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Sent: Monday, July 27, 2026 11:31 AM

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Cc: Bob Andrew [REDACTED]

Subject: Draft OCP input

First, let me say I think this is a very progressive and well done document. I am particularly excited by 2.4.2.13.1 under Subdivision- Minimum lot size.

Under Community Context 1.2, I think, I would like to see something which indicates an overall Settlement Pattern Change- which seems to be one of the biggest changes in our OCP. A lot of what is being changed in the OCP is due to things like the Freshwater Footprint study, Climate change mitigation, Transportation, concepts around densification, sensitive area protection, Archaeological site protection, and again policy 2.4.2.13.1, all of which lead towards a settlement pattern change. This is mentioned in several places in the document but I think there needs to be a general statement that this is where the document is heading.

Regarding Freshwater resources: Although there are several statements with the goal of protecting our freshwater aquifer recharge areas, watersheds, aquifers, quality and quantity of freshwater resources etc. I think a clear statement (under Goals?) saying that Gabriola needs to have a goal of long term freshwater self-sufficiency. As well, I think a statement could be included under Advocacy 4.4.3.1 that we ought to be looking at a public water source system, which would need the RDN involvement. Depending on outside sources is dangerous and should (will some day) cease.

Under

2.4.2.2.1: Home Occupation: Limit use and number of people given water considerations and sewage requirements. Maybe require additions of cisterns.

2.4.2.2.2 B and B's. Same as above

2.4.2.4.1 Marine access: Statement of protection of sensitive shores

2.4.2.6.1 Agricultural use: Must recognise and mitigate ecologically sensitive areas.

2.4.2.9.3 and .4 Freshwater Sustainability: Why not rainwater catchment in all new buildings?

2.4.3.1.1 Parks: Seems to be a lot of possible campground uses in a lot of this draft.

2.4.3.4.1 Agricultural: bullet 3: add "if proven to be necessary to farming"

2.4.3.6.2 Rural Residential: last bullet: Definition of "accessory" needed.

2.4.3.9.2 Village Commercial: need a bus pullout here.

2.5.2.1.1 Bylaw amendment: add "watershed protection, Trails"

2.8.1. TUP guidelines: I do not understand the rationale behind issuing a TUP for water extraction.

2.8.1.5.4 Commercial vacation: Rainwater collection system installed please

3.1.6 DPA Area 6, Justification and Objectives, 4th bullet: add Gary Oak Meadows

3.1.6.3.6 Add Gary oaks and Yew trees

4.2 Freshwater Footprint: add: Can be used to create and guide new DPA's.

4.3.1 10. Habitat Corridors: Drop the last sentence: "...This was a lower priority..."

4.4.3.2 Preservation of Agriculture: Supports and Advocacy: Add: Support and encourage local agricultural organizations to purchase and hold agricultural land for agricultural purposes.

4.4.3.3 I have to harp on something the Trust has been after since its inception and that is more control over forestry. Hopefully we can address this under DPA's.

One more thing and that is: Deb Ferens has made a number of suggestions all of which I support- especially giving trees rights!

Thank you for all the work you do for our islands!

Bob Andrew