

DATE OF MEETING: July 4, 2024  
TO: Gabriola Island Local Trust Committee  
FROM: Narissa Chadwick, Island Planner – Regional Planning Team  
Local Planning Services  
COPY: Renée Jamurat, Regional Planning Manager  
SUBJECT: Official Community Plan Review – Project Charter and Engagement Options.

## RECOMMENDATION

1. That the Gabriola Island Local Trust Committee approve the Project Charter for Phase 2 of the Gabriola Island Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project.
2. That the Gabriola Island Local Trust Committee approve the “Gabriola Visioning 2050: What We Heard Engagement Summary Report”.
3. That the Gabriola Island Local Trust Committee endorse the draft values and principles, presented at the July 4, 2024 LTC meeting, for presentation and discussion with the community.
4. That the Gabriola Island Local Trust Committee request staff launch a survey and attend community events throughout the summer to provide an opportunity for the community to comment on draft principles.
5. That the Gabriola Island Local Trust Committee request staff proceed with “Option 1 – Topic Focussed Local Trust Committee Meetings”, to support discussions related to specific areas of focus for the OCP review.
6. That the Gabriola Island Local Trust Committee request staff develop a schedule for “Topic Focussed LTC Meetings” based on endorsed priority areas.
7. That the Gabriola Island Local Trust Committee endorse the development and of a targeted engagement process designed to bring a diversity of voices into the LTC conversations related to specific areas of focus for the OCP.

## REPORT SUMMARY

This report presents to the LTC a number of items related to the initiation of Phase 2 of the OCP and LUB Review for review and approval. These items include:

- The draft project charter for Phase 2
- The draft “What We Heard Report” which summarizes what we heard from Phase 1
- Draft values and principles which will be the focus of community engagement over the summer
- An updated engagement plan with 3 options for engagement identified
- A list of existing DPAs and potential models

## BACKGROUND

Phase 1 of the Gabriola Island Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project was launched in July 2023. The Purpose of Phase 1 was:

*To identify and prioritize the community values and vision that will inform the review of Gabriola Island's Official Community Plan and Land Use Bylaw through engaging First Nations, the Gabriola community, community organizations and other relevant groups.*

The identification of community values, vision and related principles, was achieved through the Gabriola Visioning 2050 Process. Through this process, the Gabriola community was provided the opportunity, through a survey, community led engagement process and community meeting, to identify what they valued about Gabriola Island, their hopes and dreams, and what they see needs to be changed. The draft "What We Heard Engagement Summary Report" is contained in **Attachment 1** for LTC review. This report will be posted on the project webpage and copies will be provided at community events.

The purpose of Phase 2, as identified on the Draft Project Charter in **Attachment 2** is *"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 and to develop a water balance assessment to help inform the development of policies related to addressing density"*.

Staff propose that this phase of the project have two key engagement stages. The first stage, to take place over the summer, involves introducing and reviewing the key principles emerging from the Gabriola Visioning 2050 engagement. These draft principles are shared in **Attachment 3**. The community will be asked about what resonates most for them and to identify gaps they might see.

**Attachment 3** also includes an example of an OCP table of contents which is influenced by the draft principles. This is only an example and it is expected that it will evolve over time. The second stage involves focused discussions on Specific Topics.

**Attachment 4** contains the updated engagement plan including recommendations for the first stage (over summer) and options for the second stage. Staff are recommending Option 1 - Topic Focused LTC Meetings. As identified in the engagement plan this option can be supported by targeted engagement to groups as identified by the LTC (more details in attachment 4). Identifying these groups could also be a task delegated to the APC. This process is described in more detail in Attachment 4. The chart on the following page identifies potential topics for focused discussion.

**Attachment 5** contains the list of Gabriola DPAs and identification of other Islands Trust DPAs that could help inform the review of Gabriola's DPA. Staff are recommending that the topic focused discussion on Environment include a discussion of environmental DPAs. Form and character DPAs could be part of other discussion topics.

**Potential Topics for Focussed Discussion:**

The chart below identifies potential topics for focussed discussion. Trustees are encouraged to identify other topics, remove topics or shift the order of topics as appropriate.

Community members will be encouraged to provide their input in writing before each meeting. This information will be summarized by staff and presented at the LTC meeting. A page will be set up for each topic to help facilitate input. The page will include background and key questions.

<b>Topic</b>	<b>Rational/Potential Questions</b>	<b>Proposed Timing</b>
Cultural Heritage Preservation	This is a discussion to be had directly with the Snuneymuxw First Nation and other First Nations.	As determined by First Nations
Use of suitable land analysis and water balance	For Discussion – How suitable land analysis and the water balance assessment can be used to inform OCP and LUB policy development will be introduced	September
Ecosystem Policies and Environmental DPA Options	For Decision – How can ecosystem protection goals be best supported? What are the priorities for DPA? Does the LTC want to stay with the site specific approach to DPA or focus on the development of broader focussed DPAs? Example goals, objectives and policies will be provided. The LTC will need to confirm interest in allocating 2025/26 budget to DPA work. A list of existing DPAs and example DPAs from other Islands is included in Appendix 5	October
Housing Policies	For Decision - Does the LTC support the recommendations of the HAPC? What is missing? The LTC will be provided with specific question related to HAPC recommendations.	November
Density Transfer and Density Bank	For Decision – The LTC will need to decide how they would like to approach the density transfer and density bank policies. Staff will provide a summary and options.	December
Village Core, Commercial Nodes and Industrial Lands	For Decision – This is an opportunity for conversation related to increasing density in the village core and identifying were other opportunities for a concentration of community amenities may be.	January
Parks, Recreation and Transportation	For Decision – This will be an opportunity to review existing policy. The LTC will be encouraged to focus on policy that can be implemented within the LTC’s jurisdiction.	February

**Rationale for Recommendation**

All the recommendations are designed to help move the project forward in an efficient and productive way.

**ALTERNATIVES**

**1. Request further information**

The LTC may request further information prior to making a decision. If this option is encourage the LTC will need to provide clear direction to staff on the type of information they require.

**2. Send report and recommendation to the APC for review**

The LTC may choose to send the report and recommendation to the APC for review. If this option is chosen, the LTC is encouraged to identify the specific question they have for the APC and provide them with a timeline to reply. Staff caution that this may prohibit the ability to take advantage of summer engagement opportunities.

**3. The LTC may amend any of the materials an process provided**

The LTC is encouraged to examine the materials and process provided closely to ensure that they are comfortable with the information being shared widely with the community and with the processes being recommended. The LTC will need to provide clear direction on the amendments they would like to see made.

**NEXT STEPS**

- Staff will develop a schedule for staff and trustee attendance at community events over the summer.
- Staff will create communications materials to include postcards with workshop graphics and QR code to the website that can be handed out, left in central places and inserted into the Sounder.
- Staff will finalize the “Gabriola Visioning 2050: What We Heard Engagement Summary Report”, post on website and print for community engagement events.
- Staff will provide the LTC with an updated draft of the Phase 2 engagement plan with the selected option identified.
- Staff will schedule topic focussed LTC meetings and develop supporting webpages and materials.
- Staff will prepare summer engagement materials, including survey, to focus on feedback on the principles.
- Staff will launch survey and attend community events through the summer.
- Staff will work with Trustees to develop a plan for targeted engagement.
- Staff will continue efforts to engage with First Nations.

Submitted By:	Narissa Chadwick, RPP, Island Planner	June 18, 2024
Concurrence:	Renee Jamurat, RPP, Regional Planning Manager	June 19, 2024

**ATTACHMENTS**

1. Draft Engagement Summary Report “What We Heard”
2. Project Charter – Phase 2
3. Draft Principles
4. Updated Engagement Plan
5. Development Permit Area List



Islands Trust

# GABRIOLA VISIONING 2050

## What We Heard Engagement Summary Report



June 2024

# Land Acknowledgment

Islands Trust and Islands Trust Conservancy respectfully acknowledge that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial. We are committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea. The Islands Trust Area is located within the treaty lands and territories of the BOKÉCEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwáθən, sə́ilwətał, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth, STÁUTW, Stz'uminus, ɬaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W JOŁEŁP, W SIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations.

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# What is Gabriola Visioning 2050?

The Gabriola Visioning 2050 project was Phase 1 in the Gabriola Islands Official Community Plan (OCP) Review Project. Gabriola Visioning 2050 was the community's first opportunity to engage in the revision of the Official Community Plan (OCP) by identifying community vision and values. This feedback will support the development of an updated Gabriola OCP, which has not been updated since 1997.

The Gabriola community was asked about:

- What they value
- What their hopes and dreams for the Island are
- What they hope to see change

# What is an Official Community Plan for Gabriola Island?

**The OCP implements the community's vision.**

It provides a long-term strategy for land use management, outlining broad objectives and policies to guide future growth and development of the community.

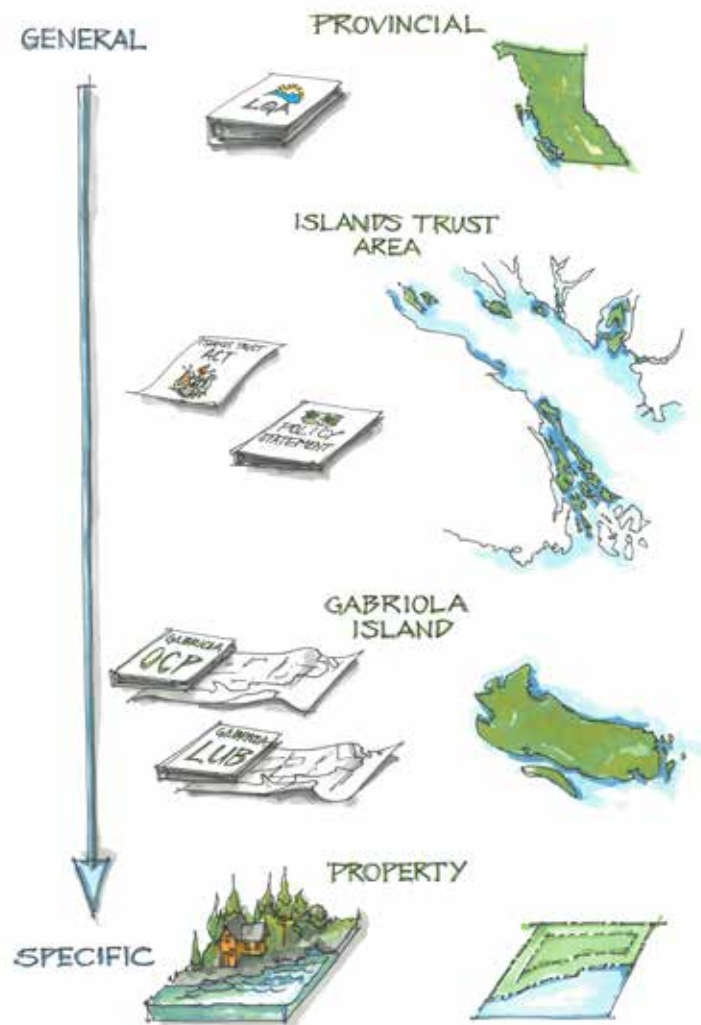
**The OCP must align with higher level policies .**

These include the Local Government Act, the Islands Trust Act, and the Islands Trust Policy Statement This ensured that local plans are consistent with regional and provincial directives.

# What is NOT part of an Official Community Plan for Gabriola Island?

**The OCP is not a zoning bylaw or detailed regulatory document.** Specific regulations and enforcement mechanisms are found in the Land Use Bylaw (LUB) and must be consistent with the OCP.

**The OCP does not include the provision of infrastructure or services.** Infrastructure such as sewer, or roads, and community services within the Islands Trust Area are the responsibility of other levels of government.



*Legislation and Policy Influencing Land Use*

# Project Timeline



## How was the Community Engaged?

### Information was shared:

- On a webpage on the Islands Trust website
- At the Fall Fair
- Through social media posts
- In newspaper advertising and inserts
- Thorough posters and postcards distributed around the island

### Community Groups Led Engagement Events

- Funding up to \$500 was made available to support groups to facilitate supported, self-led engagement sessions
- This process engaged more than 200 community members

### Groups involved

- Farm Table Talk
- Gabriola HAPC
- Gabriola Fibershed Working Group
- Gabriola Arts Council
- Gabriola Land and Trails Trust
- Gabriola Rescue of Wildlife Society
- Gabriola Memorial Society
- Gabriola Island Land Stewards Society
- Gabriola Island Shore Keepers Association
- Youth at Gabriola Elementary
- Mutual Aid Group
- Gabriola Climate 12-12-12
- Roamsted



## Online Survey

The online survey was an opportunity for Gabriola residents to identify values, hopes and dreams for Gabriola Island. The survey ran from October 24th, 2023 to February 7th, 2024, with 405 respondents.

**363**  
full time residents

**88%**  
owners

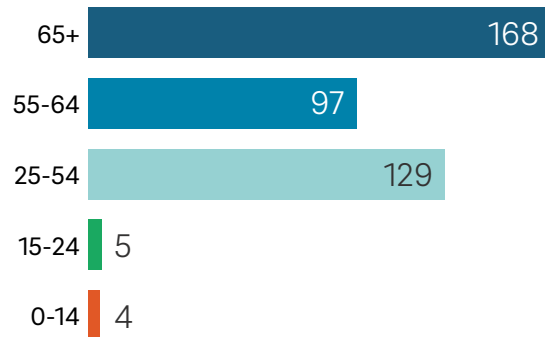
**11%**  
renters



have school age  
children or  
grandchildren

**60**

most are aged 65 and over:



The Gabriola Visioning 2050 - What We Heard From the Online Survey report is available [here](#).

## A Community Meeting Was Held

At the end of March 2024, more than 40 community members attended a community meeting hosted by Islands Trust. At the meeting, staff provided a synthesis of the values and related goals emerging from the community led engagement and the survey. Attendees were then asked to identify gaps related to the values and goals presented. The majority of attendees were 55+.



Values and related goals that emerged from the engagement process were organized into three themes: Natural Environment, Built Environment, and Community.

## Theme: Natural Environment



### Value: Environmental Stewardship and Sustainability

#### Related Goals

- Marine and terrestrial ecosystems and biodiversity are protected, preserved and restored
- Climate impact is reduced
- Water conservation measures are implemented and wildlife corridor protected
- Ecological impacts are considered when making development decisions
- Impacts to water availability and water recharge are considered when making land use decisions
- Wildfire resilience is prioritized
- Agricultural land is protected and regenerative agricultural practices are supported
- Connections between ecosystems, culture, and the arts are fostered
- Indigenous perspectives are incorporated into land use decisions and critical food lands for Indigenous peoples are protected
- Light pollution is minimized
- Economic activities prioritize environmental stewardship and sustainable land use

# Theme: Built Environment

## Value: Inclusive Public Spaces

### Goals:

- Community gathering spaces are plentiful, inclusive and accessible
- There are a range of recreational facilities for children and adults
- There are a number of neighbourhood hubs

## Value: Diversity of Housing and Workspace Options

### Goals:

- A diversity of housing options are available
- Housing Affordability
- Availability and affordability of workspace/ artspace

## Value: Improved Infrastructure Accessibility

### Goals:

- Biking and walking paths are improve
- Roads are improved
- Public transportation options are available and accessible
- Increased and improved beach access
- Increased boat access
- Broadband access on all parts of the Island
- Better lighting in the village at night



# Theme: Community

## Value: Community Engagement and Inclusivity

### Goals:

- Decision making is data informed and community driven
- Partnerships with First Nations communities are developed
- Residents are engaged in decision-making processes
- Diverse community needs are recognized and supported
- Access to resources and opportunities are equitable



## Value: Social Equity and Well-being

### Goals:

- Cultural diversity is encouraged and supported
- Accessible and affordable housing options are available
- More food is grown on Gabriola Island
- Healthcare is effectively addressed to support vulnerable populations
- Gabriola Island continues to be known as "Isle of the Arts", where artists are provided with space and local businesses thrive
- Emergency communication networks are developed

## Value: Education and Awareness

### Goals:

- Collaborative efforts and grassroots initiatives are encouraged and supported
- Mentorship opportunities are provided for newcomers and youth
- Educational programs with user-friendly and accessible messaging that deepen understanding of ecological and cultural practices are provided
- All Gabriola residents can take action to support of the Island's environment

## Value: Collaboration, Collective Action, and Advocacy

### Goals:

- Building partnerships between residents, local organizations, the Local Trust Committee, other government agencies, and Indigenous communities
- Changes at all levels of government to address regulatory challenges and promote sustainability and community resilience



## What about Climate Change ?

Much of the feedback received identified concern related to climate change. Climate change is a clear reality that will impact the future of Gabriola's ecosystems and community. It is also a key priority for the Islands Trust. As such, addressing climate change will be a primary lens influencing policy development throughout the Official Community Plan and Land Use Bylaw update.

In 2019, Trust Council declared a climate emergency and committed to urgent and equitable climate action across the Trust Area. The Trust Area will see rising sea levels, flooding, windstorms, droughts, and wildfires, among other impacts.

## Were First Nations Engaged?

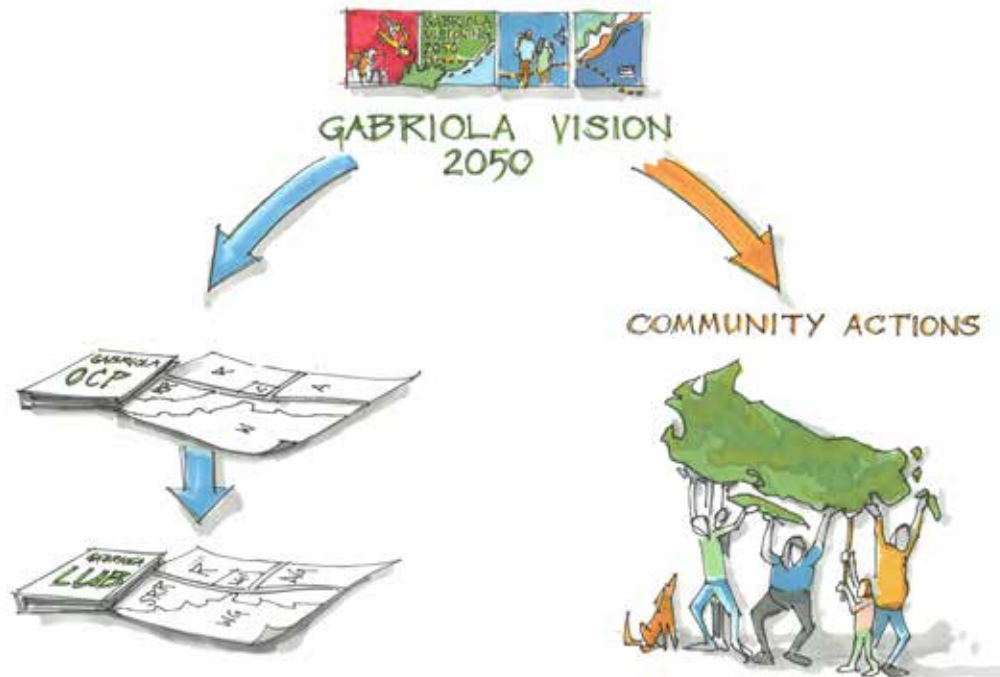
While there were Indigenous members of the community involved in the survey, community led engagement and community meetings, engagement with First Nations government, primarily the Snuneymuxw First Nation, is being done separate from the community process. The recognition of the need for integration of Indigenous perspectives and First Nations interests will be a key focus for the OCP review.

Islands Trust Council is committed to establishing and maintaining mutually respectful relationships between Indigenous and non-Indigenous Peoples. Islands Trust states a commitment to reconciliation with the understanding that this commitment is a long-term relationship-building and healing process.



# Vision, Goals and the Official Community Plan

Only the goals related to land use that are within the Islands Trust jurisdiction can be addressed through OCP policy. Many of the goals identified through the Gabriola Visioning 2050 process will require community action and senior government support.



## Next Steps

Public Engagement will begin again in Summer 2024 and will focus on gathering feedback on the values and principles emerging from the Gabriola Visioning 2050 process. Public engagement will include community events, as well as an online survey. Fall 2024 to Spring 2025 will see topic-focussed targeted engagement. Drafting the bylaw and reviewing the draft will likely take place between Winter 2024 and Fall 2025, with the Bylaw approval process beginning in Winter 2025 and being complete by the summer of 2026.

Stay up to date by subscribing to updates or following along on the project page:

[islandstrust.bc.ca/island-planning/gabriola/projects/gabriola-visioning-2050](https://islandstrust.bc.ca/island-planning/gabriola/projects/gabriola-visioning-2050)



# Summary of What We Heard from the Gabriola Visioning 2050 Process

The following are key principles which can be actioned through the OCP review process and resulting policies, emerging from feedback received through the Gabriola Visioning 2050 process.

## Climate Resilience

Enhancing climate resilience through proactive measures to reduce greenhouse gas emissions, prioritize wildfire resilience, ensure freshwater sustainability, and encourage development practices that limit impact on the environment.

## Cultural Heritage Preservation

Elevating Indigenous perspectives in land use decisions and collaborating with First Nations to protect and preserve culturally significant areas, sites, and species, while promoting awareness and understanding of Indigenous heritage.

## Collaborative Governance and Community Engagement

Building strong partnerships with First Nations, local organizations, government agencies, and residents to advocate for sustainability and resilience. Ensuring transparent, data-informed, and community-driven decision-making processes that actively engage residents.

## Biodiverse Ecosystems

Preserving and protecting healthy and biodiverse terrestrial and marine ecosystems through the protection and restoration, sensitive ecosystems, forest ecosystems, watersheds, marine and nearshore areas, and critical habitats for species at risk. Implementing regulatory measures to mitigate environmental damage and preserve biodiversity.

## Resource Stewardship

Managing land and water resources responsibly to ensure their sustainability for future generations. Protecting agricultural lands, supporting regenerative practices, ensuring food security, and integrating economic, social, ethical, and Indigenous cultural considerations into resource management.

## Sustainable, Inclusive and Resilient Communities

Enhancing community health and wellbeing by supporting equitable access to housing, freshwater, safe roads, biking and walking paths, public transportation, locally based economic opportunities, arts and culture, and recreational opportunities. Providing accessible community services and emergency management.

Learn more about next steps in the  
OCP review process



Participate in the Survey



# GABRIOLA VISIONING 2050

Community Engagement | 23 March 2024

Let's Engage, Gather, Reconcile & Reimagine Gabriola



## NATURAL ENVIRONMENT

**REDUCE climate impact**

**WATER & ASSESSMENT** for the coming GENERATIONS

**OCEAN Stewardship**  
What does this mean for SEWERAGE??

**#VALUE**

**WILD LIFE CORRIDOR**

**PROTECT THE FORESTS** and the FURRED, FINNED & FEATHERED & SLITHERY

**SPECIES at RISK** ENDANGERED  
LEARN about specific SPECIES!  
HOSACKIA (type of flower)

**ISLANDS TRUST** Should PRESERVE + PROTECT

**PARTNERSHIPS** with FIRST NATIONS & Building Relationships

**EDUCATION** REGULATION  
**VOLUNTEER SUPPORT**

**ACCESSIBLE & DIVERSE HOUSING** and WORKSPACES

**LIMITS TO GROWTH?** NATURAL ENVIRONMENT & BUILT ENVIRONMENT THEY ARE INTERDEPENDANT!!  
**LIMIT URBANIZATION?**

**COMMUNITY**  
continued community conversations

**DATA DRIVEN DECISION MAKING**

**ARTS**

**BUILT ENVIRONMENT**  
RECREATIONAL OPPORTUNITIES for everyone

**CLIMATE LENS**

**INCLUSIVE** ways to provide WORKSPACE for ARTISTS ATTRACT TO THE ISLAND

**SAFETY** GO BIKING & WALKING paths improved

**IMPROVED PUBLIC TRANSIT** ACCESS TO BEACH

Knowledge Reconnect

# 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

## **Attachment 3 - Principles**

Staff propose that the crafting of a vision statement take place after the community has had a chance to comment on the principles emerging from the Gabriola Visioning 2050 process.

**Principles:** The principles, derived from values, identify actionable and focused areas of a vision statement. They inform goals, objectives and policies within the OCP, ensuring that all actions are aligned with the overall vision and the community's values.

### **How were the draft Principles derived?**

The principles below emerged out of the feedback that was received from the public engagement activities related to the Gabriola Vision 2050 process. This included:

- Over 400 responses to community survey
- About 200+ participants in community lead engagement with 12 different groups
- Participation of 40 community members at Gabriola 2050 wrap up meeting

### **Values and Principles**

- **Climate Resilience:** Enhancing climate resilience through proactive measures to reduce greenhouse gas emissions, prioritize wildfire resilience, ensure freshwater sustainability, and encourage development practices that limit impact on the environment.
- **Cultural Heritage Preservation:** Elevating Indigenous perspectives in land use decisions and collaborating with First Nations to protect and preserve culturally significant areas, sites, and species, while promoting awareness and understanding of Indigenous heritage.
- **Collaborative Governance and Community Engagement:** Building strong partnerships with First Nations, local organizations, government agencies, and residents to advocate for sustainability and resilience. Ensuring transparent, data-informed, and community-driven decision-making processes that actively engage residents.
- **Biodiverse Ecosystems:** Preserving and protecting healthy and biodiverse terrestrial and marine ecosystems through the protection and restoration of sensitive ecosystems, forest ecosystems, watersheds, marine and nearshore areas, and critical habitats for species at risk. Implementing regulatory measures to mitigate environmental damage and preserve biodiversity.
- **Resource Stewardship:** Managing land and water resources responsibly to ensure their sustainability for future generations. Protecting agricultural lands, supporting regenerative practices, ensuring food security, and integrating economic, social, ethical, and Indigenous cultural considerations into resource management.
- **Sustainable, Inclusive and Resilient Communities:** Enhance community health and wellbeing by supporting equitable access to housing, economic opportunities, freshwater, safe roads, biking and walking paths, public transportation, and arts and culture and recreational opportunities. Provide accessible community services and emergency management.

## **How Principles Relate to OCP Contents**

This is just a representation of how the OCP could be organized. It can evolve over time.

### **PART 1: Preamble**

### **PART 2: Administration**

### **PART 3: Community Context**

- Community Profile
- Collaborative Governance and Community Engagement
- First Nations Reconciliation
- Climate Change
- Community Vision
- Guiding Principles and Goals

### **PART 4: Cultural Heritage Protection**

- Indigenous Cultural Heritage Sites
- Indigenous Harvesting Sites
- Culturally Significant species and medicinal plants
- Other culturally significant areas

### **PART 5: Land Use and Growth Management Policies**

#### **5.1: Ecosystem Preservation and Protection**

- Watershed Ecosystem
- Terrestrial Ecosystems
- Marine Ecosystem
- Species at Risk

#### **5.2: Resource Conservation and Stewardship**

- Freshwater
- Forest
- Agriculture
- Soil and Fill
- Marine

#### **5.3: Sustainable, Inclusive, and Resilient Communities**

- Residential Land uses
- Economy
- Services
- Parks and Recreation
- Art and Culture

### **PART 6: Plan Implementation**

- Land Use Bylaw
- Development Approvals Information
- Development Permit Areas
- Temporary Use Permits



# Gabriola Island Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project – Community Engagement Plan 2024-2025 (July 2024 Update)

**Background:** The Gabriola OCP and LUB Review Project is proposed to address three overarching goals:

1. Strengthen relations with First Nations;
2. Update the OCP and LUB ; and,
3. Align with advances to the Islands Trust Strategic Plan Objective “to preserve and protect marine ecosystems” and “preserve, protect and advocate for forest and terrestrial ecosystems”.

The project is divided into two community engagement phases.

**Phase One:** This phase, now complete, focused on identifying community values and vision to inform amendments to Gabriola Island’s OCP. Engagement efforts included outreach to the Gabriola community, community organizations, and other relevant groups and outreach to the Snuneymuxw First Nation. The Gabriola Visioning 2025 process facilitated community-led engagement, surveys, and meetings. Independent engagement with the Snuneymuxw First Nation (SFN) focused on critical issues specific to their interests.

**Phase Two:** This phase will concentrate on drafting and reviewing OCP amendments. Initial efforts will involve sharing outcomes from the Gabriola Visioning 2025 process and gathering feedback on key principles emerging from the visioning process which will inform the OCP review. Subsequent steps will include targeted engagement to inform OCP policy development in specific areas. Staff and trustees will maintain regular engagement with the Snuneymuxw First Nation (SFN), as capacity allows, and work towards establishing a framework for discussing common goals.

The principles of [\*Beyond Inclusion – Equity in Public Engagement\*](#), which are integrated into the recently developed Islands Trust Public Engagement Framework, have been applied to this project. The principles are:

- 1) Invite participation within an authentic and accountable engagement process
- 2) Plan early and proactively
- 3) Establish respectful relationships with Indigenous Peoples
- 4) Engage the internal diversity of a community
- 5) Work in a reciprocal relationship with communities
- 6) Tailor engagement plans to the context
- 7) Commit to ongoing learning and improvement
- 8) Advance systemic equity

In Phase 1, these principles were demonstrated through active outreach to youth and less-engaged communities, staff-facilitated direct engagement, support for online surveys, and opportunities for community-led engagement. Communication materials were distributed online, in the Sounder, and throughout the community, culminating in a final community meeting to review engagement summaries. A visions and values document was created summarizing the information collected. Capacity funding was offered to the SFN to support their engagement. Trustees and staff debriefed the process to identify gaps and address them in Phase 2 to ensure outreach facilitates engagement from a diverse demographic in each phase.

An updated engagement strategy for both Phase 1 and Phase 2 was approved by the Gabriola LTC in February 2024 to provide the LTC and the community with a sense of direction. Based on an evaluation of the feedback from Phase 1, staff have identified three options for engagement for Phase 2 each of which will influence a change in the previous draft of the engagement plan. These options are identified below.



## Gabriola OCP and LUB Review Project – Phase 2 Community Engagement Plan Options

### Community Engagement Options

The table below identifies proposed next steps for the community engagement with Phase 2 of Gabriola’s OCP and LUB Review Project. There are two key stages outlined.

**Stage 1- Engagement on Values and Principle** – This engagement will focus on discussion of key principles emerging from the Gabriola Visioning 2050 process. These activities include: outreach and engagement at community summer events as well as an online survey. As experienced in Phase 1 with the outreach at the Fall Fair and the engagement in the online survey, these methods have been effective in reaching a mixed demographic.

**Stage 2- Focussed Discussions on Topics** - The options identified in the table below are related to engagement focussed on specific topics. This engagement will start in the fall. Suggested topics to be discussed and prioritized by the LTC are identified following the table. With all options staff recommend that community members be invited to send letters and/or providing input through website. Staff engagement support, as will be discussed on the following page, can be provided to groups and individuals as needed to help facilitate inclusive engagement.

**Table 1 – Engagement Options**

Summer Engagement July-September 2024				
Engagement Purpose	Details	Timing	Comms	
Share Gabriola 2050 outcome	<ul style="list-style-type: none"> <li>- Table set up at Growers and Makers Markets to share baseline info, principles, focus topics</li> <li>- Staff sharing information and gathering feedback at other community events (eg. salmon bbq, brickyard concerts, Wednesday market)</li> <li>- Survey related to principles</li> <li>- Webpages set up on each topic area with questions that can be responded to</li> </ul>	July 2024 – Sept 2024	<ul style="list-style-type: none"> <li>- What we heard report</li> <li>- Social media posts</li> <li>- Posters with engagement graphic, principles, focus topics</li> <li>- Baseline snapshots</li> <li>- Postcards with link to survey and website</li> <li>- Sounder insert</li> <li>- Website survey</li> <li>- Website topic pages</li> </ul>	
Receive feedback on values and principles				
Identify topics for Phase 2 engagement				
Identify individuals and groups interested in focussed engagement on specific topics				
Invite community members to provide input into specific topics				
Process Options for Focussed Discussions September – March or June (depending on option)				
Option 1 - Topic Focussed Meetings with Trustees				
Discussion of goals, objectives and policy opportunities	Special LTC meetings would be scheduled to focus on topics identified to be priorities (one a month).	Sept– March 2024	<ul style="list-style-type: none"> <li>- Topic focussed webpages</li> <li>- Social media posts to remind of upcoming meetings and related topics</li> <li>- Staff can provide engagement support to groups identified by the LTC</li> </ul>	
Option 2 – Topic Focussed Community Meetings				
Discussion of goals, objectives and policy opportunities	A series of community open houses followed by focussed meeting is organized (one a month).	Sept.– March 2024		
Option 3 – Topic Focussed Special APCs				
Discussion of goals, objectives and policy opportunities	A number of Topic focussed APCs are set up. The existing APC or another body becomes the “Steering Committee” with one representative chairing each of the other APCs.	Sept 2024 – July202 5		

The sequence below identifies the next steps for the Gabriola OCP and LUB Review Project. The timing, as indicated in Table 2, will depend on the engagement option chosen.



**Table 2 – Timing of Options**

Action	Summer 24	Fall 24	Winter 24/25	Spring 25	Summer 25	Fall 25	Winter 25/26	Spring 26	Summer 26	Fall 26	Winter 26
Summer Events and Online Survey	Option 1										
	Option 2										
	Option 3										
Topic focussed discussions											
Bylaw Drafting and Review											
Bylaw Approval											

**Option 1** is shortest because decisions can be made at the LTC meetings and staff can move forward with drafting.

**Option 2** is longer because staff need to synthesize information and bring it to the LTC meetings for decision making.

**Option 3** is the longest because of the time needed to: appoint committees, develop terms of reference, organize meetings, synthesize information and present it to the LTC for decision making.

The options above are provided to help focus the discussion on the public engagement process. The LTC could choose to develop another option or amend one of the existing options.

**Option for community engagement support:**

The LTC has the opportunity to allocate a portion of the community engagement budget to the extension of the co-op student position to assist with targeted and focussed engagement on specific topic areas. Our current co-op student is a Gabriola community member and has a background in community engagement. The co-op student will be supported by the lead planner on this project and Gabriola’s Island Planner. Time can be allocated for focussed meeting with groups and individuals who may not otherwise engage with the process. The summer engagement process will invite groups to self identify. Trustee will be relied upon to identify other groups and how they can be connected with. The task of identifying groups for targeted engagement could also be delegated to the APC.

**Topic focussed engagement background and questions**

For all topic focussed engagement, Trustees are encouraged to think about the specific questions they have for the community. Staff will be working toward providing baseline information, a summary of existing policies and a set of questions to help guide online input and targeted engagement.

## Appendix 5- Development permit areas

Local governments have the authority to designate development permit areas. These areas identify locations that need special treatment for certain purposes including the protection of development from hazards, establishing objectives for form and character in specified circumstances, or revitalization of a commercial use area.

Local governments may designate areas of land as development permit areas to be used for one or more purposes. The eligible purposes of a development permit area are:

- Protection of:
  - The natural environment, its ecosystems and biological diversity
  - Development from hazardous conditions
  - Farming
- Revitalization of an area in which a commercial use is permitted
- Establishment of objectives for the form and character of:
  - Intensive residential development
  - Commercial, industrial or multi-family residential development
  - Development in a resort region
- Promotion of:
  - Energy conservation
  - Water conservation
  - Reduction of greenhouse gas emissions

### Gabriola DPAs

DPA #	Type of DPA	Assessment
DPA 1	The Tunnel - Environmental	Limited to designated area, guidelines should be reviewed
DPA 2	Lock Bay – Environmental	Guidelines should be reviewed
DPA 3	Riparian - Environmental	RAPR consistent
DPA 4	Flat Top Islands - Environmental	Limited to designation area, guidelines should be reviewed
DPA 5	Gabriola Pass - Environmental	Guidelines are brief and vague, should be reviewed
DPA 6	Escarpment- Hazard	Guidelines are brief an vague, should be reviewed
DPA 7	Village Centre- form and character	DPA Guidelines in LUB
DPA 8	Seniors Housing – form and character	DPA Guidelines in LUB
DPA 9	Industrial – form and character	DPA Guidelines in LUB

All existing DPAs should be reviewed as part of the OCP review process. LTC will need to decide whether they want to keep DPAs that are designed for a specific area or if they want to ones that are broader in scope like a number of the existing model bylaws in the Islands Trust Area.

## **DPA Options**

The following DPAs can provide a starting point for the design of DPAs for Gabriola that are broader in scope than the existing.

<b>Type of DPA</b>	<b>Examples/Process</b>
Steep Slope	Galiano
Shoreline and Marine	Galiano, North Pender, Salt Spring
Groundwater	Galiano
Sensitive Ecosystem	Galiano, North Pender
Raptor Nests	North Pender