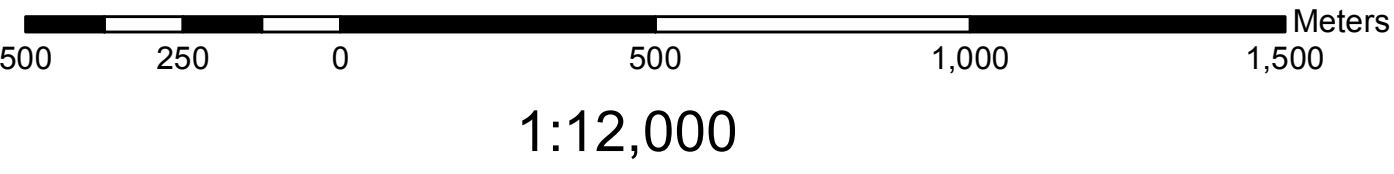


GABRIOLA ISLAND
DEVELOPMENT POTENTIAL

DRAFT

May 13, 2010



Disclaimer: Please note these figures should not be considered as an accurate representation of the Island's full build out potential due to the following constraints:

- 1) Subdivision requirements or restrictions which may occur but not taken into account by the mapping included lot width to lot length ratios, park dedication, road dedication and steep slopes;
- 2) Where there are split zoned parcels, the "existing" count for that parcel is counted in the zone type row where the largest portion of the split zone exist;
- 3) Parcel sizes for this map and calculations were derived from the Islands Trust GIS cadastral map and may vary slightly from the BC Assessment data;
- 4) All subdivisions are subject to the final approval of the Ministry of Transportation and Infrastructure and not decided by the Islands Trust;
- 5) All lands that are located in the Agricultural Land Reserve require approval from the Agricultural Land Commission for subdivision or development; and
- 6) Road or park dedication, slope, topography, riparian area or ecologically sensitive areas could result in non-approval of a subdivision or development.

Zone Code	Zone	Existing	Potential	Density	Transfers	Cottages (lots >2)
AG	Agriculture	132	31			104
F	Forestry	15	0	62		15
FWR1	Forest Wilderness/Recreation 1	6	0			
LRR	Large Rural Residential	481	6			405
R	Resource	85	38			77
RR1	Resource Residential 1	27	0			
SRR	Small Rural Residential	2443	37			41
SSN	Seniors and Special Needs	43	0			
		3232	112	62		642

Notes:

Where there are split zoned parcels, the "existing" count for that parcel is counted in the zone type row where the largest portion of the split zone exists.

Subdivision requirements or restrictions which may occur but not taken into account were:
lot width to length ratios, park dedication, road dedication and steep slope.

Parcel sizes for this project were derived from the GIS cadastral parcel layer and may vary slightly from the BCAA data.

2 Lots with Subdivision Potential
(or portions of split zoned lots)
Potential number of additional lots

- Agriculture
- Forestry
- Forestry Wilderness/Recreation 1
- Large Rural Residential
- Resource
- Resource Residential 1
- Small Rural Residential
- Seniors & Special Needs
- District Commercial 1
- Gravel Pit
- Industrial
- Institutional
- Local Commercial
- Parks
- Tourist Commercial
- Village Commercial
- Water
- Yacht Club Outstation