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

**Sent:** Tuesday, January 27, 2026 2:32 PM

**To:** [REDACTED]

**Cc:** Narissa Chadwick <nchadwick@islandstrust.bc.ca>; Gabriola Island Local Trust Committee <GabriolaIslandLocalTrustCommittee@islandstrust.bc.ca>

**Subject:** Re: Gabriola island 200 meter buffer

Dear Sandi,

Thank you for reaching out with your questions on discussions on potential land usage changes. I appreciate your concerns as a landowner, and I would be happy to provide some clarity.

First, no decisions have been made regarding a change to land use or restricting land use along the shoreline. The concept of a "shoreline buffer zone" was introduced so we can begin the conversation with resident landholders about how we can protect the sensitive shoreline area of Gabriola. The foreshore, intertidal areas and upland areas connected to the shores of these islands are known to have greater environmental and cultural sensitivities.

However it is just a conversation, so I'm glad you raised these questions. As of now, there are no changes to regulations, or land use, or zoning. The shoreline buffer is not a policy or a change to the land use bylaw. There have been no restrictions imposed on property owners, including yourself. Secondly, being located within the 200m buffer — if this consideration or lens is implemented — does not prevent you from building; instead, it indicates that extra care may be necessary in the future *should regulations be put in place* to protect the area.

You retain your existing property rights to build a house. If there are any potential planning options discussed in the future, you will be consulted as a landholder on Gabriola. If a new land use bylaw is adopted in future, any existing structures that comply with local bylaws will continue to be lawful, even if future zoning changes occur.

Third, it's important to note that existing provincial laws still apply. Under the Heritage Conservation Act, if development may disturb a known or suspected archaeological site, a provincial permit and an archaeological assessment are required. Consideration of a shoreline buffer would help highlight to new and existing property owners that protection of cultural heritage may need to be considered. But again, there is no change in regulations and no policies have been put in place.

Finally, as you might be aware, the Local Trust Committee is engaged in a review of Gabriola's Official Community Plan, which dates back to 1997. There is a necessary process of public and stakeholder review, with referrals to rights holders and other agencies who could be affected, whenever there is a substantial change like the review and update of an OCP that is 30 years old. You will be consulted! You can find more information at the project webpage here: <https://islandstrust.bc.ca/island-planning/gabriola/projects/gabriola-ocpreview/>

In terms of the meeting minutes you requested, I will find the link and send it to you shortly. If you have any further questions or need additional information, please feel free to reach out.

Thank you, Tobi Elliott

**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, MÁLEXEL, Qualicum, scəwəθən, səliwətəʔ, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', S'ÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉLP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəjəm 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 Jan 26, 2026, at 4:34 PM, northinfo <[northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)> wrote:

- FYI

Shalini Nakai (She/Her)  
Planning Team Assistant  
Islands Trust I T 250.247.2203

-----Original Message-----

From: Sandi <[REDACTED]>  
Sent: Saturday, January 24, 2026 3:56 PM  
To: northinfo <[northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)>  
Subject: Gabriola island 200 meter buffer

Can you please send me a link to the minutes or a recording from the most recent meeting on this issue? I'm quite curious on how there can be a legal land usage change without legally notifying the owners of these properties. I am one of these land owners. Also, when is Islands Trust looking at imposing these restrictions? Will there be a vote? I am all for land conservancy but I bought a piece of property with the plan to build a small residence on it and when I bought it in 2024 there was nothing legal from impeding me to do this.

Thanks,

Sandi Fazan  
Sent from my iPhone