

STAFF REPORT

DATE OF MEETING: July 6, 2026

TO: Lasqueti Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Team

COPY: Renée Jamurat, Regional Planning Manager

SUBJECT: Minor Project – Land Use Bylaw Amendment: Minimum Lot Area for Subdivision

RECOMMENDATION

1. **That the Lasqueti Island Local Trust Committee proceed no further with Bylaw No. 107, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025”.**

REPORT SUMMARY

This report is pursuant to an LTC request for staff to draft a bylaw to amend the Lasqueti Island Land Use Bylaw (LUB) to limit subdivision potential of lots 64.74 hectares or more, to 4.05 hectares. Staff recommend that the LTC proceed no further with this project, for reasons summarized below:

- The outcome of the project will be a marginal change to the bylaw, resulting in a negligible potential number of lots that could be created through subdivision;
- Given the new information provided in this report the project does not meet best practice for minor projects, in that it no longer appears to be an efficient use of LTC resources to continue this project based on the marginal change for subdivision potential (the purpose of this exercise). Specifically, the best practice for undertaking a project is so that it results in substantive/meaningful amendments to an OCP or LUB that will:
 - o advance a Trust Council priority,
 - o address a Trust-wide planning issue,
 - o implement an OCP by updating a Land Use Bylaw,
 - o implement model policies or regulations, or
 - o address specific land use issues.

BACKGROUND

At their regular business meeting on October 6, 2025 the LTC added a minor project through the following resolution:

LA-2025-024

It was MOVED and SECONDED,

that the Lasqueti Local Trust Committee amend the Land Use Bylaw by changing the minimum lot size at subdivision from 4.0 hectares to 4.04686 hectares, and add as a minor project for this fiscal year.

A public hearing for Draft Bylaw No. 107 was held on May 4, 2026 and the LTC deferred a decision on the bylaw and requested staff to draft a new bylaw amendment through the following resolution:

LA-2026-009

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to draft a Land Use Bylaw amendment to limit subdivision potential of lots 64.74 hectares or more to a minimum lot size of 4.05 hectares.

Although the resolution does not specify that it should only apply to Subdivision District A, staff understand this resolution in the context of this project to propose changes which only impact Subdivision District A.

Staff recommend that the project proceed no further, however, the draft bylaw requested by the LTC and a project charter have been drafted for review. Having a project charter will clarify the timeline, scope, and purpose of this project in the event that the LTC wishes to proceed with an alternative to the recommendation.

ANALYSIS

Minor Project Recommendation:

The conversation at the LTC meeting on May 4, 2026 indicated the objective of this bylaw would be to amend the minimum lot area for large lots in Subdivision District A to 10 acres (4.05 Ha). In order to provide greater clarity on the impact of this draft bylaw on various lot sizes, some scenarios are provided in the table below along with the results of an analysis of the total subdivision potential in each scenario. For the purposes of this report “subdivision potential” refers to the maximum number of lots that could be created through subdivision based solely on lot size.

Table 1: Subdivision potential on different lot sizes across 3 scenarios

Lot size	SUBDIVISION POTENTIAL (# LOTS)		
	*GREEN SHADING INDICATES ALIGNMENT WITH DESIRED 10 ACRE MINIMUM LOT AREA FOR SUBDIVISION		
	<i>Scenario 1:</i>	<i>Scenario 2:</i>	<i>Scenario 3:</i>
	Current Bylaw (4 ha min. lot area)	Draft Bylaw requested by LTC (4.05 ha min. lot area for lots 64.74 ha or greater)	Possible Amendment (4.05 ha min. lot area for lots 64 ha or greater)
63.99 hectares (158.123 acres)	15 lots	15 lots	15 lots
64 hectares (158.147 acres)	16	16	15
64.73 hectares (159.951 acres)	16	16	15
64.74 hectares (159.976 acres)	16	15	15
64.75 hectares (160.001 acres)	16	15	15
64.8 hectares (160.124 acres)	16	16	16

Total Subdivision Potential in Subdivision District A	1307 lots	1304 lots	1304 lots
---	-----------	-----------	-----------

The draft bylaw, if adopted, would decrease the total subdivision potential of Subdivision District A by 3 lots which is equivalent to 0.23% of the existing subdivision potential in Subdivision District A. Staff are recommending that the LTC proceed no further with this project for the following reasons:

- The outcome of the project will be a marginal change to the potential number of lots that could be created through subdivision;
- Given the new information provided in this report the project no longer appears to be an efficient use of LTC resources and the project does not meet best practice for minor projects. Specifically, that the project results in substantive or meaningful amendments to an OCP or LUB that will:
 - o advance a Trust Council priority,
 - o address a Trust-wide planning issue,
 - o implement an OCP by updating a Land Use Bylaw,
 - o implement model policies or regulations, or
 - o address specific land use issues.

Draft Bylaw No. 108:

Pursuant to direction by the LTC, staff have included Draft Bylaw No. 108 as an attachment to this report. As drafted, Bylaw No. 108 would amend 3.11(1)(a) of the Lasqueti Island Land Use Bylaw by increasing the minimum lot area for subdivision on lots that are 64.74 hectares or larger, within Subdivision District A to 4.05 hectares. The draft bylaw does not increase the minimum lot area for a dwelling on the affected lots. The result of this is there could be parcels where the number of dwellings permitted exceeds the subdivision potential by 1 and therefore the dwelling may have to be removed from the lot if a subdivision occurred, or a lot may not be able to be subdivided.

As seen in the table, the draft bylaw could create unintended outcomes in certain scenarios including the following examples:

1. Although smaller in size, lots with an area of 64.73 hectares would have a greater subdivision potential than lots between 64.74-64.79 hectares because the minimum area for subdivision is smaller on lots that are 64.73 hectares than on the larger lots.
2. A lot that is 64.73 hectares would have the ability to subdivide into lots smaller than the 10 acre (4.05 Ha) minimum which is not the intent of this minor project.
3. A lot that is between 64.75-64.79 hectares would not be able to realize a 10 acre (4.05 Ha) minimum lot area. Although, staff analysis based on GIS data has indicated there are currently no lots within Subdivision District A that are between 64.75-64.79 hectares.

Due to these unintended factors noted, should the LTC wish to proceed with this project, staff recommend that the LTC amend the draft bylaw to state '*a minimum lot area of 4.05 hectares for lots 64 hectares or greater in Subdivision District A*'. Staff have done an analysis of the subdivision potential in Subdivision District A and find that amending the draft bylaw to state 64 hectares in size, as suggested in italics, instead of 64.74 hectares would not result in a different subdivision potential.

Alternative Option – Proceed with the Proposed Project Charter and Pause Work until November 2026:

Should the LTC wish to proceed with this project, a project charter should be endorsed by the LTC to ensure there is clarity between the LTC, staff and the public about the purpose and deliverables for this project. The LTC may provide direction to staff to amend the attached project charter to ensure their objectives are expressed accurately and the scope of work is suitable for their objectives. Staff advise that major changes to the objectives and scope may increase the project budget and extend the project timeline.

Rationale for Recommendation

Staff recommend the LTC proceed no further with the minor project to amend the minimum lot area for subdivision for the following reasons:

- The outcome of the project will be a marginal change to the potential number of lots that could be created through subdivision;
- Given the new information provided in this report, the project no longer appears to be an efficient use of LTC resources.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Defer next steps for this project to the next available LTC Meeting

The LTC could defer consideration of next steps for this project, including consideration of the project charter to the next available LTC meeting. If this option is selected the following resolution to proceed no further with Bylaw No. 107 is still recommended.

1. *That the Lasqueti Island Local Trust Committee request staff include the project charter and Draft Bylaw No. 108, as presented in the staff report dated July 6, 2026, in the agenda package for the Lasqueti Island Local Trust Committee Meeting scheduled for the earliest available opportunity.*
2. *That the Lasqueti Island Local Trust Committee proceed no further with Bylaw No. 107, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025”.*

2. Approve the Project Charter and Give First Reading of Bylaw No. 108

The LTC may give First Reading to draft bylaw No. 108, however staff do not recommend this option since the proposed bylaw will not be substantially completed before the end of the local LTC term and is not an efficient use of staff resources. If this option is selected staff recommend that the project charter be approved and that the LTC amend the bylaw to change references to “64.74 ha” to “64 ha” since staff analysis has found that there would be no difference in the subdivision potential in Subdivision District A if 64 ha is used.

1. *That the Lasqueti Island Local Trust Committee approve the attached project charter for the Minimum Lot Area for Subdivision Project.*
2. *That the Lasqueti Island Local Trust Committee draft Bylaw No. 108, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2026”, be amended as follows:*
 - a. *Section 1.1, is amended by deleting “4 hectares for lots having an area less than 64.74 hectares, and 4.05 hectares for lots having an area of 64.74 hectares or greater” and replacing it with*

“4.0 hectares for lots having an area less than 64 hectares, and 4.05 hectares for lots having an area of 64 hectares or greater”.

- b. Section 2.1, is amended by deleting “Subdivision District A (4 hectare minimum parcel area on lots having an area less than 64.74 hectares, and 4.05 minimum parcel area on lots having an area of 64.74 hectares or greater)” and replacing it with “Subdivision District A (4.0 hectare minimum parcel area on lots having an area less than 64 hectares, and 4.05 minimum parcel area on lots having an area of 64 hectares or greater)”.*
- 3. That the Lasqueti Island Local Trust Committee Bylaw No. 108, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2026”, be read a first time.*
- 4. That the Lasqueti Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 108, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2026” is not contrary to or at variance with the Islands Trust Policy Statement.*
- 5. That the Lasqueti Island Local Trust Committee request staff to send a description and notification of Bylaw No. 108 to the following First Nations, agencies, and organizations:*

Cowichan Tribes, Da’naxada’xw First Nation, Halalt First Nation, K’omoks First Nation, Lyackson First Nation, Mamalilikulla First Nation, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz’uminus First Nation, Te’mexw Treaty Association, Tla’amin Nation, Tlowitsis Nation, Ts’uubaa-asatx First Nation, We Wai Kai Nation, Wei Wai Kum Nation, Islands Trust Conservancy Board, qathet Regional District, and the Ministry of Transportation and Transit.

NEXT STEPS

If the recommendation is passed by the LTC, no further work will be completed on this project.

Submitted By:	Stephen Baugh, Island Planner	June 16, 2026
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	June 25, 2026

ATTACHMENTS

1. Proposed Bylaw No. 107
2. Draft Project Charter
3. Draft Bylaw No. 108
4. Islands Trust Policy Statement Directive Policies Checklist (Bylaw No. 108)

ATTACHMENT 1

LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 107

A BYLAW TO AMEND LASQUETI ISLAND LAND USE BYLAW NO. 78, 2005

The Lasqueti Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Lasqueti Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025”.

2. Lasqueti Island Local Trust Committee Bylaw No. 78, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005”, is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS 8TH DAY OF DECEMBER , 2025

READ A SECOND TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

DRAFT BYLAW NO. 107 (LUB)

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 107

Schedule “1”

1. **Schedule “A”** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:
 - 1.1. **PART 3 GENERAL PROVISIONS**, Section **3.9. Dwellings and Guest Cabins Per Lot**, Subsection (2), Article (a) is amended by deleting “four (4) hectares (9.88 acres)” and replacing it with “4.05 hectares”.
 - 1.2. **PART 3 GENERAL PROVISIONS**, Section **3.10. Lots Divided by a Zone Boundary**, Subsection (1) is amended by deleting “four (4) hectares (9.88 acres)” and replacing it with “4.05 hectares”.
 - 1.3. **PART 3 GENERAL PROVISIONS**, Section **3.11. Subdivision Regulations**, Subsection (1) **Parcel Area and Frontage**, Article (a) is amended by deleting “4 hectares” and replacing it with “4.05 hectares”.
 - 1.4. **PART 3 GENERAL PROVISIONS**, Section **3.11. Subdivision Regulations**, Subsection (3) **Parcel Area and Frontage** is amended by deleting “4 hectares” and replacing it with “4.05 hectares”.
 - 1.5. **PART 4 ZONE PROVISIONS CREATION OF ZONES**, Section **4.5 Commercial 2 (C2)**, Subsection (2) **Maximum Number and Size of Buildings and Structures**, Article (b) is amended by deleting “four (4) hectares” and replacing it with “4.05 hectares”.
 - 1.6. **PART 4 ZONE PROVISIONS CREATION OF ZONES**, Section **4.5 Commercial 2 (C2)**, Subsection (2) **Maximum Number and Size of Buildings and Structures**, Article (f) is amended by deleting “4 hectares” and replacing it with “4.05 hectares”.
 - 1.7. **PART 4 ZONE PROVISIONS CREATION OF ZONES**, Section **4.6 Commercial 3 (C3)**, Subsection (2) **Maximum Number and Size of Buildings and Structures**, Article (b), Clause (ii) is amended by deleting “4 hectares (9.88) of parcel area over 4 hectares (9.88)” and replacing it with “4.05 hectares of parcel area over 4.05 hectares”.
2. **Schedule “C”** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:
 - 2.1 Schedule “C” – is amended by deleting “Subdivision District A (4 hectare minimum parcel area)” and replacing it with “Subdivision District A (4.05 hectare minimum parcel area)”.

Minor Project – Minimum Lot Area for Subdivision - Charter v1

ATTACHMENT 2

Lasqueti Island Local Trust Committee

Date: July 6, 2026

Purpose: To consider amendments to the Lasqueti Island Land Use Bylaw to align the minimum lot area on large lots in 'Subdivision District A' closer to the previous 10 acre minimum.

Background: The Lasqueti Island Local Trust Committee requested this project through a resolution at their regular business meeting on October 6, 2025. A subsequent resolution at their regular business meeting on May 4, 2026 requested that the bylaw only affect large lots.

Deliverables

- Bylaw to amend the Lasqueti Island Land Use Bylaw

In Scope

- Consider LUB amendments to minimum lot area within Subdivision District A
- Public Hearing or Notification of First Reading
- CIM prior to Public Hearing
- Referral of Bylaw and/or Notifications to First Nations and Agencies

Out of Scope

- OCP Amendments
- Additional Community Information Meeting
- Additional engagement beyond identified in-scope items

Workplan Overview

Deliverable/Milestone	Date
LTC Endorsement of Project Charter	July 2026
1 st Reading and Notification	July 2026
2 nd Reading	November 2026
Public Hearing and 3 rd Reading	February 2027
Approval by Executive Committee	Spring 2027
Bylaw Adoption	Spring 2027

Project Team

Island Planner	Project Manager
Regional Planning Manager	Project Sponsor
Office Administrative Assistant, Planning Team Assistant, Legislative Clerk	Administrative Support, Referral Coordination, Legislative Procedure Support
RPM Approval: Renée Jamurat Date: June 23, 2026	LTC Endorsement: Resolution #: Date: xxx

Budget

Budget Sources:		
Fiscal	Item	Cost
2026/27	Public Hearing for Bylaw No. 107	\$1500
2026/27	Public Hearing or Notification of First Reading	\$500
2026/27	Total	\$2000

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 108

A BYLAW TO AMEND LASQUETI ISLAND LAND USE BYLAW NO. 78, 2005

The Lasqueti Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Lasqueti Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2026”.

2. Lasqueti Island Local Trust Committee Bylaw No. 78, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005”, is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	_____	DAY OF	_____	20____
ADOPTED THIS				
	_____	DAY OF	_____	20____

Chair

Secretary

DRAFT BYLAW NO. 108 (LUB)

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 108

Schedule “1”

1. **Schedule “A”** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:
 - 1.1. **PART 3 GENERAL PROVISIONS**, Section **3.11. Subdivision Regulations**, Subsection (1) **Parcel Area and Frontage**, Article (a) is amended by deleting “4 hectares” and replacing it with “4 hectares for lots having an area less than 64.74 hectares, and 4.05 hectares for lots having an area of 64.74 hectares or greater”.
2. **Schedule “C”** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:
 - 2.1 Schedule “C” – is amended by deleting “Subdivision District A (4 hectare minimum parcel area)” and replacing it with “Subdivision District A (4 hectare minimum parcel area on lots having an area less than 64.74 hectares, and 4.05 minimum parcel area on lots having an area of 64.74 hectares or greater)”.



ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: Lasqueti Minor Project 2025

File Name: Bylaw No. 108

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	Ecosystems
n/a	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
n/a	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
n/a	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
n/a	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
n/a	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
n/a	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
n/a	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
n/a	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
n/a	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
n/a	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
CONSISTENT	No.	DIRECTIVE POLICY
n/a	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
n/a	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
n/a	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
n/a	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
n/a	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
n/a	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
n/a	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
n/a	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
n/a	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
n/a	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
n/a	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
n/a	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
n/a	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
n/a	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
n/a	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
n/a	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
n/a	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY

	5.5	Recreation
n/a	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
n/a	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
n/a	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
n/a	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
n/a	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
n/a	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
n/a	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
n/a	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>