



Lasqueti Island Local Trust Committee

Regular Meeting Agenda

Date: July 6, 2026
Time: 11:00 am
Location: Lasqueti Island Community Hall
Main Road, Lasqueti Island, BC

Pages

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- | | | |
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| 1. CALL TO ORDER | 11:00 AM - 11:05 AM | |
| "Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change." | | |
| 2. TERRITORIAL ACKNOWLEDGEMENT | | |
| 3. APPROVAL OF AGENDA | | |
| 4. REPORTS | 11:05 AM - 11:15 AM | |
| 4.1 | Trustee Reports | |
| 4.2 | Chair's Report | |
| 4.3 | Electoral Area Director's Report | |
| 5. TOWN HALL | 11:15 AM - 11:30 AM | |
| 6. MINUTES | 11:30 AM - 11:35 AM | |
| 6.1 | Local Trust Committee Minutes dated February 9, 2026 - for adoption | 3 - 12 |
| 6.2 | Local Trust Committee Minutes dated May 4, 2026 - for adoption | 13 - 21 |
| 6.3 | Local Trust Committee Public Hearing Record dated May 4, 2026 - for information | 22 - 24 |
| 6.4 | Section 26 Resolutions-Without-Meeting Report - none | |
| 6.5 | Advisory Planning Commission Minutes - none | |
| 7. BUSINESS ARISING FROM MINUTES | 11:35 AM - 11:45 AM | |
| 7.1 | Follow-up Action List dated June 29, 2026 | 25 - 26 |
| 8. DELEGATIONS - none | | |

9.	APPLICATIONS AND REFERRALS - none	
10.	LOCAL TRUST COMMITTEE PROJECTS	11:45 AM - 12:15 PM
10.1	Minor Project: Targeted Land Use Bylaw Amendment Review - Minimum Lot Size for Subdivision - Staff Report	27 - 40
10.2	Major Project: Lasqueti Island Official Community Plan and Land Use Bylaw Review - Verbal Update	
11.	CORRESPONDENCE - none	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
12.	NEW BUSINESS - none	
13.	STAFF REPORTS	12:15 PM - 12:35 PM
13.1	Trust Conservancy Report to Trust Council 2025-2026 - 4th Quarter Update	41 - 46
13.2	Trust Conservancy Report - Highlights of March 17, 2026 Board Meeting	47 - 47
13.3	Applications Report dated June 29, 2026	48 - 48
13.4	Trustee and Local Expense Report dated April, 2026	49 - 49
13.5	Adopted Policies and Standing Resolutions	50 - 51
13.6	First Nations Relationship Building Update	
13.7	Local Trust Committee Webpage	
14.	WORK PROGRAM	12:35 PM - 12:50 PM
14.1	Active Projects Report dated June 29, 2026	52 - 52
14.2	Future Projects Report dated June 29, 2026	53 - 55
15.	UPCOMING MEETINGS	
15.1	Next Regular Meeting Scheduled for Monday, November 23, 2026 at 11:00 am and to be held Electronically	
16.	ADJOURNMENT	12:50 PM - 12:50 PM



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: February 9, 2026
Location: Electronic Meeting, and a physical location to view the livestream of the meeting:
Islands Trust Gabriola Office
700 North Road
Gabriola, BC V0R 1X3

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

Staff Present: Renee Jamurat, Regional Planning Manager
Jason Youmans, Senior Policy Advisor
Stephen Baugh, Island Planner
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 14 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 territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. REPORTS

4.1 Trustee Reports

Trustee Lironi reported the following:

- There is work being done on internet service at the Community Hall;
- The community celebrated Peter Lironi’s 80th Birthday.

Trustee Peterson reported the following:

- Attended the BC Municipal Climate Leadership Caucus with Minister Dix;
- Attended Executive Committee meetings;
- Met with Gord John’s Constituency Assistant to discuss advocacy for maintenance and repair of the False Bay dock;

- Attended Financial Planning Committee meeting and will be attending the upcoming Committee of the Whole meeting to discuss the budget prior to it being advanced to Trust Council in March;
- Attended BC Ferries Local Elected Officials' engagement session;
- Met with Citywest representatives regarding their upcoming public meeting about the fibre optic project;
- Attended Governance Committee meeting;
- Participated in the Trustee Onboarding Working Group;
- Met with the Gambier Island Trustee/Sunshine Coast Regional Director to discuss advocacy at the Association of Vancouver Island Coastal Communities in which a request will be made to Transport Canada to cease efforts to divest the False Bay dock;
- The Lasqueti Community Association has been looking at internet for the Community Hall and will be looking at a short-term option to borrow a satellite system.

4.2 Chair's Report

Chair Elliott reported the following:

- Attended Regional Planning Committee meeting and highlighted briefings on Trust-wide projects that inform the integration of biology into decision making and Freshwater Sustainability implementation;
- The public engagement period on draft Bylaw No. 183 (Trust Policy Statement) is closed, the referral period continues, and the public can still share input through the survey available on the website;
- Upcoming Financial Planning and Committee of the Whole meetings will focus on discussion about the draft fiscal budget prior to advancing recommendations to Trust Council;
- The public can access information about the budget on the Islands Trust website About Us section;
- The Chair of Trust Council sent a letter to Chief and Council of Snaw-naw-as First Nation expressing interest in a leadership-to-leadership meeting;

4.3 Electoral Area Director's Report

Director Fall reported the following:

- The qathet Regional District unanimously agreed to submit an Association of Vancouver Island Coastal Communities resolution asking Transport Canada to stop divestiture of remote ports including Lasqueti Island's False Bay wharf and accept that they are public services which the government should pay for;
- Has met several times with Gord John's Constituency Assistant regarding advocacy on the False Bay wharf issue;
- There will be an electronic public meeting held by Citywest regarding a potential fibre optic last-mile funding project;
- The Regional District is in budget discussions and will be considering the Lasqueti Community Association's annual budget request;
- He will be contacting BC Assessment for information about the high increase of assessed values on Lasqueti Island.

5. TOWN HALL

A member of the public noted a borrowed satellite system has been installed at the Community Hall and eleven members of the public had gathered to participate in the electronic meeting.

Several members of the public spoke to the draft Trust Policy Statement and the following comments were noted:

- There has been minimal community consultation and engagement;
- The amount of time spent on community engagement compared to First Nations engagement is disproportionate;
- The definition of colonialism disparages those of white European ethnicity;
- If the Policy Statement is adopted docks will not be approved on Lasqueti Island;
- Section 2.3.3 speaks to working toward collaborative governance with Indigenous governing bodies, it is undemocratic to transfer governance without the consent of the people being governed, and the Policy Statement should be put to referendum during the next election;
- Section 3.5.16 speaks to the support of initiatives that advance food security and Indigenous food sovereignty and Islands Trust should state support of resident’s food sovereignty;
- Section 3.1.3 speaks to support of land back through engagement with Indigenous Governing bodies and the speaker asked if members of the Local Trust Committee were willing to give their land to Indigenous people;

A member of the public requested the Local Trust Committee direct staff to report on amending the Land Use Bylaw to expand the list of locations where docks are permitted as the Trust Policy Statement, if adopted, will disallow dock approval. They also requested the Advisory Planning Commission hold their meetings in a town hall format to enable community input and that the allowed number of members be appointed to the commission.

The Planner clarified the Advisory Planning Commission is an advisory body to the Local Trust Committee and while the public can attend Advisory Planning Commission meetings as observers there is not a town hall session to receive public input. The Chair noted appointments will be discussed later in the meeting.

A member of the public stated two months ago the Local Trust Committee indicated they were working on a solution to hold public meetings, the Judith Fisher Centre continues to hold public meetings, and as the Local Trust Committee is responsible for cancelling in-person meetings they should resign. They also requested the Local Trust Committee to not opt in to the provincial short-term rental requirement and asked which Trustee will work to exempt Lasqueti from some, or all, of the proposed Trust Policy Statement policies as per section 1.4 of the Statement.

LA-2026-001

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee extend the town hall session by an additional ten minutes.

CARRIED

A member of the public inquired if there is a chance the Trust Policy Statement process will be paused due to uncertainty in provincial government processes and the upcoming election.

The Chair noted Trust Council is responsible for pausing the process, extending the engagement period, and making decisions about the draft language based on referral responses received.

Members of the public continued to provide comments about the draft Trust Policy Statement as follows:

- The Statement is an overarching Trust document, it states there is ability to allow private docks provided certain criteria are met and community docks are encouraged, Islands Trust protects the environment which is considered high value, First Nations can not legally take private land, and the policies protect rural lifestyles and try to support housing;
- The new Policy Statement does not support Islands Trust objectives, real community consultation has not occurred, it is Islands Trust job to preserve and protect the islands but the Trust is adopting the best interests of First Nations peoples which may not align with residents;

LA-2026-002

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee extend the town hall session by an additional ten minutes.

CARRIED

A member of the public asked why Islands Trust is dedicating so much time to First Nations issues rather than concerns of taxpaying residents.

The Chair replied the Local Trust Committee has obligations and responsibilities to refer all Official Community Plan and bylaw matters that would affect those in the Trust area to other agencies including Indigenous governing bodies. A Trustee noted the Trust area overlaps with traditional treaty and unceded lands of many First Nations which point to rights and interests that need to be respected in land use decisions. A Trustee stated the Minister's letter sent to Islands Trust the previous spring makes clear that Islands Trust is expected to consult with First Nations as well as local members of the public on the Policy Statement, and the policies reflect some, not all, of the input received from First Nations during consultation.

A member of the public asked if there was a timeline update on the start of the Official Community Plan work.

The Chair replied this would be addressed later in the meeting.

A member of the public asked that the Local Trust Committee make a referral response to not proceed with Bylaw No. 183.

The meeting was recessed for a break at 12:10 p.m. and reconvened at 12:20 p.m.

Chair Elliott stated that they are still learning how to maintain a respectful public comment period, there were some comments they consider harmful towards Indigenous people including the denial of the presence and ongoing relationship of Indigenous peoples to the lands and waters Islands Trust governs in.

6. MINUTES

6.1 Local Trust Committee Minutes dated December 8, 2025 - for adoption

By general consent, the minutes of the Lasqueti Local Trust Committee Meeting of December 8, 2025 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report - none

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated February 3, 2026

The Regional Planning Manager noted the Official Community Plan Review project start up is pending with the Regional Planning team based on their capacity and the project budget for next fiscal has been requested.

A Trustee indicated the Official Community Plan Steering Committee report is available to the Regional Planning team and requested the draft version of the new project include this information.

The Planner stated the term for the current Advisory Planning Commission ends February, 2027 and the Local Trust Committee could consider advertising for expressions of interest for additional members.

7.2 Discussion with BC Marine Trails

Guests Karina Younk, Gina Gotch, and Robert Holley of BC Marine Trails were in attendance. Discussion ensued and the following comments were noted:

- The Local Trust Committee invited representatives from BC Marine Trails to discuss potential sites for proposed marine-based tourism trails;
- BC Marine Trails has set up a system that provides mapping and recommendations about camping and day sites for recreational paddlers;
- They are working towards concurrence with First Nations with respect to usage in areas of traditional territory;
- Their vision is that one can paddle from any location to another on the BC coast and find a network of sites to support their journey with goals of a maximum distance between camp sites of 8-12 nautical miles and the ability to get off the water within one hour if there is inclement weather;
- Sea Egg Cove is the only campsite on Lasqueti Island and it is important to have as many places as possible that are identified as safe landing locations;
- BC Marine Trails members follow a code of conduct and participate in the Coastal Caretaker program regarding site condition reporting;
- Non-commercial users have the ability to camp on Crown land;
- BC Marine Trails focusses on Crown land for camping and typically do not recognize land below the high tide mark if there is privately held land upland of the area;
- They seek sites that are ideally already designated as camp grounds or on public land suitable from a logistics perspective;

- It is important for residents and landowners to understand the work that is being done and provide input and there is need to have a community conversation to get a broader sense of locations that may be appropriate;
- A Trustee noted that BC Marine Trails might be an appropriate organization to add to the list of agencies for referral.

8. DELEGATIONS - none

9. APPLICATIONS AND REFERRALS

9.1 Referral: Proposed Trust Council Bylaw No. 183 Policy Statement – Memorandum

Trust Council referred the draft Trust Policy Statement to the Local Trust Committee for a referral response. Discussion ensued and the following comments were noted:

- The Trust Policy Statement indicates policies can be created that are specific to some islands and at this late date it would be challenging to start exempting local trust areas from certain policies.
 - The Senior Policy Advisor noted due to late stage of the process it would be very challenging to add island specific policies or not withstanding clauses which might better have been explored early in the process.
- It is Trust Council's expectation that Local Trust Committees will align with the Guiding Principles in the Trust Policy Statement, to what extent is a Local Trust Committee committed to applying the Guiding Principles?
 - The Senior Policy Advisor replied Local Trust Committees are expected to meet the Directive Policies, the current Policy Statement contains language that is similar to what are now called Guiding Principles and the Executive Committee only looks at bylaws as compared to the Directive Policies.
- In terms of process, staff will bring a Directives Checklist to the Local Trust Committee for review; however Local Trust Committees can direct staff to fill out the checklist differently. There are ways in which a Local Trust Committee has flexibility within the process and should Executive Committee decline to approve a Local Trust Committee bylaw the Local Trust Committee can appeal directly to Trust Council which has the final say on whether a bylaw should be approved and sent to the Minister.
 - The Senior Policy Advisor noted the approval of a bylaw is a political decision not a technical one and elected officials have the ability to make political decisions.
- Could the Lasqueti Local Trust Committee provide a context statement in the development of a bylaw to defend its decision why a certain proposed bylaw meets the Directive Policies?
 - The Senior Policy Advisor replied the Local Trust Committee can make such a recommendation.
- Does proposed Policy 3.5.25 regarding marine docks limit, or prohibit, the Local Trust Committee from permitting new docks in areas identified by Indigenous governing bodies as culturally significant.
 - The Senior Policy Advisor noted the policy is worded in a way that suggests if a bylaw were to come forward and identified an area where docks would be allowed Executive Committee would ask if mapping was available regarding

areas of cultural significance, critical habitat for species at risk, or where areas of marine recreational significance are and if the proposed dock sits in one of those identified areas the Local Trust Committee would need to reconcile why it is appropriate to place a dock there.

- A Trustee noted the policy language says limit or prohibit and there are varying approaches that could be considered limiting.
- The definition of colonialism has given rise to some community members to state they feel offended and that the definition is racially motivated. Has there been conversation about why this definition was chosen?
 - The Senior Policy Advisor stated the definition was included in draft of the bylaw prior to his work on it so they could not speak to it specifically; however, it would be up to Trust Council to determine if they wish to take any action on the definition.
- The notion of floor area has caused some concern and the term land back requires explanation that the intent is to encourage supportive opportunities to direct land back to Indigenous governing bodies.
- The Trust Council Amendment of Policy Statement Amendment Policy 1.2.1 points to updating the Trust Policy Statement on an ongoing basis, the document is not intended to be never looked at again.

The meeting was recessed for a break at 1:46 p.m. and reconvened at 2:15 p.m.

- Where a bylaw stipulates that land could be provided as an amenity in order to advance a rezoning Policy 3.1.3 is intended in those cases to consider the opportunities to direct that land to First Nations, which is very different than directing individuals to give land back;
- There is desire for the addition of a new Guiding Principle related to climate change adaptation and mitigation; however, there are concerns around staffing capacity to work on a new principle;
- Floor area terminology has generated concerns in some communities that distract from the intent of policy 3.4.14, the term floor area is an urban usage and lot coverage limits are more easily understood and accepted, and removal of the language would not prohibit a Local Trust Committee from using it should they wish to do so;
- The draft Trust Policy Statement has been reviewed by a legal team and it emerged with no red flags and aligns with Islands Trust jurisdiction;
- Suggestions that Guiding Principles could lead to dire consequences are not grounded in factual understanding of Islands Trust legislative authority, the concerns heard are real and heartfelt yet the Local Trust Committee can only do their best to address them through a lens of jurisdictional authority.

LA-2026-003

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed, subject to the following recommendations:

- I. A commitment of Trust Council to amend Trust Council Policy 1.2.1 (Policy Statement Amendment Policy), to ensure that a review is

- considered each term; a regular review process is defined; and the initiation of a Policy Statement Amendment Topic Review Inventory.
- II. Amendment of Advisory Policy 3.1.3 “Land Back”, to make it explicit that the intent is to encourage support of voluntary opportunities to direct land to Indigenous Governing Bodies, not to require.
 - III. Amendment of Directive Policy 3.4.14 by removing the words “Floor Area and” from the heading and text, and both instances of the words “Floor Area” from the glossary.
 - IV. Addition of new guiding principal related to climate change adaptation and mitigation

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS - none

11. CORRESPONDENCE

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

11.1 Email dated November 20, 2025 from K. Younk regarding Sea Egg Cove from Overnight to Day Use

Received for information.

11.2 Email dated January 29, 2026 from T. Peterson regarding BC Ferries' Route 55 Service

Received for information.

11.3 Email dated January 30, 2026 from BC Ferries Customer Relations regarding BC Ferries

Received for information.

12. NEW BUSINESS

12.1 Letter of Support for Public Use of Squitty Bay Dock - Trustee Lironi for Discussion

Discussion ensued and the following comments were noted:

- There is a lack of docks at the south end of the island;
- The Squitty Bay dock is under the jurisdiction of Small Craft Harbours;
- The Local Trust Committee can only send advocacy letters on matters related to land use planning;
- The Planner reviewed the advocacy policy to provide further clarity;
- Trustee Lironi will do further research and bring the issue forward at the next meeting.

13. STAFF REPORTS

13.1 Short Term Rental Accommodation - Principal Residence Opt-In – Briefing

Discussion ensued and the Local Trust Committee noted that other than the provincially regulated bed and breakfasts all other tourist accommodation on Lasqueti Island is zoned through the Land Use Bylaw which requires principal residency and there does not appear any need to opt in to the provincial regulation at this time.

13.2 Trust Conservancy Report - none

13.3 Applications Report dated February 3, 2026

Received for information.

13.4 Trustee and Local Expense Report dated December, 2025

The Chair indicated they have not seen Trustee Expenses used in other areas and the Planner noted the amount shown appears to be a correction as it is recorded as income and if further clarification is required it should be asked of the Finance department.

13.5 Adopted Policies and Standing Resolutions

Received for information.

13.6 First Nations Relationship Building Update

The Chair of Trust Council has sent a letter to Snaw-naw-as Nation and Chair Elliott has requested it be added as correspondence to the next agenda.

13.7 Local Trust Committee Webpage - none

14. WORK PROGRAM

14.1 Active Projects Report dated February 3, 2026

Received for information.

14.2 Future Projects Report dated February 3, 2026

Received for information.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Monday, May 4, 2026 at 11:00 am at to be Decided

LA-2026-004

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff update the meeting location of the May 4, 2026, July 6, 2026, and February 1, 2027 to be held at the Lasqueti Island Community Hall.

CARRIED

15.2 Change to Electronic Meeting for November - Verbal Update

During the December 17 Executive Committee meeting logistical concern was noted regarding 13 Local Trust Committee meetings scheduled in a three-week period between November and December 2026 Trust Council meetings as a new Executive Committee will have just been formed the week prior and chair assignments made and it will be logistically difficult for Executive Committee members to travel to various back-to-back Local Trust Committee meetings

LA-2026-005

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff update the meeting location of the November 23, 2026 meeting to electronic.

DEFEATED

LA-2026-006

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff update the meeting location of the November 23, 2026 Lasqueti Island Local Trust Committee regular business meeting to electronic.

CARRIED

16. ADJOURNMENT

By general consent, the meeting was adjourned at 3:30 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: May 4, 2026
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 Trust Council.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 11:05 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. APPROVAL OF AGENDA

The agenda was reordered as follows:

- Item 12.1 will be considered following item 6
- Items 15.1 and 15.2 will be heard following item 7

By general consent, the agenda was adopted as amended.

4. REPORTS

4.1 Trustee Reports

Trustee Lironi spoke to the passing of community member Jenny Vester and noted the election is upcoming in October.

Trustee Peterson reported that community member Jenny Vester's service will be held later in the day, staff have advised the Trust Policy Statement Amendment Project will not complete before the end of the term, and a resolution requesting Transport Canada cease the divestment of remote ports passed at the Association of Vancouver Island Coastal Communities conference and will be advance to the Union of BC Municipalities and the Union of Canadian Municipalities.

4.2 Chair's Report

Chair Elliott reported attendance at the Association of Vancouver Island Coastal Communities conference and the MapIT software has returned to the Islands Trust website.

4.3 Electoral Area Director's Report

Director Fall thanked the Local Trust Committee for organizing the meeting at the Lasqueti Community Hall and spoke to the resolution jointly submitted with Trustee Peterson requesting Transport Canada cease the divestment or remote ports which passed with unanimous support at the Association of Vancouver Island Coastal Communities conference.

5. COMMUNITY INFORMATION MEETING: PROPOSED BYLAW NO. 107: MINOR PROJECT: LAND USE BYLAW AMENDMENT TO MINIMUM LOT SIZE

5.1 Planner Presentation

The Planner summarized proposed Bylaw No. 107 and highlighted the following:

- The purpose of the proposed bylaw is to amend the minimum lot area for subdivision in Subdivision District A from 4 hectares to 4.05 hectares, which is equivalent to 10 acres;
- The bylaw will also amend other references in the bylaw from 4 to 4.05 hectares;
- The bylaw has received first reading and referrals have been sent to First Nations and agencies and no concerns have been identified in the responses.

5.2 Question & Answer Period

The following questions and answers were recorded:

- How did the proposal come about?
 - During the “Safe Island” proposal it was recognized that using 4 hectares instead of 4.05 hectares provided the potential for very large lots to attain one extra lot at time of subdivision, and while it was assumed a 160-acre lot would have potential to subdivide to 16 lots it calculated to 17 lots and this resulted in members of the public advising the Local Trust Committee they wanted it corrected.
- Currently one can have a 600 square foot guest cottage that can not be rented out or permanently occupied and if that is changed to allow permanent residency for a relative the density will be increased to 5 acres, which increases the value of the property.
 - The change to the minimum lot size for subdivision for a relative does not increase the density.
 - The subdivision for a relative provision is already part of the existing bylaw and the change is to the minimum size of said lot.
- How does the change in size affect existing 20 or 30 acre lots where existing owners assume they can have two homes?

- If a 9.88 acre lot area requirement were changed to a 10 acre requirement it would remain that a 20 acre lot could be subdivided to two lots.
- Prior to Islands Trust there was a 10 acre minimum that is now a 9.88 acre minimum and there are no records that a public hearing was held at that time. This change appears to be an administrative error when the federal government imposed the need for all other governments to translate imperial measurements into metrics. Why are the Trustees choosing to spend public time and money on an administrative correction?
 - The Official Community Plan was changed to metric measurements in June, 1984 followed by the Land Use Bylaw in 1986 and any subsequent change to the bylaw requires a public hearing.
- Large subdivision requires roads and one has to have enough property to facilitate the roads and the minimum lot size. For example, one would need more than 30 acres to subdivide to 3 lots and include roads. Is this correct?
 - The bylaw establishes a minimum and when development occurs one might not be able to maximize what the math might indicate is the number of lots available.
 - The scope of the project was to deal with the conversion discrepancy between 10 and 9.88 acres and not address what other governments require.
- The proposed change will affect density rather than subdivision because the change would affect what happens in terms of density on the tenants in common property where the normal subdivision requirement of road and infrastructure isn't relevant. Is this correct?
 - The bylaw would change lots within Subdivision District A where one dwelling per 4 hectares of lot area is currently allowed to one dwelling per 4.05 hectares of lot area.
- The bylaw doesn't affect anything except future subdivisions and minimum lot size and it does not affect density nor address the provincial requirement for road access. Is this correct?
 - The bylaw is only about minimum lot size per subdivision and there are other aspects in terms of minimum lot size per dwelling.
- How does it affect minimum lot size per dwelling?
 - The Land Use Bylaw states that a lot within Subdivision District A can have one dwelling per 4 hectares and this would be changed to one dwelling per 4.05 hectares.
- If I wanted to add a dwelling for a relative then I would not be able to do it unless I have the .05 hectares correct?
 - Correct, there could be some very large lots that would lose the ability to have one additional dwelling.
- Can the Planner think of any other instances where this will affect people's use of their existing lots based on the old lot size?

- The Planner provided further clarity on proposed Bylaw No. 107 and referenced a table in the December staff report listing eight different bylaw provisions that would be affected by the bylaw. They noted there are no new provisions and the existing provision which references 4 hectares is being proposed to be changed to 4.05 hectares (or 9.88 acres to 10 acres).
- Are there any existing 10-acre lots that are not 10 acres?
 - It is difficult to know without a survey being done. The proposal is to change the Land Use Bylaw to actually reflect 10 acres.
- If one has a 30-acre lot and has understood they could build three homes and three cottages has this changed?
 - No, it has not changed.
- If a 30-acre lot was actually 29.9 acres, could one still build three houses?
 - If a lot were 29.9 acres it would not be subdividable into three lots.
- If a lot is slightly undersize at survey and one finds a wedge of property that is not part of a boundary of any lot and claims it. How would the bylaw affect this scenario?
 - The bylaw would not address an inaccurate boundary survey.

6. PUBLIC HEARING: PROPOSED BYLAW NO. 107: MINOR PROJECT: LAND USE BYLAW AMENDMENT TO MINIMUM LOT SIZE

6.1 Recess for Public Hearing

The meeting was recessed at 11:56 a.m.

6.2 Recall to Order

The meeting was recalled to order at 12:32 p.m.

The agenda was reordered and item 12.1 was heard following item 6.

7. TOWN HALL

Speakers are expected to follow the decorum guidelines outlined by the Chair at the opening of meeting. To ensure fairness, a timing device may be used for each speaker.

- A member of the public asked why the Chair of Islands Trust was in attendance.
 - A Trustee replied it was a public meeting and anyone can attend.
- A member of the public asked for an explanation of the difference between racism and anti-indigenous racism.
 - The Local Trust Committee noted the *BC Human Rights Code* identifies and speaks to Indigenous specific racism.
- A member of the public suggested the wording of the draft Annual Report excerpt specific to the Lasqueti Local Trust Committee be edited to reflect the current status of the Local Trust Committee's projects.
 - Trustees noted they would review the excerpt for content later in the agenda.

- A member of the public asked the Trustees to admit that staff directed the Local Trust Committee to cease work on the Official Community Plan project until the Snaw-naw-as First Nation met with them.
 - A Trustee informed the speaker that staff do not direct the Local Trust Committee in its work and, as has been noted at several meetings in which the speaker was in attendance, the work has been funded as a “major” project which will begin when regional planning staff have capacity to do so.
- A member of the public spoke to the removal of public comments from the recording of the previous Local Trust Committee meeting stating they heard an accusation that racist comments were made and they asked for examples of said comments.
 - The speaker was advised that Islands Trust staff made the decision to not publish the comments based on the determination that some of the statements did not meet standards of conduct.
- The same member of the public repeatedly asked for examples of racist comments.
 - A Trustee called a point-of-order stating the commentary was turning into debate.
- A member of the public stated the Local Trust Committee voted for a protocol agreement with the Snaw-naw-as First Nation and asked if any public engagement on the matter was undertaken before doing so.
 - The speaker was advised that protocol agreements are held by Trust Council, the Local Trust Committee would not have voted on it, and protocol agreements do not change land use bylaws but set out terms by which two autonomous governing bodies can work together.
- The same speaker asked if the protocol agreement included language that allows or instructs First Nations to have rights and title over the land on Lasqueti would that not impact local residents?
 - The speaker was informed that the neither the Local Trust Committee nor Islands Trust determine rights and title of First Nations and only govern land use planning.
- The speaker stated the reply was not true.
 - A Trustee called a point of order and stated rights and title are not local government jurisdiction and encouraged the speaker to contact staff for further information about what a protocol agreement is.
- The speaker asked when the joint working group with Snaw-naw-as First Nation was first established and when the working group has met. They then stated a Freedom of Information request showed the protocol agreement was completed in March, 2023 and the Local Trust Committee met with the Nation in December, 2022 and in early 2023.
 - A Trustee noted that the dates quoted would need to be confirmed and if the speaker would like the Local Trust Committee to provide date specific answers in public then questions should be submitted by email in advance.

8. MINUTES

8.1 Local Trust Committee Minutes dated February 9, 2026 - for adoption

This item was deferred.

8.2 Section 26 Resolutions-Without-Meeting Report – none

8.3 Advisory Planning Commission Minutes - none

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List dated April 28, 2026

This item was deferred.

10. DELEGATIONS - none

11. APPLICATIONS AND REFERRALS – none

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Minor Project: Land Use Bylaw Amendment to Minimum Lot Size - Post Public Hearing Staff Report

The Planner summarized recommended next steps for proposed Bylaw No. 107.

Discussion ensued and the following comments and clarifications were noted:

- An amendment to the bylaw can be made at this point provided it does not alter use or increase density;
- There is potential to not advance certain components of the bylaw;
- There is no intention to inadvertently limit existing dwelling potential or unintentionally limit density;
- There might be need for analysis on the number of lots that may be affected;
- If there is an inconsistency between minimum lot area of subdivision and dwellings it could cause a scenario in which there are ten dwellings permitted but the parcel could only be subdivided into nine lots;
- The community is asking that the 10-acre minimum be upheld;
- If the Local Trust Committee is uncertain, they can request further reporting and information to move forward with a higher degree of certainty and if new information is requested a second public hearing would need to be held;
- The Local Trust Committee could consider an alternative approach to look at subdivision that only speaks to very large lots.

LA-2026-007

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to draft a Land Use Bylaw amendment to limit subdivision potential of lots 80 hectares or more to a minimum lot size of 4.05 hectares.

CARRIED

The meeting was recessed for a break at 1:05 p.m. and reconvened at 1:15 p.m.

LA-2026-008

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee rescind resolution LA-2026-007.

CARRIED

LA-2026-009

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

CARRIED

Further consideration of advancing proposed Bylaw No. 107 was deferred pending receipt of additional information.

13. CORRESPONDENCE

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

13.1 Letter dated February 2, 2026 to Snaw-naw-as First Nation regarding Congratulation and Proposal for Leadership-to-Leadership Dialogue from Laura Patrick, Chair Islands Trust Council

This item was deferred.

13.2 Email dated March 23, 2026 from the Agricultural Land Commission regarding Staffing and Budget Pressures

This item was deferred.

14. NEW BUSINESS - none

15. STAFF REPORTS

15.1 Public Notification Bylaw Amendment No. 180 Final Adoption - Staff Report

The Local Trust Committee had given first, second, and third readings to Bylaw No. 180, it has been approved by Executive Committee, and is being returned to the Local Trust Committee for final adoption.

LA-2026-010

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee Bylaw No. 106, cited as “Lasqueti Island Local Trust Committee Public Notification Bylaw No. 106, 2025”, be adopted.

CARRIED

Trustee Peterson noted provisions are minimum provisions and include a print newspaper on Lasqueti Island.

15.2 2025/26 Annual Report - Approval of the Lasqueti Island's Local Trust Committee Section - Request for Decision

The Local Trust Committee requested the excerpt be amended as follows:

In the third paragraph remove the word “will” so it reads “would increase”.

LA-2026-011

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee approves the attached text for inclusion in the 2025/26 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs as amended.

CARRIED

15.3 Highlights of Trust Conservancy January 20, 2026 Board Meeting

This item was deferred.

15.4 Applications Report dated April 28, 2026

This item was deferred.

15.5 Trustee and Local Expense Report dated February, 2026

This item was deferred.

15.6 Adopted Policies and Standing Resolutions

This item was deferred.

15.7 First Nations Relationship Building Update - none

15.8 Local Trust Committee Webpage - none

16. WORK PROGRAM

16.1 Active Projects Report dated April 28, 2026

This item was deferred.

16.2 Future Projects Report dated April 28, 2026

This item was deferred.

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for Monday, July 6, 2026 at 11:00 am at Lasqueti Community Hall, Lasqueti Island, BC

18. CLOSED MEETING

18.1 Motion to Close the Meeting

LA-2026-012

It was MOVED and SECONDED

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a) for the purpose of considering:

- (a)personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

And that the recorder and staff attend the meeting.

CARRIED

The meeting was recessed at 1:46 p.m.

18.2 Recall to Order

Chair Elliott recalled the meeting to order at 1:53 p.m.

18.3 Rise and Report

Chair Elliott rose and reported adoption of the May 12, 2025 in-camera meeting minutes that Jack Woodward, George Buyer, and Kathryn Berge were appointed to serve on the Lasqueti Board of Variance for a three-year term commencing May 4, 2026 and ending May 4, 2029.

19. ADJOURNMENT

By general consent, the meeting was adjourned at 1:54 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



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.

**PUBLIC HEARING RECORD
RECEIVED FOR INFORMATION
BY LOCAL TRUST COMMITTEE**

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.

**PUBLIC HEARING RECORD
RECEIVED FOR INFORMATION
BY LOCAL TRUST COMMITTEE**

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



Follow Up Action Report

Lasqueti Island

11-Apr-2022

Progress	Activity	Responsibility	Dates	Status
25%	<p>1 Major project: Referral of FLNRORD comments on the OCP to the APC to make a recommendation as to whether the policies of concern should be retained, removed, or amended.</p> <p><i>UPDATE: As of September 23, 2022 no response has been received by FLNRORD</i></p> <p><i>UPDATE: As of January 23, 2023 the LTC is deferring a referral to APC on this matter until FN consultation is completed.</i></p>			In Progress

21-Oct-2024

Progress	Activity	Responsibility	Dates	Status
100%	<p>1 Inform TC of Lasqueti LTC interest in options 2 and 3 related to Phase 4 of the draft Islands Trust Policy Statement.</p>	Jason Youmans		Completed

06-Oct-2025

Progress	Activity	Responsibility	Dates	Status
50%	<p>1 Revise and finalize major OCP Review project charter for regional planning team.</p>	Renee Jamurat	Target: 10-Oct-2025	In Progress
50%	<p>2 Staff to complete with final steps for bylaw adoption: Lasqueti Island Local Trust Committee Bylaw 105, cited as "Lasqueti Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 105, 2025" be adopted.</p>	Nadine Mourao	Target: 29-Nov-2025	In Progress

Follow Up Action Report

Lasqueti Island

04-May-2026

Progress	Activity	Responsibility	Dates	Status
100%	1 BOV - Inform those who submitted expressions of interest of LTC decision.	Shalini Nakai		Completed
100%	2 Minor Project - Bylaw 107 deferred, draft LUB amendment to limit subdivision potential of lots 64.74 ha or more to a minimum lot size of 4.05 hectares.	Stephen Baugh		Completed
50%	3 Lasqueti Local Trust Committee Public Notification Bylaw No. 106, 2025 adopted.	Nadine Mourao		In Progress

DATE OF MEETING: July 6, 2026
TO: Lasqueti Island Local Trust Committee
FROM: Stephen Baugh, Island Planner
Northern Team
COPY: Renée Jamurat, Regional Planning Manager
SUBJECT: Minor Project – Land Use Bylaw Amendment: Minimum Lot Area for Subdivision

RECOMMENDATION

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

REPORT SUMMARY

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

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

BACKGROUND

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

LA-2025-024

It was MOVED and SECONDED,

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

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

LA-2026-009

It was MOVED and SECONDED

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

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

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

ANALYSIS

Minor Project Recommendation:

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

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

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

Total Subdivision Potential in Subdivision District A	1307 lots	1304 lots	1304 lots
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The draft bylaw, if adopted, would decrease the total subdivision potential of Subdivision District A by 3 lots which is equivalent to 0.23% of the existing subdivision potential in Subdivision District A. Staff are recommending that the LTC proceed no further with this project for the following reasons:

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

Draft Bylaw No. 108:

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

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

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

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

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

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

Rationale for Recommendation

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

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

ALTERNATIVES

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

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

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

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

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

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

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

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

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

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

NEXT STEPS

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

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

ATTACHMENTS

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

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 107

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

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

1. Citation

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

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

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

READ A SECOND TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

DRAFT BYLAW NO. 107 (LUB)

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 107

Schedule "1"

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

Minor Project – Minimum Lot Area for Subdivision - Charter v1

Lasqueti Island Local Trust Committee

Date: July 6, 2026

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

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

Deliverables	In Scope	Out of Scope
<ul style="list-style-type: none"> Bylaw to amend the Lasqueti Island Land Use Bylaw 	<ul style="list-style-type: none"> Consider LUB amendments to minimum lot area within Subdivision District A Public Hearing or Notification of First Reading CIM prior to Public Hearing Referral of Bylaw and/or Notifications to First Nations and Agencies 	<ul style="list-style-type: none"> OCP Amendments Additional Community Information Meeting Additional engagement beyond identified in-scope items

Workplan Overview

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

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

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

LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 108

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

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

1. Citation

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

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

READ A FIRST TIME THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

DRAFT BYLAW NO. 108 (LUB)

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 108

Schedule "1"

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

2. **Schedule "C"** of Lasqueti Island Land Use Bylaw No. 78, 2005 is amended as follows:
 - 2.1 Schedule "C" – is amended by deleting "Subdivision District A (4 hectare minimum parcel area)" and replacing it with "Subdivision District A (4 hectare minimum parcel area on lots having an area less than 64.74 hectares, and 4.05 minimum parcel area on lots having an area of 64.74 hectares or greater)".



ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: Lasqueti Minor Project 2025

File Name: Bylaw No. 108

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

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

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
n/a	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
n/a	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
n/a	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
	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>



**ISLANDS TRUST CONSERVANCY
REPORT TO TRUST COUNCIL
2025-2026 - 4th Quarter Update**

COMPLETED SINCE LAST REPORT (January - March 2026)	PLANNED FOR FIRST QUARTER 2026-27 (April - June 2026)
1. STRATEGIC PLANNING/ADMINISTRATION/OPERATIONS	
<p>Personnel/Staffing: Continued recruitment for</p> <ul style="list-style-type: none"> • Covenant Management Specialist • Communications Specialist • Administrative Assistant 	<p>Personnel/Staffing: Onboard new</p> <ul style="list-style-type: none"> • Covenant Management Specialist • Communications Specialist • Administrative Assistant
<p>ITC Five-Year Plan development: Developed a logic model and work plan Updated project charter Prepared and delivered engagement letters to First Nations and conservation partners Hosted an Information Session with interested First Nations (Feb. 19th)</p>	<p>ITC Five-year Plan development: Establish cooperative engagement framework and commence engagement with First Nations interested in involvement with development of Five-year Plan</p>
<p>ITC Board support: Hosted January 20th and March 17th ITC Board meetings Hosted January 30th ITC Board special meeting Began re-appointment process for provincially appointed board members Submitted referral response to Trust Council on the draft Policy Statement</p>	<p>ITC Board support: Host May ITC Board meeting Host special ITC Board meeting for ITC audit report findings Continue to support board member re-appointment process</p>
<p>Financial Management Continued to support the Board in reviewing and refining its budget request and business cases through review cycle Submitted revised budget to Committee of the Whole and Trust Council Prep for financial statement process</p>	<p>Financial Management Complete financial statement process and support the annual audit process. Implement budget Begin budget planning for 2027/28</p>
<p>ITC Policies: Continued policy review/update project</p>	<p>ITC Policies: Continue policy review/update project Engage with First Nations on identifying policy gaps and improvements</p>



**ISLANDS TRUST CONSERVANCY
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<p>SAR Program: Continued negotiation of a conservation agreement between Environment and Climate Change Canada (ECCC)</p> <p>Received a \$26,000 grant from Tree Canada to support the recovery of species and ecosystems at risk at Mt Tuam Protected Area</p> <p>Continued facilitating Species at Risk Program evaluation</p> <p>Completed collation and mapping of ITC SAR data (Co-op student project)</p> <p>Developed and presented a Stewardship Education Webinar on Species at Risk</p> <p>Presented on ITC Species at Risk Program to the Regional Planning Committee in February</p> <p>Co-organized and hosted an in-person meeting for 40 Priority Places Program grant recipients</p> <p>Completed Q3 reporting to funder for ECCC Priority Places Species at Risk Program</p> <p>Investigated SAR monitoring research proposals for 26/27 fiscal year</p> <p>Presentation to ITC Board ‘SAR Program Highlights’ at March meeting</p> <p>Continued collaboration with Planning Services to develop products, training, and support materials about species and ecosystems at risk</p>	<p>SAR Program: Complete final report to ECCC for Species at Risk (SAR) Program</p> <p>Investigate and implement SAR monitoring research proposals for 26/27 fiscal year</p> <p>SAR Program administrative wrap-up</p> <p>Plan with Protected Areas Management Team to prioritize species at risk work post ECCC funding.</p>
<p>Software Updates:</p> <p>Data Management System/GIS: Investigated procurement options for GIS specialist/firm to design a data management system to integrate into existing GIS systems.</p> <p>Field Technology Tools and Applications: Assessed new tools and features and provided feedback to GIS team</p> <p>Securement Applications Portal: Ongoing revisions, staff training, and procedure development for Islands Trust Applications Portal</p>	<p>Software Updates:</p> <p>Data Management System/GIS: Contract GIS specialist/firm to design a data management system to integrate into existing GIS’s systems.</p> <p>Field Technology Tools and Applications: Provide feedback to mapping team about application re-launch</p> <p>Work with mapping team to prepare software and database for 2026 field work season</p> <p>Securement Applications Portal: Ongoing revisions, staff training, and procedure development for the Islands Trust Applications Portal</p>



**ISLANDS TRUST CONSERVANCY
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<p>Other: Attended meeting with Tsawout First Nation (January)</p>	<p>Other: TBD</p>
<p>2. COVENANT AND PROPERTY SECUREMENT PROJECTS</p>	
<p>Conservation Planning Began developing a project plan for Regional Conservation Plan evaluation</p> <p>Collaborated with Planning Services to identify gaps in ecological data and analyses</p> <p>Updated conservation proposal forms with revised waiver of confidentiality, and information about First Nations referrals</p> <p>Continued securement negotiations on ~27 ha of land for ITC nature reserve (1 Galiano, 1 Salt Spring)</p> <p>Continued negotiations on ~2 ha of land for NAPTEP covenants (1 North Pender, 1 Salt Spring)</p> <p>Continued discussions related to enquiries about conservation options for three properties (1 Salt Spring, 1 Hornby, 1 Saturna).</p> <p>Ongoing review of applications for three land donations (Salt Spring, Lasqueti, Denman) and 1 NAPTEP (Salt Spring)</p>	<p>Conservation Planning Prepare project charter for multi-year Regional Conservation Plan evaluation and revision</p> <p>Board review and decision on three conservation proposals.</p> <p>Continue negotiations on existing conservation proposal projects</p>
<p>3. COVENANT AND PROPERTY MANAGEMENT</p>	
<p>Protected Area Monitoring: Presented nature reserve and covenant monitoring results and recommendations from 2025 monitoring season to ITC Board</p> <p>Issued reports with notice of compliance/non-compliance and stewardship recommendations to covenant landholders</p> <p>Collaborated with management groups to address concerns observed on nature reserves</p> <p>Collaborated with covenant co-holders and landholders to address compliance concerns and priority management needs in conservation covenants.</p> <p>Reviewed annual monitoring program and implemented improvements for 2026 season.</p>	<p>Protected Area Monitoring: Continue addressing concerns observed on nature reserves.</p> <p>Continue to collaborate with covenant co-holders and landholders to address compliance concerns and priority management needs in conservation covenants.</p> <p>Commence 2026 monitoring season</p>

As of March 2026, the Islands Trust Conservancy protects 115 conservation properties, 34 nature reserves and 81 covenants (29 of which have NAPTEP certificates)



**ISLANDS TRUST CONSERVANCY
REPORT TO TRUST COUNCIL
2025-2026 - 4th Quarter Update**

<p>Protected Area Management Projects: Reviewed annual reports from management groups and contractors implementing management projects in ITC protected areas</p> <p>Finalized list of priority projects for 2026-27</p> <p>Worked with Comox Valley Regional District on Denman Island Cross Island Trail along Lindsay Dickson Nature Reserve.</p>	<p>Protected Area Management Projects: Implement third year of three-year service contracts for management activities in ITC nature reserves.</p> <p>Commence procurement processes for priority projects for environmental monitoring, species-at-risk conservation, ecosystem stewardship, infrastructure maintenance, and other management needs</p> <p>Continue work with Comox Valley Regional District on Denman Island Cross Island Trail along Lindsay Dickson Nature Reserve.</p>
<p>Protected Area Management Planning Archeology assessment contracts in progress for two nature reserves.</p> <p>Continued policy development for management planning, risk management, and signage.</p>	<p>Protected Area Management Planning Archeology assessment contracts in progress for two nature reserves until March 2027.</p> <p>New policies in review for management planning, risk management, and signage.</p>
<p>Technology Improvements: Worked with GIS staff on updates and improvements to FieldMaps app based on user feedback during 2025 field season.</p> <p>Continued to work with GIS staff to ensure all spatial data collected for ITC protected areas can be incorporated and viewed in available mapping applications.</p> <p>Trial Survey123 as a replacement for paper monitoring forms.</p>	<p>Technology Improvements: Complete work with GIS staff to ensure updates to FieldMaps have been made and trialed.</p> <p>Roll out Survey123 for official use in Monitoring Program if trial is successful.</p> <p>Continue to work with GIS staff to ensure all spatial data collected for ITC protected areas can be incorporated and viewed in available mapping applications.</p> <p>Continue to explore remote monitoring solutions and related policy development.</p>
<p>Other: Continued policy review, drafting of new policies, and revision of outdated policies.</p>	<p>Other: Continue policy review/drafting/update.</p>
<p>4. COMMUNICATIONS AND OUTREACH</p>	
<p>NOTE: Support on priority communications projects this quarter was provided by a contractor while the Communications Specialist position is vacant. Many communication-related activities are pending until a new Communications Specialist is onboarded.</p>	
<p>Social Media: Weekly social media posts & engagement across all ITC platforms</p> <p>Launch of strategic giving WillPower campaign for 2026</p>	<p>Social Media: Weekly social media posts & engagement across all ITC platforms - Launch Reflections from the Field in spring 2026 to highlight field work, Winter Heron features on social media</p>



**ISLANDS TRUST CONSERVANCY
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2025-2026 - 4th Quarter Update**

	Ongoing strategic giving WillPower campaign posts
News Releases: None	News Releases: TBD
Publications: Designed and delivered digital & physical ITC Holiday Cards to donors and other key stakeholders Published end-of-year ITC eNews Published Giving Tuesday ITC eNews Issued <i>Caring for Your Conservation Covenant</i> newsletter to covenant landholders ITC FOLKLIFE Ad circulation in next issue of the magazine	Publications: Publish Winter Heron Newsletter Publish Winter ITC eNews
Outreach: None	Outreach: None
Events: None	Events: Host celebration for one new nature reserve and one new NAPTEP covenant on Salt Spring Island
Reports: None	Reports: Prepare for ITC 2025/26 Annual Report
5. FUNDRAISING AND CONSERVANCY SUPPORT	
Donor Relations: Stewardship of donors and advisors (ongoing) Reviewed and updated donor members in contract relationship database Received and processed donations – sent thank you letters and issued charity tax receipts Met with several potential donors interested in legacy giving Tour of S’ul-hween X’pey (Elder Cedar) Nature Reserve with legacy donor	Donor Relations: Stewardship of donors and advisors (ongoing) Receive and process donations – send thank you letters and issue charity tax receipts Follow up with potential donors interested in legacy giving
Strategic Giving: Continued WillPower Campaign seeking bequests of conservation lands or conservation funds Calls with two professional advisors Updated pledged bequests	Strategic Giving: Continue WillPower Campaign seeking bequests of conservation lands or conservation funds Review effectiveness of WillPower Campaign

As of March 2026, the Islands Trust Conservancy protects 115 conservation properties, 34 nature reserves and 81 covenants (29 of which have NAPTEP certificates)



**ISLANDS TRUST CONSERVANCY
 REPORT TO TRUST COUNCIL
 2025-2026 - 4th Quarter Update**

<p>Fund Management: Continued review of Opportunity Fund Guidelines</p>	<p>Fund Management: Review donation Policy and other fund guidelines Develop Fund Management Policy</p>
<p>Other: Developed draft Opportunity Fund application form Developed grant-needs spreadsheet Researched external grant opportunities (ongoing) Reviewed donation policies and fund guidelines Developed legacy and conservation print ad for Folklife Magazine</p>	<p>Other: Research external grant opportunities (ongoing)</p>



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY MARCH 17, 2026 BOARD MEETING

NOTE: For more detail on Islands Trust Conservancy meetings, including recordings and meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

- The ITC Board Chair rose and reported that it has approved spending of up to \$5,000 from the Land Securement budget to support a potential nature reserve securement in the Lasqueti Island Local Trust Area.
- The ITC Board requested staff to allocate undesignated donations received in the 2025-26 fiscal year to the Property Management Fund to support management of Islands Trust Conservancy protected areas.
- The ITC Board requested staff to notify the Lasqueti Island Local Trust Committee that ITC's interests are unaffected by proposed Bylaw No. 107, Lasqueti Island.
- The ITC Board requested staff to notify the Island Planner for Denman Island that approval of Bylaws 256 and 257 is endorsed by the ITC Board on the basis that the proposed bylaws brings the Official Community Plan and zoning into alignment with the conservation purpose of the subject properties and adds another layer of protection from development.
- The ITC Board accepted the conservation proposal submitted by Marilyn Walker to place a Natural Area Protection Tax Exemption (NAPTEP) covenant on approximately 2.5 ha of a Salt Spring Island property.
- The ITC Board requested staff to forward the ITC quarterly update to Trust Council local trust committees, and Bowen Island Municipality for the Conservancy Report agenda item, following its receipt at Trust Council.
- There is a joint Executive Committee/ITC Board meeting on April 15, 2026.
- The next Islands Trust Conservancy Board meeting is May 12, 2026.

Learn more about Islands Trust Conservancy: <https://islandstrust.bc.ca/conservancy/>

Visit the Islands Trust Conservancy Journal: <https://islandstrust.bc.ca/conservancy/the-journal/>

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Lasqueti Local Trust Committee Open Applications Report

Subdivision

Application Number	Applicant Name	Date Received	Address	Purpose
LA-SUB-2019.1	Gary Kolmuss	6/25/2019		PIDs: 025-448-811 and 005-600-081. Parcel line adjustment. Lasqueti Island Hotel, Weldon Road, Lasqueti Island, BC.

Planner	Status	Most Recent Completed Activity
Stephen Baugh	Waiting for Conditions	Record and File PLR

Application Number	Applicant Name	Date Received	Address	Purpose
LA-SUB-2020.1	Darcy Dobell	8/28/2020	0 WELDON RD	PIDs: 026-666-464 and 000-232-335 Five lot subdivision. Civic address: Rockey and Weldon Roads, Lasqueti Island, BC

Planner	Status	Most Recent Completed Activity
Stephen Baugh	Waiting for Conditions	Record and File PLR

Islands Trust
 LTC EXP SUMMARY REPORT F2027
 Invoices posted to Month ending April 2026

640 Lasqueti	Invoices posted to Month ending April 2026	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
LTC Local				
65050-640	LTC "Executive Expense on LTC's"	576.00	0.00	576.00
65200-640	LTC - Local Exp - LTC Meeting Expenses	990.00	0.00	990.00
65210-640	LTC - Local Exp - APC Meeting Expenses	1,230.00	0.00	1,230.00
65220-640	LTC - Local Exp - Communications	300.00	0.00	300.00
TOTAL LTC Local Expense		<u>3,096.00</u>	<u>0.00</u>	<u>3,096.00</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	15,500.00	0.00	15,500.00
73001-640-4146	Lasqueti Targeted LUB Amendment	2,000.00	1,572.18	427.82
		<u>17,500.00</u>	<u>1,572.18</u>	<u>15,927.82</u>

Lasqueti Island Local Trust Committee Policies & Standing Resolutions

No	Meeting Date	Resolution No.	Issue	Policy
1.	July 11, 2013	LA-2013-020	APC member Agenda Package	It was MOVED and SECONDED , that on request by an Advisory Planning Commission member, that they receive a Lasqueti Local Trust Committee Agenda package at no charge.
2.	February 28, 2017	LA-2017-006	APC to also act as TAC	It was MOVED and SECONDED , that the Lasqueti Island Local Trust Committee make a Standing Resolution to request the APC to undertake the function of a Transportation Advisory Committee.
3.	July 23, 2018	LA-2018-040	Non-medical cannabis retail applications	<p>It was MOVED and SECONDED that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications:</p> <ul style="list-style-type: none"> • Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee. • The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. • The public consultation process shall be determined by the local trust committee after initial review of the proposal. • However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: <ul style="list-style-type: none"> ○ Name of the applicant and a description of the proposal in general terms ○ The location of the proposed establishment and the subject site. ○ The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered. ○ The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application. ○ How public comments may be submitted to the local trust committee.
4.	December 17, 2018	LA-2018-062	Notice of Intention to Apply for Federal Cannabis License	It was MOVED and SECONDED that the Lasqueti Island Local Trust Committee adopt the following standing resolution: that the Lasqueti Island Local Trust Committee requests that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust.

No	Meeting Date	Resolution No.	Issue	Policy
5.	February 25, 2019	LA-2019-IC-003	Staff & Trustee at APC meetings	<p>It was MOVED and SECONDED that the Lasqueti Island Local Trust Committee adopt the following standing resolution: that all Advisory Planning Committee meetings will include a staff member and a Trustee.</p>
6.	February 24, 2020	LA-2020-003	First Nations Reconciliation	<p>It was MOVED and SECONDED, that the Lasqueti Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area:</p> <p>Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:</p> <ul style="list-style-type: none"> a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government to government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights and First Nations' traditional territories within the Islands Trust Area.



Active Projects Report

Lasqueti Island

2. *Minor Project - Targeted LUB Amendment Review - Minimum Lot Size for Subdivision*

Responsible

Dates

Activity:

Minor Project - To amend the Land Use Bylaw by changing the minimum lot size at subdivision from 4.0 hectares to 4.05 hectares.

Note, this item has be removed from major project charter by LTC resolution.

Stephen Baugh

Rec'd: 06-Oct-2025

Target: 27-Jul-2026



Future Projects Report

Lasqueti Island

1. *Major Project - Lasqueti Island OCP and LUB Review*

Responsible

Date Received

Lasqueti Island

Business case approved in fiscal year 2025/2026 for major project - OCP and LUB review. Assigned to Regional Planning Team. Business case approved by LTC for 2026-27 fiscal year.

01-Apr-2025

Minor Project work to be captured under this major project.

'Minor Project - Official Community Plan Review - Phases 2 & 3- To review and update the Lasqueti Official Community Plan (OCP) policies regulations in three phases which supports community participation, the Object of the Islands Trust, strengthens relations with First Nations and addresses community land use planning priorities.'

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(August 20, 2022) Items noted for OCP and LUB Review:

- Shoreline Management Plan: Develop a plan for managing mooring buoys and road access to the shoreline in Scottie Bay, Community mapping of values along the shorelines of Lasqueti Island;
- Subdivision regulations including: lot size, proof of water and public access to the foreshore;
- Housing;
- Consideration of adding a Marine Conservation Zone;
- Update OCP in regards to consistency with the Regional Conservation Plan;
- Update OCP in regards to consistency with the Coastal Douglas-Fir Toolkit; and
- Update OCP with regards to consistency with additional topics recommended by the Lasqueti Community Association Official Community Plan Steering Committee in their



Future Projects Report

Lasqueti Island

Recommendations Report dated January 31, 2020: Feral Sheep, Conservation Target, Climate Change, Short-term Vacation Rentals and Tourism, and Cluster Housing and Density Transfer.

2. *Advocacy and Communications*

Responsible

Date Received

Apply for Community to Community grant funding to support a relationship-building event with First Nations with interests in the Lasqueti Local Trust Area.

29-Aug-2022

3. *Administrative*

Responsible

Date Received

4. *Bylaw Enforcement*

Responsible

Date Received
