

# Gabriola Draft OCP Companion Document May 2026

## Background

### What is the Purpose of this Document?

The purpose of this document is to help guide the Gabriola LTC and others interested in reviewing the first draft of the Gabriola Plan Area OCP. It provides guidance on how draft OCP is different from the existing OCP and provide rationale for the changes.

While staff have attempted to guidance on differences between the existing and the draft OCP, every specific change may not have been identified. This would be very challenging given the significant change in format. This document may evolve as question from the public and the LTC emerge. The most updated version of the document will be posted on the project webpage.

### What is the Purpose of an OCP?

An Official Community Plan (OCP) in the Islands Trust Area is a long-term plan that guides **how land is used** and **how future development can proceed** on the islands.

Unlike most local governments in British Columbia, the Islands Trust has a special mandate to preserve and protect the unique island environment, which means protecting ecosystems, shorelines, water resources, and the rural character of the islands is a central focus of the plan.

Another important difference is that the Islands Trust does not provide infrastructure or services such as water systems, sewer systems, roads, or garbage collection- these are delivered by other levels of government or by service providers. As a result, this OCP focuses mainly on land use decisions and environmental protection rather than managing services. The OCP must align with higher level policies, including the Local Government Act, the Islands Trust Act, and the Islands Trust Policy Statement.

The OCP provides direction not only for where and how growth may occur, but also helps shape the type and scale of development that is appropriate in different areas of the islands. In this way, the OCP reflects community values while supporting the shared responsibility to care for the islands for the long term.

## When is an OCP Used?

An OCP is used to guide decision-making about land use and development over the long term. It provides a framework for evaluating proposals such as rezoning applications, subdivision plans, and development permits to ensure they align with the community's vision and policies. Local Trust Committees refer to the OCP when considering changes to land use regulations, helping ensure consistency, transparency, and fairness in decision-making.

The OCP is also used by residents, landowners, developers, First Nations and other agencies to understand what types of development are supported in specific areas, as well as the environmental and community priorities that should be considered. While it does not regulate land directly (this is done through zoning bylaws), the OCP sets the direction for those regulations and helps guide future updates.

In addition, the OCP is used as a reference point for planning over time. As community needs evolve or new challenges emerge, such as climate change or housing pressures, the OCP may be reviewed and updated to ensure it continues to reflect current priorities and conditions.

## Why Has the OCP Been Reviewed?

The Gabriola Official Community Plan (OCP) has not been updated since 1997. Since then, a number of important changes have taken place that affect the community and how planning decisions need to be made today:

- **Population growth:** The island has grown by about 1,000 people (from ~3,500 in 1996 to ~4,500 in 2021), increasing overall pressure on land and natural systems.
- **Rising housing costs:** Home prices have increased significantly (from roughly \$200,000 in the late 1990s to \$700,000+ today), reducing affordability and making it harder to maintain a diverse community. This impacts both paid and volunteer service delivery.
- **Ageing population:** Gabriola's population is now significantly older, which affects housing needs, transportation, health services, and volunteer capacity.
- **Changing housing patterns:** There are fewer entry-level and rental housing options, with more reliance on secondary suites and smaller-scale housing forms.
- **Increased development pressure:** More demand for housing has led to greater complexity in balancing growth, water availability, and protection of environmentally sensitive areas.
- **Environmental change and awareness:** There is greater understanding of climate change impacts such as drought, wildfire risk, and ecosystem stress, increasing the focus on protecting water and natural systems.

- **Infrastructure and service constraints:** While the Islands Trust does not provide services, limitations in water supply, transportation, and emergency response are increasingly important planning considerations.
- **First Nations interests and reconciliation:** There is now much greater awareness of, and commitment to, working with First Nations, including respecting supporting government-to-government relationships in land use planning.

Together, these changes mean the OCP needs to be updated to better reflect current conditions, community values, and long-term sustainability goals.

## To What Extent Has Public Input Been Incorporated in the Draft?

A large part of this project was focussed on gathering public input. The input received from the public in numerous ways, as identified below, has been considered in every part of the development of the OCP draft. In addition to letters and information shared with the Gabriola LTC public engagement involved the following:

**Phase 1 – Gabriola Vision 2050** Launched in 2023, focused on the identification of community values, vision and related principles through the Gabriola Visioning 2050 Process. This process included:

- Online survey (363 respondents)
- Group led engagement events (200 community members engaged)
- Community meeting (40+ community members attended)

**Phase 2** - Launched in July 2024 phase 2 involved two parts:

**Part 1** - Reviewing the key principles emerging from the Gabriola Visioning 2050 engagement

- Survey (163 Survey respondents)
- Summer engagement at markets and events

**Part 2** - Engaging the community in topic-focussed discussion.

- Survey (590 respondents)
- Focus groups on the following themes: connectivity, economy, environment, housing, resources stewardship, water. Focus group reviewed draft policies.
- Methodology and data collection for the water balance project.

**Phase 3** – Launched in Summer 2025, supported the OCP drafting and review involving:

- Reimagining Growth workshop (September 2025)
- Freshwater Footprint project work
- Survey on Reimagining Growth (156 respondents)
- Draft Plan writing (including values, vision/guiding directions)
- Draft Plan review by public and referral agencies

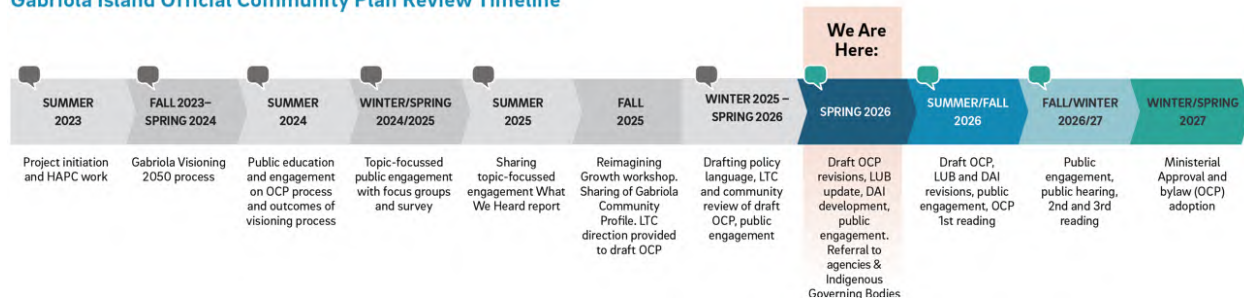
## Have First Nations Been Consulted in the Process?

Staff have been working with the staff of the Snuneymuxw First Nation. The LTC allocated funding to the Nation to support this engagement. This engagement has enabled staff to understand some of the key interests of the Nation. In particular, the interest in protecting the environment and cultural heritage. Staff will continue to work directly with the staff for SFN through the review of the draft to assist with review by their Chief and Council. Other Nations with interests in the Plan Area will be engaged in the formal referral process.

## Is There Still Time for Additional Feedback to be incorporated into the Draft?

As indicated in the timeline below, there are a number of public engagement opportunities. The engagement plan presented to the LTC on March 23, 2026 provides more detail on these opportunities.

Gabriola Island Official Community Plan Review Timeline



 = public engagement opportunities

Key things to think about when providing feedback:

- Review the OCP and the companion document to familiarize yourself with the content.
- Provide focussed feedback. Quoting the OCP policy number is helpful.
- The OCP focusses on what is within the Islands Trust jurisdiction. While comments on the advocacy and implementation section are welcome it is important to remember that collaboration will be needed and LTC resources are limited.
- What part of the OCP is your comment related to:
  - Format?
  - Content? Do you have feedback on:
    - What permitted in a specific land use designation?
    - How proposals to change use and density are to be evaluated?

- Who should be engaged (and how) to help implement the aspects of the Gabriola 2050 vision that the LTC can not directly implement?

Feedback can be sent to: [northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)

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## OCP Changes

### Key changes to OCP:

**New Format** - The OCP has been designed to make it easier for community to understand and for Trustees and Staff to use. The previous format mixed context, goals, designation, criteria for evaluating changes to use and density, and advocacy policies throughout the OCP. The revised draft separates the document in to distinct parts:

**Why?** (Part 1) - Community Context; Planning Context; Community Vision, Values and Goals

**What? Where?** (Part 2) - Land Use Designations (how the land can be used currently)

**How?** (Part 2 & 3) - Policies Related to Future Development Decisions (what can be changed and how it can be can be changed)

**Who?** (Part 4) – Implementation and Advocacy (next steps and collaboration needs)

### Summary of Highlights:

#### Document Structure and Community Values

- The format of the OCP has been changed to increase ease of use.
- A community context section has been added.
- A planning context section has been added.
- There is increased focus on consideration of First Nations data and input.
- Criteria for evaluating proposals for changes in use and density are extensive and connected directly to community values.
- An implementation and advocacy section has been included to encourage work to support the Gabriola 2050 vision which is both within and outside of the Islands Trust's jurisdiction

### Subdivision and Density Changes

- Outright subdivision permission has been removed by increasing minimum lot size for subdivisions aimed at creating private lots. Rezoning will be required for subdivision to support interests that are not identified to be of community benefit. (= reduction of X permitted units)
- Changes have been made to subdivision approach to make it easier to subdivide for community benefit (eg. affordable housing, protection of environment and cultural heritage, community service use).
- There is increased flexibility to rezone areas to support multiple units in areas outside freshwater hazard areas.

### Housing and Additional Units

- Permission for dwellings accessory to institutional use provided.
- Lots in the Agricultural Zone above 2 hectares are permitted to have one secondary suite and one accessory dwelling unit (in line with provincial regulations) in areas outside the freshwater hazard area.
- Increases in total units (existing buildout – density removed due to changes in subdivision policy + (additional secondary units in Agricultural Zone + accessory dwelling unit permitted in Institutional zone) permitted is ~83 units.

### Freshwater Protection and Hazard Areas

- Freshwater hazard mapping, resulting from the freshwater footprint project plays a major role in limiting increases in density in freshwater hazard areas. Related mapping has been added to the OCP.

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## Broad Changes

Changes that are related to broad level considerations that impact the whole OCP are identified in Table 1. Changes to specific areas of the OCP will be identified in comparison tables found under each OCP theme below.

**Table 1: Broad Changes**

Current OCP	Proposed Change	Rationale
<b>Objectives</b> are related to each area of land use.	Objectives link directly to OCP Goals which link directly to values.	This ties the objectives directly to the overall goals and the vision and values identified by the community.
<b>Uses in all zones</b> – There are references to some uses (eg. public park and community care facility) that can be located in any zone.	Reference to things that can occur in all zones removed.	Unless it is explicitly stated that a use is should not be prohibited in a zone it is permitted.

<p><b>Climate Targets</b> – Climate targets are required by the province. Current climate targets are based on previous provincial guidance and are unrealistic.</p>	<p>Section 2.3. - Climate targets have been aligned with the goals and are connected to things that can be measured.</p>	<p>The proposed targets satisfy the provincial requirement and provide something the community and the LTC can move toward realistically.</p>
<p><b>Criteria for evaluating proposed changes</b> are identified throughout the OCP.</p>	<p>Section 2.5 -Criteria for changes to use and density are clearly identified and listed under each goal.</p>	<p>This approach makes it easier for applicants to understand how their applications will be evaluated and easier for staff and trustees to know how to find and/or change the policies related to evaluation criteria.</p>
<p><b>Reference to other jurisdiction policy</b> is throughout the OCP.</p>	<p>These references have been removed in instances where adherence to these regulations is required.</p>	<p>Reference to policies that must be adhered to is redundant and can create inconsistencies in the OCP if external policies change and the OCP is not updated to reflect those changes.</p>
<p><b>Policies that read like regulations</b> exist throughout the OCP</p>	<p>Removed. As part of the OCP review process the land use bylaw will be updated to ensure consistency.</p>	<p>OCPs should not contain policies that read like narrowly focussed regulations. This limits flexibility and leads to additional process if they need to be changed.</p>
<p><b>Advocacy Policies</b> are identified throughout the document.</p>	<p>Replacement of advocacy policies with section 4.4 Advocacy which aligns OCP goals with Advocacy actions recognizing the importance of collaboration.</p>	<p>Advocacy policies hold little weight in an OCP unless there is commitment to follow up. The new approach is an invitation to all interested and influential parties to help support Gabriola’s vision and values. This section incorporates some of the public feedback that could not be incorporated in other sections.</p>
<p><b>Freshwater Footprint</b> maps not included.</p>	<p>Freshwater Footprint maps that have been added to the Map Schedule are the freshwater hazard map (Schedule D) and</p>	<p>The freshwater footprint analysis, based on the assessment of a variety of data, was a part of the OCP review project. The maps</p>

	the groundwater recharge map (Schedule E).	included are maps that are referred to in the OCP.
<b>Maps</b> are included in the body of the OCP as well as schedules.	Maps that are referred to in policy are in the schedules section of the OCP. Other maps are in the appendix.	This approach is consistent with best practices.
<b>First Nations interest acknowledgement</b> is limited.	More detailed acknowledgement of first nations context and settlement history as well as integration of interests. This was informed by engagement with Snuneymuxw First Nation.	“Integrating First Nations interests” was identified as one of the key community values and is a focus for the Islands Trust in general.
<b>Total buildout</b> (potential total units) base on policies within the existing OCP is ~4120	Total buildout base on draft OCP is ~83 unit greater than the existing. This includes removal of potential number of primary units and related secondary units based on subdivision potential and increase number of secondary dwelling units (secondary to principal dwelling) and accessory dwelling units (accessory to use other than residential).	There was strong community interest in increasing diversity of housing. The approach taken in the draft OCP provides increased opportunity to residential, institutional and commercial property owners to build rental units and/or additional units for family members and caretakers.

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## Why? - Community Context; Planning Context; Community Vision, Values (Part 1)

**Community Context** – Provides over view of key aspects of the community including population and demographics, natural features, economy and service needs. Of note is the addition of a section on Indigenous context and history which acknowledges a commitment to a relationship-centred approach to land use planning and stewardship in the Local Trust Area. As well, the section on groundwater resources which identifies the work that was done on the Freshwater Footprint which was a part of the OCP review process.

**Planning Context** – A section on planning context as it related to Provincial Legislation and the Islands Trust Policy statement has been included. This will be something to be adopted across the Islands Trust Area as OCPs are updated.

**Vision and Values** – The vision and values are the backbone of the OCP. They were developed through extensive community engagement which included an online survey, group led events and community meetings.

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## What? Where? - Land Use Designations (Part 2)

Land use designations can be seen as the foundation of an OCP. They identify what types of uses can occur where on the island.

How the use of land on Gabriola has been perceived has evolved over time from a focus on settlement and resource extraction to a need for the preservation and protection of the natural environment and cultural heritage as development impacts increase. Increasing population has also raised concerns about available groundwater and the impact of septic systems.

Proposed changes to land use designations and what uses can be accommodated in these designations addresses some of the change in perspective over time. In the draft OCP, policies that apply to more than one designation are identified in 2.4.2 General Land and Marine Use Policies. The remainder are identified under the designation they apply to. All changes are identified in Table 2.

**Table 2: Policies Related to Land Use Designation – What Uses Can Occur Where**

<b>Current OCP</b>	<b>Proposed Change</b>	<b>Rationale</b>
<b>General Land and Marine Policies – Applying to multiple designations</b>		
There are no policies related explicitly to cemeteries and green burial.	2.4.2.8 Cemeteries and Green Burial places limitation on use and considers groundwater impacts	Without an explicit policy any area could be rezoned to accommodate cemeteries and green burial (this is a consideration for the LTC).
Permits Bed and Breakfast as a home occupation.	2.4.2.2.2/3 Tourist accommodation clarification provided. B&B defined in definitions.	Without clear definition of what is permitted bylaw enforcement can be challenging.
Cisterns for new builds are not required.	2.4.2.9.3 Cistern requirements for all new builds	Policy has been added given the concerns raised regarding groundwater quality and quantity.

There is no requirements for potable rainwater catchment systems.	2.4.2.9.4 Potable rainwater catchment systems consistent with the installation and maintenance requirements of Islands Health are required for all secondary dwelling located in freshwater hazard areas.	This provides the opportunity to support existing permissions for secondary dwellings in the freshwater hazard area as well as accessory dwelling units in commercial and institutional designation while addressing the need protect vulnerability of the ground water.
Provides some policies related to protection of archeological sites.	2.4.2.10 Protection of arch sites section focusses policies	Provides clearer direction including what to do if remains area found.
Considers need to address fire hazard.	2.4.2.11 Fire Safety section focusses on fire hazard.	More specific accommodations to address fire hazard are identified. This will be reviewed with the fire chief .
Does not speak specifically to shoreline modification	2.4.2.12.2 identifies restrictions on shoreline armoring encouraging nature-based approach	Hard armoring to prevent shoreline erosion is detrimental to the environment and can cause more erosion than natural approaches in may instances.
Minimum lot sizes permit further subdivision on the island.	2.4.2.13 Subdivision permission for private lots is removed outright by increasing minimum lot size. Subdivision for private use will require rezoning. Subdivision for community benefit, excluding housing, are exempt from minimum lot size and will not require rezoning for subdivision.	This approach has been introduced as a means of focussing creation of additional lots only for community need which includes environmental protection, cultural heritage protection, community service and affordable housing.
<b>Parks and Protected Areas Designations</b>		
<b>Parks and Outdoor Recreation</b> section includes a lot of background information and map of areas. Policies predominately related to park allocation. "Park" is the related designation.	Existing Park designation split into 2 designations: 2.4.3.1 Park (P) and 2.4.3.2 Conservation (C)  Map of parks and protected moved into Appendix. Background info moved to community context.  Site specific changes are identified on the map in Schedule B (highlighted in green).	LTC requested a conservation designation for Elder Cedar and other locations.

<b>Stewardship Designations</b>		
<p><b>Resource (R)</b>, established to help maintain the rural landscape. Area where transfer of density can apply.</p> <p>This designation also applies to the surrounding islands that are part of this planning area.</p>	<p>Resource (R) replaced by Rural Stewardship (RS) and Small Island Stewardship (SI)- maintains the spirit of protecting larger lots and small islands, focussing on stewardship and conservation while maintaining residential use.</p> <p>Density transfer details have been removed as new minimum lot sizes remove outright density.</p>	<p>Community input reflects seeing the land as an asset to look after to ensure long term sustainability as opposed to resources to extract.</p> <p>With proposed changes to subdivision policy there will no longer be density to transfer.</p>
<b>Sustainable Resource Designations</b>		
<p><b>Agriculture (A)</b> single dwelling permitted (not consistent with LUB which permits secondary suite and manufactured home).</p>	<p>Permitted dwellings in line with ALR permissions on lots that are at least 2.0 hectares and outside the freshwater hazard area.</p> <p>Outside the freshwater hazard area one principle dwelling, one secondary suite and one detached secondary dwelling on lots 2.0 hectares or larger.</p>	<p>Consistency with ALR policy will support housing flexibly on agricultural land. Providing restrictions in the freshwater hazard area and on smaller lots is in line with permission in the rural residential designation.</p>
<p><b>Forestry (F)</b> permits one single dwelling (not consistent with the LUB which permits secondary suite).</p>	<p>Flexibility to permit secondary suite or detached secondary unit.</p> <p>Permits “passive recreation” (eg, hiking birding etc).</p>	<p>The retention of land for sustainable forestry was identified through public engagement with a keen interest in wildfire resiliency.</p>
<b>Residential – General Polices</b>		
<p><b>Density Bank</b> collects unused residential density from rezonings or voluntary donations and reallocates them to support affordable multi-unit housing. Multi unit housing can only be permitted using the density in the bank.</p>	<p>Removal of density bank resulting from the change in subdivision approach and creating more detailed and clear criteria related to rezoning.</p>	<p>With the changes to subdivision approach there will be no outright density that could be transferred to a density bank.</p>
<p><b>Multi-unit housing</b> restricted to “affordable housing for special needs residents, seniors”</p>	<p>POLICY 2.5.2.2.2 Changes to “non market housing for special needs residents living with physical and cognitive disabilities, seniors 60 years or older or moderate and low-</p>	<p>Public feedback in surveys, community meetings and focus groups identified a need for more housing flexibility. It was clear that even middle income individuals are</p>

	income persons to be secured through a housing agreement”	challenged to find secure housing on Gabriola.
<b>Flexible Housing</b> policies, allowing rezoning for multiple dwellings within a max combined floor area don't exist.	POLICY 2.4.2.1.2 permits rezoning to create zone to allow multiple small units with in a maximum floor area as opposed to one large unit. POLICY 2.4.2.1.3 restricts area that this can occur.	These changes enable a more flexible use of lots where there is groundwater water and there is limited impact to the environment and cultural heritage. The LTC has not identified areas for these approaches at this time. That would be a separate project.
<b>Secondary dwelling units</b> – secondary suite permitted on parcels 2.0 ha or larger	POLICY 2.4.2.1.4 permits rezoning to allow secondary dwelling units on lots <2 ha outside the freshwater hazard zone.	
<b>Home Occupation</b> – permits bed and breakfast, does not specify whether accessory dwelling can be considered for short-term vacation rental.	POLICY 2.4.2.2.3 Permitting short-term vacation rental for dwelling (includes primary dwelling and secondary dwelling) through TUP.	This provides clarity related to short term vacation rentals.
<b>Residential – Designation Specific</b>		
<b>Small Rural Residential (SRR)</b> designation for smaller lots	POLICY 2.4.3.6.1 – 2.4.3.6.3 Rural Residential (RR) Designation – one designation for both smaller and larger residential lots.  Differences related to secondary unit permissions are identified.	Simplifies approach. Difference only existed because of restriction based on size of lot. These differences will be identified in the zoning.
<b>Large Rural Residential (LRR)</b> designation for larger lots		
<b>Multi-Dwelling Affordable Housing (MAH)</b> designation for special needs, seniors and low to moderate income families.	MAH and SSN has been combined. The designation is Multi-Unit Housing (MUH).	This approach provides flexibility overtime without compromising the interests in providing housing where it is most needed.
<b>Seniors and Special Needs (SSN)</b> designation for seniors and special needs (2 locations)		
<b>Commercial</b>		
<b>Commercial Activity (General)</b> policy supports one dwelling unit per parcel.	POLICY 2.4.3.9.1 provides a limit on max size of residential to half commercial floor area but does not limit number of units .	Surveys, focus groups and the Housing APC encouraged residential floor area to be proportional to commercial.
<b>Village Commercial (C(V))</b> designation is the		

focus of commercial activity	Requirements for potable water system in freshwater hazard area will apply.	
<b>District Commercial (C(D))</b> includes two specific sites outside village	2.4.3.11 Secondary Commercial (SC) combines both District Commercial and Local Commercial.	This approach is more consistent with best practices and does not impact what is permitted in these areas.
<b>Local Commercial (C(L))</b> includes four sites identified in OCP	Site specific changes related to commercial zoning are identified in Schedule B.	Site specific designation changes are introduced to support existing use.
<b>Institutional</b> applies to a variety of institutional uses. No residential permitted.	Permits same variety of institutional use and residential units to a maximum of half the total floor area of all institutional buildings.  Requirements for potable water system in freshwater hazard area will apply	This provides the opportunity for service providers to provide housing to staff. This can be one of the most effective ways to support affordable housing given that service providers are in a good position to receive community support.
<b>Marine</b>		
<b>Marine</b> designation applies to the waters within the plan area.	The area designated “Marine” has been expanded.  Permissions in the Marine area have been strengthened to protect the marine and foreshore, including the consideration of setbacks that consider risks.	The marine environment is fragile as well as changing. Efforts are required to address impacts to the environment as well as infrastructure.
<b>Ferry Terminal</b> designation does not exist	Ferry terminal designation that addresses onshore and marine uses has been created.	A specific designation recognizes the important and unit use in the ferry terminal designation.

**How?-Policies Related to Future Development Decisions (Part 2&3&4)**

Policies related to future development decisions include evaluation criteria for :

- all proposed changes to use and density as they relate to community values
- subdivision
- specific to designations
- development variance permits
- crown lease referrals
- temporary use permits
- development permits for development permit areas

Policies related to future development information also includes:

- using development approval information
- implementing the freshwater footprint
- considering heritage conservation areas

Previous Designation	Proposed Changes	Rationale
<b>Criteria for evaluating proposed changes to use and density based on community values</b>		
<p><b>Criteria</b> is scattered throughout the OCP as it related to specific designations.</p>	<p>The criteria identified in this section are to be considered with all changes to use and density where applicable .</p>	<p>This approach provides a direct link to community values and help reduce repetition of criteria in the document. This</p>
<b>Subdivision</b>		
<p><b>Subdivision</b> reflects traditional lot size requirements and average lot sizes as a result there are policies relating to lot averaging and lot size maximums. No exceptions for community benefit subdivision.</p>	<p>Rezoning to create additional lots that are not a community benefit are not encouraged. Any rezoning to facilitate subdivision will require a community amenity.</p>	<p>Subdivision is one of the most impactful mechanisms for increasing housing density and shaping settlement patterns. Subdivision potential has historically been allocated without fully accounting for environmental features and functions, groundwater constraints, cultural heritage, or long-term community values. The LTC's main mechanism to limit subdivision is establishing a minimum lot size that results in minimal or no subdivision potential. This provides the opportunity for a full evaluation of subdivision proposals through a rezoning process.</p>

<b>Lot Size exceptions</b> for parks	2.4.2.13 Lot size exemptions for lots create for park, heritage conservation, community service.  2.4.2.13.2 Lot size for single unit affordable or non-market housing should not be less than 1ha . Lot size for multi-unit non-market housing should not be more than 2ha.	This helps to facilitate the donation of land for the protection of cultural heritage and the environment as well a for community service and non-market housing. Rezoning to subdivide would not be required.
<b>Designation specific criteria</b>		
<b>Multi-Family</b> housing criteria does not specify attached or detached units.	Multi-unit housing evaluation provides criteria for detached small units as well as other types of multi-unit housing.2.5.2.2.1 -2.5.2.2.6.	Community engagement identified support for all types of multi-unit housing including clusters of small units.
<b>Commercial and Tourism</b> policies address a number of criteria that is contained in the proposed draft in 2.5.	There is additional focus on cumulative impacts as well as connection to residential area and active transportation routes 2.5.2.3.1 – 2.5.2.3.4	Community engagement highlighted importance of having easy access to amenities without the need to drive. This also supports climate action target policies.
<b>Agriculture</b> policies address a number of criteria that is contained in the proposed draft in 2.5.	Existing policies retained and simplified 2.5.2.4.1.	Simplifies OCP policies making it easier for properties holder to understand and trustees and staff to use.
<b>Forestry</b> policies address a number of criteria that is contained in the proposed draft in 2.5.	Existing policies retained and simplified 2.5.2.4.2.	
<b>Marine</b> policies address a number of criteria that is contained in the proposed draft in 2.5.	Existing policies supported in 2.5.2.6	
<b>Development Variance Permits</b>		
Specific evaluation criteria does not exist	Includes general polices related to development variance permits 2.6.	Increases understanding of criteria for property owners, trustees and staff.
<b>Crown Lease Referrals</b>		
Specific evaluation criteria does not exist.	Includes general polices related to crown lease referrals 2.7.	Increases understanding of criteria for property owners, trustees and staff.
<b>Temporary use Permits (TUP)</b>		
Guidance related to TUPs exists for a number of uses.	Addition of general guidelines for all TUP applications.	Update important to ensure that extraction of water for sale is limited.

TUP can only be applied for identified uses in specific locations.	<p>Changes to the TUP guidelines for “Extracting, Processing, and Sale of Water” introduced by the Islands Trust’s Freshwater Specialist.</p> <p>TUP for residential use of a tiny home on wheels or RV added.</p> <p>TUPs can be applied for any use in all designations except for SI and C.</p>	
<b>Development Permit Areas</b>		
Contains a number of development permit areas many of which are focussed on specific areas of the island.	<p>Priority DPAs are identified in 4.3.1.</p> <p>Updates have been made to DPA 4 – Flat Top Islands and DPA 3- Riparian Areas.</p> <p>New mapping has been introduced for DPA 7 - Escarpment Area.</p>	The creation of new DPAs were not within the scope of this project
<b>Heritage Conservation Areas (HCA)</b>		
Does not consider heritage conservation areas	Identifies heritage conservation area tool as and opportunity to protect indigenous cultural heritage. No HCAs have been created to date.	Provides an option to be considered as a step in implementing the goals of the proposed OCP.

## Who? Advocacy (Part 4)

This proposed OCP focuses on the land use planning tools available to the Gabriola LTC to guide land use in the Plan Area. The main body of the plan does not contain actions that fall outside the Islands Trust’s jurisdiction. However, it is recognized that

achieving the Plan's goals, and advancing the broader interests of the community, will require partnership and collaboration with community organizations, other levels of government, First Nations, and other partners.

Rather than identifying detailed advocacy policies, this proposed OCP highlights key challenges and opportunities. This approach reflects past experience, where direct action-oriented advocacy policies have often been difficult to support or have not been consistently implemented. By focusing instead on issues, opportunities, and areas for collaboration, the proposed OCP creates space for agencies, First Nations, and community groups to take the lead on matters that cannot be fully addressed through land use planning tools alone.

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