



Lasqueti Island Local Trust Committee

Regular Meeting Agenda

Date: December 8, 2025
Time: 11:00 am
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

Pages

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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 - 11:20 AM |
| 4.1 | Trustee Reports | |
| 4.2 | Chair's Report | |
| 4.3 | Electoral Area Director's Report | |
| 5. | TOWN HALL | 11:20 AM - 11:40 AM |
| 6. | MINUTES | 11:40 AM - 11:45 AM |
| 6.1 | Local Trust Committee Minutes dated October 6, 2025 - for adoption | 3 - 14 |
| 6.2 | Section 26 Resolutions-Without-Meeting Report dated December 1, 2025 | 15 - 15 |
| 6.3 | Advisory Planning Commission Minutes dated - none | |
| 7. | BUSINESS ARISING FROM MINUTES | 11:45 AM - 12:00 PM |
| 7.1 | Follow-up Action List dated December 1, 2025 | 16 - 17 |
| 8. | DELEGATIONS - none | |
| 9. | APPLICATIONS AND REFERRALS - none | |

10.	LOCAL TRUST COMMITTEE PROJECTS	12:00 PM - 12:30 PM	
10.1	Minimum Lot Area Land Use Bylaw Amendment - Staff Report		18 - 28
11.	CORRESPONDENCE	12:30 PM - 12:35 PM	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
11.1	Email dated October 31, 2025 from K. Younk regarding Change Sea Egg Cove from Overnight to Day Use		29 - 35
12.	NEW BUSINESS	12:35 PM - 12:40 PM	
12.1	Schedule February Local Trust Committee Meeting as an Electronic Meeting that the Lasqueti Island Local Trust Committee request Staff to change their in-person regular meeting scheduled for February 9, 2026 at 11:00 am to electronic.		
13.	STAFF REPORTS	12:40 PM - 1:00 PM	
13.1	Draft 2026/27 Lasqueti Island Local Trust Committee Annual Meeting Schedule		36 - 41
13.2	Public Notification Bylaw - Staff Report		42 - 46
13.3	Trust Conservancy Report - none		
13.4	Applications Report dated December 1, 2025		47 - 47
13.5	Trustee and Local Expense Report dated September, 2025		48 - 48
13.6	Adopted Policies and Standing Resolutions		49 - 50
13.7	First Nations Relationship Building Update		
13.8	Local Trust Committee Webpage		
14.	WORK PROGRAM	1:00 PM - 1:15 PM	
14.1	Active Projects Report dated December 1, 2025		51 - 51
14.2	Future Projects Report dated December 1, 2025		52 - 54
15.	UPCOMING MEETINGS		
15.1	Next Regular Meeting Scheduled for Monday, February 9, 2026 at 11:00 am at Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC		
16.	ADJOURNMENT	1:15 PM - 1:15 PM	



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

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

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

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

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

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. COMMUNITY INFORMATION MEETING - POLICY STATEMENT BYLAW 183

3.1 Planner Presentation

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

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

3.2 Question & Answer Period

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

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

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

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

3.3 Public Comments

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

4. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

13.1 Proposed New Minor Project - Discussion

By general consent, the agenda was adopted as amended.

5. REPORTS

5.1 Trustee Reports

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

Trustee Peterson reported the following:

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

5.2 Chair's Report

Chair Elliott reported the following:

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

5.3 Electoral Area Director's Report

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

6. TOWN HALL

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

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

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

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

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

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

7. MINUTES

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

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

7.2 Section 26 Resolutions-Without-Meeting Report - none

7.3 Advisory Planning Commission Minutes - none

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List dated September 26, 2025

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

8.2 Rescinding Resolution – Memorandum

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

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

The Local Trust Committee had no comments or questions.

9. DELEGATIONS - none

10. APPLICATIONS AND REFERRALS

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

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

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

10.2 Trust Council Bylaw 183 - Policy Statement Referral – Memorandum

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

10.3 PLCL20250333 - Crown Lease Referral - Sea Egg Cove

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

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

Discussion ensued and the following comments were noted:

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

LA-2025-020

It was MOVED and SECONDED,

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

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

and direct staff to forward all public correspondence received.

CARRIED

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

11. LOCAL TRUST COMMITTEE PROJECTS

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

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

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

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

LA-2025-021

It was MOVED and SECONDED,

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

CARRIED

LA-2025-022

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

CARRIED

LA-2025-023
It was MOVED and SECONDED,
that the Lasqueti Island Local Trust Committee approve the revised Project Charter, for the Lasqueti Island Official Community Plan Review Project.

CARRIED

12. CORRESPONDENCE - none

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

13. NEW BUSINESS

13.1 Proposed New Minor Project – Discussion

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

LA-2025-024
It was MOVED and SECONDED,
that the Lasqueti Local Trust Committee amend the Land Use Bylaw by changing the minimum lot size at subdivision from 4.0 hectares to 4.04686 hectares, and add as a minor project for this fiscal year.

CARRIED

LA-2025-025,
It was MOVED and SECONDED,
that the Lasqueti Island Local Trust Committee extend the meeting beyond the scheduled end time of 3:00 p.m.

CARRIED

14. STAFF REPORTS

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

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

LA-2025-026,
It was MOVED and SECONDED,
that the Lasqueti Island Local Trust Committee Bylaw No. 105, cited as “Lasqueti Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 105, 2025” be adopted.

CARRIED

14.2 Public Notification Bylaw - Request for Decision

Discussion ensued and the following comments were noted:

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

LA-2025-027

It was MOVED and SECONDED,

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

CARRIED

14.3 Trust Conservancy Report - none

14.4 Applications Report dated September 26, 2025

Received for information.

14.5 Trustee and Local Expense Report dated July, 2025

Received for information.

14.6 Adopted Policies and Standing Resolutions

Received for information.

14.7 First Nations Relationship Building Update - none

14.8 Local Trust Committee Webpage - none

15. WORK PROGRAM

15.1 Active Projects Report dated September 26, 2025

Received for information.

15.2 Future Projects Report dated September 26, 2025

Received for information.

16. UPCOMING MEETINGS

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

17. ADJOURNMENT

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

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder

DRAFT



Islands Trust

Resolutions Without Meetings Log

Lasqueti Island

Resolution Number	Action	Date
<p>2025-005</p> <p>Change December 8, 2025 meeting to electronic.</p> <p>"that the Lasqueti Island Local Trust Committee request Staff to change their in-person regular meeting scheduled for December 8, 2025 at 11:00 am to electronic."</p>	<p>Carried</p>	<p>20-Nov-2025</p>

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
50%	<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		In Progress

Follow Up Action Report

Lasqueti Island

06-Oct-2025

Progress	Activity	Responsibility	Dates	Status
100%	1 Staff to forward LTC response resolution for Crown Lease application referral No. 18621726-009.	Rob Pingle	Target: 10-Oct-2025	Completed
100%	2 Forward Lasqueti business case for 2026-2027 major project - OCP review to relevant committees and trust council for approval request.	Renee Jamurat	Target: 10-Oct-2025	Completed
50%	3 Revise and finalize major OCP Review project charter for regional planning team.	Renee Jamurat	Target: 10-Oct-2025	In Progress
0%	4 new Minor project for this 2025-26 fiscal year to amend the Land Use Bylaw by changing the minimum lot size at subdivision from 4.0 hectares to 4.04686 hectares.	Stephen Baugh		In Progress
0%	5 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.	Nadine Mourao	Target: 29-Nov-2025	In Progress
0%	6 Request staff to report back on options for bylaw revisions, on additional methods of public notification for proposed Public Bylaw Notification Bylaw No. 106 to include suitable local print and electronic publications and social media. Trustees will share more information on suitable options.	David Marlor Nadine Mourao		In Progress



DATE OF MEETING: December 8, 2025

TO: Lasqueti Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Team

COPY: Renée Jamurat, Regional Planning Manager

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

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee Bylaw No. 107, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025”, be read a first time.
2. That the Lasqueti Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 107, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.
3. That the Lasqueti Island Local Trust Committee request staff to refer Bylaw No. 107 to the following First Nations, agencies, and organizations:

Cowichan Tribes, Da’naxada’xw First Nation, Halalt First Nation, K’omoks First Nation, Lyackson First Nation, Mamalilikulla First Nation, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz’uminus First Nation, Te’mexw Treaty Association, Tla’amin Nation, Tlowitsis Nation, Ts’uubaa-asatx First Nation, We Wai Kai Nation, Wei Wai Kum Nation, Islands Trust Conservancy Board, qathet Regional District, and the Ministry of Transportation and Transit.
4. That the Gabriola Island Local Trust Committee request staff schedule a Public Hearing for Bylaw No. 107, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2025” on May 4, 2026.

REPORT SUMMARY

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

BACKGROUND

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

LA-2025-024

It was MOVED and SECONDED,

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

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

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

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

Official Community Plan:

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

3.1 Residential Land Use

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

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

Land Use Bylaw:

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

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

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

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

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

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

Islands Trust Conservancy:

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

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

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

Consultation

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

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

Staff are recommending the bylaw be referred to the following First Nations: Cowichan Tribes, Da'naxada'xw First Nation, Halalt First Nation, K'omoks First Nation, Lyackson First Nation, Mamalilikulla First Nation, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Te'mexw Treaty Association, Tla'amin Nation, Tlowitsis Nation, Ts'uubaa-asatx First Nation, We Wai Kai Nation, Wei Wai Kum Nation.

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

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

Proposed Project Timeline



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

Rationale for Recommendation

Staff are recommending the LTC:

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

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

ALTERNATIVES

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

1. Amend the Bylaw

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

2. Proceed without a Public Hearing

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

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

NEXT STEPS

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

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

ATTACHMENTS

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

DRAFT

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 107

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

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

1. Citation

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

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

READ A FIRST TIME THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

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

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

DRAFT BYLAW NO. 107 (LUB)

LASQUETI ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 107

Schedule "1"

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



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>

From: Stephen Baugh
Sent: Friday, October 31, 2025 8:03 AM
To: Nadine Mourao
Subject: FW: Follow up on request to change Sea Egg Cove from Overnight to Day Use
Attachments: Letter to Lasqueti Island Trustees.pdf; lasqueti_land_tenure_20251025.jpg

Correspondence for LA LTC.

Stephen Baugh

Island Planner, Local Planning Services
Islands Trust | T 250-247-2201

From: Timothy Peterson <tpeterson@islandstrust.bc.ca>
Sent: Wednesday, October 29, 2025 12:37 PM
To: Lasqueti Island Local Trust Committee <LasquetiIslandLocalTrustCommittee@islandstrust.bc.ca>
Subject: Fw: Follow up on request to change Sea Egg Cove from Overnight to Day Use

From: Karina Younk [REDACTED]
Sent: October 29, 2025 12:33 PM
To: Timothy Peterson; [REDACTED] Mikaila Lironi; Lasqueti Island Nature Conservancy
Cc: Paul Grey; Nick Heath
Subject: Follow up on request to change Sea Egg Cove from Overnight to Day Use

Dear Lasqueti Island Trustees (Tim, Mikaela, Sheila) and Nature Conservancy members (Gordon, James, Wendy, Julia),

As the Chair of BC Marine Trails Network Association (BCMT), I am following up on Sheila's request from the Lasqueti Island Trustees that BCMT change the designation of Sea Egg Cove from a campsite to a day use only site. Our Trails Development Committee shared this information with our Board last Thursday evening. The TDC and the BCMT Board agree that Salacia Cove and/or Young Point would provide safe alternatives as campsites instead of using Sea Egg Cove. We would like to propose a joint meeting with designates from the Lasqueti Island Trustees and also with the Lasqueti Island Nature Conservancy to determine the best process for making these changes on our map to ensure continued safe recreational access on Lasqueti Island and also to potentially explore ways we could work together to ensure the aims of all partners are honored.

In the interest of us having access to the same information, I have compiled the information received from Sheila (Izzy) Harrington and from Nick and Paul (our TDC leaders who have been copied in this email) in the attached document. Nick also shared the land tenure map which illustrates the potential options for public marine recreation access on Lasqueti Island.

FW: Follow up on request to change Sea Egg Cove from Overnight to Day Use

Thank you to Sheila for reaching out and making the initial connection! We look forward to having further conversations with you.

Karina Younk

Chair, BC Marine

Trails Board of Directors



At BC Marine Trails, our mission is to work with First Nations and stakeholders to build, protect, and promote a public network of marine trails allowing recreational navigation of the BC coastline with minimal impact on the environment.

[Your Donations](#) to BC Marine Trails are tax deductible.

Registered Canadian Charity #812142826RR0001

October 29, 2025

Lasqueti Island Trustees: Tim Peterson tpeterson@islandstrust.bc.ca, Mikaela Lironi mlironi@islandstrust.bc.ca Sheila Harrington sheharrington@gmail.com
Lasqueti Island Nature Conservancy linc@lasqueti.ca (Gordon Scott, James Schwartz, Julia)

Dear Lasqueti Island Trustees,

We received an email from Sheila Harrington after your trustees October meeting to request we change the status of Sea Egg Cove from an overnight camping location (2013) to a day-use site. I had the opportunity to speak with Sheila by phone to discuss your request in more detail and Sheila's alternate site suggestions. During our October 23 Board meeting, members of our Trails Development Committee also shared their concerns. The purpose of this letter is to provide you with additional information in relation to your request and to propose we meet jointly to explore alternative options that have been suggested and determine an action plan together.

We recognize that the trustees' request to change the status of Sea Egg Cove is linked to concerns about the National Outdoor Leadership School's (NOLS) application. Therefore, we felt it was important to respond formally to the Lasqueti Island Trustees on this matter as well. First, we wish to thank you for informing us of the NOLS application to the Ministry of Water, Lands, Resources, and Stewardship (WLRS). Learning that the BC Marine Trails' Public Map had been used to select sites, we spoke directly with the leaders at NOLS to explain our reasons for requesting their application be withdrawn. In our feedback to the WLRS, we echoed our recommendation that the application be withdrawn for the following reasons:

- The group size listed in the application was not appropriate for many of the sites listed;
- There was insufficient evidence of consultation with First Nations, local communities, and BC Marine Trails prior to completing the application;
- The requested duration of the application was unreasonable given ongoing land title negotiations (for example at least two of the sites are closed at the request of Nations).

While the application contained elements of concern, we wish to also recognize that NOLS is a reputable leadership training school similar to Canadian Outdoor Leadership Training (COLT) and Sea Kayak Instructional Leadership School (SKILS). Each of these schools, along with many coastal commercial outfitters, strive to offer local, national and international visitors to BC training in safe, respectful outdoor recreation experiences with minimal impact on the environment. There are many reasons BCMT, coastal communities, and First Nations groups value and promote these efforts to teach safe, respectful, and sustainable recreation practices.

At BC Marine Trails, our mission is to work with First Nations and stakeholders to build, protect, and promote a public network of marine trails allowing recreational navigation of the BC coastline with minimal impact on the environment. BCMT also works with the Canadian Coastguard to set goals for ensuring the sites on our map are within safe distances of each other (5 NM between day-use sites and 8-12 NM between campsites with 8 NM being optimal and 12 NM marginal). Distances over

12 NM are deemed unsafe or riskier even for skilled paddlers. Safety is an important goal when promoting public recreation. When we work with First Nations to request access to sites within their traditional territories, we share our heat maps to illustrate where we consider the distances between sites to be safe or unsafe for human-powered recreation like paddling and rowing.

When Sea Egg Cove, a crown land site, was assessed and added to the BCMT map in 2013, it was found to be appropriate for overnight camping for 2-4 tents (small groups only). The Trails Development Committee has stressed that the removal of this campsite would make small group travel along the SW coast of Lasqueti, an area subject to high winds, a serious safety issue.

In order to have an informed discussion, we have combined the information from Sheila's request on behalf of the Lasqueti Island Trustees with the input from our BCMT Trails Development Committee to expand our shared understanding of the concerns and to explore solutions:

- **Significance of location and distances to nearest campsites:**
 - Sea Egg Cove is situated on the SW side of Lasqueti Island. It is on provincial forest crown land and as such public camping is permitted.
 - As shown in the chart below, the distances from Sea Egg Cove to the next closest campsites is 3.8 NM to Finnerty, 10.2 NM to Home Bay on Jedidiah and 8.7 NM to Rathrevor. If Sea Egg Cove were removed, the next closest campsite would be Finnerty Island Central. The distance from Finnerty travelling the west side of Lasqueti would be 14.2 NM to Home Bay on Jedediah and 12.7 NM to Rathrevor. (Additional sites could alleviate areas where distances between sites is a concern.)

Distance in NM	Rathrevor	Finnerty	Fegan	Sea Egg	Salacia	Young Pt	Squitty Bay	Home Bay	Jervis
Rathrevor	X	12.7	13	8.7	8.4	8.1	8.9	14.2	12.1
Finnerty	12.7	X	1.1	3.8	6.8	10.3	11.0	9.7 or 14.2	6.5 or 16.3
Fegan	13	1.1	X	4.9	7.8	11.3	12.2	8.9	5.8
Sea Egg	8.7	3.8	4.9	X	3.2	6.4	7.2	10.2 or 13.5	13.5 or 10.2
Salacia	8.4	6.8	7.8	3.2	X	3.5	4.2	7.4 or 16.5	9.5 or 13.4
Young Pt	8.1	10.3	11.3	6.4	3.5	X	1.0	4.2	6.4
Squitty Bay	8.9	11.0	12.2	7.2	4.2	1.0	X	3.7	5.8
Home Bay	14.2	9.7 or 14.2	8.9	10.2 or 13.5	7.4 or 16.5	4.2	3.7	X	3.3
Jervis	12.1	6.5 or 16.3	5.8	13.5 or 10.2	9.5 or 13.4	6.4	5.8	3.3	X

- Using this chart, it is easy to see the importance of either Sea Egg Cove, Salacia Cove, and/or Young Point for safe travel distances between Rath Trevor campsite or French Creek launch site and Lasqueti as well as for access to the provincial park campsites on Jedediah or Jervis Islands.
- **Proximity to nesting sites:**
 - Sea Egg Rock is 0.5 NM from Sea Egg Cove. The rock is a refuge for many seabirds. Landing on the rock is not recommended nor is it feasible.
 - Jenkins Cove lies 0.9 NM to the east and is hidden from view at Sea Egg Cove. Sheila mentioned that the cliffs at the edges of this cove are seabird nesting sites. Landing on the flats is both sheltered and easier than at Sea Egg Cove, but the properties above the flats are private lands. This site is not listed on the map.
 - BCMT recognizes that Lasqueti Islanders are working to protect nesting sites and applaud the work being done to protect the nearby ecological reserve where day-use landing is permitted at the east end.
 - Sheila suggested using Salacia Cove instead as a campsite and this would be a very positive solution.
- **Road access:**
 - There is no road access to Sea Egg Cove and this was cited as a concern in case of a fire or a medical emergency. Lack of road access is usually considered a positive attribute for paddlers. Additionally, paddlers prefer a small cove as there are less likely to be ATVs, motorboats or large outfitter groups camping in these locations.
 - In the case of Squitty Bay, BC Parks justified a camping ban here in part because the site has road access. BCMT suggests that at Squitty Bay, touring cyclists could also share the site and this pairing of complementary use could be very successful.
 - BCMT recognizes that road access on Lasqueti Island is very different from that of Vancouver Island or the Mainland. We agree with the trustees that road access is less of a concern for sites on Lasqueti Island and potentially provides a benefit.
- **Protection from winds and waves:**
 - The BCMT map currently says Sea Egg Cove is "Protected from SE, NW." This allows paddlers to plan in advance for where to pull out if the winds come up. As most paddling is done during the summer when NW winds are prevailing and SE winds usually indicate storms, both are important for safe, surf-free landings.
 - Salacia Cove provides better protection than Sea Egg Cove so again it would be a preferred option.
- **Risk of Fires:**
 - BCMT's Code of Conduct stresses that recreationists follow local regulations and that fires be used only if necessary, be kept small, and below the high tide line.
 - We suggest the placement of a sign for all map sites on Lasqueti stating "No fires at any time." We can assist with the creation of the sign and if necessary help with the placement of a post and sign. Of course, this would require approval by the quathet Regional District and potentially other partners who may prefer to use their signage.

- **Day Use or Camping Status:**
 - BCMT's TDC considers that removing camping from Sea Egg Cove without an alternate nearby site would result in a serious safety issue for the area. The suggestion to consider Salacia Cove instead would be a positive solution.
 - BCMT and the Trustees agree that other acceptable potential sites exist and may have the potential to be safer options. Before making changes, we want to ensure that potential issues around camping are considered in advance of making a change. First Nations concurrence will be necessary and any other land title partners will need to be in agreement.
 - Subject to an analysis of the distances between overnight sites, BCMT is willing to change Sea Egg Cove to a day use site if an alternate campsite or campsites, as suggested by the Lasqueti Island Trust, could be added. Of course, additional sites would be subject to First Nations and BC Parks Foundation approval. The sites suggested for consideration are: Salacia Cove, Young Point/Tahini Cove, Skinny Cove/Squitty Bay.

We would welcome an opportunity to explore the suggested alternate site solutions with you. As I live in Nanaimo (and Paul is in Cedar), we would be happy to host a meeting at my place or come to meet with you on Lasqueti or via Zoom. Please let us know if we might be able to attend one of your meetings or meet with you at another time.

In my conversation with Sheila, we also touched on the great work being done by Lasqueti Islanders as "Friends of Jedediah". At BCMT, we have a similar program through our Coastal Caretakers initiative where we encourage paddlers to give VOICE to the coastal sites by Visiting, Observing, Interacting with others, Caretaking, and Exchanging data through site condition reports (SCRs). This year we received over 400 SCRs with data and photos from volunteers for sites all along the coast setting in place a model to promote respectful recreation. Our Coastal Caretakers have also been active in doing caretaking and data collection work with the BC Parks Foundation at West Ballenas. In June, Paul, Kat, and I had the privilege of collaborating with the Mowachaht-Muchalaht Nations to assess appropriate sites in the Nootka Sound region. These initiatives and many others reflect our mission *to work with First Nations and stakeholders to build, protect, and promote a public network of marine trails allowing recreational navigation of the BC coastline with minimal impact on the environment.* We look forward to being able to do the same with you.

Thank you for reaching out and for your valuable suggestions.

Sincerely,

Karina Younk
Board Chair, BC Marine Trails Network Association



REQUEST FOR DECISION

To: Lasqueti Island Local Trust Committee **For the Meeting of:** December 9, 2025

From: Meeting Administrator **Date Prepared:** October 30, 2025

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

RECOMMENDATION: THAT Lasqueti Island Local Trust Committee approve their April, 2026 to March, 2027 Meeting Schedule.

DIRECTOR COMMENTS: The work of developing the proposed 2026/27 fiscal year committee schedule has been centralized thereby allowing the Executive Coordinator and Meeting Administrator to consider, at length, the many factors involved in creating an effective schedule that meets the requirements of each committee, the chairpersons, and committee members. The proposed schedule allows decisions made by local trust committees to move onto the relevant standing committee's agenda to Executive Committee in a timely manner allowing for increased efficiency. Adoption of the proposed meeting schedule will increase productivity by allowing a seamless process in completing the work required to organize and publish the meetings without need for significant re-ordering of the schedule

The proposed meeting dates for 2026/27 (attached) were selected based on guidance from senior staff to avoid scheduling meetings between the general election date and the swearing-in of trustees, as well as to minimize meetings during the election campaign period.

1 PURPOSE:

To approve the Lasqueti Island Local Trust Committee Business Meeting Schedule from April 1, 2026 to March 31, 2027

2 BACKGROUND:

Each Local Trust Committee (LTC) is asked to endorse, by resolution, its regular annual business meeting schedule for 2026/27.

The proposed meeting dates for 2026/27 (attached) were selected based on guidance from senior staff to minimize meetings during the election campaign period, avoid scheduling meetings between the general election date and the swearing-in of trustees, and to provide a meeting date post swearing-in and prior to the December 2026 Trust Council meeting.

As part of this endorsement, the LTC will need to designate which meeting dates are anticipated to be electronic or in-person. This would allow staff to plan further in advance to accommodate meeting logistics, enable staff to book venues for the year and anticipate cancelling the bookings if the meetings get changed to electronic-only at a later date.

Factors that have been considered when putting together the schedule are as follows:

- Islands Trust fiscal year timeframe;
- General local elections year and legislative meeting requirements;

- LTC’s preferred meeting days and times;
- Historical number of meetings held per year;
- Anticipated project commitments and application volumes;
- Trust Council meeting dates;
- Chair and trustee availability and conflicts with Executive Committee and Trust Council Standing Committee meeting dates including Accessibility, Financial Planning and Audit, Governance, Regional Planning, and Trust Programs;
- Flow of work from LTCs through standing committees to Financial Planning Committee to Executive Committee and then to Trust Council;
- Islands Trust Conservancy Board meetings, Bowen Island Municipality meetings, Union of BC Municipalities, Association of Vancouver Island and Coastal Communities, and other conferences;
- Other local trust committee meeting dates;
- Statutory holidays, including Christmas closures;
- Preference to hold as few meetings in August as possible;
- Available staff and staff capacity and
- Ferry and travel schedules.

3 IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL: If Lasqueti Island LTC makes significant amendments to the schedule there will be a substantial re-ordering of LTC and Council Committee meeting dates as a result.

FINANCIAL: LTCs decisions whether to hold electronic meetings or in-person meetings will affect budgets. Electronic meetings do not incur venue costs or travel status costs from trustees or staff.

POLICY: [Local Trust Committees’ Meeting Procedure Bylaw No. 197, 2024](#)

IMPLEMENTATION/COMMUNICATIONS: Dates and locations of meetings will be posted immediately following adoption and as per LTC Meeting Procedures Bylaw.

FIRST NATIONS RELATIONS: Not applicable.

4 RELEVANT POLICY(S): [Trust Council Bylaw No. 197, 2024](#)

5 ATTACHMENT(S): [Lasqueti LTC April/26 to March/27 Proposed Meeting Dates](#)
[2026/27 LTC Meeting Scheduling Calendar](#)
[2026/27 Council Standing Committees Scheduling Calendar](#)

RESPONSE OPTIONS

Recommendation: THAT Lasqueti Island Local Trust Committee approve their April, 2026 to March, 2027 Business Meeting Schedule.

Alternative: The Lasqueti Island Local Trust Committee may suggest alternative meeting dates.

Prepared By: Lisa Millard, Meeting Administrator

Reviewed By/Date: Director Planning Services / Nov. 24, 2025



Islands Trust

Lasqueti Island Local Trust Committee April 2026 to March 2027 Regular Meetings

The Lasqueti Island Local Trust Committee will be meeting to consider land use applications, bylaws, correspondence, and various community planning topics.

Meetings are subject to change. Please visit the Islands Trust website for up-to-date schedule information.

DATE		TIME	MEETING TYPE	LOCATION
Monday	April 20, 2026	11:00 a.m.	Regular	TBD
Monday	June 22, 2026	11:00 a.m.	Regular	TBD
Monday	August 24, 2026	11:00 a.m.	Regular	TBD
Monday	November 30, 2026	11:00 a.m.	Regular	TBD
Monday	March 1, 2027	11:00 a.m.	Regular	TBD

Updated: February 12, 2025

The proposed meeting agenda is generally available one week prior to the meeting and may be obtained at the Islands Trust office or on our website.

Correspondence received from the public may become part of a meeting agenda that is published online.

VISIT OUR WEBSITE: <https://islandstrust.bc.ca/location/lasqueti/>
CONTACT US AT 250-247-2063 OR: northinfo@islandstrust.bc.ca

Receive Islands Trust meeting notifications, news, events, and important notices to your email inbox.

Sign up at islandstrust.bc.ca/subscribe.



SCAN ME

2026/27 Draft Meetings Calendar LTCs

APRIL

S	M	T	W	T	F	S
			1	2	3	4
5	6	GL	8	SS	10	11
12	13	14	15	16	17	18
19	20	21	22	GB	24	25
26	MA	TH	29	SA		

MAY

S	M	T	W	T	F	S
					HO	2
3	LA	5	6	7	SP	9
10	11	DE	13	SS	15	16
17	18	19	20	GB	22	23
24	25	GM	27	28	NP	30
31						

JUNE

S	M	T	W	T	F	S
	1	2	BW	4	5	6
7	8	GL	10	SS	12	13
14	15	16	17	18	19	20
21	22	DE	24	25	HO	27
28	MA	30				

JULY

S	M	T	W	T	F	S
			1	2	3	4
5	LA	GL	8	SS	10	11
12	13	TH	15	GB	NP	18
19	MA	GM	22	SA	24	25
26	27	28	29	30	31	

AUGUST

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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	DE	TH	GL	26	SS	SP
30	MA					

SEPTEMBER

S	M	T	W	T	F	S
		HO	2	GB	NP	5
6	7	8	9	10	11	12
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OCTOBER

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NOVEMBER

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29	MA					

DECEMBER

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		TH	2	GB	4	5
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JANUARY

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24	MA	TH	27	SA	NP	30
31						

FEBRUARY

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21	MA	GM	24	25	26	27
28						

MARCH

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28	29	30	31		NP	

AVICC: APR 24-26
 UBCM: SEP 14-18
 WRIT: SEP 19
 ELECTION: Oct 17
 SWEAR IN: NOV 12-14

2026/27 Draft Meetings Calendar – Trust Council & Committees

APRIL (AVICC)

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
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MAY

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JUNE (LGMA)

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JULY

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AUGUST

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30	31					

SEPTEMBER (UBCM)

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OCTOBER

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NOVEMBER

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29	30					

DECEMBER

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JANUARY/27

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24	25	26	27	28	29	30
31						

FEBRUARY/27

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14	15	16	*17	18	19	20
21	22	23	24	25	26	27
28						

MARCH/27

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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

AVICC: APR 24-26
 UBCM: SEP 14-18
 LGMA: JUN 9-11
 PIBC: JUN 2-5
 MIABC: APR 8/9 & MAR 31/APR 1, 2027

Legend:

Accessibility Committee

Bowen Island Municipality

Executive Committee

Financial Planning Committee

Governance Committee

Islands Trust Conservancy Board

Regional Planning Committee

Chief Administrative Officer Select Committee

Trust Council/Committee of the Whole

Trust Programs Committee



REQUEST FOR DECISION

To: Local Trust Committees **For the Meeting of:** October 6, 2025
From: David Marlor, Director,
Legislative and
Information Services **Date Prepared:** September 23, 2025
SUBJECT: Public Notification Bylaw

RECOMMENDATION:

That the Lasqueti Local Trust Committee considers that the notification methods in draft Bylaw 106 are reliable, suitable and accessible for the Lasqueti Local Trust Area.

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

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

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

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

DIRECTOR COMMENTS:

1 PURPOSE:

The purpose of this Request for Decision provide the local trust committees with a draft bylaw for Public Notification that is based on the model approved by Trust Council.

2 BACKGROUND:

The Community Charter establishes the requirements for publishing public notice where public notices are required by the *Local Government Act*. The Community Charter includes a default requirement, and an option to adopt an alternative means by bylaw.

The default public notification is by publication in two editions of a newspaper once each week for two consecutive weeks, unless another provision for a specific type of notice states otherwise. The newspaper has to circulate local area.

Section 94.2 of the *Community Charter* gives local governments, including local trust committees, the authority to adopt public notice bylaws. If a local trust committee adopts a Public Notice Bylaw, the local trust committee is required to publish notices by all the methods specified in that bylaw. Local trust committees that do not adopt a Public Notice

Bylaw are required to continue to follow the default publication rules under Section 94.1 of the *Community Charter*.

When adopting a Public Notice Bylaw, the local trust committees are required to consider the principles of effective public notice (reliable, suitable, and accessible) described by the [Public Notice Regulation](#).

Principles of Effective Public Notice

The Public Notice Regulation establishes the principles that must be considered before a public notice bylaw is adopted; these are:

- Reliable – the publication methods are dependable and trustworthy;
- Suitable – the publication methods work for the purpose for which the public notice is intended; and
- Accessible – the publication methods are easy to access and have broad reach.

In considering the adoption of a Public Notice Bylaw, local trust committees must consider and record, either by a resolution recorded in the minutes, or by preamble whereas clauses in the bylaw, that these principles have been considered.

Considering the three principles (reliable, suitable and accessible) possible methods to publish public notices that are available to local trust committees include:

- Online or print newspaper;
- Islands Trust website;
- Community website or newsletter;
- Islands Trust social media page, such as Facebook; and
- Direct email or mail out.

Each of the above meet the principles set out in the Public Notice Regulation. On-line print newspaper still has the problem of being published infrequently, or not circulated through the entire local trust area. Use of a community website or newsletter is outside the control of Islands Trust and each could be shut-down or modified without Islands Trust input; this could compromise the accessibility and reliability principles. Direct mail or a mail-out would reach all owners and residents; however, it could be expensive and time consuming to undertake.

The two best options with the lowest costs and that meet the principles outlined in the Public Notice Regulation are publishing on the Islands Trust website and publishing on an Islands Trust social media page. These are recommended, however, Trust Council recognizes that there may be other conditions on the islands that may warrant a different method.

At its June 2025 meeting, Trust Council adopted Policy 4.1.16 Model Public Notice Bylaw. This contains the format for such a bylaw and recommends the use of the Islands Trust website and a social media account to post the notices. As these are recommendations, and each local trust committee must consider the reliability, suitability and accessibility of the form of notice for their islands, variation on the recommendation may be considered.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

In addition to the default requirement of newspaper advertising, local trust committees are already posting notices on our website and email notification service. Adoption by local

trust committees of a bylaw similar to the model would simplify our administrative processes and reduce costs.

FINANCIAL:

Adoption by local trust committees of a Public Notice Bylaw similar to the model will result in a reduction in costs generally as it will remove the need to advertise in print newspapers.

POLICY:

There are no policy implications

IMPLEMENTATION/COMMUNICATIONS:

Staff post the new bylaw on the Islands Trust website, and staff would be made aware of the new public notification process.

FIRST NATIONS RELATIONS:

There are no First Nations relations implications.

OTHER:

There are no other implications.

4 RELEVANT POLICY(S):

- Section 94 and Section 94.2 of the Community Charter
- Community Charter Public Notice Regulation
- Trust Council Policy 4.1.16 Model Public Notice Bylaw

5 ATTACHMENT(S):

- Draft Bylaw 106

RESPONSE OPTIONS

Recommendation:

That the Lasqueti Local Trust Committee considers that the notification methods in draft Bylaw 106 are reliable, suitable and accessible for the Lasqueti Local Trust Area.

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

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

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

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

Alternative:

As directed by the Lasqueti Local Trust Committee.

Prepared By: David Marlor, Director, Legislative and Information Services

Reviewed By/Date:

DRAFT

**LASQUETI ISLAND LOCAL TRUST COMMITTEE
PUBLIC NOTIFICATION BYLAW
BYLAW NO. 106**

A Bylaw to provide for an alternative means of publishing a public notice.

WHEREAS pursuant to section 94.2 of the Community Charter, the Lasqueti Island Local Trust Committee may adopt a Bylaw to provide an alternative means of publishing a public notice;

AND WHEREAS, pursuant to section 94.2(3) of the Community Charter and section 2 of the Public Notice Regulation, B.C. Reg. 52/2022, the Lasqueti Island Local Trust Committee considers the means of publication set by this Bylaw to be reliable, suitable for providing notices, and accessible;

NOW THEREFORE, the Lasqueti Island Local Trust Committee in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Lasqueti Island Local Trust Committee Public Notification Bylaw No. 106, 2025".
2. The means of publication for public notice requirements under the Community Charter, Local Government Act, or any other enactment may be given by the following methods:
 - (i) electronically by posting the notice on the Islands Trust website; and
 - (ii) electronically by posting the notice on Islands Trust’s social media platform.

READ A FIRST TIME THIS ___ DAY OF ___ ,202_

READ A SECOND TIME THIS ___ DAY OF ___ ,202_

READ A THIRD TIME THIS ___ DAY OF ___ ,202_

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
 ___ DAY OF ___ ,202_

ADOPTED THIS
 ___ DAY OF ___ ,202_

Chairperson

Secretary



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 F2026

Invoices posted to Month ending September 2025

640 Lasqueti	Invoices posted to Month ending September 2025	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	310.00	461.87	-151.87
LTC Local				
65050-640	LTC "Executive Expense on LTC's"	505.00	217.34	287.66
65200-640	LTC - Local Exp - LTC Meeting Expenses	970.00	633.38	336.62
65210-640	LTC - Local Exp - APC Meeting Expenses	1,210.00	0.00	1,210.00
65220-640	LTC - Local Exp - Communications	290.00	0.00	290.00
TOTAL LTC Local Expense		<u>2,975.00</u>	<u>850.72</u>	<u>2,124.28</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	15,500.00	0.00	15,500.00
		<u>15,500.00</u>	<u>0.00</u>	<u>15,500.00</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

Responsible

Dates

Activity:

new Minor project for 2025-26 fiscal year to amend the Land Use Bylaw by changing the minimum lot size at subdivision from 4.0 hectares to 4.04686 hectares.

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

Rec'd: 06-Oct-2025

Target: 31-Mar-2026



Future Projects Report

Lasqueti Island

1. *Major Project: OCP and LUB Review*

Responsible

Date Received

Lasqueti Island

Business case approved in fiscal year 2025/2026 for major project - OCP and LUB review.

01-Apr-2025

Assigned to Regional Planning Team. Business case approved by LTC for 2026-27 fiscal year.

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
