held in person
Online Survey	• Deadline for feedback	February 2023	March 1 st deadline. Feedback received is in Attachment 2.
	• Online Survey Designed	October 2023	complete
	• Online Survey Launched	October 2023	complete
	• Online Survey	October 2023 – February 2024	Complete 405 responses
Community Review of Key Priorities	• Synthesis of Online Survey	February	In process
	• Staff to synthesize input and provide draft list of priorities • APC to review list of priorities	February 2024 – March 2024	In process
Community Meeting #1	• Identify key priorities • Graphic illustration of priorities	March 2024	To be held at the end of March
Visioning Document	• Staff to produce visioning document	May – June 20224	To do

Phase 2 – Identifying Priorities; Bylaw Drafting, Review and Approval

This phase of the project is comprised of 3 parts:

- Community Engagement - OCP Process
- First Nation Government Engagement
- Bylaw Priorities/ Drafting/Review and Approvals

The table below focuses on the community engagement aspects of the project for Phase 2.

Note that a separate engagement plan is being developed for First Nations engagement. This is a process that will involve staff to staff and LTC to Chief and Council engagement.

Method	Details	Timing
Information sharing	<ul style="list-style-type: none"> • Gabriola vision/OCP process display at Gabriola IT office • Continuation of biweekly posts focussed on OCP priority areas 	May 2024 onward
Community meeting #2	<ul style="list-style-type: none"> • Presentation of vision/priorities • Presentation of process • Presentation of suitable land analysis • World Café on priority areas 	June 2024
Online Consultation	<ul style="list-style-type: none"> • Depending on community interest in online consultation 	June – October 2024
Early Referrals	<ul style="list-style-type: none"> • Early referrals to agencies 	June – October 2024
Fall Fair Engagement	<ul style="list-style-type: none"> • Seek input on vision/priorities 	September 2024
Working Group Meetings	<ul style="list-style-type: none"> • As required beyond APC/HAPC engagement • Related to review of draft bylaws 	November 2024 – April 2025
Community Meeting #3	<ul style="list-style-type: none"> • Introduction of draft bylaws 	May 2025
Community Meeting #4	<ul style="list-style-type: none"> • Review and Discussion of draft bylaws 	Summer 2025
Public Hearing	<ul style="list-style-type: none"> • Final opportunity for community input 	Fall 2025

Phase 3 – Outreach and Communication Re: OCP Changes and Process for LUB Amendments

There is a third and important phase to this project. This involves: 1. Communicating changes made in the OCP and 2. Identifying how OCP amendments will influence LUB amendments. A detailed communications plan, building on some of the work previously done for this project (e.g. online information sharing) will be designed at the appropriate time. Staff will encourage the LTC to submit a 2025/26 budget request for communications and LUB review.

Budget

The budget amounts for each phase are as follows:

Phase 1 (allocated) - \$18,000

Phase 2 (TBD) - \$27,000 (without water balance), \$77,000 (with water balance)

Phase 3 - TBD

Attachment 2: Community Led Engagement Feedback

Gabriola Visioning 2050 Group Feedback – December 16, 2023

8 participants including note taker 6:30pm – 9:00pm

Held at: 1285 Seawind Drive, Gabriola

Theme: Agriculture, Food Security, Housing, ALC consistency

VISION for 2050:

-include explicit recognition in the OCP agriculture section or overarching OCP objectives that this island and surrounding marine areas were critical foodlands for First Nations peoples since time immemorial;

- can we include statement that settlers have been and currently are establishing a diverse array of food, flowers and horticultural products from the land to support the residents and visitors year round;

-include statement that impacts of settlement patterns on the land must be addressed through solutions such as ecological enhancement, regenerative agricultural practices and adaptation to a changing climate.

What can the LTC do:

1. Amend the OCP with new policy language to:

- a. Support secondary suites on any sized parcel in the ALR in the principle residence as per the ALC Act and ALR Regs. Consider expanding this to residential zones on any size lot – include with maximum footprint restrictions for overall dwelling. This will address the rental tenure problem as new construction is considered, designing a suite may be most cost effective time to rough it in.
- b. Support a secondary residence on parcels in the ALR as per the ALC Act and ALR Regs.
- c. Support the elimination of subdivision potential for all remaining parcels in the ALR to maintain remaining parcel size diversity.
- d. Support diverse tenure opportunities for parcels in the ALR (co-operative housing or other?)
- e. Support inclusion of land in the ALR that is currently in agricultural production but in residential or resource zoning/designation.
- f. Support recognition of indigenous foodlands in the OCP, being within and outside of ALR land as well as marine areas. Explore with Snuneymuxw whether a culturally sensitive area designation that can be applied to those identified lands.
- g. Limit the number of short term vacation rentals that can be approved by TUP on parcels in the ALR to a very small number in any given 3yr term (4?).
- h. Consider establishing a Development Permit Area (DPA) area buffering 100m to the ALR boundary anywhere on the island to ensure new development does not have adverse impacts on food production and ALR activities (new subdivisions, roads, services, density etc).
- i. Support enhanced biodiversity of native plants in all new development approvals to increase indigenous foodlands potential across all landscapes, not just small pockets of protected areas.

- j. Advocate for all community groups, residents, LTC to work together to sponsor annual tours of foodlands with FN members interested in returning to foodland landscapes to assess condition, work with their guardian program? Support annual monitoring or data collection? Determine their priorities and develop advocacy policies so we don't lose momentum to ensure action.

2. Amend the LUB with new regulations to:

- a. Update the 'Agriculture' Zone for all parcels in the ALR:
 - i. Be permitted a secondary suite within or attached to principle residence as per the ALC Act and ALR Regs.
 - ii. Be permitted a secondary dwelling detached from principle residence on ALR parcels as per ALC regs.
 - iii. Restrict principle residence size to LESS than the 500m² the ALC currently has! This is too large and further consultation with the community should local support for smaller footprint.
 - iv. Maintain ability for up to four unserviced campsites for agritourism accommodation for those parcels that qualify (farm status, agritourism).
 - v. Include the Ravenskill Orchard parcel in the A zone even though currently not in the ALR. Redesignate in the OCP too.
 - vi. Include any other small farms in the A zone through consultation with owners even though not currently in ALR.
 - vii. Remove all outdated references residence for a relative; farmworker housing etc.
 - viii. Ensure regs permit gathering for events in the ALR (10 times per year) and consistent with ALC policy on special events.
 - ix. Eliminate subdivision potential for all parcels in the ALR to ensure that a diversity of remaining lot sizes is maintained and last remaining large lots are not lost.
 - x. Possibly create zone as holding zone for indigenous foodlands if consultation with First Nations identifies this as a priority.
 - xi. Maintain existing farmstand regulations and setbacks/height regulations for buildings and structures.
 - xii. Establish new DPA guidelines for buffer within 100m of ALR boundary anywhere on Gabriola Island. Triggered by subdivision, land alterations. Develop series of reasonable exemptions for small footprint construction or renovations being exempt from requiring a DPA.

GISKA Meeting for
Gabriola Visioning 2050

Held at GAC hall - 10 - 2pm
Jan. 14th 2024.

This event was attended
by 16 shorekeepers' members.
There was a great deal of
enthusiasm and many
suggestions addressing
our organization's vision
for the future.

Talyn Martin did an
excellent job of facilitating
the process and used a
flip chart to consolidate
ideas and responses.

The time allocated was
ideal and we managed
a 45 min break for lunch.
This break proved invaluable
for relationship building and
exchange of ideas.

Submitted by Joanna Macken
(GISKA member)

Flip chart content: GISKA event Jan. 14th 2024
Written up by facilitator, Talyn Martin
Gabriola Visioning 2050

Vision for 2050: ECOLOGY - protection of and health benefits of healthy systems; EDUCATION - mentorship and newcomers to this unique system; SFN relationship building - shared stewardship; DIVERSITY -; BALANCE - with the increasing pressures of population growth; plastic-free; boats and shoreline regulations; boat ramps; framework of legal jurisdiction; impacts on our environment

STRENGTHS:

What is being done well: knowledge/good science; sounder articles; community networking; partnerships (GALTT and streamkeepers etc.); people show up - action! Chamber initiatives: admin, facilities)

Maximize strengths: inclusivity/respect; capacity building/support; youth engagement; share resources! collaboration/sharing (eg. storage, assets etc); appreciation; FOCUS; increase membership

What can GISKA do: citizen science project; beach cleaning; action-based outreach; charitable status?; education - shoreline institute?

LTC do: increased law enforcement of bylaws etc; increased incentives to property owners; monitoring; increased education; add or increase bylaws to protect shorelines

Land use Changes: access to boats and water - public ramps etc.; nuisance bylaws (eg. freighter noise and lights); identify areas that should be protected; include sea floor in jurisdiction (it's currently provincial); mooring buoy legislation; creosote and Styrofoam removal

WEAKNESSES:

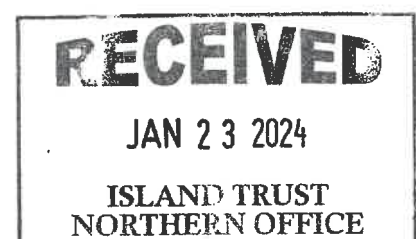
What could be improved: education - value of ecosystem health; Education - k-12 as week as community/public and tourists; pump-out service for boats; language (re: **land vs. water**) islands trust take control (eg. MOTI, building codes etc.); SFN engagement; data monitoring

What can help overcome: funding, capacity, strategic plan, money

What can GISKA do?: tours of soft shorelines, eel grass buoys, continue SFN dialogue re: beach protection etc. and education; ocean day, speaker series for adults

LTC do: build umbrella for eg citizen science > data; site management guidelines - best practices; incentives; tours (positive land management examples; healthy ecosystems); brochures on values and resilience

Optional: change language to reflect the values of the coast and ocean



OCP VISION

Likes: positivity; walking/cycling; harmony

Changes: include climate change, biodiversity, change 'rural community' to read 'island community' – add balance, reconciliation, add habitat, do not say bountiful, reciprocal, stewardship, humans as part of nature, value of social and physical connection, ecological protection, watershed management

GISKA resources: data to back claims, see web-site giska.ca; citizen science VIU; connections to other organizations; members include: biologists and scientists

Focus group: topic: shoreline and marine health and management: Isabel, Gavin, Nancy, Joanna, and LJ