



Gambier Island Local Trust Committee

Minutes of Regular Meeting

Date: January 27, 2026
Location: Electronic Meeting, and a physical location to view the livestream of the meeting:
Islands Trust Gabriola Office
700 North Road
Gabriola, BC V0R 1X3

Members Present: Laura Patrick, Chair
Kate-Louise Stamford, Trustee
Joe Bernardo, Trustee

Staff Present: Renee Jamurat, Regional Planning Manager
Sonja Zupanec, Island Planner
Marlis McCargar, Island Planner
Nadine Mourao, Legislative Clerk
Lisa Millard, Meeting Administrator/Recorder

Others Present: There was 1 member of the public in attendance.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:00 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

The following reordering of the agenda was presented for consideration:

Item 10.1 will be heard at 1:00 p.m.

By general consent, the agenda was approved as amended.

4. REPORTS

4.1 Trustee Reports

Trustee Stamford did not provide a verbal report and deferred to the written report sent to community members a few days prior to the meeting.

Trustee Bernardo reported hearing concerns at the Community Information Meeting held for the Gambier Official Community Plan related to the Cowichan court decision and noted the importance of being mindful to concerns while also looking

at the issue based on fact and reason, and also noted the draft Trust Policy statement is still in the deliberation stage while public input is undertaken.

4.2 Chair's Report

Chair Patrick reported that budget considerations continue, a Committee of the Whole meeting has been scheduled for further deliberations, and members of the public are encouraged to provide input to the draft Trust Policy Statement through the survey available on the Islands Trust website.

4.3 Electoral Area Director's Report

Director Stamford reported the following:

- The Local Trust Committee attended a joint meeting with the Sunshine Coast Regional District;
- The Regional District Official Community Plan work is ongoing and discussions about water service delivery relevant to Keats Island residents continue;
- The next focus on the Regional District's Official Community Plan process will be housing;
- Budget discussions are moving into the second round.

Trustee Bernardo asked if any further comments could be provided regarding the Eastbourne water district on Keats Island and Director Stamford noted the following:

- The Eastbourne water system is part of the regional water system therefore included in the costs allocated for all improvements across the Regional District;
- There are several new initiatives that will address water supply within the District on the Mainland and Keats residents will be impacted through cost allocations;
- There is a large gap in how the Regional District reconciles the ability to fund within the regional system and ability to service back;
- Eastbourne will be getting an alternate water source within the next few years;
- Eastbourne residents will be looking at increased costs as part of their contributions to the overall water system strategy.

5. PUBLIC COMMENTS

There were no public comments.

6. MINUTES

6.1 Local Trust Committee Meeting dated September 9, 2025 - for adoption

By general consent, the Gambier Local Trust Committee meeting minutes of September 9, 2025 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report dated January 20, 2026

Received for information.

6.3 Advisory Planning Commission Minutes - none

**6.4 Policy Statement Amendment Project Community Information Meeting
Summary Notes dated November 25, 2025 - for information**

Received for information.

The Trustees noted it is necessary to be responsive to public commentary and engagement and assure the public that their comments are taken into consideration, some of the statements or questions have clear answers that can be given and the notes capture public comments but not responses that were provided at the time. Trustee Stamford indicated she intends to respond to questions that are very specific and answerable and forward comments to the communications or senior policy advisor.

7. BUSINESS ARISING FROM MINUTES**7.1 Follow-up Action List dated January 20, 2026**

The Planner noted that they will follow up and provide an update regarding the target date for aquifer mapping and groundwater recharge.

Trustee Bernardo inquired about the first item on list and asked staff to initiate a meeting with officials at Squamish Nation for the purpose of relationship building and Trustee Stamford noted the request could be added to a letter to be discussed under new business.

7.2 Sunshine Coast Regional District Coastal Floodplain Mapping Project - General Verbal Update

The Regional Planning Manager provided a verbal update and highlighted the following:

- The Sunshine Coast Regional Board initiated the project in 2022 in partnership with the town of Gibsons, the district of Sechelt, and Islands Trust;
- The main deliverable was the Coastal Flood Management Policy Brief which focused on land use planning recommendations, coastal flood mapping for the Sunshine Coast under various scenarios including inundation, flood construction levels, and coastal vulnerability maps;
- The project also provided important data to better understand coastal flooding hazards which can inform decision-making and long-term planning;
- Key learnings included ongoing sea level rise, early adaptation will better position community response, local governments can improve existing policies and regulations for development within coastal flooding hazard areas;
- Recommendations include member municipalities to look at their development permit areas and provide awareness to community members;
- Reports and information will be shared with the Local Trust Committee for consideration in making future land use decisions;
- The Sunshine Coast Regional District will be providing a full presentation to the Local Trust Committee at a future date.

8. DELEGATIONS - none**9. APPLICATIONS AND REFERRALS**

9.1 Referral: Proposed Trust Council Bylaw No. 183 Policy Statement – Memorandum

Proposed Bylaw No. 183 has been referred to the Local Trust Committee for response. Discussion ensued and the following comments were noted:

- There are reservations about the depth of the statement compared to an overarching statement;
- There is tension between the advisory and directive policies;
- Some, not all, of the directive policies limit the discretion of Local Trust Committees in some areas;
- It is not clear that Trust Council has jurisdiction to direct Local Trust Committees regarding some of the items in the directive policies when Local Trust Committees have been given jurisdiction to exercise discretion within their Trust Area;
- Comments from local residents indicate concerns about Indigenous rights and title and landholder rights and they are looking for a statement that clarifies landholder rights;
- There is need to acknowledge that residents have certain rights;
- The Trust Policy Statement provides ability for each Local Trust Committee to interpret the language and it fits within the overall authority of the Local Trust Committee;
- Housing policies do not necessarily apply to the Gambier Trust Area;
- A Trustee would like the Trust Policy Statement to clarify there is no intention for the document to have any affect on title to private property as per feedback received from members of the public during recent Community Information Meetings;
- The mechanism that Executive Committee has to compare draft bylaws coming to the Trust Policy Statement is a Trust Council policy and not a legislative requirement and the powers of Executive Committee are under consideration;
- If a Local Trust Committee disagrees with an interpretation of Executive Committee on a policy issue it can be taken to Trust Council;
- Each of the directives do not seem to curtail a Local Trust Area to an extent that it would be challenging;
- Islands Trust is committed to working with Indigenous Governing bodies; however, a Trust Policy Statement, which is supposed to provide guidance, should indicate that nothing in the Statement should be interpreted as affecting private property considerations;
- Trust Council and Local Trust Committees do not have jurisdiction to alter land ownership or land tenure;
- There is need to make clear that the Trust Policy Statement is not outcomes oriented but about addressing specific issues that lean in the direction of achieving those outcomes, and how they are achieved will vary from Local Trust Area to Local Trust Area;

The meeting was recessed for a break at 11: 30 a.m. and reconvened at 11:45 a.m.

GM-2026-001

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed, subject to the following recommendations:

- i. Include a general statement about the Islands Trust not having authority to alter land ownership or land tenure.
- ii. Include language to emphasize that Directive Policies should be applied in a manner that respects the different local context of each Local Trust Area.

CARRIED

The agenda was reordered and item 12 was heard following item 9.

12. NEW BUSINESS

12.1 Discussion of Accessory Buildings – Memorandum

The Planner summarized the memorandum and highlighted the following:

- The memorandum provides a preliminary assessment of options related to accessory building regulations on Gambier Island and clarifies jurisdictional responsibilities of Islands Trust which regulates land use through zoning, the Sunshine Coast Regional District (SCRD) which issues building permits and provides inspections and building code enforcement, and the Province which sets the BC Building Code and technical construction standards;
- The current Land Use Bylaw permits accessory buildings in conjunction with a principal use and temporary structures related to construction and an associated building permit are allowed;
- Options for Local Trust Committee consideration include to maintain the current framework, clarify existing regulations in the land-use bylaw to reduce uncertainty, allow limited non-residential structures prior to a principal use, or consider a temporary non-enforcement approach.

Discussion ensued and the following comments were noted:

- There is desire to allow residents to temporarily live in accessory buildings pending development of the permanent residence;
- Language in the Land Use Bylaw is confusing and needs to be made clearer;
- Currently the Land Use Bylaw states an accessory building can not be permitted in the absence of a principal dwelling;
- There is ability in the Land Use Bylaw to use a temporary shelter if there is an active building permit for a principal dwelling;
- There is consideration of looking at this as a minor project in order to not impede the progress of the major project;
- If someone is living in their temporary shelter, and it meets the definition of a dwelling, and the current use is as a dwelling, then it would be considered the principal dwelling;
- Different zones have different requirements, some zones would allow two dwellings, if only one dwelling is allowed the temporary / smaller dwelling would need to be decommissioned when the larger principal dwelling is built;

- Often a basic shed will be built and the property owner will camp on the land in summer months, and this results in an accessory building without a principal use;
- The Local Trust Committee would like to clarify the language and consider a minor project to allow consideration using a temporary shelter without need to build a permanent dwelling;
- There is less environmental impact when allowing a temporary shelter to be used;
- Consideration of waste management needs to be factored.

GM-2026-002

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee add *Option 2: Retain Current Approach with Clarified Regulations*, as outlined in the memorandum dated January 27, 2026 regarding accessory building regulations, as part of the technical review of the Gambier Official Community Plan/Land Use Bylaw Project.

CARRIED

GM-2026-003

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to review the implications of adding *Option 3* as outlined in the memorandum dated January 27, 2026 regarding accessory building regulations to the current Gambier Island Official Community Plan/Land Use Bylaw Project or alternatively adding it to the Future Projects List.

CARRIED

The meeting was recessed for a break at 12:30 p.m. and reconvened at 1:00 p.m.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Major Project: Gambier Official Community Plan and Land Use Bylaw Targeted Review - Staff Report

The Planner summarized the staff report and highlighted the following:

- The report summarizes Squamish Nation's comments on the draft shoreline Development Permit Area and Heritage Conservation Area;
- The Project Charter timelines are recommended to be revised to reflect what might be accomplished in the final fiscal year of the project with a focus on implementing the Squamish Nation recommendations including Squamish Nation language references, an appropriate land acknowledgement, commitments to reconciliation as an overarching framework for policy guidance, and recognition of the impacts of the existing patterns of settlement, protected areas, and residential development on rights and title;
- Draft language could be presented to the Local Trust Committee for consideration in March with a referral to the Advisory Planning Commission for consideration of recommendations to the Local Trust Committee;

Discussion ensued and the following comments were noted:

- There is need for the community to see a draft document that they can read;
- There is concern that the bylaw amendment related to Squamish Nation recommendations will be considered by the public as the entire Official Community Plan revision;
- The premise of the project was rooted in framing the Nations interests and concerns and the scope of the revised Project Charter reflects what might be able to get done this term but does not change the objectives of the overall project;
- The report includes the draft language of the Development Permit Area and Heritage Conservation Area;
- The draft amendments could apply to all new development;
- The Official Community Plan is silent on the issues of impacts of development on the cultural and archaeological resources and the draft text will look to recognizing and acknowledging the impacts;
- There is risk the draft language will not be received in a nuanced way;
- Recognition might be similar to the definition of colonialism in the draft Trust Policy statement;
- There is need to identify how these pieces sit within the overall project and communication of how this portion of the Official Community Plan fits into the entire amendment document;
- Framing it in a positive way to move forward is critical;
- Responses received from Gambier residents with respect to the Official Community Plan project and draft Trust Policy Statement indicate understanding for First Nations engagement but there is perception that residents feel left out of the conversation;
- There is lack of surety of how the recommendations will be received and the language needs to be very careful to ensure there is not a result in negative unintended consequences on residents;
- There is concern about speaking of First Nations rights and title in the current legal climate;
- Settlement patterns have impacts and acknowledging these impacts is important;
- The Planner intends to bring draft language to the March meeting;
- The Local Trust Committee needs to determine if the engagement summary resonates with them despite not being at the table in the engagement process;
- There is need to balance acknowledgement of the rights and titles of First Nations and also acknowledge rights of title holders;
- There is need to show the community that this isn't the entire project, that the community understands that this is not the entire amendment;
- A graphic showing the visual of where the project stands is needed in the next report.

GM-2026-004**It was MOVED and SECONDED**

that the Gambier Island Local Trust Committee amend the OCP/LUB Review Project Charter v.2.2 with the following deliverables and workplan:

March 2026-September 2026:

- i. Draft, review, consider readings for OCP amendments consistent with Squamish Nation staff recommendations A1, 2, 4 and 5 (Engagement Summary 2023):
 - A1: Update OCP with Cha7élkwnech (Gambier) Island references throughout.
 - A2: Amend OCP with appropriate land acknowledgment.
 - A4: Amend OCP with specific commitments to reconciliation as overarching framework for all policy guidance.
 - A5: Amend OCP to explicitly recognize the impacts of existing patterns of settlement, protected areas and residential development on First Nations rights and title.
 - ii. Refer to draft shoreline development permit guidelines and heritage conservation area guidelines to the APC; and
 - iii. (Summer 2026) Undertake limited public engagement on the draft shoreline development permit area and heritage conservation area guidelines.
- September 2026 – January 2027:
- Staff to consolidate results of public engagement for LTC consideration of next steps in future OCP and LUB amendments”.

CARRIED

GM-2026-005

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to prepare draft bylaw language for LTC consideration at the March 24, 2026 regular business meeting, to amend the Gambier Island Official Community Plan with First Nations recognition and policy directives for protection of First Nations interests in shorelines, ecosystems and cultural heritage on Gambier Island.

CARRIED

GM-2026-006

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to post the annotated draft ‘Shoreline Development Permit Area’, ‘Heritage Conservation Area’ documents and revised Project Charter dated January 2026 to the project website.

CARRIED

GM-2026-007

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to refer the updated/amended Project Charter to the newly appointed APC members for comment on preferred public engagement priorities, timelines and activities between March – September 2026, reflective of the tentative budget to be approved by Trust Council in March 2026.

CARRIED

11. CORRESPONDENCE - none

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

The agenda was reordered and item 12 was heard following item 9.

13. STAFF REPORTS

13.1 Draft 2026/27 Gambier Island Local Trust Committee Annual Meeting Schedule - Request for Decision

The annual meeting schedule was presented to the Local Trust Committee for consideration. Discussion ensued and it was determined that the May 26, 2026 and July 21, 2026 meetings be held in-person at the Gambier Community Hall and the February 23, 2027 meeting be held in-person in North Vancouver.

GM-2026-008

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to amend the annual Meeting Schedule to state that the May 26, 2026 meeting will be held on Gambier Island, that the July 21, 2026 meeting will be held on Gambier Island, and the February 23, 2027 meeting will be held in North Vancouver.

CARRIED

GM-2026-009

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve their April, 2026 to March, 2027 Meeting Schedule as amended.

CARRIED

13.2 Public Notification Bylaw - Request for Decision

The Legislative Clerk summarized the request for decision and noted that the Local Trust Committee had previously been required to provide statutory notice as directed by the *Local Government Act* and now has the option to adopt a Public Notification Bylaw. Trust Council developed a model that recommended Local Trust Committees use social media and the website as a minimum requirement and the Local Trust Committee can determine the means of notification they wish to adopt.

GM-2026-010

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee considers that the notification methods in the draft Bylaw No.162 are reliable, suitable and accessible for the Gambier Island Local Trust Area.

CARRIED

GM-2026-011

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee give Bylaw No. 162, cited as "Gambier Island Local Trust Committee Public Notification Bylaw No. 162, 2026", First Reading.

CARRIED

GM-2026-012

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee give Bylaw No. 162, cited as “Gambier Local Trust Committee Public Notification Bylaw No. 162, 2026”, Second Reading.

CARRIED

GM-2026-013

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee give Bylaw No. 162 cited as “Gambier Island Local Trust Committee Public Notification Bylaw No. 162, 2026”, Third Reading.

CARRIED

GM-2026-014

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee forward Bylaw No. 162 cited as “Gambier Local Trust Committee Public Notification Bylaw No. 162, 2026” to the Islands Trust Executive Committee for consideration of approval.

CARRIED

13.3 Trust Conservancy Report – none

13.4 Applications Report dated January 20, 2026

Received for information.

13.5 Trustee and Local Expense Report dated November, 2025

Received for information.

13.6 Adopted Policies and Standing Resolutions

Received for information.

13.7 First Nations Relationship Building Update

13.7.1 Congratulatory Letter to New Squamish Nation Council - Trustee Stamford for Discussion

Trustee Stamford expressed interest in sending a letter to congratulate the new Council, and request a meeting between the Local Trust Committee and Squamish Nation Council.

GM-2026-015

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee request staff to draft a letter for the Chair to the new Squamish Nation Council congratulating them on their election, congratulating the Squamish Nation on the Land Use Plan that Gambier Island Local Trust Area is a part of and request a meeting with Squamish Nation Council to further relationship building with the Nation.

CARRIED

13.8 Local Trust Committee Webpage - none

14. WORK PROGRAM

14.1 Active Projects Report dated January 20, 2026

Received for information.

14.2 Future Projects Report dated January 20, 2026

Received for information.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, March 24, 2026 at 10:00 am and is to be held Electronically

16. CLOSED MEETING

16.1 Motion to Close the Meeting

GM-2026-016

It was MOVED and SECONDED

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 2:46 p.m.

16.2 Recall to Order

The meeting was recalled to order at 2:56 p.m.

16.3 Rise and Report

Chair Patrick rose and reported that the Gambier Island Local Trust Committee appointed Jim Quail, Carol Petroski, Steve McDonald, Camilla Berry, and Florence Cosulich to serve on the Gambier APC for a two-year term commencing January, 2026.

17. ADJOURNMENT

By **general consent**, the meeting was adjourned at 2:56 p.m.

Laura Patrick, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder