



## Gabriola Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** October 9, 2025  
**Location:** Gabriola Arts & Heritage Centre  
 476 South Road, Gabriola Island, BC

**Members Present:** David Maude, Acting Chair  
 Tobi Elliott, Trustee  
 Susan Yates, Trustee

**Staff Present:** Renée Jamurat, Regional Planning Manager, acting Recorder  
 Alexandra Trifonidis, acting Meeting Administrator

**Others Present:** Vanessa Craig, Electoral Area Director, RDN  
 There were approximately 80 members of the public in attendance.

#### 1. CALL TO ORDER

Chair Maude called the meeting to order at 10.32 am.

#### 2. TERRITORIAL ACKNOWLEDGEMENT

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

#### 3. APPROVAL OF AGENDA

The following changes and additions to the agenda were presented for consideration:

- Defer agenda item 4 – Community Information Meeting on Policy Statement Bylaw 183.
- Trustee Yates added report to agenda section 14.3 Trust Conservancy.
- Moved Delegations to after Public Comments, by consensus.

**By general consent**, the agenda was approved as amended.

Regional Planning Manager Jamurat shared that due to strike action, the Regional Planning Manager would be taking minutes, presenting agenda items, recording resolutions, and going slower through the agenda.

#### 5. REPORTS

##### 5.1 Trustee Reports

Trustee Elliott reported the following:

- Shared update from Regional Planning Committee meeting.
- Attended Policy Statement town hall sessions hosted by Local Trust Committees across the Trust Area for public feedback on the draft Islands Trust Policy Statement and the deadline for all Local Trust Committees to give

feedback is February 6, 2026; November will be next town hall session for this on Gabriola.

- Attended Gabriola Official Community Plan focussed engagement called Reimagining Growth workshop and shared highlights heard from workshop.
- Attended Trust Council and heard special address by Doug White, Special Counsel to the Premier, on reconciliation.

*At 10:45 a.m. a member of public interrupted trustee update to ask if the Local Trust Committee is deferring the Community Information Meeting for Policy Statement and the Chair confirmed it had been deferred. The Regional Planning Manager shared that the Local Trust Committee and staff will look to rescheduling the Community Information Meeting in November and the public will be able to comment until January 2026 with the Community Information Meeting information session to be shared on the Islands Trust website and advertised. Two people subsequently left meeting.*

- Trustee Elliott continued. Attended Union of BC Municipalities conference and shared highlights of sessions she attended, explained the Local Trust Committee and Islands Trust's role for those meetings, and shared an update on session presented at the conference on tiny homes in conjunction with the Regional District of Nanaimo.
- Attended two-day workshop on clam gardens with Cowichan Tribe on Russell Island in Cowichan territory.

Trustee Yates reported the following:

- Attended September 10 Trust Council Policy Statement Town Hall session.
- Attended Trust Council on Gabriola Island held at Haven in September, shared highlights of the meeting including the trustees' field trip to GIRO and updates on bylaw compliance policy work.
- Shared updates from attendance at the Union of BC Municipalities conference and BC Ferries meetings.
- Attended September 30 Day of Truth and Reconciliation event on Gabriola Island.

## **5.2 Chair's Report**

Acting Chair Maude reported the following:

- Attended Trust Council on Gabriola Island.
- Shared updates on the Union of BC Municipalities conference he attended.

## **5.3 Electoral Area Director's Report**

Director Craig reported the following:

- Trustee Elliott shared the director's report received by email before the meeting, and the report was received by the Regional Planning Manager for the record.
- Thanked Trustee Elliott and the Islands Trust for leading the ongoing discussions and working with the Regional District of Nanaimo for the work to-date on tiny homes.
- During the recent Regional District of Nanaimo meeting held last week heard presentation on modular homes.

- The Regional District is working on variety of matters and a report will be going on Regional District of Nanaimo board agenda next week.
- Shared update on discussions with community groups, community parks, with information on the 'Get Involved' webpage on the Regional District of Nanaimo website.
- Shared highlights of other Regional District work including development cost charges to fund new park infrastructure in Electoral Area B and reductions to reduce costs for non-profit rental housing, looking at purchasing Hamilton Marsh and surrounding area with donations received.

#### **5.4 First Nations Reports - none**

### **6. PUBLIC COMMENTS**

- A member of the public spoke to tiny homes building requirements can cost over \$200K which is an affordability concern for people
- Questions and comments regarding the Official Community Plan proposed revision of charter included:
  - Suggest the background section list budget for 2025/26.
  - Under deliverables: is the land buildout analysis map available to public? A Trustee noted it will be available at the November meeting.
  - What will the legal review noted in the workplan overview consist of.
  - Public review/bylaw draft referrals – clarify if it's 2 things happening during that step.
  - Phase 3: what do the acronyms DAI and AOA refer to?
  - Milestone 2<sup>nd</sup> 3<sup>rd</sup> reading – when will public hearing happen? Would like to see it listed for clarity.
- The proponent for a current development application noted concerns with the Official Community Plan process and the town hall format, asked if a legal opinion will be made public, expressed concerns about their application, commented on the 200m buffer map they saw in the local newspaper, and expressed their concerns about expropriation and their property.
- A member of the Mudge Island Community Association asked questions about derelict vehicle enforcement and would like to have this topic included in Land Use Bylaw review, spoke to the Advisory Planning Commission call for expressions of interest and indicated there might have been a mis-communication and they requested time with the Local Trust Committee in-camera to talk about items of concern, and expressed appreciation for receiving a call from the Planner inquiring about receiving more information.
- A member of the public commented about a local newspaper article regarding the shoreline buffer zone and indicated that, as a property owner, there are concerns with property lines, loss of property, and no buy back option.
- A member of the public asked for clarification regarding enforcement on tiny homes, and if they are now allowed and Trustee Elliott replied.
- A speaker noted challenges with attending meetings during business hours instead of after business hours and both Trustees replied.

The Town Hall session was paused at 11:58 a.m., the agenda was re-ordered by general consent with item 9 being heard next. Town Hall resumed at 12:19 p.m.

Several members of the public spoke to their personal housing security experiences and to housing concerns in general. There was significant concern expressed by many community members regarding the potential action being taken by the Regional District of Nanaimo against property owners who have been providing non-conforming housing options, and they spoke of their fear of being evicted, homelessness, and need for help with the situation to protect their, and their families, housing.

Chair Maude concluded Public Comments at 12:48 p.m.

Discussion ensued and the following comments were noted by the trustees:

- The Local Trust Committee could write a letter to the Regional District of Nanaimo.
- Temporary Use Permits might be used for specific types of dwellings and accessory buildings to allow for existing structures.
- Request for grace period and extension to Development Permit Area plan to village core and cluster housing.
- Trustees clarified deferral of enforcement and stand behind the moratorium, they clarified that evictions don't occur until transitional paths are developed.
- There is desire to have a discussion between the Local Trust Committee and the Regional District of Nanaimo on enforcement to bring forward impacts and incredible challenges.
- The Local Trust Committee may have more power because of wider mandate regarding unique amenities.
- The Regional Planning Manager advised that for people wanting to find out more about land use for specific properties they can contact the Islands Trust office on Gabriola Island.
- Trustee Yates then responded to 4 requests.

The meeting was recessed for a break at 12:59 p.m. and reconvened at 1:30 p.m.

**GB-2025-090**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request the Chair to write to the Regional Director Craig and planning staff at the Regional District of Nanaimo to respectfully request a deferment of current Regional District of Nanaimo bylaw enforcement on 750 South Road, 1400 South Road, and 1965 Stalker Road, in order to grant time to the property owners who intend to rezone their lots to a site-specific eco-village designation through the Gabriola Island Official Community Plan Review.

**CARRIED**

**GB-2025-091**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request staff to invite Regional District of Nanaimo staff to engage in discussion to develop policy options and approach specific to Gabriola Island to meet the unique

housing needs of the community and values for island-appropriate housing solutions.

**CARRIED**

That the Gabriola Island Local Trust Committee request staff to report back on options for current non-conforming dwellings that meet density and siting criteria including cob, natural build, and non-manufactured tiny homes, and that would assure health, safety, and environmental considerations are met, until a new Gabriola Island Land Use Bylaw is adopted.

Discussion ensued. Trustee Elliot clarified intent of motion and motion did not proceed. A new motion was moved.

**GB-2025-092**

**It was MOVED and SECONDED**

That the Gabriola Island Local Trust Committee request staff to explore options for non-conforming dwellings including Temporary Use Permits, cob, natural build, and non-manufactured tiny homes, which would ensure health, safety, and environmental considerations are met, to support the development of the new Gabriola Island Land Use Bylaw and Official Community Plan.

**CARRIED**

Trustee Elliott recused her vote

Chair Maude made a statement about the original wording in the mandate of the Islands Trust and paused the meeting to allow people to leave at 2:05 p.m.

**7. MINUTES**

**7.1 Local Trust Committee Minutes dated September 4, 2025 – for adoption**

Trustee Yates asked a question on page 6 of agenda and page 3 of draft minutes, regarding drafting a letter. Discussion ensued with RPM and Trustee Elliott to clarify that it will not be included in the FUAL list and Trustee Yates will draft the letter which can be reviewed by Trust Area Services.

**By general consent**, the Local Trust Committee meeting minutes of September 4, 2025 were adopted.

**7.2 Section 26 Resolutions-Without-Meeting Report - none**

**7.3 Advisory Planning Commission Minutes – none**

**8. BUSINESS ARISING FROM MINUTES**

**8.1 Follow-up Action List dated October 1, 2025**

The Regional Planning Manager clarified an item on the follow up action list. Trustee Elliott introduced a Motion based on previous business on the follow up action list. Discussion ensued and the following comments were noted:

- Thirty-five of forty-nine potential densities have already been realized on the properties;

- It's been twenty years since density transfer (2005);
- Active Official Community Plan review is underway in which community does not support additional subdivision, particularly where water is scarce and over areas of significant cultural heritage;
- Continuing non-consent expressed by Snuneymuxw First Nation since 2001 when discussion of subdivision began;
- Failure to uphold Sarluquun treaty 1854 that required crown to protect village site;
- Entailed obligations on the Crown to protect some of the village sites;
- Subdivision is located over significant burial grounds and connected to large village of tle:s'un;
- 2019 subdivision application request did not move forward;
- Local Trust Committee stated in about 2021 non-support for application request and reiterated in 2024 application referral from Ministry of Transportation and Transit;
- Refused to issue permit for Development Permit Steep Slopes 6;
- What consideration or compensation for the landowners might the Local Trust Committee need to consider;
- The covenant on title for conservation that may bump up against the subdivision request;
- Questions for consideration: Through the rezoning, can the Local Trust Committee extinguish the remaining 14 densities, if it's in the best interest of the community or transfer them elsewhere? Does the Local Trust Committee have authority to rezone density away from a lot and related risks to consider for a zoning amendment? What are the legal obligations to understand before trying to move ahead with the decision and do our due diligence?

**GB-2025-093**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee direct staff to seek legal advice on legal risks and factors the Local Trust Committee should consider in order to rezone lands for which a community amenity contribution was donated, and which is subject to active application for subdivision, and during a current Official Community Plan review.

**CARRIED**

Agenda item 9.0 Delegation, by consensus was moved to occur after the pause of Public Comment at 11:58am.

The agenda was reordered and item 10 was heard following agenda item 8.1.

**9. DELEGATIONS**

**9.1 Kelsey Rush & Thalia Apostolopoulos on behalf of Carl Boehm regarding Housing Concerns on Gabriola Island**

The request for this delegation was made by Carl Boehm (owner) who was not in attendance and instead was provided by Kelsey Rush & Thalia. The delegate spoke to the following:

- Regional District of Nanaimo's building code enforcement on Gabriola;

- Island's Trust standing resolution to not enforce on non-permitted housing and the need for meaningful protection against displacement;
- How their property was highlighted as a site for potential cluster housing and how residents are already living that vision;
- Affordability and ecological benefits of cob and earth homes;
- The importance of protecting long-standing, below-market housing for residents;
- Suggested solutions.
- Concerns about enforcement actions being asked of them and challenge with code requirements, process that are barriers to having their homes, tiny homes, affordable housing, are causing stress amongst people living here.
- Housing rights and homes are under threat and this is important because the owners are providing safe, affordable homes for families and people living as part of community.
- Gabriola is place where people gather, raise children, live in multi-generational housing, keeping housing vibrant in community.
- The delegation requested the Local Trust Committee write a letter to the Regional District of Nanaimo seeking a halt on enforcement, a Temporary Use Permit at 750 South Road that recognizes the buildings as permitted dwellings, a grace period for new Official Community Plan to come into effect, that the Local Trust Committee stand behind their moratorium on evictions, and asked that Trustees attend the property to see what the housing looks like.

## **10. APPLICATIONS AND REFERRALS - none**

## **11. LOCAL TRUST COMMITTEE PROJECTS**

### **11.1 Major Project: Gabriola Island Comprehensive Official Community Plan and Land Use Bylaw Review: Engagement Feedback and Direction to Draft Bylaw - Staff Report**

The Regional Planning Manager summarized the staff report and highlighted the following:

- Results were received with over 500 responses for all of the engagement in this major second engagement phase. This level of engagement is outstanding and will inform the Official Community Plan policies.
- The success and learning from this engagement can also be used as an approach for engagement for projects across the Trust Area.
- This work reflects the second phase of major engagement prior to drafting the Official Community Plan policies. This includes the special meetings with focused groups to discuss topics and the focussed survey that closed on October 3.
- The staff report shares highlights and key summary of this community engagement, with a final summary included for the Local Trust Committee's review.
- The Official Community Plan Table of Contents and revised project charter was presented for endorsement by the Local Trust Committee.

- The Table of Contents includes an ‘implementation or advocacy’ section that suggests plans like a ‘Gabriola Vision 2022 implementation plan’, and will also capture other advocacy actions that fall outside Islands Trust’s jurisdiction. The idea is that this Official Community Plan section will provide a list of items, plans, ideas that the Local Trust Committee might explore in the future as minor projects or initiatives as part of the work program.
- The Project Charter has been revised to reflect updated timelines, which is also reflected in the next fiscal’s business case later in the agenda for Local Trust Committee approval.

Discussion ensued and the following comments were noted:

- Water balance project is being undertaken.
- Clarity regarding community profile questions about housing is needed.

**GB-2025-094**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee direct staff to draft Official Community Plan policies in accordance with the draft table of contents presented at the October 9, 2025 Local Trust Committee Meeting.

**CARRIED**

**GB-2025-095**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee approve the revised project charter as amended, presented at the October 9, 2025 Local Trust Committee meeting.

**CARRIED**

- Discussion ensued and Trustees noted concerns heard from community about the 200m shoreline buffer discussed during the September 14 engagement meeting and clarified the 200m buffer draft map is for conversation and will not take away existing development rights to property owners.

**12. CORRESPONDENCE**

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

**12.1 Letter dated October 2, 2025 from Mudge Island Community Association regarding Proposed Advisory Planning Commission**

Received for information.

The Regional Planning Manager shared information on the Advisory Planning Commission process, noted the deadline for expressions of interest is October 30 which the Local Trust Committee can extend through a Resolution Without Meeting.

**13. NEW BUSINESS**

**13.1 Engaging Snuneymuxw First Nation to develop a cooperative land management framework pilot - Discussion**

Trustee Elliott introduced the discussion and the following points were noted:

- Trustee Elliott introduced her motion and posed the following questions: how might a local government want to contemplate what planning and cooperation principle in the Islands Trust mandate? How does Local Trust Committee want to contemplate how a collaborative land use management framework might be established?
- Would require conversations with Snuneymuxw.
- Would need capacity funding and staff time.
- Difference between discussions for island and specific land use tools, and there may be focussed areas of interest.
- Could be similar to discussions happening with W̱SÁNEĆ Nations about traditional food sources, eel grass protection. More research may be needed to explore ways to work together.

Trustee Yates asked how the item aligns with the work already being done and with the protocol agreement. She expressed that she would like to go through established channels, such as the Memorandum of Understanding protocol agreement, Official Community Plan review, and regularly scheduled meeting with Snuneymuxw First Nation.

#### **14. STAFF REPORTS**

##### **14.1 Business Case for 2026-27 Fiscal Year Project: Gabriola Island Comprehensive Official Community Plan and Land Use Bylaw Review - Staff Report**

The Regional Planning Manager summarized the staff report, noted that the total budget for the project is \$35,000, and highlighted the work planned for the 2026-2027 fiscal year.

Discussion ensued and the following comments and clarifications were recorded:

- The purpose of the legal review provides feedback on aspects like drafted policies that are within jurisdiction of the Local Trust Committee,
- The Development Permit Area prioritization is about analysis and discussion and will occur in phase 3 of the project.
- The anticipated timing of bylaw readings and public hearing will occur in phase 3 milestone as stated in the business case.
- Clarified that the revised project charter for current fiscal year in the previous staff report will have corrected dates to state 2026 not 2025 as noted by trustees and staff, and staff confirmed that it will match the timelines in this business case.

##### **GB-2025-096**

##### **It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee approve the attached 2026 – 2027 Business Case and that staff forward the business case to the relevant committees and to Trust Council.

**CARRIED**

##### **14.2 Bylaw Enforcement Notification Bylaw No. 320 Final Adoption - Staff Report**

The Local Trust Committee had no comments or questions.

**GB-2025-097**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee adopt Bylaw No. 320 the “Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 263, 2011, Amendment No. 1, 2024”.

**CARRIED**

**14.3 Trust Conservancy Report**

- Trustee Yates shared a report and gave an update. Welcomed new staff, commended conservancy work with W̱SÁNEĆ Land Trust community of practice for the Nation’s restorative program.
- Trustee Elliott discussed different approach, more budget to support the ecosystem management protection process to review covenants and talk with landowners, noted the program has grown over time and may be thus leaving out some other key work.

**14.4 Applications Report dated October 1, 2025**

Received for information. Some questions were clarified by staff and the Regional Planning Manager noted items in report to update and correct.

**14.5 Trustee and Local Expense Report dated July, 2025**

Received for information.

**14.6 Adopted Policies and Standing Resolutions**

Received for information.

**14.7 First Nations Relationship Building Update - none**

**14.8 Climate Change Action Update - none**

**14.9 Local Trust Committee Webpage - none**

**15. WORK PROGRAM**

**15.1 Active Projects Report dated October 1, 2025**

Received for information.

**15.2 Future Projects Report dated October 1, 2025**

Received for information.

**16. UPCOMING MEETINGS**

**16.1 Next Regular Meeting Scheduled for Thursday, November 20, 2025 at 10:30 am at the Gabriola Arts and Heritage Centre.**

**17. ADJOURNMENT**

**By general consent**, the meeting was adjourned at 3:49 p.m.

---

David Maude, Chair

Certified Correct:

---

Renée Jamurat, acting Recorder