

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

Gabriola Island Local Trust Committee (LTC)

Date: November 2025 (Version 5)

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 .

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 have 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. In Phase 1 (2023/24 helped to identify vision and values of the community. From these, a number of principles, upon which to base OCP revised policies, has emerged. \$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 which will inform decisions related to the location of additional density and the protection of land.

Objectives

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

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

Out of Scope

- New DPA mapping

Workplan Overview

Deliverable/Milestone	Date
First Nations consultation	ongoing
Suitable Land and Build Out Analysis	February 2025
Community Profile	June 2025
Topic Focussed Engagement	Jan 2025 – May 2025
Engagement on Growth Management	September 2025
Water balance assessment report to LTC	November 2025 February 2025
Milestone: LTC Review of draft policy language	February 2026
Public Engagement - review of OCP draft policy language and DPA prioritization	February – April 2025
Milestone: First Reading	April 2026
Legal Review as needed	April 2026 – June 2026
Public Review of draft bylaws/referrals	April 2026 – June 2026
Phase 3 of Project(LUB Review, DAI, AOA) Initiated	June 2026
Milestone: Second/Third Reading	June-September 2026

Project Team

Regional Planning Manager	Renée Jamurat
Regional Planning Team Member	Narissa Chadwick/ Sonja Zupanec
Planning Team Assistant	Shalini Nakai
Gabriola Planner	Stephen Baugh

Budget

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