

Gabriola Island Official Community Plan(OCP) and Land Use Bylaw (LUB) Review Project (Phase 2)- Charter

Gabriola Island Local Trust Committee (LTC)

Date: June 6, 2024

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 identify related LUB changes needed to support these policies. Water balance assessment to assist with decision making related to density and the protection of groundwater resources.

Background: An OCP describes the long-term vision for a community, through policy statements 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 2024/25 Gabriola Island OCP and LUB Comprehensive Review will address a number of issues of importance to the Gabriola Community. Phase 1 (2023/24) helped to identify vision and values of the community. From this, a number of principles, upon which to base OCP revised policies, has emerged to inform OCP principles and priorities. \$77,000 has been allocated to this project from the 2024/25 Trust Council Budget. \$50,000 of this has been allocated to do a water availability assessment.

Objectives

Through targeted and focussed engagement on specific topic areas, begin to draft OCP policies and identify related LUB changes based on the values and principles emerging from Phase 1. Complete water balance assessments to inform OCP policy development

In Scope

- First Nations Engagement.
- Public education and engagement activities.
- Target and focussed engagement with relevant parties
- Identifying related LUB changes needed to support revised OCP policies
- Suitable Land Analysis
- Water balance assessment
- Data collection related to updating DPAs where applicable

Out of Scope

- LUB updates
- New DPA mapping

Workplan Overview

Deliverable/Milestone	Date
Project initiation	July 2024
First Nations consultation	ongoing
Compiling baseline/technical information for OCP/ LUB review	May – July 2024
Suitable Land And Build Out Analysis	July -Sept. 2024
Community Engagement on Values and Principles	July – Oct. 2024
Targeted Engagement	Sept. 2024- Feb. 2025
DPA Review	Sep. 2024 – December 2024
Bylaw Drafting	March 2025 – Sept. 2025
Phase 3 of Project Initiated (Review of draft OCP, DPA data and mapping where needed, LUB review initiated)	May/June 2025

Project Team

Regional Planning Manager	Renée Jamurat
Regional Planning Team Member	Narissa Chadwick
Island Planner (Gabriola LTC Planner)	Stephen Baugh
Planning Team Assistant	Chloë Straw
GIS Tech	TBD
Advisory Planning Commission	As Appointed
Senior Freshwater Specialist	William Shulba

Budget

Budget Sources:		
2024/25	Public Engagement	\$8,000
	FN Engagement	\$6,000
	Communications	\$4,000
	DPA data gathering	\$5,000
	Legal review	\$4,000
	Water Availability Assessment	\$55,000
TOTAL		\$77,000