



Gambier Island Local Trust Committee

Minutes of Regular Meeting

Date: July 21, 2026
Location: Gambier Island Community Centre
Andy's Bay Road, Gambier Island, BC

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

Staff Present: Renée Jamurat, Regional Planning Manager (electronic)
Marlis McCargar, Island Planner
Joe Elliott, Senior Indigenous Relationship Advisor (electronic)
Dede MacLean, Office Administrative Assistant (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 11 members of the public in attendance.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 11:00 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. RISE AND REPORT

Chair Patrick reported that during the May 26, 2026 in-camera meeting the January 27, 2026 in-camera meeting minutes were adopted and Jack Woodward, George Buvyer, and Katherine Berge were appointed to serve on the Gambier Board of Variance for a three-year term commencing May 26, 2026.

4. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

5. REPORTS

5.1 Trustee Reports

Trustee Bernardo did not provide a report.

Trustee Stamford reported the following:

- A new float will be installed on West Bay dock between August 17 and September 2;

- Major repairs will be undertaken on other docks in the area and she will provide details through a written report to the community;
- The Keats Island Eastbourne Community Water System is moving to Stage 3 water restrictions;
- The community of Gibsons has established a standing committee to replace the previous BC Ferries Advisory Committee to address issues on Route 13;
- The Sunshine Coast Regional District continues work on harmonizing seven Official Community Plans into one; and
- The Sunshine Coast Regional Hospital District has released just over \$1,000,000 to the hospice project in Robert's Creek.

5.2 Chair's Report

Chair Patrick reported upcoming attendance at a Committee of the Whole meeting to review agency referral responses to draft Trust Policy Statement and noted the next Trust Council meeting will be held starting September 9.

5.3 Electoral Area Director's Report

Electoral Area Director Stamford provided information relevant to the Regional District during her Trustee report.

6. PUBLIC PARTICIPATION PERIOD

A member of the public thanked Trustee Stamford for her work as a Trustee and asked about the transition process.

Chair Patrick noted the election will take on October 17 and if anyone is considering running there will be a webinar on August 20 to provide further information.

7. MINUTES

7.1 Local Trust Committee Meeting dated May 26, 2026 - for adoption

The following amendment to the minutes were presented for consideration:

On page 2 at the bottom of the second paragraph in the Public Participation section change the reference to Keats Island to Gambier Island.

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

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 July 14, 2026

Received for information.

9. DELEGATIONS - none

10. APPLICATIONS AND REFERRALS

10.1 PL-DVP-2026-0083 and PL-DP-2026-0206 (Khan) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The application seeks a Development Permit and Development Permit Variance Permit to relax the front lot line setback and setback from the natural boundary of a watercourse within Development Permit Area 3 for an addition to an existing building;
- The applicant has provided an Environmental Assessment Report from a qualified professional who has identified the pond and ditches as manmade;
- The development is consistent with the relevant Development Permit Area guidelines;
- The proposed variances are not expected to result in significant impacts to neighbouring properties or the surrounding environment;
- There has been one piece of correspondence received expressing concerns with a request for deferral of the project until the owner has been granted occupancy from the Sunshine Coast Regional District, Building Inspection;

The applicant was in attendance, spoke to the application, and submitted seven letters from neighbours in support of the application.

The Local Trust Committee had no questions or comments.

GM-2026-033

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of Development Permit PL-DP-2026-0083.

CARRIED

GM-2026-034

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of Development Variance Permit PL-DVP-2026-0206.

CARRIED

10.2 PL-DVP-2026-0263 (The Grove Road) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The application seeks a Development Variance Permit to vary the required setback to the natural boundary of the sea to allow a replacement dwelling and attached deck;
- The proposed dwelling is located within the footprint of the previous dwelling and does not expand the area of encroachment into the setback;
- Extensive alteration to the previous dwelling resulted in the loss of its non-conforming status; therefore, the structure is now considered a new dwelling;
- The Local Trust Committee has received over 50 form letters in support of the application;
- Denial of the Development Variance Permit is recommended as the proposal is not consistent with the intent of Official Community Plan policies related to shoreline setback as detailed in the staff report.

The applicant was in attendance and spoke to the application. They stated that requirements for structural improvements were identified during the demolition stage and this resulted in additional and extensive work beyond what was anticipated in order to meet seismic and energy requirements and this structural work resulted in a reclassification to a new dwelling.

Discussion ensued and the following comments were recorded:

- There has been a small reduction in the footprint;
- There was a Development Variance Permit application for a different structure on the property and the Planner noted that application had been withdrawn;
- If approved, there would be no impacts beyond those that would occur if the non-conforming status were maintained;
- A rebuild of more than 75% triggers a non-conforming status to be changed to a new build;
- The home was old and required renovations, the lot is small in comparison to others and has limited space to site the dwelling.

GM-2026-035

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve issuance of application PL-DVP-2026-0263.

CARRIED

The meeting was recessed for a break at 11:55 a.m. and reconvened at 12:00 p.m.

11. CLOSED MEETING

11.1 Motion to Close the Meeting

GM-2026-036

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)(g) for the purpose of considering:

- (g) litigation or potential litigation affecting the municipality;
- and that the recorder and staff attend the meeting.

CARRIED

The meeting was closed to the public at 12:01 p.m.

The meeting was recessed for a break at 12:28 p.m.

11.2 Recall to Order

The meeting was recalled to order at 1:00 p.m.

11.3 Rise and Report

Chair Patrick reported adoption of the May 26, 2026 in-camera meeting minutes.

12. LOCAL TRUST COMMITTEE PROJECTS

**12.1 Major Project: Gambier Island Official Community Plan and Land Use Bylaw
Review: Draft Bylaw No. 163 – Memorandum**

The Planner summarized the upcoming public engagement plans for the Shoreline Development Permit Area and options for consideration of next steps for Draft Bylaw No. 163.

Discussion ensued on draft Bylaw No. 163 with several amendments proposed and subsequently detailed and adopted in resolution GM-2026-037.

The meeting was recessed for a break at 1:40 p.m. and reconvened at 1:48 p.m.

GM-2026-037

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee amend draft Bylaw No. 163 by

1. Reference the island as Gambier Island/Cha7elkwnech in item 2.1 and throughout the document;
2. Add word “that” between word “policies” and “relate” in item 2.2;
3. In the last paragraph of Historical Cultural Context of Gambier Island section, change “cultural heritage of the Squamish Nation” to “cultural heritage of the Squamish Nation and other Indigenous Governing Bodies”;
4. Changing the first sentence of the third paragraph of the Indigenous Acknowledgement and Reconciliation section to “Future policy development and land use planning decisions should be grounded in respect for Indigenous interests”;
5. In the second sentence of Protection of Archaeological Sites change “For 98% of the time” to “For the vast majority of time”;
6. In the Reconciliation as Planning Framework section, in the paragraph following points a) through d) change “existing legal interests” to “existing property rights”;
7. In the Reconciliation Objectives section Point 1 change to Gambier Island/Cha7elkwnech and throughout the bylaw;
8. In the Reconciliation Objectives section point 5 change “respond to the generous guidance and teachings...” to “Acknowledge the guidance and teachings that have been shared”.

CARRIED

Discussion ensued on the possibility of giving draft Bylaw No. 163 First Reading.

GM-2026-038

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee Bylaw No. 163 cited as “Gambier Island Official Community Plan Bylaw No. 73, 2001 amendment No. 1, 2026” be read a First time.

CARRIED

Trustee Bernardo noted that the Local Trust Committee is taking the first step to making reconciliation central to land planning on Gambier Island. He expressed

support for the broad policy direction expressed by the proposed language in the draft bylaw, but noted he has some unease that the amendment will risk being misunderstood as giving precedence to First Nations interests. He clarified this is not intent of the amendment, which recognizes and respects First Nations interests as part of a larger plan to recognize and bring together the interests of all Gambier Island residents and those with interest in it.

13. CORRESPONDENCE - none

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

14. NEW BUSINESS

The Local Trust Committee has been working with the Community Stewardship Award recipients to organize a celebration.

GM-2026-039

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee authorize up to \$150 to be used to host a Community Stewardship Award celebration event.

CARRIED

15. STAFF REPORTS

15.1 Trust Conservancy Report - none

15.2 Applications Report dated July 14, 2026

Received for information.

15.3 Trustee and Local Expense Report dated May 2026

Received for information.

15.4 Adopted Policies and Standing Resolutions

Received for information.

15.5 First Nations Relationship Building Update - none

15.6 Local Trust Committee Webpage - none

16. WORK PROGRAM

16.1 Active Projects Report dated July 14, 2026

Received for information.

16.2 Future Projects Report dated July 14, 2026

Received for information.

17. UPCOMING MEETINGS

17.1 Next Special Community Information Meetings Scheduled for:

- **Thursday, July 30, 2026 at 10:00 am, to be held electronically;**
- **Tuesday, August 4, 2026 at 3:00 pm at Gambier Community Centre, 721 Andys Bay Road, Gambier Island, BC; and**
- **Wednesday, August 5, 2026 at 7:00 pm at John Braithwaite Community Centre, Discovery Room, 145 W. 1st Street, North Vancouver, BC.**

GM-2026-040

It was MOVED and SECONDED

that the Gambier Island Local Trust Committee approve Trustee Bernardo's electronic participation in the August 5, 2026 Special Community Information Meeting.

CARRIED

17.2 Next Regular Meeting Scheduled for Tuesday, November 24, 2026 at 10:00 am, to be held electronically

Trustee Bernardo spoke to the depth of Trustee Stamford's commitment to the work and thanked her for her efforts.

GM-2026-041

It was MOVED and SECONDED

that Kate Louise Stamford receive an expression of gratitude for her many years of service and commitment to the Gambier Local Trust Area.

CARRIED

18. ADJOURNMENT

By general consent, the meeting was adjourned at 2:12 p.m.

Laura Patrick, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder