



## News Release

700 North Road, Gabriola Island, BC V0R 1X3  
Telephone **250.247.2063** Fax: 250.247.7514  
Toll Free via Enquiry BC in Vancouver 604.660.2421. Elsewhere in BC **1.800.663.7867**  
northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

May 7, 2015

No. 2015-07-IT

### **GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, LAND USE BYLAW REVIEW COMPLETE**

GABRIOLA – The Gabriola Island Local Trust Committee (LTC) celebrated the completion of its Official Community Plan (OCP) review, and adopted regulations for some key focus areas including greater flexibility for land owners in the Agriculture Land Reserve (ALR), protection of streams with fish habitat and new parking regulations to address climate change.

Heather Nicholas, a Gabriola Island local trustee said, “We are pleased to have finally updated our Land Use Bylaw and Official Community Plan to better reflect our community’s needs. We can now shift our focus to completing the projects we heard Gabriola residents care most about, such as affordable housing and review of the village core development permit area. We will take these next steps as time and staff support allows.”

The review completes the work of the Volunteer Review Committee that, during its 2009 to 2011 term, played a leadership role in representing community interests and made recommendations to ensure that the areas of highest priority for the residents of Gabriola Island were reflected in the OCP and LUBs adopted by the Local Trust Committee.

“We value the input from the Volunteer Review Committee and thank them for their patience as the Local Trust Committee worked its way through the review. It was a moving target with shifting priorities, timing and unanticipated delays,” said Melanie Mamoser, a Gabriola Island local trustee. “As a member of the Review Committee before becoming a trustee, I can personally attest to the hard work, community engagement and dedication of those involved in the project, and I hope the Review Committee members and the residents of Gabriola share the sense of celebration and accomplishment at the completion of this long-awaited and truly democratic process,” said Trustee Mamoser.

The Review Committee made a number of recommendations to the Gabriola Island LTC in 2011 on high priority areas, such as, affordable housing, water supply and wastewater disposal. The LTC at the time reviewed each recommendation and made decisions ranging from requesting more information from planning staff to making a different change or, on some recommendations, making no change.

The highlights of the OCP review include:

- Changes to the existing regulations enabling landowners in the Agriculture Land Reserve to build a secondary suite in the primary residence, to conduct agri-tourism operations and to have up to four units of accommodation on land in the ALR.
- New parking regulations and Development Permit guidelines as part of the climate change and greenhouse gas emission reduction implementation project. The new regulations are a progressive attempt to influence new development in Gabriola’s village core by discouraging vehicle use and regulating a maximum number (instead of the current minimum number) of parking stalls that can be provided by a developer for a commercial property in the village.
- Completion of the policies and mapping to comply with the provincial Riparian Area Regulations that require local governments to ensure that fish habitat within their jurisdiction is protected to specific standards defined by Section 12 of the *Fish Protection Act*.

---

Preserving **Island** communities, culture and environment

Bowen, Denman, Hornby, Gabriola, Galiano, Gambier, Lasqueti, Mayne, N. Pender, Salt Spring, Saturna, S. Pender, Thetis

---

A copy of the related updated bylaws – Bylaw numbers 265, 266, 273-276 – is available on the Gabriola Island Local Trust Committee website at [www.islandstrust.bc.ca/islands/gabriola/bylaws.aspx](http://www.islandstrust.bc.ca/islands/gabriola/bylaws.aspx).

The Islands Trust is a federation of local government bodies representing 25,000 people living within the Islands Trust Area and another 10,000 non-resident property-owners. The Islands Trust is responsible for preserving and protecting the unique environment and amenities of the Islands Trust Area through planning and regulating land use, development management, education, cooperation with other agencies, and land conservation. The area covers the islands and waters between the British Columbia mainland and southern Vancouver Island. It includes 13 major and more than 450 smaller islands covering 5200 square kilometres.

**CONTACT**

Heather Nicholas  
Gabriola Island Local Trustee  
250.247.9574

Courtney Simpson  
Regional Planning Manager  
Islands Trust Northern Office  
Cell. 250.714.4285