



Gabriola Island Local Trust Committee Public Hearing Record

Date: November 20, 2025
Time: 10:35 am
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

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

Staff Present: Renée Jamurat, Regional Planning Manager
Stephen Baugh, Island Planner
Narissa Chadwick, Island Planner
Joe Elliott, Senior Indigenous Relations Advisor
Jason Youmans, Senior Policy Advisor
Chloe Straw, Programs Coordinator
Nadine Mourao, Legislative Clerk/Deputy Secretary
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 22 members of the public in attendance.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:35 a.m.

2. INTRODUCTIONS AND OPENING STATEMENT FROM THE CHAIR

Chair Patrick welcomed the public and acknowledged that the meeting was held on the territory of the Coast Salish First Nations. She introduced herself, Trustees, staff and recorder.

Chair Patrick read a statement outlining the content, purpose, and process of the Public Hearing regarding Proposed Bylaw No. 318 and No. 319 according to Section 465 of the *Local Government Act*. She advised that all persons who believe their interest is affected by the bylaws would be given the opportunity to speak and submit written comments, and that further submissions cannot be received by the Local Trust Committee after the close of the Public Hearing. She noted that all relevant documents are contained in the Public Hearing binder and on the Islands Trust website, which is available to the public.

3. REVIEW OF PUBLIC HEARING NOTICE

The Planner reviewed the Public Hearing Notice procedures for posting of notices and publication of Public Hearing according to statutes, and noted that all notification

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requirements have been completed. He advised that the Public Hearing binder is available for review during this Hearing, pointed out the location of the binder, and noted that it is also available on the Islands Trust website.

The Planner summarized the proposed changes to the Official Community Plan (OCP) and Land Use Bylaw (LUB) that are being considered and noted the following:

- Bylaw No. 318 will amend the Gabriola Island Official Community Plan (OCP) to include the subject property in the Village Commercial Land Use Designation and in the Village Centre Development Permit Area (DPA). The DPA establishes objectives for form and character, water conservation and reduction of greenhouse gas emissions. The OCP amendment will also facilitate the ability for the subject property to have two dwelling units and does not require a housing agreement for either these dwellings.
- Bylaw No. 319 will amend the Gabriola Island Land Use Bylaw (LUB) to include the subject property in a new site-specific zone, Village Commercial 3. The new zone will allow a broader range of commercial uses including retail sales, garden centre, personal services, restaurant and offices. The floor area for additional commercial additions to the property is limited to 100 square metres unless there is one dwelling, 200 square metres unless there are two dwellings and there is no floor area restriction for commercial uses once there are two dwellings constructed. The zone allows a maximum of two dwelling units which are each limited in floor area to 90 square metres, the dwelling units must be located within the building envelope of a commercial building. The zone also requires a freshwater collection system to be connected to buildings that support a principal use.

The Planner identified the agencies, non-agencies and First Nations referrals that were sent out for comment, and provided a brief overview of responses received, which are also posted on the Islands Trust website. There was one public submission received in response to the notice as of end of day November 19, 2025.

4. PROPOSED BYLAW NO. 318 (Official Community Plan) and NO. 319 (Land Use Bylaw)

Chair Patrick asked if any members of the public would like to speak to proposed Bylaw No. 318 and 319 and the following comments were recorded:

Graham McDonald stated opposition to the proposed bylaws for the following reasons:

- There is no demand for new retail space due to existing vacant space;
- There are many densities that have not been built out and two new densities should not have been created;
- The new densities are not required to have a housing agreement and do not guarantee affordability;
- The previous property owners were not allowed to build a residence;
- Additional densities result in more people, more ferry congestion, and higher water use;
- Well water surrounding the area is not potable and many nearby wells are going dry.

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Annette Sweeney stated support of the proposed bylaws and noted she was the owner of the property prior to the current owner and had never applied to put a dwelling on the subject property.

Don Gatley stated opposition to the proposed bylaws because they provide for the addition of new densities.

Erin Udal spoke to the need for consistency regarding requirements for public washrooms in commercial spaces and disagreed that there is not need for additional commercial space.

Janice Carruthers stated opposition to the proposed bylaws indicating further development is not needed due to existing commercial space vacancies.

Gino Stradiotti stated support for the proposed bylaws noting there will be need for more commercial space in the future.

Chair Patrick asked the public for any other comments or submissions. She called a second time for any comments or submissions on the proposed bylaws. She called for submissions a third and final time.

5. ADJOURNMENT

Chair Patrick noted that upon closure of the Public Hearing, any further questions or submissions should be forwarded to staff, as Trustees cannot hear or receive anything further on the application post-Public Hearing.

There being no further submissions, Chair Patrick declared the Public Hearing closed.

By general consent the meeting was adjourned at 10:56 a.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD:

Lisa Millard, Meeting Administrator/Recorder