

From: Tobi Elliott <telliott@islandstrust.bc.ca>

Sent: Wednesday, June 3, 2026 9:33 AM

To: [REDACTED]

Cc: Susan Yates <syates@islandstrust.bc.ca>; Ewout van Dishoeck

[REDACTED]; northinfo <northinfo@islandstrust.bc.ca>; Laura Patrick <lpatrick@islandstrust.bc.ca>

Subject: Re: OCP flaw

Thank you for your emails, Gavin and Ewout, and for sharing your perspectives on the current Official Community Plan (OCP) review process.

Susan, thank you for your kind and thoughtful reply yesterday. I echo all of your comments about staff.

Staff's work is directed by workplans and management. As Trustees, we don't manage staff's time. We have already queried when the answers to the questions posed during the final workshop on the FW Footprint would be posted, and I'll let you know when that might be.

To address your points directly:

Community Engagement: I am personally working on a proactive community engagement plan over the summer months to ensure accessible, back-and-forth dialogue regarding the draft document, and I am confident Trustee Yates has an engagement plan as well. I have already been in community and met with about 100 people who all know about the draft OCP. The community seems well aware and the people that I speak with are digging into the material.

Density and Rezonings: Your concerns regarding local rezonings have been noted, but it is important to clarify that private landholders in the contexts you mention do not fall into the same category as large-scale developers seeking major density increases for subdivision and resale. In the case of the commercial activity rezoning you referenced, the residential density increase was explicitly requested by the Local Trust Committee. This was done in response to extensive community feedback urging that non-residential zones consider incorporating housing units. Adding residential capacity in areas that are already disturbed provides much-needed housing, and that housing *is* the community amenity requested in exchange for the increased commercial use.

Real Estate Values: We hear your ongoing concerns over the last two years regarding potential impacts on real estate values. However, it should be noted that the mandate of the Islands Trust is to preserve and protect the unique environment and communities of the Trust Area for all residents and visitors. The Trust was established specifically to resist,

constrain, manage, and mitigate harmful, for-profit development and real estate speculation—not to enable it. I stand by the original mandate, and I'm sure my co-trustees do as well. Consequently, individual real estate values and market speculation are not "unique amenities" that this body is legally or philosophically tasked with protecting.

Thank you again for engaging in this process.

Regards,

Tobi Elliott

Islands Trust

Local Trustee for Gabriola, DeCourcy, Mudge Islands

Vice-Chair for Lasqueti, Mayne, Thetis & South Pender Islands

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Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I am grateful to live, work and play in the treaty lands and territories of the BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwəθən, səlilwətaʔ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', S'ÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLEŁP, WSIKEM, Xelátxw, Xwémalkwu, Xwsepsum, and xʷməθkʷəyəm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

On Jun 2, 2026, at 11:06 PM, [REDACTED] wrote:

Susan

The OCP review is the most important piece of legislation that could be enacted on Gabriola.

The fact that the LTC is far too busy with meetings and events over the summer to have proper discussion with the community leads me to believe that the timeline provided by staff is woefully flawed and that any notion of first reading should be abandoned until a fulsome back and forth debate is held between staff trustees and community.

I personally was most disappointed that this LTC has approved increased density on lots that are not currently within the confines of the current OCP (the Seward development and the wild rose development) without any real amenity for the community like paving Tin can alley or paving Stalker road.

Your staff should be advising you of this obvious issue. Center stage holdings gave us the 707 park and water recharge area. Bob Rooks has given the community parkland and land for a medical clinic.

As for holding community gatherings, that would be terrific. You know what we are busy just as you state you are busy, so I would suggest that maybe this whole OCP review should stop dead in its tracks until the trust is not busy and the community is not busy.

When you speak of cost of meetings I for one am flabbergasted that cost had anything to do with it, the trust is obliged to consult the community.

These regulations have the potential to devalue real estate on this island, the least the trust can do is inform the community of its impact.

Gavin