



Gabriola Island Local Trust Committee Regular Meeting Agenda

Date: September 3, 2026
Time: 10:30 am
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

Pages

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|---|---------------------|---------|
| 1. CALL TO ORDER | 10:30 AM - 10:45 AM | |
| "Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change." | | |
| 2. TERRITORIAL ACKNOWLEDGEMENT | | |
| 3. APPROVAL OF AGENDA | | |
| 4. COMMUNITY STEWARDSHIP AWARD PRESENTATION TO BREAKING BANNOCK | 10:45 AM - 11:15 AM | |
| 5. REPORTS | 11:15 AM - 11:45 AM | |
| 5.1 Trustee Reports | | |
| 5.2 Chair's Report | | |
| 5.3 Electoral Area Director's Report | | |
| 5.4 First Nations Reports | | |
| 6. PUBLIC PARTICIPATION PERIOD | 11:45 AM - 12:00 PM | |
| 7. MINUTES | 12:00 PM - 12:05 PM | |
| 7.1 Local Trust Committee Minutes dated July 16, 2026 – for adoption | | 4 - 14 |
| 7.2 Local Trust Committee Special Meeting Minutes dated August 6, 2026 - for adoption | | 15 - 22 |
| 7.3 Section 26 Resolutions-Without-Meeting Report - none | | |
| 7.4 Advisory Planning Commission Minutes - none | | |
| 8. BUSINESS ARISING FROM MINUTES | 12:05 PM - 12:20 PM | |
| 8.1 Follow-up Action List dated August 27, 2026 | | 23 - 25 |

9. DELEGATIONS - none

~ BREAK 12:20 PM - 12:50 PM ~

10. APPLICATIONS AND REFERRALS **12:50 PM - 1:15 PM**

- | | | |
|------|--|---------|
| 10.1 | GB-RZ-2023.1 (BC Ferries) - Staff Report | 26 - 49 |
| 10.2 | PL-DP-2026-0023 (Cresta Roca) - Staff Report | 50 - 81 |

11. LOCAL TRUST COMMITTEE PROJECTS **1:15 PM - 1:45 PM**

- | | | |
|------|---|----------|
| 11.1 | Major Project: Gabriola Island Official Community Plan and Land Use Bylaw Review:
Bylaw No. 325 First Reading - Staff Report | 82 - 182 |
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12. CORRESPONDENCE **1:45 PM - 2:00 PM**

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

- | | | |
|------|---|-----------|
| 12.1 | Email dated August 17, 2026 from Gabriola Commons Covenant Team regarding Gabriola Commons Covenant | 183 - 240 |
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13. NEW BUSINESS **2:00 PM - 2:15 PM**

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|------|--|-----------|
| 13.1 | Advancing Freshwater Monitoring and Data Collaboration: Trustee Yates - for Discussion | 241 - 242 |
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14. STAFF REPORTS **2:15 PM - 2:45 PM**

- | | | |
|------|--|-----------|
| 14.1 | Review of Draft 2027/28 Local Trust Committee Operating Budgets - Request for Decision | 243 - 247 |
| 14.2 | Trust Conservancy Report - none | |
| 14.3 | Applications Report dated August 27, 2026 | 248 - 254 |
| 14.4 | Trustee and Local Expense Report dated June, 2026 | 255 - 255 |
| 14.5 | Adopted Policies and Standing Resolutions | 256 - 264 |
| 14.6 | First Nations Relationship Building Update | |
| 14.7 | Climate Change Action Update | |
| 14.8 | Local Trust Committee Webpage | |

15. WORK PROGRAM **2:45 PM - 3:00 PM**

- | | | |
|------|--|-----------|
| 15.1 | Active Projects Report dated August 27, 2026 | 265 - 265 |
| 15.2 | Future Projects Report dated August 27, 2026 | 266 - 266 |

16. UPCOMING MEETINGS

- 16.1 Next Regular Meeting Scheduled for Thursday, December 3, 2026 at 10:30 am and to be held electronically via Zoom

17. CLOSED MEETING

3:00 PM - 3:15 PM

- 17.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(i) for the purpose of considering:

- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

and that the recorder and staff attend the meeting.

- 17.2 Recall to Order

- 17.3 Rise and Report

18. ADJOURNMENT

3:15 PM - 3:15 PM



Gabriola Island Local Trust Committee

Minutes of Regular Meeting

Date: July 16, 2026
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

Members Present: Laura Patrick, Chair
Tobi Elliott, Trustee
Susan Yates, Trustee

Staff Present: Stephen Baugh, Island Planner
Narissa Chadwick, Island Planner
Ian Cox, Planner 2 (electronic)
Margot Thomaidis, Planner 2
Warren Dingman, Manager Bylaw Compliance & Enforcement (electronic)
Chloe Straw, Programs Coordinator
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 18 members of the public in attendance.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:30 am.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Patrick acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. REPORTS

4.1 Trustee Reports

Trustee Yates reported the following:

- Attended the June Trust Council meeting and provided highlights;
- Islands Trust annual Community Stewardship award recipients included Gabriola's Breaking Bannock program, an initiative of the Gabriola Arts Centre;
- Attended Financial Planning Committee meeting and noted work being done on increasing development application fees;
- Met with ferry hill trail planning group to discuss issues about the multi-use trail from the ferry terminal to the village;

- Attended Salt Spring Forum and highlighted Adam Olsen's talk titled "Who's afraid of DRIPA?" (Declaration on the Rights of Indigenous Peoples Act);
- Attended a Snuneymuxw blanketing ceremony to acknowledge community member's achievements;
- Attended annual Aqua Chautauqua at the Gabriola Commons;
- Gabriola Talks will be hosting a series of cafes on issues relevant to the draft Official Community Plan including a session about freshwater, housing and density, and reconciliation.

Trustee Elliott reported the following:

- Attended the Omoide Japanese heritage exhibit grand opening at Pages Resort and the Gabriola Museum;
- Met with Sustainable Gabriola to discuss promoting information about upcoming elections;
- Attended a Gabriola Health and Well Being Collaborative meeting;
- Attended Gabriola Oceans Day hosted by Snuneymuxw First Nation;
- Attended Gabriola Pride events;
- Toured prospective veterinary doctors around Gabriola;
- Attended the Food Security forum hosted by Gabriola Seed Bank;
- Organized fundraiser for Snuneymuxw Munu Canoe Family Tribal Journey;
- Attended, in the role of witness, the Snuneymuxw blanketing ceremony to honour six community stewards;
- Joined part of Minister Brittney Anderson's visit to Gabriola tour;
- Participated in a monitoring visit to Link Island;
- Attended Executive Committee meetings and Trust Council quarterly meeting;
- Attended Heritage Conservation Act Transformation Project update meeting;
- Attended Southern Gulf Island Forum;
- Has been hosting community drop-in sessions to hold conversations about the Official Community Plan project.

4.2 Chair's Report

Chair Patrick reported the following:

- Upcoming attendance at a Committee of the Whole meeting to review agency referrals received to date on draft Trust Policy Statement;
- Upcoming attendance at the Trust Council meeting in September,

4.3 Electoral Area Director's Report

Electoral Area Director Craig sent regrets and Trustee Elliott read highlights from a written report provided by the Director.

4.4 First Nations Reports – none

5. PUBLIC PARTICIPATION PERIOD

A member of the public, representing the Gabriola Island Land Stewards Society, stated they would be providing a formal submission on the draft Official Community Plan by the

July 31 deadline and noted they required more time for in-depth conversation regarding flexible housing and in the meantime, provided the following feedback:

- Policies 2.3.1.1 and 2.4.3.10 speak to secondary commercial nodes and a clear and transparent process on how these areas will be designated should be developed;
- They encourage a section be added to Temporary Use Permit policy 2.8 that exempts farmers from applying for a temporary use permit renewal provided farm status is maintained; and
- Add a definition of what small scale secondary uses are in policy 2.2.5.9.

A Gabriola Commons Trustee stated they have drafted a covenant regarding stewardship commitments prepared and, as the Local Trust Committee is being asked to serve as the covenant holder, the draft document will be ready for review by Islands Trust in September. They will be requesting a meeting to discuss expectations and roles specific to what the covenant holder would undertake.

A member of the public recognized the Local Trust Committee for the decorum in which the meetings are held, thanked nominator Kathryn Molloy for nominating Breaking Bannock for the Islands Trust Community Stewardship Award, and noted another non-partisan group on Gabriola will be inviting Adam Olsen to speak about the Cowichan court decision in September.

A member of the public stated they live next door to Silva Bay Resort and have received water from Silva Bay Resort for 43 years. They detailed their concern about losing access to the water source and hopes that solutions are found through creative dialogue and a collaborative approach. They noted water security is an important community issue, and many share the goal of ensuring water access.

Trustees suggested the speaker meet with staff to clarify if residential use of water is actually compromised and noted that Silva Bay Resort has not made an application to Islands Trust and the Local Trust Committee can only consider proposals through the application process.

A member of the public asked if collecting and using grey water is being discussed and if desalination is allowed.

A Trustee replied the use of grey water is regulated by Island Health and grey water systems would be looked at through the Regional District of Nanaimo building permit process, and there is nothing in the current regulation that speaks to desalination.

6. MINUTES

6.1 Local Trust Committee Minutes dated May 21, 2026 – for adoption

The following amendments to the minutes were presented for consideration:

On page 7 of the minutes in the third bullet add “such as no review of the siting and use” after “unintended consequences of not requiring a permit”.

By general consent, the Local Trust Committee meeting minutes of May 21, 2026 were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report - none

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated July 9, 2026

The Freshwater Specialist provided an update on item 4 regarding the status of a groundwater license and noted a license application was submitted during the transitional licensing period when non domestic water users had the opportunity to apply for a transitional license and even though the operator has not received the license yet the application submission considers the use lawful.

It was noted that the above conversation satisfied the Local Trust Committee's request for more information.

8. DELEGATIONS - none

9. APPLICATIONS AND REFERRALS

9.1 PL-TUP-2025-0126 (Campbell) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The application seeks a Temporary Use Permit to allow the operation of a commercial vacation rental in a three-bedroom principal single-family dwelling;
- The proposed use complies with all applicable Temporary Use Permit guidelines;
- Staff recommend issuance for a shorter than three-year period as the operation has been ongoing for at least 18 months.

The applicant was in attendance and indicated they thought only the Province regulated short-term vacation rentals, hence the delay in applying for the Temporary Use Permit.

Discussion ensued and the following comments were noted:

- A Trustee requested the applicant include a current Gertie Bus Schedule, a Gabriola Land & Trails Trust trail map, and museum information regarding historical context of the island in the visitor package;
- Had the applicant applied prior to commencing operation they would have approximately 18 months left on the permit;
- A renewal application can be made for a period of three years.

GB-2026-050

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve issuance of PL-TUP-2025-0126 for a period of 18 months.

CARRIED

9.2 PL-RZ-2024-0091 (Mid Island Co-op) - Staff Report

The Planner noted the Local Trust Committee had previously given third reading to the proposed bylaws which were subsequently approved by the Executive Committee and the Minister of Municipal Affairs and Housing and that the bylaws were being returned to the Local Trust Committee for adoption.

There were no comments or questions for the Planner.

GB-2026-051

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 321 cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025”, be adopted.

CARRIED

GB-2026-052

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 322 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025”, be adopted.

CARRIED

The meeting was recessed for a break at 12:11 p.m. and reconvened at 12:45 p.m.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Major Project: Gabriola Island Official Community Plan and Land Use Bylaw Review: Business Case Approval - Staff Report

The Planner summarized the staff report and noted the Project Charter timelines and Communication and Engagement plan have been revised, a Special Meeting is being proposed, and a draft Business Case for the 2027/28 fiscal year was presented for endorsement.

Discussion ensued on the Project Charter and the following comments were noted:

- A Development Approval Information bylaw is an administrative process and the public will not have input in to it;
- Develop a concise explanation of the project in three sentences and use this information in all communications.

GB-2026-053

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the revised Gabriola Island Official Community Plan and Land Use Bylaw Review Project Charter dated July 2026, Version 8.

CARRIED

Trustees provided the following input into the Communications and Engagement Plan:

- Suggestion to schedule an engagement meeting that would allow for a back-and-forth dialogue and to surface common questions that can be addressed through a Frequently Asked Questions (FAQs) document or provide printed educational materials to community members at markets and drop ins;
- There is misinformation that needs to be cleared up in the community;
- An FAQ has been started on the website and can staff continue to add to it;
- Put a call out for questions and staff can prepare answers for them;

- Add an ask questions opportunity to the engagement plan;
- In the Referral and Engagement responses received section remove Official Community Plan revisions and note that the referral period is 90 days;
- Subscriber notices should let people know they can pick up a printed copy of the Official Community Plan from the Gabriola office;
- Add an hour to the upcoming special meeting to allow people to submit questions.

GB-2026-054

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the changes to the Gabriola Official Community Plan Phase 4 Communication and Engagement Plan, as revised at the July 16, 2026 Gabriola Island Local Trust Committee meeting.

CARRIED

GB-2026-055

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff schedule an electronic special Local Trust Committee business meeting to review input from the community on the Draft Official Community Plan, prior to first reading of the bylaw.

CARRIED

Discussion ensued regarding the development of a Business Case and the following points were noted:

- Add the Indigenous Engagement Action Plan and the referral workplan to the Island Trust guiding documents list.

GB-2026-056

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee approve the 2027/28 Business Case supporting the completion of the Gabriola Official Community Plan and Land Use Bylaw Review project as amended.

CARRIED

The Freshwater Footprint Briefing and Frequently Asked Questions documents were reviewed and the following comments were noted:

- The darker gray areas on the critical aquifer recharge area map reflect the density of the lot lines and can be removed to show the recharge areas only;
- Aquifer stress is defined in the Frequently Asked Questions (FAQ) and the report provides further detail on what aquifer stress is and the methodology used to provide the analysis;
- A report detailing the maps, how they were developed, and the methodology that resulted from them would be useful;
- It can be difficult to translate the mapping and methodology to the public and a local hydrogeologist has offered to assist with technical translations to support the process and community understanding;

- Local hydrogeologists can work with Trustees to clarify information; however, if the Local Trust Committee would like the Freshwater Specialist to work with community members to coordinate information, then staff time would need to be allocated;
- The answer to question 42 in the FAQ document should indicate that the maps will be updated if significant data changes or conditions that will affect the maps have occurred;
- The version of the Freshwater Hazard Map in the draft Official Community Plan showed a pink/orange freshwater hazard area and gray freshwater hazard parcel intersection and the map presented in the agenda package is slightly different due to a parcel intersect overlay and this difference should be explained in a briefing;
- Correct page 8 of FAQ question 16 to note project results went to the Gabriola Local Trust Committee not Trust Council;
- A portfolio of freshwater work should be provided to incoming Trustees for information.

GB-2026-057

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff provide a briefing with updates on the Regional District of Nanaimo Drinking Water and Watershed Protection program, in particular with regard to the long-term security and access for use of water for Gabriola Island, for Water Region 6 Nanaimo River.

CARRIED

GB-2026-058

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to provide briefing notes to accompany the Freshwater Hazard Parcel Map and the Critical Aquifer Recharge Area Map.

CARRIED

GB-2026-059

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee receive the Freshwater Footprint Briefing and Frequently Asked Questions document provided by the Senior Freshwater Specialist.

CARRIED

Discussion ensued on potential policy amendment options and topics outlined in attachment 3 to the staff report and the following comments were noted:

- Vision Statement: change the second use of “collaboration” to “cooperation”;
- Goals and Objectives: will review following conversations with Snuneymuxw First Nation;
- Objectives in draft policy 2.2.2.2.2: use the same language in 2.2.2.2.3;
- In 2.2.2.4.4 Community Resilience change “manage” to “protect, restore, and revitalize”;

- Use phrase “preserve and protect” any place where either “preserve” or “protect” is used singularly;
- Make a note that provincial housing needs assessment data is a required inclusion but does not reflect actual need;
- Review the Ministry of Municipal Affairs referral response to glean language to incorporate considerations for growth management balance;
- Policy Amendment Alternatives or Options section:
 - Use the term “provision” instead of “transfer” in the fourth bullet of community amenity / community benefit options;
 - 2.4.2.9.3 Cistern Requirements: staff will explore options regarding the requirement for cisterns or alternative water catchment systems and reservoirs for new builds and look at separating residential and secondary dwelling requirements from that of commercial and institutional;
 - Suggestion to develop a policy that supports community water supply systems;
 - 2.4.2.5.1 would define light and heavy industrial uses and this can be left in as a guideline for zoning;
 - Add general policy that prohibits heavy industry;
 - Look into how community care facilities and transition homes need to be addressed as per the provincial *Community Care and Assisted Living Act*;
 - A section about Dark Skies will be included in general regulations that will apply to all zones;
 - Marine zones: look at water use language and review how the DeCourcy Island Marina operates as an example of a community benefit.
- Flexible Housing: remove use of term cottage and in policy 2.4.2.1.2. the use of the term “supports flexible housing options” should be changed to “supports rezoning for flexible housing options” to make clear flexible housing is not permitted outright;
- Some exemptions for Temporary Use Permits can be accomplished through the guidelines; however, the guidelines do not form part of the Official Community Plan and the exemptions should be removed with exception for those noted for vacation rentals;
- Lots within the agricultural designation are currently allowed to have a secondary suite and a detached unit and the new language would not allow an additional unit if the property is in the freshwater hazard area. Further consideration of this policy should be undertaken following feedback from the farmer’s group;
- Include a statement of limitation of size of detached secondary unit;
- Dark Skies policies should reference bright lights and unshielded lights.

GB-2026-060

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the changes to the Draft Gabriola Official Community Plan prior to 1st reading, as discussed at the July 16, 2026 Gabriola Island Local Trust Committee meeting.

CARRIED

11. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

11.1 Email dated June 9, 2026 from L. Hoskins regarding Summer Rain

Received for information.

11.2 Email dated June 9, 2026 from L. Van Der Horst regarding Dan Foley and Summer Rain

Received for information.

11.3 Email dated June 9, 2026 from M. Wineberg regarding Dan Foley

Received for information.

11.4 Email dated June 9, 2026 from T. Stonehouse regarding Dan Foley

Received for information.

11.5 Email dated June 10, 2026 from K. Davis regarding Summer Rain

Received for information.

11.6 Email dated June 11, 2026 from T. Cornish regarding Summer Rain

Received for information.

11.7 Email dated June 17, 2026 from V. Hayes regarding Next Draft of Gabriola Commons Covenant

Received for information.

12. NEW BUSINESS

12.1 Community Stewardship Award Ceremony - for Discussion

It was noted that Breaking Bannock had received an Islands Trust Community Stewardship Award and funds were being sought to facilitate an award celebration as per relevant policy.

GB-2026-061

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee authorize up to \$150 to be used to host a Community Stewardship Award celebration event as part of the September 3, 2026 regular business meeting.

CARRIED

13. STAFF REPORTS

13.1 Trust Conservancy Report - none

13.2 Applications Report dated July 9, 2026

Received for information.

13.3 Trustee and Local Expense Report dated May, 2026

Received for information.

13.4 Adopted Policies and Standing Resolutions

Received for information.

13.5 First Nations Relationship Building Update - none

13.6 Climate Change Action Update - none

13.7 Local Trust Committee Webpage - none

14. WORK PROGRAM

14.1 Active Projects Report dated July 9, 2026

Received for information.

14.2 Future Projects Report dated July 9, 2026

Received for information.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, September 3, 2026 at 10:30 am at the Gabriola Arts and Heritage Centre

16. CLOSED MEETING

16.1 Motion to Close the Meeting

GB-2026-062

It was MOVED and SECONDED

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(f) for the purpose of considering:

- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

and that the recorder and staff attend the meeting.

CARRIED

The meeting was closed to the public at 4:09 p.m. and adjourned at 4:27 p.m. following the in-camera portion of the meeting.

16.2 Recall to Order

The meeting was not recalled to order.

16.3 Rise and Report

Chair Patrick will rise and report at next meeting.

17. ADJOURNMENT

By general consent, the meeting was adjourned at 4:27 p.m.

Laura Patrick, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



Gabriola Island Local Trust Committee Minutes of Special Meeting

Date: August 6, 2026
Location: Electronic Meeting

Members Present: Laura Patrick, Chair
 Tobi Elliott, Trustee
 Susan Yates, Trustee

Staff Present: Stephen Baugh, Acting Regional Planning Manager
 Narissa Chadwick, Island Planner
 Dede Maclean, Office Administrative Assistant
 William Shulba, Senior Freshwater Specialist
 Chloe Straw, Program Coordinator
 Morgana Van Niekirk, Communications Specialist
 Katherine Vogt, Recorder

Others Present: There were approximately 18 members of the public in attendance.

1. CALL TO ORDER

Chair Patrick called the special meeting to order at 9:00 am. She explained that the meeting included providing members of the public the opportunity to ask questions regarding the Gabriola Island Draft Official Community Plan. She welcomed all in attendance and invited members of the public to type their questions into the chat question function.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Patrick acknowledged that the meeting was held on the territory of the Coast Salish First Nations. She spoke on her recent attendance at the annual Walk for the Children in Chemainus which is organized by the Penelakut Tribe to honor residential school survivors.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. QUESTION AND ANSWER PERIOD

The Program Coordinator read out questions from members of the public in the order that they had been received by email in advance or by the chat question function. The following questions and answers were noted:

- Are the Land Use Bylaw (LUB) and Official Community Plan (OCP) separate documents?
 - They are separate documents. Whereas the OCP is a broad policy document, the LUB implements policies through bylaws.
- Will there be another series of consultations for the LUB?

- First Reading of the LUB is planned for February 2027 so there is opportunity for Trustees to plan for further public engagement.
- What opportunities for public input will be available before and after First Reading of the draft OCP?
 - The current meeting is an opportunity for trustees to finalize details and direction on the draft OCP so that Staff could draft a document for First Reading; the next opportunity for public input to affect changes would be after First Reading.
- Will there be an opportunity for the community to review the Indigenous context in the draft OCP?
 - Staff are still working with Snuneymuxw First Nation on this item.
- What kind of restrictions will be placed on flexible housing?
 - The usual practice would be to determine maximum combined floor area and number of units per lot in the LUB with bylaws that are crafted through future Trustees discussion.
- What will the ownership model for flexible housing look like?
 - That is to be determined. The intent for flexible housing is that it provides opportunities for intergenerational living and other shared property approaches.
- Will there be a prohibition on houses on wheels or moveable housing?
 - A prohibition exists for homes that do not meet Canadian Standards Association (CSA) standards for mobile homes.
 - The Regional District of Nanaimo (RDN) regulates Gabriola housing through their Building Standards Bylaw; and the OCP can not permit housing that the RDN did not permit.
 - Policy 2.7.2.5 in the states that “Multi-unit housing may consist of clustered detached units such as tiny homes, including tiny homes on wheels or manufactured homes in addition to traditional forms of housing”.
 - OCP policy 2.7.2.6 states: “For bylaw amendment applications to permit detached multi-unit housing, the following considerations should be addressed: Units can consist of tiny homes, including tiny homes on wheels or manufactured homes; Units will be constructed to the BC Building Code, or CSA standards for manufactured homes, or equivalent and receive a Building Permit from the RDN; Units must be connected to a source of potable water, and connected to an approved wastewater system; Communal facilities can be provided, such as laundry or common rooms
- Will there be a hard cap on development based on aquifer limits?
 - The draft OCP had been designed to direct additional housing density to water supported areas; and groundwater and aquifers are strongly supported through detailed permit criteria.
- Why has a hydrological integrity framework not been integrated into the OCP and when will it be done before the OCP is released?
 - The Freshwater Footprint project has been a very progressive and first of its kind initiative that comprehensively integrates water concerns into the OCP.
 - The Freshwater Footprint information provides a scientific basis from which trustees can shape future policy and bylaws.
 - A trustee suggested for the next Local Trust Committee (LTC) that a water monitoring project would be highly supportable.

- How will groundwater aquifers and recharge be supported by the draft OCP?
 - Current OCP policies ensure consideration of groundwater protection when changes in use or density are proposed; and the OCP in its implementation section prioritizes the development of a critical aquifer protection development permit area which Staff will be recommending to the next LTC as a priority minor project.
- How is low/moderate income defined?
 - Definitions as stated in the Appendix-1 section of the OCP, include that low income is commonly measured as having an adjusted household income below 50% of the median population income, accounting for household size; and that moderate income means a level of income that falls between the low-income threshold and the median income of the population.
- Why does the OCP restrict the building of lands, buildings, or structures for the manufacturing or research of genetically engineered seeds, plants or animals?
 - This is a policy carried over from the existing OCP and LUB.
- What is a chance find protocol, and how are they monitored or reviewed?
 - It is a set of procedures to follow if you find heritage materials on your property that is administered by the Provincial Archaeological Branch under the Heritage Conservation Act.
- Why do some policies have the words “would” and “will” and some are “should”?
 - The OCP, as an overarching policy document not permitted to fetter the discretion of future LTCs, supports the use of the word “should” rather than the requirement word “must”.
 - The word “must” is generally reserved for those parts of the OCP established through Provincial regulations; the word “shall” is avoided due to legal interpretive issues.

Trustee Yates left the meeting at 9:28 am and returned at 9:31 am due to a Zoom functionality issue.

- Why do policies read as “aspirational”?
 - Goals and objectives are meant to be aspirational. Policies provide a direction while the LUB is specific. Some policies are provincially required such as greenhouse gas emissions which are aspirational by default given the absence of local monitoring.
- What is the purpose of the reference to 200 metres in the draft OCP?
 - This reference has been misinterpreted as a setback requirement. The 200-metre delineation has been proposed as a best practice policy for First Nations purposes allowing them to review various permits and assess the likelihood of recorded and new archaeological sites being present at the proposed development location.. Also, the proposal to not increase density within the 200-metre delineation is slated for future discussion.
 - A trustee requested that staff review the early referral process for First Nations and related ministerial expectations for public knowledge.
 - The Planner responded that the ministry has a clearly defined process for planning staff to report on early engagement with First Nations, and that planning staff are undertaking more engagement than in the past. .
- Section 2.5.1 Bylaw Amendment Evaluations refers to non-tangible cultural heritage. What is non-tangible?

- There are values in the land that are not just archaeological for First Nations which will be learned going forward.
- Could you use italics throughout the document for all words that have definitions that correspond to the definitions section of the document?
 - The Planner offered to add this item to the logistics section of the OCP discussion.
- Regarding the Vision Statement, there is the suggestion to remove all the wording except the actual statement to strengthen and clarify it.
 - The Planner offered to add this item to the Vision Statement section of the OCP discussion.
- Regarding the Community Values section, can the word “considerations” be changed to “convictions” for greater confirmation of the values that guide the draft OCP?
 - The Planner offered to add this item to the Vision Statement section of the OCP discussion.
- There is a suggestion for the OCP values be listed in alphabetical order.
 - The Planner offered to include this item for further discussion
- In the Affordable Housing section, could you substitute “affordable housing for non-market” throughout the document? In section 2.7.2.1 non-market is defined as needing a housing agreement, which is the same definition as that for affordable housing.
 - The Planner offered to include this item for further discussion.
- Why are subdividable lands being looked at for development but not as areas to restore forest lands and groundwater recharge?
 - A next step for the OCP is the development of a Critical Aquifer Development Permit Area (DPA); and the existing draft OCP encourages water conservation.
 - A trustee requested future discussion of the use of parcel specific covenants for groundwater protection where increased density is sought on a property, in addition to discussion on a DPA.
- What changes are Islands Trust proposing regarding non-tangible cultural heritage?
 - The draft OCP includes this as a value to be considered.
- Could total maximum floor areas be set lower than other islands. It seems excessive?
 - This will be addressed in future flexible housing discussions.
- When is the First Reading proposed and will First Nations have a formal referral response prior to First Reading?
 - September 3, 2026 is the planned First Reading date, and planning staff do not know if they will receive a First Nations referral response by September.

Chair Patrick thanked members of the public for their questions and comments and encouraged that comments from the public would still be welcome right up to and including the September 3, 2026 First Reading meeting, and afterwards.

Trustee Yates noted that September 3, 2026 was also the last meeting of the current LTC and that trustees have reviewed and considered every public comment. She addressed public concerns that there was a rush to First Reading, explaining that getting the draft OCP document to First Reading is important for allowing it to go out for official referral, after which there is still more time for further public comment and revision.

Trustee Elliot wished to acknowledge all the helpful comments, reviews, and suggested edits from members of the public that contributed to a much improved and refined draft

OCP; and expressed concern that there has not yet been a broad enough public engagement to include people that are underhoused, tradespeople, small businesses, younger people, and families who may not feel familiar with engagement with the Islands Trust. She suggested that more work should be done over the next two months to engage with these groups.

The Planner expressed appreciation for the incredible community effort that has gone into the draft OCP.

The meeting was recessed at 10:01 am and reconvened at 10:12 am.

5. BUSINESS ITEMS

5.1 Major Project: Gabriola Island Official Community Plan and Land Use Bylaw Review: Draft Official Community Plan - Staff Report

The Planner presented the staff report dated August 6, 2026, that includes a table of 44 items that describe revisions to the Official Community Plan (OCP) that have been made since the last meeting of the Local Trust Committee (LTC); a revised draft of the OCP showing these changes through track changes; and a second table of 8 items for further LTC review and discussion.

Trustees reviewed Table 1: Changes Made to Draft OCP since July 16, 2026, noting the following:

- Indigenous food sovereignty was noticed by a spokesperson for Island Health as not being addressed in the Gabriola draft OCP and a trustee supported that LTC advocacy for septic maintenance be added to the advocacy section of the OCP, to aid in the maintaining of indigenous food sovereignty by improving conditions for traditional clam gardens.
- A trustee suggested adding natural landscape preservation and pollinator habitat, and a soil management plan to the draft OCP and the Planner offered that a comprehensive review of the Island Health response could be undertaken in the fall.
- Trustees agreed that the rationale behind the use of the words “must, should, and shall” and other similar words be added to the interpretation section; and that the preamble and the post amble for the Guiding Vision Statement be removed and added to another more appropriate section.
- A trustee proposed that the public’s apprehension regarding flexible housing for allowing too much density as per Policy 2.4.1.2 points to the need for an OCP link to a new zone that could be called “Community Land Stewardship,” as modeled on Cortez Island, to accommodate a clustered cooperative model of shared residential use aligned with environmental protection through parcel specific covenants.
 - The Planner acknowledged the ambiguity regarding flexible housing; and offered that the current draft OCP does support the “Community Land Stewardship” model of development in Multi-Unit Housing Policy 2.7.2.1, including covenants, whereas the flexible housing under Policy 2.4.1.2 supports intergenerational family living or for two friends to buy a property

together; and also supports a means of compliance for people who already have extra accommodations on their properties.

- The Planner added that all environmental considerations for development were concentrated in Policy 2.6 rather than distributed throughout the document to reduce the size of the OCP and to make it easier to navigate.
- The trustee requested that opportunities to convert large acreage properties into cooperative ownership models be clarified for the public benefit; and considered that the term flexible housing was problematic.
- Trustees expressed support for capping flexible housing to not exceed 12; for removing regulatory language on flexible housing from the draft OCP; for reviewing the numbers of existing non-compliant dwellings; for adding a purpose or explanatory statement for flexible housing; amend Policy 2.4.1.2 to allow one additional flex housing unit per lot; and review the policy in its entirety.
- A trustee expressed concern regarding OCP Policies being perceived as handing extra equity to some property owners; a purpose statement for flexible housing would address some of this concern.
- Trustees supported, regarding Policy 2.5.15.6, that it be split into two sections for possible future water desalination technologies; and that a pipeline to Vancouver Island would not be permitted.

Trustees concluded discussion on Table 1 and moved to discussion on Table 2 of the staff report containing 8 question items. The following consensus points were noted:

- There is agreement that parks should not permit a caretaker's dwelling.
- Remove Policy 2.6.1.2 because the adjacent policy captures intent.
- Retain in Policy 2.6.3.4 that subdivision of agricultural land may be exceptionally allowed for environmental conservation purposes.
- Agriculture property within the Freshwater Hazard Area be permitted a detached dwelling unit with a rainwater catchment provision.
- Policy 2.4.9.2 should allow cisterns, or alternately, other storage capacity such as ponds, for new builds.
- Limit numbers of Bed and Breakfast occupants to what is currently permitted in the Land Use Bylaw (LUB).

Trustees concluded discussion of Table 2 and moved forward with discussion on various issues regarding the draft OCP that warranted further attention. The following was noted:

- Agreement that the small lot and large lot residential distinctions be merged into one rural residential designation in the draft OCP for clarity; while maintaining the designations in the Land Use Bylaw (LUB).
- Veterinary clinics as a home occupation are limited to 5-acre properties and this needs to be changed.
 - The Planner offered to review this issue for the LUB.
- The term "Freshwater Hazard Zone" has raised concern for members of the public for attaching the word "hazard" to their property.

- Maps referred to hazards such as saltwater intrusion and shoreline erosion; and that the Regional District and the Province also use the term hazard rather than endangerment to fresh water.
- A trustee suggested referring this issue to the Director of Legislative Services. .
- The Freshwater Specialist explained that the freshwater hazard maps were an outcome of the Freshwater Footprint Project; and that the hazard refers to the hazard to the fresh water sources in a particular area; and that the term has a specific technical alignment with the mapping that does not include groundwater recharge or riparian protection areas.
- Trustees agreed that it was late in the process to change the term “hazards” in the OCP before First Reading.
- The Planner summarized recent technical suggestions from the public to use the word “conviction” instead of “consideration;” to identify words that have definitions; to order the “Values” alphabetically; and to use the term “affordable housing” instead of “non-market housing”.
 - Currently, definitions are in the appendix to support the OCP process but are not considered as part of the OCP.
 - Agreement to have the definitions only in the LUB once the OCP process was concluded.
 - A trustee did not support the use of the word “convictions”.
 - A trustee did not support the reordering of the “Values”.
 - The Planner offered to review the terms “affordable housing” and “non-market housing”.
- A trustee recommended that wildfires be addressed in a future development permit area (DPA).
 - The Planner noted that the development of a wildfire resilience DPA is a priority.
- A trustee recommended distinguishing between agriculture and horticulture in the OCP due to down water risks of agricultural operations.
 - Currently horticulture was permitted on all properties; and that agriculture was permitted on lots 2 hectares or larger because it includes animals.
 - This does not preclude the raising of animals for home use, only for commercial use.
 - Trustees agreed to address agriculture/horticulture specifications in the LUB
- Temporary Use Permit (TUP) fees for short term rentals on agricultural properties could be onerous and requested further staff review.
 - The Planner offered that the issue could be reviewed following First Reading

GB-2026-063

It was MOVED and SECONDED,

that Gabriola Island Local Trust Committee request staff prepare the draft Official Community Plan for First Reading incorporating changes discussed at the August 6, 2026 Gabriola Island Local Trust Committee special meeting

CARRIED

6. ADJOURNMENT

By general consent the meeting was adjourned at 1:11 p.m.

Laura Patrick, Chair

Certified Correct:

Katherine Vogt, Recorder

DRAFT

Follow Up Action Report

Gabriola Island

20-Nov-2025

Progress	Activity	Responsibility	Dates	Status
50%	1 OCP Review Project - Request staff explore with the RDN the use of TUPs for non-conforming dwellings that have applied for a BP.	Narissa Chadwick Stephen Baugh		In Progress

23-Apr-2026

Progress	Activity	Responsibility	Dates	Status
0%	1 Request a staff to staff meeting with Snuneymuxw First Nation staff, to discuss/advance Island Trust Snuneymuxw protocol agreement, s.14 (h): mechanisms to protect registered or potential First Nation archaeological and heritage sites in development application processes.	Joe Elliott Renee Jamurat Stefan Cermak		In Progress
0%	2 Follow up with the SFN regarding appropriate territorial acknowledgment for opening meetings and recording of minutes for Gabriola LTC meetings.	Joe Elliott		In Progress

Follow Up Action Report

Gabriola Island

21-May-2026

Progress	Activity		Responsibility	Dates	Status
50%	1	GB-RZ-2022.1 - Bylaw No. 318 and 319 adopted. Consolidate bylaws and close file.	Nadine Mourao Shalini Nakai Stephen Baugh		In Progress
25%	2	PL-RZ-2025-0138 - Inform applicant of LTC resolutions, draft bylaw per LTC resolution, initiate cost recovery agreement and draft covenant.	Stephen Baugh		In Progress
0%	3	OCP/LUB Review Project - Work with Snuneymuxw First Nation Staff to update 1.2.2 of Draft OCP.	Narissa Chadwick		In Progress

Follow Up Action Report

Gabriola Island

16-Jul-2026

Progress	Activity	Responsibility	Dates	Status
100%	1 PL-TUP-2025-0126 - Issue permit for period of 18 months, close file.	Margot Thomaidis Nadine Mourao Shalini Nakai		Completed
50%	2 PL-RZ-2024-0091 - Bylaw Nos. 321 and 322 adopted. Consolidate bylaws and close file.	Ian Cox Nadine Mourao		In Progress
100%	3 OCP/LUB Review Project - Schedule special LTC Meeting to review community input prior to First Reading and provide updates to draft OCP as discussed for this meeting.	Lisa Millard Nadine Mourao Narissa Chadwick		Completed
0%	4 OCP/LUB Review Project - Update webpage with revised project charter version 8.	Narissa Chadwick Stephen Baugh		In Progress
0%	5 OCP/LUB Review Project - Provide briefing notes for Freshwater Hazard Map and Critical Aquifer Recharge Map.	Narissa Chadwick William Shulba		In Progress
0%	6 Report back on RDN DWWP with regards to use of water for Gabriola.	William Shulba		In Progress
100%	7 Include a Community Stewardship Award celebration event as part of the September 3, 2026 regular business meeting.	Chloe Straw Nadine Mourao		Completed



Islands Trust

STAFF

REPORT

File No.: GB-RZ-2023.1 (BC
Ferries)

DATE OF MEETING: September 3, 2026

TO: Gabriola Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Team

SUBJECT: Update on Application to Amend the OCP and LUB for the redevelopment of
Descanso Bay Ferry Terminal
Applicant: John Steil
Location: DISTRICT LOT 2058 NANAIMO DISTRICT AS SHOWN ON PLAN
VIP75537; and
LOT A SECTION 20 GABRIOLA ISLAND NANAIMO DISTRICT
PLAN VIP75538

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee proceed no further with Bylaw Nos. 316 and 317.

REPORT SUMMARY

This report presents an update on the status of bylaw amendment application GB-RZ-2023.1 (BC Ferries) and requests direction for next steps on the application from the LTC.

BACKGROUND

This application was first considered by the LTC in September of 2023, at that meeting the LTC gave First Reading to Bylaw No. 316 and 317 for a site specific bylaw amendment to the Descanso Bay Ferry Terminal. The staff report, dated September 14, 2023, noted:

“The previous bylaw amendment application was withdrawn as a result of objections raised by Snuneymuxw First Nation for a variety of reasons. The applicant has reported that BC Ferries has engaged with Snuneymuxw First Nation and that a protocol agreement has been agreed to by the two parties in the intervening years between applications. At the time of report writing there was no documented support for the proposed terminal development from Snuneymuxw First Nation.”

The LTC did receive a letter from Snuneymuxw First Nation (Attachment 1) prior to the September meeting which confirmed their interest in responding to an Islands Trust referral and working through an engagement process with BC Ferries.

At this time a referral response from Snuneymuxw First Nation has not been received and the applicant has indicated they are working with Snuneymuxw First Nation to complete the referral process.

An update from the applicant was requested on February 5, 2026, regarding the steps taken so far and the next steps in the engagement with Snuneymuxw First Nation on this project. On April 15 the applicant indicated, “There has been no significant change with respect to any Snuneymuxw First Nation concerns. It remains an ongoing process, and we would like to keep our applications active.” On May 15, the applicant sent the following summary of recent and ongoing work related to the application:

- BC Ferries has shared the project-related information associated with the application with Snuneymuxw First Nation (SFN).
- The project team met with SFN’s technical review representatives several times in 2024 to review the project information and proposed application.
- Based on those discussions, no major technical concerns with the project information itself were identified to the project team.
- Broader discussions between BC Ferries and SFN have continued at the corporate/government relations level and involve matters beyond the scope of the rezoning application itself.
- BC Ferries’ Indigenous Relations team has continued to work with SFN and provincial representatives to support those discussions and advance the process where possible.

Snuneymuxw First Nation staff do not have an update on the referral status at this time and indicated that the discussions with BC Ferries are related to relationship building.

Rationale

Communication and engagement between BC Ferries and Snuneymuxw First Nation is ongoing and significant time has passed since the LTC gave First Reading to Bylaws Nos. 316 and 317. Open applications should not extend indefinitely; and given the time that has elapsed and that there is no timeline for a referral response, staff are recommending the LTC proceed no further with this application. Additionally, as time extends there is a possibility that bylaws may need to be redrafted should the LTC advance projects and other amendment bylaws. Other alternatives to the staff recommendation are listed below for LTC consideration.

ALTERNATIVES

Staff are recommending the LTC select one of the following options as noted at the beginning of this report:

1. Keep file open and defer consideration of Second Reading

If this option is selected, staff will bring the bylaws for consideration of Second Reading at the specified time.

That the Gabriola Island Local Trust Committee defer consideration of Second Reading for Bylaw No. 316 and Bylaw No. 317 until [identify milestone or timeframe].

2. Request Additional Information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee request the following information from the applicant prior to consideration of Second Reading [identify information].

3. Request Staff present the Bylaws for Consideration of Second Reading

If this option is selected, staff will present the bylaws for consideration of Second Reading at the September 3, 2026 LTC meeting.

That the Gabriola Island Local Trust Committee request staff present Bylaw No. 316 and Bylaw No. 317 for consideration of Second Reading at their next regular business meeting.

NEXT STEPS

If the staff recommendation is selected, the application will be closed and the proponent may submit a new application and fee for a substantially similar application a minimum of 1 year from the date of refusal of the application, per the [Gabriola LTC Development Procedure Bylaw](#)

Submitted By:	Stephen Baugh, Island Planner	August 18, 2026
Concurrence:	Renée Jamurat, RPP MCIP, RPM	August 26, 2026

ATTACHMENTS

1. Letter from Snuneymuxw First Nation dated September 1, 2023
2. Proposed Bylaw No. 316
3. Proposed Bylaw No. 317



Snuneymuxw

First Nation

www.snuneymuxw.ca

September 1, 2023

Jeffrey Ferraby, P.Eng
Project Coordinator
British Columbia Ferry Services Inc.
Suite 500 – 1321 Blanshard Street
Victoria, B.C. V8W OB7
jeffrey.ferraby@bcferries.com

Dear Mr. Ferraby,

Re: Snuneymuxw First Nation Referrals Review Letter: Proposed Upgrades at the Gabriola Island and Nanaimo Harbour ferry terminals

You have submitted an email to Snuneymuxw First Nation (SFN) on July 10, 2023, requesting to initiate the Snuneymuxw referral process for the proposed upgrades to the Gabriola Island and Nanaimo Harbour (Xwesolewel village) ferry terminals. Your referral application partial fee of \$250 was received on June 29, 2023, SFN issued a receipt letter to you on August 9, 2023, and we received your referral management checklist on August 11, 2023. Please remit the remaining balance of the Referral Processing Fee in the amount of \$500 as soon as practicable. I will follow up with an invoice shortly.

While you may review the full SFN Referrals Management Process on the SFN website, I will briefly outline it here. It is a 4 – phase process that begins with Initiation, proceeds to Review and Response, and concludes with Decision. Initiation phase begins when you are issued a Receipt Letter and Checklist and once those two are received, and reviewed for completeness, the file will move on to Review. The Review Phase can take anywhere from 90 days to several months, depending on the nature and consequences of the proposed activity, and requires material and relevant due diligence including substantive information sharing. For example, this is the phase where assessments, studies and/or reports are either reviewed wholly by SFN or conducted jointly. It is an iterative part of the process, so I strongly encourage proponents to share all information that is either in its possession, comes into its possession or is planned to be undertaken to support permits and authorizations. Review Letters are issued by myself. The Review Phase will generate one or more Response(s) to assessments, studies or reports and the proponent will have an opportunity to incorporate that into the proposed activity. Responses are issued in writing. Once Responses mutually addressed, the proposed activity moves to a Decision evidenced by a Decision Letter from Chief Mike Wyse.

I confirm with you that the SFN referrals process has begun and that this matter is in the Review Phase. Thank you for creating the shared folder where documents are deposited and that will act as the repository for all material related to this referral. You have shared with us that your priority is threefold at this time: 1) begin the Island Trust (IT) Rezoning Process; 2) begin engagement with the Nanaimo Port Authority (NPA) to develop leasing arrangements on the Nanaimo Harbour terminal, and 3) receive feedback on an environmental assessment matrix. I will address each of those with the following:

1. IT Rezoning Process: You have shared 27 documents to support the IT rezoning application, including the John Steil cover letter to Steven Baugh on June 13/23, all of which were shared with SFN on August 23, 2023. This is located on a Snuneymuxw village site. SFN has a team of environmentalists, civil engineers, biologists, archeologists, a fisheries coordinator, a Lands Coordinator, SFN Elders and other specialized technicians. Our team will begin reviewing matters identified in Mr. Steil's letter as number 13 through to 26 (13 documents). Our goal is to provide responses to each. In addition to this review that is underway, SFN and IT have communications from several years ago regarding this proposed rezoning, including a protocol relationship. After a pause in communication, we will resume our review under our new Referrals Policy. Furthermore, I understand that the topic of the proposed upgrades to the Gabriola Ferry terminal will be on the September 14, 2023, agenda for IT trustees to deliberate. At this time, SFN is supportive for this to occur while we conduct our Review Phase which includes the 13 documents. When we receive a referral from IT sometime following the September 14, 2023, IT trustee meeting, we will work with them to complete it.
2. NPA Lease: I confirm that I have received the site map outlining the area you wish to lease from the NPA which is also located on the Snuneymuxw Xwesolewel village site. We have begun to present responses to the BCF – SFN working group table and are committed to finalizing this with Brian Anderson.
3. Environmental Assessment Matrix: Jeffrey Li will provide this to SFN at his earliest convenience and we can begin review with a goal to issue response(s). We have designated Jeff Christie from our team to work with Mr. Li.

The January 7, 2020, letter issued by your Indigenous Relations Manager shares a link to the terminal development plans for both terminals and outlines the permits and authorizations. Please share with us whether this has changed or remains the same and include a timeline for each permit and authorization as well as the assessments / studies / reports.

To support this work, you agree to provide SFN with capacity support funding. Our team will provide thoughts on the approximate budget and will work collaboratively with you to get immediate capacity support flowing to SFN as soon as possible.

The SFN team looks forward to achieving progress with you in the Review Phase. Should you or any member of your team have any questions, please contact myself at Desireet@snuneymuxw.ca or 250-824-1351, Monday to Friday 8:00- 4:00.

Hay ch q'a



Desiree Thomas
Snuneymuxw First Nation Lands Coordinator

Cc:

Peter Luckham, pluckham@islandstrust.bc.ca

Mike Davidson, MDavidson@npa.ca

PROPOSED ATTACHMENT 2

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 316

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Gabriola Island Local Trust Committee Bylaw No. 166, cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997”, is amended as per Schedules “1” and “2” attached to and forming part of this bylaw.
2. This bylaw may be cited for all purposes as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2023”.

READ A FIRST TIME THIS 14th DAY OF SEPTEMBER 2023

READ A SECOND TIME THIS _____ DAY OF _____ 202x

PUBLIC HEARING HELD THIS _____ DAY OF _____ 202x

READ A THIRD TIME THIS _____ DAY OF _____ 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 202x

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS

_____ DAY OF _____ 202x

ADOPTED THIS _____ DAY OF _____ 202x

Chair

Secretary

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 316
Schedule "1"

1. **Schedule "A"** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:
 - 1.1 **Preface, Map Schedules, III.** Schedule D is amended by replacing the words "and 9" with ", 9 and 10".
 - 1.2 **Section 6 – Environmental, Marine and Heritage Resources, Subsection 6.2 Marine Resources, Marine Resource Policies,** clause "b)" is amended by inserting the words "ferry terminal;" before "and, marine transportation."
 - 1.3 **Section 6 – Environmental, Marine and Heritage Resources, Subsection 6.2 Marine Resources, Marine Resource Policies,** clause "g)" is amended by inserting the words "or ferry terminal:" after "marine transportation".
 - 1.4 **Section 6 – Environmental, Marine and Heritage Resources, Subsection 6.2 Marine Resources, Marine Resource Policies,** clause "g) i." is amended by replacing the words "BC Ferry Corporations" with "British Columbia Ferry Services Inc."
 - 1.5 **Section 7 – Transportation and Servicing, Subsection 7.2 Water Transportation, Water Transportation Policies,** clause "c)" is amended by removing the words: "Vancouver Island and/or".
 - 1.6 **Section 7 – Transportation and Servicing, Subsection 7.2 Water Transportation, Water Transportation Policies,** clause "e)" is deleted in its entirety and replaced with "The ferry terminal at Descanso Bay operated by British Columbia Ferry Services Inc. provides an essential transportation service for the Gabriola Island community and visitors to and from Vancouver Island. Upgrading of the ferry terminal is strongly supported to improve the overall customer experience. The ferry terminal and adjacent marine area in Descanso Bay shall be subject to a Development Permit Area established for the protection of the natural environment, protection of development from hazardous conditions, regulation of the form and character of commercial development and promotion of energy and water conservation and greenhouse gas emission reduction. Ferry Terminal zoning shall regulate permitted uses, building and structures, signage and parking."
 - 1.7 **Section 7 – Transportation and Servicing, Subsection 7.2 Water Transportation, Water Transportation Policies,** clauses "g), h) and i)" be deleted and replaced with the following, and all subsequent clauses re-numbered chronologically:

"f) British Columbia Ferry Services Inc. should continue to engage the Islands Trust, First Nations, Ministry of Transportation and Infrastructure, customers and the Ferry Advisory Committee on implementing the Terminal Development Plan for the ferry terminal at Descanso Bay."
 - 1.8 **Section 9 – Development Permit Areas, Subsection 9.4 DP-9 Light Industrial Use Development Permit Area,** is corrected by replacing the reference to "Area 8" with "Area 9".

1.9 **Section 9 – Development Permit Areas**, is amended by adding a new subsection 9.5:

“9.5 Development Permits to Establish Objectives for the Protection of the Natural Environment, Protection of Development from Hazardous Conditions, Form and Character of Commercial Development and Promotion of Energy, Water Conservation and Reduction of Greenhouse Gas Emissions.

DP-10 Ferry Terminal

Development Permit Area 10 (Schedule D) is designated according to Section 488(1)(a),(b),(f),(h),(i) and (j) of the *Local Government Act* and includes the only site designated ‘Ferry Terminal’ in the planning area. The area is also designated as an area for which development approval information may be required as authorized by Section 485 of the *Local Government Act*. Development approval information in the form of a report from a registered professional biologist and/or another qualified professional may be required due to the special conditions and objectives described below. The Development Permit Area should not be interpreted as a prohibition on development activity but as identification of areas where professional assessment and specific development adaptation measures are required.

Justification

Descanso Bay represents an ecologically important marine environment and significant coastal setting with rich social and economic history. The bay maintains a strong sense of place and identity as the gateway to Gabriola Island. The ferry terminal represents the busiest traffic corridor on the island with critical infrastructure which may be damaged by future coastal flooding related to sea level rise. The designation of this area as a DPA will help ensure that environmental, social and cultural values are protected and future terminal redevelopment or expansion reflects the needs of the community and can adapt to a changing climate.

Objective

The objectives of this development permit area are as follows:

1. To enhance the natural shoreline and marine environment.
2. To manage development in areas exposed to future flooding from the combined effects of sea level rise and coastal storms.
3. To improve the maritime commercial character, safety and efficiency of the ferry terminal for local residents, visitors and service providers.
4. To encourage innovative building design and ecological and cultural interpretive signage for Descanso Bay in Hul’qumi’num and English languages.
5. To reduce energy and water consumption in buildings and encourage occupant comfort, health and safety.
6. To encourage pedestrian, bicycle and transit use.

Information Note: Development Permit Area Guidelines for DP-10 Ferry Terminal are in the Gabriola Island Land Use Bylaw.”

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 316
Schedule “2”

1. Schedule “B” of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:

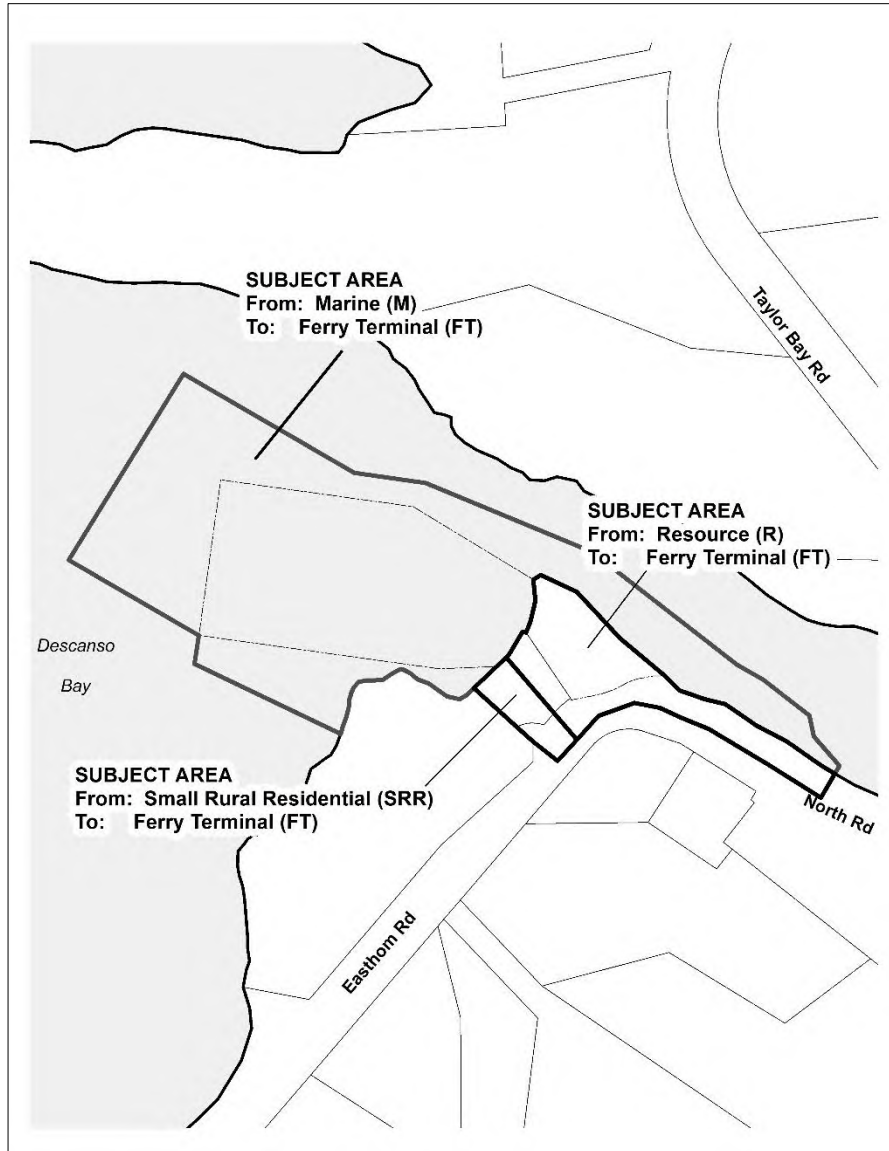
- 1.1 **Schedule “B” – Land Use Designations – North Sheet**, is amended as follows:

- a. On those lands described as DISTRICT LOT 2058, NANAIMO DISTRICT, AS SHOWN ON PLAN VIP75537 (PID 025-798-090) the land use designation is changed from “Resource” and “Marine” to “Ferry Terminal” as shown on Plan No. 1 attached to and forming part of this bylaw and by making such alterations to Schedule “B” of Bylaw No. 166 as are required to effect this change.
- b. On those lands described as LOT A, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN VIP75538 (PID 025-798-103) the land use designation is changed from “Resource” and “Small Rural Residential” to “Ferry Terminal” as shown on Plan No. 1 attached to and forming part of this bylaw and by making such alterations to Schedule “B” of Bylaw No. 166 as are required to effect this change.
- c. On those marine areas on Plan No. 1 the land use designation is changed from “Marine” to “Ferry Terminal” as shown on Plan No. 1 attached to and forming part of this bylaw and by making such alterations to Schedule “B” of Bylaw No. 166 as are required to effect this change.

2. **Schedule “D” – Development Permit Areas - OCP D North Sheet**, is amended by designating a new Development Permit Area “DP 10 – Ferry Terminal” on those marine areas and lands described as DISTRICT LOT 2058, NANAIMO DISTRICT, AS SHOWN ON PLAN VIP75537 (PID 025-798-090); LOT A, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN VIP75538 (PID 025-798-103) and in those areas as shown on Plan No. 2 attached to and forming part of this bylaw and by making such alterations to Schedule “D” of Bylaw No. 166 as are required to effect this change.

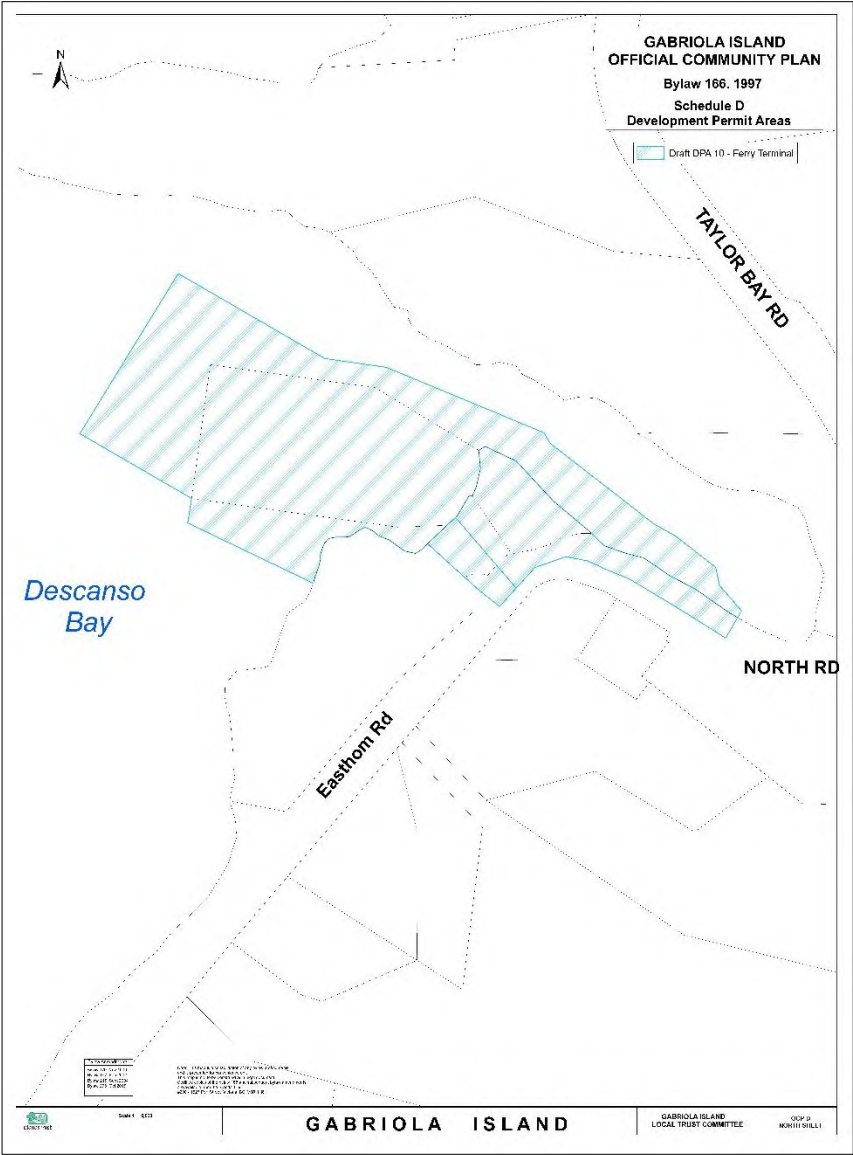
**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 316**

Plan No. 1



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 316

Plan No. 2



PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 317

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2023”.

2. Gabriola Island Local Trust Committee Bylaw No. 177, cited as “Gabriola Island Land Use Bylaw, 1999”, is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS	14TH	DAY OF	SEPTEMBER	2023
READ A SECOND TIME THIS	_____	DAY OF	_____	202x
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	202x
READ A THIRD TIME THIS	_____	DAY OF	_____	202x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	202x
ADOPTED THIS	_____	DAY OF	_____	202x

Chair

Secretary

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 317**

Schedule “1”

1. **Schedule “A”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

- 1.1 **Part B GENERAL REGULATIONS**, Section B.1 **USES, BUILDINGS AND STRUCTURES**, Subsection **B.1.2 Prohibited Uses and Buildings**, Article B.1.2.2 Prohibited *Buildings* and *Structures*, is amended by replacing “Subsection D.5.5” with “Subsection D.5.6.”

- 1.2 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1 Table 1: Sign Regulations**, is amended by adding the following under “**Water Zones**”:

Column 1	Column 2	Column 3
Zone	Maximum Number of Signs Permitted	Maximum Total Sign Area Permitted
FT	No maximum number. Despite subsection B.4.8.1, one electronic ground oriented reader board sign to provide ferry schedule information and advertising shall be permitted at the terminal.	4.0 sq.m. (43 sq.ft.) per water <i>lot</i> or lease and 4.0 sq.m (43 sq.ft.) in the upland portion of the zone.

- 1.3 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.2 Exempted Signs**, Article **B.4.2.1 b.**, is amended by adding “FT,” immediately after the words “interpretive signs in the”.

- 1.4 **Part B GENERAL REGULATIONS**, Section B.5 **PARKING**, Subsection **B.5.1 Minimum Number of Parking Spaces for Automobiles and Bicycles**, Article B.5.1.1 **Table 2: Parking Requirements, COMMERCIAL** is amended by adding the following:

Column 1	Column 2	Column 3	Column 4
Use	Standard Parking Requirements	Accessible Parking Requirements	Bicycle parking requirements
<i>Ferry terminal</i>	A minimum of 7 <i>parking spaces</i> for public use, plus 6 motorcycle and/or scooter <i>parking</i>	2 per 7 <i>parking spaces</i> for public use.	A minimum of 12 covered bicycle <i>parking spaces</i> .

	<i>spaces for public use</i>		
--	----------------------------------	--	--

- 1.5 **Part GENERAL REGULATIONS**, Section B.5 **PARKING**, Subsection **B.5.4 Location of Parking Spaces**, is amended by adding the following:

“B.5.4.4 Despite Article B.5.4.1, parking spaces for Ferry Terminal *use* may be permitted on a lot within the Ferry Parking (FP) *zone*.”

- 1.6 **Part C ESTABLISHMENT OF ZONES**, Section C.1 **DIVISION INTO ZONES**, Subsection **C.1.2 Water Based Zones**, insert new zone “FT Ferry Terminal” after “WG Water General” and before “WC1 Water Commercial 1 – *Marina*”.

- 1.7 **Part D ZONES**, Section D.5 **WATER ZONES**, insert new Subsection D.5.2 Ferry Terminal (FT) after Subsection **D.5.1 Water General (WG)** as shown on **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.

- 1.8 **Part F DEVELOPMENT PERMIT AREA GUIDELINES** is amended by adding a new Subsection **F.10 DP 10-Ferry Terminal** as shown on **Appendix 2** attached to and forming part of this bylaw.

- 1.9 **Part G DEFINITIONS**, Section G.1 **DEFINITIONS**, is amended by adding the following definition in alphabetical order:

“*ferry terminal* a marine and land-based facility that can include buildings and structures for the transportation of passengers, vehicles and goods; including passenger waiting room and amenities, storage areas, loading and unloading areas, and small scale commercial retail uses oriented to ferry users.”

2. **Schedule “B”** of Gabriola Island Land Use Bylaw, 177 is amended as follows:

- 2.1 Schedule “B” – North Sheet, is amended by changing the zoning classification of DISTRICT LOT 2058, NANAIMO DISTRICT, AS SHOWN ON PLAN VIP75537 (PID 025-798-090) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.
- 2.2 Schedule “B” – North Sheet, is amended by changing the zoning classification of LOT A, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN VIP75538 (PID 025-798-103) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.
- 2.3 Schedule “B” – North Sheet, is amended by changing the zoning classification on those land areas as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.
- 2.4 Schedule “B” – North Sheet, is amended by changing the zoning classification on those marine areas as shown on Plan No. 2 attached to and forming part of this bylaw, and by

making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.

3. **Schedule “C”** of Gabriola Island Land Use Bylaw, 177 is amended as follows:

3.1 Schedule “C” - Map 9, is amended by replacing “Item D.5.2.1.a.vi” with “Item D.5.3.1.a.vi.”

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 317**

Appendix 1

D.5.2 Ferry Terminal (FT)

D.5.2.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Ferry Terminal (FT) zone:

a. Permitted *Principal* Uses

- i *ferry terminal*
- ii *ferry terminal* parking
- iii emergency dock
- iv marine navigation aids

b. Permitted *Accessory* Uses

- i retail sales, excluding the sale of liquor
- ii *limited public market*

D.5.2.2 Buildings and Structures

The *buildings* and *structures* permitted in Article B.1.1.2, plus the following *buildings* and *structures* and no others are permitted in the Ferry Terminal (FT) zone:

a. Permitted Land-Based *Buildings* and *Structures*

- i Buildings and structures for *ferry terminal* use.

b. Permitted Marine-Based *Buildings* and *Structures*

- i Marine-based structures for *ferry terminal* use.
- li No *buildings* are permitted in the marine-based area of this zone, except for mechanical, electrical, and other similar uses that are required for the operation of the ferry terminal.

D.5.2.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Ferry Terminal (FT) zone:

a. *Building* and *Structure* Height Limitations

- i The maximum *height* of land-based *buildings* or *structures* is 5.0 metres (16.4 feet).
- ii The maximum *height* of marine-based *structures* is:
 - 10.0 metres (32.8 feet) above the water surface for floating *structures*;
 - and
 - 10.0 metres (32.8 feet) above the high water mark for *structures* fixed to the bed of the sea.

b. *Building* and *Structure* Siting Requirements

- i The minimum *setback* for *buildings* and *structures* is 1.5 metres (4.9 feet) from any *lot line* or lease or extension of an upland side *lot line*, with the exception of a *lot line* or lease line that defines the boundary between the sea and adjacent upland in which case there is no minimum *setback*.
- ii Despite B.1.1.2.b, pump/utility houses are permitted on the land-based portion of the Ferry Terminal zone, subject to Subsection B.2.5.
- iii Despite B.1.1.2.b, retaining walls are permitted on the land-based portion of the Ferry Terminal zone, subject to Subsection B.2.6.
- iv Despite B.2.1.1.a, *buildings* and *structures* for the purpose of *ferry terminal use*, may be sited a minimum of 0.0 metres from and at a height above the *natural boundary* of the sea at a level certified appropriate by a professional engineer.

c. Lot Coverage Limitations

- i The maximum combined *lot coverage* by marine and land-based *buildings* and *structures* is 60%.

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 317**

Appendix 2

F.10 DP-10 Ferry Terminal

F.10.1 Applicability

- F.10.1.1** The following activities shall require a development permit whenever they occur within the DPA, unless specifically exempted under Policy F.10.2.1:
- a. subdivision of land;
 - b. construction of, addition to, or alteration of a building or other structure; and
 - c. alteration of land.

F.10.2 Exemptions

- F.10.2.1** The following activities are exempt from any requirement for a development permit. Despite these exemption provisions, property owners must meet any other local, provincial or federal requirements.
- a. temporary emergency repairs or emergency structural alterations;
 - b. building or structure painting, repairs, maintenance or structural alterations of a minor nature that do not require a building permit;
 - c. building interior renovations with no change to the external appearance of the premises;
 - d. installation of directional or interpretative signage; bicycle racks, bicycle or bus shelters, public art, or electric vehicle charging stations;
 - e. an application resulting in a lot consolidation; and
 - f. marine infrastructure necessary for the docking of ferry vessels.

F.10.3 Guidelines

Prior to undertaking any development activities within DP-10 that are not exempted by F.10.2.1, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:

Protection of the Natural Environment:

- F.10.3.1** Docks, piers, ramps and marine based structures should be designed and constructed to avoid or minimize and mitigate impacts to environmentally sensitive marine areas such as critical habitat of Species at Risk, eelgrass beds and fish habitat. Enhancement or restoration measures, such as creation of new habitat, are encouraged as a compensation tool.
- F.10.3.2** Minimize shading of the water by incorporating perforations, using large spacing between deck planks or by using an alternative deck surface such as metal mesh or grating.
- F.10.3.3** Exterior lights should be directed and/or shielded to illuminate the ground only and to prevent unnecessary light pollution in the vicinity.

- F.10.3.4 Native vegetation should be retained wherever possible. If not possible, then ecological restoration should be incorporated into the development.
- F.10.3.5 All landscaping plans for new development must be prepared by a member of the B.C. Society of Landscape Architects or other qualified professional. All plant materials and contractor's work must meet or exceed the standards of the B.C. Nursery Trades Association or the B.C. Society of Landscape Architects.
- F.10.3.6 Additional conditions will be included in a development permit to incorporate any qualified professional recommendations within an environmental assessment.

Protection of Development from Hazardous Conditions:

- F.10.3.7 Development should be supported by a specific flood construction level study prepared and stamped by a qualified professional engineer with demonstrated experience in coastal engineering.

Promotion of Energy and Water Conservation and Greenhouse Gas Emission Reduction:

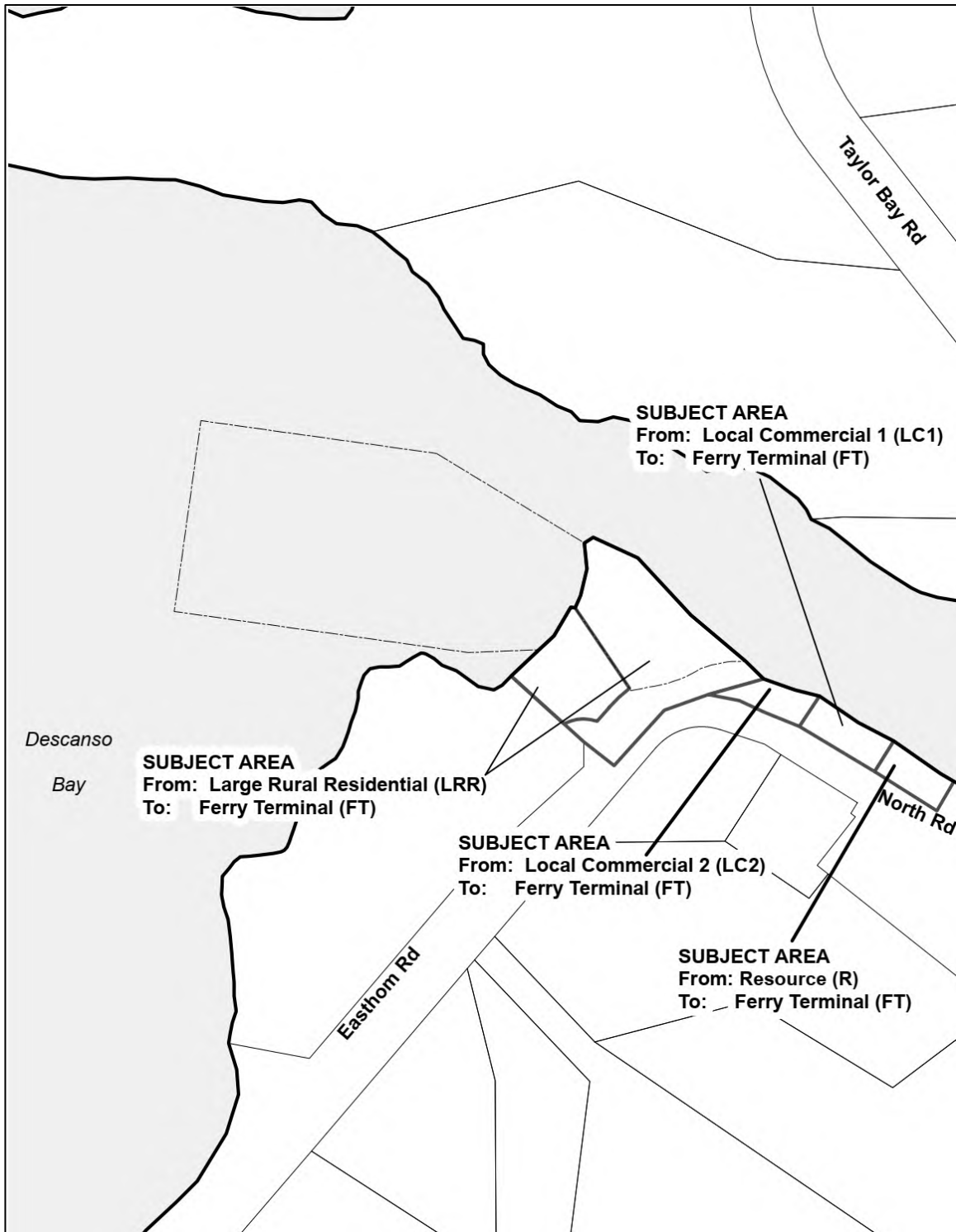
- F.10.3.8 A qualified professional retained by the applicant is required to provide a written report summarizing the proposed measures incorporated in the proposed development that address energy and water conservation.
- F.10.3.9 An integrated design process should be utilized to identify opportunities to reduce a building's energy and water consumption.
- F.10.3.10 Overall building energy performance and interior thermal comfort should be maximized through a combination of passive design strategies.
- F.10.3.11 The ferry terminal waiting room should include a potable water bottle filling station.
- F.10.3.12 An on-site integrated stormwater management plan prepared by a qualified professional should be required and implemented to reduce impervious surfaces, promote infiltration and capture and treat stormwater runoff from 90% of the average annual rainfall using acceptable best management practices. The plan should incorporate strategies for rainwater and storm water capture and reuse.
- F.10.3.13 Site design should minimize vehicle and pedestrian conflicts and clearly delineate pedestrian walkways throughout the site.
- F.10.3.14 Bicycle parking should be provided in a sheltered location and include a bike repair stand.
- F.10.3.15 Site design should prioritize safe and efficient public bus and school bus loading and off-loading at the terminal.

Form and Character

- F.10.3.16 Public access to the waterfront should be provided only in a location where it is safe and appropriate to do so. New waiting room and areas should be oriented to the waterfront providing good sightlines to arriving ferries and a sense of arrival to ferries arriving at Descanso Bay.
- F.10.3.17 Interpretive signage in the English and Hul'qumi'num languages pertaining to the ecological and cultural significance of Descanso Bay should be incorporated into the site design where possible.
- F.10.3.18 The ferry terminal waiting room should be universally accessible with a minimum indoor seating capacity for 16 occupants.
- F.10.3.19 Chain link fencing is discouraged.
- F.10.3.20 Public art including interpretation panels, welcoming poles, and other opportunities should be incorporated into terminal design where possible.
- F.10.3.21 Large expanses of blank or unimproved walls lacking building details are discouraged. Building facades should be articulated and broken into smaller distinct visual units. A variety of materials, textures and scales including art, vegetation or other screening should be utilized to provide visual interest.

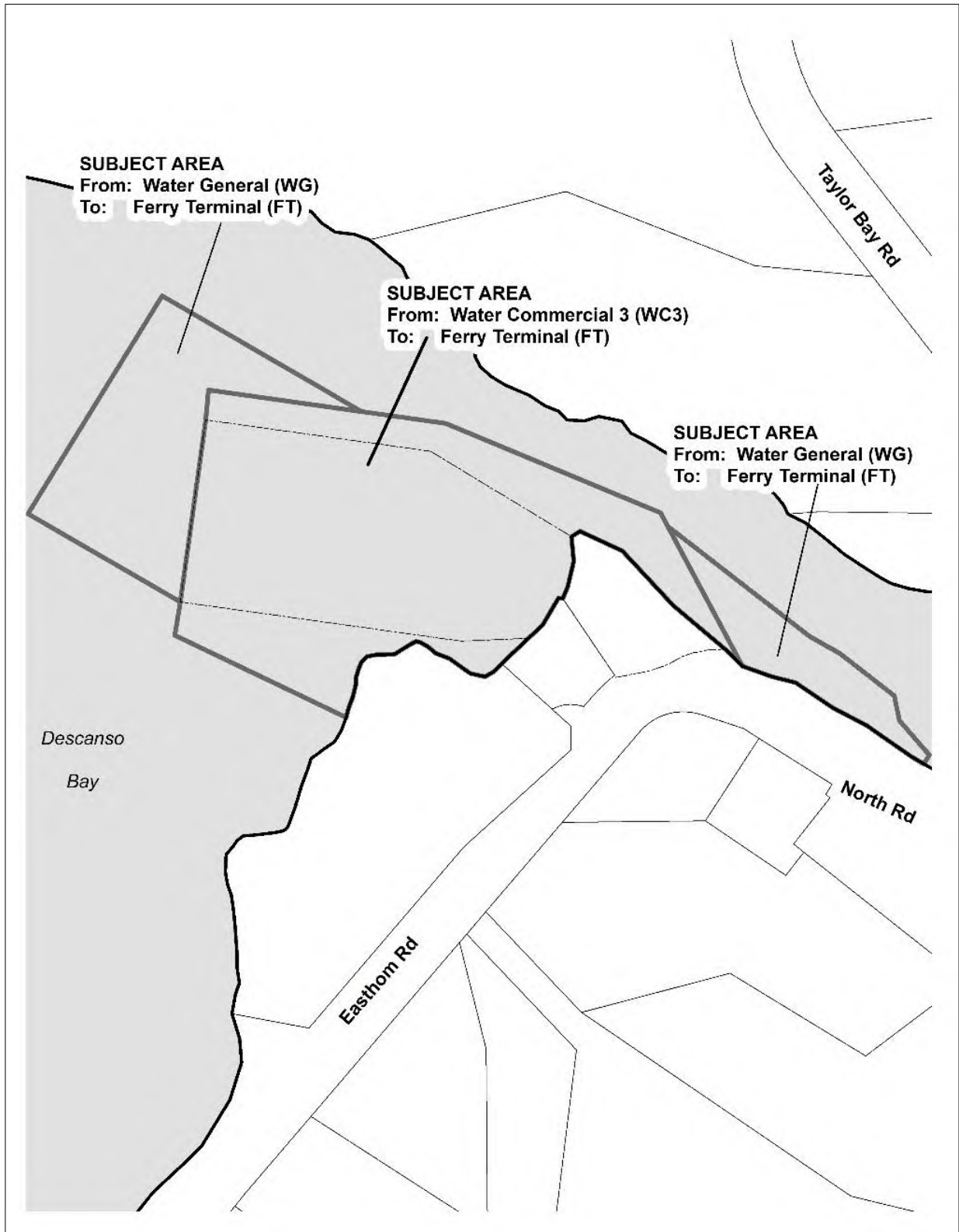
GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 317

Plan No. 1



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 317

Plan No. 2



DATE OF MEETING: September 3, 2026

TO: Gabriola Island Local Trust Committee

FROM: Ian Cox, Planner 2
Northern Team

COPY: Renée Jamurat, Regional Planning Manager
Northern Team

SUBJECT: **Development Permit Application (Riparian Areas)**
Applicant: McIntosh/Baker
Location: 1380 Cresta Roca, Gabriola

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee approve issuance of PL-DP-2026-0023.

REPORT SUMMARY

This report asks the LTC to consider PL-DP-2026-0023 (**Attachment 1**). The purpose is to ensure the protection of the riparian zone on the property, associated with work including tree removal and land alteration activities within Development Permit Area No. 3 – Riparian Areas (DPA 3). Staff recommend issuance of the permit based on the professional information as provided by the applicant which meets the DPA 3 Guidelines.

BACKGROUND

The property is approximately 3.3 hectares in area and contains a single-family, two-storey dwelling, located on the northern portion of the property with accessory structures, including a gravel driveway and utility sheds. The Subject lot is bordered by private property to the north, east, and south - Cresta Roca Road is located to the west.



Figure 1 - Subject Property

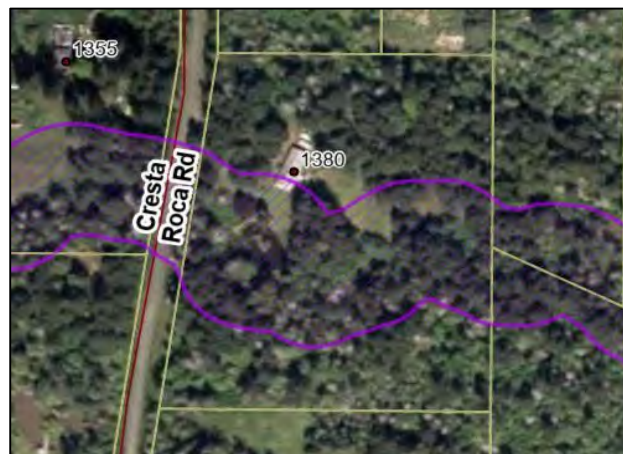


Figure 2 – DPA 3 (purple hatch)

The dwelling and the associated structures are all north of the watercourse, Dick Brook. No structures or dwellings currently exist on the southern portion of the property below Dick Brook and the un-named pond. A driveway with culvert was recently constructed that crosses the east ditch on Cresta Roca Road, providing a second access to the lot on its southern portion. An old gravel road runs along the southern half of the lot and is approximately 24 meters from the edge of the pond. The applicant provides that no information on the construction date or purpose of the road is known.

Per section F.3.4 of the [Gabriola Island Land Use Bylaw No. 177](#) (LUB), a DP is required to be issued by the LTC prior to development activities occurring within DPA 3. The application is retroactive since the property owner was issued a Bylaw Violation Notice (BVN) from Islands Trust in January 2025 for vegetation clearing works within the DPA. Subsequently, a Conditions and Impact Assessment Report (**Attachment 1, Schedule "A"**) was conducted by a Qualified Environmental Professional biologist (QEP) to determine if the works were within DPA 3 and/or within the 30 metre Streamside Protection and Enhancement Area (SPEA) of Dick Brook, and to assess whether any mitigation or revegetation measures should be prescribed as required under the provincial Riparian Areas Protection Regulation (RAPR).

The pond on the property and a portion of Dick Brook were confirmed to be RAPR-applicable following the QEP field investigations. As part of the assessment, Turner & Associates Land Surveying Inc. attended the property on September 17, 2025, to survey the two water features.

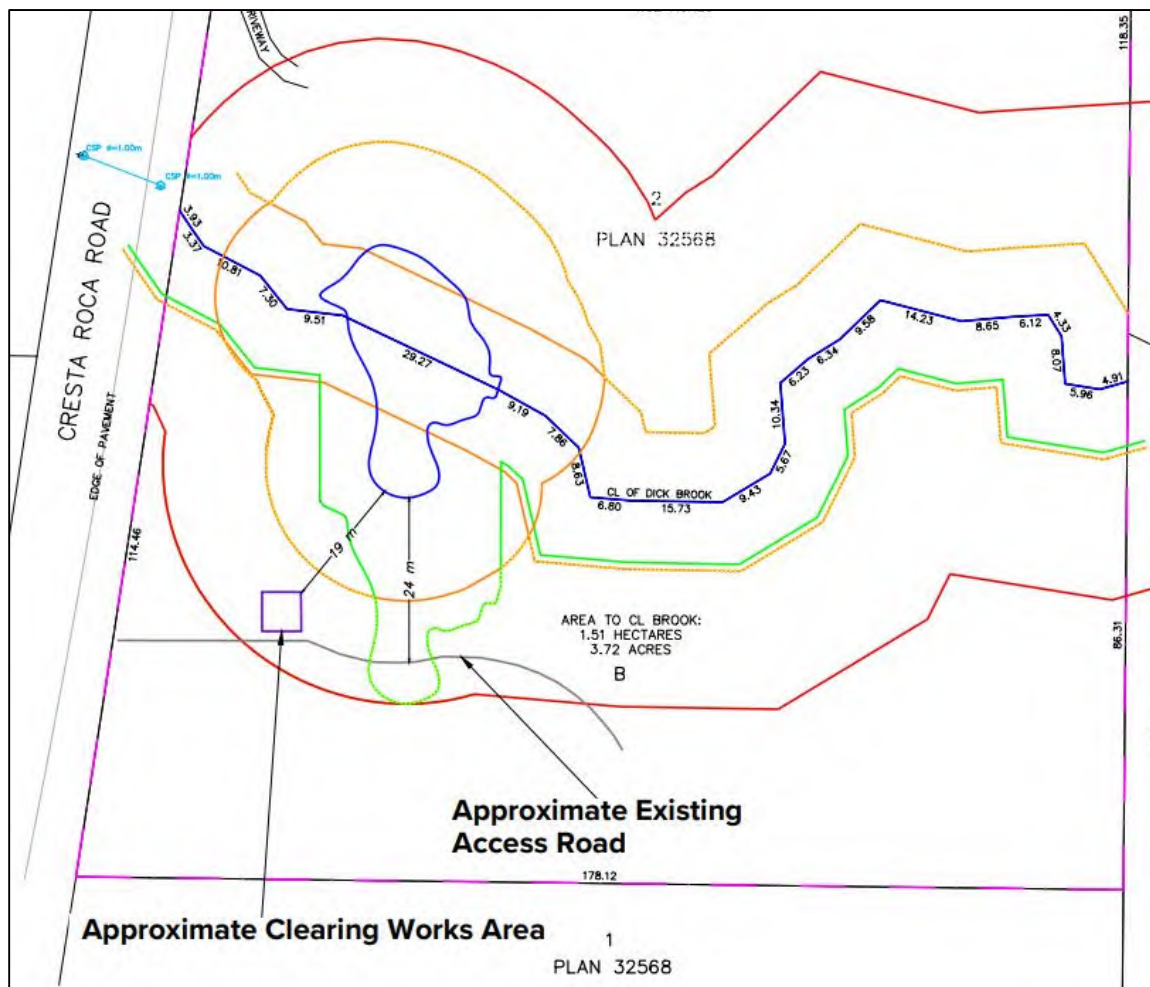


Figure 3 - Site Plan Survey

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement

The following Islands Trust Policy Statement (ITPS) directive policies are relevant to this application and are addressed through DPA 3 – Riparian Areas

- 3.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.*
- 3.1.4 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.*
- 3.3.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands, and riparian zones to protect aquatic wildlife.*

On review, staff consider the application to be compliant with the ITPS.

Official Community Plan

The subject property is designated Residential (R) in the [Gabriola Island Official Community Plan \(OCP\) Bylaw No. 166](#), and is located within DPA 3.

The objectives of DPA 3 are:

- 1. To protect the biological diversity and habitat values of riparian and aquatic ecosystems*
- 2. To protect the natural environment necessary to conserve productive fish habitat, including both streams and the adjacent land and vegetation*
- 3. To minimize adverse impacts of land use practices on fish habitat, which includes plant habitats in riparian areas*

As reviewed, the proposed development complies with the objectives and policies of the OCP.

Land Use Bylaw

The subject property is zoned Small Rural Residential (SRR) in the [Gabriola Island Land Use Bylaw \(LUB\) No. 177](#). Guidelines for DPA 3 are contained in LUB section F.3.4.

An analysis of how the application addresses DPA Guidelines is presented in **Attachment 2**.

Issues and Opportunities

Conditions and Impact Assessment Report

Under the RAPR, a detailed assessment must be conducted prior to applicable development. In cases where work has already taken place, the detailed report format is not possible, and a QEP must complete what is termed a

“Condition and Impact Assessment” (CIA) instead, which – like a detailed report – is submitted to the Province of BC for review. The report prepared by ROE Environmental Inc., dated November 18, 2025 as provided, was accepted in April, 2026 (**Attachment 3**). The report is included in full as Schedule “A” to the proposed permit in **Attachment 1**.

The subject area was cleared of low-lying vegetation in advance of constructing a future 10 square meter utility shed which the applicant states will be constructed over 6, 8-inch by 8-inch concrete columns placed/poured on the cleared ground. No further clearing or construction activities have occurred within the DPA following the Bylaw Violation Notice. The owners plan to build the utility shed within the cleared area and so would not be subject to an additional DP if the structure remains under 10 square meters in floor area as proposed, meeting the DPA exemption in LUB section F.3.3.1 p) (See Site Plan Survey in **Attachment 1 and Figure 3**).

Consultation

There is no public or agency consultation required by legislation for DP applications. No statutory notification is required.

First Nations

Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forward the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on the *Heritage Conservation Act* directly to all applicants.

Rationale for Recommendation

In summary, the recommendation on page 1 is supported by the following:

- Since no professional recommendations are contained in the CIA Report, no additional conditions have been included in the proposed, draft DP.
- Staff consider the OCP objectives and LUB specific guidelines for DPA 3 to have been met through the professional opinion of the QEP and CIA report, particularly since the report has been accepted by the province of BC RAPR review team.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation on page 1:

1. Request further information

The LTC could request that the applicant amend the proposal to more closely align with the DPA guidelines and/or provide specific additional information before making a decision. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee request that the applicant submit to the Islands Trust the following information [insert information request] in support of PL-DP-2026-0023 prior to considering the application further.

2. Deny the application

The LTC may determine that the application as presented does not meet one or more DPA-3 Guidelines. If this is the case, the LTC must indicate which guidelines are not being met and the reasons for that finding.

That the Gabriola Island Local Trust Committee has determined that application PL-DP-2026-0023 as presented does not meet Guideline(s) [quote Guideline(s) and section number(s)] for the following reasons [insert reasons].

NEXT STEPS

If the LTC concurs with the staff recommendation, the DP will be issued.

Submitted By:	Ian Cox, Planner 2	August 24, 2026
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	August 24, 2026

ATTACHMENTS

1. Proposed DP (including QEP CIA Report)
2. DPA 3 Guidelines
3. Notice of Provincial Acceptance

PROPOSED



**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT
PL-DP-2026-0023**

To: Ryan McIntosh & Spencer Baker

1. This permit applies to:

PID: 000-160-806

LOT 2, SECTION 6, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 32568

2. Whereas the development which has occurred on the subject property lies within “Development Permit Area No. 3 – Riparian Areas” designated under the Gabriola Island Official Community Plan Bylaw No. 166, this development permit is issued under Gabriola Island Land Use Bylaw No. 144, authorizing the vegetation removal, land clearing, and driveway construction activities, including the associated culvert providing access to the subject property, as described in Schedule “A”.

3. The Permit is subject to the following conditions:

- 3.1 No residential, commercial or industrial development shall take place in the specified area of the subject lot within Development Permit Area 3 – Riparian Areas, except in accordance with the Condition and Impact Assessment Report by Roe Environmental Inc., dated February 18, 2026, attached to and forming part of this permit as Schedule “A”.

This permit does not relieve the applicant from complying with the provisions of *the Gabriola Island Official Community Plan Bylaw No. 166, 1997* and the *Gambier Island Land Use Bylaw No. 177, 1999*, nor does it provide permission to construct any works without other lawfully required approvals and permits.

AUTHORIZING RESOLUTION PASSED BY THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE THIS _____TH DAY OF _____, 20____.

Deputy Secretary, Islands Trust

Date Issued

IF THE DEVELOPMENT HEREIN IS NOT COMMENCED BY THE _____TH DAY OF _____, 20____ THIS PERMIT AUTOMATICALLY LAPSES.



Islands Trust

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT
PL-DP-2026-0023**

**Schedule “A”
Condition and Impact Assessment Report**
By Roe Environmental Inc. – February 18, 2026

(Begins on next page)

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Riparian Areas Protection Regulation: Assessment Report

Please refer to submission instructions and assessment report guidelines when completing this report.

Date **February 18, 2026****I. Primary QEP Information**

First Name	Ryan	Middle Name	
Last Name	Ford		
Designation	R.P. Bio	Company	Roe Environmental Inc.
Registration #	4482	Email	ryan@roe-env.ca
Address	106 – 185 Forester St.		
City	North Vancouver	Postal/ Zip	V7H 0A6
Prov/state	BC	Country	Canada
		Phone #	604.987.5588

II. Secondary QEP Information (use **Form 2** for other QEPs)

First Name		Middle Name	
Last Name			
Designation		Company	
Registration #		Email	
Address			
City		Postal/ Zip	
Prov/state		Country	
		Phone #	

III. Developer Information

First Name	Spencer	Middle Name	
Last Name	Baker		
Company			
Phone #	778.231.9012	Email	spencerkbaker@gmail.com
Address	1380 Cresta Roca Road		
City	Gabriola Island	Postal/Zip	V8K 1E1
Prov/state	British Columbia	Country	Canada

IV. Development Information

Development Type	Land clearing, road construction, building construction		
Area of Development (ha)	0.005	Riparian Length (m)	165
Lot Area (ha)	3.3	Nature of Development	New
Proposed Start Date	February 2025	Proposed End Date	Unknown

V. Location of Proposed Development

Street Address (or nearest town)	1380 Cresta Roca Road		
Local Government	Nanaimo, Regional District of	City	Gabriola Island
Stream Name	Dick Brook		
Legal Description (PID)	000160806	Region	Lower Mainland
Stream/River Type	Stream	DFO Area	17
Watershed Code	N/A		
Latitude	49	9	14.4
Longitude	-123	43	5.1

Completion of Database Information includes the Form 2 for the Additional QEPs, if needed.
Insert that form immediately after this page.

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Section 1. Description of Fisheries Resources Values and a Description of the Development Proposal

(Provide as a minimum: Species present, type of fish habitat present, description of current riparian vegetation condition, connectivity to downstream habitats, nature of development, specific activities proposed, timelines)

Introduction

Roe Environmental Inc. (Roe) was retained by the property owner (the "Property Owner") of 1380 Cresta Roca Road, Gabriola Island, BC (the "Subject Property") to conduct a Riparian Areas Protection Regulation (RAPR) Detailed Assessment Report (the "RAPR Report"). The Property Owner was issued a Bylaw Contravention Notice (the "Contravention Notice"; see Appendix A) from the Islands Trust on January 7, 2025, for vegetation clearing works (the "Clearing Works") conducted on the Subject Property (see Figure 1). The RAPR Report was conducted to determine if the Clearing Works were within the SPEA of known watercourses on the Subject Property.



Figure 1: Subject Property (orange outline), Dick Brook and Pond (blue lines), and Clearing Area location (Purple outline). Image source: RDN Web Map, accessed 8 September 2025.

Background

In the Contravention Notice, an Islands Trust bylaw officer identified unlawful land alteration activities conducted without a Development Permit (DP) within 30m southwest of a pond (the Pond), connected to Dick Brook (the "Subject Watercourse"). The Clearing Work included approximately 50m² of low shrub clearing. Any development within the *Riparian Assessment Area*¹ (RAA) of a fish-bearing stream or a stream feeding into fish habitat, must meet the requirements of the provincial *Riparian Areas Protection Regulation* (RAPR) and the Gabriola Local Trust Committee Development Approval Information Bylaw No. 150, 2013 (the "Bylaw").

¹ The RAA is defined in RAPR and the Bylaw as the area within 30 m of the natural boundary of a stream.

The Pond and Dick Brook were confirmed to be RAPR applicable following Roe's field investigations. Roe conducted an assessment (the Assessment) of the RAA of Dick Brook and the associated Pond on the Subject Property on August 21, 2025. Turner & Associates Land Surveying Inc. (Turner & Associates) attended the Subject Property on September 17, 2025, to survey Dick Brook and the Pond following the Assessment (the "Site Plan"; see Figure 7).

Existing Conditions

The Subject Property is approximately 3.3 hectares in area, with a single-family, two-storey residential dwelling located in the northern half of the property with periphery structures including a gravel driveway and utility sheds. The Subject Property is bordered by private property to the north, east, and south with Cresta Roca Road located to the west. The dwelling and the associated structures are all north of the Subject Watercourses. No permanent structures or dwellings exist on the southern half of the Property, south of the Subject Watercourses. A recently constructed driveway and culvert crossing along the east ditch of Cresta Roca Road exists to provide access to the Subject Property from Cresta Roca Road. A historic gravel road runs west to east along the southern half of the Subject Property and is approximately 24m from the southern edge of an unnamed pond (the Pond). No information on the construction date or purpose of the gravel road was available.

The Subject Property is located within the Coastal Douglas Fir – moist maritime (CDFmm) biogeoclimatic subzone which occurs at low elevations below 150m. CDFmm is characterized by warm, dry summers and mild, wet, winters. Forests in this biogeoclimatic zone are dominated by Douglas fir (*Pseudotsuga menziesii*), with Western redcedar (*Thuja plicata*), grand fir (*Abies grandis*), arbutus (*Arbutus menzeisii*), Garry oak (*Quercus garryana*) and red alder (*Alnus rubra*) making up the rest of the canopy. Less common species include shore pine (*Pinus contorta*), Sitka spruce (*Picea sitchensis*), Western hemlock (*Tsuga heterophylla*), bitter cherry (*Prunus emarginata*), western flowering dogwood (*Cornus nuttallii*), big leaf maple (*Acer macrophyllum*), black cottonwood (*Populus trichocarpa*) and trembling aspen (*Populus tremuloides*).

Unauthorized Work

The Clearing Works area was cleared of low-lying vegetation in advance of utility shed construction. No further clearing or construction activities have occurred on the Subject Property following the Contravention Notice. The Property Owner plans to eventually construct a utility shed within the Clearing Works area; however, no designs exist at this time and no development is proposed. Designs for future development will be submitted through a Development Permit with the Islands Trust.

Description of Fisheries Resource Values

Dick Brook

Dick Brook originates approximately 2.5 km southwest of the Subject Property from a wetland complex west of Civic Address 2450 Petroglyph Way. Dick Brook generally flows northeast through a mix of forested and agricultural properties prior to entering the Pacific Ocean. The total length of Dick Brook was measured on the RDN Public Viewer tool as approximately 3.5 km. Dick Brook is gazetted on the RDN Public Viewer, however, not identified using the provincial Habitat Wizard online GIS tools.

Dick Brook flows west to east throughout the center of the Subject Property. No flows were observed within the Subject Property during the Assessment. Flows are assumed to be present during the winter months, with no flows during the summer months, outside of precipitation events. Due to the timing of Roe's Assessment, the periodicity of flows could not be confirmed but it is deemed likely based on assessed site conditions. Dick Brook enters the property from a steel culvert under Cresta Roca Road. The outlet of the culvert on the Subject Property is perched. Dick Brook exists as a narrow, channelized stream with undercut banks, exposed gravel

substrate with minimal woody debris, from the culvert to the Pond on the center of the Subject Property. Downstream of the Pond towards the eastern edge of the Subject Property, the channel is wider and meanders through the native second-growth deciduous and coniferous forest. Pockets of non-woody, emergent vegetation and saturated soils were observed along the edge of channel and determined to be within the floodplain of Dick Brook. The channel substrate was variable consisting of either saturated sandy soils or pebble-cobble substrate.

Dick Brook is fish bearing as documented fish species have been recorded within the watercourse near the confluence with the Pacific Ocean. Fish presence is expected to be seasonal as no flows were observed in Dick Brook during the Assessment. Historical fish observations including three-spined stickleback (*Gasterosteus aculeatus*) and chum salmon (*Oncorhynchus keta*) were recorded by the Gabriola Island Stream Keepers Association in 2013 and 2014, respectively. No locations were provided for the capture data.

The Site Potential Vegetation Type (SPVT) for Dick Brook was classified as Tree due to the presence of mixed coniferous and deciduous trees. The vegetation community within the RAA consisted of a dense mix of native deciduous and coniferous species. Within the assessed section of Dick Brook, the stream was classified as a riffle-pool with an average channel width of 3.0 m and an overall gradient of 1.1%, calculated as per RAPR methodology. The section of Dick Brook assessed using RAPR Detailed Methodology extends from Cresta Roca Road going eastwards towards the eastern Subject Property boundary.

Transects were taken every 7-10m for a total of 145m along Dick Brook. Shorter transect distances were completed upstream of the Pond to complete the Assessment due to lack of access on a private property west of Cresta Roca Road. An increased reach length was completed as the Pond was removed from the reach.

Pond

On the Subject Property, a manmade pond exists within the western half of Dick Brook. The exact date of the inline Pond construction is unknown; however, it was constructed prior to current Subject Property ownership and first appears visible in the 2002 Air Photo layer from the RDN Public Viewer. Along the north side of the Pond, there is a distinct edge between the manicured lawn and hydrophilic vegetation surrounding the edges of the Pond. Along the east, west and south sides, the edge of the Pond backs on to native forest habitat consisting of deciduous and coniferous species. The banks of the Pond are steep with exposed soils and signs of historic excavation activity. The Pond appears holds water year-round and estimated to be approximately 0.5-1.0m deep during the time of the Assessment. At the outlet of the Pond, an earthen berm and culvert sections were observed and were in place prior to current Subject Property ownership. The earthen berm was observed to impound flows within the Pond. The Pond was observed to be manmade along the entire perimeter.

A soil test pit was dug approximately 1m from the edge of the Pond perimeter to confirm delineation. No saturated soils or visible horizons were observed along the edge of the test pit. The test pit was dug to confirm the extents of the Pond boundary for flagging and survey purposes. The Stream Boundary of the Pond was demarcated during the Assessment.

Minimum SPEA

Dick Brook

Roe determined that the maximum 10 m Large Woody Debris (LWD) and 10 m Litterfall Zones of Sensitivity (ZOS) setbacks from the Stream Boundary apply to Dick Brook. The Shade ZOS applies in a south direction of 9 m and is applicable to development. Therefore, the minimum SPEA for Dick Brook is 10 m from Stream Boundary. Setbacks are shown in Section 3.

Pond

Roe determined that the minimum 15 m Large Woody Debris (LWD) and 15 m Litterfall Zones of Sensitivity (ZOS) setbacks from the Stream Boundary apply to the Pond. The Shade ZOS applies in a south direction of 30 m and is applicable to development. Therefore, the minimum SPEA for the Pond is 15-30 m from Stream Boundary, depending on where the Shade ZOS falls. Setbacks are shown in Section 3.

Findings

The Clearing Works identified in the Contravention Notice are entirely outside of the SPEA of Dick Brook and the Pond. The Clearing Works footprint is approximately 19m southwest of the south perimeter of the Pond. No additional measures have been applied to protect and maintain the SPEA; the justifications can be found below.

Section 2. Results of Riparian Assessment (SPEA width)

Attach or insert the Form 3 or Form 4 assessment form(s). Use enough duplicates of the form to produce a complete riparian area assessment for the proposed development

2. Results of Detailed Riparian Assessment				
Refer to Section 3 of Technical Manual		Date:	November 6, 2025	
Description of Water bodies involved (number, type)		1, Stream		
Stream	☒			
Wetland	☐			
Lake	☐			
Ditch	☐			
Number of reaches	1			
Reach #	1			
Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)				
Channel Width(m)	Gradient (%)		I, <u>Ryan Ford</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Spencer Baker</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.	
starting point	2.0	1.0		
upstream	1.8	1.5		
	1.9	1.0		
	2.5	1.3		
	2.0	0.5		
downstream	3.6	1.0		
	4.8	1.0		
	8.4	1.0		
	5.7	1.0		
	3.4	0.5		
	3.2	1.0		
	4.1	1.0		
	3.0	0.5		
	3.0	2.0		
	2.5	2.0		
	3.4	1.0		
Total: minus high /low mean	42.1			
	3.0	1.1		
	R/P	C/P		S/P
Channel Type	☒	☐		☐
Site Potential Vegetation Type (SPVT)				
	Yes	No		
SPVT Polygons	☐	☒		Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes
				I, <u>Ryan Ford</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Spencer Baker</u> (;

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Polygon No: 1 LC SH TR SPVT Type X		c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation. Method employed if other than TR 						
Zone of Sensitivity (ZOS) and resultant SPEA								
Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons						
LWD, Bank and Channel Stability ZOS (m)	10.0	South bank <table border="1" style="border-collapse: collapse;"> <tr> <td style="width: 50px; text-align: center;">Yes</td> <td style="width: 50px; text-align: center;">X</td> <td style="width: 50px; text-align: center;">No</td> <td style="width: 50px;"></td> <td style="width: 50px;"></td> </tr> </table>		Yes	X	No		
Yes	X			No				
Litter fall and insect drop ZOS (m)	10.0							
Shade ZOS (m) max	9.0							
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)							
Stream Fish Bearing	Yes	X	No	If non-fish bearing insert no fish bearing status report Dick Brook is fish bearing. Documented fish species have been recorded within the watercourse near the confluence with the Pacific Ocean. Fish presence is expected to be seasonal as no flows were observed in Dick Brook during the Assessment. Although fish presence has not been confirmed on the Subject Property, no fish passage issues exist throughout the Subject Property towards the Pacific Ocean.				
SPEA maximum	10	(For ditch use table3-7)						
Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons						
LWD, Bank and Channel Stability ZOS (m)		South bank <table border="1" style="border-collapse: collapse;"> <tr> <td style="width: 50px; text-align: center;">Yes</td> <td style="width: 50px;"></td> <td style="width: 50px; text-align: center;">No</td> <td style="width: 50px;"></td> </tr> </table>		Yes		No		
Yes				No				
Litter fall and insect drop ZOS (m)								
Shade ZOS (m) max								
SPEA maximum		(For ditch use table3-7)						
Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons						

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LWD, Bank and Channel Stability ZOS (m)		South bank	Yes		No	
Litter fall and insect drop ZOS (m)						
Shade ZOS (m) max						
SPEA maximum			(For ditch use table3-7)			

I, Ryan Ford, hereby certify that:

- I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
- I am qualified to carry out this part of the assessment of the development proposal made by the developer Spencer Baker;
- I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.

Comments

The prescribed detailed assessment methodology was adhered to as per the Ministry's RAPR Technical Assessment Manual (2019) with respect to establishing the stream boundary, locating transects and measuring channel width. Transects were taken every 7-10m for a total of 145m along Dick Brook. Shorter transect distances were completed upstream of the Pond to complete the Assessment without accessing private property west of Cresta Roca Road. Roe opines that this accurately depicts the channel width of Dick Brook. The reach length was greater than the standard 110m as the Pond was removed from the reach length, and additional transects were completed to make up for the Pond removal.

2. Results of Detailed Riparian Assessment

Refer to Section 3 of Technical Manual

Date: November 6, 2025

Description of Water bodies involved (number, type) 1, Unnamed Pond

Stream	
Wetland	X
Lake	
Ditch	

Number of reaches 1

Reach # 1

Site Potential Vegetation Type (SPVT)

	Yes	No
SPVT Polygons		X

Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes

I, Ryan Ford (*name of qualified environmental professional*), hereby certify that:

- I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
- I am qualified to carry out this part of the assessment of the development proposal made by the developer Spencer Baker (*f*) ;

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		g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and h) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.										
Polygon No:	1	LC		SH		TR						
SPVT Type				☒								
		Method employed if other than TR										
Polygon No:		LC		SH		TR						
SPVT Type												
		Method employed if other than TR										
Polygon No:		LC		SH		TR						
SPVT Type												
		Method employed if other than TR										
Zone of Sensitivity (ZOS) and resultant SPEA												
Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons										
LWD, Bank and Channel Stability ZOS (m)	15	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>South bank</td> <td>Yes</td> <td>☒</td> <td>No</td> <td> </td> </tr> </table>						South bank	Yes	☒	No	
South bank	Yes							☒	No			
Litter fall and insect drop ZOS (m)	15											
Shade ZOS (m) max	30											
Wetland												
Wetland Fish Bearing	Yes	☒	No		If non-fish bearing insert no fish bearing status report	The Pond is a manmade feature in link with Dick Brook which is fish bearing. Documented fish species have been recorded within the watercourse near the confluence with the Pacific Ocean. Fish presence would be seasonal as no flows were observed in Dick Brook or the Pond during the Assessment. Although fish presence has not been confirmed on the Subject Property, no fish passage issues exist throughout the Subject Property towards the Pacific Ocean.						
SPEA maximum	15/30	(For ditch use table3-7)										
Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons										
LWD, Bank and Channel Stability ZOS (m)												

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Litter fall and insect drop ZOS (m)						
Shade ZOS (m) max		South bank	Yes		No	
SPEA maximum		(For ditch use table3-7)				
Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons				
LWD, Bank and Channel Stability ZOS (m)						
Litter fall and insect drop ZOS (m)						
Shade ZOS (m) max		South bank	Yes		No	
SPEA maximum		(For ditch use table3-7)				

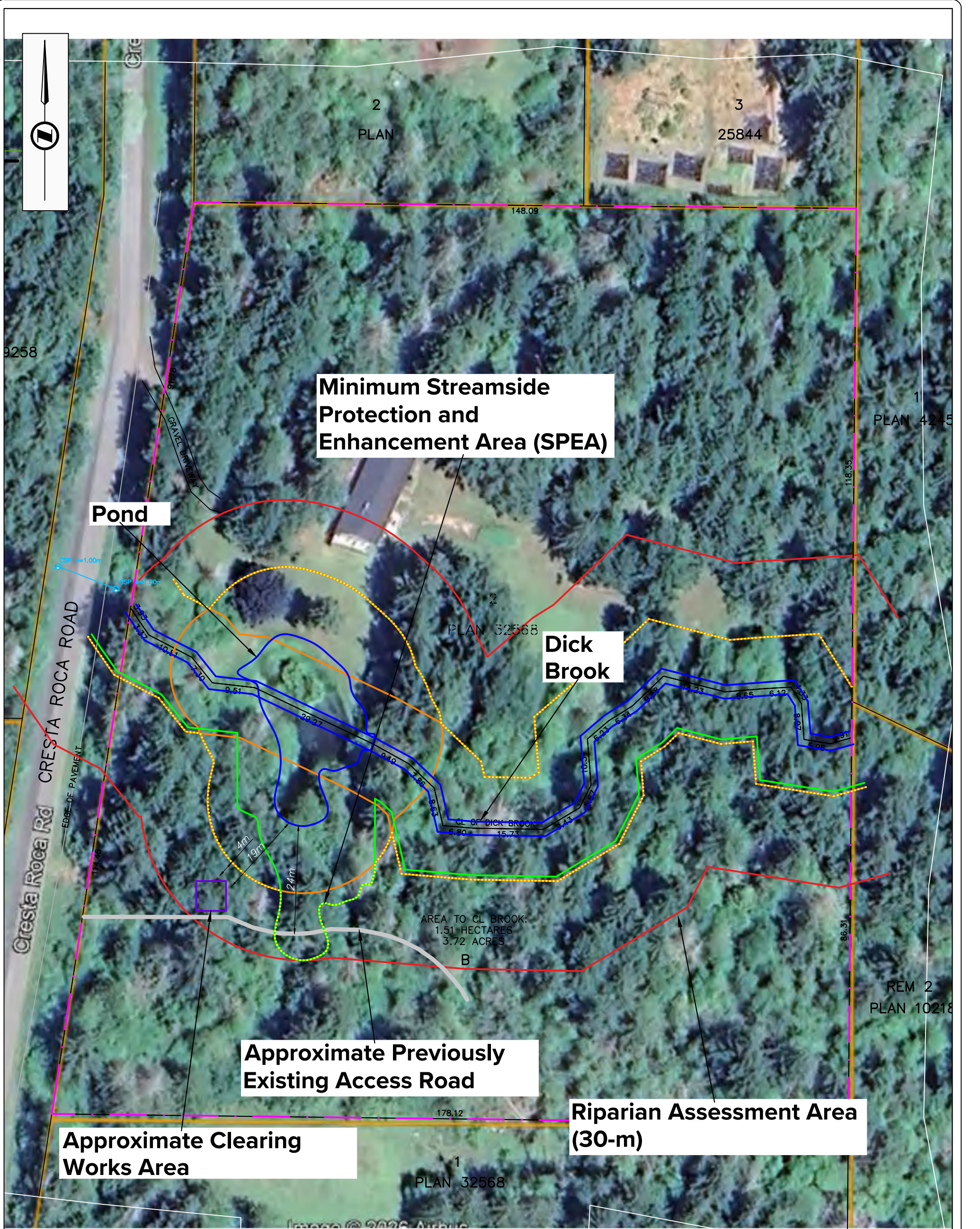
I, Ryan Ford, hereby certify that:

- e) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
- f) I am qualified to carry out this part of the assessment of the development proposal made by the developer Spencer Baker;
- g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- h) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.

Comments

A soil test pit was dug approximately 1m from the edge of the Pond perimeter to confirm delineation. No saturated soils or visible horizons were observed along the edge of the test pit. Only one soil test pit was completed as the same topography was observed along the edge of the Pond.

Section 3. Site Plan



 Stream Boundary	 Shade ZOS	 ROE Assessment Planning Compliance
 Riparian Assessment Area	 Litter Fall and Insect Drop ZOS / Large Woody Debris, Bank & Channel Stability ZOS	
 Minimum Streamside Protection & Enhancement Area		
1380 Cresta Roca, Gabriola Island		
Section 3: Site Plan		
DATE 2026-02-18	DRAWN BY J.C./ C.S.	SCALE 1:800

Section 4. Measures to Protect and Maintain the SPEA

This section is required for detailed assessments. Attach text or document files, as need, for each element discussed in Part 4 of the RAPR. It is suggested that documents be converted to PDF *before* inserting into the assessment report. Use your "return" button on your keyboard after each line. You must address and sign off each measure. If a specific measure is not being recommended a justification must be provided.

1. Danger Trees	A danger tree assessment was not completed, or deemed necessary, on the Subject Property as no tree clearing has occurred within the area. Utility shed development is proposed within the Clearing Works area outside of the SPEA.
I, <u>Ryan Ford</u> (<i>name of qualified environmental professional</i>), hereby certify that: i) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; j) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Spencer Baker</u> ; k) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
2. Windthrow	A windthrow assessment was not completed, or deemed necessary, on the Subject Property. Minimal vegetation (low lying shrubs) clearing has occurred on the Subject Property outside of the SPEA.
I, <u>Ryan Ford</u> , hereby certify that: a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Spencer Baker</u> ; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
3. Slope Stability	No slope stability measures are required. The terrain through the Subject Property, including the Clearing Works area, is generally flat.
I, <u>Ryan Ford</u> , hereby certify that: a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Spencer Baker</u> ; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
4. Protection of Trees	Tree protection is not required on the Subject Property. Proposed utility shed construction does not impact critical root zones of surrounding trees.
I, <u>Ryan Ford</u> , hereby certify that: a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Spencer Baker</u> ; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
5. Encroachment	Limited encroachment is anticipated during and post development given the Subject Property is located on private property within a residential area; encroachment may occur with maintenance of existing areas of human disturbance. Encroachment from development or clearing activities is not anticipated. All existing clearing activities

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	occurred outside the minimum SPEA, and no further clearing activities are proposed at this time. No public access trails exist on the Subject Property. Fencing is not recommended at this time, as encroachment is not anticipated and fencing would result in the property being divided into two separate parcels since the watercourse divides the property. Measures to limit/prevent encroachment will be considered with future development. At minimum the SPEA will be flagged by the QEP to delineate the area prior to development.
I, <u>Ryan Ford</u>, hereby certify that: a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Spencer Baker</u> ; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
6. Sediment and Erosion Control	An erosion and sediment control plan is not required for the restoration of the disturbed area within the SPEA. Limited exposed soil was within the Clearing Works area during the Assessment. Natural recruitment of native shrubs and forbs was observed within the Clearing Works area. Further recruitment of native trees, shrubs and forbs is expected to occur overtime. There is approximately 19m of intact riparian vegetation to act as erosion and sediment control.
I, <u>Ryan Ford</u>, hereby certify that: a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Spencer Baker</u> (<i>name of developer</i>) ; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
7. Stormwater Management	A Storm Water Management Plan is not required.
I, <u>Ryan Ford</u> (<i>name of qualified environmental professional</i>), hereby certify that: a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Spencer Baker</u> (<i>name of developer</i>) ; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
8. Floodplain Concerns (highly mobile channel)	No floodplain concerns were identified as a result of the Clearing Works. Dick Brook is an ephemeral stream and there is no evidence of channel mobility.
I, <u>Ryan Ford</u> (<i>name of qualified environmental professional</i>), hereby certify that: a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Spencer Baker</u> (<i>name of developer</i>) ; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	

Section 5. Environmental Monitoring

Attach text or document files explaining the monitoring regimen Use your "return" button on your keyboard after each line. It is suggested that all documents be converted to PDF *before* inserting into the PDF version of the assessment report. Include actions required, monitoring schedule, communications plan, and requirement for a post development report.

There are no further activities proposed to occur on the property at this time, therefore there is no activity to monitor. No restoration is proposed, as the Owner is seeking to develop the property. A retro-active Development Permit through the Island Trust has been submitted to approve the clearing work that was conducted within the riparian assessment area of the Subject Watercourses. Future development of the property will be permitted under a Development Permit administered by the Island Trust, and monitoring will be determined at that time to appropriately manage the future proposed works.

Section 6. Photos

Provide a description of what the photo is depicting, and where it is in relation to the site plan.



Photo 1: North view of previous grubbing activities and the Clearing Works in the background. Tree stump in background was from a fallen tree (21/08/2025).



Photo 2: View of the Clearing Works outside of the SPEA (21/08/2025).



Photo 3: Typical condition of the grubbed ground within the Clearing Works. Natural regeneration of native shrubs observed (21/08/2025).



Photo 4: Grubbed soil and vegetation stockpiled outside of the SPEA (21/08/2025).



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Photo 5: Historic access road following minor grubbing works outside of the SPEA (21/08/2025).  Photo 7: Test pit dug around the Pond perimeter. No saturated soils or soil horizons were observed (21/08/2025).	Photo 6: West view of the historic access towards the outside of the SPEA (21/08/2025).  Photo 8: Test pit dug within the wide floodplain area of Dick Brook showing saturated soils. No soil horizons were observed (21/08/2025).
 Photo 9: South view of the Pond (21/08/2025).	 Photo 10: North View of the Pond and existing dwelling in the background(21/08/2025).
 Photo 11: Perched culvert outlet along the east side of Cresta Roca Road (21/08/2025).	 Photo 12: No flow observed below the perched culvert. Note the deteriorated condition (21/08/2025).

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Photo 13: View of Dick Brook upstream of the Pond. Dry channel conditions and bank scouring observed (21/08/2025).



Photo 14: View of Dick Brook at the confluence with the Pond Outlet (21/08/2025).



Photo 15: Isolated pool observed downstream of the Pond. Exposed gravel substrate in the background (21/08/2025).



Photo 16: Wide floodplain area of Dick Brook downstream of the Pond. Hydrophilic vegetation and saturated soils observed (21/08/2025).

Section 7. Professional Opinion**Qualified Environmental Professional opinion on the development proposal's riparian assessment.**Date November 18, 20251. I/We Ryan FordPlease list name(s) of qualified environmental professional(s) and their professional designation that are involved in assessment.)

hereby certify that:

- a) I am/We are qualified environmental professional(s), as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
- b) I am/We are qualified to carry out the assessment of the proposal made by the developer Spencer Baker, which proposal is described in section 3 of this Assessment Report (the "development proposal");
- c) I have/We have carried out an assessment of the development proposal and my/our assessment is set out in this Assessment Report; and
- d) In carrying out my/our assessment of the development proposal, I have/We have followed the specifications of the Riparian Areas Protection Regulation and assessment methodology set out in the minister's manual; AND

2. As qualified environmental professional(s), I/we hereby provide my/our professional opinion that:

- a) N/A the site of the proposed development is subject to undue hardship, (if **applicable, indicate N/A otherwise**) and
- b) ☒ the proposed development will meet the **riparian protection standard** if the development proceeds as proposed in the report and complies with the measures, if any, recommended in the report.

[NOTE: "Qualified Environmental Professional" means an individual as described in section 21 of the Riparian Areas Protection Regulation.]

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APPENDIX A: Contravention Notice



700 N Road, Gabriola Island, BC, V0R 1X3
Telephone **(250) 247-2063** Fax (250) 247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

Email information@islandstrust.bc.ca

Web www.islandstrust.bc.ca

11 June 2025

File: GB-BE-2024.65

Dylan McIntosh; Spencer Baker
1380 Cresta Roca Rd.
Gabriola BC V0R 1X7

Re: LOT 2, SECTION 6, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 32568

Islands Trust has an open file regarding development of the above Small Rural Residential (SRR) 3.33 ha parcel.

Under the Gabriola Island Land Use Bylaw, 1999 (LUB) a Development Permit is required for the removal, alteration or destruction of vegetation, as well as disturbance of soils within Development Permit Area 3 (Riparian Areas) (LUB F.3.2.1).

In response to community complaint, an inspection conducted on June 10, 2025 confirmed soil disturbance along with the removal and destruction of vegetation within Development Permit Area 3 on the above parcel. A Development Permit is required for the clearing to the south of the dwelling on the parcel.

A Compliance Deadline has been set for September 15 2025, please submit a Development Permit application by this date. Questions regarding permitting or the application process are best directed to our planning staff at 250-247-2063.

Best regards,

Daniel Schneider
Bylaw Compliance & Enforcement Officer
250-405-5156
Islands Trust
Email: dschneider@islandstrust.bc.ca

ATTACHMENT 2 – DEVELOPMENT PERMIT AREA 3 GUIDELINES

DEVELOPMENT PERMIT AREA 3 (DP-3) IS ESTABLISHED, PURSUANT TO SECTION 919.1(1)(A) OF THE LOCAL GOVERNMENT ACT, FOR THE PROTECTION OF THE NATURAL ENVIRONMENT, ITS ECOSYSTEMS AND BIOLOGICAL DIVERSITY.

MEETS GUIDELINE	FOR LTC DECISION	DOES NOT MEET GUIDELINE
-----------------	------------------	-------------------------

Guideline	Complies	Planner Comments
F.3.4.1 In general, all development in this DPA should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems. Where a Qualified Environmental Professional (QEP) or other professional has made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the report.		The Conditions and Impact Assessment (CIA) Report by Roe Environmental Inc., dated February 18, 2026 as accepted by the province of BC requires no mitigation or additional SPEA protection measures. No security is therefore relevant or required.
F.3.4.2 The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area (SPEA) identified by the QEP and the owner should be required to follow any measures identified by the QEP for protecting the SPEA over the long term and these measures should be included as conditions of the development permit. The width of the SPEA may be less than the width of the DPA.		The Conditions and Impact Assessment (CIA) Report by Roe Environmental Inc., dated February 18, 2026 as accepted by the province of BC requires no mitigation or additional SPEA protection measures.
F.3.4.3 Where a QEP or other professional's report describes an area within the DPA as suitable for development, that is, where the SPEA is less than the width of the DPA, the development permit should only allow		The Conditions and Impact Assessment (CIA) Report by Roe Environmental Inc., dated February 18, 2026 as accepted by the province of BC requires no mitigation or additional SPEA protection measures.

the development to occur in compliance with the measures described in the report. Monitoring and regular reporting by a QEP or other professional at the applicant's expense may be required during construction and development phases, as specified in a development permit.		
F.3.4.4 If the nature of the proposed project within the DPA changes after the professional report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.		Applicant is aware that any further development will require a separate DP unless the DPA exemptions are met. The Conditions and Impact Assessment (CIA) Report by Roe Environmental Inc., dated February 18, 2026 as accepted by the province of BC requires no mitigation or additional SPEA protection measures.
F.3.4.5 The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a SPEA, riparian buffer or riparian ecosystem in compliance with recommendations of a professional's report.		Not applicable in this case. The Conditions and Impact Assessment (CIA) Report by Roe Environmental Inc., dated February 18, 2026 as accepted by the province of BC requires no mitigation or additional SPEA protection measures.

ATTACHMENT 3

Subject: Assessment 9696 CIA has been reviewed



Riparian Areas WLRS:EX <RiparianAreas@victoria1.gov.bc.ca>
to Ryan Ford, Planning Email

Mon, Apr 13, 3:30 PM

RAPR Submission #9696 has been reviewed by the Ministry of Water, Land and Resource Stewardship. This report meets the assessment and reporting criteria for the Riparian Areas Protection Regulation. The developer now has the information required of the province under regulation to move forward with the development permit process. The local government will be notified shortly.

The Province has accepted the Condition and Impact Assessment and no restoration is required.

Note: this review pertains to a Condition and Impact Assessment of previously occurring “clearing works” in the RAA. This notification does not pertain to any future development, including a utility shed within the cleared area. A new RAPR report must be submitted for applicable development in the RAA.

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: Monday, April 13, 2026 1:31 PM

To: ryan@roe-env.ca; Riparian Areas, Region 2 WLRS:EX <RARReg2@gov.bc.ca>; Riparian Areas WLRS:EX <RiparianAreas@Victoria1.gov.bc.ca>

Subject: Assesment 9696 has been created

This assessment has been created. This notification is sent to you, Fisheries and Oceans Canada (DFO)and the BC Ministry of Environment.
Details of this assessment are included in this notification.

Assessment Details

Assessment ID:: 9696 Creation Date: 2026-04-13

Status: created Last Modified: 2026-04-13

Development Details

Development Type:	Landscaping, including fencing, retaining wall and parking lots	Proposed Start Date:	2025-02-01
Area of Development (hectares):	.005	Proposed End Date:	2025-06-10
Lot Area (hectares):	3.330	Nature of Development:	New
Riparian Length:	165.00	Section 9 Part 7 Activities:	N



File No.: Gabriola OCP and LUB
Review

DATE OF MEETING: September 3, 2026

TO: Gabriola Island Local Trust Committee

FROM: Narissa Chadwick, Island Planner
Local Planning Services

COPY: Stephen Baugh, Island Planner; Renee Jamurat, Regional Planning Manager

SUBJECT: First Reading of Draft OCP Bylaw No. 325

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee Bylaw No. 325 cited as “Gabriola Island Official Community Plan, 2026”, be read a first time.
2. That the Gabriola Island Local Trust Committee Bylaw No. 325 cited as “Gabriola Island Official Community Plan, 2026”, be sent for referral to relevant First Nations and agencies.
3. That the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 325 cited as “Gabriola Island Official Community Plan, 2026”, is not contrary to or at variance with the Islands Trust Policy Statement.

REPORT SUMMARY

The purpose of this report is to present draft Bylaw No. 325 to the Gabriola Island Local Trust Committee (LTC) for First Reading. This bylaw provides a fully updated version of Gabriola Island’s Official Community Plan (OCP).

Staff recommend the LTC give First Reading to draft Bylaw No. 325, confirm draft Bylaw No. 325 is not contrary to or at variance with the Islands Trust Policy Statement (ITPS), and send the bylaw for referral to First Nations and agencies.

BACKGROUND

Gabriola Island Official Community Plan Review Timeline



The Gabriola OCP and LUB review project began in 2023. It has moved through three phases involving many public engagement activities.

- **Phase 1** focussed on community visioning through in person engagement and surveys.
- **Phase 2** focussed on public engagement around key policy areas and included a number of focus groups as well as broader public engagement.
- **Phase 3** focussed on bylaw writing.

The results of these phases can be found on the Gabriola OCP project webpage.

<https://islandstrust.bc.ca/island-planning/gabriola/projects/>.

Phase 4 of the Gabriola OCP and LUB review project, the current phase, focuses on the review of the draft OCP bylaws, the creation of a DAI bylaw, and updates to the LUB for consistency with the new OCP policies.

On August 6, 2026 a special meeting of the LTC was held to review a revised draft OCP and comments provided by the community during a public review period of the first draft that expanded from June 16th – July 31st.

At the Special meeting of August 6, 2026 the LTC provided direction on changes to be incorporated to the draft Gabriola Island Official Community Plan (OCP) prior consideration of First Reading:

GB-2026-063

It was Moved, and Seconded,

That the Gabriola Island Local Trust Committee request staff prepare the draft Official Community Plan for First Reading incorporating changes discussed at the August 6, 2026 Gabriola Island Local Trust Committee special meeting.

This report provides an overview of the changes that have been incorporated and recommends that the LTC give First Reading to the draft OCP.

The report also indicates topics for further discussion after First Reading and identifies some potential changes to the Gabriola Island Land Use Bylaw based on previous LTC discussion.

ANALYSIS

The following explains the edits that were made to the draft OCP following the August 6th LTC special meeting.

Updates to objectives

Following detailed internal review, a number of objectives have been updated to remove repetition. In some cases, previous objective language has been combined. Objectives that overlap with others have been removed.

Simplified policy language related to siting and use

Policy 2.4.13.1 and 2.5.15.2 have been simplified but still maintain clear direction without restriction on the consideration of different interests related to siting and use.

Removal of “Background” section in advocacy policies

Staff determined that this was unnecessary repetition.

Removal of policies permitting rezoning for flexible housing

Policies were previously drafted to permit rezoning for multiple units within a maximum combined floor area. The LTC opted to remove these policies in light of community concern related to the perceived potential proliferation of additional small unit.

Rezoning for additional secondary units

As a replacement to flexible housing, the LTC has requested that the rezoning for additional small units on a property be permitted and that a cap on total number of additional units be established at 12. Staff point out that the long list of requirements for rezoning will reduce the risk of approval of additional secondary units that are not consistent with the goals of the OCP.

Incorporation of recommendations from Island Health

A table summarizing all Island Health recommendations, whether they have been incorporated, or if they can be incorporated after First Reading is included as Attachment 3 to this report. Staff reviewed Island Health’s recommendations and incorporated many into the draft OCP. Island health recommendations that are marked in the table as being more complex to incorporate can be reviewed for inclusion after First Reading. Where Island Health recommendations are not recommended to be incorporated staff have noted this with the supportive rationale .

General Mapping Updates

Staff have refined the mapping for DPA7 – Escarpment Areas by smoothing boundaries and removing isolated features that were inadvertently captured in the original mapping. Staff will continue to refine the mapping using a consistent, data-driven methodology rather than manually adjusting DPA boundaries. Prior to Second Reading, this work may result in minor revisions to the mapping; however, any changes are expected to be limited to areas already identified within the existing DPA.

Freshwater Mapping

The **Freshwater Hazard Areas** schedule map is derived from freshwater hazard data prepared by GW Solutions Inc. under the Freshwater Footprint project. The draft version of this map involved manual processing; it has been rebuilt as a documented Python model that applies the method to the consultant's data, giving a defensible and repeatable GIS product. The rebuild resulted in slight changes to the map, and the designation now covers 3,152 parcels. The updated map considers parks and Crown parcels on the same basis as any other parcel, where the previous version set them aside, and it excludes marine lots and road allowances, which the previous version included. Some parcels that were included individually in the first map do not appear in the modelled map, as they did not meet

the criteria for designation. The model is a program rather than a manual process, so it can be run again at any time to produce the same result, and parameters can be set differently and the map regenerated if needed.

The **Critical Aquifer Recharge Areas** schedule map shows the areas of the island where modelled annual groundwater recharge is highest, drawn from the groundwater recharge surface prepared under the same project. It has been rebuilt on the same basis, with the boundary generated from the GW Solutions recharge potential data by similar documented process. The threshold was set by statistical analysis of the recharge distribution, just below the island median, so the mapped area captures the upper half of that distribution, and boundaries are generalised for presentation at the scale the schedule will be read. This work is similar in process to the approach used for the Galiano Island Groundwater Protection Development Permit Area. The extent is slightly larger than the version circulated for public review, and the map now comprises eight areas covering approximately 3,000 hectares of critical aquifer recharge. It is likewise repeatable, and can be regenerated if the LTC directs a different threshold.

Consistency with the Existing Trust Policy Statement

In reviewing the Islands Trust Policy Statement Directives Only Checklist two themes were identified to be missing: the prohibition of designation gaming facilities and the classification of roads. Policies have been added (2.4.6.5 and 2.4.14) to address these topics. Staff note that the draft OCP is consistent with the draft of the revised Islands Trust Policy Statement which continues to be in process.

Formatting Updates

Some formatting updates have been made, including addressing numbering. Additional formatting changes will be made prior to second reading. It is anticipated that the OCP draft for second reading will be formatted into a more published style including illustrations and other graphic additions where appropriate.

Draft OCP Items for Discussion Prior to 2nd Reading

Items the LTC may want to discuss before 2nd reading include;

- Changes based on Island Health's comments. See Attachment 1 for detailed list of changes.
- The limit on rezoning for additional secondary units. Limit currently set at 12.
- Type of farm use permitted on smaller lots. Farm use on lots less than 2 hectares is restricted to horticulture and the raising of animals for personal use.
- Permitting vacation rental in detached secondary units. Currently only rooms within the dwelling of the operator are permitted to be rented short term. This discussion emerged at the August special meeting but was not resolved. Staff recommend keeping the policy as is given the expanded permission for detached secondary dwelling units to support affordable housing.

Islands Trust Policy Statement

Staff have determined that the proposed bylaw is not contrary or at variance to the ITPS. The ITPS checklist is contained in Attachment 3.

Consultation

In the development of an Official Community Plan Bylaw the LTC is required to conduct consultation per Sections 475 and 476 of the Local Government Act. Specifically, the LTC should consider whether opportunities for consultation should be early and ongoing and specifically consider whether consultation is required with:

- the board of the regional district
- the board of any regional district that is adjacent to the area covered by the plan;
- the council of any municipality that is adjacent to the area covered by the plan;
- first nations;
- boards of education, greater boards and improvement district boards; and
- the Provincial and federal governments and their agencies.

The LTC is also required to consult with the Agricultural Land Commission since the OCP will affect agricultural land and seek input from the board of education for the school district on the following:

- the actual and anticipated needs for school facilities and support services in the school districts;
- the size, number and location of the sites anticipated to be required for the school facilities;
- the type of school anticipated to be required on the sites;
- when the school facilities and support services are anticipated to be required; and
- how the existing and proposed school facilities relate to existing or proposed community facilities in the area.

Early and ongoing engagement with Snuneymuxw First Nation and the community has been integral to this project and will continue after First Reading.

Following First Reading of the bylaws staff recommend referrals to First Nations, provincial agencies, adjacent local governments and referral agencies below:

First Nations:

Chemainus First Nation
Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Penelakut Tribe

Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
Ts'uubaa-asatx First Nation

Agencies:

Gabriola Advisory Planning Commission
Gabriola Island Fire Department
Gabriola Island Chamber of Commerce
Gabriola Health and Wellness Collective
Gabriola Housing Society
Gabriola Land and Trails Trust (GALT)
Gabriola Island Land Stewards Society
Islands Trust Bylaw Enforcement
Islands Trust Conservancy
School District 68

Regional District of Nanaimo
Ministry of Municipal Affairs and Housing
Ministry of Transportation and Infrastructure
Ministry of Agriculture and Food
Agricultural Land Commission
Island Health
Federal Department of Fisheries and Oceans
Ballenas-Winchelsea Local Trust Area
Gambier Local Trust Area
Thetis Local Trust Area

Rationale for Recommendation

First reading is a strong signal of LTC endorsement of the work which the community has been engaged with over the course of this term. Reading the bylaw for first reading now and sending it out for referral ensures continued momentum as the new LTC comes in.

ALTERNATIVES

1. Make changes before First Reading

If the LTC would like to make changes prior to First Reading, these changes in direction will need to be very clearly and specifically identified in LTC resolution. Staff are recommending that no major changes be made to the draft OCP prior to First Reading. There will be opportunity for changes to be made prior to Second Reading. A list of identified changes can be created by the LTC and staff provided with direction to make those changes prior to second reading. This will allow staff to take the time needed to effectively identify the best way to address changes proposed by the LTC.

2. Do not move to first reading at this time

The LTC could choose not to move to First Reading at this time. Staff caution that this will delay the process leading to final adoption of the bylaw. If the bylaw does not move to First Reading at this time the project will lose momentum and be delayed by at least 6 months. The LTC will lose the ability to effectively use the election transition time as the 90 referral time. Referrals would need to be initiated after First Reading. If the bylaw is not read for the first time now, then the first opportunity for First Reading and referrals would be in early 2027.

NEXT STEPS

If the LTC supports the staff recommendation:

- Staff will send out the bylaw for referral to identified agencies and First Nations
- The community will have opportunity to provide comments on the First Reading draft
- Proposed changes will be identified to the LTC for discussion prior to Second Reading
- Formatting of bylaw will be improved prior to Second Reading
- Changes supported by the LTC will be made prior to First Reading
- Second Reading
- Community Information Meeting
- Public Hearing
- Third Reading
- Executive Committee approval
- Provincial approval
- LTC adoption

Submitted By:	Narissa Chadwick RPP MCIP, Island Planner	August 25, 2026
Concurrence:	Renée Jamurat, RPP MCIP, RPM	August 26, 2026

ATTACHMENTS

1. Draft OCP Bylaw No. 325

2. Islands Trust Policy Statement Directive Policies
3. Islands Health Referral Input

Attachment 1

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 325

A BYLAW TO ADOPT THE OFFICIAL COMMUNITY PLAN FOR PART OF THE GABRIOLA ISLAND LOCAL TRUST AREA

The Gabriola Island Local Trust Committee enacts as follows:

Citation

1. This bylaw may be cited for all purposes as “Gabriola Island Official Community Plan Bylaw No. 325, 2026”.

Application

2. This Bylaw applies to Gabriola Island, Lily Island, Carlos Island, Vance Island, Gaviola Island, Acorn Island, Tugboat Island, Sear Island, Bath Island, Saturnina Island, Breakwater Island, Entrance Island and all other named and unnamed islands and islets within that part of the Gabriola Local Trust Area as shown in the area indicated on Map 2 of Schedule “A”.

Organization

3. Schedules “A”, “B”, “C”, “D”, “E”, and appendices, “1”, “2”, and “3”, attached to and forming part of this Bylaw, are hereby adopted as the “Gabriola Island Official Community Plan Bylaw No. 325, 2026”.
4. The schedules and appendices comprising this Bylaw are as follows:

SCHEDULE A – Official Community Plan
SCHEDULE B – Land and Marine Designations
SCHEDULE C – Development Permit Areas
SCHEDULE D – Freshwater Hazard Areas
SCHEDULE E – Critical Aquifer Recharge Areas
APPENDIX 1 – Definitions
APPENDIX 2 – Parks and Protected Areas
APPENDIX 3 – Land Status

Attachment 1

Bylaw Repeal

5. The “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997” and all amendments thereto are hereby repealed.

Severability

6. If any provision of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

Readings

READ A FIRST TIME THIS _____ DAY OF _____ 2026

READ A SECOND TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary



Islands Trust

Gabriola Island Official Community Plan 2026

Attachment 1

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SCHEDULE A – Official Community Plan

PART 1 – Planning Context, Community Profile, Vision and Values

1.1 Purpose, Structure and Application

1.1.1 Purpose of an Official Community Plan

An Official Community Plan's legal purpose is to provide a statement of objectives and policies that guide decisions related to land use planning. In the Gabriola Planning Area, this Plan fulfills that purpose for the defined area and is an expression of the community's vision. It supports land and water stewardship through place-based planning that reflects the Islands Trust mandate, the community's values, and recognizes the responsibilities of Indigenous Peoples to their territories. This Plan is the result of an Official Community Plan (OCP) review process that took place 2024-2026.

1.1.2 Plan Structure

This plan is divided into four main parts:

PART 1 – Provides the planning context, the community profile, community vision and values.

PART 2 – Includes goals and objectives, climate targets, land use designations, OCP and Land Use Bylaw (LUB) amendment evaluation policies and criteria.

PART 3 – Includes an identification of tools for supporting the implementation of Plan goals and objectives as well as advocacy directions.

ADDITIONAL SCHEDULES – Maps

APPENDIX – Includes definitions relevant to OCP as well as reference maps

1.1.3 Legislative Authority

Once adopted by bylaw, this Plan becomes an OCP which thereafter restricts the Gabriola Island Local Trust Committee (Gabriola LTC) to enact only those bylaws and undertake only that work which is consistent with the OCP.

1.1.4 Amendment Procedure

This Bylaw may be amended by the Trust Committee at its initiative or in response to an application. Individuals seeking amendment shall submit applications in the form provided for in the bylaws of the Trust Committee that addresses fees and procedures. All amendments to this Plan shall be in keeping with the goals and objectives of this Plan.

1.1.5 Interpretation

Attachment 1

The final interpretation as to the precise location of boundaries of any designation or symbol contained in the map schedules, will be legally defined by the appropriate LUBs enacted over time by the Trust Committee or by site survey, as required.

The exact location and extent of environmental symbols and boundaries in this Plan will be determined through more detailed studies, policy decisions or LUB amendments. The precise boundaries of the land use designations are shown on Schedule B and the precise boundaries of DPA designations are shown on Schedule C.

As an OCP is a strategic policy document rather than a regulatory bylaw, "should" is used as the default term instead of "must" for most policies. It expresses the Local Trust Committee's intended policy direction while recognizing that future land use decisions require consideration of site-specific circumstances, technical information, and the balancing of multiple OCP policies. The term "may" is used where flexibility or discretion is intended, such as when describing actions the Local Trust Committee may choose to undertake or support, or where a range of implementation approaches may be appropriate. The term "must" is generally reserved for circumstances where the OCP refers to mandatory requirements established through provincial legislation, regulations, or other regulatory processes, rather than creating new mandatory obligations through the OCP itself.

The term "shall" has generally been avoided in the draft OCP. While historically used to express mandatory obligations, modern legislative and policy drafting practices have largely replaced "shall" with "must" because it is clearer and less susceptible to differing legal interpretations. Avoiding the use of "shall" also supports a plain-language approach and reinforces the OCP's role as a policy document that guides future decision-making rather than regulating land use directly.

Appendix A to this Plan provides a set of definitions which apply to the interpretation of this Plan.

1.2 Community Context

Gabriola Island's planning context is defined by its rural island setting, ecological sensitivity, cultural significance, and strong community identity. These characteristics, combined with infrastructure constraints and evolving demographic and economic conditions, shape land use planning and underscore the importance of balancing growth with environmental stewardship and community well-being.

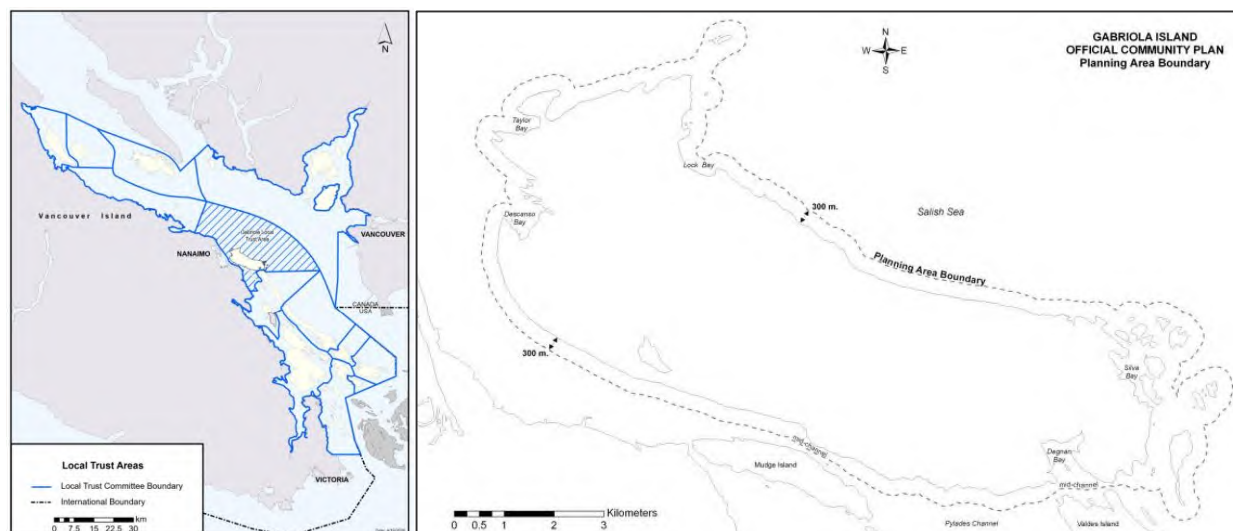
1.2.1 Location

This Plan applies to the Gabriola Island Planning Area (Plan Area) (Map 1). The Plan Area, covers Gabriola, Breakwater and Entrance Island, and the group of nine smaller islets known as the Flat Top Islands (see highlighted areas on Map 2) and is a part of the Islands Trust Planning Area (see Map 1).

Gabriola Island, and related islands in the Plan Area, is a rural island community located in the Salish Sea between Vancouver Island and the British Columbia mainland. It is one of the northernmost Southern Gulf Islands.

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Gabriola encompasses approximately 5,256 hectares and is situated within Electoral Area B of the Regional District of Nanaimo (RDN). The island is connected to the City of Nanaimo by a 20-minute ferry crossing, which shapes daily travel patterns, access to services, employment opportunities, and economic relationships. Governance and service provision on Gabriola Island involve multiple jurisdictions, including Islands Trust, the Snuneymuxw First Nation, RDN, the Province of British Columbia, Island Health, and School District 68.



Map 1 Gabriola Local Trust Area

Map 2 Gabriola Planning Area

1.2.2 Indigenous Context

The lands and waters of Gabriola Island Local Trust Area and other islands within the Islands Trust Area have been home to Coast Salish Peoples since time immemorial. This region is rich with history, place names, historical village locations, ancestral resting places, and other culturally significant sites. The Indigenous cultural history of the Islands Trust Area is preserved in Indigenous languages, traditions, oral history, and landscapes.

The Gabriola Island Local Trust Area acknowledges the territorial and treaty rights of the First Nations on whose lands Gabriola Island sits, including the Sarléquun Snuneymuxw Treaty of 1854. First Nations have a vital, long-standing, and forward-thinking interest in preserving their history and protecting the environment of their traditional territories and treaty lands for future generations. Strengthening relationships with the First Nations in the area to ensure meaningful engagement in land use decisions is also a key priority.

Today, the Snuneymuxw First Nation remains present on Gabriola Island, with their Tribal Headquarters located in Nanaimo and Reserve lands spread across the island and surrounding area. The ongoing connection between the Snuneymuxw and the land underscores the importance of collaboration and mutual respect in land stewardship

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and governance. The Gabriola Local Trust Committee is committed to supporting these efforts.

Throughout Snuneymuxw Territory, including Gabriola Island, numerous archaeological sites demonstrate the Nation's deep-rooted and enduring presence. Villages such as Tle:Itx'w, along with shell middens, petroglyphs, culturally modified trees, and other features, illustrates Snuneymuxw's dynamic relationships with its territory since time immemorial.

Cultural shell deposits, for example, are often found near ancient coastal or riverine settlements and provide valuable insights into the diet, lifestyle, and environment of past human communities. Cultural shell deposits can indicate long-term habitation as they reflect repeated shellfish harvesting and consumption over time. They also often include artifacts and eco-facts that help to understand the cultural and subsistence practices of the people who created them.

The broader history of Gabriola Island includes waves of change-from its original Indigenous nation to European exploration and ongoing settlement. Snuneymuxw resource management practices such as culturally modified trees, shellfish gardens and forest gardens were strategically placed for sustainable and plentiful resource cultivation indicate Snuneymuxw's impact on the island, in the modern and colonial context, the island's landscape was significantly changed by developments such as farming, population growth, advancements in transportation (such as increased ferry services and road development) and influences of land use regulations and global trends.

With the expansion of settlement on Gabriola Island, impacts on Snuneymuxw cultural heritage and occupation became increasingly significant. The absence of adequate recognition of Snuneymuxw title and limited cultural protection during residential expansion led to the disturbance - and in some cases, the desecration and destruction-of important archaeological and cultural sites, including the displacement of ancestral remains. These impacts highlight the critical importance of proactive heritage protection, culturally informed planning processes, co-decision making, and respectful engagement with Snuneymuxw First Nation and other Nations with connections to Gabriola Island.

This Plan acknowledges a historical disregard for and lack of protection of the collective heritage of the area for Indigenous Peoples. All archaeological sites are protected by the Provincial Government through the *Heritage Conservation Act*. This protection applies to all lands and means that any person wishing to undertake land-altering activities must have a provincial heritage permit to alter or develop an archaeological site.

Settlement Timeline:

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Time Immemorial - First Nations inhabited what we now call Gabriola Island with permanent and seasonal village settlements, the largest of which was at Tle:ltx'w, with archeological records and evidence dating as far back as ~3,000 BCE.

1791 - Spanish explorers sight Gabriola Island and begin occupying the land the following year, they would call the island Gaviola, later changed to Gabriola

1854 - The Sarlequun Snuneymuxw Treaty of 1854 between the Snuneymuxw and the Crown recognized the Snuneymuxw way of life and established Aboriginal Title

Early 20th Century - 1901 Census reports: 20 married farmers (most with children); 5 widows or widowers with children; 6 single male farmers

1940 - Across North America post WWII migration contributed to an increase urban to rural migration. 1940 Census reports: 275 total population on Gabriola Island

1962 - The Government of British Columbia's Toll Highways and Bridges Authority purchased the Gabriola Ferry Company which allowed the Island more reliable and regular ferry services to Nanaimo. Census reports the approximate population on Gabriola Island in 1971 at 380

1965 - The Sarlequun Snuneymuxw Treaty of 1854 was upheld in the BC Supreme Court of Appeal Regina V. White & Bob case, reaffirming that Snuneymuxw right were never surrendered

1974 - The Islands Trust Act was passed by the Provincial Government with the Object of Islands Trust to preserve and protect the Islands Trust Area and its unique amenities and environment

1981 – Census reports island population to be at 1,000

1998 – Snuneymuxw First Nation issues statement regarding protection of lands and sacred sites on Gabriola Island and urges the provincial government and citizens of Gabriola to respect Snuneymuxw burial sites

2010s – Approximate census population: 4,076, census 2011. Gabriola Island experienced a 15% increase in real estate values

2017 - BC Ferries introduced a new ferry service which improved the frequency and reliability of ferry services between Gabriola Island and Nanaimo

2019 - Declaration on the Rights of Indigenous Peoples Act (DRIPA) came into effect as law of British Columbia. The purpose of this Act is to affirm the application of UNDRIP to the laws of British Columbia and to contribute to the implementation of UNDRIP

2019 - Snuneymuxw -Government of Canada: Letter of Understanding Snuneymuxw and the Government of Canada signed a Letter of Understanding, which commits both parties “to move forward together to renew and strengthen the historic treaty

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relationship and take the next step on meaningful reconciliation of governance and rights of the Snuneymuxw peoples”, which represents an important step towards reconciliation in a manner consistent with UNDRIP

2020 - The rise in remote work due to the COVID-19 pandemic allowed more individuals to relocate to rural areas

1.2.3 Population and Demographics

Gabriola Island’s population has grown steadily since the mid-20th century, influenced by improved ferry service, broader societal shifts, and more recently, increased remote work opportunities. According to the 2021 Census, the year-round population was approximately 4,522, representing an increase of 11.6 percent since 2016, with additional seasonal residents not fully captured in census data. The population is significantly older than regional and provincial averages, with a median age of 63 and more than half of residents between the ages of 55 and 74. These demographic trends have important implications for housing diversity, accessibility, health and social services, transportation, and long-term community resilience.

Population projections anticipate continued growth over the coming decades. Population projections to 2030 and 2045 were prepared using multiple methods. Linear, logarithmic, and regional step-down approaches all project modest growth, estimating a population of approximately 4,800 by 2030 (about 6% growth from 2021) and 5,000 – 5,200 by 2045 (11%-15% growth from 2021), equivalent to an annual growth rate of roughly ~0.4 – 0.6%.

While projections are estimates are subject to challenge based on methodology and can change overtime, growth is trending upward. Planning for future growth must therefore balance accommodating change with the island’s environmental limits, infrastructure capacity, and community values.

1.2.4 Housing and Services Needs

The BC Provincial Government requires all local governments in BC to consider its most recent Housing Needs Report and housing information when amending OCPs. Based on the Islands Trust Housing Needs Assessment prepared in 2025, the projected housing need in the next five years is 367 additional housing units and 1,196 additional housing units in the next twenty years. As the housing needs assessment was calculated based on a portion of growth projects of the Nanaimo Region that does not consider the unique nature of the Islands it has limited value to planning for housing Gabriola Island. The population projections identified above provide a more realistic estimation of housing need. In addition, given the freshwater limitations and interests in preserving and protecting the environment on the island the provision of housing should be limited, and focussed on the type of housing that is needed most – non-market housing accessible to low and moderate income residents.

Gabriola Island currently has approximately 589 vacant residentially zoned lots, however this does not suggest that true housing needs will be adequately addressed. A

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limited rental supply, rising property costs, and a growing proportion of residents on fixed or lower incomes has contributed to housing insecurity. The portion of households that experience core housing need ¹ (270 units as indicated in 2021 Census), and projected population growth, combined with demographic aging, points to increasing demand for more diverse, accessible, and affordable housing options. Market conditions and affordability challenges limit the ability of existing housing supply to meet community needs.

Essential services further shape land use planning decisions. Land within the Plan Area, including Gabriola Island, relies primarily on groundwater for water supply, which is sensitive to seasonal variation and drought conditions. Many residents supplement their water supply during dry periods. Wastewater services are provided primarily through private septic systems, water and waste service limitation impose practical limits on development intensity and location.

1.2.5 Groundwater Resources

Groundwater is an essential freshwater resource in the Gabriola Island Local Trust Area and an integrated component of the island's natural ecosystems. Gabriola is underlain by fractured sedimentary bedrock aquifers within the Nanaimo Group. Aquifers store and transmit groundwater through fractures and related pathways and contribute to springs, wetlands, streams, and coastal discharge zones. Groundwater supports human use, watershed function, and groundwater-dependent freshwater ecosystems. Groundwater is the primary source of freshwater for most properties in the Plan Area, including Gabriola Island. Provincial well records indicate a high level of groundwater development, with over 2500 registered wells on the island, most constructed in sedimentary bedrock and are privately owned and managed. Groundwater supplies most domestic demand and is relied upon by agriculture, businesses, institutions, industry, and small water systems. Groundwater is a critical community amenity that supports rural settlement, local livelihood, and use of the land, while placing practical limits on the density and intensity of development.

Groundwater has a central role in the freshwater assessment work completed for Gabriola Island. The Freshwater Footprint project, prepared for the Gabriola LTC, included an updated conceptual and hydro stratigraphic model, a water balance assessment, and a freshwater hazard assessment. The Freshwater Footprint considered groundwater use relative to recharge, key water quality indicators such as chloride and total dissolved solids, and freshwater hazards including saltwater intrusion. The results confirm that freshwater conditions on Gabriola must be understood in terms of both groundwater quantity and groundwater quality and that these conditions vary across the island.

¹ When a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and it spends 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (i.e., attains all three housing indicator thresholds).

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Climate change is expected to increase stress on groundwater resources in the Local Trust Area. Changes in precipitation patterns, warmer temperatures, longer summer dry periods, and more frequent drought conditions are expected to affect recharge, seasonal water availability, and freshwater demand. Sea level rise and coastal processes may further increase saltwater intrusion risk in vulnerable shoreline areas. In this context, protection of aquifers, recharge areas, groundwater quality, and groundwater-dependent ecosystems is important to long-term freshwater security, ecological resilience, and land use planning for the Plan Area.

Currently the availability of groundwater can, in certain areas be variable in especially dry seasons; wells can and do fail, resulting in situations where freshwater must come from alternate sources. Rainwater harvesting over water delivery is encouraged.

1.2.6 Natural Environment and Biodiversity

The natural environment of the Plan Area is a defining feature of community identity and land use planning. The island is underlain primarily by sedimentary rock formations of the Nanaimo Group, influencing groundwater movement, erosion patterns, and freshwater availability. The Trust Area is located within the Coastal Douglas-fir moist maritime bio geoclimatic Zone, which is found nowhere else in Canada and is one of the most ecologically sensitive area.

Approximately 12 percent of the island's land base is protected through parks, conserved lands, and conservation covenants, reflecting only a small fraction of the ecological sensitivity of island ecosystems and the importance of long-term stewardship. Data presented in the Islands Trust Conservancy Regional Conservation Plan for 2018-2027 indicated that the amount of land conversion in the Gabriola Island Local Trust Area was approaching the threshold for increased species loss within ecosystem types. In total there are 16.3 hectares of land protected by conservation covenant. The Islands Trust Conservancy protects the 65-hectare Elder Cedar (S'ul-hween X'pey) Nature Reserve, a site of significant ecological and cultural value.

The Plan Area supports diverse terrestrial and marine species, including marine mammals, fish, invertebrates, and kelp forests, contributing to ecosystem resilience within the Salish Sea. Multiple species and ecosystems at risk and culturally significant species are found on land as well, with habitat requirements ranging from old growth forests to Garry oak ecosystems to wet meadows and seepage areas. Federally and provincially protected species include plants (bog bird's foot trefoil, Macoun's meadow-foam), birds (marbled murrelet, western screech-owl, great blue heron, peregrine falcon, double-crested cormorant) and butterflies (Moss' elfin, Propertius duskywing). Endangered ecosystems include Douglas-fir/dull Oregon grape, grand fir/dull Oregon grape, and trembling aspen/Pacific crab-apple/slough sedge.

Habitat loss and degradation through land conversion and development is a common threat for all these species, along with competition from invasive species, pollution and other contaminants, and climate change. Large scale industrial logging and gravel/sandstone extraction had huge impacts on the biodiversity, and clear cutting of

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forests during the early 1900s for homesteading and agriculture altered much of the landscape and natural water flows.

1.2.7 Local Economy and Income Levels

Land use on Gabriola Island reflects a mix of residential, agricultural, forestry, commercial, industrial, and protected lands. Agricultural land represents a significant portion of the island's land base and supports food production, local livelihoods, and food security, although this system is increasingly vulnerable to climate change and biodiversity loss. A big driver of the economy is new residential construction and renovation.

The island's economy also includes small-scale, locally oriented businesses, including tourism, arts and culture, agriculture, retail, and service industries. Home-based businesses are common and play an important role in economic vitality. Limited industrial activity includes light manufacturing, renewable energy, and specialty production. Housing affordability has emerged as a significant constraint on economic sustainability, with local businesses reporting challenges in attracting and retaining employees due to limited housing options.

In the 2021 census, the median income on Gabriola Island was \$34,400 for individuals and \$78,000 for households with two or more people. Approximately 15% of the island's population was considered low income in 2020, compared to an estimated 11% average for British Columbia. Of those classified as low income, 28.7% were aged 18 to 64. In 2022, 21% of Gabriola Island residents relied on government transfers for income, compared to the RDN (16%) and British Columbia as a whole (11%).

1.2.8 Transportation and Connectivity

With over 150 kilometres of roads and minimal active transportation infrastructure, Gabriola Island is considered a highly car-dependent community, with walkability largely concentrated in key areas such as the village commercial area. The majority of the roads on the Island are built and maintained by the Province.

Public transportation is available on Gabriola Island. The GERTIE bus, operated by the Gabriola Community Bus Foundation, provides regular reliable service in all areas of the island. Most residents rely on private vehicles to get around the island. BC Ferries is the most common means for drivers and foot passengers to travel beyond Gabriola.

The island is home to one federal government dock and two private marinas offering highly valued anchorage in the Salish Sea. Float plane service to and from Gabriola to Vancouver is regularly scheduled.

1.2.9 Community Spaces

Community spaces and recreational amenities play an important role in supporting health, social connection, and quality of life. Many parks, trails, and recreation facilities are supported by community organizations, these amenities are widely used and

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contribute to high levels of community engagement. Spaces such as the Gabriola Branch of the Vancouver Island Regional Library, Gabriola Arts and Heritage Centre, the Community Hall, the Agricultural Hall, Gabriola Museum, Rollo Centre, and the Gabriola Commons serve as important gathering places, offering accessible venues for social, educational, and cultural activities across age groups.

1.2.10 Parks, Recreation, and Open Space

Parks and outdoor recreation areas are an essential extension of Gabriola Island's community spaces, supporting health, social connection, and quality of life. Given limited transportation options and the island's reliance on outdoor amenities, access to parks, trails, and waterfront areas is particularly important. Parks and protected areas currently comprise approximately 12% of Gabriola's land base, a level considered insufficient to meet current and future community and ecological needs.

Parkland on Gabriola Island is provided primarily by BC Parks and the RDN (RDN). Three Class "A" Provincial Parks -Drumbeg, Gabriola Sands, and Sandwell - support coastal and nature-based recreation, while community and regional parks provide locally and regionally significant open space. Community parks are funded locally, while regional parks are funded across the RDN.

Outdoor recreation opportunities extend beyond formal park boundaries and include courts, playing fields, school sites used for recreation, a privately operated golf course, public road ends, Crown foreshore access, and an extensive trail network. While the Islands Trust does not manage park operations, this Plan recognizes the importance of parks and open space and includes objectives and policies to guide their future protection and enhancement.

1.2.11 Growth Management

Gabriola Island is expected to continue experiencing modest population growth over the coming decades. Population growth on the island presents unique challenges where freshwater resources, ecosystem integrity, transportation, wastewater servicing, and emergency response capacity place practical limits on development. Unlike municipalities that may accommodate growth through major infrastructure expansion, Gabriola's capacity for growth is largely determined by the carrying capacity of its natural systems and the availability of essential services.

The Islands Trust Act establishes the preservation and protection of the Trust Area and its unique amenities and environment as the primary objective for land use planning. Land use planning on Gabriola Island can not focus on maximizing development potential, but must carefully manage the location, form, and pace of development so that it remains within the ecological limits of the island, to the largest extent possible, while supporting community well-being.

Population growth and housing demand are influenced by factors that extend beyond local government control. People continue to relocate to Gabriola Island because of its natural beauty, rural character, and quality of life. Where appropriate housing options

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are unavailable, some residents have resorted to living in unauthorized or informal forms of accommodation that may not meet health, safety, or building standards. Limiting new housing opportunities has not prevented population growth or housing demand; instead, it has contributed to affordability challenges and a shortage of suitable housing for many residents.

A balanced approach to growth management recognizes both the environmental limits of the island and the need to respond to changing community needs. Growth needs to be directed toward better aligning the existing housing supply with identified community needs. Priority should be placed on attainable, non-market, and workforce housing that enables the people who provide essential services, -including health care workers, teachers, tradespeople, service workers, land use planners, emergency responders, and others - to live on the island and not have to commute. Supporting these housing needs contributes to the long-term resilience and sustainability of the community while respecting the island's finite freshwater resources and sensitive ecosystems.

Environmental capacity remains the foundation for land use planning in the Trust Area. Future growth should make efficient use of existing developed areas, protect groundwater resources, sensitive ecosystems, agricultural lands, and the island's rural character, and carefully consider cumulative impacts on infrastructure and the natural environment. In this way, growth management seeks to balance environmental stewardship with the social and economic needs of a healthy, resilient island community.

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1.3 Land Use Planning Context

1.3.1 Policy Layers

This Plan works alongside the LUB to shape community informed decisions about how land and marine areas are protected, restored, used and/or developed.

“Land use planning” is a commonly used legal and professional term, though it originates in colonial approaches to land control and ownership that have been harmful to Indigenous Peoples and the natural environment. The term is used in this document to describe the statutory planning framework set out in the *Local Government Act* and the *Islands Trust Act*, and Gabriola Island’s inclusion in the Islands Trust governance structure.

As such, this plan is aligned with Islands Trust object and the Islands Trust Policy Statement, is consistent with the requirements set out in the *Local Government Act*, as well as being grounded in a set of community values. These priorities and values support community resilience in a changing climate through the protection of biodiversity, responsible resource stewardship, and a commitment to reconciliation.

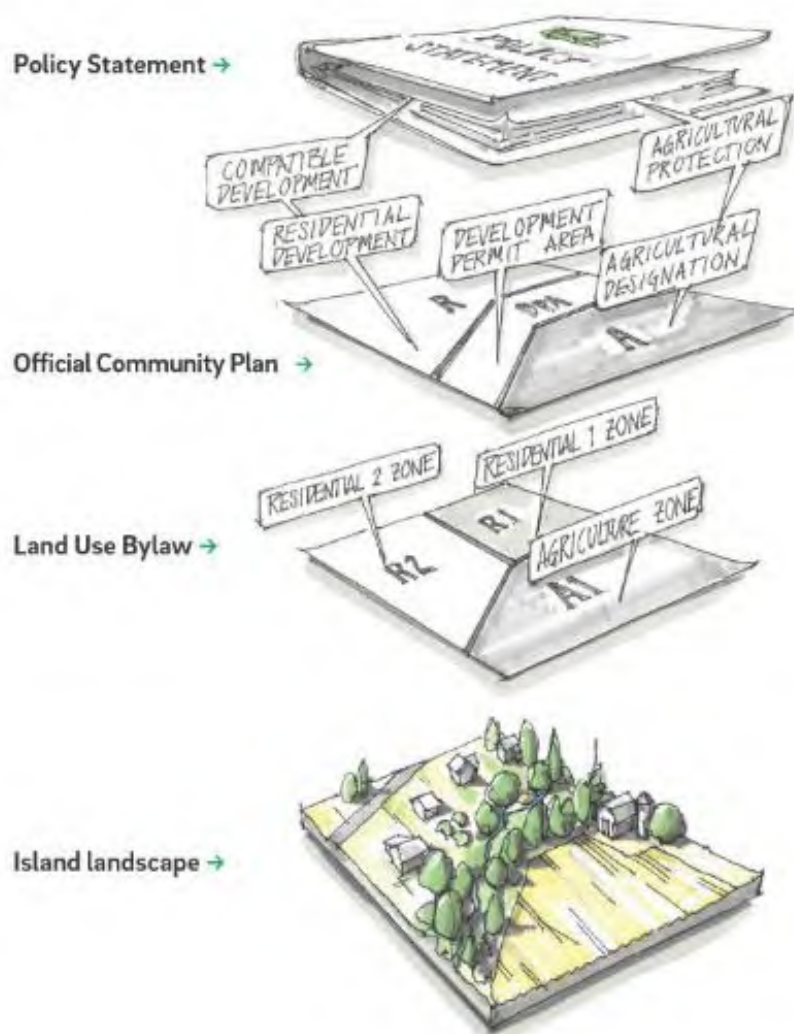


Figure1: Policy Layers

1.3.2 Legislative Framework

The *Local Government Act* (LGA) governs the process whereby a local government can prepare and adopt an OCP. The LGA outlines policy statements and requirements that the OCP must include, as well as policies that the Gabriola LTC may choose to include in the OCP.

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Once an OCP has been adopted, all decisions related to planning, subdivision, development, and land use matters must conform to the OCP. In accordance with the LGA, the OCP should be reviewed and updated every five years, incorporating public engagement to ensure that it continues to represent community objectives and addresses important and emerging issues and trends as they evolve over time.

The LGA outlines the required OCP content applicable to the Islands Trust Area is as follows:

- **Land Use:** Statements and map designations identifying the approximate location, amount, type, and density of residential development to meet anticipated housing needs over at least a 20-year period, and the approximate location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreational, and public utility land uses.
- **Natural Resources, Environment, and Hazard Lands:** Identification of the approximate location and area of sand and gravel deposits suitable for future extraction where such deposits exist, and policies and restrictions on the use of land that is subject to hazardous conditions or is environmentally sensitive to development.
- **Infrastructure and Public Facilities:** Identification of the approximate location of present and proposed public facilities, including schools, parks, and disposal sites.
- **Housing:** Policies respecting affordable housing, rental housing, and special needs housing, consideration of the most recent Housing Needs Report when developing or amending the OCP.
- **Climate Change:** Targets for the reduction of greenhouse gas emissions within the plan area, and policies and actions proposed to achieve those targets.
- **Provincial Policy Context:** Consideration of applicable provincial policy guidelines.

1.3.3 The Islands Trust

In 1974, the Government of British Columbia established the *Islands Trust Act* to preserve and protect the Islands Trust Area and its unique amenities and environment against unrestrained growth and development. Islands Trust is a federated body responsible for the Trust Area, comprised of 13 major islands, more than 450 smaller islands, and the surrounding waters in the Strait of Georgia and Howe Sound. Islands Trust regulates local land use, works with other levels of government, and the Islands Trust Conservancy to preserve and protect places of natural or cultural significance. This unique governmental mandate is defined in Section 3 of the *Islands Trust Act* and is commonly referred to as the “Islands Trust Object.”

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The object of the Islands Trust, established by British Columbia law, is to “*preserve and protect the Trust Area (islands and waters) and its unique amenities and environment for the benefit of residents of the Trust Area and British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.*”

Islands Trust Priorities

The “Islands Trust Object” is expressed through the Islands Trust Policy Statement. The themes of environmental protection, reconciliation with Indigenous People, addressing climate change and housing affordability are also key priorities across the Islands Trust and are described through three declarations of Islands Trust Council.

Environmental Protection This legislated mandate of the Islands Trust Council recognizes the ecological sensitivity of island environments and the importance of long-term stewardship. Land use planning plays a central role in achieving this objective by guiding growth and development in ways that preserve and protect ecosystems, freshwater resources, coastal processes, biodiversity, and the natural features that support community well-being and island character.

Reconciliation with Indigenous Peoples – In 2019, the Islands Trust Council adopted the *Islands Trust Reconciliation Declaration*, affirming a commitment to advancing reconciliation within its mandate and decision-making processes. For the purposes of this plan, reconciliation means planning and managing land in ways that respect First Nations’ enduring relationships to their territories, acknowledging the past and ongoing impacts of colonial land use systems, and supporting respectful, collaborative approaches to decision-making. This includes early and meaningful engagement, recognition of Indigenous rights and interests, and the integration of Indigenous knowledge and perspectives into planning processes to help ensure that land use decisions support cultural continuity, stewardship responsibilities, and community well-being.

Climate Change – The *Local Government Act* requires all OCPs to contain GHG reduction targets, policies and actions. In March 2019 the Islands Trust Council declared a climate change emergency committing the Islands Trust to work with local communities, First Nations, partner agencies, and other levels of government to reduce greenhouse gas emissions and address the challenges for a changing climate. Gabriola residents are experiencing the impacts of climate change with increased drought periods and shifts in biodiversity such as the increasing loss of Western Red Cedar trees. Average global temperatures are now more than 1.4 °C warmer than pre-industrial levels, with the past decade being the warmest on record and recent years among the hottest ever documented; this warming is linked to rising sea levels, more intense weather events, and shifting environmental conditions

Housing Affordability – In 2023, the Islands Trust Council declared that a housing equity and workforce shortage crisis exists within the Islands Trust Area, identifying a severe lack of housing options that are accessible and affordable for residents and local

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workers. This declaration reflects long-standing concerns that the limited supply of diverse housing types, combined with rising property values and rental costs, has made it increasingly difficult for people of many income levels to live and remain in island communities. Multiple housing needs assessments have documented shortages in secure, appropriate, and affordable housing for low-to-moderate income earners, impacting community well-being and economic sustainability across the Trust Area.

Island's Trust Policy Statement

Section 15 of the Islands Trust Act states that Trust Council must adopt, by bylaw, a Trust Policy Statement that applies to the Islands Trust Area as a whole. The Islands Trust Act specifies that the Policy Statement must be a general statement of the policies of Trust Council to carry out the Islands Trust Object, that it may establish different policies for different parts of the Islands Trust Area. The Policy Statement represents Trust Council's vision for the preservation and protection of the draft Islands Trust Area and its unique amenities and environment.

This Plan is required to be consistent with the Islands Trust Policy Statement in effect at the time of adoption.

1.3.4 The Development of the Plan

The Plan Area's social, environmental, economic, and infrastructure conditions establish the context within which this Plan is developed and implemented. The development of this Plan reflects this information and public input, and guides land use decisions that balance environmental protection, housing needs, infrastructure capacity, economic vitality, and community well-being, consistent with the Islands Trust mandate, reconciliation commitments, and community values identified through the engagement process for this Plan.

The development of the Plan involved a number opportunities for public involvement through 3 Phases of the Plan development.

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)
- Engagement with Snuneymuxw First Nation initiated

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

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- **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.
 - Engagement with Snuneymuxw First Nation continued

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
- Deeper engagement with Snuneymuxw First Nation

1.4 Guiding Vision, Values and Goals

The community vision, values, and resulting goals form an integrated foundation for this Plan. They guide the development, interpretation, and implementation of policies and actions that advance reconciliation, environmental protection, climate resilience, community diversity and well-being and sustainable livelihoods while fostering collaboration, inclusion, and a strong sense of belonging across Gabriola Island.

1.4.1 Community Vision

Gabriola Island is an active, inclusive, resilient, and sustainable rural community that respects Indigenous and local cultural heritage, preserves and protects the natural environment and biodiversity, supports diverse housing and livelihoods, and works collaboratively to balance human needs and the island's ecological limits.

The community fosters a strong sense of belonging by supporting diverse and affordable housing, accessible services, active and low-impact transportation, vibrant arts and culture, resilient local food systems and livelihoods, and cooperation among residents, First Nations, and all levels of government.

1.4.2 Achieving the Community Vision

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Achieving Gabriola's vision for 2050 depends on strong collaboration among Indigenous Governing Bodies, community organizations, regional and provincial partners, and residents. Many of the Island's defining strengths -its arts and culture, local food systems, environmental stewardship, and social connections- are sustained through community-driven initiatives that play a central role in advancing priorities such as housing, community diversity, active transportation, emergency preparedness, and environmental preservation and protection.

Regional districts and provincial agencies provide essential infrastructure, services, and regulatory oversight that support local efforts and ensure alignment with broader public interests. Meaningful and ongoing collaboration with Indigenous Governing Bodies is fundamental, bringing Indigenous knowledge, values, and stewardship practices into planning and decision-making. Together, these partnerships create the conditions for a socially equitable, culturally vibrant, environmentally sustainable, and resilient Gabriola for generations to come.

1.4.3 Community Values

The following Community Values articulate the core considerations that guide the Gabriola LTC's decision-making within its jurisdiction and provide a foundation for implementing the Gabriola 2050 vision through planning and regulatory actions. Each value is supported by a corresponding goal identified in Part 2 of this plan:

Integrating First Nations Interests - Honouring and protecting Indigenous cultural heritage, and meaningfully integrating the knowledge, perspectives, priorities, and stewardship practices of First Nations.

Preservation and Protection of the Natural Environment and Biodiversity - Prioritizing the protection, preservation, enhancement, and restoration of environmentally sensitive areas, ecosystems at risk, and biodiversity to maintain healthy natural systems.

Responsible Resource Stewardship - Balancing ecological, social, cultural, and economic considerations to support long-term sustainability, freshwater integrity, local food security, and resilient livelihoods.

Community Resilience and Climate Readiness - Reducing risk and strengthen the Island's ability to anticipate, adapt to, and thrive amid climate change by safeguarding critical systems and embedding climate resilience in decision-making.

Community Diversity, Well-Being, and Sustainability - Supporting diverse housing options, access to essential services, safe and active mobility, recreation, arts and culture, and local economic opportunities, while respecting community character and long-term sustainability

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Collaboration, Transparency, and Shared Responsibility - Coordinated governance that builds and maintains strong, respectful partnerships with Indigenous Governing Bodies, residents, local organizations, and other government agencies.

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PART 2 – Plan Goals, Objectives, Designations and Policies

2.1 Using This Plan

2.1.1 Policy Structure

The format of this Plan is intended to be easy to understand by residents, property owners, community groups, First Nations, other levels of government and the Gabriola LTC. It supports consistent and effective policy implementation when considering land use planning proposals and assists the Gabriola LTC in making informed land use decisions.

This Part of the Plan includes:

- Goals and objectives across all themes;
- Land use designations;
- Policies that guide decision making related to change in use and density; and
- Policies that guide decision making related to development applications and referrals.

2.2 Goals and Objectives

The following goals and objectives are applicable to the designation of land use, development application review (as identified in this part of the Plan) and advocacy policies (identified in part 4 of the Plan) of the Gabriola LTC.

2.2.1 Integrating First Nations Interests

GOAL: *Ensure land use and development decisions respect First Nations interests in preserving and protecting the environment and cultural heritage, and are guided by meaningful collaboration with Indigenous Governing Bodies, including the integration of Indigenous knowledge and stewardship practices.*

Objective 2.2.1.1: Collaborate with First Nations to identify, protect, and steward areas, species, and landscapes of cultural significance through the integration of Indigenous knowledge, values, and perspectives into land use planning.

Objective 2.2.1.2: Ensure early, ongoing, and respectful engagement with Indigenous Governing Bodies on development applications and amendments to the Plan and LUB.

Objective 2.2.1.3: Protect archaeological sites and culturally significant areas through; Heritage Conservation Areas, covenants, and other regulatory tools.

Objective 2.2.1.4: Promote community awareness and understanding of First Nations history, rights, and cultural values.

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Objective 2.2.1.5: Support the protection of First Nations traditional food lands, stewardship practices, and harvesting rights.

2.2.2 Preservation and Protection of the Natural Environment and Biodiversity

GOAL: *Preserve, Protect, restore, and enhance natural ecosystems, biodiversity, and environmentally sensitive areas to maintain healthy, functioning ecological systems for present and future generations.*

Objective 2.2.2.1: Ensure that land use planning prioritizes ecosystem preservation and protection and decisions are guided by comprehensive ecological, climate change, and freshwater vulnerability data as well as Indigenous cultural knowledge.

Objective 2.2.2.2: Preserve, protect, restore, enhance and revitalize ecosystem integrity, biodiversity, and habitat connectivity by identifying, safeguarding, and connecting sensitive ecosystems and habitats, including those important to species at risk.

Objective 2.2.2.4: Adopt land use policies and regulations to increase climate change mitigation through ecosystem-based solutions and address ecosystem threats such as wildfire and other climate change-related threats to ecosystem integrity.

2.2.3 Responsible Resource Stewardship

GOAL: *Manage land and resources in a way that sustains ecological health, supports local economies and food systems, protects freshwater resources, and promotes long-term social and cultural well-being.*

Objective 2.2.3.1: Preserve and protect the quality and quantity of Gabriola Island's freshwater resources (aquifer recharge areas, watersheds, wetlands, and freshwater ecosystems) and ensure that neither the density nor the intensity of land uses is increased where the quality and quantity of the supply of freshwater is likely to be inadequate or increase the vulnerability of freshwater supply.

Objective 2.2.3.2: Preserve agricultural land and strengthen local food systems by supporting environmentally sustainable, economically viable farming and related activities while avoiding fragmentation and conflicts with non-farm uses.

Objective 2.2.3.3: Preserve large, contiguous areas of forested land to protect and preserve biodiversity, ecosystem services, wildlife habitat, and natural landscapes, while supporting compatible low-impact recreation and education.

Objective 2.2.3.4: Work with the Province to minimize the environmental and community impacts of mineral and aggregate extraction and processing by limiting such uses and ensuring responsible site management and restoration.

Objective 2.2.3.5: Enhance groundwater infiltration and improve water quality and aquifer recharge by promoting nature-based solutions, such as permeable paving, rain gardens, and bioswales.

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2.2.4 Community Resilience and Climate Readiness

GOAL: *Reduce climate-related risks and strengthen the Island's capacity to adapt to climate change by protecting critical systems, supporting resilient infrastructure, and integrating climate considerations into all land use and development decisions.*

Objective 2.2.4.1: Reduce greenhouse gas emissions by prioritizing development close to amenities and protecting/restoring natural systems and increasing carbon sequestering opportunities.

Objective 2.2.4.2: Direct development away from areas vulnerable to natural hazards and climate-related risks, including wildfire, flooding, and saltwater intrusion.

Objective 2.2.4.3: Ensure housing and development designation and zoning consider freshwater availability, climate hazards, and land use practices that enhance community resilience.

Objective 2.2.4.4: Protect, restore, enhance and revitalize forests, wetlands, and other natural features that contribute to climate mitigation, adaptation, and ecological and community resilience.

Objective 2.2.4.5: Support walking, cycling and taking the bus to reduce reliance on private automobiles while maintaining Gabriola's rural island character.

2.2.5 Diversity and Community Wellbeing

GOAL: *Foster inclusive, healthy, and vibrant community by supporting diverse housing options, access to services, active transportation, recreation, arts and culture, and sustainable local economic opportunities.*

Objective 2.2.5.1: Support a mix of land uses that strengthens community self-reliance and wellbeing.

Objective 2.2.5.2: Provide a range of housing options and settlement patterns that meet the diverse needs of Gabriola residents, with attention to housing accessible to low and moderate income residents and families close to amenities and housing compatible with rural character, infrastructure capacity and environmental protection.

Objective 2.2.5.3: Maintain and expand parkland and public access to natural areas and outdoor recreation through planning processes and collaboration with government and community partners.

Objective 2.2.5.4: Provide for a wide range of commercial and light industrial development including home occupation that is appropriately scaled and located to serve local needs and compatible with the natural environment and local neighbourhood character.

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Objective 2.2.5.5: Support and encourage opportunities for residents and visitors to engage with local arts, culture, and creative expression, fostering community identity, cultural heritage, and economic resilience.

Objective 2.2.5.6: Support health, wellbeing and community connection with opportunities for residents of all ages and abilities to participate in physical activity, sports, recreation, and active transportation.

Objective 2.2.5.7: Support equitable and safe access to healthy natural environments, green spaces, shorelines, and ecosystem services regardless of an individual's income, cultural identity, age, or mobility.

Objective 2.2.5.8: Promote compatibility between commercial and residential uses through the mitigation of noise, odour, air quality, and other potential impacts.

2.2.6 Collaboration, Transparency, and Shared Responsibility

GOAL: *Promote and engage in coordinated and transparent decision-making through strong partnerships with First Nations, Indigenous Governing Bodies, residents, community organizations, and other levels of government, facilitating shared responsibility for land stewardship.*

Objective 2.2.6.1: Ensure early and ongoing coordination with Indigenous Governing Bodies and relevant agencies in the development and amendment of land use plans, policies, and regulations.

Objective 2.2.6.2: Promote shared understanding of roles and responsibilities in land use planning and decision-making across jurisdictions and among planning partners.

Objective 2.2.6.3: Align land use planning with related plans and initiatives of Indigenous Governing Bodies, regional partners, and other levels of government to advance shared environmental and cultural heritage protection and housing that meets community needs.

Objective 2.2.6.4: Foster transparent, inclusive, and accessible planning processes that build trust, support informed participation, and strengthen accountability in land use decision-making.

2.3 Climate Action

British Columbia has established legislated greenhouse gas (GHG) reduction targets under the *Climate Change Accountability Act*, including a 40% reduction below 2007 levels by 2030, 60% by 2040, and net-zero emissions by 2050. Through the *Local Government Act*, local governments are required to include GHG reduction targets, policies, and actions in OCPs. While many sources of emission, such as energy supply standards, building codes, and vehicle regulations, are set by senior levels of

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government, land use planning plays an important role in shaping long-term emissions outcomes.

Climate change is influencing local conditions, with rising temperatures, increasing rainfall variability, and more frequent extreme weather events expected to affect freshwater recharge, coastal processes, ecosystems, and community infrastructure over time. In the Plan Area, the most effective tools available to the Gabriola LTC for reducing GHG emissions are those related to how land is used and protected. This includes guiding where and how development occurs, supporting compact and complete settlement patterns, protecting forests, wetlands, and other natural areas that store carbon, and encouraging walking, cycling, and shared transportation where feasible.

Through land use policies, this Plan establishes a local framework for climate action that reflects Gabriola's rural character, environmental values, and the Islands Trust mandate to preserve and protect the Island for present and future generations.

Land use planning plays a key role in reducing GHG emissions and building resilience. The following are a set of climate action target policies to guide policy development and land use planning decisions. Detailed policies to address these targets are included in the related sections of this Plan and specific regulations to address these targets are included in the Gabriola Island LUB.

2.3.1 Climate Mitigation Targets to Reduce GHG Emissions:

From 2026 levels:

TARGET 2.3.1.1: Increase the concentration of new residential and commercial development in the village commercial area where freshwater is sufficient and create secondary commercial nodes close to existing residential, service and amenity areas and on public transit routes to encourage walking, cycling and transit use

TARGET 2.3.1.2: Increase protection of forests, wetlands, soils, and other ecosystems that store carbon.

TARGET 2.3.1.3: Increase trail development with minimal ecological disturbance.

TARGET 2.3.1.4: Increase the percentage of new development close to the public transit to encourage walking, cycling and transit use.

TARGET 2.3.1.5: Increase agricultural use of land to support access to local food.

2.3.2 Climate Adaptation Targets for Increasing Climate Resilience:

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TARGET 2.3.2.1: Increase protection and preservation of natural areas that reduce climate-related risks such as wildfire, flooding, and erosion.

TARGET 2.3.2.2: All new buildings and infrastructure be built with consideration of local hazards and long-term resilience.

TARGET 2.3.2.3: Increase the number of rainwater catchment systems on the Island.

TARGET 2.3.2.4: Increase protection and preservation of watersheds, aquifers, and riparian zones to ensure long-term water supply and quality.

TARGET 2.3.2.5: Increase the integration of Indigenous knowledge and perspectives related to ecosystem health.

TARGET 2.3.2.6: Increase community understanding of climate change by including climate change considerations in land use decision making.

2.4 Land and Marine General Policies

Purpose

Land and marine designations provide a framework for how land within the Plan Area is intended to be used and managed over the long term. Designations translate the community's vision, values, and goals into a spatial plan that guides future development, conservation, and infrastructure decisions.

Land and marine designations inform zoning, policy decisions, and regulatory tools to ensure land use changes occur in a coordinated, transparent, and sustainable way. The Gabriola LTC has chosen to designate all land and marine areas in this Plan to provide clear land use direction.

All land and marine designations are identified on the Map in Schedule B.

Policies

The following policies apply to all applicable use designations. Designation specific policies are outlined in Section 2.5.

2.4.1 Residential Density Policies

POLICY 2.4.1.1: This plan does not support strata conversions of buildings under the *Land Title Act* or the *Strata Property Act*.

POLICY 2.4.1.2: Land use regulations should identify where detached secondary dwelling units must be located in relationship to the principal dwelling unit thereby defining residential footprint. Locating detached secondary dwelling units in close proximity to the principal dwelling unit is encouraged to reduce impact to the lot and facilitate sharing of well and septic system where feasible.

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2.4.2 Home Occupation Use Policies

POLICY 2.4.2.1: A home occupation use should be permitted as an accessory use in all land use designations where a residential use is permitted. Land use regulations should establish conditions of use for home occupations, such as:

- Specifying the range of uses permitted as a home occupation;
- Restricting the floor area used by a home occupation;
- Requiring the use to be conducted by a resident of the lot;
- Specifying a limit on the number of non-resident persons who may be employed, based on the size of the lot;
- Prohibiting or limiting the exterior storage of material or equipment;
- Requiring screening from adjacent properties and the roadway;
- Requiring adequate off-street parking;
- Considering different home occupation regulations for different zones;
- Compatibility with the surrounding neighbourhood and environment; and
- Considering impacts to archeological sites.

POLICY 2.4.2.2: Bed and Breakfast tourist accommodation use may be permitted as a home occupation on a lot where the home occupation operator resides in the legal dwelling where the bed and breakfast occurs.

POLICY 2.4.2.3: Short term vacation rental of a dwelling in its entirety should not be permitted as a home occupation and may be permitted through a temporary use permit (TUP).

2.4.3 Boarding Homes and Supportive Home Care

POLICY 2.4.3.1 Boarding homes, hospice care, community care facilities, transition homes and similar small-scale supportive residential uses as forms of residential accommodation and support should be permitted where residential is a principal use.

2.4.4 Trails and Parks

POLICY 2.4.4.1: Public parks, trails, ecological reserves, and public utilities should be permitted in all land use designations.

2.4.5 Marine Access

POLICY 2.4.5.1: Public boat launch and emergency dock facilities may be permitted in any land use designation providing waterfront access, subject to adequate parking and consideration of First Nations' interests.

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2.4.6 Commercial and Industrial

POLICY 2.4.6.1: Heavy industrial uses such as industrial production that generates significant noise, vibration, odour, emissions, or heavy truck traffic and/or uses a significant amount of water should not be permitted.

POLICY 2.4.6.2: The use of lands, buildings, or structures for the manufacturing or research of genetically engineered seeds, plants, or animals should not be permitted.

POLICY 2.4.6.3: Timeshare developments should not be permitted.

POLICY 2.4.6.4: Land-based airports and heliports, other than an emergency helicopter landing area, should not be permitted.

POLICY 2.4.6.5: Destination gaming facilities, such as casinos and commercial bingo halls, should not be permitted.

2.4.7 Agricultural Use

POLICY 2.4.7.1: Horticulture uses should be permitted in all designations except for areas designated Parks and Protected Areas.

POLICY 2.4.7.2: Establish land use regulations to prohibit the removal of soil from or the deposition of soil where it would reduce the agricultural viability of the lot.

2.4.8 Aggregate Extraction

POLICY 2.4.8.1 Processing of mineral and aggregate resources is not permitted unless the product will be exclusively for local use.

POLICY 2.4.8.2: Bylaw amendment applications for new aggregate extraction facilities should not be supported.

2.4.9 Cemeteries and Green Burial

POLICY 2.4.9.1: Cemetery use, including green burial, should only be permitted in Institutional, Forest Protection and Park designations subject to an analysis of groundwater impacts.

2.4.10 Freshwater Sustainability

POLICY 2.4.10.1: The commercial sale of groundwater for use outside of the Plan Area should not be permitted.

POLICY 2.4.10.2: Land use regulations should require new residential, commercial, and institutional development to incorporate freshwater capture and storage infrastructure, such as cisterns and holding ponds. Other systems designed to retain freshwater from

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natural on-island sources that would be available to offset the use of groundwater and serve as backup during prolonged drought conditions and for fire protection may also be considered in place of, or in addition to, cisterns and holding ponds.

POLICY 2.4.10.3: Land use regulations should require potable rainwater catchment systems consistent with installation and maintenance requirements of Island Health for all secondary dwelling units located in freshwater hazard areas (see Schedule D).

POLICY 2.4.10.4: Land use regulations should support community water supply as a permitted use in appropriate areas.

2.4.11 Protection of Archaeological Sites

POLICY 2.4.11.1 Ground disturbance activities in areas of known or potential archaeological significance are subject to the requirements of the provincial *Heritage Conservation Act* and may require a provincial heritage alteration permit prior to site alteration or disturbance.

POLICY 2.4.11.2: Property owners undertaking ground disturbance must implement a chance find protocol, including the immediate cessation of work and notification of the province and affected First Nations if archaeological materials are encountered.

POLICY 2.4.11.3: Early notification and engagement with the Snuneymuxw First Nation is encouraged when development or land alteration is proposed in areas of known or potential archaeological significance.

POLICY 2.4.11.4: Notification and engagement with the province is required as a first step when archaeological materials are found on a property.

2.4.12 Fire Safety

POLICY 2.4.12.1: Fire safety measures must be considered with all new development, including:

- Defensible space around structures
- Safe and accessible evacuation routes
- Integration with emergency response planning

2.4.13 Dark Skies

POLICY 2.4.13.1: Development in all zones should be designed and located to adhere to dark skies best practices. The Local Trust Committee may use zoning regulations, Development Permit Areas, and development approval processes to manage the siting, orientation, and intensity of outdoor lighting associated with land use, rezoning, subdivision, and variance applications.

POLICY 2.4.13.2: The Local Trust Committee will work with other levels of government and agencies to encourage outdoor lighting on public lands, roads, parks, and facilities to be appropriately scaled and designed to adhere to dark skies best practices.

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2.4.14 Road Classification

POLICY 2.4.14.1: The classification of roadways should be consistent with agreements between the Province and Islands Trust.

2.4.15 General Siting and Use

POLICY 2.4.15.1: Land use regulations, including use, density, lot size, setbacks, and lot coverage, should be informed by site conditions, surrounding land uses, rural character, ecological values, cultural heritage and community safety.

2.4.16 Subdivision

POLICY 2.4.16.1 The minimum lot size for subdivision should be 35 hectares except where the subdivision is for one or more of the following uses:

- Park;
- Conservation;
- Community service use;
- Heritage conservation, including Indigenous cultural or historical heritage protection;
- Utilities;
- Public infrastructure; and
- Non-market housing

POLICY 2.4.16.2 The minimum lot size for single unit non-market housing subdivisions should be at least 1 hectare, and for multi-unit non-market housing subdivisions at least 2 hectares.

POLICY 2.4.16.3: Lot consolidation and boundary adjustment subdivisions which do not increase the number of lots or increase subdivision potential should be exempt from minimum lot size regulations.

2.5 Land Use Designations

The following designation categories include specific sub-designations and specific policies:

Parks and Protected Areas

Park (P)
Conservation (C)

Residential

Rural Residential (RR)
Multi-Unit Residential (MUR)

Small Island Stewardship (SI)

Sustainable Resource

Agriculture (A)
Forest Protection (FP)

Commercial

Village Commercial (VC)
Secondary Commercial (SC)
Tourist Commercial (TC)

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Institutional (IN)

Marine

Industrial (I)

Marine (M)

Ferry Terminal (FT)

Aggregate Deposit (AD)
Parks and Protected Area

2.5.1 Park (P)

The Park (P) designation applies to parkland that supports outdoor recreation, or conserves ecologically significant areas. Given the mix of jurisdiction overseeing parkland, cooperative stewardship with provincial agencies, RDN, and the community is critical to ensure parks are responsibly managed, minimally developed, and responsive to local needs.

POLICY 2.5.1.1 In the Park designation, land use regulations:

- Should establish different zones for active recreation parks (which provide a range of recreation opportunities) and passive recreation parks (which focus on passive recreation, preservation and restoration of the environment);
- Should not permit residential use, except where the residential use is accessory to a campground use;
- May permit campground use; and
- Should regulate accessory uses, buildings and structures to ensure they are in suitable locations.

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2.5.2 Conservation (C)

The Conservation (C) designation applies to areas that focus on the preservation of ecological function.

POLICY 2.5.2.1: In the Conservation designation, land use regulations should only permit wilderness recreation, ecological reserves, cultural heritage protection, environmental protection, and environmental restoration.

Small Island Stewardship Designation

2.5.3 Small Island Stewardship (SI)

The Small Island (SI) designation applies to the small islands and islets in the Plan area. This designation recognizes the sensitivity of small islands and islets where cultural sites and fragile ecosystems are vulnerable to destruction, erosion, sea level rise, and saltwater intrusion.

POLICY 2.5.3.1: In the Small Island Stewardship designation, land use regulations should:

- Permit conservation as a principal use;
- Permit residential use as an accessory use; and
- Regulate accessory uses to ensure they have minimal impact to the natural environment.

POLICY 2.5.3.2: All lands designated Small Island/Islet should be designated part of a DPA for the purposes of protection of the natural environment and biodiversity.

Sustainable Resource Designations

Purpose: to permit uses connected to the direct use of the land that contribute to the local economy and food security. This includes agricultural and forestry uses.

2.5.4 Agriculture (A)

All lands within the provincial Agricultural Land Reserve should be designated 'Agriculture' (A). The (A) designation is established to preserve agricultural and food-producing lands by designating areas intended primarily for farming and related activities, minimizing land fragmentation, and supporting activities that compliment sustainable agricultural use.

POLICY 2.5.4.1: Generally, land in the Agricultural Land Reserve is designated Agriculture (A).

POLICY 2.5.4.2: In the Agriculture designation, land use regulations should permit:

- Agriculture and residential use as principal uses;
- One principal dwelling and one secondary suite on lots 2 hectares or larger;

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- In addition to one principal dwelling and one secondary suite, one detached secondary dwelling unit may be permitted on lots 2 hectares or larger; and
- Passive recreation park use.

POLICY 2.5.4.3: Small scale, low impact, uses related to agriculture (such as selling of farm goods and agri-tourism) should be permitted where it is demonstrated that such uses:

- Are directly related to and supportive of on-site agricultural activity;
- Remain secondary to farm use in scale and intensity; and
- Do not generate traffic, servicing, or environmental impacts that would compromise agricultural operations, surrounding farm uses and the surrounding neighbourhood.

POLICY 2.5.4.4: Additional dwellings on farms for seasonal workers actively employed in the farm operation, where permitted by the Agricultural Land Commission, consistent with this Plan and required for farming purposes may be permitted.

Forestry Protection Designation

2.5.5 Forest Protection (FP)

Purpose: The Forest Protection (FP) Designation applies to large lots to preserve large contiguous areas of forested land and encourage the use of forested land for recreation, wildlife habitat and maintaining biological diversity.

POLICY 2.5.5.1: All land within the Private Managed Forest Land should be included in this designation.

POLICY 2.5.5.2: In the Forest Protection designation, land use regulations should permit:

- Small scale sustainable forestry and residential use as principal uses;
- One principal dwelling and one secondary dwelling unit per lot; and
- Passive recreation park.

Residential Designations

Purpose: Support housing diversity and community well-being by designating residential areas that can accommodate a range of housing forms at densities appropriate to local conditions, while protecting environmental values, cultural heritage, and natural landscapes.

2.5.6 Rural Residential (RR)

The rural residential designation applies to residential lots on Gabriola Island including smaller lots, approved prior to the inception of the Islands Trust in 1975, and larger lots which provide low density rural settlement options and may be suitable for agricultural, and conservation uses.

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POLICY 2.5.6.1 Consolidation of small lots is encouraged.

POLICY 2.5.6.2: In the Rural Residential designation, land use regulations should:

- Permit one principal dwelling per lot;
- One principal dwelling and one secondary suite on lots 2 hectares or larger;
- In addition to one principal dwelling and one secondary suite, one detached secondary dwelling unit may be permitted on lots 2 hectares or larger on land located outside the freshwater hazard areas;
- Permit horticulture and the raising of animals for personal use;
- Permit agriculture on lots 2 hectares or larger; and
- Permit accessory uses consistent with rural residential character.

2.5.7 Multi-Unit Residential (MUR)

Purpose: The Multi-Unit Residential (MUR) Designation applies to lots supporting housing for low to moderate income earners, seniors and those with special needs.

POLICY 2.5.7.1: In the Multi-Unit Residential designation, land use regulations should permit:

- Residential use as a principal use;
- Multiple dwelling units per lot; and
- Accessory uses consistent with residential character.

POLICY 2.5.7.2: All new multi-unit housing requires a housing agreement which restricts use to one or more of the following:

- Special needs residents living with physical or mental disabilities; and/or
- Seniors 60 years of age or older; and/or
- Low to moderate income individuals and families.

POLICY 2.5.7.3: Any lands designated for multi-unit housing should be included in DPA 9 (Multi-Unit Residential) for the purposes of addressing form and character.

Commercial Designations

2.5.8 General Commercial Policies

The following policies apply to all commercial designations in order to strengthen local economic resilience by identifying appropriate areas for commercial uses that serve local needs, support employment, and are compatible with surrounding land uses and the natural environment.

POLICY 2.5.8.1: In commercial designations, land use regulations:

- Should specify an appropriate range of commercial uses to be permitted in each commercial zone;
- May permit secondary dwelling units to a maximum of half the total floor area of all commercial buildings; and

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- May permit campgrounds, subject to the provision of adequate water, appropriate sewage treatment, and consideration of environmental impacts and effects to the surrounding area.

POLICY 2.5.8.2: All commercial designated lots should be designated within a DPA to regulate the form and character of development.

2.5.9 Village Commercial (VC)

The Village Commercial (VC) designation applies to locations for commercial activity on Gabriola Island that are concentrated in the Village Centre close to residential, public recreation and institutional uses.

POLICY 2.5.9.1: The Village Commercial area should be recognized as the main location for commercial activity in the Plan Area providing for a range of uses including commercial, institutional, and residential.

POLICY 2.5.9.2: Land in the Village Commercial designation and any future additions to the Village Commercial designation should be placed in the DPA 8 Village Commercial so as to ensure that the form and character of development:

- Contains small scale building design;
- Includes pedestrian oriented development with amenities such as public open spaces and walkways; and
- Prioritizes water conservation.

POLICY 2.5.9.3: Land should only be added to the Village Commercial designation if it is contiguous with other land in the designation.

2.5.10 Secondary Commercial (SC)

The Secondary Commercial (SC) designation applies to areas outside of the Village Commercial area that support the needs of the immediate neighbourhood and the island as a whole.

POLICY 2.5.10.1: In the Secondary Commercial designation, zoning regulations should:

- Only permit a limited range of commercial uses that are compatible with the surrounding area; and
- Consider screening regulations where appropriate.

POLICY 2.5.10.2: Expansion of the SC designation in the Twin Beaches area is not supported by this Plan.

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2.5.11 Tourist Commercial (TC)

The Tourist Commercial (TC) designation applies to areas that support tourist activities that include but are not limited to marina, restaurant, licensed lounge, tourist accommodation, tackle shop and marine outfitters shop, laundromat, campground, and retail and office use accessory to tourist commercial use.

POLICY 2.5.11.1: In the Tourist Commercial designation, land use regulations should not permit more than 13 tourist accommodation units per hectare and 30 tourist accommodation units per lot.

POLICY 2.5.11.2: Land use regulations should support a campsite zone subject to analysis of freshwater impact.

Institutional Designation

2.5.12 Institutional (IN)

The Institutional (IN) designation applies to a broad range of institutional uses, such as health and wellness facilities, providing services to the Gabriola Island community and a focal point for community life. Institutional uses include facilities, services, and uses which are operated by government or non-profit organizations and include medical clinics open for community service use.

POLICY 2.5.12.1: In the institutional designation, land use regulations should:

- Permit institutional as a principal use.

POLICY 2.5.12.2: In the institutional designation, land use regulations may:

- Permit commercial uses, provided they are small in scale and support the principal use; and
- Permit secondary dwelling units to a maximum of half the total floor area of all institutional buildings.

Industrial Designation

2.5.13 Industrial (I)

The Industrial (I) designation applies to areas that support small scale non-polluting light industrial activities, encourage small scale value-added industrial activities and any light industry that would permit the Gabriola community to become more self-sufficient.

POLICY 2.5.13.1: In the Industrial designation, land use regulations:

- Should permit light industrial uses;
- May permit local small-scale manufacturing;
- May permit one dwelling unit that is limited in floor area;
- Should not permit any industrial uses that are:
 - Likely to generate significant off-site impacts;

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- Incompatible with Gabriola Island's rural character, environmental sensitivity, and limited servicing capacity;
 - Located within an area where residential lots under 2 hectares are clustered;
 - Likely to result in significant industrial traffic through small lot residential areas; or
 - Likely to threaten the sustainability of groundwater
- ; and
- Should address the need for screening, fencing, buffering and landscaping to separate the proposed use from adjoining properties.

POLICY 2.5.13.2: All Industrial designated sites should be designated as a DPA to establish objectives for the form and character of development and, energy and water conservation.

Aggregate Deposit Designation

2.5.14 Aggregate Deposit (AD)

The Aggregate Deposit (AD) designation applies to approximate location and area of sand and gravel deposits as required by the *Local Government Act*.

POLICY 2.5.14.1: The processing of mineral and aggregate resources should be directed to locations where potential impacts on surrounding land uses, community character, environmental values, and infrastructure capacity can be appropriately considered and managed through applicable land use planning processes.

POLICY 2.5.14.2: The establishment of new aggregate extraction facilities should be carefully considered in relation to potential impacts on environmental values, neighbouring properties, community character, and infrastructure capacity. The Local Trust Committee encourages provincial agencies to consider these values in decisions related to aggregate resource development.

Marine Designations

2.5.15 Marine (M)

The Marine (M) Designation applies to marine and foreshore areas to restrict uses and structures that could compromise ecological integrity, cultural heritage values, anchorage and navigation. The designation supports essential ferry infrastructure and low-impact public marine access, and the regulation of shoreline development to address environmental protection, climate resilience, and public safety considerations.

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POLICY 2.5.15.1: In the Marine designation, zoning regulations should:

- Only permit private floats, docks or wharves for owners of land adjacent to the shoreline of the water area subject to the zone;
- Ensure adequate separation between potentially conflicting uses;
- Not permit buildings;
- Not permit residential use;
- Establish a marine protection zone for the protection of significant marine and foreshore areas;
- Permit public access trailer boat launch ramps, canoe/kayak hand launch beach sites, and dinghy docks are permitted, subject to adequate parking;
- Permit one public dock or wharf that provides a water connection between Gabriola Island and Mudge Island; and
- Not permit structures or uses which would impede the ability for boats to anchor temporarily in bays suitable for temporary anchorage.

POLICY 2.5.15.2: Marshes, bluffs and beaches along the coast shall be protected from the impacts of development by ensuring foreshore zoning protects against disruption of the natural systems and pollution.

POLICY 2.5.15.3: Setbacks from the natural boundary of the sea should protect shoreline and marine ecological processes, cultural heritage, and development from coastal hazards, including sea-level rise, erosion and saltwater intrusion.

POLICY 2.5.15.4: When necessary, shoreline erosion control should be achieved using an approach that preserves, protects and restores natural shoreline processes, and hard shoreline armouring (including seawalls, bulkheads, and riprap) should be prohibited, except where a qualified professional confirms that no feasible nature-based alternative exists and the works are necessary to address an immediate threat to public safety or critical infrastructure.

POLICY 2.5.15.4: Land use regulations for commercial use of the foreshore and coastal areas should:

- Require public access to the foreshore;
- Protect coastal areas by balancing waterfront development with natural areas;
- Not result in disruption of traditional swimming beaches or areas used for marine navigation; and
- Not result in pollution into the marine area.

POLICY 2.5.15.5: No offshore reef or islet shall be developed or used for commercial activities.

POLICY 2.5.15.6: Large-scale water supply infrastructure should not be considered unless it can be demonstrated that local water conservation, stewardship, and supply management approaches are insufficient and that significant impacts can be avoided or mitigated.

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POLICY 2.5.15.7: Pipeline connections to Vancouver Island (Or any other land mass) should not be permitted.

POLICY 2.5.15.8: Ferry service from Gabriola Island to the mainland is not supported by this Plan.

2.5.16 Ferry Terminal (FT)

POLICY 2.5.16.1: Land use regulations should permit the existing Descanso Bay ferry terminal site on Gabriola Island.

POLICY 2.5.16.2: The following uses are permitted:

- Ferry terminal; and
- Uses accessory to ferry terminal use.

POLICY 2.5.16.3: Residential use is not permitted.

POLICY 2.5.16.4: Land use regulations should require public parking for vehicles and other modes of transportation.

2.6 General Policies Related to Amendments to the Plan and Land Use Bylaw

Bylaw Amendment Considerations

When considering an application to amend this Plan or the Land Use Bylaw, the Local Trust Committee should consider whether the proposed amendment is consistent with the Community Values and related considerations below. The policies in this section establish considerations and information requirements for evaluating proposed amendments to this Plan and the Land Use Bylaw. They are intended to be read together with the broader policy directions in this Plan and do not replace or duplicate those policies.

2.6.1. Integrating First Nations Interests

POLICY 2.6.1.1: When considering amendments to the Plan or LUB, the Gabriola LTC should consider:

- Indigenous Knowledge, when available and shared, alongside ecological, climate, and technical information in land use and development decision making;
- Impacts of land use and development on interests of Indigenous Governing Bodies, including cultural practices, cultural heritage, impact to groundwater and ecosystem relationships;
- Cultural heritage and archaeological information, including non-tangible cultural heritage identified by First Nations, to inform the review and consideration of development applications;
- Long-term cumulative impacts on Indigenous access to resources including traditional harvesting areas and freshwater for future use.

Attachment 1

POLICY 2.6.1.2: The Snuneymuxw First Nation and other relevant First Nations should be informed at early stages for bylaw amendments within:

- 200m from the natural boundary of the sea, and
- 200 m of known archaeological sites or areas of high archaeological potential.

POLICY 2.6.1.3: Where a petroglyph or other fragile archeological sites are located on a property subject of a bylaw amendment application that would result in development or alteration of land, these features should be protected through a covenant or other appropriate means.

2.6.2 Preservation and Protection of the Natural Environment and Biodiversity

POLICY 2.6.2.1: When considering amendments to the LUB, the Gabriola LTC should consider the following information related to ecosystem preservation, protection and integrity:

- Potential land use and development impacts, at appropriate ecological scales, on terrestrial, freshwater, and marine ecosystems, with particular attention to cumulative effects on ecosystem integrity, ecosystem connectivity, and projected climate change impacts; and
- The interests and expertise of the Islands Trust Conservancy and local land conservancies in land use decision-making, including opportunities for collaboration on land protection, stewardship, and the use of conservation covenants.
- Development standards that minimize light pollution, reduce light trespass and glare, and protect dark skies, nocturnal wildlife, ecosystem function, and the rural nighttime character of Gabriola Island.

POLICY 2.6.2.2: Bylaw amendments should not result in development that is anticipated to:

- significantly harm terrestrial, freshwater, or marine ecosystems
- disrupt habitat connectivity, or
- undermine ecosystem resilience.

POLICY 2.6.2.3: When a bylaw amendment increases the density or intensity of use; protections and, where feasible, restoration of ecologically significant ecosystems (including wetlands, forests, riparian areas, shorelines, and nearshore marine environments) should take place through the use of land use regulations, DPAs, covenants, or other regulatory mechanisms.

POLICY 2.6.2.4: When considering bylaw amendment applications, the Gabriola LTC should require the retention or establishment of native vegetation buffers around sensitive ecosystems, watercourses, and shorelines, including the retention of natural tree cover along shorelines, through the use of DPAs or a covenant.

2.6.3 Responsible Resource Stewardship

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POLICY 2.6.3.1: When considering amendments to the Plan and LUB, the Gabriola LTC should consider the following related to responsible resource stewardship:

- Critical aquifer recharge mapping (Schedule E) and freshwater hazard mapping (Schedule D) to assess the impacts of increased density and intensity on the sustainability of groundwater regions;
- Requiring a Freshwater Management Plan for applications that significantly increase water use;
- The potential impacts on agricultural uses on adjacent ALR land;
- When adjacent to land in the Agriculture designation:
 - Potential impacts on adjacent agricultural uses;
 - Demonstration that sufficient water supply will be available to support agricultural activities; and
 - Buffering, siting and design measures to reduce conflicts between farm and non-farm uses.

POLICY 2.6.3.2: Proposed bylaw amendments should demonstrate approaches that protect watersheds and freshwater resources, such as clustering, covenants, parkland dedication, and other suitable approaches.

POLICY 2.6.3.3: Bylaw amendments should not result in increases in density or intensity of development where it would result in adverse effects on watersheds and aquifers.

POLICY 2.6.3.4: Bylaw amendments for land in the Agriculture designation should not result in increased subdivision potential or risk for agricultural land to be fragmented. Exceptions may be considered when land is being subdivided for environmental conservation purposes.

2.6.4 Community Resilience and Climate Readiness

POLICY 2.6.4.1: When considering amendments to the Plan and LUB, the Gabriola LTC should consider the following related to community resilience and climate readiness:

- Climate change projections, including freshwater availability, wildfire risk, flooding, risk of salt water intrusion to aquifers, and sea-level rise;
- Whether proposed increases in residential density can be supported by community services, emergency response, and transportation networks without degrading service levels;
- Whether proposed increases in residential density enables access to parks, trails, or public open space without creating increased pressure that is likely to result in damage to sensitive ecosystems; and
- The establishment and protection of climate-resilient water conservation areas.

POLICY 2.6.4.2: Bylaw amendments should not result in higher density residential and mixed-use development in locations where emergency response, evacuation capacity, and firefighting services cannot be efficiently and safely provided.

Attachment 1

POLICY 2.6.4.3: Bylaw amendments should not result in higher density or intensity of use along shorelines that are subject to erosion, flooding, or sea-level rise.

POLICY 2.6.4.4: When considering bylaw amendment applications, the Gabriola LTC should require sewage disposal systems to be designed and sited to avoid adverse effects on groundwater, surface water, and marine ecosystems.

POLICY 2.6.4.5: When considering bylaw amendment applications, the Gabriola LTC should require evidence of sufficient quantity and quality of freshwater to support the proposed use without adverse effects to existing water users, neighbouring properties and future use by First Nations.

POLICY 2.6.4.6: When considering bylaw amendment applications, the Gabriola LTC should require the integration of wildfire resilience by:

- Avoiding increases in density in high wildfire-risk areas;
- Requiring adequate setbacks from forested or vegetated areas;
- Supporting defensible space, fire-resistant landscaping, and fire-smart building design;
- Ensuring emergency vehicle access and evacuation routes are feasible; and
- Maintaining forested and natural areas as buffers to reduce wildfire risk while maintaining ecosystem integrity.

2.6.5 Community Diversity and Wellbeing

POLICY 2.6.5.1: When considering amendments to the Plan and LUB, the Gabriola LTC should consider the following related to community diversity and wellbeing:

- Whether the application supports additional housing types that address housing needs;
- The cumulative impacts of increases in housing density on community service; and
- Whether the location and site design support access to public transit and active transportation networks.

POLICY 2.6.5.2: When considering bylaw amendment applications for commercial or multi-unit residential uses, the Gabriola LTC should require provisions for bicycle parking and connections to existing or planned trail networks in commercial, institutional, and multi-unit residential developments.

POLICY 2.6.5.3: When considering bylaw amendment applications for commercial or multi-unit residential uses, the Gabriola LTC should identify opportunities to secure trail connections or public access through covenants, easements, statutory rights-of-way, or other legal mechanisms. Parks and trail development and acquisition should be consistent with the Regional District of Nanaimo (RDN) Parks and Trails Master Plan for Area B, where feasible.

POLICY 2.6.5.4: Trails and parks should incorporate wildfire risk reduction measures, including defensible space along trail corridors and fire-resistant landscaping in parklands adjacent to residential areas.

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POLICY 2.6.5.5: Bylaw amendments should, where possible, enhance safe public access to waterfronts and parks, provided that environmental preservation and protection, cultural heritage, and fire safety considerations are not compromised.

POLICY 2.6.5.6: Bylaw amendments should, where possible, support low-impact recreational uses.

POLICY 2.6.5.7: Bylaw amendments should, where possible, encourage the establishment of ecological reserves to protect environmental values.

POLICY 2.6.5.8: Bylaw amendments should, where possible, encourage community parks within residential neighbourhoods to support local recreation needs, including, playgrounds, greenbelts, and pocket parks and the development of additional field space in close proximity to the Village Centre or existing playing fields.

2.7 Bylaw Amendments for Change in Use and Density

2.7.1 Bylaw Amendments to Permit Subdivision

POLICY 2.7.1.1: When received, applications to facilitate the creation of additional lots should provide community benefits such as:

- the provision of land for:
 - preservation of natural environments and ecologically sensitive areas;
 - preservation of groundwater regions;
 - protection of archeological sites and other cultural heritage interests;
 - community park or public open space;
 - community sewage treatment facilities or community water systems; or
 - community facility or use;
- the provision of:
 - community wells for domestic water supply;
 - fire protection infrastructure, including storage reservoirs;
 - a community facility or service;
 - easements or rights of way for utilities or publicly accessible trails;
 - non-market housing;
- the transfer of land to a First Nation or Indigenous governing body, where feasible and mutually agreed, for housing, cultural, conservation, or community purposes; and/or
- the provision of any other amenity which is similar in nature to the foregoing and/or is consistent with the objectives and policies of the OCP.

POLICY 2.7.1.2: Land transferred to support the uses in POLICY 2.4.15.1 must be secured through a covenant, restrictive covenant, housing agreement, or other legal instrument registered against the parent lot prior to final subdivision approval, ensuring that upon creation the lot will be used only for the intended purposes.

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POLICY 2.7.1.3: Where the subdivided lot is intended for residential use or community use involving development and/or the use of groundwater the applicant should demonstrate land suitability, including but not limited to:

- Potable water availability;
- Wastewater disposal capability;
- Impacts to sensitive ecosystems;
- Impacts to species at risk;
- Impacts to critical habitat;
- Impacts to groundwater recharge;
- Hazard lands and geotechnical suitability; and
- Buildings and structures setback a minimum of 200m from the natural boundary of the sea except where it has been identified that the development will not impact archeological sites, or be impacted by sea level rise, coastal erosion and saltwater intrusion.

POLICY 2.7.1.4: All subdivisions for the purposes of supporting housing should ensure that water supply is provided for through designs that are supported by a freshwater footprint informed water management plan demonstrating long-term aquifer sustainability under expected changes to climate conditions.

POLICY 2.7.1.5: In areas where individual septic systems are adversely affecting the environment or the quality of water, a sewer system for new development should be required.

2.7.2 Bylaw Amendments to Permit Residential Uses

In keeping with goal and objectives for housing, the policies in this section primarily address criteria related to bylaw amendments to permit additional density or new uses to support non-market housing intended for moderate and low-income persons. The policies in this section are applicable to lands in any Land Use designation except Small Island Stewardship, Park, and Conservation except where otherwise stated.

Multi-Unit Housing

POLICY 2.7.2.1: Consideration of multi-unit housing may only be given to applications intending to provide non-market housing for special needs residents living with physical and cognitive disabilities, seniors 60 years of age or older or moderate and low-income persons to be secured through a housing agreement.

POLICY 2.7.2.2: Multi-unit housing should be located within proximity to roadways and include screening to minimize environmental impacts and visual impacts on surrounding properties.

POLICY 2.7.2.3: The siting and height of the proposal should be sensitive to the surrounding land uses and should not negatively impact adjacent properties.

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POLICY 2.7.2.4: Multi-unit housing should be included in DPA 9 – Multi-Unit Residential.

POLICY 2.7.2.5: Multi-unit housing may consist of clustered detached units such as tiny homes, including tiny homes on wheels or manufactured homes in addition to traditional forms of housing.

POLICY 2.7.2.6: For bylaw amendment applications to permit detached multi-unit housing, the following considerations should be addressed:

- Units will be constructed to the BC Building Code, or CSA standards for manufactured homes, or equivalent and receive a Building Permit from the RDN;
- Units must be connected to a source of potable water, and connected to an approved wastewater system;
- Communal facilities maybe provided, such as laundry or common rooms.

Additional Secondary Dwelling Unit

POLICY 2.7.2.7: This Plan supports rezoning for one additional secondary dwelling unit on lots within the Rural Residential, Forest Protection, or Agricultural designation provided that the property is not located within the freshwater hazard areas as identified in Schedule D, and does not:

- Abut any portion of the natural boundary of the sea, a lake or wetland;
- Contain any portion of recorded archaeological and cultural heritage sites;
- Contain sensitive ecosystems; or
- Contain conditions considered hazardous to development.

POLICY 2.7.2.8: The total number of secondary dwelling units created through a rezonings described in 2.7.2.7 may not exceed 12 as of the introduction of this OCP. Once this number has been reached, the LTC should re-evaluate policies related to rezoning for additional secondary dwelling units.

2.7.3 Bylaw Amendments to Permit Commercial and Tourism Uses

POLICY 2.7.3.1: Bylaw amendment applications for commercial or tourist accommodation uses should assess cumulative impacts on housing availability, freshwater demand, parking, and transportation infrastructure.

POLICY 2.7.3.2: Where an application for commercial or tourist accommodation development requiring a bylaw amendment is proposed to generate significant employment, on-site or nearby employee housing may be required, with priority given to locations accessible by active transportation or transit.

POLICY 2.7.3.3: Bylaw amendment applications for commercial uses should take into account access to other commercial uses as well as residential areas through active transportation routes.

Attachment 1

POLICY 2.7.3.4: Applications to allow for commercial uses must provide a conditional provincial water license for the proposed use.

2.7.4 Bylaw Amendments for Lands in the Agricultural Land Reserve

POLICY 2.7.4.1: Bylaw amendment proposals affecting lands within the Agricultural Land Reserve, or lands designated Agriculture, should not be supported where they would:

- Fragment agricultural landholdings,
- Introduce non-farm uses that are not accessory to agricultural activity, or
- Undermine current or future farm use.

POLICY 2.7.4.2: The Local Trust Committee may support applications to the Agricultural Land Commission for non-adhering residential use, or exclusion where the proposal provides small-scale, permanently affordable housing and meets all of the following:

- The land is outside the freshwater hazard areas
- Housing is designed and sited to minimize impact on the agricultural capacity of the land
- Long-term affordability is provided through a housing agreement.

2.7.5 Bylaw Amendments for Forest Protection Land

POLICY 2.7.5.1: Bylaw amendment applications to increase density or use of or adjacent to Forest Protection designated lands should not be supported where it would introduce residential, institutional, or infrastructure uses that undermine long-term forest management, ecological integrity, contiguous forest cover, wildfire safety or watershed resilience.

2.7.6 Bylaw Amendments for Marine Areas

POLICY 2.7.6.1: Bylaw amendment applications for marine-related commercial, recreational, institutional, or transportation uses should demonstrate how potential impacts on marine ecosystems, shorelines, cultural heritage and marine resources will be avoided, minimized, or mitigated.

POLICY 2.7.6.2: Proposals for marinas, docks, wharves, boat launches, and other marine infrastructure should be appropriately sited, designed, and serviced to minimize impacts on ecological values, public access, navigation, surrounding land uses, and community infrastructure.

POLICY 2.7.6.3: Bylaw amendment applications should demonstrate adequate wastewater management, sewage pump-out facilities, solid waste management, spill prevention measures, transportation access, parking, and compatibility with ferry operations, public wharves, and community docks.

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POLICY 2.7.6.4: Development in the marine area should minimize visual and environmental impacts and incorporate measures to respond to coastal hazards, including sea level rise, flooding, storm surge, and erosion.

POLICY 2.7.6.5: Floating accommodations, live-aboard facilities, or other forms of permanent residential use on the water should not be supported.

POLICY 2.7.6.6: When assessing applications for a marina, the provision of toilet facilities should be considered.

2.8 Development Variance

2.8.1 General Policies

POLICY 2.8.1.1: Development Variance Permits should only be issued where variances are consistent with the objectives of this Plan.

POLICY 2.8.1.2: In considering a development variance permit application, the Gabriola LTC will evaluate whether the proposed variance:

- Is minor in nature;
- Does not undermine the intent of the bylaw being varied;
- Is consistent with the form and character of the surrounding area; and
- Will not result in significant adverse impacts on adjacent properties.

POLICY 2.8.1.3: Development Variance Permit applications should demonstrate that environmental values, ecosystem functions, and archaeological sites are adequately protected.

POLICY 2.8.1.4: Development Variance Permit applications near the shoreline should demonstrate that natural shoreline processes, coastal vegetation, and public access to the foreshore are maintained.

POLICY 2.8.1.5: Where a Development Variance Permit affects setbacks, siting, or lot coverage near environmentally sensitive areas, a Section 219 covenant may be required to preserve and protect ecological values, including vegetation retention, wildlife habitat, or shoreline integrity.

POLICY 2.8.1.6: Where a retroactive Development Variance Permit is considered, the Gabriola LTC may require conditions to mitigate impacts of the existing development, including but not limited to environmental remediation, landscaping, or registration of protective covenants.

2.9 Crown Lease Referrals

2.9.1 General Policies

POLICY 2.9.1.1: Crown Lease referrals will be reviewed using the following criteria:

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- Consistency with land use regulations;
- Whether the proposed referral advances the objectives of this plan;
- Avoidance or mitigation of impacts to sensitive ecosystems, known First Nations interests, and archaeological sites;
- Appropriate management of hazards, including climate related hazards; and
- Whether there is appropriate servicing that will not impact sustainability of freshwater resources or generate waste that cannot be managed without detrimental impacts to the environment.

POLICY 2.9.1.2: When insufficient information is available for a review of a crown lease referral, additional information may be requested prior to a response in support of an application.

POLICY 2.9.1.3: When a crown lease referral significantly affects community interests, recreational areas, or neighbourhood amenities; referral responses will request that additional consultation occurs to understand and address community concerns prior to an application advancing.

2.10 Temporary Use Permit Applications

This Plan supports the designation of areas where TUPs may be allowed, and the establishment of conditions regarding the issue of TUPs in the Land Use Bylaw. An OCP or zoning bylaw may designate areas where temporary uses may be allowed. A TUP may allow a use not permitted by zoning, specify conditions under which the temporary use may be carried on, and allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued. A permit may be issued for a period of up to three years and may be renewed only once, after which a new application is required.

Guidelines recognize conditions that may be taken into account when evaluating a TUP application. The Gabriola LTC may identify site-specific performance measures to be attached as conditions of an approved permit.

2.11 Development Permit Areas

Pursuant to the *Local Government Act*, DPAs are designated in this OCP to establish objectives and guidelines for the protection of the natural environment, the protection of development from hazardous conditions, and the establishment of the form and character of development.

Within areas designated as DPAs, a development permit may be required prior to subdivision, construction of, addition to, or alteration of a building or structure, or prior to certain alterations of land.

This section designates DPAs, describes the special conditions or objectives that justify the designation and specifies guidelines for each DPA intended to guide applicants, staff, and decision-makers in the review of development proposals.

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Unless otherwise noted, the geographic areas that apply to each DPA are defined in Schedule C. Where land is subject to more than one DPA, guidelines from all relevant DPAs will apply, and only one development permit application is required.

2.11.1 Development Permit Area 1 – The Tunnel

Designation

DPA1 – The Tunnel is designated as a DPA for the protection of the natural environment, its ecosystems and biological diversity.

Justification

This DPA relates to the shrub and tree canopy along North Road, this is an important scenic, heritage and environmental amenity that enhances the rural character of Gabriola.

The designation of this area as a DPA will help ensure that the tree canopy and shrub buffer area will be maintained along North Road.

Objective

The objective of this DPA is to maintain these natural values by minimizing the encroachment of subdivision roads, works and services, buildings and structures into the designated area.

2.11.2 Development Permit Area 2 – Lock Bay

Designation

DPA2 – Lock Bay is designated as a DPA for the protection of the natural environment, its ecosystems and biological diversity.

Justification and Objective

Lock Bay has been identified as a sensitive, unique beach of sand and gravel isolating a marsh of about 40 acres. The designation of this area as a DPA will help ensure that the environmental values of this area are protected from the potential impacts of land development.

2.11.3 Development Permit Area 3 – Riparian Areas

Designation

DPA3 - Riparian Areas is established for the protection of the natural environment, its ecosystems and biological diversity.

Location

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POLICY 2.11.3.1: DPA 3 – Riparian Areas, includes all land designated on Schedule C of this Plan. This mapping is intended to include any of the following that provides fish habitat:

- A watercourse, whether it usually contains water or not;
- A pond, lake, river, creek or brook; or
- A ditch, spring or wetland that is connected by surface flow to something referred to in the above bullet points.

The DPA also includes a buffer around these features as determined by the following:

- For a stream that is not located in a ravine, the DPA is a 30 metre strip on both sides of the stream measured from the high water mark, except for areas where a lesser distance is indicated on Schedule C;
- For a stream located within a ravine, the DPA is a 30 metre strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank;
- For a lake, wetland or other water body, the DPA is 30 metres around the water body measured from the high water mark of the water body;
- For a ditch or lotic system, a 10 metre strip on both sides of the ditch measured from the high water mark.

However, due to the ephemeral nature of some streams and other factors, the actual location of the streams and water bodies and the actual extent of the DPA may need to be determined on a site-specific basis by a qualified environmental professional or a surveyor.

Justification and Objectives

Local governments in British Columbia are required to designate DPAs for the protection of riparian areas under the Local Government Act and the Riparian Areas Protection Regulation. These requirements ensure that development near streams, wetlands, and other watercourses is assessed to prevent harmful alteration of riparian ecosystems and fish habitat. Designating a Riparian DPA in the OCP helps ensure that development on Gabriola Island maintains appropriate setbacks, protects riparian vegetation, and supports the long-term health of watercourses and freshwater resources.

This DPA includes streams, lakes, wetlands, and their associated riparian areas that may provide fish habitat. Riparian ecosystems play a critical role in watershed health by supporting biodiversity, stabilizing stream banks, filtering sediments and pollutants, moderating water flows, and regulating water temperatures. Riparian vegetation also provides food, shade, and habitat for fish and wildlife, while fallen woody debris helps shape stream channels and creates aquatic habitat.

Land-altering activities such as clearing vegetation, building roads or structures, and installing septic systems near watercourses can damage these functions. Protecting riparian areas is therefore necessary to maintain ecosystem health and biological diversity on Gabriola Island.

Objectives of this DPA are to:

- Protect the biological diversity and habitat values of riparian and aquatic ecosystems;

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- Conserve streams, wetlands, and associated riparian vegetation that support fish habitat; and
- Minimize the impacts of development and land use practices on riparian ecosystems and water quality.

2.11.4 Development Permit Area 4 – Flat Top Islands

Designation

DPA4 - Flat Top Islands is designated as a DPA for the protection of the natural environment, its ecosystems and biological diversity.

Justification and Objectives

The Flat Top Islands and Breakwater Island have been identified as having high and moderate-high marine, vegetation and wildlife natural areas.

The objective of this DPA is to help ensure that the environmental values of this area are protected from the potential impacts of land development.

2.11.5 Development Permit Area 5 – Gabriola Pass

Designation

DPA5 – Gabriola Pass is designated as a DPA for the protection of the natural environment, its ecosystems and biological diversity.

Justification and Objectives

Within the Gabriola Pass Area, the intertidal area is boulder-tiered ledges, sandstone and shale formations and sand and gravel banks. Tide pools exist along the length of Gabriola Island. The sub-tidal area is largely devoid of human impact and is exceptionally rich in an abundance of marine life. The designation of this area as a DPA will help ensure that the environmental values of this area are protected from the potential impacts of development.

The objectives of this DPA are:

- To provide a refuge for the naturally existing species;
- To provide opportunities for a wide-range of multiuse non-consumptive recreational activities; and
- To provide an educational opportunity for people to learn about the marine environment.

2.11.6 Development Permit Area 6 – Environmental Protection

Designation

DPA6 – Environmental Protection is designated as a DPA for the protection of the natural environment, its ecosystems and biological diversity.

Justification and Objectives

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Gabriola Island has significant natural areas that support important plants and animal habitats. This DPA is intended for the protection of sensitive ecosystems that are generally classified as mature forest, woodland, herbaceous, cliff, wetland and freshwater. These ecosystems are sensitive to development due to their rarity and potential vulnerability to disturbance.

The objectives of this DPA are as follows:

To preserve, protect, restore or enhance environmental features and sensitive ecosystems on Gabriola Island;

- To manage development in environmentally sensitive areas;
- To minimize the loss of sensitive ecosystems;
- To increase protection for species at risk;
- To encourage retention of Coastal Douglas-fir and associated ecosystems; and
- To manage development in an environmentally sensitive manner.

2.11.7 Development Permit Area 7 – Escarpment Areas

Designation

DPA7 – Escarpment Areas is designated as a DPA for the protection of development from hazardous conditions.

Justification

Escarpment areas are areas where there is significant land slope, often greater than 80 per cent. These escarpment areas may not be suitable for development as they may be subject to erosion, land slip, rock falls or subsidence, or other hazards.

Objective

The objective of this DPA is to protect development from natural hazards, including terrain instability, erosion, land slippage, rock falls, subsidence, debris flows and flooding or changes to storm water runoff due to development on or in proximity to lands with excessive slope conditions.

2.11.8 Development Permit Area 8 – Village Commercial

Designation

DPA8 – Village Commercial is designated as a DPA for the establishment of objectives:

- For the form and character of commercial development;
- To promote water conservation; and
- To promote the reduction of greenhouse gas emissions.

Justification

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The Gabriola village commercial area is designated as a DPA to help ensure that commercial development will be pedestrian oriented, landscaped to conserve water resources, and encourage fuel efficient vehicles and alternative modes of transportation.

Objectives:

The objectives of this DPA are as follows:

- To promote small scale building design;
- To promote development that is pedestrian oriented with amenities such as public open spaces and walkways;
- To promote water conservation; and
- To promote the reduction of greenhouse gas emissions.

2.11.9 Development Permit Area 9 – Multi-Unit Residential

Designation

DPA9 – Multi-Unit Residential is designated as a DPA for the establishment of objectives for the form and character of multi-unit residential development.

Justification

This DPA is established to ensure that the scale and character of new multi-unit residential development and alteration of existing multi-unit residential development is undertaken in a manner which is in keeping with the rural character of the Island.

Objectives

To ensure that the scale and character of any new multi-unit residential development and alteration of existing multi-unit residential development is undertaken in a manner which is in keeping with the rural character of the Island.

2.11.10 Development Permit Area 10 – Industrial

Designation

DPA10 – Industrial is designated as a DPA for the establishment of objectives for the form and character of industrial development.

Justification

While it is important to have some industrial use on the island, it should not impact the rural character of the island.

Objective

This DPA is established to ensure that the scale and character of the new and existing industrial development is undertaken in a manner which is in keeping with the rural character of the Island.

Attachment 1

PART 3 – Implementation and Advocacy

Implementation of the goals and objectives of the Plan in support of the community's vision for 2050 will involve making use of planning tools available as well as working with other agencies and government bodies.

This part of the Plan identifies steps, beyond what is currently in Part 2 and Part 3 of the Plan, that could be taken by the Gabriola LTC to support the goals and objectives of the Plan. These steps include the use of development approval information, the creation of additional DPAs and the creation of heritage conservation areas.

In addition, this part of the Plan identifies steps to be taken in collaboration with First Nations, other agencies and government bodies as well as community groups, in support of the Gabriola 2050 vision and related community values, to address interests and implement actions beyond the scope of the Gabriola LTC's jurisdiction and area of focus.

3.1 Using Development Approval Information

The Plan Area is designated as an area for which development approval information can be required. In accordance with the *Local Government Act* and a development approval information bylaw adopted by the Gabriola LTC, applicants for bylaw amendments, TUPs, and Development Permits may be required to provide development approval information.

Requiring development approval information is justified given the island's unique environmental conditions, including sensitive shoreline ecosystems, aquifer-dependent water supply, areas subject to slope instability, coastal erosion, and sea level rise, as well as the presence of significant biodiversity and cultural heritage resources.

In addition, the island's limited transportation infrastructure, rural land use pattern, and finite servicing capacity create conditions where development proposals may have notable impacts on ecological integrity, public safety, freshwater availability, and community character. Collectively, these special conditions and community objectives support the need for technical information that enables the Gabriola LTC to evaluate the potential impacts of proposed development and ensure that land use decisions are consistent with OCP goals.

3.2 Implementing the Freshwater Footprint

A Freshwater Footprint was developed for Gabriola Island, as part of the 2020-2026 OCP review, to provide a planning-scale framework for assessing freshwater conditions, constraints, and vulnerabilities in relation to land use planning. The Freshwater Footprint included aquifer conceptualization, groundwater region mapping, groundwater recharge mapping, water balance, aquifer stress analysis, freshwater hazard mapping,

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saltwater intrusion assessment, groundwater quality interpretation, watercourse mapping, wet-area interpretation, and watershed resilience mapping.

Freshwater information forms an integrated planning framework for land use planning and decision making. The mapped and interpretive layers contained in the Freshwater Footprint address interrelated aspects of groundwater recharge, water balance, aquifer stress, freshwater hazard, groundwater quality, groundwater-dependent ecosystem function, and watershed condition. Used in combination, they support assessment of freshwater constraints, site sensitivity, and the implications of land use change, including where additional technical information, protection, restoration, or land use limitations may be warranted.

3.3 Implementing New Development Permit Areas and Heritage Conservation Areas

DPAs and a Heritage Conservation Area can both be used to achieve some of the goals and objectives of this Plan. DPAs are designated in this OCP to establish objectives and guidelines for the preservation and protection of the natural environment, the protection of development from hazardous conditions, and the establishment of the form and character of development. Heritage Conservation Areas, which have not yet been implemented through this plan, can be created to protect both settler and indigenous cultural heritage.

3.3.1 Priority Development Permit Areas

In the development of this plan, it was identified that the existing DPAs, which focus primarily on location specific interests, were inadequate to implement the community's vision on their own. Through the development of the Plan a number of topics for future DPAs were identified as priorities. These topics are listed below in order of priority. Those with existing data and where model guidelines exist are identified as top priority followed by those where there was no data or guidelines at the time of the drafting of this Plan. Form and Character DPAs are not included in the list of priority DPAs as they can be created at anytime when there are specific changes to bylaws in particular locations. They do not require data.

Priority DPA topics which could be supported with existing mapping, data, and model guidelines:

1. Critical Aquifer Recharge Areas: This DPA would address the critical need to protect limited freshwater resources. The Freshwater Footprint project provided sufficient information to inform the creation of a DPA. In addition, guidelines exist for Galiano Island which could inform the development of guidelines of DPA guidelines for Gabriola.

2. Steep Slopes Hazard: Steep Slope Hazard DPAs help to protect property owners from potential geotechnical issues due to erosion, earthquake and other natural hazards. While there was a steep slope hazard DPA for Gabriola Island at the time of the Plan

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development, the data upon which the DPA was develop was identified to need review. New mapping would be required.

3. Shorelines and Marine Areas: Shoreline and marine areas are vulnerable to erosion, sea-level rise and destruction of vulnerable ecosystems requiring protection. A DPA for shoreline and marine areas is of particular interest to First Nations as there is much cultural heritage and archaeological sites along the shoreline. A number of islands in the Islands Trust Area have DPA's for shoreline and marine areas, their guidelines can help inform guidelines for Gabriola.

4. Endangered Species Habitat: Changing climates and development impacts threaten endangered species. As the provincial government updates endangered species data annually, the boundaries of a DPA could be easily informed by updated data.

5. Riparian Areas: Provincial legislation requires all local governments have DPAs to protect riparian areas. Gabriola's riparian area DPA boundaries are out of date. The province updated riparian area data in 2019.

Priority DPAs without existing data or guidelines:

6. Fire Resilience: With the increase in dryer periods during the year, the importance of addressing fire resilience increases. The development of a fire resilience DPA would require working closely with the Gabriola fire department.

7. Sensitive Ecosystems: There are a number of sensitive ecosystems in the Plan Area. Current sensitive ecosystem data is out of date. Identifying DPA boundaries would require detailed studies to update data involving collaboration with professionals, local environmental protection groups as well as First Nations. Some of Gabriola's existing DPAs can also help inform DPA boundaries and guidelines.

8. Forested Areas: There is very strong interest in protecting forested areas in the Plan Area. The development of a DPA would need to begin with an assessment of land which could involve community members and groups.

9. Wetlands: The freshwater footprint work can help inform the identification of wetlands. Additional work by professionals and the community would be needed to establish the boundaries for a wetland DPA.

10. Habitat Corridors: During the development of the Plan, interest in a DPA to support habitat corridors was identified. Identifying DPA boundaries would require detailed studies to update data involving collaboration with professionals, local environmental protection groups as well as First Nations.

3.3.2 Heritage Conservation Areas

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Consistent with an objective of this plan to protect Indigenous heritage and advance reconciliation the Gabriola LTC may establish Heritage Conservation Areas for the purposes of:

- Protecting settler and/or Indigenous cultural heritage
- Protecting historic buildings, view corridors, and settler heritage sites.
- Protecting values, including Indigenous values, stories, cultural uses of landscapes and ecosystems that are integral to the cultural safety of Indigenous peoples

A Heritage Protection Area should:

- Reflect multiple voices representing broad cultural uses of the island and protect them for all future generations, Indigenous and Non-Indigenous.
- Be uniquely tailored to the heritage it protects, and can include other structures, lands or features of the land, significant trees or First Nations cultural heritage sites.

The establishment of a Heritage Conservation Area to protect cultural heritage should be undertaken through a future project to amend this Plan. The protections, restrictions and geographic boundaries that apply to an HCA should be described in the Plan or an addendum to the Plan. A future HCA would include the following:

- Location;
- Justification;
- Objectives;
- Essential Features and Characteristics of the area;
- Guidelines that development must adhere to;
- Exemptions from Permit Requirements to help balance development with conservation objectives.

HCAs are a means of increasing public awareness, recognition, and protection of cultural heritage, and provide a framework to explore and accommodate cultural interests in the context of development and land disturbance.

3.4 Advocacy

This Plan focuses on the land use planning tools available to the Gabriola LTC to guide land use in the Plan Area. Previous Parts of the Plan do not include actions that fall outside the Islands Trust's jurisdiction. At the same time, 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 Plan 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,

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the Plan 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.

Plan Goals and Advocacy Action

Advocacy actions in this section are organized according to the primary goal they support, recognizing that many contribute to multiple goals. While some potential actions and partners have been identified, they reflect only the ideas identified through the engagement process during the development of the Plan and are not intended to be comprehensive. Other actions or partners not specifically identified may also help advance these issues in meaningful ways.

The actions identified in this section:

- Relate directly to land use;
- Support the goals of the Plan; and
- Address matters outside the sole authority of the Gabriola LTC or require collaboration with other governments, organizations, and community partners.

3.4.1 Integrating First Nations Interests

3.4.1.1 Protecting Cultural Heritage Sites

Why Advocacy is Needed:

While the Gabriola LTC can influence land use and development, the identification, management, and legal protection of cultural heritage sites involve provincial legislation, Crown processes, and First Nations governance. Effective protection requires coordinated advocacy and collaboration.

Supports and Advocacy:

- Support completion of an Archaeological Overview Assessment in collaboration with Snuneymuxw First Nation;
- Advocate for monitoring, enforcement, and protection measures to prevent damage or disturbance;
- Ensure land use decisions, provincial approvals, and Crown referrals meaningfully involve First Nations and respect Indigenous rights;
- Support joint advocacy with First Nations to advance shared stewardship goals.
- Promote public education to increase awareness of cultural heritage values and appropriate protocols;
- Encourage agreements, partnerships, or conditions that support shared stewardship, land protection, or management outcomes with First Nations, where consistent with this Plan.

Key Collaborators:

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Snuneymuxw First Nation and other First Nations, Province of BC, private landowners, and community organizations.

3.4.1.2 Integrating Indigenous Knowledge into Land Use Planning

Why Advocacy is Needed:

The Gabriola LTC can incorporate Indigenous perspectives into planning policies; however, meaningful integration depends on collaboration with Indigenous Governing Bodies and alignment with provincial and federal decision-making processes.

Supports and Advocacy:

- Strengthen referral processes to ensure timely and meaningful First Nations involvement;
- Advocate for alignment of provincial and federal decisions with First Nations' cultural and ecological priorities;
- Support respectful handling of Indigenous knowledge, including confidentiality and cultural protocols.

Key Collaborators:

First Nations, Province of BC, Government of Canada, Islands Trust Conservancy, RDN, and local stewardship organizations.

3.4.1.3 Educating on First Nations History, Rights, and Cultural Values

Why Advocacy is Needed:

The history, cultural values, governance systems, and ongoing rights of First Nations shape Gabriola Island's identity and contribute to a fuller understanding of its past and future. The Gabriola LTC has a central role in guiding community conversations about land use. However, many opportunities to share First Nations history and cultural values, such as public signage, school curricula, park programming, and public lands interpretation, fall outside LTC jurisdiction.

Supports and Advocacy:

- Public education initiatives such as cultural programming, interpretive signage, storytelling events, and land-based learning;
- Collaboration with First Nations to develop accurate and respectful educational materials related to local history, cultural values, and Indigenous governance;
- Integration of First Nations perspectives into parks planning, public art, interpretive trails, community facilities, and public signage;
- Expansion of opportunities for youth and adults to learn about First Nations rights, title, and responsibilities through schools, workshops, and community programs; and

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- Promotion of awareness of legal obligations related to cultural heritage protection, including respectful land stewardship practices.

Key Collaborators:

First Nations, School District No. 68, RDN, Province, Federal agencies, Gabriola Museum, Islands Trust Area Services, local stewardship organizations.

3.4.2 Preservation and Protection of the Natural Environment and Biodiversity

3.4.2.1 Ecosystem Preservation, Protection and Restoration of Terrestrial Ecosystems

Why Advocacy is Needed:

The Islands Trust mandate includes environmental preservation and protection, but coordinated action across jurisdictions provides additional opportunities. The LTC has limited authority over private land management and relies on cooperation with others to preserve and protect sensitive ecosystems.

Supports and Advocacy:

- Ensuring up to date data is available to support decision making, such as ecosystem health indicators to track environmental performance and inform adaptive management;
- Educating the public to develop land responsibly and with ecological care;
- Placing covenants on areas of high ecological value;
- Protecting ecologically sensitive lands through stewardship, and conservation tools;
- Preventing habitat destruction and undertaking ecological restoration in areas where damage or destruction has occurred;
- Restoring damaged habitat and ecosystems.

Key Collaborators:

First Nations, private landowners, the Gabriola community, local conservancies, the Islands Trust Conservancy, Islands Trust Area Services, RDN, the Province.

3.4.2.2 Preservation and Protection of Marine and Shoreline Ecosystems

Why Advocacy is Needed:

Shorelines are high-value areas with significant ecological, cultural, and heritage importance. They are also subject to substantial natural change, intensified by climate change. The Gabriola LTC does not regulate fisheries, issue Crown land tenures, or have knowledge of all culturally significant shoreline sites.

Supports and Advocacy:

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- Educating the public about the implications of developing near the shoreline;
- Educating the public on green shores approaches to shoreline impacts;
- Simplifying Crown tenure processes that support nature-based shoreline protection;
- Support coordinated shoreline planning and protection efforts;
- Finfish farming should not be supported within the Plan Area.

Key Collaborators:

First Nations, private Landowners, RDN, the Province, the Federal Government, and First Nations all share responsibilities for shoreline management.

3.4.2.3 Species at Risk

Why Advocacy is Needed:

Species at risk are highly valued for their contribution to ecosystem health but remain vulnerable to impacts from existing and new development. The Gabriola LTC can use DPAs and regulatory tools to support protection, but primary authority to protect species at risk rests with senior governments.

Supports and Advocacy:

- Educating the public about local species at risk;
- Protecting species at risk and their habitats;
- Supporting data collection, mapping, and monitoring programs;
- Conserving land that provides suitable habitat for local species at risk.

Key Collaborators:

Private land owners, the Gabriola community, the Province, local conservancies, the Islands Trust Conservancy, Islands Trust Area Service, RDN, and the Federal Government.

3.4.3 Responsible Resource Stewardship

3.4.3.1 Preservation and Protection of Quality and Quantity of Freshwater Resources

Why Advocacy is Needed:

Gabriola has limited freshwater resources, which are critical to ecological health, watershed function, agriculture, and the well-being of residents. The Gabriola LTC does not regulate groundwater licencing, well construction standards, water allocation, drinking water regulation, or regional water programs. Those responsibilities are shared across multiple provincial agencies. Advocacy is needed to improve coordination,

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strengthen freshwater literacy, support stewardship initiatives, and advance programs that protect freshwater quality and quantity.

Supports and Advocacy:

- Support continued development of tools for public access to freshwater mapping, data, and planning information such as the Islands Trust Freshwater Atlas;
- Support coordination with the RDN Drinking Water and Watershed Protection Program;
- Support collaboration with First Nations, the Province, the Regional District of Nanaimo, Island Health, and community organizations on freshwater protection priorities and watershed stewardship including public education on limiting water consumption;
- Encourage the Islands Trust to work with the Regional District and provincial government in creating a fund to help property owners who cannot afford to install rainwater collection
- Support monitoring programs that improve the evidence base for freshwater planning and protection;
- Advocate for provincial groundwater authorization, water allocation, and regulatory processes that reflect freshwater sustainability, local hydrogeologic conditions, and cumulative effects;
- Advocate for programs and partnerships that support rainwater harvesting, freshwater storage, drought preparedness, source protection, and reduction of contamination risks.
- Support public education initiatives that improve freshwater literacy, good well practices, among residents, visitors, trustees, landowners, and applicants.

Key Collaborators:

First Nations, Province, RDN, Island Health, Islands Trust Conservancy, private land owners, local stewardship organizations, and water users.

3.4.3.2 Preservation of Agriculture

Why Advocacy is Needed:

Agricultural lands fall under multiple jurisdictions, including the Agricultural Land Commission (ALC) and local regulatory bodies. Although the Gabriola LTC regulates land use and density, it does not oversee agricultural practices, farm classification, or enforcement within the Agricultural Land Reserve. Many policies that influence agricultural viability (such as water licensing, taxation, farm standards, and provincial agricultural programs) are outside Gabriola LTC control.

Supports and Advocacy:

- Protecting agricultural land through ALC decision-making, land stewardship tools, and prevention of non-farm uses that fragment or degrade farmland;

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- Supporting farmers by improving access to water, infrastructure, and programs that strengthen agricultural viability;
- Promoting regenerative and climate-resilient farming practices that maintain soil health, protect groundwater, and enhance biodiversity;
- Advancing food security initiatives, including local food distribution networks, farm-to-community programs, and agricultural education.
- Support and encourage local agricultural organizations to purchase and hold agricultural land for agricultural purposes.

Key Collaborators:

First Nations, Agricultural Land Commission, Province of British Columbia, RDN, local farmers and agricultural organizations.

3.4.3.3 Preservation of Forests

Why Advocacy is Needed:

Forests in the Plan Area provide essential ecological functions, including carbon storage, groundwater recharge, habitat connectivity, and climate regulation. They also support cultural values, recreation, and the rural character of the island. Many forested areas are privately owned or fall under provincial jurisdiction for land and resource management, making long-term forest preservation a shared responsibility across agencies and landowners.

The Gabriola LTC can regulate land use, subdivision, and certain development activities, but it does not manage forestry practices, issue cutting permits, or regulate resource extraction on private managed forest land or Crown land. Because many decisions affecting forest health (such as logging approvals, provincial land authorizations, wildfire management, and conservation funding) lie outside Gabriola LTC authority, advocacy is necessary.

Supports and Advocacy:

- Prioritizing conservation of ecologically important and mature forest areas through land acquisition, covenants, and stewardship agreements.
- Supporting sustainable forest management practices that preserve biodiversity, soil health, and long-term forest function.
- Reducing wildfire risk through fuel management and forest health initiatives led by provincial agencies and First Nations.
- Protecting habitat connectivity in decisions related to forestry, subdivision, and Crown land.
- Providing incentives and support for private landowners to maintain forest cover and adopt stewardship practices.
- Educating on sustainable forestry practices.

Key Collaborators:

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First Nations, Province, Islands Trust Conservancy, RDN, Private landowners and forestry operators, Local conservancy and stewardship organizations

3.4.3.4 Mining and Aggregate Extraction

Why Advocacy is Needed:

Mining and aggregate extraction can create noise, dust, pollution, and significant environmental and cultural impacts. The Gabriola LTC does not have jurisdiction to regulate mining activities.

Supports and Advocacy:

- Referral of Crown applications for mining to the Islands Trust;
- Ensuring mining permits protect cultural heritage, groundwater, and the environment; and
- Monitoring operations to ensure compliance with permit conditions.

Key Collaborators:

The Provincial government

3.4.4 Community Resilience and Climate Readiness

Addressing climate change on Gabriola requires both reducing greenhouse gas emissions (mitigation) and preparing for the impacts of a changing climate (adaptation). While emissions in the community are primarily generated by transportation, buildings, and waste, the Plan Area is also increasingly affected by climate-related risks such as drought, wildfire, flooding, and coastal erosion.

The Gabriola LTC plays an important role by shaping land use policies that support low-carbon and resilient community systems, while advocating to other levels of government and organizations that hold responsibility for infrastructure, services, and regulatory frameworks. Through a coordinated approach to mitigation and adaptation, Gabriola can reduce its climate impact while strengthening long-term community resilience and well-being.

3.4.4.1 Transportation and Mobility

Why Advocacy is Needed:

As many rural communities, Gabriola's transportation system relies heavily on personal vehicles. The community seeks safer and more accessible walking, biking, and transit options as well as increased ability to access community amenities without the use of a

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personal vehicle. The Gabriola LTC can influence land use to support active transportation but does not build paths, construct roads, or operate public transit.

Supports and Advocacy:

- Build walking and biking paths within rights-of-way and in new development areas. A high priority area is creating a link between the Village and Descanso Bay Ferry Terminal;
- Reduce speed limits where appropriate;
- Expand public transportation infrastructure and service; and
- Use Gabriola Safe Roadways document for reference when considering road improvements to support increased walkability and safety.
- Establishment of new trails to connect public parks, waterfront access points, and existing trail systems.
- Support trail development and acquisition to be consistent with the Regional District of Nanaimo (RDN) Parks and Trails Master Plan for Area B.

Key Collaborators:

Gabriola Transportation Society, GERTIE, the Province, and RDN.

3.4.4.2 Buildings

Why Advocacy is Needed:

On Gabriola, many homes rely on these fuels, and the island's older housing stock can be less energy efficient. Improving building performance and transitioning to low-carbon energy sources are key opportunities to reduce emissions while enhancing comfort, affordability, and resilience. The Gabriola LTC can influence land use patterns and housing form but does not regulate or enforce building codes, energy systems, or fuel sources, which are governed by the Province and the RDN.

Supports and Advocacy:

- Encourage higher energy efficiency standards for new construction (e.g., Step Code implementation).
- Advocate for programs and incentives to retrofit existing homes (insulation, windows, heat pumps);
- Encourage the transition from fossil fuel heating to electric systems;
- Support local renewable energy initiatives (e.g., rooftop solar where appropriate); and
- Promote education and capacity-building for builders, trades, and homeowners.

Key Collaborators:

BC Energy Step Code / Province, RDN, BC Hydro, FortisBC, and local builders and contractors.

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3.4.4.3 Waste

Why Advocacy is Needed:

On Gabriola, reducing waste and supporting reuse and recycling can significantly lower emissions while conserving resources. The Gabriola LTC can influence land use and support local initiatives but does not manage waste collection, disposal systems, or regional waste policy, which are the responsibility of the Regional District.

Supports and Advocacy:

- Expand organics diversion (e.g., composting) to reduce landfill methane emissions;
- Support local reuse, repair, and sharing initiatives to reduce overall waste generation;
- Encourage waste reduction in new development (e.g., space for sorting, composting);
- Advocate for enhanced recycling and waste diversion programs at the regional level; and
Promote education and behaviour change to reduce single-use materials and food waste.

Key Collaborators:

RDN, local reuse and recycling organizations, community groups, and residents.

3.4.4.4 Food Security

Why Advocacy is Needed:

On Gabriola, strengthening local food systems can reduce reliance on imported goods, lower transportation-related emissions, and improve food security. Supporting local agriculture, food distribution networks, and community-based food initiatives also enhances the island's ability to respond to disruptions and climate impacts.

The Gabriola LTC can influence land use to support agriculture and local food production but does not regulate farming practices, food distribution systems, or broader food policy, which involve multiple levels of government and organizations.

Supports and Advocacy:

- Encourage local food production, including small-scale farms, community gardens, and urban agriculture.
- Promote programs that improve access to affordable, healthy, and locally produced food.
- Encourage reduction of food waste through education and community initiatives, such as recovery programs that redistribute surplus food.

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- Encourage that water be identified for current and future food production.
- Support equitable access to healthy food and other food assets.
- Support agriculture and edible landscaping on public lands.
- Support shared commercial kitchens and temporary markets.

Key Collaborators:

Local farmers and food producers, community organizations, RDN, Island Health, and provincial agencies.

3.4.4.5. Natural Areas and Hazard Protection

Why Advocacy is Needed:

On Gabriola, forests, wetlands, coastal areas, and riparian zones help absorb and store water, stabilize soils, and reduce the impacts of extreme weather events. Protecting and restoring these natural systems is a cost-effective and sustainable approach to climate adaptation, particularly in an island context where infrastructure is limited and ecosystems are closely tied to community well-being.

The Gabriola LTC can influence land use to protect environmentally sensitive areas and reduce exposure to hazards but does not manage forests, regulate natural resource use, or oversee emergency response. Many tools and decisions related to wildfire management, watershed protection, and coastal processes fall under provincial, regional, or other jurisdictions, requiring advocacy and collaboration.

Supports and Advocacy:

- Advocate for improved wildfire risk reduction strategies, including forest management and FireSmart initiatives;
- Encourage the use of nature-based solutions to address flooding, erosion (eg. green shores), and heat; and
- Support mapping and monitoring of hazard areas, including floodplains, erosion zones, and wildfire interface areas.

Key Collaborators:

Snuneymuxw First Nation and other Indigenous knowledge holders, RDN, Province of BC, local stewardship organizations, and emergency services.

3.4.5 Diversity and Community Wellbeing

3.4.5.1 Housing Diversity & Affordability

Why Advocacy is Needed:

Housing on Gabriola faces pressures from limited supply, high costs, and the need to accommodate residents at different life stages and income levels. Ensuring a range of housing type with a focus on non-market options, is critical for sustaining a diverse and

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vibrant community. The Gabriola LTC cannot directly provide housing or manage housing policy, but it can guide land use, zoning, and community planning to support diverse housing options. Advocacy is essential to ensure regional and provincial policies align with local housing goals.

Supports and Advocacy:

- Encourage development of multi-unit and mixed-income housing that aligns with community character.
- Promote affordable and moderate-income housing near services and commercial areas to reduce transportation emissions and support community accessibility.
- Support housing designs that integrate energy efficiency, water conservation, and minimal environmental impact.
- Advocate for funding from senior government to supply non-market housing.
- Support partnerships with non-profit and housing organizations to increase housing options.
- Support initiatives to educate the public about the responsibilities and public health implications of shared private wells.

Key Collaborators:

RDN, BC Housing, Island Health, non-profit housing providers, developers, community groups, and residents.

3.4.5.2 Local Economy

Why Advocacy is Needed:

A resilient local economy depends on accessible commercial spaces, home occupations, and light industrial uses that serve local needs and reduce reliance on off-island services. The Gabriola LTC can influence zoning and land use but does not control economic development programs, business funding, or regional infrastructure. Advocacy is needed to support local economic resilience through external programs.

Supports and Advocacy:

- Advocate for regional or provincial programs that provide support, grants, or incentives for local businesses and home occupations.
- Encourage infrastructure investments (e.g., broadband, transportation) to support small-scale commercial and light industrial activities.
- Promote initiatives that strengthen local supply chains, self-reliance, and sustainable economic development.
- Support training and mentorship programs for local entrepreneurs.

Key Collaborators:

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RDN, Chamber of Commerce, local business associations, economic development agencies, and community groups.

3.4.5.3 Parks & Public Access

Why Advocacy is Needed:

Public access to parks, trails, and natural areas supports recreation, ecological health, and overall community well-being. The Gabriola LTC can guide planning and designate areas for protection but does not manage parkland acquisition, funding, or stewardship programs. Advocacy is required to secure resources and partnerships for maintaining and expanding public access.

Supports and Advocacy:

- Advocate for province, RDN to acquire and maintain parkland and trails including shoreline access.
- Work with the Islands Trust Conservancy when considering land use covenants.
- Encourage and support programs that enhance stewardship, conservation, and public education about natural areas.
- Encourage partnerships with non-profits and community groups to manage and expand public access responsibly.
- Promote initiatives that balance public access with protection of sensitive ecological areas.
- Encourage incorporation of wildfire risk reduction measures, including defensible space along trail corridors and fire-resistant landscaping in parklands adjacent to residential areas.
- Support Park development and acquisition to be consistent with the Regional District of Nanaimo (RDN) Parks and Trails Master Plan for Area B.

Key Collaborators:

Islands Trust Conservancy, RDN, provincial agencies, environmental and community groups, and residents.

3.4.5.4 Arts and Culture

Why Advocacy is Needed:

While the Gabriola LTC can influence land use and zoning for cultural facilities, many funding, programming, and operational decisions are controlled by regional, provincial, and community and private organizations. The Gabriola LTC cannot directly fund, operate, or manage arts and cultural programs. Advocacy is essential to secure resources, partnerships, and supportive policies that allow local artists, organizations, and cultural initiatives to thrive.

Supports and Advocacy:

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- Advocate for provincial and regional funding programs that support local arts organizations, festivals, and cultural events.
- Encourage partnerships with arts councils, heritage societies, and community groups to expand access to creative spaces.
- Advocate for infrastructure investments, such as performance venues, studios, and galleries, that are accessible to residents and visitors.
- Promote initiatives that integrate arts and culture into public spaces, education, and tourism strategies.
- Encourage programs that preserve and celebrate Indigenous cultural heritage and practices.

Key Collaborators:

Gabriola Arts Council, local artists and cultural organizations, RDN, provincial arts agencies, Indigenous communities, schools, and community groups.

3.4.5.5 Sports, Recreation, and Active Living

Why Advocacy is Needed:

While the Gabriola LTC can guide land use to accommodate recreational spaces, many programming, funding, and operational responsibilities lie with regional, provincial, or non-profit organizations.

The Gabriola LTC cannot directly fund, operate, or manage recreation programs, facilities, or sports leagues. Advocacy is essential to secure partnerships, funding, and supportive policies that enhance recreational opportunities for residents.

Supports and Advocacy:

- Advocate for regional and provincial funding to build, maintain, and upgrade recreational facilities, trails, and active transportation networks.
- Encourage partnerships with local sports clubs, recreation societies, schools, and community groups to expand program availability.
- Promote initiatives that make recreation accessible to all ages, abilities, and income levels.
- Support programs that integrate active living into community design, including safe walking and cycling routes.
- Advocate for environmental stewardship in recreational planning to ensure natural areas are preserved while supporting public use.

Key Collaborators:

RDN, local recreation societies, schools, sports clubs, provincial recreation agencies, Indigenous communities, and community groups.

3.4.6 Collaboration, Transparency, and Shared Responsibility

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Advocacy statements in this OCP reinforce the goal of Collaboration, Transparency, and Shared Responsibility by guiding the Gabriola LTC in championing coordinated, respectful, and accountable land use planning across jurisdictions.

By promoting interagency cooperation, recognition of Indigenous rights and knowledge, and transparent, inclusive engagement practices, the Plan can strengthen trust, improve information-sharing, and help the community participate meaningfully in decision-making. The Plan creates a foundation for land use planning that is collaborative, and grounded in mutual responsibility for the shared environmental, cultural heritage, housing, and community wellbeing goals.

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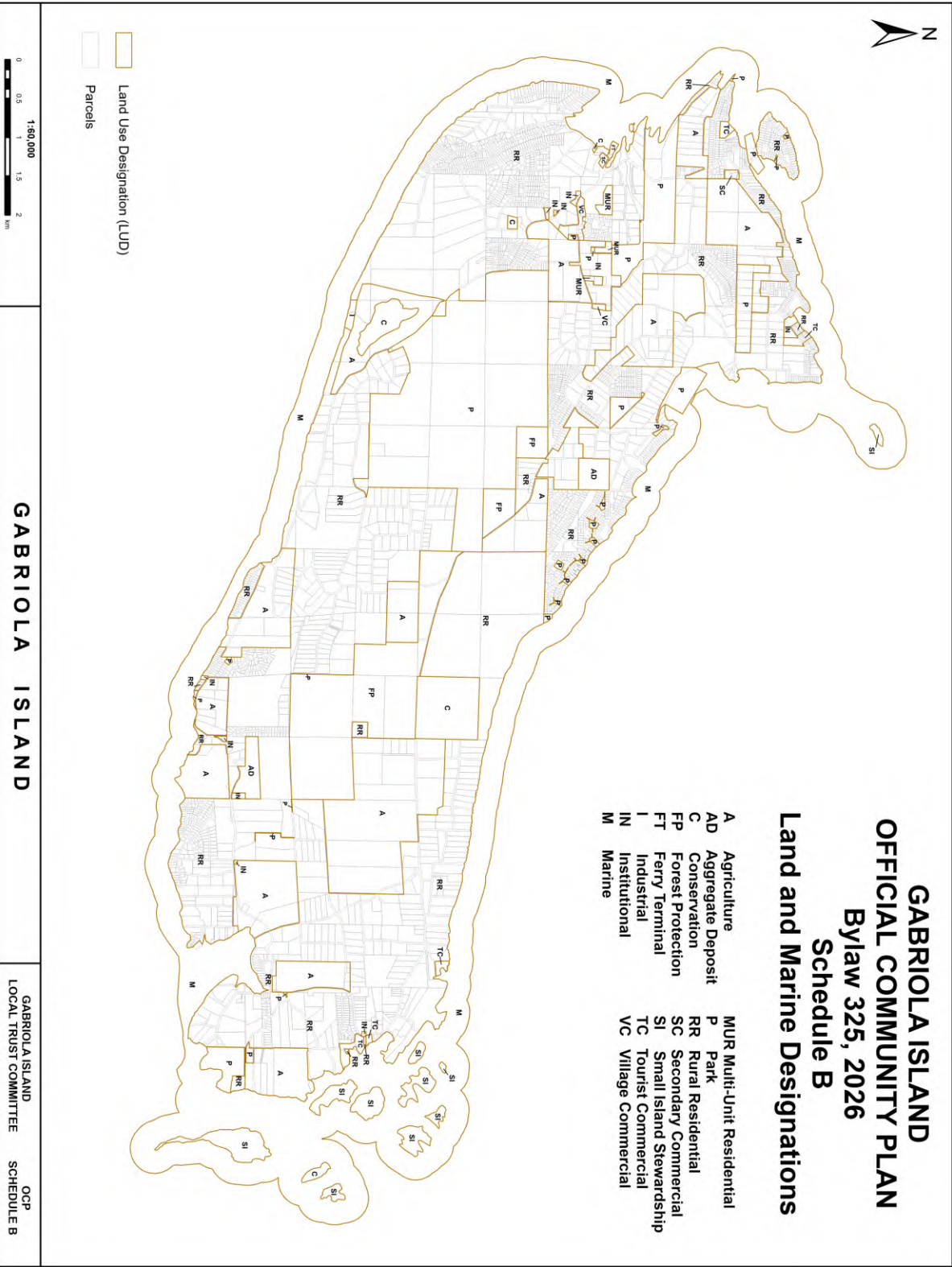
3.5 Implementation Plan

The LTC encourages the development of an implementation plan to coordinate actions and initiatives beyond the jurisdiction of the LTC that support the implementation of the Gabriola Vision 2050. Effective partnerships often require further dialogue before clear actions can be defined, a separate implementation plan outside this bylaw, led by the community, is the appropriate place to outline concrete advocacy measures and targets.

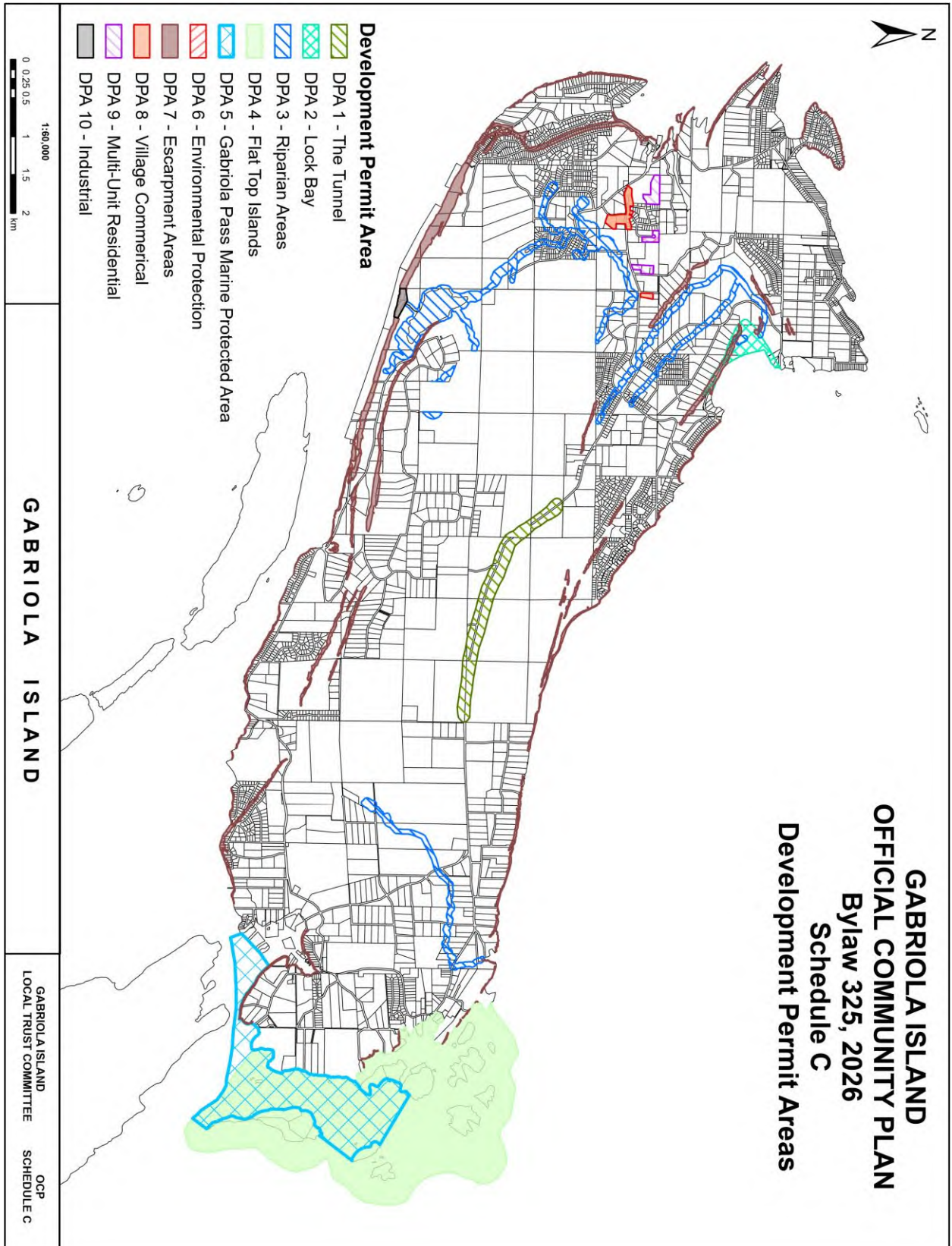


ADDITIONAL SCHEDULES

Schedule B – Land and Marine Designations

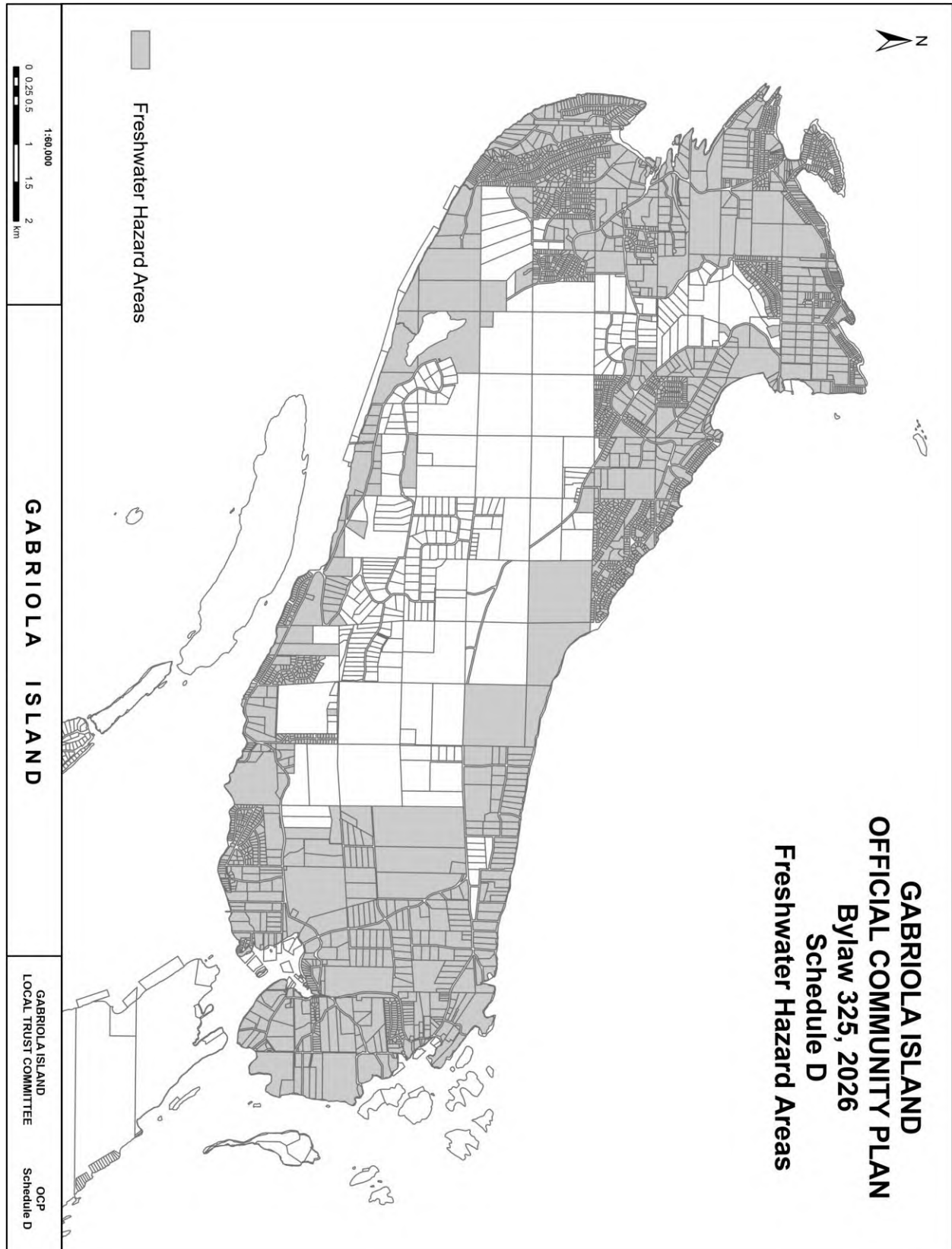


Schedule C – Development Permit Areas



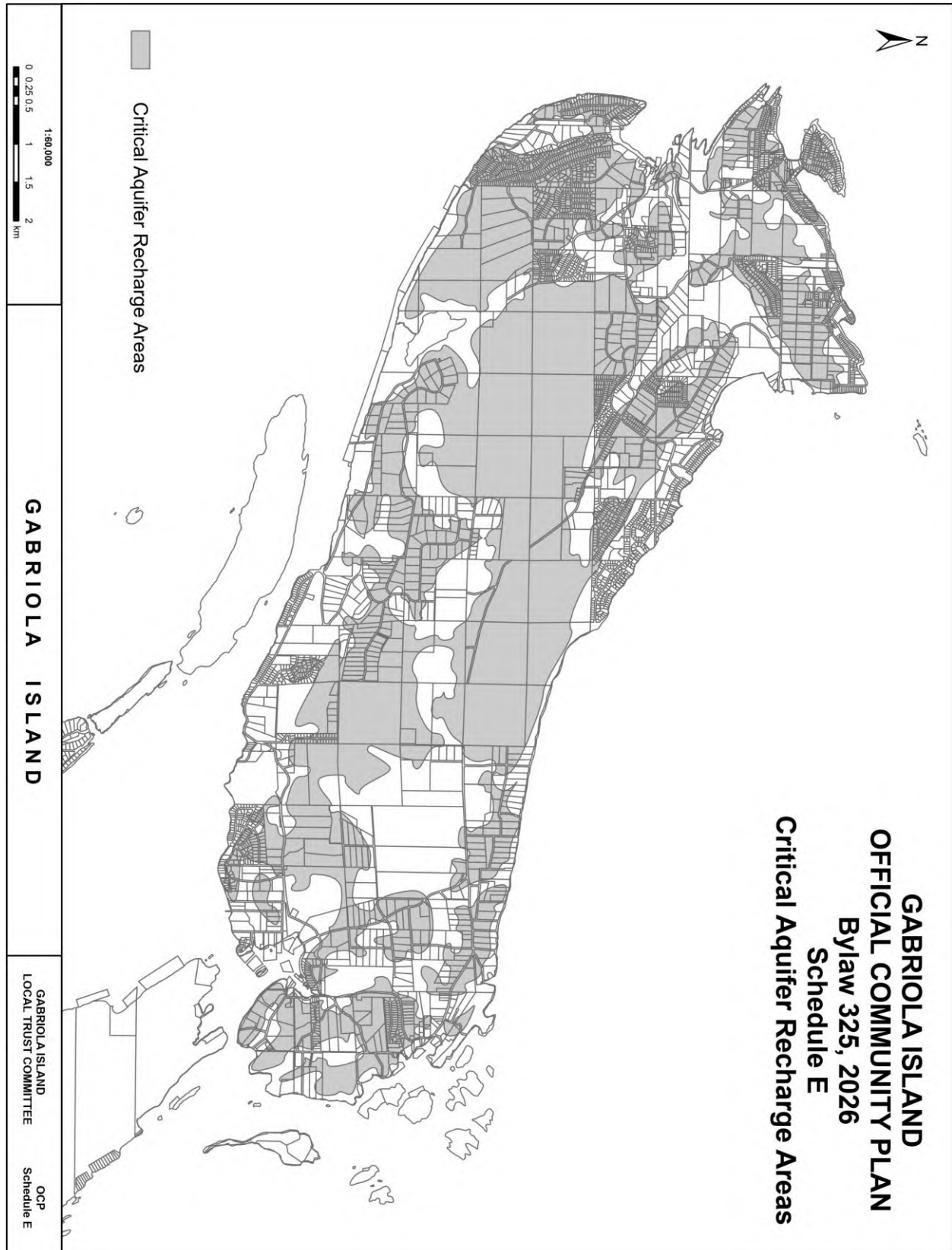
Attachment 1

Schedule D – Freshwater Hazard Areas



Attachment 1

Schedule E – Critical Aquifer Recharge Areas



Attachment 1

APPENDICES

Appendix 1 – Definitions

Affordable Housing means a deed restricted and/or rent controlled dwelling unit that is secured by a housing agreement, and is accessible to persons with moderate to low income as defined by the housing agreement for the dwelling unit.

Horticulture means the cultivation of plants, including fruits, vegetables, nuts, seeds, herbs, sprouts, mushrooms, and ornamental/landscape plants.

Community Services Uses means uses that support community services and are managed by an established government or registered not for profit organization. Examples include schools, health care facilities, community centres, and recycling depots.

Bed and Breakfast means short term rental of a bedroom in a dwelling which is occupied by the operator.

Community Water Supply means a water supply system that provides potable water to multiple properties through shared infrastructure. A community water supply is typically managed by a public authority, improvement district, strata corporation, utility provider, or other organization responsible for the operation, maintenance, and regulation of the system.

Critical Aquifer Recharge Area means an area designated as such in Schedule E.

Dwelling Unit means a structure or set of rooms in a building, intended for year round human habitation containing cooking, sleeping, and living facilities.

Dwelling Unit, Secondary means a self-contained dwelling unit that is limited in floor area and located on the same lot as another dwelling unit or use, including institutional and commercial uses.

Dwelling Unit, Principal means the the primary Dwelling Unit on a parcel that constitutes the principal residential use of the property.

Sustainable Forestry means the management, stewardship, and sustainable use of forested lands and forest resources, including the growing, maintaining, harvesting, and protection of trees, for ecological, economic, and community benefit over the long term. This includes measures to conserve forest ecosystems, soil, water, biodiversity, and climate values, while supporting forest-based livelihoods and rural land uses.

Attachment 1

Freshwater Footprint means a spatial planning framework that identifies areas where freshwater quantity, freshwater quality, recharge conditions, saltwater intrusion risk, land use density, and water demand indicate known or potential pressure on freshwater supply.

Freshwater Management Plan means a site-specific assessment and management plan prepared by a qualified professional that evaluates the anticipated impacts of a proposed development or land use change on freshwater resources and identifies measures to ensure sustainable water use.

Income, Low means a level of income at which an individual or household has fewer economic resources than typical members of society, measured as having an adjusted household income below 50% of the median population income, accounting for household size.

Income, Moderate means a level of income that falls between the low-income threshold (commonly defined as 50% of median income) and the median income of the population, indicating modest but not severely constrained economic resources.

Multi-unit dwelling means a building comprised of two or more dwelling units (excluding a principal dwelling with a secondary suite), each having their own entrance, which may include an entrance in the form of a common interior corridor and an exterior entrance.

Non-market Housing means housing provided by governments, non-profit organizations, housing cooperatives, Indigenous housing providers, or other community-based entities, where affordability is secured over the long term and rents or housing charges are set based on income or established affordability benchmarks rather than market demand.

Park, Passive Recreation means a park which is retained in its natural state other than low impact infrastructure required to support nature appreciate such as walking and hiking trails, and signage.

Public Utilities means a use of land, or unoccupied works and structures including pipes, wires, poles or towers, for the provision of electricity, gas, water, sewage collection, telephone, internet, or telecommunication services for the benefit of the general population; or the use of land or unoccupied structures for navigational aids.

Secondary Suite means a secondary dwelling unit that is within the principal dwelling having equal or lesser floor area than the principal dwelling unit.

Attachment 1

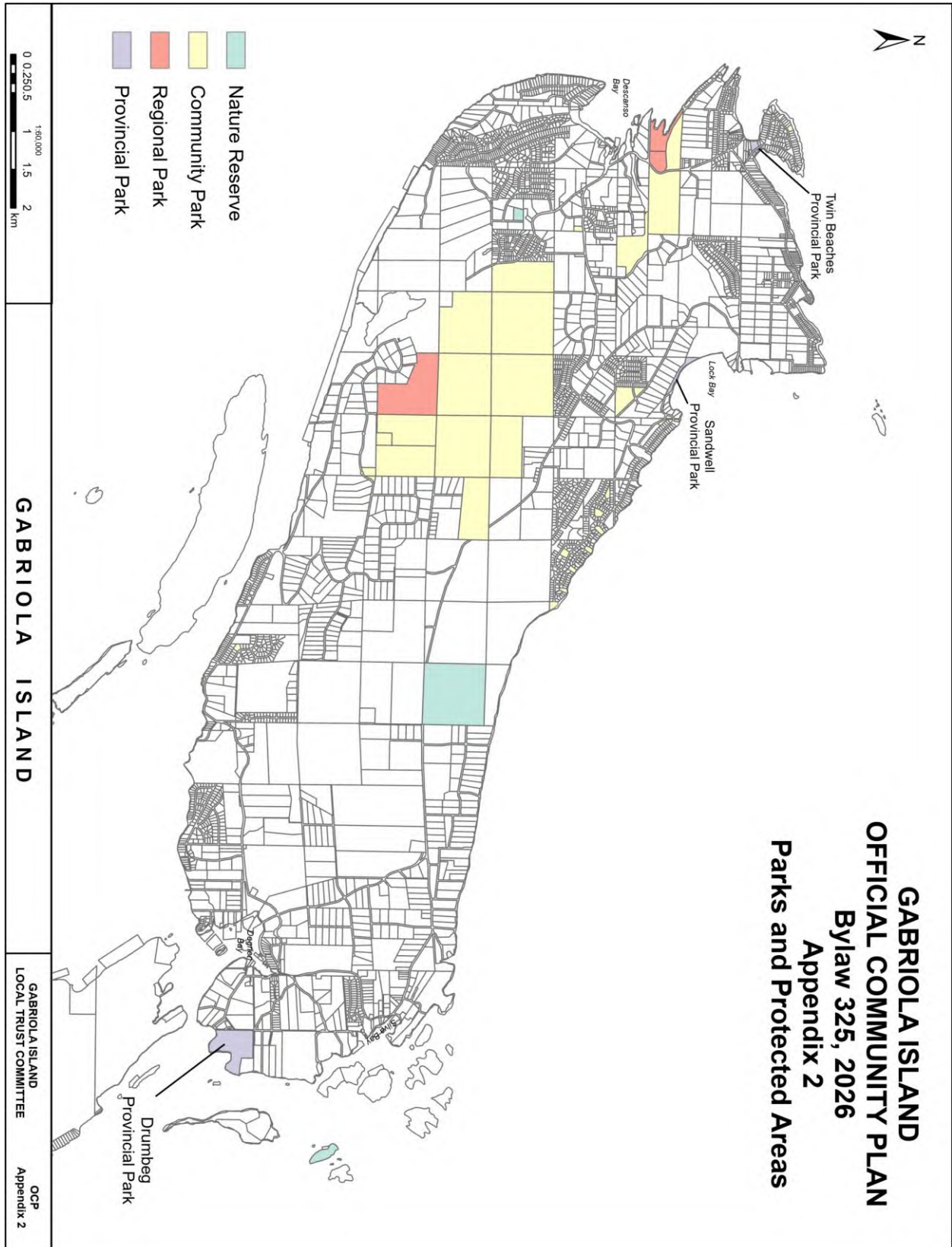
Sensitive Ecosystems means ecosystems which are fragile or rare, and those ecosystems which are ecologically important because of the diversity of species they support.

Short Term Vacation Rental means a rental of a dwelling or part of dwelling with a duration that is less than 30 days.

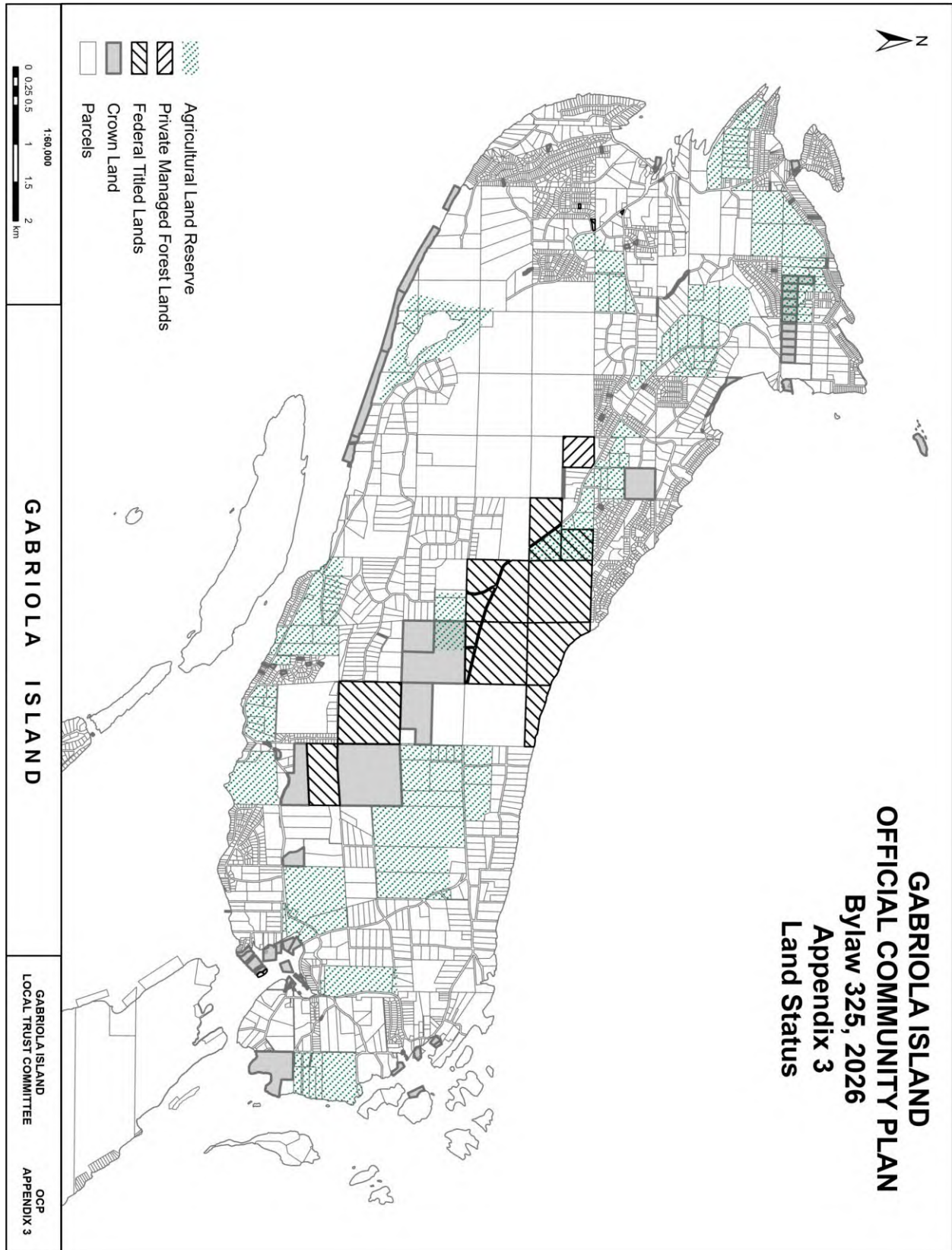
Special Needs Housing means housing that is purpose-designed or operated to accommodate individuals or households who require additional supports, services, or physical adaptations in order to live safely and independently, including housing for persons with disabilities, seniors requiring assistance, and others with identifiable support needs.

Wilderness Recreation means outdoor activities, including hiking and wildlife observation, conducted in natural, undeveloped areas that emphasize connection with nature and involve minimal human interference.

Appendix 2 – Parks and Protected Areas



Appendix 3 – Land Status



ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File Name: Gabriola OCP review

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
✓	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
✓	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
✓	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
✓	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
✓	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
✓	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
✓	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
✓	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
✓	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
CONSISTENT	No.	DIRECTIVE POLICY
✓	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
✓	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
✓	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
✓	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
✓	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
✓	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
✓	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
✓	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
✓	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
✓	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
✓	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
✓	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✓	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
✓	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
✓	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
✓	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
✓	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
✓	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
✓	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY

	5.5	Recreation
✓	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
✓	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
✓	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
✓	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
✓	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
✓	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
✓	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

Attachment 3 – Island Health Referral Input

Island Health Recommendation	Next Steps
Natural Environments and Resource Stewardship	
Include an objective in Section 2.2.3 to enhance groundwater infiltration for improved water quality and aquifer recharge by promoting nature-based solutions, such as permeable paving, rain gardens, and bioswales.	Added new objective 2.2.3.6.
Incorporate an objective in Section 2.2.3 to develop a soil management plan that prioritizes preservation of native soil structure and quality to support biodiversity and climate resilience. Preserving native soils also helps preventing erosion, improve groundwater filtration, and provide habitat for a range of species.	Review and provide recommendations after First Reading.
Include an objective in Section 2.2.3 or action under Policy Action 4.4.3.1 to establish responsible water stewardship bylaws and visitor messaging that reduce pressure on the aquifers.	Added to supports and advocacy in 3.4.3.1 (formerly 4.4.3.1).
Add ecosystem health indicators to Policy Action 4.4.2.1 to track environmental performance and inform adaptive management.	Added to supports and advocacy section in 3.4.2.1 (formerly 4.4.2.1).
Recreation and Community Spaces	
Consider incorporating diversity, equity, and inclusion (DEI) principles into the Section 2.2.3 goal statement by stating “ensure all residents have equitable and safe access to healthy natural environments, green spaces, shorelines, and ecosystem services regardless of their income, cultural identity, age, mobility, and location on the island.”	Added new Objective 2.2.5.7.
Enhance Policy Action 4.4.5.3 to improve access to parks, beaches, recreation, and community spaces through affordable, sustainable mobility options, such as connected trail networks and active transportation. Improved transportation can reduce socio-economic barriers and enable more residents to benefit from nature.	No change because this is addressed by 3.4.4.1.
Strengthen Policy 2.5.1.5.4 by incorporating safety considerations for public waterfront and park access, including designated swimming areas and separation from hazards such as boating zones.	Completed edit to 2.6.5.4 (formerly 2.5.1.5.4).
Agriculture and Food Systems	
Prioritize healthy food retail and other food assets in locations accessible by active transportation under Policy Action 4.4.4.4 to improve equitable access.	Added to supports and advocacy section in 3.4.4.4 (formerly 4.4.4.4).
Add a food sovereignty objective to Section 2.2.3 that supports protection of First Nations' traditional food lands, stewardship, and harvesting practices.	Added new objective 2.2.1.8.
Expand Section 2.2.3 and Policy Action 4.4.4.4 to support agriculture on public lands and edible landscaping to increase community access to local food.	Added to supports and advocacy section in 3.4.4.4 (formerly 4.4.4.4).
Strengthen community food security under Policy Action 4.4.4.4 by supporting food recovery programs that redistribute surplus, quality food at low or no cost while reducing food waste.	Added to supports and advocacy in 3.4.4.4 (formerly 4.4.4.4).

Increase opportunities for local food production by supporting shared commercial kitchens and temporary markets under Policy Action 4.4.4.4.	Added to Supports and Advocacy in 3.4.4.4 (formerly 4.4.4.4).
Consider potential environmental public health impacts of commercial food production on nearby residences in Section 2.2.3. For example: <i>"Limited food processing may be permitted within or near growth areas when integrated with retail or restaurant uses, provided measures are in place to mitigate potential adverse impacts such as noise, odour, and air quality."</i>	Added new objective 2.2.5.8.
Accessible and Sustainable Housing	
Reference the Subdivision Standards under Policy 2.4.2.13.6 when assessing the suitability of individual or community onsite wastewater systems.	No change because subdivision will occur through rezoning and LUB regulations should require proof of adequate wastewater systems.
Include guidance under Policy Action 4.4.5.1 to educate current and future homeowners about the responsibilities and public health implications of shared private wells.	Added to Supports and Advocacy in 3.4.5.1 (formerly 4.4.5.1).
Reference the BC Building Code's Adaptable Housing Standards under Section 2.4.3.7 to support accessibility, aging in place, and features such as non-slip surfaces for older adults and people with disabilities.	No change because RDN has jurisdiction for building standards under the BC Building Code.
Include Island Health as a partner under Policy Action 4.4.5 to provide public health, regulatory, and climate resilience expertise for housing and development projects.	Added under Key Collaborators in 3.4.5.1 (formerly 4.4.5.1)
Transportation and Road Safety	
Revise Objective 2.2.5.11 to refer to "all ages and abilities", recognizing that mobility and accessibility needs extend beyond age alone.	Completed edit to 2.2.5.6 (formerly 2.2.5.11).
Strengthen Policy 2.3.1.4 by incorporating injury prevention approaches, such as Vision Zero and safe routes, to support safe active transportation for all ages and abilities.	No change because 2.3.1.4 is a target for reducing GHG emissions.
Under Section 4.4.4.1, prioritize safe design standards, street connectivity, and healthy environmental design, consistent with the BCCDC <i>Healthy Built Environment Linkages Toolkit</i> and the BC Ministry of Housing's <i>Complete Communities Guide</i> .	Review and provide recommendations after First Reading.
Improve walkability for commercial and retail areas under Policy 2.3.1.4 through measures such as wider, even walking surfaces, benches, street greenery, physical separation from traffic, and relocating parking away from pedestrian routes.	Review and provide recommendations after First Reading.
Climate Resilience and Climate Readiness	
Ensure climate adaptation and emergency planning under Objective 2.2.4 incorporate an equity lens to identify and address barriers experienced by vulnerable populations.	Review and provide recommendations after First Reading.
Consider adding language under Policy 2.5.1.4 to support well-designed community gathering spaces with year-round functionality that can serve as critical infrastructure during emergencies and support distribution of essential services.	Review and provide recommendations after First Reading.

Many OCP objectives align with Island Health's <i>Climate Change and Planetary Health Strategy</i>. To further strengthen implementation, the OCP could consider identifying Island Health as a partner within relevant policies and advocacy sections (2.2.6 and 4.4). Our multidisciplinary team is available to support evidence-based approaches to climate resilience, healthy community design, and emergency preparedness.	2.2.6 references other levels of government which includes Island Health. Island Health is specifically identified in policy 2.4.10.3, 3.4.3.1, 3.4.4.4, 3.4.5.1.
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From: Virginia Hayes [REDACTED]
Sent: Monday, August 17, 2026 11:55 AM
To: Tobi Elliott; Susan Yates; Laura Patrick; Stephen Baugh; Trustees
Cc: O'Malley Brent; Stephenson Rob
Subject: Gabriola Commons Covenant for your review for Sept 3 LTC Meeting
Attachments: LTC Cover Letter.docx; Commons Covenant 2026-08-17.docx

Dear Gabriola LTC Trustees,

The Gabriola Commons Covenant Team requests your review of its proposed covenant.

There are 4 files: Cover Letter, Covenant, Stewardship Agreement and its addenda and a current Baseline report. These will arrive in your email as three messages due to their sizes (avoiding use of compression).

Thank you for your consideration,
Jinny

Virginia (Jinny) E. Hayes
Gabriola Commons Covenant Team

[REDACTED]
Gabriola, BC [REDACTED]
covenant@gabriolacommons.ca
[REDACTED]



Local Islands Trust Committee
700 North Road
Gabriola, BC
V0R 1X3

BY EMAIL

Dear Local Trust Committee Members and Staff,

Attached please find three documents for your second review of the Gabriola Commons Covenant in consideration of becoming its Covenant Holder. We would appreciate your placing this item to your September 3, 2026 LTC Meeting agenda. We know that reading these 55 pages is a significant ask, especially as you are considering the first reading of the OCP.

As you know, attaching a covenant to Land Title in BC will ensure that the Gabriola Commons will be preserved and protected – as a community commons – in perpetuity. After over 20 years of engaged public support and community benefit, it would be a great loss to Gabriola should a potential future owner change its usage to residential or commercial. Best to attach a covenant that runs with the Land; this will supplement the protection offered by the Land being in the Agricultural Land Reserve.

We would like to draw your attention to the following:

1. The Gabriola Commons Covenant was reviewed by Island Trust lawyers in late 2024 and the Covenant Team received written copy of their recommendations. All their rewording has been respected and stands in the current version with one exception which is:
2. The concept of Rent Charge. Its management and payment processes have been broken into two separate concepts: *Covenant Holder Annual Fee* and *Breach Fee*. This distinction should clarify the roles of a) the Legal Owner and Covenant Holder, and b) the financial management of any breaches of the Agreement.
3. After the past review by the LTC and its lawyers, we received no written feedback about the Stewardship Agreement and its attached Plan, though Planner Baugh explained that significant clarification of the Covenant Holder role was necessary. The current Stewardship

Plan attached is much simplified, and the roles of the Commons and the Covenant holder are now spelled out in functional terms. In addition, we have designed a monitoring and reporting mechanism, with a report form which maps out the Commons role in accounting for maintenance of the proposed Covenant; as Covenant Holder, the LTC would receive regular reports and review them for changes, damages and unauthorized uses and evaluate for any breaches or restoration needs. This Report Form Template is currently appended to the Stewardship Agreement and Plan. It may or may not be part of the covenant application to the BC Land Title Office.

4. Finally, the Baseline Report has been updated to this month.

Again, we appreciate your review of these related documents and look forward to hearing your decision(s) on September 3. If you have any questions or concerns, please address them to the undersigned.

Sincerely,



Virginia E Hayes
Gabriola Commons Covenant Team
covenant@gabriolacommons.ca

For: Covenant Team members, Rob Stephenson and Brent O'Malley

ATT:

Commons Covenant 2026-08-17

Commons Stewardship Agreement 2026-08-16

Commons Baseline Report 2026-08-15

Terms of Instrument - Part 2

Section 219 Conservation Covenant and Section 218 Statutory Right of Way

This Agreement dated for reference XXX XX, 2026 is
BETWEEN:

The GABRIOLA COMMONS FOUNDATION, a Non-profit Society at 675 North Road,
Gabriola Island, BC (the “**Legal Owner**”)

AND

Gabriola Island Local Trust Committee, 200 – 1627 Fort Street,
Victoria, BC (the “**Covenant Holder**”)
(collectively, the “Parties”)

WHEREAS:

- A) The **Legal Owner** is the registered owner in fee simple of the **Land**, located on Gabriola Island within the Gabriola Island local trust area established by the *Islands Trust Act*;
- B) Pursuant to section 3 of the *Islands Trust Act*, the **object of the Trust** is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia;
- C) The Land contains significant amenities including flora, fauna, and natural features of great importance to the Legal Owner, the Covenant Holder and the public;
- D) The **Legal Owner**, and the **Covenant Holder** agree that it is in the public interest to protect, preserve and steward the Land and **Amenities** as a **community commons**;
- E) The Legal Owner has agreed to grant the Covenant Holder a covenant pursuant to Section 219 of the *Land Title Act* to restrict the use of the Land as a Community Commons, and a statutory right of way over the Land pursuant to section 218 of the *Land Title Act*.
- F) The statutory right of way granted in this Agreement in favour of the Covenant Holder is necessary for the operation and maintenance of the undertakings of the Covenant Holder.
- G) The Covenant Holder is authorized to accept covenants and statutory rights of way pursuant to **Sections 219 and 218 of the *Land Title Act***, respectively

NOW THEREFORE, in consideration of the payment of \$2.00 by the Covenant Holder to the Legal Owner, the receipt and sufficiency of which is acknowledged by the Legal Owner, and in consideration of the promises exchanged below, the Parties agree as follows, in

accordance with Sections 218 and 219 of *the Land Title Act* (British Columbia).

1. INTERPRETATION

1.1 In this Agreement:

1.1.1 *Amenities* means the ecological, agricultural and multipurpose use features relating to the Land as identified in the Baseline Report.

1.1.2 *Baseline Report* means the baseline documentation report that describes the Land and the Amenities in the form of text, maps, and other records of the Land and the Amenities as of the date of registration of this Agreement, a copy of which is on file with each of the Parties, and a condensed version of which is attached to this Agreement as Schedule A.

1.1.3 *Breach Fee* means the amount set out in Section 10, the payment of which by the Legal Owner is to cover the cost to remedy any breach of this Agreement.

1.1.4 *Community Agriculture* means multi-functional agricultural uses of the Land shared by a community of users whose focus is local cooperative food production using sustainable practices.

1.1.5 *Commons* means a resource that belongs to everyone, is inherited jointly and is held in trust for future generations; plus, the values and protocols are determined by a defined community with a special regard for equitable access, use and long-term stewardship.

1.1.6 *Community Commons* means the Land and Amenities to be used by the community through practices of shared responsibility and to provide the community with agricultural, environmental and social benefits on a sustainable basis. Both non-profit and profit commercial enterprises are welcome at the Commons provided that they are: consistent with agricultural, community, and environmental stewardship; do not use Commons facilities to the exclusion of others; and are connected to Gabriola and the surrounding communities.

1.1.7 *Covenant Holder* means the Gabriola Island Local Trust Committee and includes its permitted successors and assigns.

1.1.8 *Covenant Holder Annual Fee* means the yearly payment granted by the Legal Owner to the Covenant Holder to serve as the Covenant Holder.

1.1.9 *Fishing* means the activity of catching fish by techniques such as angling, netting, trapping, spearing or hand-gathering for recreation or food.

1.1.10 *Garbage* means unsolicited waste materials potentially harmful to the land, air, water or wildlife.

1.1.11 *Hunting* means the practice of pursuing wildlife for food, recreation or trade.

1.1.12 *Industrial Agriculture* means monocropping and dependence on the unsustainable use of artificial amendments, chemical pesticides and herbicides.

1.1.13 *Land* means the parcel of land legally described as Lot 1, Section 19, Gabriola Island, Nanaimo District, Plan VIP27281 (PID 002-600-994).

1.1.14 *Legal Owner* means the Gabriola Commons Foundation and includes any successor of the Legal Owner.

1.1.15 *Logging* means the harvesting of trees for commercial profit.

1.1.16 *Multi-purpose Use* means educational and interpretive activities, space for both not for profit and for-profit enterprises, including the storage of materials, indoor and outdoor gatherings, meetings and events, except where specifically restricted in this Agreement.

1.1.17 *Natural State* means the state of the Land as described in the Baseline Report.

1.1.18 *Rent Charge* means the rent charge granted by the Legal Owner under Section 11.1.

1.1.19 *Rent Charge Amount* means the amount set out in Section 11, the payment of which is secured by the Rent Charge.

1.1.20 *Restorative Justice* means a theory of justice that emphasizes repairing the harm caused by criminal behavior. It is best accomplished through cooperative processes that allow all willing stakeholders to meet, leading to transformation of people, relationships and communities.

1.1.21 *Stewardship Agreement* means a document in which the Parties agree to long-term stewarding of the Land in accordance with Section 5 which is attached to this Agreement as Schedule B: Gabriola Commons Stewardship Agreement.

1.1.22 *Stewardship Plan* means a document through which the Parties are guided by the usages and practices of stewarding a Community Commons in accordance with this Agreement and Baseline Report.

1.1.23 *Successor* means any non-profit society that, any time after registration of this Agreement, becomes owner of the Land.

1.1.24 *Trapping* means the live capture of animals for their pelts, use as recreation, as food or for other commercial purposes.

1.2 This Agreement shall be interpreted in accordance with the laws of British Columbia and the laws of Canada applicable in British Columbia.

1.3 This Agreement is comprised of the recitation of the Parties, the Recitals to this Agreement, the Schedules to this Agreement, Part 1 of the *Land Title Act* Form C to which this Agreement is attached, and these Terms of Instrument.

2. INTENT OF THE COVENANT

2.1 The Parties each agree that the intent of this Agreement is:

2.1.1 to protect the unique balance between the ecology of the Land, its agricultural value within the Agricultural Land Reserve, and the multi-purpose use of space and facilities on the Land.

2.1.2 to protect, preserve and steward the Land and the Amenities as a Community Commons as described in the Baseline Report.

2.1.3 to prevent any occupation or use of the Land that will impair or interfere with the state of the Land and Amenities as a Community Commons as described in the Baseline Report.

2.3 This Agreement shall be perpetual to reflect the public interest in the protection, preservation and stewardship of the Land and Amenities as a community commons.

3. RESTRICTIONS ON USE OF THE LAND

3.1 The Legal Owner agrees that the land shall only be used as a community commons in a manner that:

3.1.1 protects, preserves and stewards the **Natural State** of the Land in ways that respect its ecology, sensitive environmental ecosystems, species at risk, wildlife habitats, wetlands and riparian areas while not diminishing or negatively impacting the agricultural use/values of the Land;

3.1.2 supports the agricultural significance of the Land and allows for specified farm activities and **Community Agriculture** in locations that will not impact or diminish the identified environmental values; and

3.1.3 ensures access to the Land and Amenities for **Multi-Purpose Use** that benefits the community with social, recreational, and interpretive values. Access shall not be restricted, impeded or limited except as set out in this Agreement.

3.2 Except as expressly permitted in this Agreement, the Owner must not do anything, omit to do anything, allow anything to be done, or allow the omission of anything, that does or could be reasonably expected to destroy, impair, diminish, negatively affect or alter the Land or the Amenities from the condition described in the Baseline Report (Schedule B).

3.3 Without restricting the generality of Section 3.2, the Legal Owner must not use or permit the use of the Land for an activity which:

3.3.1 permits **Industrial Agriculture**;

3.3.2 causes erosion of the Land to occur;

3.3.3 places any financial encumbrance on the land;

3.3.4 permits use primarily for profit;

3.3.5 interferes with the protection of the Natural State of the Land or the Amenities;

3.3.6 facilitates any action that may destroy, diminish, or negatively alter the Natural State of the Land;

3.3.7 uses toxic substances on the Land;

3.3.8 brings **Garbage** onto the Land except for waste materials to be transformed into non-deleterious and usable form for ecologically useful purposes;

3.3.9 causes or facilitates the loss of water, soil, gravel or rock from the Land; or

3.3.10 permits **Hunting, Fishing, Trapping or Logging** on the Land.

3.4 The Legal Owner shall not enter into any agreement for the use of the Land or any part thereof unless the agreement is made subject to the provisions of this Agreement.

4. STEWARDSHIP AGREEMENT AND PLAN

4.1. The Legal Owner and the Covenant Holder shall enter into a **Stewardship Agreement** substantially in the form set out in Schedule B, which shall include an outline for a **Stewardship Plan**.

4.2 The Stewardship Plan addresses the stewarding activities that will be conducted and the roles and responsibilities of the people involved.

5. BASELINE REPORT

5.1 The Land and the Amenities are described in the **Baseline Report**, Schedule B.

5.2 The Parties agree that the Baseline Report provides an objective baseline of information within the terms of this Agreement and that the Baseline Report provides an accurate description of the Land and the Amenities as of the date of this Agreement.

5.3 The Parties acknowledge that the natural flora and fauna on the Land will evolve over time without human intervention and, unless expressly permitted by this Agreement, references to the Baseline Report in this Agreement are intended to take account of this natural evolution.

6 STATUTORY RIGHT OF WAY

6.1 Pursuant to Section 218 of the *Land Title Act*, the Legal Owner grants to the Covenant Holder the full, free and uninterrupted right to enter upon and inspect the Land:

6.1.1 at all reasonable times upon prior written notice by the Covenant Holder to the Legal Owner of at least 24 hours unless, in the opinion of the Covenant Holder, there is an emergency or other circumstance which prevents the giving of reasonable notice;

6.1.2 in order to take soil, water or other samples, photographs, video, or sound recordings as may be necessary to monitor the terms of this Agreement;

6.1.3 to recommend actions which protect, preserve and steward the Land or the Amenities;

6.1.4 if an act of nature or any person destroys, diminishes or negatively affects or alters the Land or the Amenities from the condition described in the Baseline Report and/or as the Land has evolved as documented in successive Stewardship Plans;

6.1.5 at the Legal Owner's expense, if an action of the Legal Owner, or any other person acting with the actual or constructive knowledge of the Legal Owner, contravenes any term of this Agreement;

6.1.7 to assess progress of any plan agreed upon between the Parties for the protection, preservation and stewardship of all or any portion of the Land or the Amenities.

6.2 If any Party intends to act as permitted in Section 6.1, that Party shall give at least 30 days' prior written notice to the other Party. Such notice shall describe in reasonable detail the intended action, the purpose for it, and its likely effect on the Land or the Amenities. The Legal Owner shall request the Covenant Holder to enter upon and inspect the Land if any action is proposed under Section 6.1.3. The Party to whom notice is given may comment on the proposed action, and the Party intending to take action under Section 6.1.3 shall take those comments under consideration before doing anything under that Section.

7 LEGAL OWNER'S RESERVED RIGHTS

7.1 Subject to Sections 2 and 3, the Legal Owner reserves all its rights as Legal Owner of the Land, including the right to use and maintain the Land in any way that is not expressly restricted or prohibited by this Agreement, federal or provincial laws or local bylaws, so long as the use or maintenance is consistent with the intent of this Agreement.

8 LEGAL OWNER'S OBLIGATIONS

8.1 The Legal Owner is obliged to preserve, protect and steward the Land as a Community Commons.

8.2 The Legal Owner retains all responsibilities and bears all costs and liabilities related to the legal ownership, use and maintenance of the Land, and acknowledges that the Covenant Holder shall not be liable for any such costs and liabilities except where specifically provided in this Agreement.

8.3 The Legal Owner covenants to and does hereby indemnify and save harmless the Covenant Holder, its elected and appointed officials, officers, employees, contractors and agents at all times from all losses, damages, actions, suits, claims, demands, costs, expenses, fines and liabilities of any nature whatsoever by whomsoever brought, made or suffered for which the Covenant Holder shall or may become liable, incur or suffer by reason or any injury to person (including death) or loss or damage to property or economic loss:

8.3.1 arising directly or indirectly from a breach or non-performance of this Agreement and the covenants herein by the Legal Owner, its officers, employees, agents, contractors, licensees, and invitees;

8.3.2 arising directly or indirectly from the proper exercise by the Legal Owner of any rights to use the Land pursuant to this Agreement or in the fulfilling of its obligations pursuant to this Agreement; or

8.3.3 arising directly or indirectly from any intentional act, or from any omission, default or negligence of the Owner, its officers, employees, agents, licensees, contractors, or invitees in the use or maintenance of the Land.

8.4 Without limiting the generality of Sections 8.1, 8.2 and 8.3, the Legal Owner:

8.4.1 is solely responsible and liable for any loss or damage of any kind (whether civil criminal or regulatory) resulting from the Legal Owner's action or negligence, in any way connected with the existence in, on, or under the Land of any pollutant, contaminant, or any matter that impairs the environment; and

8.4.2 must indemnify the Covenant Holder from and against any loss, damage, liability, cause of action, action, penal proceeding, regulatory action, order, directive, notice or requirement, including those of any government agency, incurred, suffered, brought against or instituted against the Covenant Holder, jointly or severally.

8.5 The Legal Owner shall pay when due all levies, fees and charges of whatever description which may be assessed against the Land, and shall pay any arrears, penalties and interest in respect thereof.

8.6 Any debts or other amounts due from the Legal Owner to the Covenant Holder under this Agreement, if not paid within 30 days after notice, will bear interest at the annual interest rate that is 1% greater than the prime rate of interest. For the purposes of this Section, the prime rate of interest is the annual rate of interest charged from time to time by Vancouver City Savings Credit Union for demand Canadian dollar commercial loans and designated from time to time by Vancouver City Savings Credit Union as its prime rate.

8.7 The indemnities granted by the Legal Owner to the Covenant Holder under 8.3 are an integral part of the Covenant granted under Section 219 of the Land Title Act.

9. ENFORCEMENT REMEDIES OF THE COVENANT HOLDER

9.1 If the Covenant Holder, in its sole discretion, believes that the Legal Owner has neglected or refused to perform any of the obligations set out in this Agreement, or is otherwise in breach of any term of this Agreement, the Covenant Holder may serve on the Owner a notice of breach setting out particulars of the breach together with an estimate of the Covenant Holder's maximum costs of remedying the breach.

9.2 The Legal Owner shall have 30 days from receipt of the notice of breach given under Section 9.1 to remedy the breach to the Covenant Holder's satisfaction.

9.3 If the Legal Owner does not remedy the breach within the time acceptable to the Covenant Holder, the Covenant Holder may, but is not required to, enter upon the Land and take any required actions to cease any activities giving rise to the breach, and to remedy the breach or carry out the arrangements referred to in Section 9.2. The Legal Owner must reimburse the Covenant Holder for any expenses incurred by the Covenant Holder in taking any action under this section.

9.4 Expenses incurred by the Covenant Holder under this Section, until paid, constitute a debt owed by the Legal Owner to the Covenant Holder, payable within 30 days of demand by the Covenant Holder and recoverable by all remedies available to a creditor in respect of a debtor.

10. COVENANT HOLDER ANNUAL FEE, BREACH FEE, AND THEIR ENFORCEMENT

10.1 As security for the performance of the Legal Owner's obligations under this Agreement, the Owner grants to the Covenant Holder a perpetual Covenant Holder Annual Fee of \$_____ per year against the Land, ranking prior to all other financial charges and encumbrances registered against the Land, including options to purchase and rights of first refusal. The Covenant Holder Annual Fee is granted both under Section 219 of the Land Title as an integral part of the Statutory Covenant created by this Agreement and as a fee simple charge at common law.

10.2 If the Covenant Holder identifies a breach of this Agreement, and if the Covenant Holder wishes to enforce remediation of the breach, it shall provide written notice to that effect to the Legal Owner.

10.3 Breach Fee is to be paid by the Legal Owner to pay for the full cost to remedy a breach of this Agreement identified by the Covenant Holder. The amount of the Breach Fee is to be determined by the Covenant Holder.

10.4 The Breach Fee for any breach of this Agreement is to be paid within 30 business days by the Legal Owner to a dedicated trust established by the Covenant Holder.

10.5 If the breach cannot be remedied, the amount paid to the dedicated trust will not be paid back to the Owner but will instead remain in the trust to pay for any breach of this Agreement.

10.6 Upon remedying a breach, the Covenant Holder will confirm in writing to the Legal Owner that the remedy is satisfactory or if other actions are required. Once the remedy is deemed satisfactory by the Covenant Holder, the Covenant Holder will return the amount in full that was paid to the dedicated trust back to the Legal Owner within 30 business days.

10.7 Any interest earned shall remain in the dedicated trust to help pay for non-Rent Charge costs of administering this Agreement.

10.8 The Covenant Holder shall be entitled to recover from the Legal Owner all reasonable expenses incurred as a result of enforcement of this Agreement;

10.9 The Covenant Holder may enforce the Rent Charge by all remedies available to a creditor in respect of a debtor.

11 WAIVER

11.1 An alleged waiver of any breach of this Agreement is effective only if it is written and

signed by the Covenant Holder and is only effective to the extent of that waiver and does not operate as a waiver of any other breach.

11.2 The failure of the Covenant Holder to require performance by the Legal Owner at any time of any obligation under this Agreement does not affect the Covenant Holder's right to subsequently enforce that obligation.

12 DISPUTE RESOLUTION

12.1 If a breach of this Agreement occurs or is threatened, or if there is disagreement as to the meaning of this Agreement, either the Legal Owner or the Covenant Holder may give notice to the other Party requiring a meeting of both Parties within 10 days of receipt of the notice.

12.2 Upon receipt of a notice under section 12.1, the Parties must immediately cease any activity giving rise to a breach or a threatened breach of this Agreement or a disagreement as to the meaning of this Agreement, as applicable.

12.3 The Parties shall attempt to resolve the matter, acting reasonably and in good faith, within 20 days of receipt of the written notice under Section 12.1.

12.4 If the Parties are not able to resolve the matter within the time set out in section 12.3, the Parties may, by agreement, appoint a mutually acceptable person to mediate the matter, with the costs to be borne equally between the Parties. The Parties, in good faith, must act reasonably and cooperate with the mediator and with each other to resolve the matter within 30 days after the mediator is appointed.

12.5 If the Parties are not able to resolve the matter within that time with the assistance of a mediator, the Parties shall submit the matter to a single arbitrator, appointed jointly by them, under the Arbitration Act (British Columbia).

12.6 If the Parties cannot agree on a single arbitrator, then the Covenant Holder must present to the Legal Owner a list of three arbitrators, and the Legal Owner must choose one arbitrator from the list.

12.7 The decision of the arbitrator shall be final and binding.

12.8 The cost of the arbitration shall be borne equally between the Parties.

12.9 This Section does not affect the right of the Covenant Holder to pursue any other legal or equitable remedy in relation to a breach or a threatened breach of this Agreement, including without limitation Section 10, and the Covenant Holder may pursue other remedies concurrently with any dispute resolution under this Article, such as **Restorative Justice**.

13 SUCCESSORS OF THE LEGAL OWNER

This Agreement shall enure to the benefit of and be binding on the Legal Owner and any Successor of the Legal Owner.

14 NOTICE

14.1 Any notice or other communication required under this Agreement shall be in writing and shall be:

14.1.1 sent by registered mail addressed to the Parties at their respective addresses set out in Section 14.2, and

14.1.2 sent to the Parties using electronic means specified in Section 16.2, followed by a copy sent by Canada Post mail as set out in Section 14.2.

14.2 The addresses and contact information of the Parties for notice are as follows:

To the Legal Owner:

Gabriola Commons Foundation

Postal Address: PO Box 94, 675 North Road, Gabriola, BC V0R 1X0

Electronic Address: info@gabrielacommons.ca

To the Covenant Holder:

Gabriola Island Local Trust Committee

Postal Address: 200 -1627 Fort Street, Victoria, BC V8R 1H8

Electronic Address: northinfo@islandstrust.bc.ca

14.3 Each Party agrees to give notice immediately to the other Party of any change in its addresses or other contact information from those set out in Section 14.2.

14.4 When notice is sent by registered mail, it shall be deemed to have been received on the seventh business day following the day on which the notice was sent. When notice is sent electronically, it shall be deemed to have been received on the day following transmission of the notice.

15 PUBLICATION

15.1 The Legal Owner agrees to allow the Covenant Holder to publicize the existence of this Agreement. The style and location of the publicity shall be approved by the Legal Owner prior to its placement.

15.2 The Legal Owner agrees to allow the Covenant Holder to publicize, at the expense of the Covenant Holder, that they hold a covenant on the Land. The style and location of the publicity shall be approved by the Legal Owner prior to its placement.

16 NO LIABILITY IN TORT

The Parties agree that this Agreement creates contractual obligations, and obligations arising only out of the nature of this Covenant, as a covenant under seal. Without limiting the

generality of the foregoing, the Parties agree that no tort or fiduciary obligations or liabilities of any kind are created or exist between the Parties. The intent of this Section is to exclude, among other things, tort liability of any kind and to limit the Parties to their rights and remedies under the law of contract and the law pertaining to covenants under seal.

17 REMEDIES NOT EXHAUSTIVE

Exercise or enforcement by a Party of any remedy or right under or in respect of this Agreement does not limit or affect any other remedy or right which that Party may have against the other Party under this Agreement.

18 COVENANT RUNS WITH THE LAND

Every obligation and covenant of the Legal Owner in this Agreement constitutes both a personal covenant and also a covenant granted under Section 219 of the *Land Title Act* (British Columbia) in respect of the Land, and the provisions of Section 6 constitute a Statutory Right of Way granted under Section 218 of the *Land Title Act* (British Columbia) in respect of the Land. This Agreement burdens the Land and runs with the Land.

19 REGISTRATION

19.1 The Legal Owner agrees to do everything necessary at the Legal Owner's expense to ensure that this Agreement, and the interests it creates, are registered against Title to the Land.

19.2 The Legal Owner shall do everything necessary and possible to ensure that this Agreement, and the interests it creates, are registered with priority over any financial charges, liens and encumbrances registered with the Land Title and Survey Authority at any time.

20 SEVERANCE

If any part of this Agreement is held by a court or arbitrator to be invalid, illegal or unenforceable, that part is to be considered to have been severed from the rest of this Covenant, and the rest of this Covenant is to remain in force unaffected by that holding or by the severance of that part.

21 NO OTHER AGREEMENTS

This Agreement is the entire Agreement between the Parties.

22 INDEPENDENT ADVICE

22.1 The Legal Owner has sought and obtained independent advice from an accountant or other tax expert with respect to the tax implications of this Agreement as appropriate.

22.2 The Legal Owner has sought and obtained independent legal advice as to the meaning and effect of this Agreement. The Legal Owner further acknowledges and agrees that no legal advisor of the Covenant Holder has advised the Legal Owner on the meaning or effect of this Agreement or in connection with this Agreement.

23 AMENDMENTS

This Agreement is meant to be perpetual and may only be changed by a written instrument signed by all the Parties.

24 DEED AND CONTRACT

By executing and delivering this Agreement, each Party intends to create a contract and a deed and Covenant executed and delivered under seal.

25 GENERAL

25.1 As evidence of their agreement to be bound by the above terms, the Parties each have executed and delivered this Agreement under seal by executing Part 1 of the Land Title Form C to which this Agreement is attached and which forms part of this Agreement.

25.2 The schedules referred to throughout the document are attached after this page.

LIST OF SCHEDULES

- A. Stewardship Agreement and Plan
- B. Gabriola Commons Baseline Report 2026

Schedule B: Gabriola Commons Stewardship Agreement

August, 2026

THIS AGREEMENT dated for reference [**insert date**] is BETWEEN:

Legal Owner:

Gabriola Commons Foundation, PO Box 94, 675 North Road, Gabriola Island, BC. V0R 1X0

AND:

Covenant Holder

*Gabriola Island Local Trust Committee, 200 – 1627 Fort Street
Victoria, BC V8R 1H8*

(collectively, the “Parties”)

WHEREAS:

A. The **Legal Owner** is the registered owner in fee simple of the **Land**;

B. The stewardship and use of the Land will protect and preserve the Land and **Amenities** as a **Community Commons**;

C. The Legal Owner has granted the **Covenant Holder** a covenant pursuant to S. 219 of the Land Title Act, respecting the protection, preservation, and stewardship of the Land and the Amenities and a statutory right of way pursuant to S. 218 of the Land Title Act;

D. The Parties agree that the Land will be stewarded in accordance with the terms of the **Covenant** and this Agreement;

E. The Covenant requires the Parties to enter into a written Stewardship Agreement for the stewardship of the Land;

NOW THEREFORE in consideration of the payment of \$2.00 by the Covenant Holder to the Legal Owner, the receipt and sufficiency of which is acknowledged by the Owner, and in consideration of the promises exchanged below, the Owner, and the Covenant Holder agree as follows:

1. DEFINITIONS

In this Agreement:

1.1 *Amenities* means the ecological, agricultural and multipurpose use features relating to the Land.

1.2 *Baseline Report* means the baseline documentation that describes the Land and the Amenities in the form of text, maps, and other records of the Land and the Amenities as of the date of

registration of this Agreement, a copy of which is on file with each of the Parties at the addresses set out in Section 12.

- 1.3 *Commons Coordinating Council* means the shared governance stewardship structure with ongoing responsibility to hold the Gabriola Commons as a Community Commons through promotion of communication among teams.
- 1.4 *Community Agriculture* means multi-functional agricultural uses of the Land shared by a community of users whose focus is local cooperative food production using sustainable practices.
- 1.5 *Community Commons* means the Land and Amenities to be used by the community through practices of shared responsibility that provide the community with agricultural, environmental and social benefits on a sustainable basis.
- 1.6 *Covenant* means the covenant Agreement between the Legal Owner and the Gabriola Island Local Trust Committee to which this Agreement is attached.
- 1.7 *Covenant Holder* means Gabriola Island Local Trust Committee and includes its permitted successors and assigns.
- 1.8 *Covenant Purposes* means the intent of the Covenant as set out in Section 2 of the Covenant;
- 1.9 *Land* means the parcel of land legally described as Lot 1, Plan VIP27281, Section 19, Land District 32, Gabriola Island (PID 002-600-994).
- 1.10 *Legal Owner* means the Gabriola Commons Foundation and includes any successor of the Legal Owner.
- 1.11 *Multi-purpose use* means educational and interpretive activities, the distribution of food produced on the property at no charge, space for the management and direction of activities on the Land and the provision of administration space, including the storage of materials, indoor and outdoor gatherings, meetings, and events except where specifically restricted in this Agreement.
- 1.12 *Stewardship* means the action of caring for and sharing responsibility for the Land and Amenities.
- 1.13 *Stewardship Plan* means a document in which the Parties agree to long-term stewarding of the Land and is guided by the usages and practices of a community commons, an overview of which is attached to this Agreement as Schedule A: Stewardship Plan for the Protection and Preservation of the Gabriola Commons.
- 1.14 *Stewardship Team* means the group of individuals and representatives entrusted with implementing and overseeing the periodically reviewed and revised Stewardship Plan.
- 1.15 *Successor* means any non-profit society or group that, any time after registration of this Agreement, becomes an owner of the Land.

2. STEWARDSHIP AND USE OF THE LAND

The Owner and the Covenant Holder agree that the Land must be stewarded:

- (a) according to the terms of the Covenant;
- (b) according to the terms of this Agreement;
- (c) according to the terms of the **Stewardship Plan** (template and exemplary plan outlines);
- (d) according to the terms of the **Baseline Report**;
- (e) only for the **Covenant Purposes**;
- (f) subject to all applicable laws, statutes, bylaws, regulations, orders and directives; and
- (g) It is the responsibility of the Gabriola Commons and its Stewardship Team to monitor, record and regularly report to the Covenant Holder a summary of stewardship activities pertinent to the agricultural, environmental and community purposes of the Commons.
- (h) It is the Covenant Holder's responsibility to review records of the Land's natural features checking for changes, damages and unauthorized uses, ensuring that restrictions are respected, while maintaining positive communications with the Legal Owner when addressing any breaches or restoration needs.

3. TERM OF THIS AGREEMENT

This Agreement starts on the reference date noted above and runs with the Covenant.

4. STEWARDSHIP VISION AND GOALS

Subject to Section 2, the concept of **Stewardship** is central to the ethos of the Gabriola Commons "where land and people meet".

5. STEWARDSHIP PLAN

5.1 The creation, review and revision of a Stewardship Plan for the Land and Amenities shall be initiated by the Legal Owner.

5.2 The Stewardship Plan shall include goals, objectives, operational and fiscal guidelines, evaluation criteria, and reports in accordance with maintaining and sustaining a Community Commons.

5.3 The Stewardship Plan shall ensure public notification, reception and consideration of paper or electronic input, open consultative meetings, and a public record, begun within 90 days of activation.

5.4 The Stewardship Plan shall be reviewed and revised at least once every three (3) years.

5.5 Each Stewardship Plan shall be signed by representatives of the Legal Owner and the Covenant Holder.

5.6 The Legal Owner must consult with the Covenant Holder regarding any proposed substantive change to the Land as referenced in the Covenant and the Stewardship Plan and recorded in the **Baseline Report**.

6. STEWARDSHIP PLAN IMPLEMENTATION

6.1 Once the Stewardship Plan is approved and adopted, the **Stewardship Team** is mandated to implement the Plan.

6.2 A duly constituted Stewardship Team shall be determined by the **Commons Coordinating Council** and report to the Commons Board of Trustees.

7. STEWARDSHIP COSTS

7.1 The Legal Owner retains all responsibilities and bears all costs and liabilities related to the legal ownership, use, occupation and maintenance of the Land.

7.2 The Legal Owner shall bear all costs for monitoring and enforcement. For clarity, the Covenant Holder not responsible for any cost associated with oversight of the Stewardship Plan or remedy of any identified breaches.

7.3 Costs associated with implementing the Stewardship Plan and its operational and maintenance costs are determined and set out in each version of the Stewardship Plan.

8. INSURANCE

The Owner agrees to obtain and maintain in effect throughout the term of this Agreement, public liability insurance against liability to anyone for personal injury, death, property loss and property damage. The insurance must be underwritten by an insurance company licensed in British Columbia.

9. ASSIGNMENT

The Owner and Covenant Holder may not assign this Agreement or sub-contract any of its rights or obligations under this Agreement.

10. NOTICE

10.1 Any notice or other communication required under this Covenant shall be in writing and shall be:

10.1.1 sent by registered mail addressed to the Parties at their respective addresses set out in Section 10.2 (below), and

12.1.2 sent to the Parties using electronic means specified in Section 10.2, followed by a copy sent by ordinary mail as set out in Section 10.2.

10.2 The addresses and contact information of the Parties for notice are as follows:

To the Legal Owner, the Gabriola Commons Foundation:
 Postal Address: PO Box 94, 675 North Road, Gabriola BC V0R 1X0
 Electronic Address: trustees@gabriolacommons.ca

To the Covenant Holder, Gabriola Island Local Trust Committee
 Postal Address: 200 -1627 Fort Street, Victoria, BC V8R 1H8
 Electronic Address: northinfo@islandstrust.bc.ca

10.3 Each Party agrees to give notice immediately to the other Party of any change in its addresses or other contact information from those set out in Section 10.2.

10.4 When notice is sent by registered mail, it shall be deemed to have been received on the seventh business day following the day on which the notice was sent. When notice is sent electronically, it shall be deemed to have been received on the day following transmission of the notice.

11. NO LIABILITY IN TORT

This Agreement creates only contractual obligations. No tort obligations or liabilities of any kind exist between the Parties in connection with the performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind in connection with this Agreement and to limit the parties to their rights and remedies under the law of contract.

12. WAIVER

14.1 An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

13. INTERPRETATION

13.1 This Agreement is comprised of the recitation of the Parties, the recitals to this Agreement, and the Schedules to this Agreement.

13.2 In this Agreement:

13.2.1 Every reference to a Party is deemed to include assigns of such parties wherever the context so

requires or allows; and

13.2.2 The headings are inserted for reference and convenience only and must not be used to construe or interpret the provisions hereof.

14. SEVERANCE

If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding, or by the severance of that part.

15. ENUREMENT

15.1 This Agreement binds the Parties to it and their respective successors.

15.2 As evidence of their agreement to be bound by the above terms, the Parties each have executed and delivered this Agreement.

APPENDIX A

Stewardship Plan Guidelines for the Protection and Preservation of the Gabriola Commons

This Stewardship Plan has effect through the statutory covenant entered into with the Covenant Holder registered by the _____ (Registration Number _____).

The statutory covenant is registered over the **Land** and is binding on future owners. The **Legal Owner** and **Covenant Holder** to this agreement are:

Legal Owner:

*Gabriola Commons Foundation, PO Box 94, 675 North Road,
Gabriola Island, BC V0R 1X0*

AND:

Covenant Holder

*Gabriola Island Local Trust Committee, 200 – 1627 Fort Street, Victoria, BC
V8R 1H8*

1. GENERAL PROPERTY DETAILS

1.1 Property Name and Ownership Details

Property Name: Gabriola Commons

Legal Owner: Gabriola Commons Foundation

1.2 Real Property Description: Lot 1, Section 19, Gabriola Island, Nanaimo District, Plan 27281 (PID 002600994)

1.3 Area of Property and Covenanted Area

Total property area 26.51 acres (10.73 Hectares) as set out and described the Gabriola Commons Baseline Report 2026

2. PROPERTY DESCRIPTION, LAND USE AND ATTRIBUTES

2.1 Permitted Uses of the Land:

2.1.1 The Land is designated Agricultural Land Reserve (ALR). The Agricultural Land Reserve is a British Columbia provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted.

2.1.2 ALR land is the responsibility of the BC Provincial Agricultural Land Commission (ALC), an independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in British Columbia.

2.1.3 The Land is zoned “Gabriola Commons – Comprehensive Development Zone” (Islands Trust – Gabriola Official Community Plan (OCP) – Consolidated Version July 2015).

2.1.4 The zoning is included in the Official Community Plan - Section 5: Agriculture. The Land is recognized as a unique and distinct property on Gabriola. Managed as a Community Commons by a community-based association, it is a place where sustainability, community and agriculture meet. The Gabriola Commons is intended to exist in perpetuity for the benefit of the community, a community legacy serving community needs.

2.1.5 The permitted principal and uses are Commons Agriculture and Commons Institutional and the Gabriola Land Use Bylaw for the Land regulates uses, buildings and structures, siting requirements, coverage and maximum floor area for the principal and accessory uses. The permitted accessory uses are outlined in the appended *Gabriola Commons Baseline Report*, Sections 10, p. 15.

2.1.6 Zoning and Official Community Plan bylaws outline the agricultural and institutional uses for this property. The institutional uses include enterprises that provide services of benefit to the residents of Gabriola, including public education. It is intended that the Commons will be a place for learning about agriculture, food production, and sustainability practices (Gabriola Island Official Community Plan, 2015 & 2016).

2.1.7 Provision of administration space for other non-profit or not for profit enterprises is permitted and includes the storage of materials necessary for conducting activities on the Land.

2.1.8 Public assembly, indoor and outdoor gatherings, meetings, and events for the benefit and use of the public are all permitted.

2.2 Land Description

The agricultural, ecological and multi-purpose (Institutional, community based) attributes are outlined in the *Gabriola Commons Baseline Report 2026* appended to the Covenant.

3. ELEMENTS OF SIGNIFICANCE

3.1 Agricultural Significance

The Land is in the Agricultural Land Reserve which exists to preserve agricultural land and to encourage farming in the Province of BC. Agricultural activities are considered to be important to the Gabriola community as they contribute to the local economy, the Island’s rural character, and encourage local food sustainability.

3.2 Ecological Significance

As outlined in the *Baseline Report 2026*, the Covenant Area includes two sensitive ecosystems identified by the Islands Trust: Wetlands/Marshland and Moist Maritime Coastal Douglas Fir zones.

3.3 Social and Cultural Significance

The Gabriola Commons models the reciprocal, interdependent relationship between the Land and the people of Gabriola. The covenanted Land is held in trust for the community and is grounded in

effective and vigorous stewardship monitored and reported by the Commons and overseen by the Islands Trust Local Trust Committee.

4. VISION FOR THE STEWARDSHIP PLAN

4.1 The intent of the Plan is to protect, preserve and steward the Land and the Amenities as a Community Commons.

4.2 Stewardship involves balancing ecological protection, a working agricultural landscape and multi-purpose community use. Stewardship pays attention to the right of public access to the Land and participation in stewardship activities. Public restrictions only apply to ecologically sensitive areas and from time to time areas off limits due to restoration or enhancement work.

4.3 The stewardship of the shared resources and assets is open, equitable and transparent. There are opportunities for creative and substantial community engagement.

5. PRINCIPLES FOR THE STEWARDSHIP PLAN

5.1 The *Baseline Report 2026* provides the benchmark against which to measure changes in the Land and its features, setting out the state of the Land, its flora, fauna, natural and agricultural features and Amenities, at the time the Covenant is placed on the land.

5.3 Stewardship is rooted in committed engagement with the Land, paying objective and subjective attention to shifting conditions and the needs arising from these such as the need to limit its use or pursue remedial action.

5.4 Stewardship monitoring (data collection), summarizing and reporting to the Covenant Holder are the sole responsibility of the Legal Owner's Stewardship Team.

5.5 A summary report is to be submitted to the Covenant Holder within 30 days of January 1st annually (or at other agreed-upon intervals) using the *Gabriola Stewardship Report Template*, attached as Appendix B. The Covenant Holder reviews the reports, checking for changes, damages and unauthorized uses, ensuring that restrictions are respected and evaluating for any breaches or restoration needs.

5.6 The Covenant Holder reviews the *Gabriola Stewardship Report*, identifies any breaches and/or required remediation as outlined in the Covenant, Section 9.

6. GUIDELINES FOR THE STEWARDSHIP PLAN

6.1 It is critical to an overall stewardship plan that the environmental, agricultural and community spaces are looked at as a whole. Specific guidelines inform the stewardship of each aspect:

6.1.1 Guidelines for stewardship of the agricultural use of the land:

- *uphold community agriculture as defined in Section 3.1*
- *promote agricultural education*
- *enhance food security*
- *protect agricultural land*

- *promote farming*

6.1.2 Guidelines for the stewardship of the environment:

- *strengthen the ecological integrity of the Land*
- *protect sensitive ecosystems*
- *maintain biodiversity*
- *cultivate deep knowledge of the land*
- *eliminate invasive species*

6.1.3 Guidelines for the stewardship of community space use (indoors & out):

- *ensure that the community benefits of the buildings, the gathering places (indoors & out) by balancing the widest possible range of permitted community use with quiet peaceful sanctuary*
- *maintain buildings and infrastructure to safety and accessibility standards.*
- *ensure that the built environment is mindfully and carefully planned using best building practices and principles*
- *integrate design elements and patterns to achieve a visually pleasing, beautifully integrated public space*
- *ensure compliance with Agricultural Land Commission approval of “non-farm” uses*

6.2 Without limiting the generality of Section 5, the Stewardship Plan incorporates:

6.2.1 the condition of the Land and degree of alterations at time of Covenant registration;

6.2.2 pertinent government regulations;

6.2.3 the Islands Trust Official Community Plan: Development Permit Areas for Riparian Area Protection;

6.2.4 pertinent Agricultural Land Commission regulations.

7. Strategies for the Gabriola Commons Stewardship Plan

7.1 Agricultural Stewardship Strategies

Goal: To encourage community agriculture that supports a range of agriculturally-related uses on the land.

Objectives for successive stewardship plans to meet this Goal include:

- *To promote agricultural knowledge and importance of locally grown food.*
- *To pursue sustainable agricultural practice.*
- *To prepare periodic inventory of agricultural areas.*
- *To assess and review scale of agricultural activities to meet ALC agricultural and farming requirements.*
- *To prepare and apply maintenance and repair plans for agricultural buildings, structures and infrastructure.*

7.2 Ecological Stewardship Strategies

Goal: To protect sensitive ecosystems and biodiversity of the land as identified in the Baseline Report.

Objectives for successive stewardship plans to meet this Goal include:

- *To review inventory of the flora and fauna*
- *To identify features or areas that are degrading*
- *To restore ecological features that have suffered degradation and can be enhanced through restorative actions*
- *To maintain the Land and its Amenities to ensure ongoing protection*
- *To regularly monitor the land to ensure compliance with the provisions of the ecological values of covenant*
- *To protect watercourses and riparian areas that meet or exceed Riparian Areas Regulations*
- *To ensure that work undertaken in any part of the ecological areas is done in a manner that causes the least amount of disruption.*

7.3 Multi-purpose/Institutional Stewardship Strategies

Goal: To provide community benefits and enjoyment of indoor and outdoor space for social, recreational and cultural purposes.

Objectives for successive stewardship plans to meet this Goal include:

- *To prepare and apply maintenance and repair plans for buildings, structures and infrastructure.*
- *To address safety and security issues*
- *To reflect mindful planning for integrated public space in all design elements.*
- *To pursue synergy between buildings and outdoor space.*

7.4 Subsequent Plans require a detailed Commons budget for enactment of each Plan. This will outline projected revenues and expenses for the duration of that specific Plan and identify in detail the human and material resources required to carry it out. This budget may be shared with the Covenant Holder upon written request.

8. Administrative Provisions

For details regarding release and indemnity, waiver, default, and settlement of disputes, refer to general provision in the Statutory Covenant.

APPENDIX B

Gabriola Commons Stewardship Report and Guidelines

This template guides the Stewardship Team to report on the stewardship practices of the Gabriola Commons in accordance with the Covenant and the Baseline Report. Each report is to be submitted by the Stewardship Team to the Commons Trustees and to the Covenant Holder.

Stewardship Report

Previous Report Date:
Report Date (within 30 days of January 1):
1. Stewardship of Agricultural Use
Are there any significant changes in agricultural use of the Commons since the previous report?
Has The Gabriola Commons:
1.1 Upheld Community Agriculture?
1.2 Promoted agricultural knowledge and importance of locally grown food?
1.3 Pursued sustainable agricultural practice?
1.4 Enhanced food security?
1.5 Protected agricultural land?
1.6 Maintained agricultural buildings, structures and infrastructure?
2. Stewardship of the Environment
Are there any significant changes in the Commons environment since the previous report?
Has The Gabriola Commons:
2.1 Complied with the provisions of the ecological values of the Covenant?
2.2 Protected sensitive ecosystems and biodiversity of the Land?
2.3 Maintained the Land and its Amenities to ensure on-going protection?
2.4 Protected watercourses and riparian areas?
2.5 Ensured that work undertaken causes the least amount of disruption?

2.6 Protected the ecological values of the land versus impacts of climate change?
2.7 Restored ecological features that have suffered degradation?
3. Stewardship of Community Spaces
Are there any significant changes in the stewardship of community spaces at the Commons since the previous report?
Has The Gabriola Commons:
3.1 Ensured community benefits of buildings and gathering places by balancing a range of permitted community uses with quiet peaceful sanctuary?
3.2 Maintained buildings and infrastructure to safety, security and accessibility standards?
3.3 Ensured the built environment is carefully planned using best building practices and principles?
3.4 Designed for a visually pleasing, beautifully integrated public space?
3.5 Ensured compliance with ALR approval of “non-farm” uses?
3.6 Limited scale and/or pace of human activity to remain within the carrying capacity of the Commons land and the social infrastructure?
4. Operational and Fiscal
Are there any significant changes in the operational or fiscal aspects of the Commons since the previous report?
Has The Gabriola Commons:
4.1 Prepared maintenance and repair plans for agricultural buildings, structures and infrastructure?
4.2 Addressed safety and security issues?
4.3 Planned for integrated public use of Commons space?
4.4 Maintained workable balance between buildings and outdoor space?

Report submitted by Gabriola Commons Stewardship Team to the Commons Trustees

Date _____

Signature _____ Name _____

Signature _____ Name _____

Signature _____ Name _____

Signature _____ Name _____

Report submitted by the Gabriola Commons Trustees to the Covenant Holder

Date _____

Signature _____ Name _____

SMART Guidelines: Specific, Measurable, Achievable, Relevant, Time-bound

1. **Specific:** what is to be accomplished (who, what, where, why)
2. **Measurable:** quantifiable metrics
3. **Achievable:** realistic and attainable given current resources, skills, constraints
4. **Relevant:** align with broader objectives, core mission, overall strategy
5. **Time-bound:** deadline or timeframe

Stewardship of Agricultural Use

Question	SMART Guidelines
Are there any significant changes in agricultural use of the Commons since the previous report?	List any changes since last report.
Has The Gabriola Commons:	
1.1 Upheld Community Agriculture?	Number of people using North and South Allotment Gardens
1.2 Promoted agricultural knowledge and importance of locally grown food?	Number of community workshops, articles in newspaper, newsletters, social media
1.3 Pursued sustainable agricultural practice?	Maintained no chemical pesticides or herbicides; used compost, mulch, etc.
1.4 Enhanced food security?	Number of people and/or area of all gardens
1.5 Protected agricultural land?	Area under cultivation, land area not available for farming
1.6 Maintained agricultural buildings, structures and infrastructure?	List of maintenance activities

Stewardship of the Environment

Question	SMART Guidelines
Are there any significant changes in the Commons environment since the previous report?	List any changes since last report.
Has The Gabriola Commons:	
2.1 Complied with the provisions of the ecological values of the Covenant?	See Note 1
2.2 Protected sensitive ecosystems and biodiversity of the Land?	List of sensitive areas and activities to protect them
2.3 Maintained the Land and its Amenities to ensure on-going protection?	List of land and buildings maintenance activities
2.4 Protected watercourses and riparian areas?	List of activities where monitoring and changes to watercourses and riparian areas
2.5 Ensured that work undertaken causes the least amount of disruption?	List of activities and how environmental impacts were mitigated
2.6 Protected the ecological values of the land versus impacts of climate change?	List mitigations addressing climate change, eg. restrict water use from pond for garden plots, encouraged use of mulch and so on
2.7 Restored ecological features that have suffered degradation?	List of activities to counter degradation (e.g. removal of invasive plants, erosion, waste removal)

Note 1: Ecological values of the Covenant

3. RESTRICTIONS ON USE OF THE LAND

3.1 The Legal Owner agrees that the land shall only be used as a community commons in a manner that:

3.1.1 protects, preserves and stewards the **Natural State** of the Land in ways that respect its ecology, sensitive environmental ecosystems, species at risk, wildlife habitats, wetlands and riparian areas while not diminishing or negatively impacting the agricultural use/values of the Land;

3.2 Except as expressly permitted in this Agreement, the Owner must not do anything, omit to do anything, allow anything to be done, or allow the omission of anything, that does or could be reasonable expected to destroy, impair, diminish, negatively affect or alter the Land or the Amenities from the condition described in the Bassline Report (Schedule B).

3.3 Without restricting the generality of Section 3.2, the Legal Owner must not use or permit the use of the Land for an activity which:

3.3.1 permits **Industrial Agriculture**;

3.3.2 causes erosion of the Land to occur;

3.3.3 places any financial encumbrance on the land;

3.3.4 permits use primarily for profit;

3.3.5 interferes with the protection of the Natural State of the Land or the Amenities;

3.3.6 facilitates any action that may destroy, diminish, or negatively alter the Natural State of the Land;

3.3.7 uses toxic substances on the Land;

3.3.8 brings **Garbage** onto the Land except for waste materials to be transformed into non-deleterious and usable form for ecologically useful purposes;

3.3.9 causes or facilitates the loss of water, soil, gravel or rock from the Land; or

3.3.10 permits **Hunting, Fishing, Trapping or Logging** on the Land.

3.4 The Legal Owner shall not enter into any agreement for the use of the Land or any part thereof unless the agreement is made subject to the provisions of this Agreement.

Stewardship of Community Spaces

Question	SMART Guidelines
Are there any significant changes in the stewardship of community spaces at the Commons since the previous report?	List any changes since last report.
Has The Gabriola Commons:	
3.1 Ensured community benefits of buildings and gathering places by balancing a range of permitted community uses with quiet peaceful sanctuary?	List and dates of community meetings
3.2 Maintained buildings and infrastructure to safety, security and accessibility standards?	List of maintenance, safety, security, and accessibility activities.
3.3 Ensured the built environment is carefully planned using best building practices and principles?	List of building/maintenance activities vs BC Building Code
3.4 Designed for a visually pleasing, beautifully integrated public space?	List of activities to improve aesthetics
3.5 Ensured compliance with ALR approval of “non-farm” uses ^(note 2) ?	Compare Commons activities vs note 2.
3.6 Limited scale and/or pace of human activity to remain within the carrying capacity of the Commons land and the social infrastructure?	Gabriola public is informed/aware of restrictions on the use of the land and amenities.

Note 2: Farm Uses in the ALR

Farm Use is defined in the *Agricultural Land Commission Act 2026*

(https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/02036_01#section1) as an occupation or use of agricultural land for:

- farming land, plants, mushrooms, truffles or animals,
- a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act 2026* (https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96131_01)
- a purpose designated as a farm use by regulation

Common farming and ranching activities in the ALR include, but are not limited to:

- Crops such as vegetables, berries, grains and oil seeds
- Raising livestock such as cattle, sheep, goats, horses, swine, and poultry
- Greenhouses, cannabis, and mushroom production
- Ornamentals (floriculture, horticultural, nursery crops)
- Tree fruits and nuts
- Forage crops

Agricultural Land Reserve Use Regulation

Below is a partial list of permitted activities in the ALR. Land use activities permitted in the ALR Use Regulation do not require an application or approval of the ALC if the use complies with any conditions or parameters set out in the ALR Use Regulation.

Farm Uses (https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/30_2019#part2)

Permitted farm uses are uses in addition to regular farming/ranching as noted above. These uses are for the most part directly linked to agriculture. Permitted farm uses can be restricted but not prohibited by a Local or First Nation government. Many of the permitted farm uses are subject to conditions, thresholds, or other requirements. Examples of permitted farm uses include:

- Wineries & Cideries
- Storage, packing & processing of farm products
- Timber production, harvesting and silviculture
- Equestrian facilities
- Application of soil amendments
- Farm retail sales
- Temporary or seasonal agri-tourism activities
- Agroforestry
- Production of compost with conditions
- Land development works for farm purposes

Permitted Non-Farm Use

(https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/30_2019#part3)

Permitted non-farm uses are uses that may or may not be linked directly to agriculture and are considered compatible with agriculture and have low impacts on the land base. Some permitted non-farm uses can be prohibited by Local or First Nation governments. Many of the permitted non-farm uses are subject to conditions, thresholds, or other requirements. Examples of permitted uses include:

- Home based business
- Temporary sawmill subject to conditions
- Pet kennels and breeding facilities
- Production, storage and application of Class A compost
- Production & development of biological products used in integrated pest management

- Aggregate extraction less than 500 m³
- Conservation & passive recreation & open land parks
- Education & research (not schools)
- Force mains, trunk sewers, gas and water pipelines within an existing right of way.

Operational and Fiscal

Question	SMART Guidelines
Are there any significant changes in the operational or fiscal aspects of the Commons since the previous report?	List any changes since last report.
Has The Gabriola Commons:	
4.1 Prepared maintenance and repair plans for agricultural buildings, structures and infrastructure?	List of maintenance and repair activities vs schedule of maintenance of buildings and infrastructure
4.2 Addressed safety and security issues?	List of issues and how they were addressed.
4.3 Planned for integrated public use of Commons space?	List of planned activities that could impact the Commons.
4.4 Maintained workable balance between buildings and outdoor space?	List of activities that impact the Commons.

Gabriola Commons Baseline Report Overview

August 2026

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1.0 Introduction and Acknowledgements

This report describes the physical and biological conditions of the **Land** and **Amenities** as of the 15th day of August, 2026. It will be used as a baseline inventory to ensure the property is stewarded in accordance with the terms and conditions of its attached Covenant.

The area to which the Covenant will be applied is the entirety of the Land. The term *survey* used in this report is in reference to a baseline inventory survey not a legal land survey.

The Legal Owner and the Covenant Holder hereby acknowledge and agree that the following is an accurate description of the Land and Amenities as of the reference date of this Agreement.

Signed by: _____ on behalf of the Legal Owner, on the _____ day
of _____, 2027: _____ (signature)

and

Signed by: _____ on behalf of the Covenant Holder, on the _____ day
Of _____, 2027: _____ (signature)

2.0 Contact Information

Legal Owner:

Gabriola Commons Foundation, PO Box 94, 675 North Road, Gabriola Island, BC, V0R 1X0
E.mail: info@gabriolacommons.ca.

Covenant Holder:

Gabriola Island Local Trust Committee, 200 -1627 Fort Street, Victoria, BC V8R 1H8
E.mail: northinfo@islandstrust.bc.ca

3.0 Property Description, Zoning and Location

The Gabriola Commons is located within the Village area of Gabriola Island, near the elementary school, shopping and other community amenities such as bank machines, and eating establishments (see Appendix A, Location of Gabriola Commons).

3.1 Legal Description

- Lot 1, Section 19, Gabriola Island, Nanaimo District, Plan 27281 (PID 002600994)
- Latitude: 49.172346, Longitude: -123.841431

- There are no existing rights-of-way, easements or covenants attached to the Title. Water rights are registered to the Gabriola Commons Foundation.
- The entire property of 26.51 acres (10.72 hectares) is to be protected by Covenant (see Appendix B Gabriola Commons Cadastral Map)

3.2 Zoning

The property is currently zoned “Gabriola Commons Comprehensive Development Zone” as shown in the Gabriola Island Official Community Plan Land Use and Zoning Bylaws (1997) and is in the Agricultural Land Reserve (ALR), a British Columbia provincial zone in which agriculture is recognized as the priority use. Commons Agriculture and Commons Institutional uses are supported for this property, and zoning that specifies agricultural and institutional uses as accessory uses is supported by this Plan (see Section 10 below, p. 15).

3.3 Location

The property known as the Gabriola Commons is located on Gabriola Island, one of the Gulf Islands in the Islands Trust Area, lying within Area B of the Regional District of Nanaimo. It is acknowledged to be on the unceded land of the traditional Snuneymuxw First Nation territory.

The Land is located at 675 North Road, one of the main roadways of the island, and borders the Village Core Centre (as designated in the Islands Trust Official Community Plan). It is across the street from the Gabriola Elementary School and the local Highways Yard and is adjacent to the Rollo Seniors Centre to the east, Huxley Park to the west and a residential area to the south. Appendix A shows the location of the Gabriola Commons as shown on the map of Gabriola Island.

4.0 Significance of the Land and Amenities

Gabriola Island lies within British Columbia’s rare Coastal Douglas Fir moist maritime (CDF mm) biogeoclimatic zone. The Gabriola Commons is a unique and distinct property on Gabriola. Stewarded as a community commons, it is a place where agriculture, ecological sustainability and community meet. The Official Community Plan of Gabriola recognizes that the Commons is “intended to exist in perpetuity for the benefit of the community” (Gabriola OCP 2010, Bylaw 258, Schedule A, p. 1). It is in the public interest to protect, preserve and steward the Land as a community commons.

The Land is in the Agricultural Land Reserve which exists to preserve agricultural land and to encourage farming in the Province of British Columbia (BC). The OCP highlights the importance of agricultural activities to the Gabriola community as they “contribute to the local economy, the Island’s rural character, and provide a visual open space benefit.” Agricultural objectives in the Official Community Plan (OCP) include preserving land with agricultural potential, protecting and encouraging agriculture conducted in conformity with recognized standards and codes of practice and acknowledging the importance of locally grown food.

The Covenant area slopes down from surface sandstone bedrock in the north to clay-based marshland in the south. Running diagonally through the Covenant area, the seasonal Goodhue Creek and its riparian area nourish a large man-made pond and contributes to the largest watershed area on the island (Hogan Lake). Land use over the past century left clearings along North Road and several farm buildings are concentrated in the north-east corner of the property. The west half of the property has

remained a largely untouched forest of diverse ecosystems reflecting the underlying nature of the soils and natural water systems. The Covenant area consists of the entirety of the Land.

4.1 Agricultural Significance of the Land

With particular reference to the Land, an OCP objective recognizes and encourages involvement in community agriculture and supports a range of uses related to agriculture on the Commons. Described as Commons Agriculture in the rezoning of the Land, these potential uses include harvesting and selling agricultural crops, raising livestock, processing and selling agricultural products and storing farm equipment. Further permitted agricultural uses of the Land include research gardens, community allotment gardens, a marketplace supporting local farmers, agricultural fairs and an approved community kitchen where community members can process locally grown produce. Specifically excluded is Industrial Agriculture, characterized by monocropping and dependent on the unsustainable use of artificial amendments, pesticides and herbicides.

An extensive soil survey of the Land in 2005 (see map, Appendix C) revealed two primary soil conditions: arid, infertile sand over bedrock (see Appendix D: Photo through typical vertical soil section) and deep clay over bedrock with a seasonal high-water table hostile to most permanent planting. The results of the survey were unexpected, since the adjacent property to the south of the Land consists of extensive depths of peat and is being commercially farmed as a market garden. Late Spring and early Autumn frosts in the wetland area are a further challenge. In the face of these geophysical and climatic limitations, the principles of permaculture design, based on sustainable land use, encourage creative solutions in developing the agricultural potential of the Land.

4.2 Ecological Significance of the Land

The Covenant area lies within the overall bio-geoclimatic descriptor: Coastal Douglas Fir moist maritime (CDF mm) zone. This zone, one of the rarest of BC's 16 bio-geoclimatic zones, occurs only on the East Coast of Southern Vancouver Island, islands of the Salish Sea and small areas of the mainland of British Columbia (Islands Trust Conservancy, 2026).

The Islands Trust defines an ecosystem as a system of living species interacting with their non-living environment. Some ecosystems, identified as sensitive, rely on a delicate mix of species and conditions that are easily affected by human activities. "Sensitive ecosystems are rich in biodiversity and often rare. The islands in our region hold a disproportionate number of these sensitive ecosystems, due to the high density of especially rare species that seek sanctuary here and the challenges associated with residential development" (Islands Trust Conservancy, 2010, p. 1).

It is significant that the Land lies adjacent to the commercial centre of the island, with residential development to the south and institutional development to the north. The Land links a band of Douglas fir forests to the east and west and displays a diversity of ecosystems which have evolved with changing geological and climatic conditions, including occasional agricultural clearing over the past century. The need to protect the forested zone is recognized as vital to the area as a whole, not only as a part of the landscape, but also as a wildlife corridor and habitat for plant and animal species which regulate climate, clean water, generate and clean soils, recycle nutrients and pollinate crops. It also offers opportunities for social well-being through recreation, education and research.

Within the Covenant area two sensitive primary ecosystems, Mature Forest and Wetland, have been identified by the Islands Trust Conservancy as offering specific benefits to the environment and requiring protection. They are contiguous, providing ecological integrity to the Land.

- **Mature Forest** promotes connectivity across the landscape and acts as a buffer for adjacent sensitive areas. The biodiversity values of Mature Forests increase with their age, meaning they can sustain rich communities of plants and animals that are dependent on their unique environment. Mycorrhizal fungi, forming symbiotic relationships with many forest plants, are considered to be the keystone of coastal Douglas fir forests.
- **Wetland** ecosystems exhibit high biodiversity, supporting fragile species with their specialized habitat, functions and connectivity. The Commons' freshwater pond provides a habitat for a broad range of organisms including aquatic plants, invertebrates, dragonflies, frogs, newts and stickleback fish. Resident beavers maintain the structure of the pond's clay walls. Surveys of the pond also reveal a population of racoons, muskrat, deer and a multitude of resident and migrating birds including Red-winged Blackbirds, Violet-green and Barn Swallows, Mallards, Bufflehead ducks and Great Blue Herons. There are occasional exotic visitors such as the Virginia Rail and Trumpeter swan.

It is essential to protect this rich biodiversity by preserving the integrity of multiple ecosystems on the Land. An awareness of this richness brings a corollary responsibility to take an active role in protecting it.

4.3 Significance of Multi-purpose Uses of the Land

While the development of the agricultural potential of the Land is recognized as a primary land use, the Agricultural Land Commission has recognized the existence of geophysical and climatic factors which affect the agricultural capacity of the property and has approved specified non-agricultural uses of the Land in distinct areas. These non-agricultural uses (further described in the zoning) include a diversity of Commons Institutional uses of benefit to the residents of Gabriola, creating opportunities for human interaction through cultural, recreational and educational activities, public assembly, indoor and outdoor gatherings, meetings and events. Use of space is also permitted for the stewardship and direction of activities on the Land and the provision of administrative space supporting other non-profit or not for profit enterprises. The amenities described in Section 9 are essential to the institutional multi-purpose use of the Land.

5.0 Land Use

5.1 History of Property

Gabriola Island lies in the traditional unceded territory of the Snuneymuxw People. There is no evidence that the Land contains any archeological sites, but petroglyphs and middens elsewhere on the Island attest to both seasonal and prolonged First Nations habitation, possibly over several thousand years. By the mid 1850s, European settlers had cleared land on the Island for forestry, farming and residential uses. Little is known of non-agricultural uses of the Land, beyond a small diatomaceous earth industry which flourished in the 1930s. The product was destined mainly for China to be used for many purposes (fine filter, polishing agent, stabilizer in the manufacture of dynamite, face powder for women). Later, unusually large Cascara trees on the Land were harvested for the production of laxatives.

Not as fertile as the adjacent properties to the south, the Land's agricultural use seems to have been limited to occasional homesteading, with lower areas sown as hay meadow. In 1967 the stage was set for the future of the Land as a community gathering space when it became the site for an international "Rainbow Gathering".

In the intervening years the Land became known as the Goat Farm, owned by James Brown and managed by Philippa Brown, for the production and marketing of goat cheese. It was one of the earliest commercial goat cheese plants in BC. Land was cleared in the northeast corner to build a residence and three large farm buildings: a goat barn, cheese plant and woodwork shop. A deep well was drilled for potable water. Portions of the forest were cleared for grazing.

By 1997, the Goat Farm was for sale and a vision emerged of a public space belonging to the community as a whole. By 2005 the dream became a reality when a non-profit society, Amazing Grace Ecological Society (AGES), purchased the Land with a generous down-payment and invited the community to participate in creating what came to be recognized as a commons, owned by and for the benefit of the island community. By 2018 the balance of the mortgage was paid with donations from the community.

5.2 Current Use

There are currently multiple uses of the Land:

- **Agricultural:** Community gardens, local seed bank, agricultural fairs, processing of market vegetables and fruit in the Community Kitchen, home of the Gabriola Land and Trails Trust indigenous plant depot.
- **Ecological:** Focused study of the species within the various ecosystems on the Land to raise awareness of the need to preserve their biodiversity and interconnectedness, creation of trails as means of defining mindful access to the Land and control of species such as Scotch broom, *Daphne laureola*, Tansy Ragwort, Hawthorn and holly.
- **Community non-profit purposes:** Opportunities for human interaction through educational/interpretive/recreational activities, providing space for various community events, meetings, workshops, concerts and storage.

5.3 Stewarding the Land and Amenities is an important ongoing function of the Commons.

5.3.1 Stewardship Goals

Every commons is defined within the parameters of a specific site and historic cultural background. The **Gabriola Commons** is a unique balance among its agricultural value, the intrinsic ecological value of the Land, and its cultural significance.

5.3.2 Stewardship Vision

The intent of the Covenant is to protect, preserve and steward the Land and the Amenities as a community commons through stewardship which involves balancing the needs of a working agricultural landscape with ecological protection and sustainable multi-purpose community use.

There are opportunities for energetic and creative community engagement in stewarding the shared resources and assets, while maintaining a process which is equitable and transparent. Though it is critical to an overall stewardship plan that the environmental, agricultural and community spaces be looked at as a whole, each aspect has specific stewardship requirements.

The primary Land uses (agricultural, ecological and institutional) are central to design elements. The built environment is planned using building practices which follow principles of sustainability and ensure design elements and patterns to achieve a visually pleasing, integrated public space.

5.4 Description of the Right of Access to the Land

Beyond the Statutory Right of Way legally granted to the Covenant Holder, a significant aspect of the nature of the Commons lies in the right of public access to the Land. Engaging in a wide range of activities (gardening, indoor and outdoor gatherings, meetings, community events and learning activities) as well as developing an appreciation for the natural landscape, open night sky and features such as the labyrinth, requires relatively unrestricted access to the Land.

Restrictions do apply to areas identified specifically as ecologically sensitive (including seasonal protection of nesting birds) or protected during restoration or enhancement work. All future Stewardship Plans must pay attention to this right of public access to the land and participation in stewardship activities.

6.0 Physical Features

6.1 Topography: Geology and Soils

Sandstone bedrock underlies the Land, sloping from north to south. It belongs to the late-Cretaceous Nanaimo Group, specifically the Gabriola Formation approximately 65 million years old. There is evidence of glacial till, such as granodiorite erratics, from the ice ages ending about 12,000 years ago.

6.1.1 In the **north** half of the Land, the soils are identified primarily as Bellhouse:

- Dominant soil: channery sandy loam, colluvial and glacial drift materials less than 30 cm deep over sandstone bedrock and drainage well to rapid;
- Subdominant soil: sandstone bedrock exposed or covered by moss or mineral soil less than 10 cm thick; rock to 30% in a subdued and hummocky, often rocky terrain with a southerly aspect under grass and bedrock exposure at random.

The above description was confirmed in 2005 through an intensive inventory of the soils on the Land based on a grid of 30x30 metres. See Appendix C Soil Survey of Gabriola Commons, 2005.

Granular and impoverished, the shallow soil in the north section lies over near-surface bedrock (see Appendix D Photo of the vertical cut through cliff behind Folk Life Village).

6.1.2 To the **south**, the lower half of the Land is an alluvial flood plain around a seasonal stream, with soils over the sandstone bedrock identified as:

- Metchosin: shallow organic soils over silty clay less than 100 cm and
- Fairbridge: less than 20 cm silty loam over diatomaceous earth greater than 5 cm deep over 150 cm spongy silty clay (montmorillonite) with poor drainage.

In the soil survey of 2005, the initial categorization of the soils in the southeast corner of the Land as Class 2 was based on an extrapolation from the deep reserves of peat known to lie under an adjacent property. The reality proved to be very different and corresponds to the Fairbridge description, although a band of approximately 10 metres running along the south property line offers further agricultural potential.

6.2 Hydrology, Climate and Agriculture

6.2.1 Water Courses (see Appendix B, Cadastral Map)

A major watershed on Gabriola includes Goodhue Creek, which runs into the Land from the northeast and cuts diagonally into a man-made pond before exiting through a channel to the south. Excavated in 1980 with a potential volume of 800,000 gallons, the pond is now an important source of water for irrigation as well as the basis for a rich ecosystem. An extensive system of water distribution had been created to pump water from the pond to irrigate low-maintenance landscaping, including a cedar hedge which partially surrounded the residence.

For the health of the ecosystem, the riparian areas along the creek and the pond are kept in a wild, unmanicured state with the exception of a narrow boardwalk bridging the creek at its entry point on the east to provide access to the south gardens. The fenced community allotment gardens established near the exit channel from the pond date from an early stage in the agricultural development of the Commons.

In the northwest corner of the Land, a natural swale funnels rainwater to the south, running above and below ground to seep into the wetland around the pond. A narrow channel was excavated in 1995 to receive the overflow from a pond on the adjacent land to the west, created to hold rainwater from the extensive roof system of the commercial centre in the Village Core.

A group of biologists and naturalists, including the local Streamkeepers, regularly visit the waterways on Gabriola Island, assessing fish habitat and presence, obstructions to fish passage and quality of the water. These Streamkeepers have included the Land in their assessment, keeping data on indicators of health such as turbidity, pH, temperature, dissolved gasses, coliforms in the pond.

6.2.2 Topography and Climate

In the higher areas along the north and west boundaries of the Land, the sandy or rocky gravel over shallow bedrock offers little capacity for water retention, whereas the deep reserves of clay in the lower reaches create a flood plain in winter, with a high-water table delaying the sowing of crops until late Spring. From early Fall to late spring the gardens near the pond are subject to severe frosts.

The open-textured structure of the montmorillonite clay surrounding the pond acts as a sponge allowing the overall water table to rise and fall with evaporation and irrigation usage. The level in the pond is closely monitored and, with the increasingly severe droughts in the summer and fall, the dropping level has brought an awareness that this is a finite source of water (see cistern construction, below).

7.0 Agricultural Features

Traces of agricultural activity over the past century are still visible in the timothy and alfalfa among the wild grasses of earlier hay meadows in the south and in the clearings initially created in the upper woodlands to allow grazing for an expanding goat herd. Invasive plant species have taken hold in the clearings and adjacent woodlands and are in the process of being removed. Rusty remnants from earlier homesteading occasionally surface in the gardens. Appendix E, Agricultural & Institutional Features, shows a cluster of solid buildings in the northeast portion of the Land remaining from the goat cheese manufacturing enterprise in the 1980s. This includes a large house (converted to meeting rooms and offices), a woodwork shop, the former goat barn, a former cheese plant now remodeled into a Community Kitchen.

An extensive system of water distribution was created in the early 1980s to pump water from the pond to irrigate the low-maintenance landscaping that includes ornamental trees and shrubs along the entry driveway and the hedge that partially surrounds the residence. From 2005 to 2008, this irrigation system was extended to the various gardens. A well drilled in 1980 provides excellent drinking water.

Since the Land has become the Gabriola Commons, three cisterns have been installed to collect water from the Farmhouse roof. Two 5,000 gallon ones are located east of the Farmhouse for use by renters and other community uses (eg, toilet flushing, cooking) and in 2020 a concrete 25,000 imperial gallon cistern was constructed, the top of which serves as a large stage for concerts and exercise activities. The 25,000 gallons is crucial to growing food in all the garden areas in late summer, supplementing what can be taken from the pond, which is carefully monitored so that it does not fall below a level critical to the wildlife it supports.

7.1 Current Agricultural Use of the Land (see Appendix E Map of Agricultural & Institutional Uses)
Total area in agriculture: ~ 1.8 acres (0.73 hectares)

7.1.1 Community Allotment Gardens

- **North Gardens** (in northeast section, area 0.45 acre)

General description: Reasonable sun exposure (partially shaded by Douglas firs).

Soil: Sandy, rocky loam with very rapid drainage, improved over 10 years with raised beds, mulching and amendments to soil. Subject to cyclical vole incursions.

- 18 plots ranging in size from 100 to 216 sq. ft. gardened by community members, including Food Bank representatives
- Dragon Garden: gardened communally by elders, with raised beds and wide path-ways for wheel-chair access
- Hazelnut grove, 2 plum trees, 3 apple trees and a fig.

- **South Gardens** (in southeast section on lower flood plain, area ~ 0.74 acre)

General description: Reasonable sun exposure, partially shaded by tall forest to east.

Subject to late Spring and early Fall frosts; high water table delays sowing until early summer

Soil: Originally thin loam over diatomaceous earth over 5 feet of clay (poor drainage).

Improved with raised beds, mulching and amendments. Heavy concentration of wire worm in early years

- 52 plots averaging 400 sq. ft. gardened by community members
- Area gardened includes compost bins, toolshed, moldering toilet and walkways

7.1.2 Commons Farm Team Gardens

- **Kitchen Garden** (central, area 0.115 acre).

General description: shaded by mature Douglas firs to southeast

Original soil: sandy, rocky, impoverished with very rapid drainage; improved with composting and mulching over ten years

- Diverse produce grown as a community “Learners Garden”, seed saving
- Rhubarb, strawberries, asparagus, artichokes, other seasonal vegetables

- **Little Field** (south of the North Allotment Garden, area: 0.25 acre)

General description: Good sun exposure

Soil: mix of loam with heavy clay and glacial-till erratics. Slowly improving over ten years with intensive mulching, tilling and perpetual rock removal

- Crops grown, for workbee soups, etc.: seasonal vegetables (Summer and Fall/Winter) and occasional grains.

- **Orchard** (central, area: 0.26 acre)

General description: located on mid slope (shallow depth of soil in upper reaches)

Good sun exposure; mixed soils from sandy to clay

- 24 apple trees (Belle de Boscop, Red Gravenstein, Cox’s Orange Pippin, Fuji, Northern Spy, Golden Transparent, King, Dolgo crab apple
- 1 each: quince, Anjou pear, olive
- 95 blueberry plants, 12 Haskap bushes
- Separate fig orchard with 12 trees
- 1 walnut planted outside fenced orchard

7.2 Agricultural Spaces and Structures

Fenced community allotment gardens, orchards and gardens growing food for workbees and families consumption have emerged since 2005. The irrigation system with water originating in the pond extends to these gardens. Small structures serve as tool sheds, compost bins and greenhouses. A 320 sq. ft. equipment shed between the Orchard and the Kitchen Garden provides storage for large farm equipment and its south-facing roof has 20 solar panels (Installed in 2016) with an output of 5 kWatt of power per hour.

8.0 Inventory of Natural Ecological Features (see Appendix F Map of Ecosystems on the Land)

Reference : *Islands Trust Ecosystems Inventories : Cultivated Fields on Gabriola Island & Coastal Sand Ecosystems in the Islands Trust Area*, 2017, PDF online.

8.1 Assessment Procedures

Several explorations of the Land by groups comprised of biologists, geologists and citizen scientists have revealed a rich diversity of ecosystems on the Land. Twenty-three polygons were identified in

2018, delimited by clear transition vegetation and given a code letter to permit in-depth surveys over time.

Twenty-three small inventory teams each “adopted” a polygon for study over 18-24 months, recording observations at different seasons. Professional wildlife biologists and botanists were available for consultation. Notes and photographs from these working groups are filed in Gabriola Commons archives and available on request.

8.2. Sensitive Ecosystem Inventory

The Covenant area lies within the Coastal Douglas Fir moist maritime (CDF mm) zone, recognized as rare in British Columbia (<https://www.cdfcp.ca/about-the-cdfcp/> downloaded 2026-08-16)

8.2.1 Within the broad CDF mm classification there are two primary ecosystems on the Land, recognized as sensitive and/or rare: Mature Forest and Wetland.

• Mature Forest (Older Second Growth Forest)

General Definition: Usually conifer dominated, occasionally deciduous; dry to moist forest types generally over 80 years old.

Subclass: 75% Conifer

- 50% is classified as mature forest (80 years old or more), with 75% coniferous vegetation (mainly Douglas fir with western red cedar)
- 40% is a secondary ecosystem (red alders, red huckleberry, dull mahonia, salal, sword fern)
- 10% is a tertiary ecosystem (described as wetland/swamp, with western red cedar, pacific crab apple, cascara, deer fern)

• Wetland

General Definition: Areas saturated or inundated with water long enough to favour vegetation and biological activity adapted to wet environments

Subclass: Swamp

- 60% is swamp with willows, hardhack, salmonberry, sedges and reed grasses
- 20% is a secondary ecosystem designated Non-sensitive Rural Residential, showing disturbance from human impact, including irrigation piping, fenced community gardens, a labyrinth, boardwalk and invasive species such as thistles, Queen Anne’s lace and ox-eye daisy
- 10% is a tertiary ecosystem designated Freshwater

Subclass: Pond, more than 2 metres deep, with potamogeton and watershed; includes beaver lodge

- 10% is a tertiary ecosystem class designated Shallow water transition: i.e. flowing water less than 2 metres deep, no surface vegetation

Subclass: Riparian including a distinct ecosystem in the edges of Goodhue Creek, with willows, red-osier dogwood, cascara, salmonberry

Surveys of the pond reveal a healthy habitat for stickleback fish, newts, dragonflies, and frogs (including threatened red-legged frogs), as well as a muskrat, beaver, raccoons and seasonal presence of birds (including rare sightings of Trumpeter Swans and the Virginia Rail). A Great Blue Heron,

listed by the Committee on the Status of Endangered Wildlife in Canada as vulnerable, often stands guard over the main beaver lodge.

8.2.2 There are two secondary sensitive ecosystems on the Land: Woodland and Herbaceous.

• **Woodland**

General definition: dry open forest, usually between 10 to 30% tree cover, often mixed conifer and deciduous; shallow soils and bedrock outcroppings

Identified on the Land: mixed Douglas fir and Arbutus, with dull Mahonia, trailing blackberry and Oregon beaked moss

• **Herbaceous**

General definition: open, less than 10% tree cover; thin soils, bedrock outcroppings

Identified on the Land: shrub/herbaceous vegetation cover: grasses, snowberry, evergreen huckleberry, strawberry, Yerba buena, electrified cat's tail moss, lichens and rare orchids, such as Calypso and Coral roots

8.2.3 Transition species between ecosystems reflect the impact of rock and water in the underground setting: The Bald-Hip and Nootka roses mark the transition from the clay of the wetland to the dry rocky upland. Red alder with salmonberry generally signals moist, deeper soil. Willows can stand in water for much of the year.

8.3 Endangered or Invasive Species

8.3.1 Species considered as threatened or at risk in reports by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC, *Wildlife Species assessment*, 2025) have been identified on the Land:

- the Northern Red-legged Frog (*Rana aurora*), noted of special concern in 2015 as an indicator species of environmental health with its large spatial requirements
- the Pacific Great Blue Heron (*Ardea herodias fannini*), seen mainly in the southern portion of the Salish Sea, bluelisted in 2008 for declining numbers due to habitat loss and human disturbance.
- the Barn Swallow (*Hirundo rustica*), noted as threatened in 2011.

Several structures on the Land have become habitat for a wide variety of animal species recognized as vulnerable such as bats, Barn swallows (nesting under the eaves of the buildings and in the trusses of the woodwork shop) or the Brewer's blackbird (nesting in the hedge).

8.3.2 Invasive Species

From 2005 to the present the existence of two invasive species on the Land has been recognized as a critical concern: all forested areas harbour deep, impenetrable thickets of *Daphne laureola* while the herbaceous areas had been overcome by Scotch broom in some areas. A stewardship program was launched to eliminate these two species using continuous removal, and monitoring has resulted in significant containment of both species; Scotch broom is now rare on the Commons, though *Daphne*, Tansy ragwort and holly continue to require attention by the Trails and Green Spaces Team.

9. Inventory of Buildings, Structures and Other Physical Modifications (see Appendix E Agricultural & Institutional Features)

9.1 General Buildings and Structures

Early in the 1980s all traces of structures dating from earlier homesteading of the Land were removed to permit the construction of four buildings near North Road for the creation of a goat cheese enterprise: residence, barn, woodwork shop and cheese plant. All buildings were constructed and inspected to building codes of the time. Since 2005, all cedar or asphalt shingle rooves on the Commons have been replaced with high-quality metal roofing.

9.1.1 Residence/Farmhouse

In 1982, a 2-storey residence with a total area of 3200 sq. ft. was constructed near in the northeast corner of the property. Solidly built and well insulated, with a 10 foot deck running the length of the south facade, it now serves as a space for meetings, gatherings and undertakings of many community organizations. A 200 ampere electrical panel was originally installed, along with a subpanel connected to a generator, with a secondary string of DC lighting for power outages. A 5 kWatt array of 20 solar panels was installed on the south-facing roof in 2016.

A Red cedar hedge along two sides of the house provides separation for the next door Rollo Senior centre and the Main Commons parking lot. A driveway gives access from North Road to the house. Located to the west of the hedge, three buildings form an inverted U-shaped unit which defines the space potentially enclosed between them. A community based 100 sq. ft. Tool Library is located just to the east on the western hedge.

9.1.2 Goat Barn

One of the first structures to be built was a 2300 sq. ft. high-ceilinged barn for the shelter, milking and birthing of the goat herd. Reinforced concrete foundation walls eight inches thick extend to four feet above the adjacent grade. These have been sounded by structural engineers who approved both the condition and spacing of the reinforcement. Manufactured roof trusses were designed to exceed the structural requirement for agricultural buildings. A 200 ampere electrical panel has been installed to service the structures in the centre of the Land. Currently used primarily for storage, the long term plan is to improve this structure as a community performance venue.

9.1.3 Community Kitchen

In 1983, a 1200 sq. ft. facility was constructed on the Land for the commercial production of goat cheese, satisfying fully the regulations of the Vancouver Island Health Authority (VIHA) at the time, with hot water radiant heat in the concrete slab floor and a separate doubly insulated room for refrigeration. This former cheese plant has undergone substantial renovation as a VIHA approved Community Kitchen available to community groups. Regular tests continue to affirm the high quality of the well water. A heat pump provides seasonal heat and cooling. The impractical hot water radiant heat array installed on the south wall has been disconnected and will be removed. The Community Kitchen is now serviced by a dedicated 200 ampere electrical panel.

9.1.4 Multi-Purpose Workshop

A 1000 sq. ft. insulated shop is outfitted with essential tools for woodworking and Commons maintenance. A 200-amp electrical panel installed in the shop serves the energy needs of the shop and powers the deep well pump.

9.1.5 Current Multi-purpose Structures

- A one and one-half floor timber frame structure was donated and erected on the Land in 2008 by the Gabriola Island School of Building Arts. It serves to shelter various community events such as outdoor concerts.
- The central equipment shed (320 sq. ft.) noted in Section 7.2, p. 10 above fulfills three goals: to explore and promote alternative energy sources for Gabriola Island, to limit the erection of structures on the Land, and to supplement electric energy for the Commons.
- Small structures have been built to serve as tool sheds, greenhouses and compost bins. A 3-bin composting facility receives the compostables from the local grocery store, turning former garbage into valuable soil.
- A 28-foot diameter yurt installed in 2011 on concrete piles as a temporary structure is used by the community for cultural events and workshops.
- A classic Cretan labyrinth was created on a clearing between the orchard and the pond, near a path accessing the wild ecosystems on the Land. Memorial benches offer space for meditation.

9.2 Modifications to the Land - Roads and Trails

9.2.1 Vehicular Access

To accommodate the vehicular presence on the Land, several areas have been cleared and surfaced with permeable material to permit safe off-street parking required for access to community events.

Four points of vehicular entry exist along the 900 feet of North Road:

- one to the east, giving access to the Farmhouse
- one centrally located, providing general parking and access to all utility buildings
- one to the west providing additional parking with access to western structures and trails through the forest.
- One at the southeast corner of the Land off Redwood Road, provides direct access to the South Allotment Gardens and to a pathway with boardwalk to the upper reaches of the Land.

9.2.2 Trails

To preserve the integrity of the natural area while still inviting walking access to enhance peoples' awareness of and respect for nature, there are two kinds of trails on the Land: primary, marked trails intended to protect the environment through which they pass and minimal secondary trails to provide access to and through the Land for environmental protection and scientific study.

The primary trails are:

1. Main Trail, which runs diagonally across the Land, connecting the residential neighbourhoods in the southeast to Gabriola's Village Core in the northwest
2. Upper Trail, which links the facilities along North Road to the gardens, viewpoints and special features
3. Circle Path, which leads through the major ecosystems on the Land, from red cedar grove to Cascara and skunk cabbage swamp and back through Red Alder grove and the Labyrinth to open grasslands with Yerba buena and Mahonia.
4. A central entry path off North Road, focussed on a tall landmark Arbutus, allows people to avoid cars entirely when they come to explore the trails.

9.3 Utilities

Overhead connections to transformers on North Road currently give access to the electrical grid for three 200-ampere panels. Infrastructure supporting solar power projects has also been installed as noted above:

- 10 kWatt of solar energy is tied into the grid under the net metering agreement with BC Hydro through an array of solar panels on the roof of the Farmhouse and the equipment shed, connected to the panel in the Woodwork Shop via an underground line.
- Hot water on demand is available in the Community Kitchen.
- Two septic systems service the property. One serves the Farmhouse and a June 2026 professional assessment revealed that its capacity is severely overutilized and components are crumbling. This system has been improved to accommodate current use but will require complete upgrading in 2027. The second system handles waste from the Goat Barn and Community Kitchen and is functioning well within its limits.

9.4 Excavations and Soil Removal

There is no evidence of any past removal of soil, gravel or other material from the Land. The excavation of the pond in the early 1980s was a major modification, with the clay transferred to amend the upper sandy soil.

9.5 Contaminants, Garbage and Pollution Sources

Minor traces of garbage buried during early homesteading were found in 2005 and 2006, but not since. No traces of pollution or contaminants have been detected.

9.6 Vegetation Modification and Removal

In 2004, old-growth Douglas firs (36"- 48" in diameter) were removed at the edge of North Road, leaving the stumps. Young Douglas firs began growing vigorously in the areas which had been cleared for grazing by the goats. Where they shade areas used for growing food they are gradually removed.

Invasive vegetation (*Daphne laureola*, Scotch broom and Holly) is removed in an ongoing endeavour. Invasive Hawthorn bushes are expanding on the Land and under scrutiny.

10 Gabriola Commons Land Use: Permitted Accessory Uses

Commons Institutional means the provision of special purpose services including educational and interpretive activities, without the purpose of gain, provided by non-profit or not for profit enterprise for the benefit of residents of Gabriola Island, and includes skateboard park structures;

Commons Accessory Commercial means commercial activity that is ancillary, secondary and exclusively devoted to a principal use, and that is intended solely for the benefit and support of community initiatives and community organizations based on the property;

Commons Accessory Food Depot means an establishment for the distribution of food produced on the property or obtained from off the property for distribution to the public at no charge;

Commons Accessory Office and Storage means space identified for the management and direction of activities on the parcel and the provision of administration space for other non-profit or not for profit enterprises, including the storage of materials necessary for conducting activities on the parcel, but excludes such uses as retail sales, manufacturing, and professional services;

Commons Accessory Public Assembly means indoor and outdoor gatherings, meetings, and events and includes infrastructure necessary to support these activities, such as washroom facilities, dining hall space, and institutional kitchen facilities;

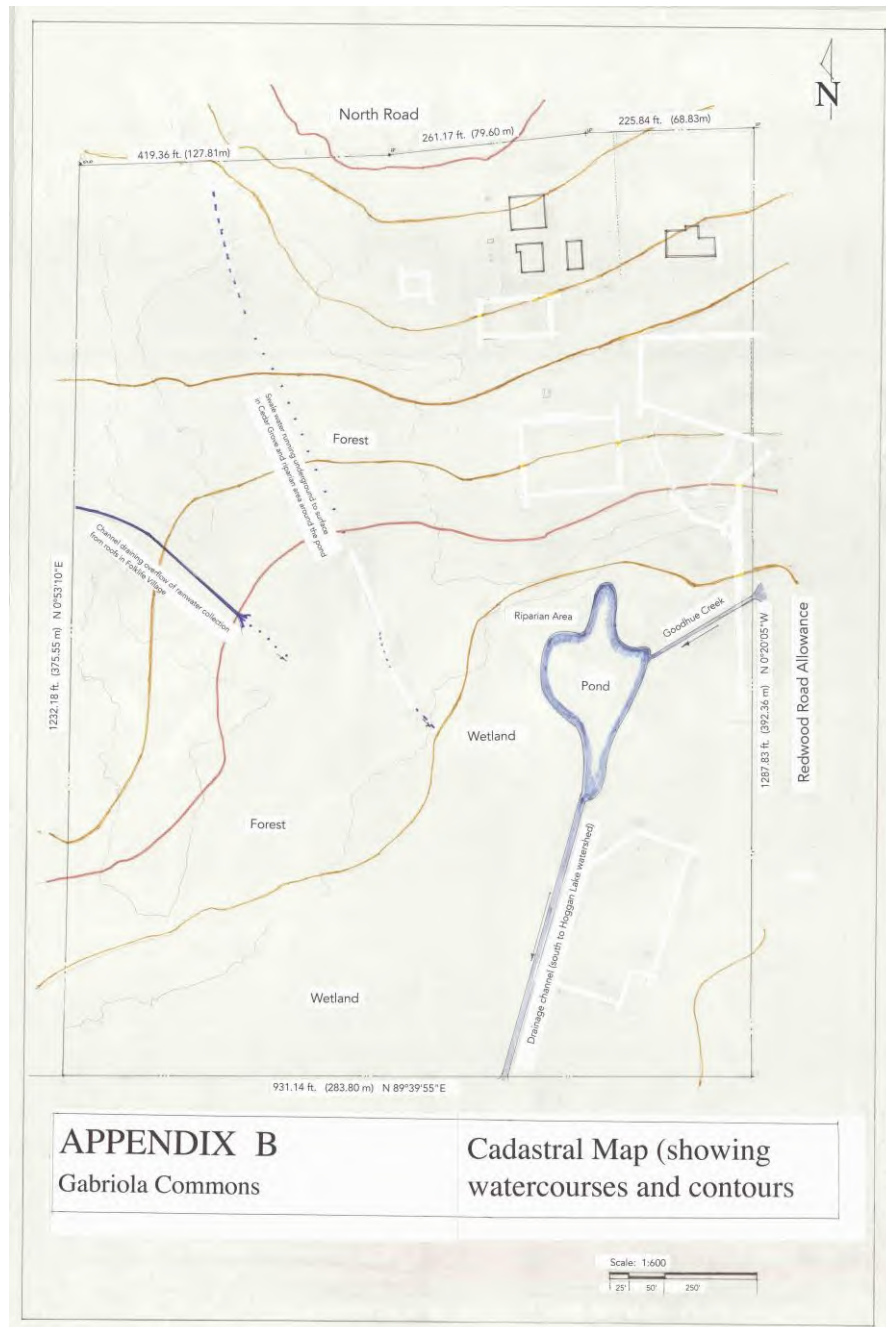
11. List of Appendices

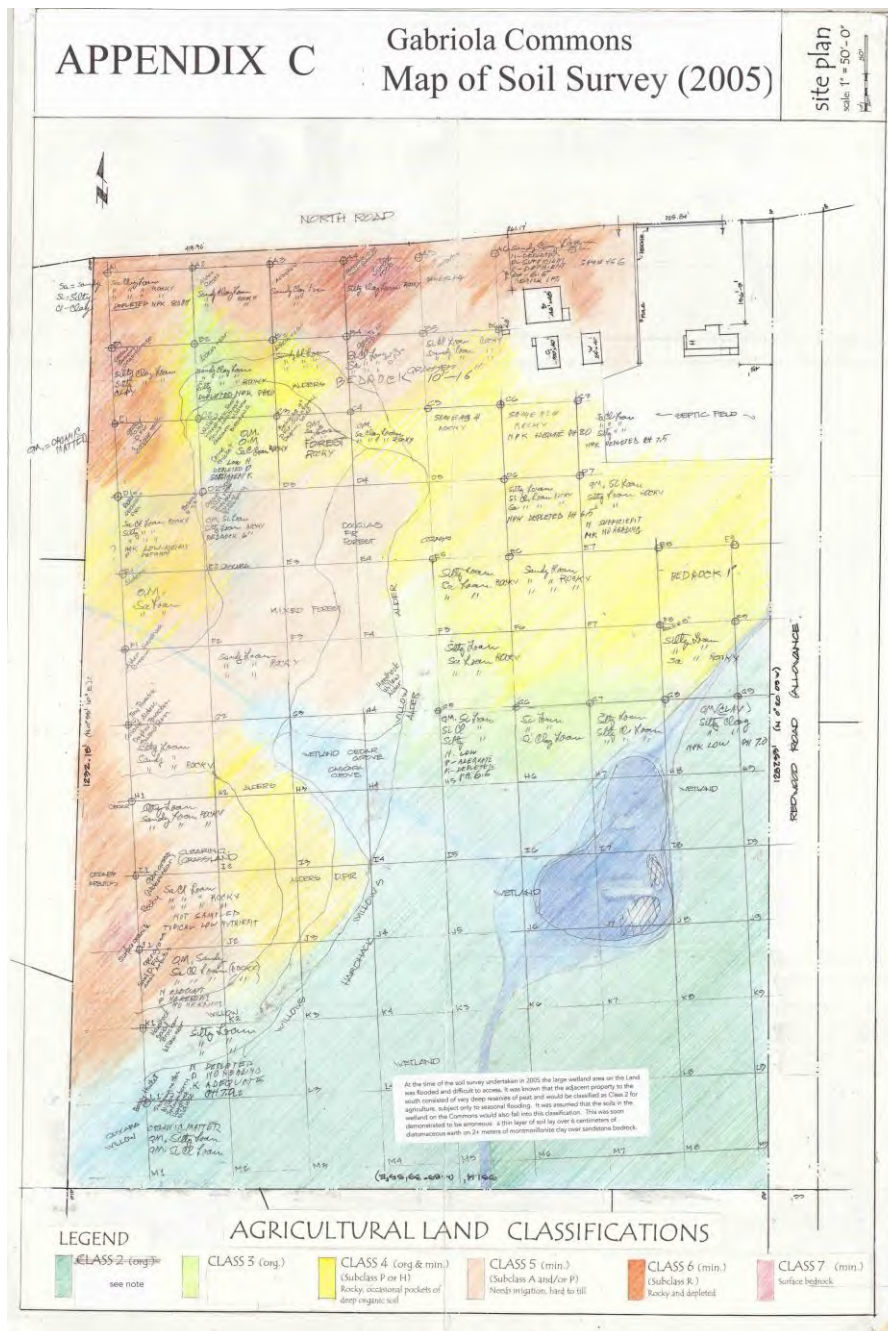
A. Map of Gabriola Island identifying location of Gabriola Commons.....	p. 17
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APPENDIX A

Location of Gabriola Commons







Appendix D Photo of vertical section through Bellhouse soil structure



APPENDIX E Map showing Agricultural and Institutional uses

Gabriola Commons





Resolution – Advancing Freshwater Monitoring and Data Collaboration

WHEREAS the Islands Trust Freshwater Footprint Methodology Development and Gabriola Case Study identified significant gaps in groundwater, surface water, water-use and water-quality data on Gabriola Island, particularly in areas of higher well density and water demand;

AND WHEREAS improved monitoring, data collection and information sharing are important to understanding freshwater availability, responding to drought and water shortages, protecting groundwater-dependent ecosystems, and supporting long-term freshwater management;

AND WHEREAS the Regional District of Nanaimo's Drinking Water and Watershed Protection service has existing programs, expertise and relationships that provide an opportunity to advance freshwater monitoring and watershed protection on Gabriola Island;

I MOVE THAT:

1. The Gabriola Island Local Trust Committee request that Islands Trust staff initiate discussions with the Regional District of Nanaimo's Drinking Water and Watershed Protection service to identify opportunities for collaborative action to address and prioritize the freshwater data gaps identified in the Islands Trust Freshwater Footprint Methodology Development and Gabriola Case Study;

2. Staff report back to the Gabriola Island Local Trust Committee with recommended priority actions, potential partners, roles and responsibilities, resource implications, and proposed next steps for advancing freshwater monitoring and data collection on Gabriola Island;

3. The priority actions considered include, but not be limited to:

3.1: Expanding groundwater-level monitoring in areas of higher well density and water demand;

3.2: Supporting water systems to improve monitoring and reporting of groundwater levels, water use and water quality;

3.3: Improving surface-water and climate monitoring in priority watersheds;

3.4: Improving access to and sharing of groundwater, water-use and water-quality data; and

3.5: Identifying opportunities to work with the Province, water systems, Snuneymuxw First Nation, conservation organizations and other partners to advance freshwater monitoring and protection.



REQUEST FOR DECISION

To: Gabriola Island Local Trust Committee
For the Meeting of: September 3, 2026

From: Finance and Employee Services
Date Prepared: August 26, 2026

SUBJECT: Proposed Draft 2027/28 LTC Operating Budgets

RECOMMENDATION:

That the Gabriola Island Local Trust Committee submit the proposed draft 2027/28 local trust committee operating budget for inclusion in the Trust Council draft 2027/28 budget.

DIRECTOR, FINANCIAL AND EMPLOYEE SERVICES COMMENTS:

Seeking early input from local trust committees (LTCs) on their proposed draft operating budgets for the upcoming fiscal year ensures planned operating activities of the LTC are appropriately captured and funded. This approach brings the LTC budget processes into alignment with other Trust-legislated bodies, as well as Trust Council's policy on budget process.

1 PURPOSE:

To seek input and endorsement from the LTCs on their proposed draft operating budgets.

LTCs are asked to consider both their project budget needs, **as well as** their operating expense budget needs, in accordance with Trust Council's policy, in this and future budget cycles. This approach provides an opportunity for LTCs to be directly involved in setting budgets for all their areas of oversight and ensures appropriate consideration of actual future plans for the LTC.

2 BACKGROUND:

Trust Council's [Budget Process policy](#) states the following:

"Local trust committees (LTCs) are asked to provide their project needs and review their local trust committee expense budgets, passing any resolutions required to adopt/modify their budget proposals."

In recent history, LTCs have appropriately submitted budget requests for projects, but have omitted submissions for operating expense budgets. In the absence of these submissions, Islands Trust Financial and Employee Services staff have drafted LTC operating budgets for inclusion in Trust Council's draft budgets. Figures have been based on historical spending trends for each LTC, plus anticipated changes in LTC operations or activity levels as communicated to Financial and Employee Services staff via the Planning Services department.

Planning Services staff prepare draft funding request business cases for major LTC projects; these are reviewed under separate agenda item(s). Financial and Employee Services staff have prepared proposed draft LTC operating expense budgets, which have been refined by Planning Services staff as needed to reflect actual known plans of the LTC. The proposed draft LTC operating expense budget amounts (attached) have been developed based on the following:

BUDGET LINE	PAYS FOR	METHODOLOGY
Trustee Expenses	Travel and other reimbursable expenses for local trustees on LTC business, trustee training/conference attendance associated with the role on the LTC.	Based on recent spending trends for recurring costs, increased by estimated 3% for inflation. No amounts for training have been included in the proposed draft budget attached, as budget <u>requests for local trustee training must be submitted to the budget cycle by way of resolution and training request form for specific identified training needs</u> . See TC Policy 6.12.1 Trustee Training/Conference s 1.3.
Executive Committee on LTC	Travel expenses for LTC Chairs to participate in LTC business, such as LTC meetings, public hearings, and CIMs.	Amounts are set by Executive Committee , based on spending trends for the current year, increased by an estimated 3% for inflation. This budget line is challenging to budget for in an election year when it is not known where new LTC chairs may be travelling from in the new term. This line is presented to the LTC for their information as LTC operations impact this budget.
LTC Meeting Expenses	Travel expenses for staff attending LTC meetings, public meeting notices, meeting venue rental, and contracted minute taker costs where applicable.	Based on recent spending trends for LTC meetings, and the estimated number of LTC meetings to be held next fiscal year. Election years can see disruptions to regular meeting schedules; however, it is assumed the number of meetings will remain stable despite potential changes in scheduling for outgoing/incoming trustees.
APC Meeting Expenses	Travel expenses for staff attending APC meetings, public meeting notices, meeting venue	Amounts are set by RPMS , based on actual number of planned APC meetings - RPMS to inform Finance and Employee Services or amend

	rental, contracted minute taker costs where applicable.	the draft budget before presenting to LTCs, increased by 3% for estimated inflation.
Local Exp: Communications	Cost of Trustee communications in local publications, where applicable.	Based on recent spending trends, increased by 3% for estimated inflation.

LTCs should be aware of, and pay attention to, the following Trust Council policies, as identified in section 4 of this policy, to inform their budget discussions.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: None.

FINANCIAL:

LTC involvement in setting their operating budgets as well as project budgets reduces the risk of budget amounts being misaligned with planned LTC activities.

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS:

Planning Services staff will forward the LTC's proposed draft budget requests, amended as necessary, to Financial and Employee Services staff by **September 4th** each year, for incorporation in Islands Trust Council's draft budget. Financial Planning Committee and Trust Council will review and endorse the requests in the consolidated draft budget for Islands Trust Council approval.

FIRST NATIONS RELATIONS: None.

4 RELEVANT POLICY(S):

[Policy 6.3.1 Budget Process](#)

[Policy 6.3.2 Special Property Tax Requisition](#)

[Policy 6.12.1 Trustee Training/Conference](#)

[Policy 5.9.1 Best Management Practices for Delivery of Local Planning Services](#) – to be mindful of the impact of staff overtime and to schedule regular business meetings accordingly

RESPONSE OPTIONS

Recommendation (Resolution):

“That the Gabriola Island Local Trust Committee submit the proposed draft 2027/28 local trust committee operating budget for inclusion in the Trust Council draft 2027/28 budget.”

Alternative:

The LTC may direct changes to the proposed draft 2027/28 LTC operating budget prior to submission. The LTC should specify the changes, and the following resolution is suggested:

“That the Gabriola Island Local Trust Committee submit the revised draft 2027/28 local trust committee operating budget for inclusion in the Trust Council draft 2027/28 budget.”

5 ATTACHMENT:

1. Draft 2027/28 Gabriola Island LTC Operating Budget

Prepared By:	Derek Cockburn, Director, Financial & Employee Services
Reviewed By:	Stefan Cermak, Director, Planning Services/ July 14, 2026
Approved By:	Rueben Bronee, CAO / July 17, 2026

Gabriola Island Local Trust Committee

LTC Budget Request

Fiscal Year: 2027-28

Account #	Description	Account includes these expenses	2023-24 Actual Spending	2024-25 Actual Spending	2025-26 Actual Spending	2026-27 Approved Budget	Recommended 2027-28 Budget Request	\$ Change	% Change	Comments
65000-620	Trustee Expenses	Local trustees (not Chair) travel to conferences/meetings with outside organizations approved by resolution, office supplies, etc.	\$ 87	\$ -	\$ 49	\$ -	\$ -	\$ -	0%	
65050-610	EC on LTC	All Chair costs for travel to meetings of the LTC including PH and CIM		\$ 806	\$ 1,834	\$ 1,351	\$ 2,830	\$ 1,479	52%	EC sets budget - do NOT override
65200-620	LTC Meeting Expenses	All travel by Planning staff to attend Meetings, minute taking, meeting ads, and Hall rental	\$ 4,968	\$ 2,769	\$ 2,454	\$ 3,150	\$ 3,240	\$ 90	3%	
65210-620	APC Meeting Expenses	Minute taking, ads for members, and Hall rental	\$ 2,174	\$ 291	\$ 1,501	\$ -	\$ -	\$ -	0%	Does LTC want \$ here? Anticipated APC referrals unknown, may suggest \$500.
65220-620	Communications	Trustee summary, notes and communications to the public that go into publications	\$ 449	\$ 369	\$ 369	\$ 500	\$ 520	\$ 20	4%	Any changes to \$ by LTC?
Totals			\$ 7,678	\$ 4,235	\$ 6,207	\$ 5,001	\$ 6,590	\$ 1,589	24%	



Gabriola Local Trust Committee

Open Applications

Report

Print Date: August 27, 2026

Development Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20260023	Dylan McIntosh	1/19/2026	1380 CRESTA ROCA RD, GABRIOL	The property is located within the Riparian Assessment Area. A Development permit is required prior to undertaking any clearing works for the future construction of a utility shed.
Planner		Status	Most Recent Completed Activity	
Ian Cox		Local Trust Committee	Email Applicant of LTC Meeting	

Gabriola

Development Variance Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20240299	Michael Apps	11/7/2024	1140 THE STRAND, GABRIOLA, BC	Application to allow a rock revetment to repair and prevent ongoing damage to the property shoreline.
Planner		Status	Most Recent Completed Activity	
Stephen Baugh		Waiting for Submittals	Email Applicant of LTC Meeting	

Application Number	Applicant Name	Date Received	Address	Purpose
GB-DVP-2022.3	Thomas Pink	6/23/2022	1160 THE STRAND, GABRIOLA, BC	PID: 008-828-067 Shoreline protection variance. Civic address: 1160 The Strand, Gabriola Island, BC.
Planner		Status	Most Recent Completed Activity	
Margot Thomaidis		Under Review	Planning Review	

Application Number	Applicant Name	Date Received	Address	Purpose
GB-DVP-2022.4	Mark & Gail W	6/30/2022	1170 THE STRAND, GABRIOLA, BC	Foreshore protection variance.
Planner		Status	Most Recent Completed Activity	
Margot Thomaidis		Local Trust Committee	Verify Final Review Status	

Gabriola

Liquor and Cannabis Referral

Application Number	Applicant Name	Date Received	Address	Purpose
PLLCB20260289	KENT D BROWNLO	7/3/2026	825 SOUTH RD, GABRIOLA, BC V0	Referral for Temporary Use Area Endorsement: LCRB Job No. 159499
Planner	Status		Most Recent Completed Activity	
Ian Cox	Application Received		Verify Submittal / Fees	

Gabriola

Rezoning

Application Number	Applicant Name	Date Received	Address	Purpose
GB-RZ-2024.1	Talyn Martin	1/10/2024	0 SOUTH RD	Seeking a rezoning from industrial to commercial in order to build a year-round community food hub.
Planner		Status	Most Recent Completed Activity	
Stephen Baugh		Waiting for Submittals	Waiting for Revisions	

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20250138	Toby Seward	3/29/2025	1900 STALKER RD, GABRIOLA, BC	Application to amend the OCP and complete a rezoning at 1900 Stalker Road, Gabriola.
Planner		Status	Most Recent Completed Activity	
Stephen Baugh		Waiting for Revisions	Verify Final Review Status	

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20240091	Nigel Gray	6/18/2024	793 LOCKINVAR LANE	Proposed rezoning to allow propane storage and delivery as a site specific permitted use. Requires change to OCP to be included in Village Centre DPA and designation change from Institutional to Village Commercial.
Planner		Status	Most Recent Completed Activity	
Ian Cox		In Progress Rezoning	Generate & Send Notice of LTC Decision	

Gabriola

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20240091	Nigel Gray	6/18/2024	793 LOCKINVAR LANE	Proposed rezoning to allow propane storage and delivery as a site specific permitted use. Requires change to OCP to be included in Village Centre DPA and designation change from Institutional to Village Commercial.
Planner		Status	Most Recent Completed Activity	
Ian Cox		In Progress Rezoning	Generate & Send Notice of LTC Decision	

Application Number	Applicant Name	Date Received	Address	Purpose
GB-RZ-2022.1	Kent Moen	6/7/2022	750 TIN CAN ALLEY, GABRIOLA, B	PID: 023-005-629 Change zoning to accommodate multiple changes in use. Civic address: 750 Tin Can Alley, Gabriola Island, BC.
Planner		Status	Most Recent Completed Activity	
Stephen Baugh		In Progress Rezoning	Generate & Send Notice of LTC Decision	

Application Number	Applicant Name	Date Received	Address	Purpose
GB-RZ-2023.1	John Steil	6/13/2023	0 DESCANSO BAY	PID: 025-798-090 and 025-798-103 renovation and expansion of ferry terminal at Descanso Bay Ferry Terminal on Gabriola Island.
Planner		Status	Most Recent Completed Activity	
Stephen Baugh		In Progress Rezoning	Waiting for APC Response	

Gabriola

Subdivision

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20260257	Tyler Hansen	6/9/2026	[032-827-024] 795SOUTH RD	3-lot subdivision application

Planner	Status	Most Recent Completed Activity
Stephen Baugh	Under Review	Generate Complete Application Letter

Application Number	Applicant Name	Date Received	Address	Purpose
GB-SUB-2024.2	Scott Stevenson	4/30/2024	0 STOKES RD	subdivision to create 2 lots at NORTH EAST 1/4 OF SECTION 3 GABRIOLA ISLAND NANAIMO DISTRICT EXCEPT PARCEL A (DD 77326I) AND EXCEPT PLANS EPP19453 AND EPP66666 on Gabriola Island.

Planner	Status	Most Recent Completed Activity
Sonja Zupanec	Administrative Review	Record and File PLR

Application Number	Applicant Name	Date Received	Address	Purpose
GB-SUB-2024.1	Scott Stevenson	3/13/2024		PID: 027-086-500 subdivision to create 11 lots at Lot 20, Section 8 on Gabriola Island.

Planner	Status	Most Recent Completed Activity
Sonja Zupanec	Administrative Review	Record and File PLR

Gabriola

Temporary Use Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLTUP20260315	Margo Sadler	7/24/2026	1480 BROADVIEW RD, GABRIOLA	TUP application for Short-term vacation rental

Planner	Status	Most Recent Completed Activity
Stephen Baugh	Under Review	Generate Complete Application Letter

Application Number	Applicant Name	Date Received	Address	Purpose
PLTUP20260342	Adrian Moore	8/12/2026	1115 JEANETTE AVE, GABRIOLA,	Application to renew TUP for Short-Term vacation rental

Planner	Status	Most Recent Completed Activity
Stephen Baugh	Under Review	Generate Complete Application Letter

Application Number	Applicant Name	Date Received	Address	Purpose
PLTUP20260002	Ike Mackay	1/4/2026	1016 BERRY POINT RD, GABRIOLA	Temporary Use Permit application for a commercial vacation rental of a 1 bedroom cottage

Planner	Status	Most Recent Completed Activity
Ian Cox	Local Trust Committee	Assign to LTC Meeting

Islands Trust
LTC EXP SUMMARY REPORT F2027
Invoices posted to Month ending June 2026

620 Gabriola	Invoices posted to Month ending June 2026	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
LTC Local				
65050-620	LTC "Executive Expense on LTC's"	1,351.00	702.23	648.77
65200-620	LTC - Local Exp - LTC Meeting Expenses	3,150.00	579.41	2,570.59
65220-620	LTC - Local Exp - Communications	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>5,001.00</u>	<u>1,281.64</u>	<u>3,719.36</u>
Projects				
73001-620-2001	Gabriola OCP/LUB	39,000.00	1,753.12	37,246.88
73001-620-4147	Mudge Island LUB Amendment	5,000.00	0.00	5,000.00
TOTAL Project Expenses		<u>44,000.00</u>	<u>1,753.12</u>	<u>42,246.88</u>

Gabriola Island Local Trust Committee Policies & Standing Resolutions

No	Meeting Date	Resolution No.	Issue	Policy and Description
1.	June 14, 2018	GB-2018-040	Processing non-medical cannabis retail license applications	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications: - Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee; - The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical; - The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal; and - However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: - Name of the applicant and a description of the proposal in general terms; - The location of the proposed establishment and the subject site; - The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered; - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application; and - How public comments may be submitted to the Local Trust Committee.
2.	November 22, 2018	GB-2018-122	Applications for Federal Cannabis License	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee requests that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust.
3.	February 28, 2019	GB-2019-031	First Nations - Community Reconciliation	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt the following standing resolution: Whereas the Local Trust Committee seeks to engage in Reconciliation with local

				First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to: a) Annually, write a letter to First Nations, (re)introducing Trustees and Staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; and e) Establish and maintain government to government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.
4.	April 11, 2019	GB-2019-040	S219 Covenant Signatories	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt the following standing resolution: that the Gabriola Island Local Trust Committee is authorized to enter into section 219 covenants, in the form of the 'Model Covenant for Secondary Suites' attached and in satisfaction of subsection B.6.6.8 of the Gabriola Island Land Use Bylaw No. 177, provided that such covenants must be executed on behalf of the Local Trust Committee by two members of the Local Trust Committee.
5.	January 23, 2020	GB-2020-002	Consultation for Communication Towers	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee adopt the "Model Strategy for Antenna Systems" prepared by the Local Planning Committee of the Islands Trust, as the Gabriola Local Trust Committee strategy to assess any future potential tower proposals in the Gabriola Local Trust Area.

6.	August 8, 2024	GB-2024-066	Defer enforcement of Mudge Island Land Use Bylaw No. 228 except...	It was MOVED and SECONDED that the Gabriola Island Local Trust Committee replace standing resolution GB-2024-023 with the following: defer enforcement of the Mudge Island Land Use Bylaw No. 228 until a full review of policies and procedures for compliance and enforcement is complete and adopted, and a targeted review of Land Use Bylaw No. 228 is undertaken by the Gabriola Local Trust Committee; with the exception of enforcement of derelict trailers and vehicles, health and safety concerns, interference with archeological heritage sites, or possible environmental damage that are a significant concern, and these would be brought to the Local Trust Committee for review.
7.	November 7, 2024	GB-2024-075	Gabriola Island Local Trust Committee Bylaw Compliance & Enforcement Policy	Bylaw Compliance & Enforcement Policy No. 1, effective November 7, 2024. Version No. 1 Purpose To establish policies and procedures for bylaw compliance and enforcement in the Gabriola Island Local Trust Area in accordance with the adopted Trust Council Policies contained in Policy 5.5.1., and that are within the authority of the Local Trust Committee to enforce, and that will ensure polices and procedures are efficient, transparent, reasonable, and consistent with local community standards. PART A 1.0 Application This policy will apply to the Gabriola Island Local Trust Area and the enforcement of all applicable regulatory bylaws. 2.0 Definitions & Abbreviations BEN – bylaw enforcement notice LUB – Land Use Bylaw LTC – Local Trust Committee Minor structure – any structure that does not require a building permit, and that is not located in a development permit area or located within any other environmentally sensitive area Respondent – a property owner whose property is subject to a bylaw enforcement complaint Health & Safety concerns – fire, unsafe construction, hazards relating to steep slopes or cliffs, dumping of sewage Vexatious - complaints that are made in bad faith or for retaliatory purposes or that are considered frivolous, may be considered vexatious; or repeated

				complaints that form a part of a pattern of conduct by the complainant that amounts to an abuse of the complaint process 3.0 References Gabriola Island Land Use Bylaw No. 177 Mudge Island Land Use Bylaw No. 228 Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 263 4.0 Priorities 4.1 Enforcement on short-term vacation rentals is a priority and proactive enforcement is authorized. 4.2 Enforcement on non-compliant dwellings will be deferred unless there are contraventions in development permit areas; or other environmentally sensitive areas; or there are concerns about health and safety; or the lack of an approved septic system; or if it is determined that there is contamination of wells or other drinking sources. 4.3 Enforcement on limited public markets will be deferred when they are operated indoors contrary to section B.6.2 of the LUB. Operators will be provided with information regarding the applicable land use regulations. 5.0 Inspection 5.1 At the start of any investigation, Bylaw Enforcement Officers will determine if entry to the property is necessary to investigate the alleged contravention or if the investigation can be conducted from a public road or other lands. 5.2 Bylaw Enforcement Officers will give 30 days notice for inspection of any property unless there is consent for a site inspection at less than 30 days. 5.3 Investigations into health and safety issues and matters that may cause adverse environmental impact and result in irreversible damage are a priority and may be investigated without notice pursuant to section A.3.2.1 of the LUB. 5.4 If a Respondent has indicated that they will work towards compliance, and have agreed on a time to comply, a site inspection is only required to confirm compliance. 5.5 Site inspections will be limited to the use or structure subject to complaint unless there is work observed in development permit areas, or other environmentally sensitive areas, or there are concerns regarding health and safety.
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				5.6 If a Respondent provides photographic evidence, a survey, or a professional report that confirms compliance, or other reliable evidence, a site inspection is not mandatory. 6.0 Enforcement Procedures 6.1 If a bylaw contravention is confirmed, and there is no agreement on a deadline for compliance, there will be notice in writing, and Respondents will be given a minimum of 90 days to comply. Notice may also be given that enforcement action will be escalated if there is no compliance at the deadline, and this may include the use of the BEN system or a request for legal action. 6.2 Bylaw Enforcement Officers can use their discretion to consider any reasonable request for time to comply from Respondents, but the term cannot be for more than one year. 6.3 If there are contraventions in environmentally sensitive areas, or development permit areas, or if there is a risk to health and safety, there will be a demand for the Respondent to cease the use or activity immediately. 6.4 Respondents will be given a Bylaw Warning Notice with a minimum of 45 days to comply before a Bylaw Violation Notice is issued, unless there are health and safety concerns, or contraventions in environmentally sensitive areas. 6.5 Bylaw Violation Notices will not be issued more than once per week unless authorized by the Manager of Bylaw Compliance and Enforcement. 7.0 Closing Files 7.1 If the identity of a complainant cannot be confirmed during the course of an investigation, or if a complainant uses a false name, the file will be closed. 7.2 If the contravention is for a minor structure that has only received one written complaint, the file can be closed. 7.3 If it is unreasonable for a Respondent to comply, whether due to specific circumstances or finances, Bylaw Enforcement Officers or the Manager of Bylaw Compliance and Enforcement, can use their discretion to close the file. 7.4 If a contravention has been identified that is subject to deferred enforcement by the LTC, the file can be closed unless there are contraventions that exist in environmentally sensitive areas or there are concerns about health and safety. 7.5 If it is determined during an investigation that the complaint was frivolous, repeat, or vexatious in nature, the Manager of Bylaw Compliance and Enforcement can use their discretion to close the file unless there is work on a
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				development permit area, or work in an environmentally sensitive area, or there are health and safety concerns. 7.6 The LTC will be notified when any file is closed. 8.0 Vexatious Complaints 8.1 If a decision is made to not act upon a complaint that is considered frivolous, repeat, or vexatious, the complainant will be advised of the decision, the reason for it, and may be advised of the circumstances under which it may be reconsidered. 9.0 Communications 9.1 When a file is opened and an investigation commenced, Respondents will be advised of the Trust Council Policy that authorized the opening of the file and that an investigation has commenced. 9.2 Respondents will receive as much information about complaints against their properties as possible without revealing the identity of the complainant. 9.3 The Manager of Bylaw Compliance and Enforcement will communicate with Trustees or the LTC if there are questions or concerns regarding individual files. 9.4 The Manager of Bylaw Compliance and Enforcement will arrange public information and education sessions regarding bylaw enforcement when appropriate and time permitting. 9.5 Bylaw staff will be available during regular LTC meeting public comment sessions to answer questions regarding bylaw enforcement. 10.0 Reporting 10.1 The LTC will receive regular reporting on bylaw compliance and enforcement files. 10.2 The Manager of Compliance and Enforcement will report to the LTC any concerns, trends, or issues with enforcement that they believe the LTC needs to be aware of. 10.3 The Manager of Compliance and Enforcement will maintain the Gabriola Island Bylaw Enforcement Policy and will report to the LTC if amendments are recommended or required. PART B MUDGE ISLAND
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				All policies in Part A will apply to compliance and enforcement of the Mudge Island Land Use Bylaw with the following exceptions: 1.1 Priorities 1.1.1 Enforcement of the Mudge Island Land Use Bylaw No. 228 will be deferred until a full review of policies and procedures for compliance and enforcement is complete and adopted, and a targeted review of Land Use Bylaw No. 228 is undertaken by the Gabriola Local Trust Committee; with the exception of enforcement of derelict trailers and vehicles, health and safety concerns, interference with archeological heritage sites, or possible environmental damage that are a significant concern, and these would be brought to the Local Trust Committee for review. 1.1.2 Enforcement will not proceed for siting contraventions involving structures that predate 2008. Property owners will be able to repair and maintain these structures as long as they did not expand the contravention. 1.1.3 Enforcement will not proceed regarding otherwise lawful accessory uses, buildings and structures on a parcel where no principal use exists if the adjacent parcel has a permitted principal use and both parcels are held under common ownership. 1.2 Inspection and Enforcement Procedures: 1.2.1 Subject to section 1.1.1, enforcement will proceed only if there are written complaints received from two property owners residing on separate parcels located in the immediate neighbourhood; and where the contraventions are causing a nuisance or an adverse effective in the neighbourhood. 1.2.2 Enforcement on contraventions that are in environmentally sensitive areas, concern issues of health and safety, or interfere with archeological heritage sites, will proceed if there is a written complaint from any person. 1.2.3 There will be 30 days notice for site inspections unless there is consent for an earlier date, or there are concerns about contraventions in environmentally sensitive areas, and issues of health and safety. 1.2.4 For confirmed contraventions, a minimum of 180 days will be given to comply unless there are immediate concerns regarding health and safety or possible environmental damage. PART C Bylaw Enforcement Notice Bylaw Screening Officer's Powers and Duties Policy Appointment of Screening Officers
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				Pursuant to section 7.2 of the Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 263, 2011, (the Bylaw) the persons holding the following positions are appointed as screening officers: 1) Regional Planning Manager; 2) Manager of Compliance and Enforcement; and 3) Bylaw Compliance and Enforcement Assistant. Screening Officer Powers and Duties The powers and duties of the screening officer are contained in section 7.3 of the Bylaw. It is the direction of the Gabriola Island Local Trust Committee (LTC) that these powers and duties are only exercised in respect to each of the above positions as follows: 1) Regional Planning Manager. In respect to Bylaw Violation Notices issued by the Manager of Compliance and Enforcement, only the Regional Planning Manager, acting as Screening Officer, may exercise all of the powers and duties in Section 7.3 of the Bylaw; 2) Manager of Compliance and Enforcement. In respect to Bylaw Violation Notices issued by Bylaw Compliance and Enforcement Officers, only the Manager of Compliance and Enforcement, acting as Screening Officer, may exercise all of the powers and duties in Section 7.3 of the Bylaw; 3) Bylaw Compliance and Enforcement Assistant. In respect to Bylaw Violation Notices issued by the Manager of Compliance and Enforcement, and Bylaw Compliance and Enforcement Officers, the Bylaw Compliance and Enforcement Assistant, acting as Screening Officer, may exercise only those powers and duties in Section 7.3(1) and 7.3(2) of the Bylaw. Authorized Reasons to Cancel Bylaw Violation Notices The Screening Officer may cancel a Bylaw Violation Notice if satisfied that one or more of the following reasons exist: 1. The contravention did not occur as alleged. 2. The contravention no longer exists. 3. The Bylaw Violation Notice was issued to the wrong person. 4. The Bylaw Violation Notice was not completed properly. 5. The issuance of the Bylaw Violation Notice did not adhere to established Trust Council or LTC policies. 6. It is unreasonable for the person to pay the penalty. 7. An exception specified in the bylaw or related enactment or LTC Standing Resolution exists. 8. A permit exists or has been obtained that authorizes the alleged
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				contravention. 9. There is poor likelihood of success at adjudication for the Local Trust Committee the following reasons: a. The evidence is inadequate to show a contravention; b. Incorrect information was relied upon in issuing the Bylaw Violation Notice; c. The disputant intends to challenge the bylaw with a legal argument that is ill suited to the adjudication process or the legal arguments are too complicated to be decided by an adjudicator. 10. It is not in the public interest to proceed to adjudication for one of the following reasons: a. The bylaw has changed since the Bylaw Violation Notice was issued and now authorizes the contravention; b. An LTC resolution has deferred enforcement on the specific contravention; c. The LTC has closed the file; d. The offence occurred because of a circumstance that made it unreasonable for the person to comply with the bylaw.
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Active Projects Report

Gabriola Island

1. Major Project - Gabriola Island OCP and LUB Review - Phase 3

Responsible

Dates

Activity:

Narissa Chadwick

To identify and prioritize the community values and vision that will inform the review of Gabriola Island's Official Community Plan and Land Use Bylaw through engaging First Nations, the Gabriola community, community organizations and other relevant groups. The 2024/25 Gabriola Island OCP and LUB Comprehensive Review will address a number of issues of importance to the Gabriola Community. In Phase 1 (2023/24), community engagement helped to identify the vision and values of the community. The next phases of the project will build upon this work with focused engagement on specific topic areas, undertake a water balance assessment and drafting of OCP policies related LUB changes. The project will result in a new Official Community Plan and Land Use Bylaw for Gabriola Island.

Future Projects Report

Gabriola Island

1. 1. LTC Initiated Rezoning of Property with PID: 003-134-806

Responsible

Date Received

Bylaw amendments to rezone property with PID: 003-134-806. Legal Description:
NORTH EAST 1/4 OF SECTION 3 GABRIOLA ISLAND NANAIMO DISTRICT EXCEPT PARCEL
A (DD 77326I) AND EXCEPT PLANS EPP19453 AND EPP66666

2. 2. Mudge Island Official Community Plan and Land Use Bylaw Review

Responsible

Date Received

Comprehensive review or targeted amendments to Mudge Island OCP and LUB.