

**From:** Stephen Baugh  
**Sent:** Monday, February 2, 2026 7:41 AM  
**To:** Gabriola2050  
**Subject:** FW: Proposal for Islands Trust to revise the Gabriola Island Official Community Plan to include a revision to Section 3.8, Bylaw 166

**Stephen Baugh**

Island Planner, Local Planning Services  
Islands Trust | T 250-247-2201

**From:** Susan Yates <[syates@islandstrust.bc.ca](mailto:syates@islandstrust.bc.ca)>  
**Sent:** Thursday, January 29, 2026 9:39 PM  
**To:** Narissa Chadwick <[nchadwick@islandstrust.bc.ca](mailto:nchadwick@islandstrust.bc.ca)>; Stephen Baugh <[sbaugh@islandstrust.bc.ca](mailto:sbaugh@islandstrust.bc.ca)>  
**Cc:** Carole Frisk [REDACTED]  
**Subject:** Fwd: Proposal for Islands Trust to revise the Gabriola Island Official Community Plan to include a revision to Section 3.8, Bylaw 166

Hello Narissa and Stephen,

Please could you include the correspondence below, from Carole Frisk, for input to the Gabriola OCP review process.

Thank you!  
Susan

**From:** Carole Frisk [REDACTED]  
**Subject: Proposal for Islands Trust to revise the Gabriola Island Official Community Plan to include a revision to Section 3.8, Bylaw 166**  
**Date:** January 29, 2026 at 12:44:13 PM PST  
**To:** Susan Yates <[syates@islandstrust.bc.ca](mailto:syates@islandstrust.bc.ca)>, [telliott@islandstrust.bc.ca](mailto:telliott@islandstrust.bc.ca), [lpatrick@islandstrust.bc.ca](mailto:lpatrick@islandstrust.bc.ca)

January 29, 2026

Attn: Gabriola Island Local Trust Committee  
Tobi Elliot; Gabriola Island Trustee, Executive Committee Vice-Chair  
Susan Yates, Gabriola Island Trustee  
Laura Patrick; Salt Spring Island Trustee, Islands Trust Council Chair

FW: Proposal for Islands Trust to revise the Gabriola Island Official Community Plan to include a revision to Section 3.8, Bylaw 166

Islands Trust North Office  
700 North Road,  
Gabriola Island, BC  
V0R 1X3

**Re: Proposal for Islands Trust to revise the Gabriola Island Official Community Plan to include a revision to Section 3.8, Bylaw 166**

Dear Tobi, Susan and Laura,

I hope you are having a lovely day.

My name is Carole Frisk, and my husband and I have been residents of Gabriola Island since September 2020. We are fortunate to live in the ALR, where we steward a 10 acre parcel of land that is home to us, our rescue dog, 2 rescue horses, a pony, several goats and chickens. It is a beautiful place to call home. Tobi- we were looking at that beautiful photo of Honour galloping across our snowy field the other day!

Our background is in professional theatre and live events; we have 60 plus years of combined professional theatre experience in theatre, music, festivals, and special events ranging from large scale outdoor spectacle, to classical theatre, musicals, to intimate theatre staged for audiences of 20 people. We've been honoured with numerous awards for our professional work in live theatre design, production and direction. We are adept at planning and executing outdoor events (site plans, emergency plans, onsite amenities, crowd control, etcetera). I am also a professional grant writer and fundraiser.

I am a member of Canadian Actors' Equity Association, Union of BC Performers and International Association of Theatre Stage Employees. My husband is a member of IATSE.

We recently incorporated a BC Non-Profit Society: Gabriola Island Farm Theatre. (<https://www.gabriolaislandfarmtheatre.ca/>). The organization plans to stage professional theatre at various locations on Gabriola in the coming years.

We would very much like to, in time, stage an outdoor theatre performance on our farm each summer, ideally in a two or three week window of time for audiences ranging up to a maximum of 100 people per performance.

We recognize that is a big undertaking that would involve providing ample parking (vehicle and bicycle), event insurance, port-a-pottie plans, safety plans, rain plans, heat plans, air quality policies, crowd control, transportation plans, accessibility plans, adherence to sound bylaws, support from neighbours, logistics and considerable fundraising. These are all things we are very skilled at managing, and love to do!

While places currently zoned to accommodate events (The Commons and The Haven) are wonderful, they lack some of the amenities and artistic freedom that a location such as our farm can provide- ie the ability to plan and create years in advance - to lovingly and respectfully sculpt nature to play a role in the plays (ie stake and shape plants and bushes trees to grow into an archway, to plant indigenous wildflowers to frame a specific locale... to train our horses to

make entrances and exits safely with actors, and then head back to their pasture to graze until their next cue.

In Vancouver, site specific theatre became a creative way for the arts community to solve a significant challenge: lack of theatre venues. Out of this sprang some incredible art: from intimate shows staged for an audience of two people in the back of a car, to spectacle, boundary pushing work from internationally acclaimed Boca Del Lupo Theatre, who staged summer performances in and around Lost Lagoon.

The Caravan Farm Theatre in Armstrong BC (<https://caravanfarmtheatre.com/>) and Two Planks and A Passion in Nova Scotia (<https://artscentre.ca/two-planks/>) are two examples of how inspiring and immersive outdoor theatre can be in a community.

I have reviewed the Temporary Use Permit Bylaw, and note that it currently does not provide for an opportunity for individuals or non profits to access a permit for artistic purposes.

Gabriola is known as The Isle for the Arts. How wonderful it would be if Temporary Use Permits could reflect this commitment to the arts!

Currently, the way of things on Gabe, as we understand it, for house concerts, etc, is 'go ahead and do them, charge by donation, and hope you don't get a complaint from a neighbour'. That motto is not conducive to creating theatre, or other artistic events. Professional artists deserve to be compensated equitably for their skills and performances. Funding applications to provincial and federal agencies, as well as foundations require detailed budgets and reporting that include box office revenue.

Arts deserve to be celebrated; they build community and support individual and communal well being. It is challenging to celebrate and build community while clandestinely marketing an event in the hopes of not getting caught.

Further, rezoning land is beyond the financial and administrative scope of many individuals and non-profits who create art.

I recently had a very positive conversation with Margot, a planner at the Islands Trust North office. Margot was very helpful with information and ideas.

I would like to propose a potential amendment to the Gabriola Island Local Trust Area Official Community Plan Bylaw 166, Section 3.8, as follows, with proposed amendments for you to consider below in blue underline.

### 3.8 Temporary Use Permits BL 231, 232 & 237 .

#### Temporary Use Permit Objective

1. To give consideration to allowing certain types of commercial and/or industrial and/or artistic uses to be located in the planning area which may by the nature of the proposed activity, be deemed to be a temporary and not a permanent use; and
2. to ensure that the integrity of an existing neighbourhood would not be adversely disrupted

should an application for a temporary commercial or industrial [or artistic](#) uses permit be approved.

Temporary Use Permit Designations and Guidelines Designations

... v. limited public markets [and/or artistic events \(ie. concerts, artisan studios, theatrical performances](#) ] within all land use designations shown on Schedule B,

...

I respectfully request that the Committee consider working with Islands Trust staff to explore updating the TUP guidelines and fees to reflect the vital role that arts and culture plays on Gabriola Island, perhaps creating a tiered fee structure for artists and non-profits that encourage inclusivity and financial accessibility.

I would very much like to speak with you about this proposal, and look forward to attending a Gabriola LTC Regular Meeting in the coming months to bring forward my ideas during the Public Comment section. I look forward to hearing your thoughts and questions.

I can be reached by email at:



Yours Sincerely,

*Carole*

Carole Frisk  
Gabriola Resident  
Professional Theatre Artist and Grant Writer  
Founding Board Member, Gabriola Island Farm Theatre