



Gabriola Island Local Trust Committee

Minutes of Special Meeting

Date: February 2, 2026

Location: Electronic Meeting with a location to view the livestream at
Islands Trust Northern Office
700 North 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
Ian Cox, Planner 2
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 1 members of the public in attendance.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 2:30 p.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. BUSINESS ITEMS

4.1 Planner Presentation on Proposed Bylaw Nos. 321 and 322

The Planner provided a presentation and highlighted the following:

- The subject property is zoned Institutional 2 and is currently used for staff parking with a vacant building on the lot;
- Amendments to proposed Bylaw No. 321 (Official Community Plan) would change the property designation from Institutional to Village Commercial and include the property in the Village Center Development Permit Area.
- Amendments to proposed Bylaw No. 322 (Land Use Bylaw) would maintain the existing uses listed in the IN2 zone and include the additional use of propane storage as a principal permitted use;
- Propane storage must comply with federal and provincial regulations;

- Referrals were sent to First Nations, other local and provincial agencies, and the Gabriola Advisory Planning Commission;
- The referral responses were summarized.

4.2 Question & Answer Period

- A Trustee noted the Advisory Planning Commission recommended the Local Trust Committee consider the impact of neighbours and staff indicated notice would be given to all neighbouring property owners about the Public Hearing.
 - The Public Hearing will be advertised in the Gabriola Sounder and notice sent to all property owners within 100 metres of the property. Community members can attend the public hearing being held February 19 at the Gabriola Community Hall and written submissions can be sent in advance of the Public Hearing.
- A member of the public who was on the Advisory Planning Commission, stated that one of the recommendations from the Advisory Planning Commission was that the proposed bylaws be sent to the Gabriola Fire Protection Improvement District Board in addition to the referral that was sent to the Fire Chief, and asked if that had occurred as this is not the same group as the Gabriola Volunteer Fire Department.
 - Staff noted a referral was made to the Gabriola Volunteer Fire Department and the Advisory Planning Commission report indicated the referral to the Fire Protection Commission was listed as an option but not as a recommendation.
- A Trustee noted that the Gabriola Fire Protection District Board is aware of the application and they should be informed of the Public Hearing, that the response received from the Fire Department was thorough, and they do believe it essential to have a referral from the Board.
 - The Planner noted the turn around time was short for a referral.
- A Trustee asked if a full plan for mitigation of fire risk will be presented at the Public Hearing.
 - The Planner replied this information will be included in the Public Hearing binder.

GB-2026-013

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff advise the Chair of the Gabriola Fire Improvement District of the Public Hearing on February 19, 2026 regarding proposed Bylaws No. 321 and 322.

CARRIED

5. ADJOURNMENT

By general consent the meeting was adjourned at 2:57 p.m.

Laura Patrick, Chair

Certified Correct:

Lisa Millard, Recorder