



DATE OF MEETING: May 4, 2026

TO: Lasqueti Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Office

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

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee proposed Bylaw No. 107, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025”, be read a Second time.
2. That the Lasqueti Island Local Trust Committee proposed Bylaw No. 107, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025”, be read a Third time.
3. That the Lasqueti Island Local Trust Committee proposed Bylaw No. 107, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025”, be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

REPORT SUMMARY

This is a post public hearing report supporting next steps for proposed Bylaw No. 107. The proposed bylaw seeks to amend the Lasqueti Island Land Use Bylaw to:

- Increase minimum lot size from 4 hectares to 4.05 hectares in Subdivision District A, on split zoned lots, and for subdivisions to provide residence for a relative (s. 514 of the *Local Government Act*);
- Increase the minimum lot area per dwelling from 4 hectares to 4.05 hectares on split zoned lots, in Subdivision District A, on lots zoned Commercial 2 and Commercial 3; and
- Increase the lot area per retail business from 4 hectares to 4.05 hectares in the Commercial 2 zone.

Staff are recommending the LTC give Second Reading and Third Reading to proposed Bylaw No. 107, and forward Bylaw No. 107 to Executive Committee for approval.

BACKGROUND

The Local Trust Committee is considering a bylaw to amend the Lasqueti Island Land Use Bylaw to increase the minimum lot size, lot area per dwelling, and lot area per retail business, from 4 hectares to 4.05 hectares as noted above.

The LTC gave Bylaw No. 107 First Reading on December 8, 2025. The bylaw was referred to First Nations, agencies, and organizations in January, 2026 with a 90-day referral period.

A public hearing is scheduled for May 4, 2026. A public hearing is a quasi-judicial process within and following which specific procedures must be followed.

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Second Reading (this may include amendments to alter a bylaw).
2. Consideration of Third Reading.
3. Forwarding of the bylaw to Executive Committee for approval.
4. Final LTC consideration and adoption.

Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

A bylaw may be altered after the hearing, based on information received or heard by the LTC at any point prior to the close of the hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner's consent.

If the Executive Committee approve the bylaw, the next step for the LTC would be to adopt the bylaw.

Rationale for Recommendation:

Staff are recommending the LTC give Second and Third Reading, and that the Bylaw be forwarded to Executive Committee for approval. The recommendations are supported because:

- All statutory requirements have been completed including the required notification and holding of a Public Hearing consistent with the *Local Government Act*;
- Public, government agency or First Nation concerns raised with the proposed bylaws have been considered by the LTC; and
- All Lasqueti Island Local Trust Committee bylaw amendments require the approval of the Executive Committee of the Islands Trust prior to the consideration of adoption.

ALTERNATIVES

1. Make amendments to the bylaw(s)

The LTC may amend the bylaw provided the amendments would not alter use or increase density. If this option is selected the following resolution is appropriate with detail added by the LTC:

That the Lasqueti Island Local Trust Committee proposed Bylaw No. 107, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025" be amended as follows...

2. Defer Second or Third Reading to a future LTC Meeting

The LTC may choose to defer consideration of Second and Third Reading to a future LTC meeting. If the LTC chooses this option, no resolution is needed and Bylaw No. 107 will be brought forward at a subsequent meeting.

3. Proceed no further

The LTC may decide they no longer wish to proceed with the proposed bylaw and proceed no further. If this option is selected the following resolution is appropriate:

That the Lasqueti Island Local Trust Committee proceed no further with Bylaw No. 107.

NEXT STEPS

If recommendations are supported:

- Bylaw No. 107 will be sent to Executive Committee for approval; and
- Pending approval from Executive Committee, Bylaw No. 107 will be presented to the LTC for adoption.

Submitted By:	Stephen Baugh, Island Planner	April 16, 2026
Concurrence:	Renee Jamurat, RPP MCIP, Regional Planning Manager	April 27, 2026

ATTACHMENTS

1. Bylaw No. 107

**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)".