



Gabriola Island Local Trust Committee

Minutes of Regular Meeting

- Date:** February 19, 2026
Location: Gabriola Island Community Hall
2200 South Road, Gabriola Island, BC
- Members Present:** Laura Patrick, Chair
Tobi Elliott, Trustee
Susan Yates, Trustee
- Staff Present:** Renée Jamurat, Regional Planning Manager (electronic)
Stephen Baugh, Island Planner
Narissa Chadwick, Island Planner
Ian Cox, Planner 2
Nadine Mourao, Legislative Clerk
Morgana van Niekerk, Communication Specialist
William Shulba, Senior Freshwater Specialist (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)
- Others Present:** There were approximately 36 members of the public in attendance.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:32 a.m.

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. PUBLIC HEARING: PROPOSED BYLAW NOS. 321 AND 322: PLRZ20240091 (Mid Island Co-operative Services Ltd.)

4.1 Recess for Public Hearing

The meeting was recessed at 10:37 a.m.

4.2 Recall to Order

The meeting was recalled to order at 10:57 a.m.

5. REPORTS

5.1 Trustee Reports

Trustee Yates reported the following:

- Jemma Green is the new team lead for protected area management work with Islands Trust Conservancy;
- Attended BC Ferries meeting held for elected officials in ferry dependent communities, Islands Trust Stewardship Education Webinar on rain gardens and other nature-based solutions to address climate change, and Regional District of Nanaimo Parks and Open Spaces Advisory Committee meetings;
- Attended Trust Programs Committee, Financial Planning Committee, and Committee of the Whole meetings;
- Trust Council will be meeting in March to undertake final budget decisions.

Trustee Elliott reported the following:

- Attended Islands Trust Conservancy special meeting to debate their budget request to Trust Council and provide a referral response on the draft Trust Policy Statement;
- Attended Executive Committee, Financial Planning Committee, Regional Planning Committee, and Committee of the Whole meetings;
- Trust Council will be considering Trust Policy Statement referrals in June;
- Information about the budget can be found on the Islands Trust website About Us/Accountability page;
- Acknowledged community members who have been organizing anti-racism and inclusion workshops on Gabriola Island.

5.2 Chair's Report

Chair Patrick reported the following:

- The next Trust Council meeting will be held March 10-12 in Duncan, BC;
- Attended Committee of the Whole meeting to discuss budget cuts prior to advancing the budget to Trust Council.

5.3 Electoral Area Director's Report

Director Craig reported the following:

- Attended Islands Trust Stewardship Webinar and noted rebates for rain water harvesting systems are available through the Regional District of Nanaimo;
- Work continues on the potential purchase of the 360-hectare Hamilton Marsh for a regional park;
- The Parks and Recreation Master Plan identified priorities for 2026 include a Mudge Island cartop boat launch, a feasibility study for a safer pathway on Gabriola ferry hill, and identification of a future location for a multi-purpose facility or soccer field;
- The Regional District is undergoing budget discussions and the current anticipated increase works out to \$10 per home based on average home value;
- The next phase of the “Our Changing Coast” project will focus on reducing the future cost and impacts of coastal climate change by moving from risk identification to risk management and adaptation planning.

5.4 First Nations Reports - none

6. PUBLIC COMMENTS

A member of the public asked about the water budget study.

The Chair stated the report is on the agenda to allow the Local Trust Committee to receive it, to make it available to the public, and a community information meeting will be held at a later date to receive comments from the public.

A member of the public was forwarded materials used during a presentation on the shoreline buffer conversation and stated the materials contain distorted graphics, misinformation, inaccurate data, and a memorandum of understanding regarding reparations for treaties, they have been unable to find any information concerning how people responded to said presentation and stated it is a faulty method of determining community values. They also stated that the Local Trust Committee has set a dangerous precedent in supporting suspension of enforcement of bylaws and, following the election, any two trustees would have the ability to suspend any bylaws for enforcement. They requested that the Official Community Plan include a statement that all bylaws are enforced.

A Trustee noted the Local Trust Committee has temporarily deferred enforcement on non-compliant dwellings with intent to find a way for those living in substandard housing to move into something that is regulated through the Official Community Plan process. In response to the comment about reparations for treaties a Trustee indicated the Local Trust Committee is not in a jurisdictional position to comment on any transfer of crown treaty land.

A member of the public spoke to the draft Trust Policy statement and noted the public engagement process was inadequate, the Local Trust Committee cut off comments prior to the end of the comment period, the definition section is critical for understanding implications of directive and advisory policies, the survey was inadequate as it did not include anything about the definitions and only one survey response was allowed per IP address. They requested a better engagement process for the Official Community Plan and Land Use Bylaw amendments.

The Communication Specialist noted more than one response can come from one IP address and they would only look at multiple replies from one address if volume was very high and each had the same comments. A Trustee stated that a two-year engagement process had been undertaken on the Official Community Plan with summaries posted on the website.

A member of the public asked if surveys are available at the Islands Trust Office and it was confirmed paper copies are available at the office and the library.

A member of the public stated the process for the Official Community Plan had been poorly handled, information to the public has been incomplete, there are implications with respect to private ownership, the Local Trust Committee is relying on the *Declaration on the Rights of Indigenous Peoples Act* (DRIPA) when the Province is amending it and two related court cases are under review, an artificial map showing a buffer zone was released and if the zone is being created the public needs to know why additional cultural heritage protections are necessary as they believe it is being used to cancel their densities. They stated that the Official Community Plan process should stop until following the election and the incoming Local Trust Committee state their opinions about private property rights.

The Chair noted the map was spoken to extensively during the previous Local Trust Committee meeting, it was created as an information input for the Suitable Land Analysis to show where it would be appropriate to add density in excess of what is currently allowed and changes to existing permissions for densities has not been contemplated as part of the Official Community Plan project.

A member of the public stated there is a lot of frustration and a feeling of deception concerning what the community is learning and what they are hearing and regardless of whether the term buffer zone is used or not the community is not being told what is happening.

The Chair stated there will be ample opportunity for the public to provide input at the time the Local Trust Committee receives the draft policies for the Official Community Plan.

A member of the public stated they have experienced two elected trustees working hard for the community and thanked them for working to advance the Official Community Plan and Trust Policy Statement which looks at current issues with respect to First Nations, climate change, and water issues and they noted there have been multiple public meetings held for the purpose of soliciting input.

A member of the public stated the map was produced by Islands Trust and the Local Trust Committee is avoiding the cultural heritage zone issue which has nothing to do with climate change or shoreline protection. They asked the Local Trust Committee to speak to what happened on Galiano Island earlier in the week.

The Local Trust Committee noted 100 acres on Galiano Island were returned to Penelakut First Nation through a rezoning application which sought to rezone land that was a large forestry block to zones including conservation, park, and to include the ability to construct a dwelling on each large lot. The land zoned conservation was voluntarily donated to the First Nation.

A member of the public asked if the Local Trust Committee has already determined where additional density will be permitted through the Official Community Plan.

A Trustee replied a land screening tool directs where additional densities should be permitted; however, until draft policies are presented all comments are supposition.

A member of the public stated the Official Community Plan should be tethered to the Trust Policy Statement, the Trust Policy Statement is not finalized, the Freshwater Balance Study results need to be incorporated into the Official Community Plan, and the timing of the project does not seem realistic.

A member of the public asked if Trustees have a right to veto what the Planners suggest based on community input.

The Chair replied the Local Trust Committee makes decisions and provides direction to staff.

A member of the public asked that the draft Official Community Plan language be sent to everyone on the island through the mail.

The meeting was recessed for a break at 12:32 p.m. and reconvened at 1:09 p.m.

7. MINUTES

7.1 Local Trust Committee Minutes dated January 22, 2026 – for adoption

The following amendments to the minutes were presented for consideration:

- Page 2 of the minutes 5th bullet point of Trustee Yates report name correction to Tanner Timothy;
- Page 5 of the minutes the last comment in Public Comments should read “A member of the public noted the Official Community Plan review includes a statement about fee simple ownership and they believe there is an underlying element that will remove fee simple ownership.”

By general consent, the Local Trust Committee meeting minutes dated January 26, 2026 were adopted as amended.

7.2 Section 26 Resolutions-Without-Meeting Report dated February 12, 2026

Received for information.

7.3 Advisory Planning Commission Minutes - none

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List dated February 12, 2026

The following updates were provided:

- Work on Development Permit Areas will be incorporated into the major project with exception of those that might require identification of boundaries;
- Exploration of implementation of a Temporary Use Permit for non-conforming dwellings could be included as part of a protocol meeting with the Regional District of Nanaimo;
- A Trustee was advised to speak with Senior Policy Advisor Youmans regarding a clarification on the Local Trust Committee’s referral response on the Trust Policy Statement;
- The Real Estate Foundation grant funding has been applied for.

9. DELEGATIONS - none

10. APPLICATIONS AND REFERRALS

10.1 PL-RZ-2024-0091 (Mid Island Co-operative Ltd.) – Staff Report

The Planner stated the Local Trust Committee has given First and Second readings for the proposed bylaws and a Community Information Meeting and Public Hearing have been held, and, at this time, the Local Trust Committee has an opportunity to make amendments and give the bylaws Third Reading prior to being forwarded to the Executive Committee and Minister for approval.

Discussion ensued and a Trustee noted that comments received regarding drainage and flooding do not relate to the application per se but asked if it is possible to request the applicant to mitigate the issue through discussion with the Ministry of Transportation and Transit. The Planner clarified at time of subdivision the Ministry is responsible for the roads and should the bylaws be adopted the subject property

would be within the Village Centre Development Permit Area which includes guidelines addressing stormwater management.

GB-2026-014

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff to inform Hendrikus Willem Blokhuizen regarding Development Permit Area guidelines for stormwater run off that will apply to PL-RZ-2024-0091 (Mid Island Co-operative Ltd.), following Third Reading.

CARRIED

GB-2026-015

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 read a Third time.

CARRIED

GB-2026-016

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 read a Third time.

CARRIED

GB-2026-017

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee proposed Bylaw No. 321 cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025” be forwarded to the Minister of Housing and Municipal Affairs for approval.

CARRIED

GB-2026-018

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee proposed Bylaw No. 321 cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025” and proposed Bylaw No. 322 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025”, be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Major Project: Gabriola Island Comprehensive Official Community Plan and Land Use Bylaw Review Project Charter Update - Staff Report

The Planner summarized the staff report and highlighted the following:

- The project charter has been updated with considerations of including the Development Approval Information Bylaw and Land Use Bylaw updates;

- The updated Project Charter items do not shift the timelines significantly;
- There is ability for public to comment at anytime and when the draft is presented;
- Members of the public can attend Local Trust Committee meetings to make comments in-person, send emails and written correspondence, and a Community Information Meeting will be held later in the process and prior to the Public Hearing.

Discussion ensued and the following comments were noted:

- Members of the public have indicated they would like to see the policies in conjunction with how the regulation will affect a property;
- The Official Community Plan considers the existing Trust Policy Statement while being conscious of the proposed draft language within the new Trust Policy Statement;
- Trustees will be looking at the Water Balance Assessment during an upcoming special meeting;
- The Local Trust Committee will review draft policy language in April and there is desire to schedule a Community Information Meeting in May.

GB-2026-019

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff amend the Project Charter to include a Community Information Meeting prior to First Reading to be held in person in the late afternoon or evening.

CARRIED

- The Community Information Meetings should provide explanation about the implementation section, consideration of cultural heritage sites, rezoning versus subdivision, explanation of what a Development Application Information Bylaw is, new land use designations, and any changes to density and these topics should all be grounded in what has been heard from the community;
- The intention is to provide a companion report to identify the changes that have been made and why;
- A variety of engagement processes have been undertaken and the mailout sent to every household garnered the least amount of engagement.

GB-2026-020

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff schedule a special business meeting of the Local Trust Committee to be held electronically in March, 2026 for the Freshwater Footprint presentation, discussion on community engagement and communications on the Official Community Plan.

CARRIED

GB-2026-021

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the revised Project Charter as amended.

CARRIED

11.2 Freshwater Footprint Gabriola Case Study – Brief Report

The Senior Freshwater Specialist noted the report has been provided to the Local Trust Committee for information in advance of a special business meeting during which questions from the public will be answered.

Discussion ensued and the following comments were noted:

- The community wants to know how the data will be used and not just how the data was collected;
- Explainers and links about how the Freshwater Footprint Report will inform draft Official Community Plan policies should be included;
- Staff will be bringing forward recommendations on how to embed the Freshwater Footprint hazard mapping into the Official Community Plan policies potentially establishing new standards for development application review;
- Any maps presented need to include clear explanations of what is being seen and presented;
- Questions and comments should be provided to the consultants in advance in preparation of their presentation and a link to the report can be provided to the public to view and submit questions and comments in advance of the meeting;
- There will also be ability to submit questions during the special business meeting.

12. CORRESPONDENCE

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

12.1 Email dated January 22, 2026 from T. Jackson regarding January 22, 2026 LTC Business Meeting

Received for information.

12.2 Email dated January 21, 2026 from L. Steele regarding Negotiations for Ownership of the Kensington Lands on Gabriola Island, BC

A Trustee noted there is a 2024 Memorandum of Understanding between the Province and the Union of BC Municipalities to share information with local government including Islands Trust regarding any possible negotiations; however, there are no active negotiations regarding the transfer of land on Gabriola Island underway at this time.

13. NEW BUSINESS - none

14. STAFF REPORTS

14.1 Trust Conservancy Report - none

14.2 Applications Report dated February 12, 2026

The Planner provided an update on the Applications Report.

14.3 Trustee and Local Expense Report dated December, 2025

Received for information.

14.4 Adopted Policies and Standing Resolutions

Received for information.

14.5 First Nations Relationship Building Update - none

14.6 Climate Change Action Update - none

14.7 Local Trust Committee Webpage - none

15. WORK PROGRAM

15.1 Active Projects Report dated February 12, 2026

Received for information.

15.2 Future Projects Report dated February 12, 2026

Received for information.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Thursday, April 23, 2026 at 10:30 am at the Gabriola Arts and Heritage Centre

17. CLOSED MEETING

17.1 Motion to Close the Meeting

GB-2026-022

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

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

and that the recorder and staff attend the meeting

CARRIED

The meeting was recessed at 3:16 p.m.

17.2 Recall to Order

The meeting was recalled to order at 3:29 p.m.

17.3 Rise and Report

Chair Patrick rose and reported that Bregnnan Dolan was appointed to serve on the Mudge Island Advisory Planning Commission commencing immediately for a period ending November 30, 2027.

18. ADJOURNMENT

By general consent, the meeting was adjourned at 3:30 p.m.

Laura Patrick, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder