



Islands Trust

PUBLIC HEARING

LASQUETI ISLAND LOCAL TRUST COMMITTEE

May 4, 2026

Lasqueti Community Hall, Lasqueti Island

PROPOSED BYLAW NO. 107

(Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025)

Minor Project: Land Use Bylaw Amendment to Minimum Lot Size

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Islands Trust

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10. COMMUNITY CONSULTATION - none

11. PREVIOUS APPLICATIONS or OTHER INFORMATION - none

CHAIRPERSONS OPENING STATEMENT

The following is an example of an opening statement to be made by the Chairperson of the Local Trust Committee at the beginning of the Public Hearing.

“This Public Hearing is being convened pursuant to Section 465 of the Local Government Act in order to consider:

***PROPOSED BYLAW NO. 107
(Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025)***

All persons who believe that their interest in property is affected by the proposed bylaw(s) will be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw(s). Those wishing to speak should commence their presentation by clearly stating their name.

Members of the Local Trust Committee may, if they wish, ask questions of you following your presentation; however, the main function of the Local Trust Committee members is to listen to the views of the public. It is not the function of Committee members to debate the merits of the proposed bylaw(s) with individual citizens.

Everyone will be given a reasonable opportunity to be heard and none should feel discouraged from presenting their views.

In considering the proposed bylaw(s), the Local Trust Committee has received documents which may influence its decision. Those documents are available for review during this hearing, as available on our website and indicated in the Public Hearing notice.

Any person who wishes to present a written submission to the Local Trust Committee may do so, and all written submissions are available for review during this hearing. Written submissions must be received by the Local Trust Committee before the close of the hearing.

Your final opportunity to comment on the proposed bylaw(s) is during this hearing, as members of the Local Trust Committee may not receive further submissions, nor discuss the proposed bylaw with the public after the close of the hearing.

After this Public Hearing has concluded, the Local Trust Committee may, without further notice, make whatever decision it deems proper with respect to the bylaw(s) that are the subject of the hearing.”

Trust Area: Lasqueti Island Local Trust Committee

Type: Land Use Bylaw

Bylaw No.: LA-107

Application No.:

Trust Initiated: No

Proofread By:

Clerk: Yes

Technical Staff: No

Planner: Yes

First Reading Date: 08-Dec-2025

Bylaw Sent to Referrals: Yes

Date Proposed Bylaw to Web: 01-Apr-2026

Resolutions:

Resolution Waiving Public Hearing: No

Resolution Authorizing Public Hearing: Yes

Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Mourao, Nadine

Date: 21-Apr-2026

File complete and ready for Public review: Yes

Public Hearings:

Location: Lasqueti Community Hall, Lasqueti Island

Proofread By: Aasen, Kristin

Legal Paper: Parksville Qualicum Beach News

First Publish Date: 22-Apr-2026

Second Publish Date: 29-Apr-2026

Alternate Paper: Parksville Qualicum Beach News

First Publish Date:

Second Publish Date:

Mailout Date:

Delivery Notices: 09-Apr-2026

Date Public Hearing Held: 04-May-2026

Second Reading Date:

Third Reading Date:



Lasqueti Island Local Trust Committee
PUBLIC HEARING NOTICE
Proposed Bylaw No. 107
Minor Project: Land Use Bylaw Amendment to Minimum Lot Size

The Lasqueti Island Local Trust Committee invites the public to attend a Public Hearing beginning at **11:30 am, Monday, May 4, 2026, Lasqueti Community Hall, Lasqueti Island**, to hear your views regarding **Proposed Bylaw No. 107**.

- **11:15 AM – Community Information Meeting** will be held before the Public Hearing for you to learn more about the bylaw and to ask questions
- **11:30 AM – Public Hearing**

What is Bylaw No. 107 about?

The bylaw amendments to the Lasqueti Island Land Use Bylaw (LUB) include:

- Increasing the 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);
- Increasing 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
- Increasing the lot area per retail business from 4 hectares to 4.05 hectares in the Commercial 2 zone

How Do I Get More Information?

Copies of the proposed bylaw, the Public Hearing Binder and other information is available **online** from April 24, 2026 to May 3, 2026 here: <https://islandstrust.bc.ca/island-planning/lasqueti/projects/> and at the Islands Trust Northern Office, 700 North Road, Gabriola, BC V0R 1X3 from 8:30 a.m. to 4:00 p.m., excluding statutory holidays.

Enquiries?

Contact the Islands Trust Northern Office, by **email:** northinfo@islandstrust.bc.ca, or **phone:** 250-247-2063.

Written submissions?

Written submissions will be accepted until 4:30 p.m., May 3, 2026 to: Islands Trust, 700 North Road, Gabriola Island, BC, V0R 1X3 or **email:** northphsub@islandstrust.bc.ca

Written submissions made in response to this notice will be available for public review.

NO WRITTEN OR ORAL REPRESENTATIONS WILL BE RECEIVED BY THE LASQUETI ISLAND LOCAL TRUST COMMITTEE, OR ITS MEMBERS, AFTER THE CONCLUSION OF THE PUBLIC HEARING.

**Nadine Mourao,
Deputy Secretary**

PROPOSED

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

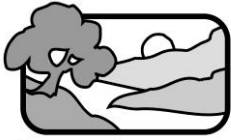
Secretary

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)".



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BYLAW REFERRAL FORM

700 North Road
Gabriola Island BC V0R 1X3
Ph: (250) 247-2063
Fax: (250) 247-7514
northinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Lasqueti Island Local Trust Area Bylaw No.: 107 Date: January 9, 2026

You are requested to comment on the attached Bylaws for potential effect on your Nation/Agency's interests. We would appreciate your response within 90 days, by **April 9 2026**. If you require support in reviewing this referral, our project planner is available to schedule a virtual meeting at your earliest convenience. Please contact our office directly with any questions. A Public Hearing to consider the Bylaws is anticipated on May 4, 2026.

APPLICANTS NAME / ADDRESS:

Lasqueti Island Local Trust Committee

PURPOSE OF BYLAW:

Proposed Bylaw No. 107 will, if adopted:
- 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

GENERAL LOCATION:

Lasqueti Island

OTHER INFORMATION:

The Lasqueti Island Local Trust Committee gave First Reading to proposed Bylaw No. 107 on December 8, 2025. A copy of the staff report and the proposed bylaw is included in this referral for background information. All relevant background information, including staff reports and public correspondence received is posted to the Lasqueti Island Projects webpage: <https://islandstrust.bc.ca/island-planning/lasqueti/projects/>

Please direct any communications regarding this referral to Nadine Mourao at 250-247-2206, or by email to nmourao@islandstrust.bc.ca.

Please fill out the Response Summary on the back of this form. If your Nation or Agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

S. Baugh

(Signature)

Name: Stephen Baugh

Title: Island Planner

This referral has been sent to the following agencies:

First Nations

- Cowichan Tribes
- 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 First Nation

Regional Agencies

- qathet Regional District
- Islands Trust – Islands Trust Conservancy

Provincial Agencies

- Ministry of Transportation & Transit

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

Lasqueti Island Trust Area
(Island)

(Your Signature)

(Date)

107
(Bylaw Number(s))

(Print Your Name, Your Title)

(First Nation/Agency)



Referrals: Bylaw LA-107

Agency	Sent	Received
<p>Cowichan Tribes <i>Referrals Coordinator</i> Comments: At this time Cowichan Tribes defers to nearby First Nation(s).</p>	09-Jan-2026	12-Jan-2026
<p>Halalt First Nation <i>Referrals Coordinator</i> Comments: Thank you for your email to Halalt First Nation. Halalt receives a high volume of referrals and has limited capacity. Halalt is not engaging at this time due to this limited capacity.</p>	09-Jan-2026	12-Jan-2026
<p>Islands Trust – Islands Trust Conservancy <i>Jemma Green</i> Comments: Interests Unaffected by Bylaw.</p>	14-Jan-2026	31-Mar-2026
<p>K’omoks First Nation <i>Referrals Coordinator</i> Comments:</p>	09-Jan-2026	
<p>Lyackson First Nation <i>Referrals Coordinator</i> Comments:</p>	09-Jan-2026	
<p>Mamalilikulla First Nation <i>Referrals Coordinator</i> Comments: Thank you for including the Mamalilikulla First Nation in this referral. Lasqueti Island is outside of the Mamalilikulla territory, no further information sharing is required.</p>	09-Jan-2026	12-Jan-2026
<p>Ministry of Transportation and Transit <i>Referrals Coordinator</i> Comments: Interests Unaffected by Bylaw.</p>	09-Jan-2026	09-Feb-2026
<p>Penelakut Tribe <i>Referrals Coordinator</i> Comments: This area appears to be on/in an area that Penelakut Tribe would recognize as being outside</p>	09-Jan-2026	12-Jan-2026



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<p>our title and governance areas. As such, I would categorize this as a Level 1 rights area for Penelakut Tribe. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Penelakut Tribe's highest S.35 interests and would require high end of the Haida spectrum consultation.</p> <p>Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Penelakut Tribe identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.</p>		
<p>Qathet Regional District <i>Referrals Coordinator</i> Comments:</p>	14-Jan-2026	
<p>Qualicum First Nation <i>Referrals Coordinator</i> Comments:</p>	09-Jan-2026	
<p>Snaw-Naw-As First Nation <i>Referrals Coordinator</i> Comments:</p>	09-Jan-2026	
<p>Snuneymuxw First Nation <i>Referrals Coordinator</i> Comments: Snuneymuxw First Nation defers comment on the above-mentioned referral. Snuneymuxw's deferral is only applicable to initial notification and non-transferrable. Snuneymuxw's deferral does not mean that there are no potential impacts to Snuneymuxw's Aboriginal and Treaty rights and title, or contributions to cumulative effects, from this referral. Nor does Snuneymuxw's deferral define or derogate from Snuneymuxw's Aboriginal and Treaty rights and title. Snuneymuxw reserves the right to review this deferral if new information arises.</p>	09-Jan-2026	12-Jan-2026
<p>Stz'uminus First Nation <i>Referrals Coordinator</i></p>	09-Jan-2026	



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Comments:		
Te'mexw Treaty Association <i>Referrals Coordinator</i> Comments:	09-Jan-2026	
Tla'amin Nation <i>Referrals Coordinator</i> Comments:	09-Jan-2026	
Tlowitsis Nation <i>Referrals Coordinator</i> Comments:	09-Jan-2026	
Ts'uubaa-asatx First Nation <i>Referrals Coordinator</i> Comments: This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Ts'uubaa-asatx Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	09-Jan-2026	12-Jan-2026
We Wai Kai Nation <i>Referrals Coordinator</i> Comments:	09-Jan-2026	
Wei Wai Kum First Nation <i>Referrals Coordinator</i> Comments:	09-Jan-2026	



DATE OF MEETING: December 8, 2025

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 Bylaw No. 107, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025”, be read a first time.
2. That the Lasqueti Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 107, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.
3. That the Lasqueti Island Local Trust Committee request staff to refer Bylaw No. 107 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.
4. That the Gabriola Island Local Trust Committee request staff schedule a Public Hearing for Bylaw No. 107, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025” on May 4, 2026.

REPORT SUMMARY

This report introduces draft Bylaw No. 107 (Attachment 1) for consideration of First Reading by the Lasqueti Island Local Trust Committee (LTC). The purpose of the draft bylaw is to amend the Lasqueti Island Land Use Bylaw (LUB) to increase the minimum lot area for subdivision in Subdivision District A from 4 hectares to 4.05 hectares.

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.

Draft Bylaw No. 107 will amend the LUB as requested by the LTC, and change other references to 4 hectares in the bylaw to be consistent with the change of minimum lot area to 4.05 hectares. Staff recommend the bylaw be drafted to use the number 4.05 hectares instead of 4.04686 hectares as no other reference to hectares in the Lasqueti Island Land Use Bylaw extends beyond two decimal places, and 4.05 hectares is equivalent to 10.0 acres. The difference between 4.05 hectares and 4.04686 hectares is equivalent to 31.4 square metres.

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

Staff have completed an Islands Trust Policy Statement Directives Only Checklist (Attachment 2) and consider that the draft bylaw is not contrary or at variance with the Islands Trust Policy Statement.

Official Community Plan:

Staff have reviewed the Lasqueti Island Official Community Plan and consider that the draft bylaw is consistent with the OCP. In particular, the following two policies are noted as relevant for consideration with this bylaw.

3.1 Residential Land Use

Policy 1 A pattern of low density residential land use should apply. Parcels should be at least 4 hectares (9.88 acres) in Subdivision District A, at least 8 hectares in Subdivision District B (19.77 acres), and at least 65 hectares (160.61 acres) in Subdivision District C.

Policy 5 Subdivided parcels of land should be able to have a garden area and woodlot.

Land Use Bylaw:

As drafted Bylaw No. 107 would amend the following LUB regulations as noted in the table:

Existing Regulation (Text in Red to be removed)	Proposed Change (Text in Green to be added)
3.9(2) Unless otherwise regulated in this Bylaw, the following number of dwellings are permitted per lot: (a) Subdivision District A: one (1) dwelling per four (4) hectares (9.88 acres) of lot area.	3.9(2) Unless otherwise regulated in this Bylaw, the following number of dwellings are permitted per lot: (a) Subdivision District A: one (1) dwelling per 4.05 hectares of lot area.
3.10(1) On a lot located within more than one zone, the dwelling density shall not exceed one dwelling or six (6) tenting sites per four (4) hectares (9.88 acres) of land area.	3.10(1) On a lot located within more than one zone, the dwelling density shall not exceed one dwelling or six (6) tenting sites per 4.05 hectares of land area.
3.11(1) The minimum area of a parcel that is created by subdivision is: (a) in Subdivision District A designated in Schedule C: 4 hectares .	3.11(1) The minimum area of a parcel that is created by subdivision is: (a) in Subdivision District A designated in Schedule C: 4.05 hectares .

3.11(3) No parcel having an area less than 4 hectares may be subdivided under Section 514 of the <i>Local Government Act</i> to provide a <i>residence</i> for a relative of the owner.	3.11(3) No parcel having an area less than 4.05 hectares may be subdivided under Section 514 of the <i>Local Government Act</i> to provide a <i>residence</i> for a relative of the owner.
4.5(2)(b) Density of one retail business per parcel of land or one for every four (4) hectares ,	4.5(2)(b) Density of one retail business per parcel of land or one for every 4.05 hectares ,
4.5(2)(f) On split zoned parcels of land equal to or greater than 4 hectares of land area, residential density provisions are subject to Section 3.10,	4.5(2)(f) On split zoned parcels of land equal to or greater than 4.05 hectares of land area, residential density provisions are subject to Section 3.10,
4.6(2)(b) Despite Section 3.9, the following density of dwellings and guest cabins apply to land in the Commercial 3 zone: (i) One residential dwelling and one guest cabin is permitted per parcel, and (ii) One additional dwelling and one additional guest cabin is permitted for each 4 hectares (9.88) of parcel area over 4 hectares (9.88) .	4.6(2)(b) Despite Section 3.9, the following density of dwellings and guest cabins apply to land in the Commercial 3 zone: (i) One residential dwelling and one guest cabin is permitted per parcel, and (ii) One additional dwelling and one additional guest cabin is permitted for each 4.05 hectares of parcel area over 4.05 hectares .
Schedule C Subdivision District A (4 hectare minimum parcel area)	Schedule C Subdivision District A (4.05 hectare minimum parcel area)

Generally, draft Bylaw No. 107 would amend the LUB in the following ways:

- 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.

The LTC may provide direction to staff to amend the bylaw prior to giving readings.

Islands Trust Conservancy:

Pursuant to Islands Trust Conservancy Board Policy 3.3.1 Islands Trust Conservancy and Local Planning Services Coordination a referral to Islands Trust Conservancy Board for comment is recommended as the draft Bylaw would directly affect a property owned by Islands Trust Conservancy and property with a conservation covenant.

The Memorandum of Agreement between the LTC and Islands Trust Conservancy also states bylaws that the LTC will refer a draft bylaw when it considers it may have an impact on the responsibilities of the Board.

“3.1 Where the Lasqueti Island Local Trust Committee considers a draft bylaw may have an impact on the responsibilities of the Board, the Lasqueti Island Local Trust Committee will refer the draft bylaw to the Board for comment by the Board before any public hearing is held regarding the bylaw. The Lasqueti Island Local Trust Committee will consider Board comments on the bylaw received by the Lasqueti Island Local Trust Committee before the public hearing.”

Consultation

Islands Trust Conservancy and the LTC have a memorandum of agreement that is noted in this report. Additionally, the LTC has a Protocol Agreement and Letter of Understanding with the qathet Regional District (qRD). The Letter of Understanding between qRD and LTC indicates a process for collaboration and information sharing when the LTC undertakes a Land Use Bylaw review. While this project is a minor change to the Land Use Bylaw and not a review, staff recommend the LTC refer the draft bylaw to the qRD.

Staff recommend the bylaw be referred to the Ministry of Transportation and Transit who are the approval authority for subdivisions in the Lasqueti Local Trust Area.

Staff are recommending the bylaw be referred to the following First Nations: 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.

A Public Hearing will be advertised consistent with requirements in the *Local Government Act* and *Community Charter* in advance of the scheduled date of May 4, 2026.

Staff recommend the LTC give First Reading to draft Bylaw No. 107, refer the Bylaw to agencies and First Nations, and schedule a Public Hearing for May 4, 2026.

Proposed Project Timeline



** Denotes dates from draft meeting schedules that have yet to be adopted at the writing of this report.*

Rationale for Recommendation

Staff are recommending the LTC:

- Give First Reading to draft Bylaw No. 107 which indicates a desire for the LTC to advance this bylaw;

- Refer Bylaw No. 107 to agencies and First Nations because it is consistent with existing LTC agreements with ITCB and qathet Regional District. The Ministry is the approval authority for Subdivision on Lasqueti; and
- Schedule a public hearing for May 4, 2026 because this will give sufficient time for a referral period of 90 days in advance of the public hearing.

ALTERNATIVES

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

1. Amend the Bylaw

The LTC may amend the bylaw prior to advancing the recommended motions. If complex or extensive amendments are requested staff recommend the LTC provide direction to staff to amend the bylaw and present it at a future meeting for consideration of First Reading.

2. Proceed without a Public Hearing

The LTC may request staff to send notice of First Reading in advance of their February LTC meeting, this would allow the LTC to advance the bylaw without a Public Hearing since the bylaw is consistent with the OCP. If this option is selected, staff recommend the LTC also advance recommendation 3 of this staff report.

That the Lasqueti Island Local Trust Committee request staff send notice of First Reading for Bylaw No. 107, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025" in advance of the February 9, 2026 LTC meeting.

NEXT STEPS

If the recommendation is passed by the LTC, staff will refer the bylaw and schedule a public hearing for May 4, 2026.

Submitted By:	Stephen Baugh, Island Planner	November 27, 2025
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	November 28, 2025

ATTACHMENTS

1. Draft Bylaw No. 107
2. Islands Trust Policy Statement Directive Policies

DRAFT

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 _____ 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. 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)".



Islands Trust

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: Lasqueti Minor Project 2025

File Name: Bylaw No. 107

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.
	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.
	4.2.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection 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>



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: October 6, 2025
Location: Judith Fisher Centre
 #1 China Cloud Bay Road
 Lasqueti Island, BC

Members Present: Tobi Elliott, Chair
 Timothy Peterson, Local Trustee
 Mikaila Lironi, Local Trustee

Staff Present: Renée Jamurat, Regional Planning Manager (electronic)
 Clare Frater, Director of Trust Area Services (electronic)
 Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 32 members of the public in attendance

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. COMMUNITY INFORMATION MEETING - POLICY STATEMENT BYLAW 183

3.1 Planner Presentation

The Director of Trust Area Services provided a presentation on the Policy Statement Amendment Project and highlighted the following:

- The Trust Area is located in the treaty and territorial area of over 30 First Nations;
- The *Islands Trust Act* legislates that Trust Council must adopt a Policy Statement to carry out the object of the Trust;
- The Policy Statement guides the way a Local Trust Committee develops its Official Community Plan which in turn guides land use bylaws, and it also steers the Executive Committee's review process of those bylaws;
- The updated draft Policy Statement addresses reconciliation with Indigenous Peoples, climate change, and housing and contains guiding principles, directive policies, and advisory policies;
- The draft Policy Statement was given first reading by Trust Council and a Trust-Area wide engagement process in underway including a survey, mailer, referrals, and individual community engagement events;
- Referral feedback will inform further drafting of the document.

3.2 Question & Answer Period

- Does the draft Policy Statement address private docks and if so, are the policies directive or advisory?
 - The current draft document references docks within the following areas:
 - Recreation directive polices state communities should identify and support safe public access and routes to get to community marinas, boat launches, and docks;
 - Marine shoreline directive policies state communities should identify opportunities for sharing of coastal facilities, such as docks, wharves, floats, jetties, boathouses, boardwalks, and causeways and ask that Local Trust Committees consider the cumulative effects of docks and limit, or prohibit, new docks in areas identified as culturally significant or those that provide critical habitat for species at risk.
- Is there a provision to address or facilitate rights for environmental or natural elements?
 - There are some policies that speak to priority protection for certain types of ecosystems.
- Why is community consultation being undertaken regarding the draft Policy Statement when a referendum held during the election process is required for the Islands Trust to have the legal authority to enact 85 new policies, including those that transfer governance to other bodies?
 - The Trust Policy Statement is a Trust Council bylaw so it follows the typically adoption process where it undertakes first reading, followed by community consultation, and is then redrafted and taken for second and third reading, ministerial approval and consideration of final adoption;
 - The Object of Islands Trust states Trust Council work in cooperation with other governments, agencies, and First Nations and a transference of governance is not occurring;
 - If it was determined a referendum was not problematic from a legal point of view members of the public could, through the engagement process, recommend Trust Council consider a referendum.
- The draft Policy Statement notes expressed interest of Indigenous governing bodies in working toward co-governance and references building foundations for collaborative governance and shared decision making.
 - The expressed wish of many First Nations in the Trust Area is to work towards collaborative governments, the document stands on developing a framework for moving toward working together, and the provincial government would be required to amend the *Islands Trust Act* to enable co-governance.
- The draft Policy Statement speaks to transportation vulnerabilities and the False Bay dock is deteriorating. What will Islands trust do if the dock is unusable in relation to ensuring community facilities and services?
 - The dock is a federal facility and in December the Local Trust Committee wrote to the Department of Transportation asking why no funding had been allocated for the Lasqueti dock repair and received a reply indicating the previous inspection had not identified concerns and the dock will be reevaluated in 2026.

- The draft Policy Statement states Islands Trust Council will be informed by the United Nations Declaration on the Rights of Indigenous People as a framework for its approach. Why does a foreign body's declaration inform local policy and who are the Indigenous knowledge holders that will be negotiated with?
 - The Constitution enshrines the rights of Indigenous People, who have the same rights as all citizens, the United Nations Declaration made the issue global, and the BC Provincial Government has ratified the Declaration as law. The draft Policy Statement provides a commitment to ongoing efforts to co-develop planning and land use management processes within Islands Trust legislative authority together with all of the communities who are affected, including First Nations;
 - The Minister requires Islands Trust to engage with the First Nations who have an interest in a particular area in question and seeking input is done through the referral process;
 - Indigenous knowledge holders are often elders in the community who have the benefit of holding traditional knowledge and will often know specific information about historical use and cultural values of a place.
- Do the proposed policies on boat docks differ from the current ones and will they still be considered on a case-by-case basis?
 - The draft Policy Statement asks communities to address where community docks should be located, consider the locations of existing docks when looking at new docks, and limit docks in areas of cultural and environmental sensitivity.
- What is the scope of co-governance?
 - The draft Policy Statement acknowledgement section speaks to an expressed interest in Indigenous governing bodies working toward co-governance and Trust Council is committed to advancing reconciliation and exploring how it can work more closely with First Nations governments; however, it would require legislative change or a Section 7 agreement under the *Declaration on the Rights of Indigenous Peoples Act* in order to move forward in a more formal change and at this time the draft Policy Statement is simply calling for a stronger referral process.
- The current Official Community Plan was developed in 2005, the community identified importance issues in 2017, and the Official Community Plan has not been updated yet. Does the Policy Statement work have to be done before the Official Community Plan amendments?
 - The Policy Statement informs the Official Community Plan and the community can convene their own meeting to discuss the Official Community Plan and bring feedback to the Local Trust Committee.
- Is the Policy Statement above or beneath the Official Community Plan?
 - The Executive Committee looks at bylaws to determine how they meet the directives in the Policy Statement and if Local Trust Committee has a bylaw rejected by Executive Committee there can be an appeal made to Trust Council.
- Does Section 26 of the United Nations Declaration on Indigenous Peoples change the *Islands Trust Act*?

- The draft Policy Statement states that Trust Council is to be informed by the United Nations *Declaration on the Rights of Indigenous Peoples Act* but it is not a directive requirement.
- How is capacity funding undertaken?
 - In previous stages of engagement grants have been provided to Indigenous governing bodies to assist them in providing input; however, further funding is not planned at this point.
- Would the local Trustees represent the community interests or those of the United Nations should the province give more authority to the *Declaration on the Rights of Indigenous Peoples Act*?
 - The United Nations Declaration had no affect on the *Islands Trust Act* and until such time as the province brings forward proposals to change the Act in a way that affects decision making policies one could not say if it is a good idea or not.
- Who interprets the Trust Policy Guiding Principles and how will the Policy Statement be implemented?
 - The Guiding Principles inform decision making and are principles to keep in mind as bylaws are developed. Implementation details are being developed and will be communicated at a later time.
- Is the proposed policy that refers to supporting opportunities to direct land to Indigenous governing bodies advisory?
 - It is advisory and not a requirement.
- The draft Policy Statement refers to supporting opportunities for cultural monitors during ground disturbing activities, what does that look like?
 - This is an advisory policy to be developed and it would be determined through the Land Use Bylaw and Official Community Plan.
- Did the Local Trust Committee support the vote to pass the draft Trust Policy Statement through first reading?
 - Trust Council voted for first reading and 4 trustees opposed and the Lasqueti Local Trust Committee voted in favour.

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

3.3 Public Comments

Public comments on the draft Trust Policy Statement were incorporated in to the question-and-answer session.

4. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

13.1 Proposed New Minor Project - Discussion

By general consent, the agenda was adopted as amended.

5. REPORTS

5.1 Trustee Reports

Trustee Lironi reported attendance at Trust Council on Gabriola in September, thanked community members for their correspondence regarding the Crown lease referral, and encouraged further emails providing feedback on the draft Policy Statement.

Trustee Peterson reported the following:

- Representatives from the United Way came to Lasqueti to speak about the Better at Home program which provides non-medical support for seniors and the Last Resort Board is moving forward with an application;
- Met with MLA Higginson, Regional Director Fall, and Ferry Committee Chair Garside to provide the MLA with an update on Lasqueti issues;
- Attended Trust Council on Gabriola in September;
- Noted the recent BC Supreme Court decision regarding Cowichan First Nations rights and title;
- Attended a meeting for ferry dependent communities hosted by Bowen Island Municipality which resulted in a letter signed by more than 25 elected leaders and sent to BC Ferries and Premier Eby calling for the immediate establishment of a formal consultation framework;
- Executive Committee members attended the Union of BC Municipalities conference and met with Ministry of Housing and Municipal Affairs staff, BC Assessment representatives, and the Ministry of Water, Land and Resource Stewardship and he also highlighted a number of sessions attended.

5.2 Chair's Report

Chair Elliott reported the following:

- Attended Trust Council in September and highlighted the address given by Doug White;
- Has been involved in the Bylaw and Enforcement and Compliance Manual and Policies project;
- Budget development for the 2026/27 fiscal year is underway with Executive Committee evaluating business cases;
- Attended recent Islands Trust Conservancy meeting, noted a new manager has been appointed, and provided an update on the recent work of the Conservancy.

5.3 Electoral Area Director's Report

Director Fall had to leave the meeting prior to providing his report and the Chair read a comment he provided regarding the License of Occupation application which stated, in part, acknowledgement of receipt of concerns expressed by community members and that Islands Trust handles land use planning on Lasqueti and will provide the Crown lease referral response.

6. TOWN HALL

Several members of the public spoke to the Crown lease referral regarding the recreational proposal on Crown Land located on Lasqueti Island and the following comments were noted:

- Forest fire concerns associated with camp sites and the isolated location of the proposed use;
- Damage to the environment and beauty of the location;
- The area experiences spawning in low tide;
- The area used to be an abundant nesting site and should be protected;
- The area is isolated and presents challenges getting to the site if someone is injured;
- Concerns about the number of people toileting in the area related to overnight camping;
- There are no established camping sites at the location;
- The staff report should have noted the request was not appropriate to Lasqueti Island;
- There is no support for Crown Land being used for economic benefit without benefit to the community;
- The application is vague in regard to how often the site will be used and while it states there will be zero impact that seems unlikely;
- The staff report was written prior to receiving all information requested from the province and the Land Use Bylaw states for density purposes six tenting sites equal one dwelling and the application barely meets this requirement;
- The applicant is from a foreign country trying to take over Canadian land;
- There are no roads into the site;
- A Crown lease should not be required as anyone can camp on Crown Land;
- If campsites are created in that location there is no way of controlling other individuals from using those sites;
- All risks and disadvantages become the responsibility of the Lasqueti community;
- A straw poll was done and no person in attendance approved of the Crown lease application;
- The application is for a twenty-year period and approval for anything should not be for that length of time;
- Jedidiah Island has been designated as a camping area and there isn't need for marine access camping sites on Lasqueti;
- It seems that First Nations leadership council opposes the application.

Members of the public spoke to a variety of topics and the following comments were noted:

- In reference to Bylaw No. 106 preference is that public notices be posted on lasqueti.ca, hotwire, on the ferry, and in other public locations on island;
- People should be allowed to participate in town hall portion of the meeting electronically and requested the decision not to allow electronic participation be reconsidered;
- There is no reason for Trust Council to determine there is need for only one meeting procedure bylaw;
- Town Halls are important and community meetings facilitated by trustees, should be a regular occurrence;
- The Official Community Plan should be returned to the community for the community to work on it rather than Islands Trust staff;
- A delegation was presented 15 months ago regarding a bylaw and the speaker asked the materials be considered in the Official Community Plan review;
- In the event of an emergency or disaster there should be more docks available for community use;

- The bylaws need to change to recognize where private or public docks can be located on the island;
- It was clarified that the Carey dock file was closed May 12 when the Local Trust Committee made a motion to proceed no further with the application;
- The Meeting Procedures Bylaw states that if statutory regulation does not apply then matters can be resolved by Roberts Rules of Order; which indicate the Local Trust Committee could rescind any motion that they have made
- The Local Trust Committee made a decision to enforce against an unpermitted dock because it does not conform to the 2005 Official Community Plan and it is not reasonable to rely on a 20-year-old document when making current decisions.

The agenda was reordered and item 10.3 was discussed following item 6.

7. MINUTES

7.1 Local Trust Committee Minutes dated July 14, 2025 - for adoption

By general consent the minutes of the Lasqueti Local Trust Committee Meeting of July 14, 2025 were adopted.

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 September 26, 2025

The follow-up action list was received for information and it was confirmed that staff can, as a general procedure, request an extension of deadline for referral responses.

8.2 Rescinding Resolution – Memorandum

The Regional Planning Manager summarized the memorandum and highlighted the following:

- The Local Trust Committee previously requested staff to provide information on the ability to rescind a resolution that has been carried specifically in reference to resolution LA-2025-007 to proceed no further with Land Use Bylaw amendment application LA-RZ-2023.1;
- When substantive action has been taken to carry out direction from the Local Trust Committee the resolution can not be rescinded;
- Bylaw enforcement staff have taken substantive action in response to this resolution; therefore, it can not be rescinded;
- The rezoning application has been closed and the applicant cannot submit a substantively similar application for one year;
- The Local Trust Committee could pass a resolution to consider a new application in a period of less than one year

The Local Trust Committee had no comments or questions.

9. DELEGATIONS - none

10. APPLICATIONS AND REFERRALS

10.1 Bylaw Referral - Policy Statement Bylaw No. 183 – Briefing

It was noted that the deadline for bylaw referral responses has been extended to February 6, 2026 to accommodate the Local Trust Committee engagement event schedule.

A Trustee stated they will work with the community to arrange a discussion opportunity for community members to provide feedback for a referral response.

10.2 Trust Council Bylaw 183 - Policy Statement Referral – Memorandum

The Islands Trust Council has referred proposed Bylaw No. 183 to the Lasqueti Island Local Trust Committee for consideration which the Local Trust Committee will provide at their scheduled meeting in December.

10.3 PLCL20250333 - Crown Lease Referral - Sea Egg Cove

The Regional Planning Manager introduced the Crown lease referral and highlighted the following:

- Granting a Licence of Occupation is within provincial jurisdiction as is public consultation and members of the public should provide their comments directly to the referral agency;
- The application is for a Licence of Occupation for 77 individual marine sites to be used as overnight camping locations for guided kayaking adventures, including one site located on Lasqueti Island;
- Correspondence regarding the referral has been received and it is recommended that the Local Trust Committee direct staff to forward the correspondence to the province;
- The request is generally considered to be in line with the Trust Policy Statement and generally complies with the Land Use Bylaw;
- The application does propose camping and the definition of camping within the application does comply with the Land Use Bylaw;
- The recommendation proposed is based on a planning analysis and the Local Trust Committee can consider alternatives.

Discussion ensued and the following comments were noted:

- Many public comments have been received opposing the application;
- There have been comments received regarding the applicant being a foreign company and speculation of related negative consequences has been expressed and a Trustee had a conversation with an individual from the provincial government and was informed those types of objections would not be given any weight in a referral response;
- The land is public and any person could camp there based on provincial regulation; however, commercial groups are not considered the public;
- One would have to inquire with the referral agency to determine if the group could use the public land even if the lease was not granted;
- Provincial policy regarding use of Crown Land might supersede local bylaws and will need further information before setting policy.

LA-2025-020

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee direct staff to respond to the Commercial General Use Crown Lease application (Referral No. 186217126 - 009) recommending refusal of the project due to reasons outlined below:

- No adjacent land owner consultation;
- No community consultation;
- Inadequate evidence of First Nations consultation;
- Expressed opposition by First Nations Leadership (e.g., First Nations Leadership Council Press Release dated Sept 16, 2025);
- Risk of fire, lack of road access for emergency and first responders/local fire department;
- No identified community benefit;
- Impacts on sensitive ecosystem and critical nesting habitat for wildlife;

and direct staff to forward all public correspondence received.

CARRIED

The meeting was recessed for a break at 2:55 p.m. and reconvened at 2:58 p.m.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Business Case for 2026-27 Fiscal Year Project - Official Community Plan / Land Use Bylaw Review - Staff Report

The Regional Planning Manager summarized the staff report and highlighted the following:

- The draft business case for the allocation of funding and staff resources for the Official Community Plan Review project is being presented for consideration for the 2026/27 fiscal year;
- The project will be informed by work already completed by community focus groups and the Advisory Planning Commission;
- The project proposes to complete the Official Community Plan Review over the next two fiscal periods followed by a full review of the Land Use Bylaw;
- The Project Charter outlines anticipated timelines and scope of the project.

Discussion ensued and it was noted that should the proposal for a minor project be approved then that work would be removed from the Project Charter of the major project.

LA-2025-021

It was MOVED and SECONDED,

that the Lasqueti Local Trust Committee amend the project charter by removing from the in-scope section the amendment to the minimum lot size.

CARRIED

LA-2025-022

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee endorse the attached business case for the Official Community Plan Review Project and that staff forward the business case to the relevant committees and to Trust Council.

CARRIED

LA-2025-023

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee approve the revised Project Charter, for the Lasqueti Island Official Community Plan Review Project.

CARRIED

12. CORRESPONDENCE - none

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

13. NEW BUSINESS

13.1 Proposed New Minor Project – Discussion

Trustee Peterson suggested an amendment to the Land Use Bylaw as a minor project.

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.

CARRIED

LA-2025-025,

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee extend the meeting beyond the scheduled end time of 3:00 p.m.

CARRIED

14. STAFF REPORTS

14.1 Trust Council Bylaw No. 197 - Local Trust Committee Meeting Procedures Bylaw Final Adoption - Request for Decision

It was noted that Executive Committee passed a resolution approving the Lasqueti Island Local Trust Committee Bylaw No. 105 and this allows the Local Trust Committee to rescind the previous Meeting Procedures Bylaw No. 100.

LA-2025-026,

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 105, cited as “Lasqueti Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 105, 2025” be adopted.

14.2 Public Notification Bylaw - Request for Decision

Discussion ensued and the following comments were noted:

- The Public Notification Bylaw Standing Resolution could be augmented by providing notice by using posters in public places and notification in other suitable places;
- A Standing Resolution could be put in place until it is clarified if the means of publication must be specified within the bylaw;

LA-2025-027

It was MOVED and SECONDED,

that the Lasqueti Local Trust Committee request staff to report back on options for additional methods of public notification for proposed Public Bylaw Notification Bylaw No. 106 to include suitable local print and electronic publications and social media.

14.3 Trust Conservancy Report - none

14.4 Applications Report dated September 26, 2025

Received for information.

14.5 Trustee and Local Expense Report dated July, 2025

Received for information.

14.6 Adopted Policies and Standing Resolutions

Received for information.

14.7 First Nations Relationship Building Update - none

14.8 Local Trust Committee Webpage - none

15. WORK PROGRAM

15.1 Active Projects Report dated September 26, 2025

Received for information.

15.2 Future Projects Report dated September 26, 2025

Received for information.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Monday, December 8, 2025 at 11:00 am at Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

17. ADJOURNMENT

By general consent, the meeting was adjourned at 3:43 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: December 8, 2025
Location: Electronic Meeting

Members Present: Tobi Elliott, Chair
 Timothy Peterson, Local Trustee
 Mikaila Lironi, Local Trustee

Staff Present: David Marlor, Director, Legislative and Information Services
 Stephen Baugh, Island Planner
 Lisa Millard, Meeting Administrator/Recorder

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

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Elliott acknowledged that the meeting was held on Xwe'etay Lasqueti Island in the territories of the Coast Salish First Nations including Snaw-naw-as, K'ómoks, and Qualicum First Nations and the Treaty Territory of the Tla'amin Nation.

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. REPORTS

4.1 Trustee Reports

Trustee Lironi reported attendance at Trust Council during which the draft budget for the upcoming fiscal period was adopted.

Trustee Peterson reported the following:

- Attended discussions at the Community Hall on October 19 and November 23 regarding the draft Trust Policy Statement and noted that a suggestion to change the preamble from stating the Policy Statement “may” establish different policies to “must” establish different policies can not be changed as the term “may” is used in the *Islands Trust Act*. It was also noted that the sub-regional approach of establishing different policies in different parts of the Trust Area should have been undertaken at the beginning of the project, and while the duty to consult First Nations is held by the Crown, the Ministry that approves Islands Trust bylaws has indicated Trust Council must ensure engagement with the public and First Nations is undertaken;

- Attended Trust Council and highlighted budget discussions and the adoption of the recommendations made in the Operational Review Report;
- Has heard from members of the public regarding the preference for in-person meetings and has been having discussions with the Lasqueti Community Association to explore options for reliable internet at the Community Hall;
- He is working with Director Fall to prepare a resolution from the Qualicum Regional District to be put forward at the spring to Association of Vancouver Island Coastal Communities conference asking that the Federal Government provide assurance that the dock at False Bay will remain in place, with a similar resolution to be put forward by Islands Trust.

4.2 Chair's Report

Chair Elliott reported the following:

- Attended Trust Council and highlighted the content and outcome of the Operational Review Report document, the presentation by the Chief Administrative Officer of Islands Coastal Economic Trust, the budget debate, and discussion with San Juan County Council members concerning common issues such as ferry service and oil spill responses.

4.3 Electoral Area Director's Report

Director Fall reported the following:

- Received an updated community wildfire resiliency plan and noted wildfire is becoming increasingly prevalent in BC, the plan focusses on the wildland-urban interface, and recommends undertaking a First Smart Assessment;
- The Qualicum Regional District renewed its Community Wood Smoke Reduction Program grant;
- Regional Districts receive funds intended for use in rural areas and the amount allocated to Lasqueti by population is approximately \$35,000; however, a Community Works Fund policy has been developed on how to allocate funds and \$300,000 will be used to help with the replacement of fire trucks on Lasqueti Island;
- Internet at the community hall would benefit both public meetings and the fire department as it would improve the ability for call outs during community events.

5. TOWN HALL

Chair Elliott read a statement regarding the rules for public participation as per Local Trust Committee Meeting Procedures Bylaw No. 197 and reiterated the necessity for decorum and maintaining a culturally safe space.

A member of the public noted that during public community meetings concerns about the impact of the Trust Policy Statement have come forward and asked if Islands Trust would consider answering questions submitted in writing and extending the February deadline for a referral response due to recent job action and the Canada Post strike.

A Trustee replied that there is a question-and-answer section on the website and if a question has not already been answered it can be submitted for response and Trust

Council does not meet again until March and would not be able to consider an extended timeline for referral until then; therefore, an extension seems unlikely.

A member of the public spoke to the Local Trust Committee's assertion that the Judith Fisher Centre is inadequate to hold meetings due to its size; however, if the meeting tables were reconfigured there would be more room, stated the Community Hall won't work because there isn't ability to pick up a wi-fi signal, and suggested Islands Trust purchase a portable satellite dish. They indicated that comments stating the public was disrespectful to First Nations during a Local Trust Committee meeting were countered by a Coast Salish resident who stated during a meeting that Islands Trust was using First Nations as a scapegoat to advance their mandate.

The Local Trust Committee reiterated they are making every effort to return to in-person meetings and the Community Association has asked the Regional District to look at options for connectivity.

A member of the public asked if the Local Trust Committee will be submitting a referral response on the draft Trust Policy Statement during the meeting, why the December meeting wasn't changed to be virtual during the October meeting, if the Local Trust Committee has asked the community if they want wi-fi at the hall, if holding meetings at the school had been considered, if the Chair had asked Vice Chair Maude or Patrick to switch committees, and if Chair Elliott and Trustee Lironi are in favour of Trustee Peterson's decision not to pursue the option for the Local Trust Area to opt out of policies in the Trust Policy Statement.

The Local Trust Committee stated a referral response on the draft Trust Policy Statement would not be given at this meeting, they ran out of time at the October meeting and could not discuss new business, the Lasqueti Community Association, not Islands Trust, decides if it wants wi-fi at the hall, meeting locations will be discussed later in the agenda, and the *Islands Trust Act* does not state that Local Trust Areas can opt out of the Trust Policy Statement but Trust Council may make policies that do not apply to certain areas.

A member of the public began to speak about intentions of the Chair.

A Trustee called a point of order, and the Chair referenced Meeting Procedure Bylaw No. 197 which states the Chair may not allow an individual to make defamatory remarks or speak disrespectfully of any person.

A member of the public referenced Robert's Rule No. 43 regarding impartiality required of the Chair and defended the appropriateness of the community asking the Chair be reassigned and stated reasons.

A Trustee called a point of order stating the speaker had veered back to making personal comments and should be sticking to issues not individuals. The Director of Legislative and Information Services stated the Meeting Procedures Bylaw overrules Robert's Rules and Robert's Rules are only looked to if the Meeting Procedures Bylaw did not speak to an issue.

A member of the public spoke to the staff report detailing the Public Notification Bylaw in which it was indicated that there are no First Nations implications related to the bylaw. They noted the Local Trust Committee has an obligation to conduct government-to-government relations as well as government-to-community relations and it is a mistake for Islands Trust to conduct consultations with First Nations separately and independently and those

discussions should be public. They also noted that the Chair's reading of the meeting rules and statement made about decorum and conduct was mildly offensive.

The Chair noted the meeting commitments around cultural safety are new and being addressed in all Local Trust Areas and past inconsistencies with how the public participation portion of the meeting had been held required articulation on how the public can participate and what topics can be heard.

LA-2025-028

It was MOVED and SECONDED

to extend Town Hall period by ten minutes.

CARRIED

A member of the public asked for an update on funds set aside for a shelter at the French Creek ferry dock and noted repairs done to the Lasqueti ferry dock are being done by members of the public which might be a liability issue.

A Trustee stated that neither of the issues fell within the jurisdiction of the Local Trust Committee with the first item being under the jurisdiction of the French Creek Harbour Authority and the second issues under the jurisdiction of Transport Canada. They recommended the member of the public contact the Community Association for information about the False Creek shelter and stated the Local Trust Committee, within their advocacy capacity, have been representing the community concerns with Transport Canada who had indicated the next inspection of the dock is scheduled to occur in 2026.

LA-2025-029

It was MOVED and SECONDED

to extend Town Hall period by ten minutes.

CARRIED

A member of the public stated appreciation for the work of the Chair and that of the Local Trust Committee.

A member of the public spoke to the Public Notification Bylaw and requested that notification be sent by mailer, asked why the draft Trust Policy Statement survey does not include sections 1.3 and 1.4, inquired what the budget implications of implementing the draft Trust Policy Statement are, requested the Local Trust Committee ask staff to prepare a report on amending the Land Use Bylaw to expand the list of locations where docks are permitted, and asked if the Local Trust Committee will inform BC Marine Trails that camping is not allowed on Lasqueti Island.

Trustees replied that Trust Council endorsed a new project charter for the Policy Statement Amendment Project which has increased the proposed project budget from \$15,000 to \$37,000, there is a section on the survey which asks if there is anything else the survey taker wishes to speak to and that section could be used to address the comments on sections 1.3 and 1.4, section 1.3 is an Indigenous inherent rights acknowledgement that already exists and is protected under Section 35 of the *Constitution Act*, and individual members of the public are allowed to camp on Crown land for up to 14 days.

A member of the public noted the electronic meeting had several zoom features disabled such as chat and the ability to see everyone and that all meetings should allow members of the public to attend electronically.

LA-2025-030

It was MOVED and SECONDED

to extend Town Hall period by ten minutes.

CARRIED

A member of the public supported public participation electronically, asked that additional paper copies of the survey be made available, and requested another public meeting be held regarding the draft Trust Policy Statement.

A Trustee stated copies of the survey were at the Community Hall and they could provide more if needed and the community could organize another meeting to discuss the draft Trust Policy Statement if it chooses to.

A member of public asked when the previous three public engagement periods were held on the draft Trust Policy statement as noted on the survey and stated the Local Trust Committee had not responded to their previous comment regarding making a motion to amend the Land Use Bylaw to expand dock locations.

The Chair stated the previous public engagement periods were 2019-2020, January to March, 2021 and March to July, 2022 and consideration of a minor project to expand dock locations could be discussed at item 13.2.

A member of the public referenced section 3.2.9 of the draft Trust Policy Statement which speaks to cultural monitors being present for ground disturbing activities and asked for clarification as ground disturbing is not defined within the document and noted sections 3.2.2 and 3.2.3 refer to minimizing potential or adverse impacts and asked how that would be done.

The Chair indicated each Local Trust Committee develops policies that align with the Trust Policy Statement and would consult with the community to determine how cultural monitors would be implemented and ways to minimize potential adverse impacts would be directed through local bylaws.

The meeting was recessed for a break at 12:35 p.m. and reconvened at 1:05 p.m.

6. MINUTES

6.1 Local Trust Committee Minutes dated October 6, 2025 - for adoption

By general consent the minutes of the Lasqueti Island Local Trust Committee Meeting of October 6, 2025 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report dated December 1, 2025

Received for information.

6.3 Advisory Planning Commission Minutes dated - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated December 1, 2025

It was noted the Local Trust Committee deferred the referral of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development comments on the Official Community Plan to the Advisory Planning Commission until First Nations consultation was completed and the Planner indicated it might be a more unified process if the referral was put forward during the engagement phase of the Official Community Plan Review project. A Trustee stated the referral was specific and asked the Planner to speak with the Regional Planning Manager to provide further input on the question.

8. DELEGATIONS - none

9. APPLICATIONS AND REFERRALS - none

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Minimum Lot Area Land Use Bylaw Amendment - Staff Report

The Planner summarized the staff report and highlighted the following:

- The Local Trust Committee requested a draft bylaw be provided to amend the minimum average lot area on Lasqueti Island from 4.0 hectares to 4.04686 hectares;
- Staff are recommending the use of the simplified 4.05 hectares as this is still equivalent to 10.0 acres;
- The bylaw amendments would 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, 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;
- It was noted there is an error in the recommended resolution number 4 which should state Lasqueti instead of Gabriola.

The Local Trust Committee had no questions for the Planner.

LA-2025-031

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee Bylaw No. 107, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025”, be read a first time.

CARRIED

LA-2025-032

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 107, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

LA-2025-033

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to refer Bylaw No. 107 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.

CARRIED

LA-2025-034

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff schedule a Public Hearing for Bylaw No. 107, cited as "Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025" on May 4, 2026.

CARRIED

The Chair referred to the earlier Public Comments session during which a member of the public requested a minor project to identify locations for docks and noted this work would be considered within the scope of the Official Community Plan Review project.

11. CORRESPONDENCE

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

11.1 Email dated October 31, 2025 from K. Younk regarding Change Sea Egg Cove from Overnight to Day Use

The correspondence was received for information and it was noted the proponent intended to withdraw and resubmit their application for referral and a Trustee asked if the Local Trust Committee can schedule a meeting to discuss a referral that they have not received yet. The Director of Legislative and Information Services indicated the Local Trust Committee could talk about a potential referral response in an open meeting but staff would not be doing any work until a referral was received.

LA-2025-035

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee invite Board Chair of BC Marine Trails to a future Lasqueti Local Trust Committee regular business meeting to discuss alternative sites to Sea Egg Cove to inform a future referral response on the Crown lease application by National Outdoor Leadership School.

CARRIED

12. NEW BUSINESS

12.1 Schedule February Local Trust Committee Meeting as an Electronic Meeting

The Chair noted that while in-person meetings are preferred it was unlikely that the Community Hall venue would have reliable internet services in place by February.

LA-2025-036

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to change their in-person regular meeting scheduled for February 9, 2026 at 11:00 am to electronic.

CARRIED

13. STAFF REPORTS

13.1 Draft 2026/27 Lasqueti Island Local Trust Committee Annual Meeting Schedule

Discussion ensued and a Trustee advised that the rental rates at the school are considerably higher than other options.

LA-2025-037

It was MOVED and SECONDED

that Lasqueti Island Local Trust Committee approve their April, 2026 to March, 2027 Business Meeting Schedule as amended to be held Monday May 4, 2026, Monday July 6, 2026, Monday November 23, 2026, and Monday February 1, 2027, on Lasqueti Island.

CARRIED

13.2 Public Notification Bylaw - Staff Report

The Director of Legislative and Information Services summarized the staff report and the options before the Local Trust Committee.

Discussion ensued and the following comments were recorded:

- In consideration of the three principles of reliability, accessibility and suitability, and the options identified, a bulk Canada Post mailout would be a good method to send statutory notices to the community;
- A bulk Canada Post mailout cost approximately \$35;
- Preference is for at least one analog method;
- The bylaw requirement is to specify two methods;
- Hotwire is a local Facebook page and there is a community email list that is more broadly used;
- There is reluctance to put a method in a bylaw that might need to be changed and the bulk mailout could be specified in a standing resolution;
- It was clarified a publication that publishes once per month was permitted.

LA-2025-038

It was MOVED and SECONDED

that Public Notification Bylaw No. 106, 2025 be amended by changing bullet (ii) “electronically by posting the notice on Islands Trusts social media platform” with the words “to in a newspaper that publishes at least once a month on Lasqueti island.”

CARRIED

LA-2025-039

It was MOVED and SECONDED

that the Lasqueti Local Trust Committee considers that the notification methods in draft Bylaw No. 106 are reliable, suitable and accessible for the Lasqueti Local Trust Area.

CARRIED

LA-2025-040

It was MOVED and SECONDED

that the Lasqueti Local Trust Committee give Bylaw No. 106, cited as “Lasqueti Local Trust Committee Public Notification Bylaw No. 106, 2025”, First Reading as amended.

CARRIED

LA-2025-041

It was MOVED and SECONDED

that the Lasqueti Local Trust Committee give Bylaw No. 106, cited as “Lasqueti Local Trust Committee Public Notification Bylaw No. 106, 2025”, Second Reading as amended.

CARRIED

LA-2025-042

It was MOVED and SECONDED

that the Lasqueti Local Trust Committee give Bylaw No. 106 cited as “Lasqueti Local Trust Committee Public Notification Bylaw No. 106, 2025”, Third Reading as amended.

CARRIED

LA-2025-043

It was MOVED and SECONDED

that the Lasqueti Local Trust Committee forward Bylaw No. 106 cited as “Lasqueti Local Trust Committee Public Notification Bylaw No 106, 2025” as amended to the Islands Trust Executive Committee for consideration of approval.

CARRIED

- 13.3 Trust Conservancy Report - none**
- 13.4 Applications Report dated December 1, 2025**
Received for information.
- 13.5 Trustee and Local Expense Report dated September, 2025**
Received for information.
- 13.6 Adopted Policies and Standing Resolutions**
Received for information.
- 13.7 First Nations Relationship Building Update - none**

13.8 Local Trust Committee Webpage - none

14. WORK PROGRAM

14.1 Active Projects Report dated December 1, 2025

Received for information.

14.2 Future Projects Report dated December 1, 2025

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Monday, February 9, 2026 at 11:00 a.m. to be held electronically.

16. ADJOURNMENT

By general consent, the meeting was adjourned at 2:41 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



IslandsTrust

PUBLIC HEARING

LASQUETI ISLAND LOCAL TRUST COMMITTEE

May 4, 2026

Lasqueti Community Hall, Lasqueti Island

Public Hearing Submissions Placeholder