

Gabriola Island Official Community Plan(OCP) and Land Use Bylaw (LUB) Review (Phase 3) - Project Charter

Gabriola Island Local Trust Committee (LTC)

Date: July 2026 (Version 8)

Purpose: To explore, through targeted engagement specific questions related to key topics relevant to the OCP and LUB review and begin to draft OCP policies and related LUB changes needed to for consistency with OCP policies .

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 has not been updated since 1997 and the LUB since 1999. The Gabriola Island OCP and LUB Comprehensive Review will address a number of issues of importance to the Gabriola Community. In Phase 1 (2023/24) helped to identify vision and values of the community. Phase 2 (2402/25) explored, though focused public engagement, specific questions related to different topics. A freshwater footprint was developed. Part 3 focusses on the writing, review and approval of the new OCP, a Development Approvals Information (DAI) Bylaw to support OCP policy as updates to the LUB to ensure constancy.

Objectives

Through targeted and focused engagement on specific topic areas, begin to draft OCP policies and LUB based on the values and principles emerging from Phase 1.

In Scope

- First Nations Engagement.
- Public engagement
- LUB changes for consistency OCP policies
- DAI bylaw to support OCP policy implementation

Out of Scope

- New DPA mapping
- Substantial LUB amendments

Workplan Overview

Deliverable/Milestone	Date
First Nations consultation	Ongoing
Milestone: LTC Review of draft policy language	April 2026
Community Meeting	April/May 2026
Public Engagement - review of OCP draft policy language	April – August 2026
Milestone: First Reading OCP	September 2026
Legal Review	July 2026 – September 2026
Public Review/Referrals	July 2026 – September 2026
AOA Initiated	January 2027
Milestones: Community Information Meeting OCP –Second Reading LUB – First Reading DAI – First & Second Readings	February/March 2027
Milestones: OCP – PH + Third Reading; LUB – Second Reading, PH, Third Reading; DAI – Third Reading	April/May 2027

Project Team

Regional Planning Manager	Renée Jamurat
Regional Planning Team Project Lead	Narissa Chadwick
Gabriola Island Planner	Stephen Baugh
Planning Team Assistant	Shalini Nakai

Budget

Budget Sources:		
26/27	Communication and Engagement	\$6,000
	Arch Overview Ass.	\$25,000
	Legal + contingency	\$4,000
TOTAL		\$35,000