



File No.: PLRZ20240091 (Mid Island Co-op)

DATE OF MEETING: February 19, 2026

TO: Gabriola Island Local Trust Committee

FROM: Ian Cox, Planner 2
Northern Office

SUBJECT: PLRZ20240091 (Mid Island Co-op) – Post Public Hearing Report & Readings
Applicant: Mid Island Co-operative Services Ltd. (Bruce Buckingham, Agent)
Location: 793 Lockinvar Lane, Gabriola Island
LOT 42, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 22723

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 read a Third time.**
2. **That the Gabriola Island Local Trust Committee Bylaw No. 322 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025” be read a Third time.**
3. **That the Gabriola Island Local Trust Committee proposed Bylaw No. 321 cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025” be forwarded to the Minister of Housing and Municipal Affairs for approval.**
4. **That the Gabriola Island Local Trust Committee proposed Bylaw No. 321 cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025” and proposed Bylaw No. 322 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025”, be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.**

REPORT SUMMARY

This report is intended for consideration by the LTC post the Public Hearing for proposed Bylaw No. 321 (OCP amendment) and Bylaw No. 322 (LUB amendment). The purpose of the bylaws is to include 793 Lockinvar Lane (PID 002-623-463) within the Village Commercial Development Permit Area in the OCP, and to rezone the property to a site-specific Village Commercial zone designation (VC4) which maintains the existing institutional uses on the lot, and expands the permitted principle commercial uses to include propane storage. The bylaws also regulate buildings and structures, height, siting requirements including setbacks, lot coverage, parking, subdivision, and includes provisions specific to propane storage.

Staff recommend the LTC give Third Reading to Bylaw Nos. 321 and 322, forward Bylaw No. 321 to the Minister of Housing and Municipal Affairs for approval, and forward both bylaw Nos. 321 and 322 to the Islands Trust Executive Committee (EC) for approval.

BACKGROUND

The LTC has given Bylaw Nos. 321 and 322 given Second Reading and they have been referred to First Nations, agencies, and organizations in September 2025 with a 90-day referral period.

A Public Hearing is scheduled for today's LTC's regular business meeting agenda on February 19, 2025. Specific procedures must be followed during and after the close of the Hearing, when the LTC may choose to give a further (third) reading to the bylaws, defeat one or both, or alter them within certain parameters. The procedural steps following the close of the Hearing are as follows:

1. Consideration of Third Reading (this may include amendments to alter the bylaws).
2. Send the OCP Bylaw to the Minister for approval.
3. Forward the bylaws to Executive Committee for approval.
4. Final LTC consideration and adoption.

After the close of the hearing, the LTC cannot hear further comments or submissions without holding a new hearing. This is because if new information is considered by the LTC, all other interested parties must also have the opportunity for access to any new and relevant material and to have the ability to make further representations to the LTC. This does not imply the potential for unlimited public hearings, however. The LTC can decide it wishes to have more information from staff regarding issues raised at the Hearing, after it is held.

A bylaw may be altered after the Hearing based on information received during the proceedings, provided that the alterations do not alter the use or increase or decrease the density of the property without consent of the landowner.

If the Minister and Executive Committee approve the bylaws, staff would recommend the LTC adopt the bylaws at the next possible regular business meeting.

Rationale for Recommendation:

Staff recommendation is to give Third Reading to both bylaws and to forward them to the Executive Committee for approval. The recommendations are supported as follows:

- All statutory requirements have been completed consistent with the *Local Government Act*, including the required public notification and Public Hearing,
- Concerns, if any, as raised by members of the public, government agencies, or First Nation with the proposed bylaws have been considered by the LTC; and
- All Islands Trust bylaw amendments require the approval of the Executive Committee prior to the consideration of adoption by an LTC.

ALTERNATIVES

1. Amend the Bylaw(s)

The LTC may amend the bylaws provided the amendments do not alter use or density.

That the Gabriola Island Local Trust Committee proposed Bylaw No. 321 cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025” be amended as follows:...

That the Gabriola Island Local Trust Committee proposed Bylaw No. 322 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025” be amended as follows:....

2. Defer Third Reading to a future LTC Meeting

The LTC could choose to defer consideration of Third Reading to a future LTC meeting. No resolution is needed for this option and the bylaws would be brought forward at a subsequent meeting.

3. Proceed no further

That the Gabriola Island Local Trust Committee proceed no further with Bylaw Nos. 321 and 322.

NEXT STEPS

If the recommendations are supported,

- Bylaw No. 321 will be sent to the Ministry of Municipal Affairs and Housing for approval;
- Bylaw No. 321 and Bylaw No. 322 will be sent to the Islands Trust Executive Committee for approval; and
- Pending approval by the Minister and Executive Committee, the bylaws will be presented to the LTC for final adoption.

Submitted By:	Ian Cox, Planner 2	February 5, 2026
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	February 9, 2026

ATTACHMENTS

1. Proposed Bylaw No. 321 & Bylaw No. 322

PROPOSED

**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 _____ DAY OF _____, 2025

READ A SECOND TIME THIS _____ DAY OF _____, 202x

PUBLIC HEARING HELD THIS _____ DAY OF _____, 202x

READ A THIRD TIME THIS _____ DAY OF _____, 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____, 202x

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____, 202x

ADOPTED THIS _____ DAY OF _____, 202x

Chair

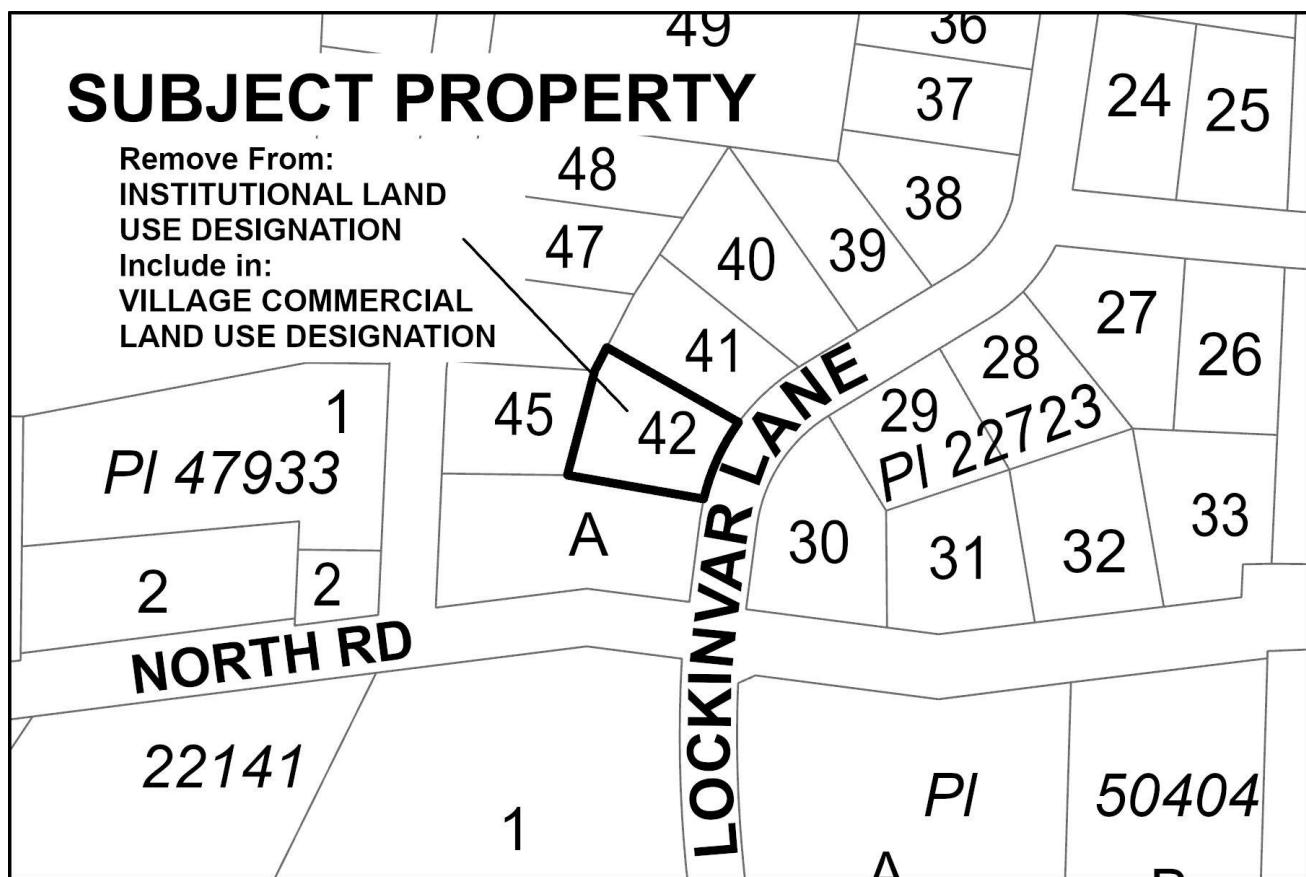
Secretary

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.

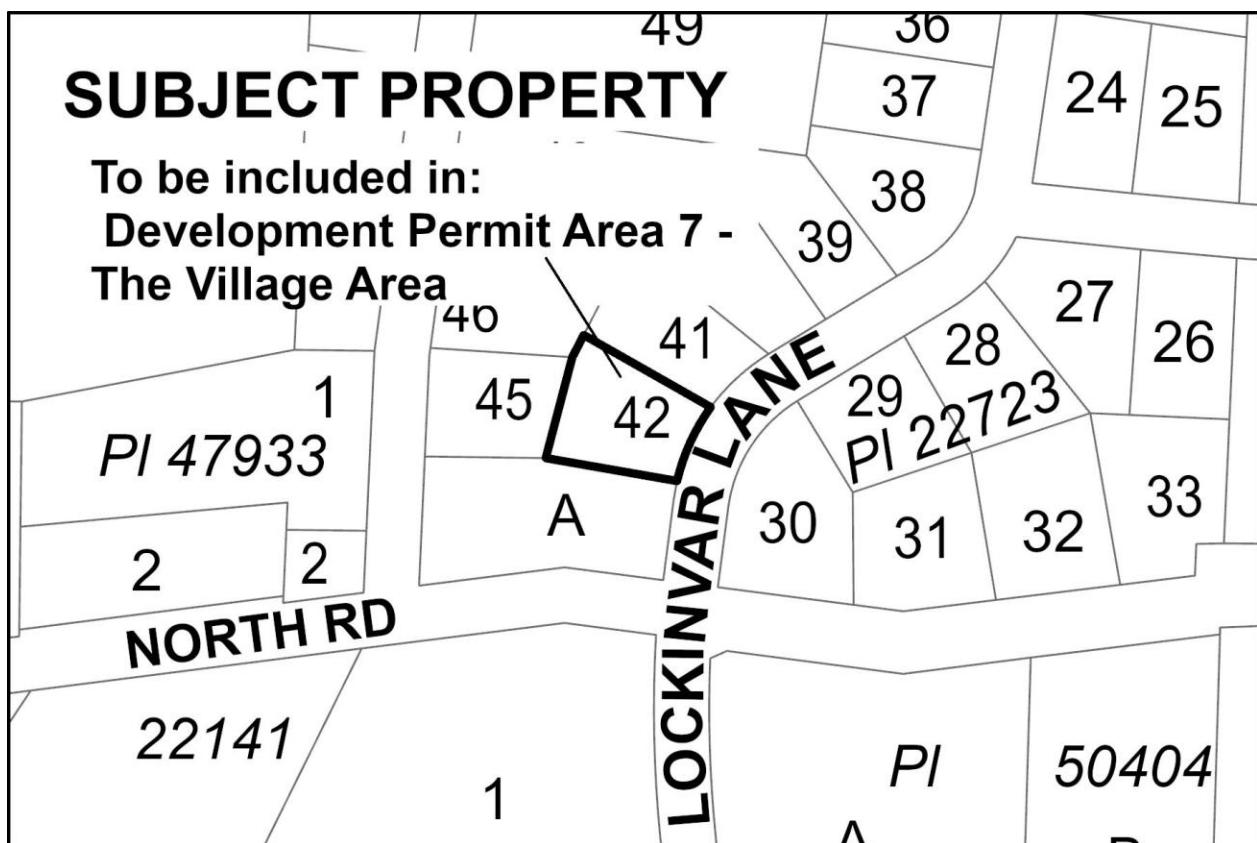
Plan No. 1



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



PROPOSED

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 _____ DAY OF _____, 2025

READ A SECOND TIME THIS _____ DAY OF _____, 202x

PUBLIC HEARING HELD THIS _____ DAY OF _____, 202x

READ A THIRD TIME THIS _____ DAY OF _____, 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____, 202x

ADOPTED THIS _____ DAY OF _____, 202x

Chair

Secretary

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 322

Schedule “1”

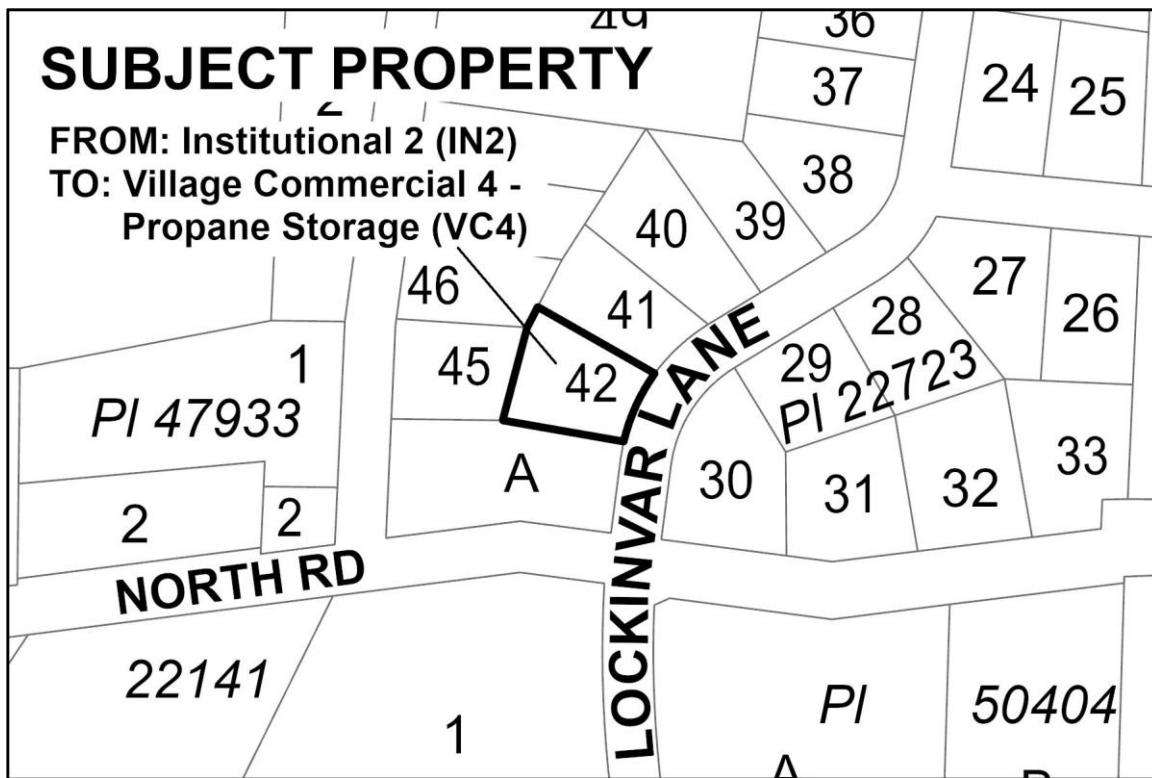
1. Schedule “A” of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

- 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.



**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).
- ii 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.