



Lasqueti Island Local Trust Committee

Public Hearing Record

Date: May 4, 2026
Time: 11:00 am
Location: Lasqueti Island Community Hall
Main Road, Lasqueti Island, BC

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

Staff Present: Stephen Baugh, Island Planner (electronic)
Nadine Mourao, Legislative Clerk/Deputy Secretary (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 30 members of the public in attendance
and Laura Patrick, Chair of Trust Council.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 11:56 a.m.

2. INTRODUCTIONS AND OPENING STATEMENT FROM THE CHAIR

Chair Elliott welcomed the public and acknowledged that the meeting was held on the territory of the Coast Salish First Nations. She introduced herself, Trustees, staff and recorder.

Chair Elliott read a statement outlining the content, purpose, and process of the Public Hearing regarding Proposed Bylaw No. 107 according to Section 465 of the *Local Government Act*. She advised that all persons who believe their interest is affected by the bylaws would be given the opportunity to speak and submit written comments, and that further submissions cannot be received by the Local Trust Committee after the close of the Public Hearing. She noted that all relevant documents are contained in the Public Hearing binder and on the Islands Trust website, which is available to the public.

3. REVIEW OF PUBLIC HEARING NOTICE

The Planner reviewed the Public Hearing Notice procedures for posting of notices and publication of Public Hearing according to statutes, and noted that all notification requirements have been completed. He advised that the Public Hearing binder is available for review during this Hearing, pointed out the location of the binder, and noted that it is also available on the Islands Trust website.

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He summarized the proposed changes to Bylaw No. 107 which, if adopted, will amend the Land Use Bylaw by:

- 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

He identified the agencies, non-agencies and First Nations referrals that were sent out for comment, and provided a brief overview of responses received, which are also posted on the Islands Trust website. There was one public submission received in response to the notice as of end of day May 3rd, 2026.

4. PROPOSED BYLAW NO. 107 (Land Use Bylaw)

Chair Elliott asked if any members of the public would like to speak to proposed Bylaw No. 107 and the following comments were recorded:

Tom Weinerth in support: It was an administrative error that is being corrected.

Ezra Aurbach opposed: Significant impact on individuals that bought property in good faith as they will lose considerable ability to subdivide.

Marti Wendt in support if further amendments done: Initially thought the bylaw would correct an error but it is creating another error, road requirements are excluded, and people purchased property in good faith.

Melinda Aurbach opposed: Many people will be affected and they would like more thought put into the bylaw amendment as it will create as many problems as it may have fixed.

Shoshanah Ray in support: The bylaw minimizes the potential for profit in large subdivisions. They requested the Local Trust Committee to not change the number of dwellings previously allowed.

Tom Weinerth changed from in support to opposed: Would like existing lots grandfathered.

Grover Foreman opposed: The bylaw is not fair to those who bought under the auspice that 10 acres would allow an additional dwelling; however, it is a good idea as it corrects the number to 10 acres not 9.88.

Willre Clark in support: They would like to keep density at a minimum, they do not see the difference between future subdivision as all land is owned now and everyone purchased it on assumption of 10 acres.

Andrew Fall in support of subdivision aspect but not in favour of affect to number of dwellings. They share concerns about densities and noted if one has 19.9 acres, they were allowed to have two dwellings and two cabins and that will be reduced to one which is a greater impact than a reduction of 17 units to 16 units.

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Ezra Aurbach stated they would be in favour if the amendment addressed existing lots and there was an understanding of what one purchased will be protected.

Karl Darwin in support: Lasqueti does not have population to support higher level of amenities and permitting higher density or ability to rent a guest cabin allows more people.

Chair Elliott asked the public for any other comments or submissions. She called a second time for any comments or submissions on the proposed bylaws. She called for submissions a third and final time.

Bev Finch asked if the Local Trust Committee would like have members of the public in attendance vote on the matter and the Chair noted the Local Trust Committee would like to hear relevant comments from those who have interests affected.

Andrew Fall encouraged the Local Trust Committee to look into the number of properties that will be affected and if there are any, then consideration of those land owners' expectations should be taken.

Marti Wendt stated there are many quarter sections that have a group of shareholders working together on a large plot and this is part of the concern.

5. ADJOURNMENT

Chair Elliott noted that upon closure of the Public Hearing, any further questions or submissions should be forwarded to staff, as Trustees cannot hear or receive anything further on the application post-Public Hearing.

There being no further submissions, Chair Elliott declared the Public Hearing closed.

By general consent the meeting was adjourned at 12:32 p.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD:

Lisa Millard, Meeting Administrator/Recorder