



Lasqueti Island Local Trust Committee Regular Meeting Agenda

Date: February 9, 2026
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

- | | | |
|---|---------------------|---------|
| 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 December 8, 2025 - for adoption | | 4 - 13 |
| 6.2 Section 26 Resolutions-Without-Meeting Report - none | | |
| 6.3 Advisory Planning Commission Minutes - none | | |
| 7. BUSINESS ARISING FROM MINUTES | 11:45 AM - 12:30 PM | |
| 7.1 Follow-up Action List dated February 3, 2026 | | 14 - 16 |

~ BREAK 12:30 PM - 1:00 PM ~

- 8. DELEGATIONS - none**
- 9. APPLICATIONS AND REFERRALS** 1:00 PM - 1:10 PM
- 9.1 Referral: Proposed Trust Council Bylaw No. 183 Policy Statement - Memorandum 17 - 57
- 10. LOCAL TRUST COMMITTEE PROJECTS - none**
- 11. CORRESPONDENCE** 1:10 PM - 1:20 PM
- (Correspondence received concerning current applications or projects is posted to the LTC webpage)*
- 11.1 Email dated November 20, 2025 from K. Younk regarding Sea Egg Cove from Overnight to Day Use 58 - 65
- 11.2 Email dated January 29, 2026 from T. Peterson regarding BC Ferries' Route 55 Service 66 - 76
- 11.3 Email dated January 30, 2026 from BC Ferries Customer Relations regarding BC Ferries 77 - 82
- 12. NEW BUSINESS** 1:20 PM - 1:35 PM
- 12.1 Letter of Support for Public Use of Squitty Bay Dock - Trustee Lironi for Discussion
- 13. STAFF REPORTS** 1:35 PM - 2:10 PM
- 13.1 Short Term Rental Accommodation - Principal Residence Opt-In - Briefing 83 - 101
- 13.2 Trust Conservancy Report - none
- 13.3 Applications Report dated February 3, 2026 102 - 102
- 13.4 Trustee and Local Expense Report dated December, 2025 103 - 103
- 13.5 Adopted Policies and Standing Resolutions 104 - 105
- 13.6 First Nations Relationship Building Update
- 13.7 Local Trust Committee Webpage
- 14. WORK PROGRAM** 2:10 PM - 2:25 PM
- 14.1 Active Projects Report dated February 3, 2026 106 - 106
- 14.2 Future Projects Report dated February 3, 2026 107 - 109

15. UPCOMING MEETINGS

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

Suggested Resolution:

that the Lasqueti Island Local Trust Committee request staff update the meeting location of the May 4, 2026 to electronic.

- 15.2 Change to Electronic Meeting for November - Verbal Update

Suggested Resolution:

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

16. ADJOURNMENT

2:25 PM - 2:25 PM



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: December 8, 2025

Location: Electronic Meeting

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

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

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

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. REPORTS

4.1 Trustee Reports

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

Trustee Peterson reported the following:

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

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

4.2 Chair's Report

Chair Elliott reported the following:

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

4.3 Electoral Area Director's Report

Director Fall reported the following:

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

5. TOWN HALL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LA-2025-028

It was MOVED and SECONDED

to extend Town Hall period by ten minutes.

CARRIED

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

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

LA-2025-029

It was MOVED and SECONDED

to extend Town Hall period by ten minutes.

CARRIED

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

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

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

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

LA-2025-030

It was MOVED and SECONDED

to extend Town Hall period by ten minutes.

CARRIED

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

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

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

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

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

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

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

6. MINUTES

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

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

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

Received for information.

6.3 Advisory Planning Commission Minutes dated - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated December 1, 2025

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

8. DELEGATIONS - none

9. APPLICATIONS AND REFERRALS - none

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Minimum Lot Area Land Use Bylaw Amendment - Staff Report

The Planner summarized the staff report and highlighted the following:

- The Local Trust Committee requested a draft bylaw be provided to amend the minimum average lot area on Lasqueti Island from 4.0 hectares to 4.04686 hectares;
- Staff are recommending the use of the simplified 4.05 hectares as this is still equivalent to 10.0 acres;
- The bylaw amendments would increase minimum lot size from 4 hectares to 4.05 hectares in Subdivision District A, on split zoned lots, and for subdivisions to provide residence for a relative, on lots zoned Commercial 2 and Commercial 3, and increase the lot area per retail business from 4 hectares to 4.05 hectares in the Commercial 2 zone;
- It was noted there is an error in the recommended resolution number 4 which should state Lasqueti instead of Gabriola.

The Local Trust Committee had no questions for the Planner.

LA-2025-031

It was MOVED and SECONDED

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

CARRIED

LA-2025-032

It was MOVED and SECONDED

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

CARRIED

LA-2025-033

It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee request staff to refer Bylaw No. 107 to the following First Nations, agencies, and organizations: Cowichan Tribes, Da'naxada'xw First Nation, Halalt First Nation, K'omoks First Nation, Lyackson First Nation, Mamalilikulla First Nation, Penelakut Tribe, Qualicum First Nation, Snaw-Naw-As First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Te'mexw Treaty Association, Tla'amin Nation, Tlowitsis Nation, Ts'uubaa-asatx First Nation, We Wai Kai Nation, Wei Wai Kum Nation, Islands Trust Conservancy Board, qathet Regional District, and the Ministry of Transportation and Transit.

CARRIED

LA-2025-034

It was MOVED and SECONDED

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

CARRIED

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

11. CORRESPONDENCE

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

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

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

LA-2025-035

It was MOVED and SECONDED

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

CARRIED

12. NEW BUSINESS

12.1 Schedule February Local Trust Committee Meeting as an Electronic Meeting

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

LA-2025-036

It was MOVED and SECONDED

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

CARRIED

13. STAFF REPORTS

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

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

LA-2025-037

It was MOVED and SECONDED

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

CARRIED

13.2 Public Notification Bylaw - Staff Report

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

Discussion ensued and the following comments were recorded:

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

LA-2025-038

It was MOVED and SECONDED

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

CARRIED

LA-2025-039

It was MOVED and SECONDED

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

CARRIED

LA-2025-040

It was MOVED and SECONDED

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

CARRIED

LA-2025-041

It was MOVED and SECONDED

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

CARRIED

LA-2025-042

It was MOVED and SECONDED

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

CARRIED

LA-2025-043

It was MOVED and SECONDED

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

CARRIED

13.3 Trust Conservancy Report - none

13.4 Applications Report dated December 1, 2025

Received for information.

13.5 Trustee and Local Expense Report dated September, 2025

Received for information.

13.6 Adopted Policies and Standing Resolutions

Received for information.

13.7 First Nations Relationship Building Update - none

13.8 Local Trust Committee Webpage - none

14. WORK PROGRAM

14.1 Active Projects Report dated December 1, 2025

Received for information.

14.2 Future Projects Report dated December 1, 2025

15. UPCOMING MEETINGS

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

16. ADJOURNMENT

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

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder

Follow Up Action Report

Lasqueti Island

11-Apr-2022

Progress	Activity	Responsibility	Dates	Status
25%	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. <i>UPDATE: As of September 23, 2022 no response has been received by FLNRORD</i> <i>UPDATE: As of January 23, 2023 the LTC is deferring a referral to APC on this matter until FN consultation is completed.</i>			In Progress

21-Oct-2024

Progress	Activity	Responsibility	Dates	Status
50%	1 Inform TC of Lasqueti LTC interest in options 2 and 3 related to Phase 4 of the draft Islands Trust Policy Statement.	Jason Youmans		In Progress

Follow Up Action Report

Lasqueti Island

06-Oct-2025

Progress	Activity	Responsibility	Dates	Status
50%	1 Revise and finalize major OCP Review project charter for regional planning team.	Renee Jamurat	Target: 10-Oct-2025	In Progress
100%	2 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. <i>Added to active projects list, 1st reading of Proposed Bylaw No. 107 on Dec. 8, 2025. Future actions associated with this bylaw will be tracked through FUAL items.</i>	Stephen Baugh		Completed
0%	3 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%	4 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

Follow Up Action Report

Lasqueti Island

08-Dec-2025

Progress	Activity	Responsibility	Dates	Status
100%	1 Minor Project - Bylaw No. 107 read a 1st time, send referrals to First Nations, agencies and organizations. <i>Referral period will end prior to public hearing which is scheduled for May 4, 2025.</i>	Stephen Baugh		Completed
100%	2 Write letter to the Board Chair of BC Marine Trails to invite them to future Lasqueti LTC meeting to discuss alternative sites to Sea Egg Cove.	Stephen Baugh		Completed
100%	3 Change February 9, 2026 LTC meeting to electronic.	Lisa Millard Nadine Mourao		Completed
54%	4 Meeting Schedule approved - complete venue bookings and all remaining annual meeting schedule procedures.	Lisa Millard		In Progress
0%	5 Public Notification Bylaw - Bylaw No. 106 amended and given 1, 2, 3 readings. Amend Bylaw and send to EC for approval.	Nadine Mourao		In Progress

DATE OF MEETING: October 6, 2025

TO: Lasqueti Island Local Trust Committee

FROM: Nadine Mourao, Legislative Clerk/Deputy Secretary

SUBJECT: Referral: Proposed Trust Council Bylaw No. 183 Policy Statement

File No.: TC BL 183
Policy Statement

PURPOSE

The Islands Trust Council has referred proposed Bylaw No. 183 (cited as "Islands Trust Policy Statement Bylaw, 2025") to the Lasqueti Island Local Trust Committee.

BACKGROUND

Islands Trust [Policy 4.1.9](#) Inter-Local Trust Committee Community Planning Bylaw Referral delineates how a local trust committee will implement a local trust committee referral process for community planning bylaws affecting another local trust committee or island municipality.

Your response to this referral will help to ensure that the Policy Statement advances the mandate of the Islands Trust, in cooperation with the Province, other agencies and Indigenous Governing Bodies. The Islands Trust Policy Statement requires the approval of the Minister of Municipal Affairs and Housing if it is to be used by Islands Trust Executive Committee and Trust Council to evaluate and approve bylaws submitted by local trust committees and island municipalities.

The proposed new Policy Statement contains policies that may affect your agency's interests. We would encourage you to review the Islands 2050 project webpage for additional information about the Policy Statement Amendment Project, including an FAQ.

For more information on the Islands 2050 Policy Statement Amendment Project, including the draft Policy Statement: <https://islandstrust.bc.ca/programs/islands-2050/>

NEXT STEPS

The following draft resolutions have been provided for consideration:

- 1. If the LTC considers their interests unaffected by the bylaw:**
That the Lasqueti Island Local Trust Committee respond to the Islands Trust Council that interests are unaffected by Bylaw No. 183.
- 2. If the LTC wishes to recommend proceeding with the bylaw for specific reasons:**
That the Lasqueti Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed for the following reasons:
 - *[list reasons] ...*
- 3. If the LTC wishes to recommend proceeding with the bylaw subject to conditions:**
That the Lasqueti Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed, subject to the following recommendations:
 - *[list recommendations] ...*
- 4. If the LTC wishes to recommend not proceeding with the bylaw:**
That the Lasqueti Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 not proceed for the following reasons:
 - *[list reasons] ...*

MEMORANDUM

Submitted By:	Nadine Mourao, Legislative Clerk	August 13, 2025
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ATTACHMENTS

1. BYLAW REFERRAL FORM

BRIEFING

To: Local Trust Committees and Islands Trust Conservancy **For the Meeting of:** Varies

From: Trust Area Services **Date Prepared:** August 15, 2025

SUBJECT: Bylaw Referral – Policy Statement Bylaw No. 183

PURPOSE: The purpose of this briefing is to update local trust committees (LTCs) and Islands Trust Conservancy that Trust Council expects to receive referral responses from LTCs and Islands Trust Conservancy no later than February 6, 2026, not October 10, 2025 as stated in the original referral package sent out on August 7, 2025.

BACKGROUND: The original bylaw referral package sent to LTCs and Islands Trust Conservancy in August stated that referral responses must be received by October 10, 2025. However, this date did not take into account that the local engagement events requested by LTCs are spread out between September and late November, and so some LTCs may not want to respond to the referral until those events have been held.

It is appreciated by staff if LTCs could submit their referral response as soon as practicable following local engagement events.

ATTACHMENT(S): None

FOLLOW-UP: TAS staff will follow up with individual LTCs and Islands Trust Conservancy as needed.

Prepared By: Jason Youmans, Senior Policy Advisor

Reviewed By/Date: Clare Frater, Director, Trust Area Services/August 20, 2025

ISLANDS TRUST COUNCIL

BYLAW NO. 183

A BYLAW TO ADOPT A POLICY STATEMENT FOR THE TRUST AREA

The Islands Trust Council, having jurisdiction in respect of the Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act* S.B.C. 1996 c.239, enacts as follows:

TITLE

1. This Bylaw may be cited for all purposes as “Islands Trust Policy Statement Bylaw, 2025”.

APPLICATION

2. This Bylaw applies to the Trust Area, as defined in Schedule A of the *Islands Trust Act* S.B.C. 1996 c.239.

ORGANIZATION

3. Schedule A (Islands Trust Policy Statement) attached to and forming part of the bylaw is hereby adopted as the trust policy statement pursuant to S.15(1) of the *Islands Trust Act*.

SEVERABILITY

4. If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

REPEAL

5. “Islands Trust Policy Statement, 1993” is hereby repealed upon adoption of this bylaw.

READINGS

READ A FIRST TIME THIS 29TH DAY OF JULY, 2025

READ A SECOND TIME THIS DAY OF ,2025

READ A THIRD TIME THIS DAY OF ,2025

APPROVED BY THE MINISTER OF HOUSING AND MUNICIPAL AFFAIRS PURSUANT TO SECTION 15(2)(c) OF THE ISLANDS TRUST ACT THIS DAY OF ,2025

RECONSIDERED AND FINALLY ADOPTED THIS DAY OF ,2025

Secretary

Chairperson



Islands Trust

Islands Trust Policy Statement

Acknowledgement

Islands Trust Council respectfully acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial and that their relationship to these lands and waters continues to this day. Islands Trust Council acknowledges that residential schools, forced removal, and colonial laws and restrictions on Indigenous governance and cultural practices have displaced and dispossessed Coast Salish peoples and disrupted their relationships with the islands and waters of the Salish Sea. Islands Trust Council acknowledges that a healthy environment is essential for Indigenous Peoples to be able to exercise their inherent and treaty rights. Islands Trust Council is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

The Islands Trust Area is located within Coast Salish Territory, in the treaty lands and territories of:

BOKÉĆEN (Pauquachin) First Nation

Da'naxda'xw/Awaetlala First Nation

K'ómoks (Comox) First Nation

Lhaq'temish (Lummi) Nation

MÁLEXEŁ (Malahat) First Nation

Mamalilikulla First Nation

Qualicum First Nation

Quw'utsun Nation (comprised of **Cowichan Tribes**, **Xeláltxw** (Halalt) First Nation, **Lyackson** First Nation, **Spune'luxutth'** (Penelakut Tribe) and **Stz'uminus** (Chemainus) First Nation)

scəwəθən (Tsawwassen) First Nation

səlilwətał (Tsleil-Waututh) First Nation

SEMYOME (Semiahmoo) First Nation

shíshálh (Sechelt) Nation

Skwxwú7mesh (Squamish) First Nation

Snaw-naw-as (Nanoose) First Nation

Snuneymuxw (Nanaimo) First Nation

Songhees First Nation

STÁUTW (Tsawout) First Nation

ṭaʔəmen (Tla'amin) First Nation

Tlowitsis Nation

Ts'uubaa-asatx (Lake Cowichan) First Nation

Wei Wai Kum (Campbell River) First Nation

We Wai Kai (Cape Mudge) First Nation

WJOLÉLP (Tsartlip) First Nation

WSIKEM (Tseycum) First Nation

Xwémalhkwu (Homalco) First Nation

Xwsepsum (Esquimalt) First Nation

xʷməθkʷəy̓əm (Musqueam) First Nation

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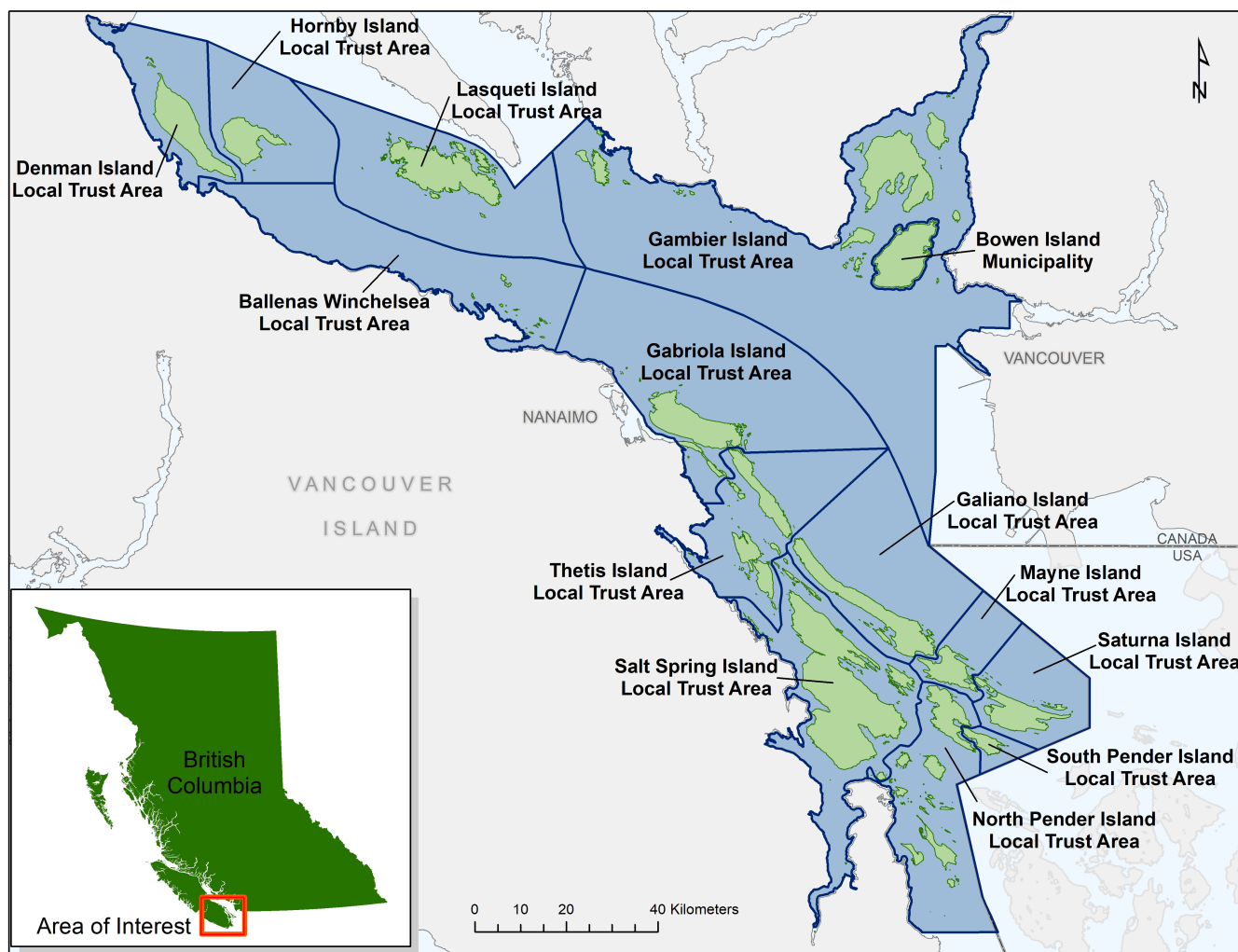
Part 1: The *Islands Trust Act*

In 1974, the Government of British Columbia established the *Islands Trust Act* to preserve and protect the Islands Trust Area and its unique amenities and environment against unrestrained growth and development. Islands Trust is a federated body responsible for the Trust Area, comprised of 13 major islands and more than 450 smaller islands and the surrounding waters in the Strait of Georgia and Howe Sound. Islands Trust regulates local land use, works with other levels of government, and, through the Islands Trust Conservancy, protects places of natural or cultural significance. This unique governmental mandate is defined in Section 3 of the *Islands Trust Act* and is commonly referred to as the “Islands Trust Object.”

1.1 — The Islands Trust Object

“**The object of the trust** is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.” (Section 3, *Islands Trust Act*)

1.2 – Map of the Islands Trust Area



1.3 – Indigenous Inherent Rights Acknowledgment

Islands Trust Council respectfully acknowledges Indigenous inherent rights as protected under section 35 of the *Constitution Act, 1982*. Islands Trust Council respectfully acknowledges Indigenous rights to self-governance and the expressed interest of Indigenous Governing Bodies in working toward co-governance of the Islands Trust Area. Islands Trust Council is committed to advancing reconciliation with Indigenous Governing Bodies through ongoing discussion and recognition of these rights.

Given the *Declaration on the Rights of Indigenous Peoples Act* and the evolving legislative landscape in British Columbia, the Policy Statement serves as a starting point for improved cooperation with Indigenous Governing Bodies. Islands Trust Council commits to an ongoing effort to co-develop planning and land use management processes with Indigenous Governing Bodies within the Islands Trust Area and acknowledges that this document does not serve as an endpoint. Islands Trust Council will be informed by the United Nations Declaration on the Rights of Indigenous Peoples as a framework for its approach to reconciliation.

1.4 – Purpose and Structure of the Policy Statement

Section 15 of the *Islands Trust Act* states that Trust Council must adopt, by bylaw, a Trust Policy Statement that applies to the Islands Trust Area as a whole. The *Islands Trust Act* specifies that the Policy Statement must be a general statement of the policies of Trust Council to carry out the Islands Trust Object, that it may establish different policies for different parts of the Islands Trust Area, and that it must be approved by the provincial Minister responsible for Islands Trust prior to adoption.

Islands Trust Council is responsible for establishing and amending the Policy Statement, which in turn guides the development of more specific official community plans and regulatory bylaws by local trust committees and island municipalities across the region. The *Act* stipulates that official community plans and bylaws required to be submitted to Executive Committee or Trust Council under the *Act* must not be approved if they are contrary to or at variance with the Policy Statement. This ensures that the Islands Trust Object is at the core of all planning and land use management decision-making in the Islands Trust Area.

The Policy Statement represents Trust Council’s vision for the preservation and protection of the Islands Trust Area and its unique amenities and environment. It aspires to reflect the values and interests of island communities, Indigenous Governing Bodies and Indigenous Peoples, partner agencies, and all British Columbians, as well as the silent voices of island ecosystems, species at risk, and future generations.

Three Types of Policies in the Policy Statement:

Guiding Principles

(Part 2 of the Policy Statement) establish general commitments of Trust Council that centre the Islands Trust Object in all daily decision-making across the Islands Trust Area by Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities.

Directive Policies

(Part 3 of the Policy Statement) are integral to carrying out the Islands Trust Object. They are policies with which official community plans and regulatory bylaws of a local trust committee or island municipality should be consistent to avoid rejection or objection when presented by the local trust committee or island municipality for consideration or approval by Executive Committee or Trust Council. They are also policies that should be directly addressed, where possible, in all official community plans and bylaws of a local trust committee or island municipality.

Advisory Policies

(also in Part 3 of the Policy Statement) are policies expressing select objectives of Trust Council, that local trust committees and island municipalities are advised to consider in the development of official community plans, bylaws, and in discretionary land use decisions. Advisory policies are not intended to constitute a basis for Executive Committee or Trust Council review of local trust committee or island municipality bylaws, or for potential rejection of such bylaws.

Part 2: Guiding Principles

2.1 – General Guiding Principles

In its efforts to carry out the Islands Trust Object, Islands Trust Council commits to the following set of shared principles to guide daily planning and decision making by Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities:

Trust Council's Guiding Principles	
2.1.1	Acknowledge and Respect Indigenous Rights To grow understanding of the history and legacy of colonialism in the Islands Trust Area, to acknowledge and respect the rights of Indigenous Peoples, and to work together with Indigenous Governing Bodies and Indigenous Knowledge Holders to preserve and protect culturally significant areas, sites, and species.
2.1.2	Prioritize Environmental and Indigenous Cultural Heritage Protection To place priority on preserving, protecting and restoring the environment, and preserving, protecting, and supporting restoration of Indigenous cultural heritage in all decision making.
2.1.3	Limit the Rate and Scale of Development To define and maintain appropriate limits for the rate and scale of development in order to preserve and protect the Trust Area and its unique amenities and environment.
2.1.4	Foster Sustainable, Inclusive, and Resilient Communities To support planning and land use management decisions that foster sustainable, inclusive, and resilient communities, acknowledging the interdependencies between healthy communities and healthy ecosystems.
2.1.5	Take Guidance from the Precautionary Principle To be guided by the precautionary principle in all decision making to safeguard the environment and cultural heritage where there is uncertainty over the potential for serious or irreversible damage from development.
2.1.6	Account for Cumulative Effects To strive to account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies, culturally sensitive areas and cultural heritage sites, and species and their habitats.
2.1.7	Foster Informed and Balanced Decision Making To be informed by a broad range of sources in its decision-making processes, including Indigenous Knowledge, institutional knowledge, local community knowledge, and science.

2.2 – Reconciliation Principles

Islands Trust Council has declared its commitment to reconciliation with Indigenous Peoples of the Islands Trust Area, with the understanding that this commitment is a long-term relationship-building process and is a commitment to be informed by these reconciliation principles to the extent that they engage the object of the trust.

Trust Council's Reconciliation Principles	
2.2.1	Guidance from <u>Truth and Reconciliation Commission</u> Be informed by the 10 principles established by the Truth and Reconciliation Commission of Canada (TRC).
2.2.2	Guidance from <u>United Nations Declaration on the Rights of Indigenous Peoples</u> Be informed by the articles established in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).
2.2.3	Guidance from <u>Missing and Murdered Indigenous Women and Girls Calls for Justice</u> Be informed by the Principles for Change used by the National Inquiry into Missing and Murdered Indigenous Women and Girls.
2.2.4	Guidance from <u>Indigenous Governing Bodies</u> Be informed by guidance from Indigenous Governing Bodies and Indigenous Knowledge Holders.

2.3 – Cooperation Principles

While Trust Council must provide the necessary leadership to carry out the Islands Trust Object, its mandate requires cooperation with partners who each have unique roles to play in preserving and protecting the region. Trust Council commits to be guided by the following principles in its cooperation efforts to advance the Islands Trust Object:

Trust Council's Cooperation Principles	
2.3.1	Collaborate with the Islands Trust Conservancy Board To collaborate closely with, and be informed by, the Islands Trust Conservancy Board, particularly in the areas of science-based conservation planning, ecosystem mapping, identification of core conservation areas and protected area networks, and protection of species and ecosystems at risk.
2.3.2	Collaborate with Island Municipalities To collaborate with island municipalities, particularly in the areas of conservation planning, communications and engagement, the Policy Statement, and other areas supporting the Islands Trust Object.
2.3.3	Work Towards Collaborative Governance with Indigenous Governing Bodies Develop strong relationships with Indigenous Governing Bodies and work toward building foundations for collaborative governance with Indigenous Governing Bodies, including through the development of shared decision-making agreements under the <i>Declaration on the Rights of Indigenous Peoples Act</i> .
2.3.4	Work Towards Strategic Inter-Agency Coordination To work towards establishing effective inter-agency coordination mechanisms with different levels of government, academic institutions and organizations who have important roles to play in supporting the Islands Trust Object.
2.3.5	Work Towards Accessible and Inclusive Public Communications and Engagement To work towards accessible and inclusive public communications and engagement strategies that engage a wide range of residents, communities, local organizations, and British Columbians.
2.3.6	Provide Public Education Opportunities To provide education opportunities to residents, communities, local organizations, and visitors, highlighting tangible ways they can contribute to preserving and protecting the Trust Area and its unique amenities and environment, while respecting the confidentiality interests of Indigenous Knowledge Holders and Indigenous Governing Bodies.

Part 3: Goals and Policies

Goal 1: Advance Reconciliation

Islands Trust Council is committed to reconciliation and to long-term relationship building with Indigenous Governing Bodies and Indigenous Peoples across the region. The policies in this section aim to acknowledge the history, legacy and continuing relationships of Indigenous Peoples to the area since time immemorial, to recognize and respect the interests of Indigenous Governing Bodies regarding planning and land use management decisions that impact their territories, and to build foundations for collaborative governance and shared decision making.

Directive Policies – Reconciliation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.1.1 Engage with Indigenous Governing Bodies

Engage with Indigenous Governing Bodies and provide a record of the engagement at time of bylaw submission.

Advisory Policies – Reconciliation

Local trust committees and island municipalities should...

3.1.2 Engage with Indigenous Governing Bodies

Engage with Indigenous Governing Bodies on discretionary planning and land use management decisions.

3.1.3 Land Back

Through engagement with Indigenous Governing Bodies, support opportunities to direct land to Indigenous Governing Bodies, including, but not limited to, as amenity contributions in applications seeking additional development potential.

3.1.4 Information Sharing

Support and develop methods for regular and timely sharing of information with Indigenous Governing Bodies.

3.1.5 Respect Indigenous Protocols for Information and Data Provided

Respect Indigenous Governing Bodies' and Indigenous Knowledge Holders' protocols about how their data and information should be collected, protected, used and shared.

Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species

Islands Trust Council recognizes Indigenous cultural heritage as a unique amenity in the Islands Trust Area that must be preserved, protected, and where possible, restored. The Islands Trust Area is home to many culturally significant areas, sites and species, including places that are the resting places of ancestors, which are of importance to present and future generations of Indigenous Peoples. This section lays out general types of Indigenous cultural heritage and culturally significant areas, sites, and species that should be identified and protected in each local planning area; this should be guided by Indigenous Peoples, Indigenous Governing Bodies and Indigenous Knowledge Holders and undertaken in a culturally sensitive manner that respects confidentiality protocols around the sharing of Indigenous Knowledge.

Directive Policies — Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.2.1	Indigenous Cultural Heritage Sites Minimize potential adverse impacts to Indigenous cultural heritage sites including, but not limited to, identified village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, pictographs, and registered, unregistered, or newly-discovered archaeological sites.
3.2.2	Indigenous Marine Harvesting Areas Minimize potential adverse impacts to marine harvesting areas used by Indigenous Peoples, including, but not limited to, fish weirs and clam gardens.
3.2.3	Indigenous Harvesting and Hunting Areas Minimize potential adverse impacts to land-based harvesting and hunting areas used by Indigenous Peoples.

Advisory Policies – Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities should...

3.2.4	Indigenous Cultural Heritage Sites Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous cultural heritage sites including, but not limited to, village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, and pictographs, and registered, unregistered, or newly discovered archaeological sites.
3.2.5	Indigenous Harvesting Areas Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous harvesting areas on land and marine foreshores including, but not limited to, fish weirs, clam gardens, camas meadows, and other areas used for Indigenous hunting, fishing, trapping, and gathering of plants and medicines.
3.2.6	Indigenous Harvesting and Hunting Area Access Through engagement with Indigenous Governing Bodies, identify and pursue opportunities to improve access by Indigenous Peoples to marine and land-based harvesting and hunting areas.
3.2.7	Other Culturally Significant Areas for Indigenous Peoples Through engagement with Indigenous Governing Bodies, identify and prioritize protection of areas of importance for Indigenous cultural and spiritual practices.
3.2.8	Culturally Significant Species and Medicinal Plants Through engagement with Indigenous Governing Bodies, identify, prioritize protection, and support restoration of culturally significant species and medicinal plants and ochre.
3.2.9	Cultural Monitors Through engagement with Indigenous Governing Bodies, support opportunities for cultural monitors to be present for ground-disturbing activities.

Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems

Islands Trust Council acknowledges that preserving and protecting the ecological integrity of the Islands Trust Area is essential to the Islands Trust Object and to supporting community well-being across the region. The policies in this section aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity and promote resilience to climate change.

Directive Policies – Ecosystem Integrity

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.3.1	Protected Area Networks Identify, establish, and sustain a network of protected areas of sufficient size and distribution to preserve the environmental integrity of ecosystems in their planning area.
3.3.2	Sensitive Ecosystems Identify and prioritize the preservation, protection, and restoration of sensitive ecosystems in the Islands Trust Area, classified as the following ecosystem types: cliff; freshwater; herbaceous; old and mature forest; riparian; wetland; and woodland.
3.3.3	Forest Ecosystems Identify forest ecosystems and prioritize the preservation, protection, and restoration of unfragmented forests, with a particular focus on the maintenance and restoration of their ecological integrity.
3.3.4	Coastal Oak and Prairie Ecosystems Identify and prioritize the preservation and protection of coastal oak and prairie ecosystems, with a particular focus on the maintenance, restoration and management of their ecological integrity.
3.3.5	Watershed Ecosystems Identify and prioritize the preservation, protection, and restoration of watershed ecosystems, freshwater sources, and groundwater recharge areas.
3.3.6	Marine Shorelines and Nearshore Areas Identify and prioritize the preservation, protection, and restoration of eelgrass meadows, kelp forests, forage fish spawning areas, clam beds, estuaries, tidal salt marshes, mud flats, and coastal wetlands.
3.3.7	Critical Habitat for Species at Risk Identify and prioritize the preservation, protection, and restoration of critical habitat for species at risk.
3.3.8	Islets and Small Islands Identify and prioritize the preservation, protection, and restoration of islets and small islands.
3.3.9	Light Pollution Minimize light pollution through the application of dark sky principles.

Advisory Policies – Ecosystem Integrity

Local trust committees and island municipalities should...

3.3.10	Indigenous Ecosystem Management Through engagement with Indigenous Governing Bodies, support opportunities for Indigenous-led ecosystem management.
3.3.11	Indigenous Protected and Conserved Areas Support Indigenous Governing Bodies in the establishment of Indigenous Protected and Conserved Areas.

Goal 4: Foster Sustainable, Inclusive, and Resilient Communities

Islands Trust Council recognizes that the Islands Trust Object is for the benefit of residents of the Islands Trust Area and all British Columbians, who in turn have a role in preserving and protecting this region. The policies in this section support the preservation and protection of unique island character and aim to foster sustainable, inclusive, rural, and resilient island communities.

Directive Policies – Managing Growth and Development

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.1	Sustainable Development Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land.
3.4.2	Growth Management Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations, to prevent sprawl, minimize fragmentation of forest lands, and avoid adverse impacts to Indigenous cultural heritage, harvesting and hunting areas.
3.4.3	Impacts of Development Consider the aesthetic, environmental, and social impacts of development.
3.4.4	Community Facilities and Services Ensure that each community's, and local Indigenous communities', current and projected long-term needs for educational, institutional, community, health, cultural, recreational facilities and services, and outdoor recreation are considered and planned for.
3.4.5	Climate Change Mitigation and Adaptation Implement planning and land use management strategies, and consider nature-based solutions, to minimize greenhouse gas emissions, and adapt to climate change-related vulnerabilities.
3.4.6	Hazardous Areas Identify areas at elevated risk of natural and climate change-related hazards and restrict development within these areas including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wildfire.
3.4.7	Economic Activities Support sustainable economic activities that are compatible with the preservation and protection of the Trust Area and its unique amenities, environment, community well-being, and that consider transportation and infrastructure capacity.
3.4.8	Community Heritage Sites Identify, preserve, protect, and support the restoration of community heritage sites.

Advisory Policies – Managing Growth and Development

Local trust committees and island municipalities should...

3.4.9	Existing Development Potential Identify land where current zoning or other land use regulations allow development that could be inconsistent with the object of the trust, and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.
3.4.10	Economic Development Opportunities for Indigenous Communities Through engagement with Indigenous Governing Bodies, support economic development opportunities for Indigenous communities.

Directive Policies – Housing

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.11	Suitable Locations for Additional Housing Identify suitable locations that could support increased density for the development of safe, secure, diverse, and attainable housing.
3.4.12	Housing Diversity Support a range of housing types and tenures to help meet the identified housing needs of the island community and local Indigenous communities.
3.4.13	Clustered Small Dwelling Units Support alternatives to conventional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas.
3.4.14	Floor Area and Lot Coverage Limits Set floor area and lot coverage limits for residential development to minimize negative environmental impacts, including on land used for agricultural purposes.
3.4.15	Affordable and Special Needs Housing Prioritize the processing of rezoning applications from non-profit housing providers and public agencies, and the processing of housing agreement bylaws for affordable and special needs housing.
3.4.16	Short-Term Rentals Identify and assess the impacts of short-term rental of dwellings on the availability of safe, secure and affordable housing and, where necessary, regulate and limit the number of short-term rentals accordingly.

Advisory Policies – Housing

Local trust committees and island municipalities should...

3.4.17	Housing for Indigenous People Through engagement with Indigenous Governing Bodies, support housing opportunities for Indigenous people in the Islands Trust Area.
3.4.18	Multi-Unit Residential Implement land use regulations for affordable and special needs housing and other multi-unit residential development that permit a range of potential site configurations, and control form and character through development permit areas.
3.4.19	Natural Building Materials and Techniques Encourage construction of buildings and structures using local natural building materials and techniques, and minimize barriers to their use.

Directive Policies – Transportation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.20	Public and Active Transportation Networks Identify and establish appropriately-situated, safe, comfortable, and equitable transportation networks that reduce dependency on private automobile use, encourage zero emission modes of transportation, and support increased use of trail systems, public transportation, and active transportation.
3.4.21	Rural Roadways Identify and protect rural roadways, including scenic and/or heritage roads.

Advisory Policies – Transportation

Local trust committees and island municipalities should...

3.4.22	Road Systems Ensure that road location, design, construction, and road systems are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.
3.4.23	Transportation Network Vulnerabilities Cooperate with relevant agencies to identify parts of the local transportation network at risk of damage or deterioration and participate in planning to address mitigation or infrastructure relocation where necessary.

Directive Policies – Waste, Emissions and Pollutants

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.24	Pollutants to Air, Land and Water Regulate land use and development to reduce detrimental pollutants to air, land and water.
3.4.25	Disposal of Waste Where required, identify appropriate locations for waste transfer stations for the removal of waste from the Islands Trust Area.
3.4.26	Wastewater Disposal Systems Establish requirements for the location and siting of new wastewater disposal systems to mitigate adverse impacts on the Trust Area and its unique amenities and environment, with a focus on Indigenous Peoples' cultural heritage sites and marine harvesting areas.

Directive Policies – Recreation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.27	Preservation of Natural Heritage Identify, preserve, protect, and support the restoration of natural heritage sites.
3.4.28	Location and Types of Recreational Facilities Identify appropriate locations for, types of, and access to, facilities for low-impact and active recreational activities, and discourage activities that may adversely impact the preservation and protection of the Trust Area and its unique amenities and environment.
3.4.29	Access to Community Marinas, Boat Launches, and Docks Identify and support safe public access and routes to community marinas, boat launches, and docks.
3.4.30	Access to Anchorages Identify appropriate and safe small-craft anchorage public-access locations.
3.4.31	Trail Systems Identify appropriate locations for, types of, and safe public access to public pedestrian, equestrian and bicycle trail systems to support active recreation that is compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.4.32	Public Shoreline Access Identify new, protect existing, and support the acquisition and protection of, safe public access to marine shorelines and along marine shorelines that are appropriate for low-impact, public recreational use and do not adversely impact the Trust Area and its unique amenities and environment, including Indigenous Peoples' identified cultural heritage sites and marine harvesting areas.
3.4.33	Public Access to Public/Crown Land Identify and support the acquisition and protection of public access and routes to publicly-owned lands.
3.4.34	Destination Gaming Facilities Prohibit destination gaming facilities such as casinos and commercial bingo halls.

Goal 5: Foster Sustainable Stewardship of Lands and Waters

Islands Trust Council recognizes that sustainable use of lands and waters in the Islands Trust Area is important to the long-term well-being and resilience of ecosystems in the Islands Trust Area and the communities that depend on them. This section lays out policies for sustainable land and water use that support the long-term health of ecosystems and sustainability of freshwater.

Directive Policies – Freshwater

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.1	Freshwater Sustainability Ensure that neither the density, nor intensity, of land use is increased in watersheds where the quality or quantity of the supply of freshwater is likely to be inadequate or unsustainable.
3.5.2	Freshwater Demand and Supply Projections Ensure that existing, anticipated, and seasonal water demand and water availability are considered.
3.5.3	Freshwater Self-Sufficiency Ensure that islands are self-sufficient in their supply of freshwater.
3.5.4	Saltwater Intrusion Identify areas at elevated risk of saltwater intrusion and restrict development serviced by groundwater within these areas.

Advisory Policies – Freshwater

Local trust committees and island municipalities should...

3.5.5	Freshwater Quality Ensure that freshwater quality is maintained or remediated.
3.5.6	Freshwater Uses Strive to ensure that water quality in lakes, streams and wetlands is maintained, and that freshwater use is not to the detriment of other uses of the waterway such as fish and amphibian habitat uses, Indigenous cultural and spiritual uses, and aesthetic and recreational uses.
3.5.7	Freshwater Storage Encourage freshwater storage in groundwater regions where the quality or quantity of groundwater is likely to be inadequate or unsustainable.

Directive Policies – Forest Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.8	Forest Lands for Sustainable Management Maintain large land holdings and parcel sizes to support sustainable forest management practices that are compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.5.9	Forest Lands and Road Systems Consider siting of roads and utility corridors to minimize the fragmentation of forest lands.
3.5.10	Forest Lands and Wildfire Risk Management Identify planning and land use management strategies that mitigate wildfire risk and that are appropriate to the unique biogeoclimatic zones and settlement patterns of each local planning area.

Directive Policies – Agricultural Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.11	Protection of Agricultural Lands Identify and protect agricultural lands within the Agricultural Land Reserve for current and future use consistent with the <i>Agricultural Land Commission Act</i> and its regulations, while considering down-stream impacts, wildlife habitat, and adjacent properties.
3.5.12	Agriculture and Adjacent Properties Minimize any adverse impacts of land uses from properties adjacent to agricultural lands.
3.5.13	Agriculture and Road Systems Consider siting of roads and utility corridors to minimize fragmentation of agricultural lands.
3.5.14	Economic Viability of Farms Consider land uses and activities that support the economic viability of farms without compromising the agricultural capability of agricultural land or adversely impacting the Trust Area and its unique amenities and environment.

Advisory Policies – Agricultural Lands

Local trust committees and island municipalities should...

3.5.15	Sustainable Agriculture Preserve, protect, and encourage sustainable farming and the sustainability of farming.
3.5.16	Food Security and Food Sovereignty Support initiatives that advance food security and Indigenous food sovereignty.

Directive Policies – Soil and Fill

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.17	Soil Removal and Deposit Foster the preservation, protection, and restoration of soils in the Islands Trust Area.
3.5.18	Soil and Fill from Middens and Foreshore Areas of Cultural Significance Prohibit alteration, removal or excavation of soil or fill from all identified archaeological sites, including middens or foreshore areas identified as culturally significant areas.

Directive Policies – Marine Shorelands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.19	Aquaculture Tenures Direct commercial aquaculture tenures to appropriate locations that will not adversely impact areas identified as culturally significant by Indigenous Governing Bodies, that provide critical habitat for species at risk, are of recreational significance or established or designated upland land uses, anchorages or moorages.
3.5.20	Setbacks from the Sea Incorporate current and anticipated impacts of sea level rise and storm surge, and determine appropriate shoreline buffers and setbacks from the sea, taking into account best practices recommended by the federal and provincial governments.
3.5.21	Soft Shoreline Protections Prioritize and foster soft shoreline approaches, such as those identified by the “Green Shores” program, to set requirements for shoreline preservation, and to mitigate erosion of shoreline and foreshore cultural heritage sites.
3.5.22	Vessel Moorage Prohibit the moorage of vessels in sensitive marine areas, including, but not limited to, eelgrass meadows, kelp forests, forage fish spawning areas, estuaries and mud flats.
3.5.23	Marinas Identify requirements for the location, size, and nature of marinas that are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.
3.5.24	Sharing of Coastal Facilities Identify opportunities for the sharing of coastal facilities such as docks, wharves, floats, jetties, boat houses, board walks, and causeways.
3.5.25	Marine Docks Consider the cumulative effects of docks, and limit or prohibit new docks in areas identified as culturally significant by Indigenous Governing Bodies, in areas that provide critical habitat for species at risk, and in areas of recreational significance.
3.5.26	Marine Structures Limit or prohibit the construction or installation of breakwaters, groynes, rock weirs and jetties in marine areas that are not zoned for group wharfage, marine commercial or industrial use, or ferry terminals.

Part 4: Implementation

4.1 — Policy Statement Implementation

Organizational Policy Alignment

Section 15 of the *Islands Trust Act* requires Islands Trust Council to adopt, by bylaw, a trust policy statement that applies to the Islands Trust Area. The Policy Statement must be a general statement of the policies of Islands Trust Council to carry out the object of the Trust.

Section 4(1) of the *Islands Trust Act* confirms that the Trust Council, Executive Committee, local trust committees and Islands Trust Conservancy are continued for the purpose of carrying out the object of the Trust.

Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities are expected to take general policy direction from the Policy Statement to ensure that decisions and activities of the organization are for the purpose of carrying out the Islands Trust Object. The Policy Statement should form the basis of Islands Trust Council's strategic planning process. To ensure consistency between the Policy Statement and the activities of Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities, staff should reference the Policy Statement and its relevant sections in meetings, staff reports, work programs, inter-governmental agreements (including protocols, letters of understanding and memoranda of understanding) and responses to referrals from other agencies. All inter-governmental coordination agreements, external communications, and advocacy should be consistent with the principles and policies set out in the Policy Statement.

Statutory Bylaw Approval Process

The main mechanism for implementing the Policy Statement in local planning and land use management decisions is the bylaw referral process under the *Islands Trust Act* and any referral process under the letters patent of an island municipality.

Executive Committee Approval: Under Section 15(4) of the *Islands Trust Act*, bylaws submitted to the Islands Trust Executive Committee must not be approved by the Executive Committee, or Trust Council, if they are contrary to or at variance with the Islands Trust Policy Statement.

Local Trust Committees: Under Section 27 (1) of the *Islands Trust Act*, a local trust committee must submit its bylaws to Islands Trust Executive Committee for approval before adoption. If Islands Trust Executive Committee returns a bylaw with requested changes or refuses to approve a bylaw, the local trust committee may refer the bylaw to Islands Trust Council for approval. A bylaw has no effect until it is approved by Islands Trust Executive Committee or Islands Trust Council. A bylaw adopting or amending an official community plan has no effect until it is approved by the Minister responsible for Islands Trust.

Island Municipalities: Under Section 38 (1) of the *Islands Trust Act*, the council of a municipality, all or part of which is in the Islands Trust Area, must submit official community plan bylaws to Islands Trust Executive Committee for approval before adoption. If Islands Trust Executive Committee returns an official community plan bylaw with requested changes or refuses to approve an official community plan bylaw, the municipality may refer it to Islands Trust Council for approval. If Islands Trust Council returns or refuses to approve a bylaw, the municipality may submit it to the Minister for approval. These bylaws have no effect until they are approved by Islands Trust Executive Committee, Islands Trust Council, or the Minister responsible for Islands Trust. Although not required under the *Islands Trust Act*, the letters patent for Bowen Island also require referral of bylaws other than official community plan bylaws.

Implementing Reconciliation

The main mechanism by which Islands Trust Council's commitment to Reconciliation will be implemented through the Policy Statement is the requirement for local trust committees and island municipalities to engage Indigenous Governing Bodies on official community plan and land use bylaw amendments set out in Directive Policy 3.1.1.

Additionally, the Policy Statement advises local trust committees and island municipalities to engage with Indigenous Governing Bodies on discretionary planning and land use management decisions, and on topics that need engagement with Indigenous Governing Bodies in order to be effectively addressed.

Policy Statement Implementation Plan

Prior to, or following the adoption of, a new Policy Statement, or amendments to it, Islands Trust Council should develop a plan to implement the Policy Statement. Execution of the Implementation Plan may inform the content of, or revisions to, the following documents:

- The Islands Trust Council Strategic Plan
- The Islands Trust Council Annual Budget
- The Policy Statement Implementation Policy
- Local trust committee and island municipality workplans
- Other documents as applicable

The Policy Statement Implementation Plan may guide the development of:

- A timeline to bring official community plans and land use bylaws into alignment with the Policy Statement
- A revised assessment tool that Islands Trust Executive Committee and Islands Trust Council can use to assess whether local trust committee and island municipality bylaws are contrary to or at variance with the Policy Statement
- Targets and indicators with which Islands Trust Council can monitor and evaluate implementation of the Policy Statement
- Annual monitoring and reporting activities
- Changes to existing Islands Trust Council policies, or new policies, to implement the Policy Statement
- Changes to existing Islands Trust Council agreements, or new agreements, with other levels of government, agencies, and Indigenous Governing Bodies, to implement the Policy Statement
- Communications regarding Policy Statement implementation
- Other implementation actions as applicable

4.2 – Policy Statement Amendments

Policy Statement Amendment Projects

At the beginning of each term, in conjunction with its strategic planning process, Islands Trust Council can identify any Policy Statement amendment tasks to be undertaken that term. Newly elected Islands Trust Councils will likely wish to engage with Indigenous Governing Bodies, and may wish to engage with other key partners and interested and affected parties across the Islands Trust Area to define priorities for Policy Statement amendments that term. Any topics that cannot be addressed in a particular term could be noted on a “Policy Statement Amendment Topic Review Inventory” for consideration by Islands Trust Council at a later date. Once an amendment project is initiated, Islands Trust Council could assign the Executive Committee or a council committee the task of leading and coordinating the Policy Statement review and amendment project, with the support of other committees as appropriate. As part of its annual budget cycle, Islands Trust Council should consider allocating resources required for a Policy Statement amendment project, including for any related communications and engagement.

Communications, Engagement, and Referrals

As soon as practicable after the initiation of a Policy Statement amendment process, Islands Trust Council should adopt a communications and engagement plan appropriate to the scope and scale of the amendment project.

Proposed Policy Statement amendments must be referred to regional district boards in the Islands Trust Area and should be referred to Indigenous Governing Bodies.

While there are no statutory requirements for public engagement or public hearings related to the Policy Statement, in cases where major amendments are being considered, Trust Council should inform and consult members of the public and relevant partner agencies. Engagement and referral partners could include, but would not be limited to: local trust committees and island municipalities; the Islands Trust Conservancy Board; residents and non-resident property owners in the Islands Trust Area; other residents of British Columbia; municipal councils, improvement district boards operating within the Islands Trust Area; relevant provincial government agencies; and other persons and organizations that would be interested and affected by the proposed Policy Statement amendments.

Legislative Process

Adoption of a Policy Statement amendment bylaw occurs only after Trust Council has undertaken four readings of the proposed Policy Statement bylaw and received approval by the Minister responsible for Islands Trust. Policy Statement amendment bylaws become effective upon date of adoption and are not retroactive.

Glossary of Terms

Active Recreation

Active recreation means recreation that is of a formal nature, often performed with specific people or teams, requires specialized equipment or prescribed places, sites or fields, but excludes recreation that primarily involves the use of a power-driven conveyance.

Archaeological Sites

Archaeological sites consist of the physical remains of past human activity.

All archaeological sites in British Columbia are protected under the [Heritage Conservation Act](#). This applies whether sites are located on public or private land, and whether the site is known or unknown. Protected archaeological sites may not be altered or changed in any manner without a permit. There are over 60,000 archaeological sites recorded in BC's Provincial Heritage Register including the remains of village and other habitation sites, as well as resource procurement activities such as fishing weirs and culturally modified trees. These sites may date anywhere from recent times to 14,000+ years ago, and studies continue to uncover new information. (Source: BC Archaeology Branch)

Biodiversity

Biodiversity (biological diversity) is the variety of living things, including diversity within species (genetic diversity), diversity between species, and diversity of ecosystems. When biodiversity characteristics are assessed for any location or region, three attributes are considered:

- composition (describes the parts of each biodiversity component in that area — e.g. habitat types, species present, genetic diversity within species);
- structure (refers to the physical characteristics supporting that composition — e.g. size of habitats, forest canopy structure, etc.);
- function (means the ecological and evolutionary processes affecting life within that structure — e.g. pollination, natural disturbances, predator-prey relationships). (Source: Biodiversity BC)

Colonialism

Colonizers are groups of people or countries that come to a new place or country and steal the land and resources from Indigenous peoples, and develop a set of laws and public processes that are designed to violate the human rights of the Indigenous peoples, violently suppress the governance, legal, social, and cultural structures of Indigenous peoples, and force Indigenous peoples to conform to the structures of the colonial state. Historical and ongoing colonialism, including the dispossession of lands, has a deep and devastating impact on Indigenous people and communities. (Source: BC Addressing Racism Working Glossary; BC Office of the Human Rights Commissioner)

Community Heritage Site

A community heritage site is real property that is considered to be heritage property. (Source: Local Government Act)

Conservation	Actions, legislation, or institutional arrangements that lead to the protection or preservation of a given species, group of species, habitat, natural area, or property or areas of heritage value or character.
Critical Habitat	Under the federal <i>Species at Risk Act</i> , critical habitat is the habitat that is necessary for the survival or recovery of listed extirpated, endangered, or threatened species, and that is identified as critical habitat in a recovery strategy or action plan. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. (Source: <i>Species at Risk Act</i>)
Land Use Density and Intensity	Density is regulated through zoning. Density may be defined by the number of units per given area of land. Density may also be measured by dividing the built area including all floor area, by the total area of the lot, e.g., floor area ratio (FAR). Intensity of use refers to the impacts of different types of land uses, e.g., certain types of commercial or industrial uses could be more intense with more impacts than residential or vice versa. Of note, density and intensity of use can combine to increase cumulative impacts of the land use.
Ecosystem	An ecosystem is a collection of communities of both living and non-living things that are connected. The biotic elements in an ecosystem include living things such as plants and animals. The abiotic elements found in an ecosystem include non-living things like land forms or climate. Healthy ecosystems provide important “services,” like clean air and water, healthy forests and farms, and habitat for plants and animals. (Source: Government of BC)
Ecosystem Integrity	Ecosystems have integrity when their native components, such as native species, biological communities, natural landscapes and ecological functions, are intact and are likely to persist. (Source: Government of Canada)
Equity / Equitable	Equity refers to achieving parity in policy, process and outcomes for historically and/or currently underrepresented and/or marginalized people and groups while accounting for diversity. It considers power, access, opportunities, treatment, impacts and outcomes. (Source: Equity & Inclusion Glossary, UBC)

First Nations	First Nations is not a legal term but came into common use in the 1970s to replace Indian, which some people found offensive. Many communities have also replaced “band” with “First Nation” in their names. Symbolically, the term elevates First Nations to the status of “first among equals” alongside the English and French founding nations of Canada. It also reflects the sovereign nature of many communities, and the ongoing quest for self-determination and self-government. First Nations people may live on or off reserve, they may or may not have legal status under the <i>Indian Act</i> , and they may or may not be registered members of a community or nation. “First Nations” should be used exclusively as a general term as community members are more likely to define themselves as members of specific nations or communities within those nations. (Source: Assembly of First Nations)
Groundwater Recharge Areas	Groundwater recharge areas are terrain that inherently provide geographical and ecological conditions for the infiltration of water from the land surface to the subsurface through soils, sediments, and fractured bedrock to replenish groundwater sources. Groundwater recharge areas can be <i>diffuse</i> where widespread precipitation on the landscape infiltrates into groundwater sources or <i>localized</i> where discrete surface water sources such as streams, lakes, septic fields, and/or irrigation fields infiltrate into groundwater sources. Groundwater recharge areas that have a significant groundwater recharging effect for drinking water sources or groundwater dependent ecosystems in the Islands Trust Area are defined as <i>Critical Aquifer Recharge Areas</i>.
Groundwater Region	A groundwater region is a defined geographic area characterized by shared groundwater recharge, flow patterns, usage, and hydrogeological features, and that has clusters of wells that draw from common recharge zones. Analogous to surface-water watersheds – which are delineated based on drainage to a common outlet – groundwater regions are mapped to support the sustainable assessment, protection, and management of subsurface freshwater resources. Unlike surface watersheds, groundwater regions may span multiple watershed boundaries due to the complex movement of groundwater. These regions serve as practical planning units to guide evidence-based decisions regarding land use, water allocation, and ecosystem protection.
Heritage Site	Heritage site means, whether designated or not, land, including land covered by water, that has heritage value to British Columbia, a community or an aboriginal people. (Source: BC Heritage Conservation Act)
Housing Diversity	Housing diversity refers to the range of housing types and tenures in a community that allow people to find appropriate housing as their needs change over time, and at all stages of life.
Inclusive / Inclusion	Inclusion is an active, intentional, and continuous process to address inequities in power and privilege, and build a respectful and diverse community that ensures welcoming spaces and opportunities to flourish for all. (Source: Equity & Inclusion Glossary, UBC)

Indigenous Cultural Heritage

Indigenous Peoples understand and describe cultural heritage according to their distinct perspectives, traditions, and languages. For Indigenous Peoples, cultural heritage refers to ideas, experiences, objects, artistic expressions, practices, knowledge, and places that are valued because they are culturally meaningful, connected to shared memory, or linked to collective identity. Indigenous cultural heritage cannot be separated from either Indigenous identity or Indigenous life. Indigenous cultural heritage can be inherited from ancestors or it can be created by people today as a legacy for future generations. Indigenous Peoples have a right to identify their own cultural heritage, interpret its meaning, and safeguard its value. (Source: Indigenous Heritage Circle)

Indigenous Governing Body

Indigenous Governing Body means an entity that is authorized to act on behalf of Indigenous peoples that hold rights recognized and affirmed by section 35 of the *Constitution Act, 1982*.

Indigenous Knowledge / Knowledge Holders

There is no single definition of Indigenous Knowledge. For the purposes of this document, "Indigenous Knowledge" refers to a set of complex knowledge systems based on the worldviews of Indigenous peoples. Indigenous Knowledge reflects the unique cultures, languages, values, histories, governance and legal systems of Indigenous Peoples. It is place-based, cumulative and dynamic. Indigenous Knowledge systems involve living well with, and being in relationship with, the natural world. Indigenous Knowledge systems build upon the experiences of earlier generations, inform the practice of current generations, and evolve in the context of contemporary society. Different First Nations, Inuit and Métis communities each have distinct ways of describing their knowledge. Knowledge Holders are the only people who can truly define Indigenous Knowledge for their communities. It is important to note that some Indigenous communities are struggling to maintain their Indigenous Knowledge due to ongoing impacts of colonialism. (Source: Impact Assessment Agency of Canada)

Indigenous Peoples

Indigenous Peoples has the same meaning as aboriginal peoples in section 35 of the *Constitution Act, 1982*. The Assembly of First Nations also states: There is no official definition of Indigenous Peoples. In part, Indigenous communities, peoples and nations can be described as those which, having a historical continuity with pre-invasion and pre-colonial societies that developed on their territories, consider themselves distinct from other sectors of the societies now prevailing on those territories. Other terms include Aboriginal Peoples, Native Peoples, Original Peoples, or First Peoples. (Source: Assembly of First Nations)

Indigenous Rights

The term 'Indigenous Rights' is to be interpreted in accordance with the Province of British Columbia's Distinctions-Based Approach Primer, December 2023.

Middens

Midden, or 'shell midden' archaeological sites are indicative of past First Nations settlement activity. Formed by the accumulation of stratified cultural deposits over thousands of years, shell midden sites represent some of the most complex archaeological sites in the world. (Source: McLay et al (2008) *A'lhut tu tet Sul'hweentst Respecting the Ancestors*)

Note: A midden may be an archaeological indicator of village and burial sites, and may contain ancestral remains.

Natural Heritage Sites

Natural heritage sites are natural areas that:

- Furnish outstanding examples of Earth's record of life or its geologic processes;
- Provide excellent examples of ongoing ecological and biological evolutionary processes;
- Contain natural phenomena that are rare, unique, superlative, or of outstanding beauty; or
- Furnish habitats for rare or endangered animals or plants or are sites of exceptional biodiversity.

Nature-based solutions

Nature-based solutions are actions to protect, sustainably manage, and restore natural and modified ecosystems that address societal challenges effectively and adaptively, simultaneously benefiting people and nature.

Nature-based Solutions address societal challenges through the protection, sustainable management and restoration of both natural and modified ecosystems, benefiting both biodiversity and human well-being. Nature-based Solutions are underpinned by benefits that flow from healthy ecosystems. They target major challenges like climate change, disaster risk reduction, food and water security, biodiversity loss and human health, and are critical to sustainable economic development. (Source: International Union for Conservation of Nature (IUCN))

Precautionary Principle

Principle 15 of the Rio Declaration, known as the precautionary principle, states: "In order to protect the environment, the precautionary approach shall be widely applied by States according to their capabilities. Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation." Four central components of the precautionary principle include: taking preventive action in the face of uncertainty; shifting the burden of proof to the proponents of an activity; exploring a wide range of alternatives to possibly harmful actions; and increasing public participation in decision making. (Source: *The Precautionary Principle in Environmental Science*, Kriebel et al., 2001)

Preservation

To maintain in a given condition. Preservation often requires maintaining the processes that generate the desired condition.

Protection

To maintain over the long term by managing, or if necessary limiting, the type and intensity of development or activity to ensure that valued attributes are not compromised or destroyed.

Reconciliation

Reconciliation is about establishing and maintaining a mutually respectful relationship between Aboriginal and non-Aboriginal peoples in this country. In order for that to happen, there has to be awareness of the past, an acknowledgement of the harm that has been inflicted, atonement for the causes, and action to change behavior. (Source: Truth & Reconciliation Commission)

Restrict

To confine, bound or limit, not necessarily prohibit.

Sensitive Ecosystems

Sensitive ecosystems are classified as 'sensitive' because of their rarity and vulnerability to disturbances such as human impacts and climate change. The BC Sensitive Ecosystems Inventory identifies sensitive ecosystem types, which have been adapted by the Islands Trust Conservancy to identify sensitive ecosystems commonly found in the Islands Trust Area, including:

- **Cliff:** Steep slopes, often with exposed bedrock. Very little soil accumulation, and only exceptionally hardy trees and plants. Cliffs are important vegetation refugia because they are often inaccessible to deer browsing or livestock grazing and can be important nesting habitat for birds.
- **Freshwater:** all freshwater networks including but not limited to streams, lakes, wetlands, groundwater sources, springs, and precipitation.
- **Herbaceous:** Shallow soils characteristic of herbaceous ecosystems support low-growing vegetation, such as grasses, forbs (low, broad-leaved plants), wildflowers, mosses and lichens. Few trees and shrubs survive on these sites due to the fast-drying and often shallow nature of the exposed soils.
- **Old and Mature Forest:** Dry to moist forests dominated by conifer or deciduous tree species with a canopy cover of over 30%. Old forests have a stand age of over 250 years.; Mature forests have a stand age of 80–250 years.
- **Riparian:** Located adjacent to lakes, streams and rivers and characterized by plant communities and soils dependent on increased moisture. Influenced by erosion, sedimentation, flooding and seepage.
- **Wetland:** Feature moisture-dependent plants that thrive in an environment where water remains at or above the surface of the soil during most of the year. A wetland can be bog, fen, marsh, swamp, shallow water, wet meadow or a mixture of these types.
- **Woodland:** Dry and open forests dominated by a mix of broadleaf and coniferous tree species with canopy coverage of 10–30%. Generally restricted to south-facing slopes and ridges with shallow soils and bedrock outcroppings. (Source: BC Sensitive Ecosystems Inventory, as adapted in Islands Trust Conservancy Regional Conservation Plan 2018–2027)

Species At Risk	An extirpated, endangered, threatened species, or a species of special concern. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. Species of special concern means a wildlife species that may become a threatened or an endangered species because of a combination of biological characteristics and identified threats. (Source: Federal <i>Species at Risk Act</i>)
Stewardship	Voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities in the Islands Trust Area. For Indigenous Peoples, stewardship may be mandatory under Indigenous law.
Sustainable	Capable of being maintained indefinitely; capable of meeting the environmental, economic, and social needs of current generations without compromising the ability of future generations to meet their needs.
Treaties / Treaty Nations	Treaties are constitutionally protected, government-to-government agreements that identify, define and implement a range of rights and obligations, creating long-term, mutually binding commitments. Treaties negotiated through the BC treaty negotiations process are tripartite agreements between the governments of Canada, British Columbia, and a First Nation. The goal of treaties is reconciliation. Treaties signed with First Nations in Canada between 1701 and 1923 are commonly referred to as historic treaties. In BC, there are Douglas treaties, signed with First Nations on Vancouver Island, and Treaty 8 covering a portion of northeastern BC. Treaties signed today are called modern treaties, and cover where there are no historic treaties, and can also deal with matters not addressed in historic treaties. (Source: BC Treaty Commission)
Watershed	A watershed is a topographically-defined area where all precipitation – rainfall and snowmelt – flows downslope via surface or subsurface pathways to a common receiving water body such as a stream, wetland, lake, or the ocean. Due to the islands' high shoreline-to-area ratio, many watersheds in the Islands Trust Area are non-basin watersheds the ephemeral flows and no defined channels or permanent receiving water bodies.

From: Stephen Baugh
Sent: Thursday, December 4, 2025 11:43 AM
To: Nadine Mourao
Subject: FW: Follow up on request to change Sea Egg Cove from Overnight to Day Use

Stephen Baugh

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

From: Timothy Peterson <tpeterson@islandstrust.bc.ca>
Sent: Thursday, December 4, 2025 11:16 AM
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

Hi folks,

Apologies for sending this so late, but it is a continuation of the email chain appearing as correspondence on our Dec. 8th meeting agenda.

Perhaps we can receive as a late addition.

Regards,

Tim

Tim Peterson

xʷεʔεʔay/Lasqueti Island Local Trustee,

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

Vice-chair Trust Council
Islands Trust
T 250.607.7094 | www.islandstrust.bc.ca
You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I am humbly thankful to live and work in the treaty lands and territories of the BOKÉĆEN, K'ómoks, Lək'wəḡən, Lyackson, MÁLEXEŁ, Qualicum, Quw'utsun Tribes, scəwəḡən məsteyəxʷ, Scia'new, səlilwətaʔt, SEMYOME, shíshálh, Skw̓xwú7mesh, Snaw-naw-as, Snuneymuxw, Spune'luxutth, SÁÁUTW, Stz'uminus, ɬaʔəmen, toq qaymıxʷ, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉŁP, WSIKEM, Xeláltxw, Xwémalhkwx/ʔop qaymıxʷ, and xʷməḡkʷəy̓əm.

From: Karina Younk <[REDACTED]>
Sent: November 20, 2025 11:02 AM
To: Timothy Peterson
Subject: Re: Follow up on request to change Sea Egg Cove from Overnight to Day Use

Hello Tim,

I wanted to personally thank you for your response to my previous email. I appreciate the clarifications you offered and also wanted to do the same for the questions you raised. To that end, I have copied the sections from your email so I can respond to each. You are welcome to share this response with the Lasqueti Island Local Trust Committee.

Tim: Given the current state of the application (to my understanding), there may be opportunity for some discussion between BCMT and the Lasqueti Local Trust Committee prior to a response to an amended application, or other future applications.

Karina: We would very much appreciate the opportunity to work with your committee and also with the Ministry of Water, Lands, Resources and Stewardship. From our perspective, many of the concerns raised could potentially be addressed at the provincial level through the application process. NOLS was following an application process that we believe would benefit from a review with stakeholder input. At BC Marine Trails, we find that within 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*) a large part of our mandate is to work in partnership with local communities so that our collective efforts can be a stronger voice for connecting coastal places and people.

Tim: There are a number of items in your letter that I think would be useful to discuss further,

both in anticipation of an amended application and more generally to better understand each organization's concerns and priorities.

Karina: I was just in a conversation with Tse-Lynn Loh of the BC Parks Foundation about our Coastal Caretaker work on West Ballenas Island. Part of our conversation was to look at how our Coastal Caretaker and Site Condition Reporting (SCR) models could be expanded to other BCPF coastal sites. I mentioned the idea that there are Island Trust groups doing similar work and it would be interesting to see whether there are opportunities for working together to build our reporting database. What we have learned from our Coastal Caretaker program is how important and economically efficient the work of small groups visiting remote sites can be. This year, we have finally been able to make the work visible to volunteers. For the first time, with the improvements to our BCMT map, both the SCR and Marine Debris coordination layers are visible to members and partners. The potential of these new tools for monitoring and reporting on coastal sites is being noticed by BC Parks and the BC Parks Foundation and we are working with both organizations to explore how to improve this work. We would welcome the opportunity to work with the Lasqueti Local Trust Committee and with the Lasqueti Island Nature Conservancy to also explore monitoring and reporting ideas.

Tim: I note that the attached map has no legend, and that some names are not included (eg. Salacia Cove). There are a surprising number of names listed on some maps, but not others, depending on the source. It's always helpful to work from the same data set.

Karina:

Apologies for not including a legend on the screenshot that was shared with you. Nick Heath provided this map from the planning layer of our BC Marine Trails map. While we have a public map and a member map, this screen shot comes from the Trails Development

map where the committee members are able to access multiple layers of information for planning purposes (First Nations traditional territory boundaries and land tenure (private, BC Parks, crown land, First Nations title lands) as just two examples. Salacia

Cove was the name Sheila used to describe the site we have on this map as Tall Fir Cove.

Suggestions

for next steps? We have our AGM coming up November 29 at 11:00 so this coming week will be busy for us. December can be busy but for some it's a perfect time for reflection and planning. I don't know where your group is sitting at the moment on

these topics.

However, if you would like us to get together either for a small group or 1:1 conversation, I would be happy to explore ideas for where we could work together. If it's for a brief 1:1 brainstorming, I can find time as my schedule is usually flexible.

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.

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Registered Canadian Charity #812142826RR0001

On Fri, Oct 31, 2025 at 12:33 PM Timothy Peterson <tpeterson@islandstrust.bc.ca> wrote:

Hi Karina,

Thank you for your letter.

As Shelia noted, the elected trustees are myself and Mikaila. I have cc'd the email for the Lasqueti Local Trust Committee so that our Chair and staff are in the loop, and that this correspondence appears on a future agenda, as a matter of public transparency.

At our October 6 meeting, we voted in favour of a referral response with a recommendation to refuse the application, as below.

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 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.

I appreciate hearing the issues that BCMT felt were of concern with the application. It is interesting to learn that the BCMT assessment is for overnight camping for 2-4 tents (small groups only) at this site.

Given the current state of the application (to my understanding), there may be opportunity for some discussion between BCMT and the Lasqueti Local Trust Committee prior to a response to an amended application, or other future applications.

There are a number of items in your letter that I think would be useful to discuss further, both in anticipation of an amended application and more generally to better understand each organizations concerns and priorities.

I note that the attached map has no legend, and that some names are not included (eg. Salacia Cove). There are a surprising number of names listed on some maps, but not others, depending on the source. Its always helpful to work from the same data set.

Thank you again for your letter, and I hope we can find a mutually suitable time for more in depth discussion.

Regards,

Tim

Tim Peterson

xʷεʔεʔay/Lasqueti Island Local Trustee,

Vice-chair Trust Council

Islands Trust

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From: Karina Younk <[REDACTED]>
Sent: October 29, 2025 12:33:27 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.

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.

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

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

Registered Canadian Charity #812142826RR0001

From: Stephen Baugh
Sent: Tuesday, February 3, 2026 10:39 AM
To: Nadine Mourao
Subject: FW: 337229 – BC Ferries’ Route 55 service
Attachments: 337229 Re: Route 55 Concerns; 337229 Route 55 Concerns; 337229 Route 55 Concerns

Stephen Baugh

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

From: Timothy Peterson <tpeterson@islandstrust.bc.ca>
Sent: Thursday, January 29, 2026 2:48 PM
To: Lasqueti Island Local Trust Committee <LasquetiIslandLocalTrustCommittee@islandstrust.bc.ca>; Nadine Mourao <nmourao@islandstrust.bc.ca>
Subject: Fw: 337229 – BC Ferries’ Route 55 service

Hi folks,

Perhaps coincidentally, I received this message the day after attending the BC Ferries Local Elected Officials’ Engagement Session and asking CEO Jimenez to follow up on my letter of Oct. 24.

The good news in we are on the Minister's radar. I would add that our MLA Stephanie Higginson's office sent me a timely reply back in October.

Perhaps we can consider including this letter in the Feb. agenda, so that concerned residents can follow up by referencing it.

Regards,

FW: 337229 – BC Ferries’ Route 55 service

Tim

Tim Peterson

xʷεʔεʔay/Lasqueti Island Local Trustee,

Vice-chair Trust Council

Islands Trust

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From: Minister, TT TT:EX <TT.Minister@gov.bc.ca>

Sent: January 23, 2026 11:24 AM

To: Timothy Peterson

Cc: Nicolas Jimenez; info@bcferryauthority.com; Customer Relations; Hage, Eva BCFC:EX

Subject: 337229 – BC Ferries' Route 55 service

Tim Peterson, Lasqueti Island Local Trustee

Vice-chair Trust Council

Islands Trust

tpeterson@islandstrust.bc.ca

FW: 337229 – BC Ferries' Route 55 service

337229 – BC Ferries' Route 55 service

Dear Tim Peterson:

Thank you for your email regarding the reliability of ferry services between Lasqueti Island and French Creek on Vancouver Island (Route 55). B.C.'s coastal communities need reliable and affordable ferry service, and I recognize the frustration and inconvenience this incident caused for travellers.

The provincial government contracts BC Ferries to provide coastal ferry services under the Coastal Ferry Act (2003). Under this governance model, BC Ferries is accountable for administering the contract for the operation of the Lasqueti Island – French Creek service as an unregulated route.

Though this route is not directly operated by BC Ferries and is not regulated by the BC Ferries Commissioner, both the Province and BC Ferries recognize the service challenges affecting the Lasqueti community. Where warranted, the ministry supports BC Ferries in applying contractual accountability measures with operators on unregulated routes, including Route 55. The current agreement for the Lasqueti Island – French Creek route with Western Pacific Marine (WPM) includes penalties for service interruptions and requires WPM to hold semi-annual public meetings to engage the community and maintain a communication plan to inform residents of any service changes.

BC Ferries is an independent company with its own board overseeing daily operations. I have shared your email with BC Ferries President and CEO Nicolas Jimenez, the Chair of the BC Ferry Authority Board Peter Lantin, and the Chair of the BC Ferries Board Joy MacPhail. You may also share your feedback directly with [BC Ferries' customer service](#) through its website.

The provincial government will continue to ensure that BC Ferries oversees reliable and sustainable services for unregulated routes, including the Lasqueti Island – French Creek service, that meet the needs of coastal communities.

Thank you again for taking the time to write.

Sincerely,

Mike Farnworth

Minister

Copy to: Nicolas Jimenez, President and CEO
 BC Ferries

Eva Hage
BC Ferry Commissioner

Peter Lantin, Chair
Board of Directors, BC Ferry Authority

Joy MacPhail, Chair
Board of Directors, BC Ferries

From: Shelley Garside
Sent: Friday, October 24, 2025 2:52 PM
To: Timothy Peterson
CC: nicolas.jimenez@bcferries.com; Higginson.MLA, Stephanie LASS:EX;
Gord.Johns@parl.gc.ca; Minister, TT TT:EX
Subject: 337229 Re: Route 55 Concerns

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Thank you Tim,
Good letters,
Shelley

On Fri, Oct 24, 2025 at 11:17 'a0AM Timothy Peterson <tpeterson@islandstrust.bc.ca> wrote:

Dear Mr. Jimenez,

I write today to share concerns about service interruption and contract compliance on Route 55, Lasqueti Island.

This past Thanksgiving weekend, the ferry service, operated by Western Pacific Marine, experienced a mechanical failure, causing the main vessel to be removed from service. A notice was issued at 3:00 PM, on Sunday, October 12. The vessel repair timeline caused the service interruption to continue all throughout the next day, Monday October 13, and, while the vessel was eventually repaired, service did not resume until Thursday, October 16.

Regular ferry service was not scheduled for October 14, and 15, but no relief vessel was deployed during the period where regular runs were scheduled, and residents and visitors wishing to leave or return to the island were forced to make other arrangements at their own expense while the vessel was being repaired.

The failure to deploy a relief vessel during Monday, October 13 caused considerable stress and expense for those needing to travel. Despite the repair of the main vessel, no replacement sailings were offered during the period of October 14-15.

A Western Pacific Marine spokesperson stated that the relief vessel was not deployed because it would take as much time to deploy as the effect the repairs on the main vessel. Given that the repair took somewhere around 36 hours to complete, the question arises of the utility of having a relief vessel quartered in the Lower Mainland, instead of a location closer to the route.

BC Ferries has been unresponsive about past contract violations, usually referring residents and elected officials either to the operator, Western Pacific Marine, or to the Ministry. There have been documented, repeated, and ongoing contract violations over many years. The concern here is that failure to comply with the terms of the contract seems to have no repercussions, and there is a distinct lack of accountability for such failures.

The residents of Lasqueti Island and ridership of Route 55 deserve accountability for such egregious breaches of contract, where they are left to fend for themselves, despite the taxpayer subsidized contract for service being breached.

I request that you clarify the accountability of BC Ferries to ensure that the terms of the contract are met, and to provide surety to the residents of Lasqueti Island and the ridership of Route 55 that there is a process by which documented contract violations are addressed in a transparent manner.

This lack of accountability for clear and documented contract violations has persisted far too long, and action is needed to address this in a way that ensures that the public can regain confidence in the process.

Please review the attached 2024 “What We Heard” report from our former MLA, and the Lasqueti Community Associations’ Ferry Committee list of questions and concerns to BC Ferries, submitted in June 2025.

Sincerely,

Tim Peterson

Tim Peterson

xʷεʔεʔay/Lasqueti Island Local Trustee,

Vice-chair Trust Council

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From: Timothy Peterson
Sent: Friday, October 24, 2025 11:18 AM
To: nicolas.jimenez@bcferries.com
CC: Higginson.MLA, Stephanie LASS:EX; Gord.Johns@parl.gc.ca; Shelley Garside; Minister, TT TT:EX
Subject: 337229 Route 55 Concerns
Attachments: Lasqueti_Ferry_What_We_Heard_Report.pdf; Route 55.pdf

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Mr. Jimenez,

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BC Ferries has been unresponsive about past contract violations, usually referring residents and elected officials either to the operator, Western Pacific Marine, or to the Ministry. There have been documented, repeated, and ongoing contract violations over many years. The concern here is that failure to comply with the terms of the contract seems to have no repercussions, and there is a distinct lack of accountability for such failures.

337229 Route 55 Concerns.msg

The residents of Lasqueti Island and ridership of Route 55 deserve accountability for such egregious breaches of contract, where they are left to fend for themselves, despite the taxpayer subsidized contract for service being breached.

I request that you clarify the accountability of BC Ferries to ensure that the terms of the contract are met, and to provide surety to the residents of Lasqueti Island and the ridership of Route 55 that there is a process by which documented contract violations are addressed in a transparent manner.

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Please review the attached 2024 “What We Heard” report from our former MLA, and the Lasqueti Community Associations’ Ferry Committee list of questions and concerns to BC Ferries, submitted in June 2025.

Sincerely,

Tim Peterson

Tim Peterson

xʷəʔəʔay/Lasqueti Island Local Trustee,

Vice-chair Trust Council

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From: Timothy Peterson

Sent: Friday, October 24, 2025 11:18 AM

To: Minister, TT TT:EX

CC: Higginson.MLA, Stephanie LASS:EX; Gord.Johns@parl.gc.ca; Shelley Garside; nicolas.jimenez@bcferries.com; BC Ferry Commission, BC BCFC:EX

Subject: 337229 Route 55 Concerns

Attachments: Route 55.pdf; Lasqueti_Ferry_What_We_Heard_Report.pdf

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Minister Farnworth,

I write today to share concerns about service interruption and contract compliance on Route 55, Lasqueti Island.

This past Thanksgiving weekend, the ferry service, operated by Western Pacific Marine, experienced a mechanical failure, causing the main vessel to be removed from service. A notice was issued at 3:00 PM, on Sunday, October 12. The vessel repair timeline caused the service interruption to continue all throughout the next day, Monday October 13, and, while the vessel was eventually repaired, service did not resume until Thursday, October 16.

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BC Ferries has been unresponsive about past service interruptions and documented contract violations, usually referring residents and elected officials either to the operator, Western Pacific Marine, or to your Ministry. There have been documented, repeated, and ongoing contract violations over many years. The concern here is that failure to comply with the terms of the contract seems to have no repercussions, and there is a distinct lack of accountability for such failures.

337229 Route 55 Concerns_30.msg

If BC Ferries is not enforcing the contract, it seems that resorting to your office is the logical route to seek some accountability, as the Minister responsible. The residents of Lasqueti Island and ridership of Route 55 deserve accountability for such egregious breaches of contract, where they are left to fend for themselves, despite the taxpayer subsidized contract for service being breached.

I request that your Ministry clarify the accountability of BC Ferries to ensure that the terms of the contract are met, and to provide surety to the residents of Lasqueti Island and the ridership of Route 55 that there is a process by which documented contract violations are addressed in a transparent manner.

This lack of accountability for clear and documented contract violations has persisted far too long, and action is needed to address this in a way that ensures that the public can regain confidence in the process.

Please review the attached 2024 “What We Heard” report from our former MLA, and the Lasqueti Community Associations’ Ferry Committee list of questions and concerns to BC Ferries, submitted in June 2025.

Sincerely,

Tim Peterson

Tim Peterson

xʷεʔεʔay/Lasqueti Island Local Trustee,

Vice-chair Trust Council

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From: Customer Relations <customer.relations@bcferries.com>

Sent: January 30, 2026 12:43 PM

To: Timothy Peterson

Subject: RE: BC Ferries

Dear Mr. Peterson,

Thank you very much for your patience and my sincere apologies for the delay in my response.

I understand that you also submitted some questions at the Elected Officials meeting last week, so I'll answer those as well as address the concerns you raised regarding the cancellations that occurred in October 2025.

BC Ferries recognizes that the routes serving smaller and often more remote communities play a critical role in supporting access to essential services, particularly for seniors and low-income residents.

We monitor contract compliance through performance reporting, service delivery audits and ongoing engagement with operating contractors. Where service concerns are identified, we work directly with operators to address issues and improve reliability.

BC Ferries is committed to continued dialogue with ferry-dependent communities, so feedback is understood and reflected in service planning. Any changes to service levels or contract terms must align with provincial funding and regulatory frameworks.

In regard to the cancellations that occurred on the route serving Lasqueti Island on October 12 and 13, 2025, we share your concern and have been in contact with the operator. Yesterday we issued a formal letter of warning to the contractor. We will continue to monitor service delivery and have the ability, if warranted, to impose fines in accordance with our contract.

Thank you once again for bringing your concerns to our attention.

Kind regards,

Elisabeth Broadley (she/her)

Assistant Manager, Customer Relations,

Customer Care

British Columbia Ferry Services Inc.

The Atrium

Suite 500, 1321 Blanshard St., Victoria, BC V8W 0B7

T: 250-978-2022 **F:** 250-978-1240

Elisabeth.broadley@bcferries.com

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From: Timothy Peterson <tpeterson@islandstrust.bc.ca>

Sent: December 05, 2025 12:08 PM

To: Customer Relations <customer.relations@bcferries.com>

Subject: Re: BC Ferries

Thank you for letting me know that you are continuing to look in to these concerns.

I look forward to hearing more from you in due time.

Regards,

Tim

Tim Peterson

xʷεʔεʔay/Lasqueti Island Local Trustee,

Vice-chair Trust Council

Islands Trust

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Wei Wai Kum, We Wai Kai, WJOŁŁŁP, WSIKEM, Xeláltxw, Xwémalhwu/ʔop qaymıxʷ, and xʷməθkʷəy̓əm.

From: Customer Relations <customer.relations@bcferries.com>
Sent: December 5, 2025 11:14:13 AM
To: Timothy Peterson
Subject: RE: BC Ferries

Good morning Mr. Peterson,

It has been some time since I last contacted you, and I wanted to let you know that we continue to look into these concerns. I will be in touch when I have information, but in the interim I didn't want to leave you with the impression that work does not continue.

We sincerely appreciate your ongoing patience.

Kind regards,

Elisabeth Broadley (she/her)
Assistant Manager, Customer Relations,
Customer Care

British Columbia Ferry Services Inc.

The Atrium

Suite 500, 1321 Blanshard St., Victoria, BC V8W 0B7

T: 250-978-2022 **F:** 250-978-1240

Elisabeth.broadley@bcferries.com

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From: Customer Relations

Sent: October 31, 2025 3:13 PM

To: 'tpeterson@islandstrust.bc.ca' <tpeterson@islandstrust.bc.ca>

Subject: BC Ferries

Dear Mr. Peterson,

I am writing to acknowledge receipt of your correspondence regarding service to Lasqueti Island.

We take your feedback seriously and are in the process of looking into the concerns you've raised. We will be in touch with you as soon as possible.

Thank you for your patience.

Kind regards,

Elisabeth Broadley (she/her)

Assistant Manager, Customer Relations,

Customer Care

British Columbia Ferry Services Inc.

The Atrium

Suite 500, 1321 Blanshard St., Victoria, BC V8W 0B7

T: 250-978-2022 **F:** 250-978-1240

Elisabeth.broadley@bcferries.com

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BRIEFING

To: Local Trust Committees **For the Meeting of:** January 2026
From: Executive Committee **Date Prepared:** January 16, 2026
SUBJECT: Short Term Rental Accommodation – Principal Residence Opt-In

PURPOSE:

To forward a briefing received by the Executive Committee, regarding opting in to the provincially regulated principal residence requirement for short term rental accommodations (STRA), to local trust committees. The briefing is a reminder that the deadline to opt-in to the provincial's principal residence requirement for STRAs is March 31, 2026.

BACKGROUND:

On September 3, 2025, the Executive Committee (EC) requested staff to forward the attached briefing which provided an update to EC that the Ministry of Housing and Municipal Affairs had informed the Salt Spring Island Local Trust Committee that their request to opt-in to the principal residence requirement had been approved by BC Order in Council 277/2025, and would come into effect November 1, 2025.

The attached briefing reminds local trust committees that should they choose to opt in to the provincially regulated principal residence requirements for short term rental accommodations, they must pass a resolution to do so by March 31st in order for the request to come into force by November of the same year. The attached briefing includes some brief background information and draft resolutions to assist local trust committees. The attached briefing includes the ministry's letter to the Salt Spring Island Local Trust Committee and a copy of the approved Order-in-Council.

ATTACHMENT(S):

1. Short Term Rental Accommodation – Principal Residence Opt-In Update - Briefing

FOLLOW-UP: Staff will forward local trust committee resolutions to the Ministry of Housing and Municipal Affairs, Housing Policy Branch.

Prepared By: Stefan Cermak , Director, Planning Services

To: Executive Committee **For the Meeting of:** August 6, 2025
From: Planning Services **Date Prepared:** July 29, 2025
SUBJECT: Short Term Rental Accommodation – Principal Residence Opt-In Update

PURPOSE: To provide the Executive Committee with an update that the Ministry of Housing and Municipal Affairs, Housing Policy Branch, has informed staff that the Salt Spring Island Local Trust Committee request to opt-in to the principal residence requirement has been approved by BC Order in Council 277/2025, and will come into effect November 1, 2025.

BACKGROUND:

The *Short Term Rental Accommodation Act* (STRA Act) Received Royal Assent on October 26, 2023. The *Short Term Rental (STR) Accommodation Regulations* (Order in Council) were adopted December 7, 2023. The STRA Act and regulations create a framework including key considerations relating to principal residence requirements, time period regulations, legal non-conforming use, business licensing updates and enforcement. The province has provided information in an easy to read [STR Policy Guidance Document](#).

Properties in the Islands Trust Area are exempt from the requirement to have STRs operated by a principal residence of the subject property. However, a local trust committee or Bowen Island Municipality may pass a resolution requesting to be removed from the list of exempt land in order to “opt-into” the principal residence requirement. Opting in means the provincial restriction on short-term rental accommodations will over-ride any schemes that the local trust committee or island municipality has enacted (where there is a conflict between them).

Both the Bowen Island Municipality and Gabriola Island Local Trust Committee “opted-in” and are currently reflected in the current STR regulations. The Salt Spring Island Local Trust Committee requested “opting-in” earlier this year. The attached communications confirm that the request to opt-in to the principal residence requirement has been approved and will come into force effective November 1, 2025.

Remaining Local Trust Committees (LTC) may also “opt-in” via resolution submitted to the Minister of Housing and Municipal Affairs by March 31 each year. A sample LTC resolution to opt-in may read:

That the [XX Local Trust Committee] request that the Minister of Housing and Municipal Affairs, on behalf of the Lieutenant Governor in Council, apply the principal residence requirement to the [XX Local Trust Area] and that the [XX Local Trust Area] be removed from the exempt land as per S. 15 of the Short-Term Rental Accommodation Act.

Requests should include appropriate background information that describes the area and jurisdiction. The request must be submitted to the Minister of Housing by March 31, and the prescribed period of time starts on November 1, of the same year. If the Province grants a change

to exempt land status, that change remains in effect indefinitely unless a subsequent request to reverse the exemption is made by March 31 of a future year.

ATTACHMENT(S):

1. Ministry of Housing and Municipal Affairs, Letter dated July 25, 2025

FOLLOW-UP: Staff will place the correspondence from the Ministry on their next regular business meeting agenda. Staff will update the legislative monitoring spreadsheet.

Prepared By: **Stefan Cermak, Director, Planning Services**

Reviewed By/Date: **CAO / July 30, 2025**



July 25, 2025

Reference: 187606

Chris Hutton
Regional Planning Manager, Salt Spring Island
Islands Trust
Email: chutton@islandstrust.bc.ca

Dear Chris Hutton:

This is to confirm your community's request to opt-in to the principal residence requirement has been approved by BC [Order in Council 277/2025](#), and will come into effect November 1, 2025.

Please find a copy of the approved Order-in-Council attached.

Your truly,

A handwritten signature in blue ink, appearing to read "H. Rabinovitch".

Hannah Rabinovitch
Director, Housing Policy Branch
Ministry of Housing and Municipal Affairs

Attachment:

- Order-in-Council 277-2025

CC: Trevor Lammie, Registrar, Short-Term Rentals Branch (Trevor.Lammie@gov.bc.ca)
Islands Trust, Salt Spring Island (ssinfo@islandstrust.bc.ca)
Stephen Henderson, General Manager, CRD (shenderson@crd.bc.ca)

PROVINCE OF BRITISH COLUMBIA
ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 277, Approved and Ordered June 9, 2025



Lieutenant Governor

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders that the Short-Term Rental Accommodations Regulation, B.C. Reg. 268/2023, is amended as set out in the Schedule.



Minister of Housing and Municipal Affairs



Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: Short-Term Rental Accommodations Act, s. 38

Other: O.C. 679/2023

R10897624

SCHEDULE

- 1** *Section 13.1 (4) is amended by striking out “on the application programming interface specified by the registrar” and substituting “through the application programming interface specified by the registrar or in another electronic format in the form required by the minister”.*
- 2** *Section 13.1 (5) (c) of the Short-Term Rental Accommodations Regulation, B.C. Reg. 268/2023, is repealed and the following substituted:*
 - (c) on a monthly basis.
- 3** *Section 13.2 is amended*
 - (a) by repealing subsection (2) (b) and substituting the following:*
 - (b) subject to subsection (2.1), the validity of the relevant registration number is confirmed in accordance with section 13.1 of this regulation. , **and**
 - (b) by adding the following subsections:*
 - (2.1) A platform service provider is not prohibited from providing platform services in respect of a platform offer if,
 - (a) for the reasons described in subsection (2.2), the platform service provider is unable to confirm the validity of a registration number in respect of the platform offer in the time frame described in section 13.1 (4) or (5), as applicable, and
 - (b) the platform service provider meets the requirements of subsection (2.3).
 - (2.2) For the purposes of subsection (2.1) (a), the platform service provider must be unable to confirm the validity of a registration number because
 - (a) there is a temporary disruption of a platform, an application programming interface, an electronic portal or any other electronic system or means required for the platform service provider to
 - (i) access the information required to confirm the validity of the registration number, or
 - (ii) confirm the validity of the registration number, and
 - (b) there are no commercially reasonable steps the platform service provider can take, despite the disruption described in paragraph (a), to confirm the validity of the registration number in the time frame described in section 13.1 (4) or (5), as applicable.
 - (2.3) For the purposes of subsection (2.1) (b), if a disruption described in subsection (2.2) (a) occurs, the platform service provider must
 - (a) within one business day of first becoming aware of the disruption and in the manner determined by the registrar,
 - (i) notify the registrar of the failure, and
 - (ii) provide details on the nature of the disruption to the registrar;
 - (b) if possible, attempt to confirm the validity of the registration number at the following intervals:

- (i) if the platform service provider is a major platform service provider, within one hour of first becoming aware of the disruption and within 24 hours of each subsequent failed attempt;
- (ii) if the platform service provider is a medium platform service provider or a minor platform service provider, within 24 hours of first becoming aware of the disruption and within 24 hours of each subsequent failed attempt;
- (c) take all commercially reasonable steps to resolve the disruption in cooperation with the registrar;
- (d) as soon as reasonably possible after the disruption ends, confirm the validity of the registration number.

4 The following division is added to Part 4:

Division 4 – Information Sharing

Prescribed person or entity

- 27.1** (1) The minister responsible for the administration of the *Financial Administration Act* is prescribed for the purpose of section 34 (5) of the Act.
- (2) The purposes described in section 33 (2) (b) (i) to (iii) of the Act are prescribed for the purpose of section 34 (5) (b) of the Act.

5 Schedule 1 is amended

- (a) in paragraph (a) by striking out “Town of Creston”,
- (b) in paragraph (b) by adding “District of Tofino”,
- (c) in paragraph (c) in Table 1 by repealing items 4, 6, 9, 10 and 14 and substituting the following items:

Item	Column 1 Geographic Area	Column 2 Description of Map	Column 3 Map Date
1.1	Baldy Mountain Resort	Baldy Mountain Resort	December 2, 2024
4	Crystal Mountain Ski Resort	Crystal Mountain Ski Resort	December 2, 2024
6	Hudson Bay Mountain Resort	Hudson Bay Mountain Resort	December 2, 2024
10	Panorama Mountain Resort	Panorama Mountain Resort	December 2, 2024
14	Saddle Mountain Resort	Saddle Mountain Resort	December 2, 2024

,

(d) in paragraph (d) in Table 2 by repealing items 2, 3, 4, 5, 6 and 15 and substituting the following items:

Item	Column 1 Geographic Area	Column 2 Description of Map	Column 3 Map Date
2	Fairmont Hot Springs Ski Area	Fairmont Hot Springs Ski Area	December 2, 2024
3	Harper Mountain Ski Hill	Harper Mountain Ski Hill	December 2, 2024
4	Hudson's Hope Ski Hill	Hudson's Hope Ski Hill	December 2, 2024
5	Mount Cain Ski Hill	Mount Cain Ski Hill	December 2, 2024
6	Mount Timothy Ski Resort	Mount Timothy Ski Resort	December 2, 2024
15	Wapiti Ski Hill	Wapiti Ski Hill	December 2, 2024

,

(e) in paragraph (g) by adding the following subparagraph:

(iii) Saltspring Island; ,

(f) in paragraph (i) (i) by striking out “Electoral Area E,” and “, Electoral Area G”, and

(g) in paragraph (i) by adding the following subparagraph:

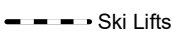
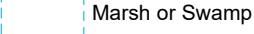
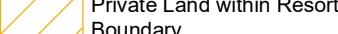
(v) Electoral Area B of the Columbia-Shuswap Regional District.

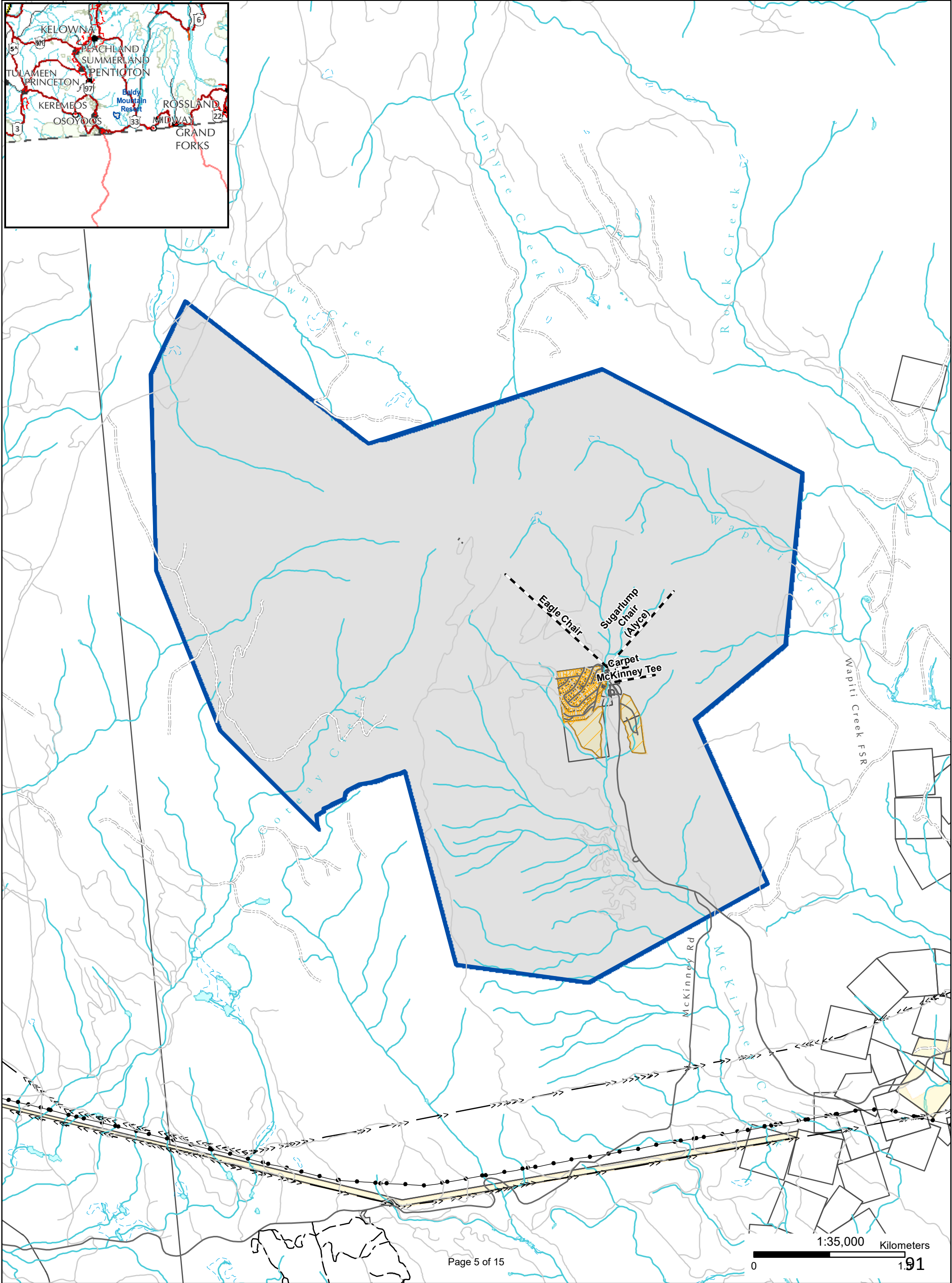
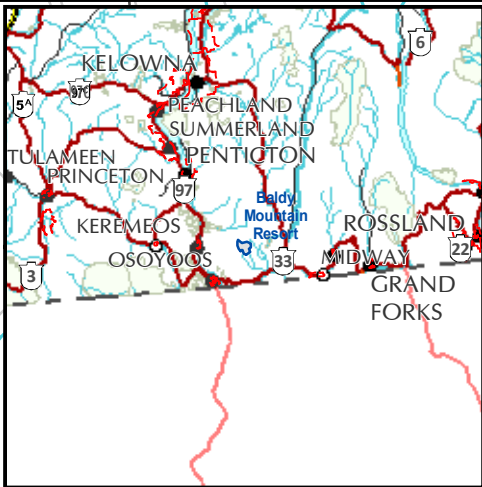
Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)

Baldy Mountain Resort

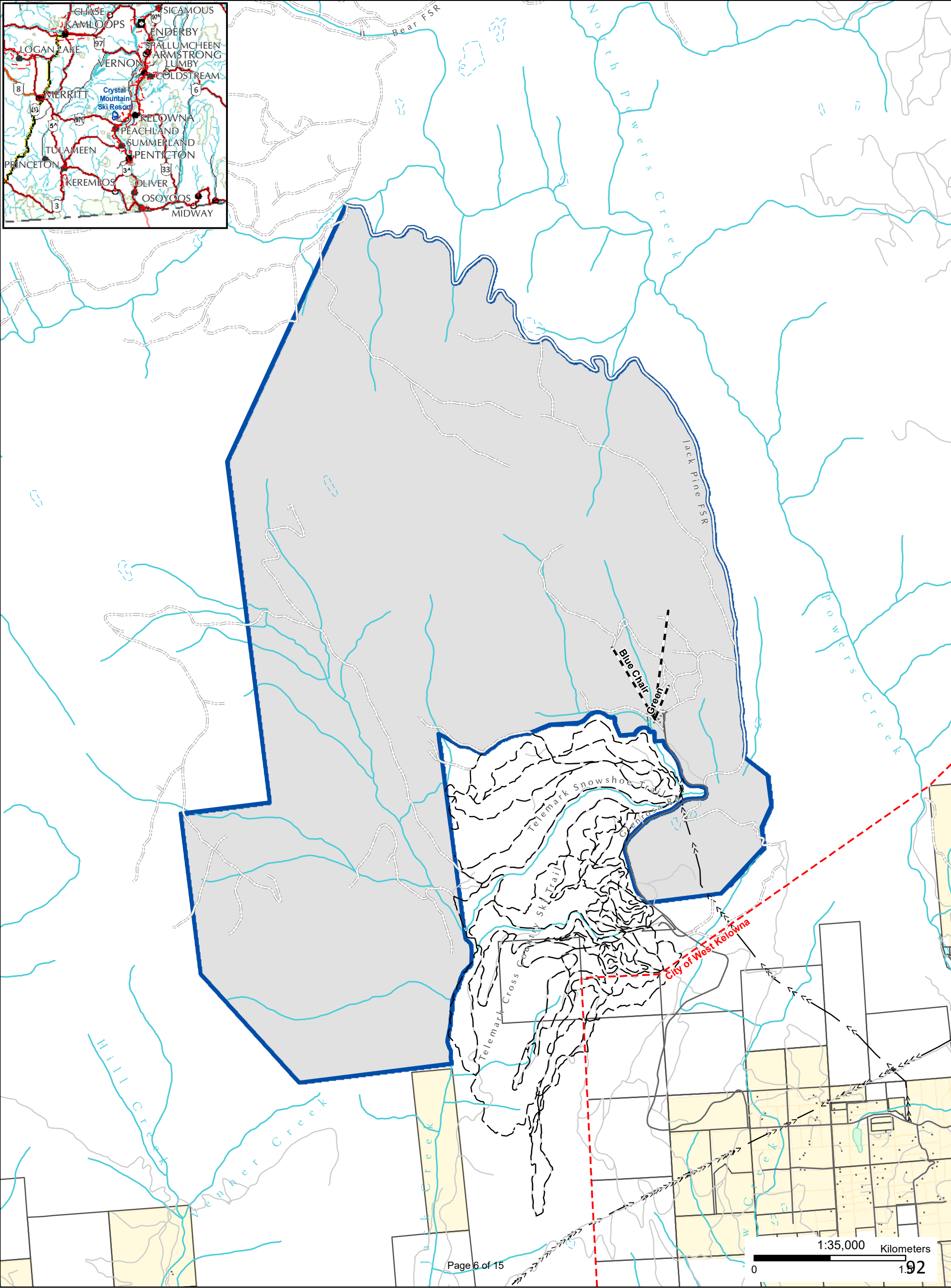
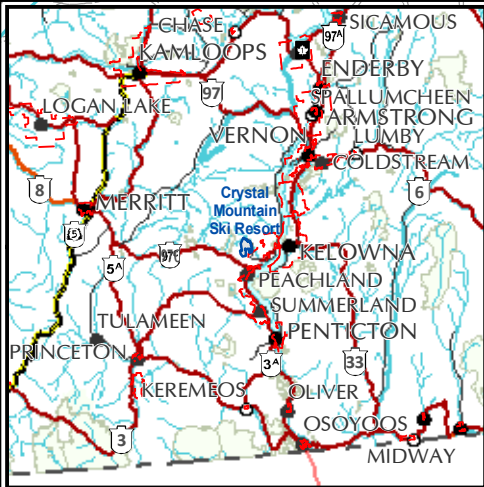
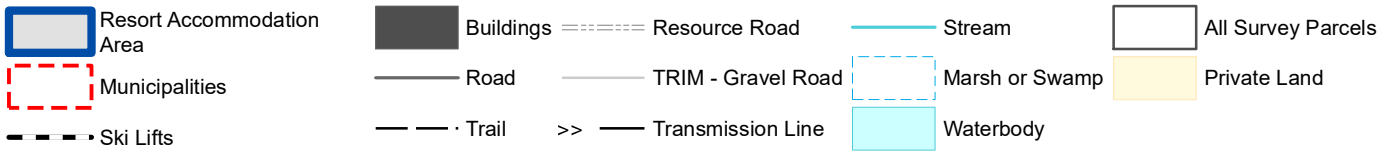


Date: 2024-12-02
Coord. Sys: PCS Albers

- | | | | |
|--|--|--|--|
|  Resort Accommodation Area |  Road |  Stream |  All Survey Parcels |
|  Ski Lifts |  Resource Road |  Marsh or Swamp |  Private Land within Resort Boundary |
|  Buildings |  TRIM - Gravel Road |  Waterbody |  Private Land |



Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Crystal Mountain Ski Resort

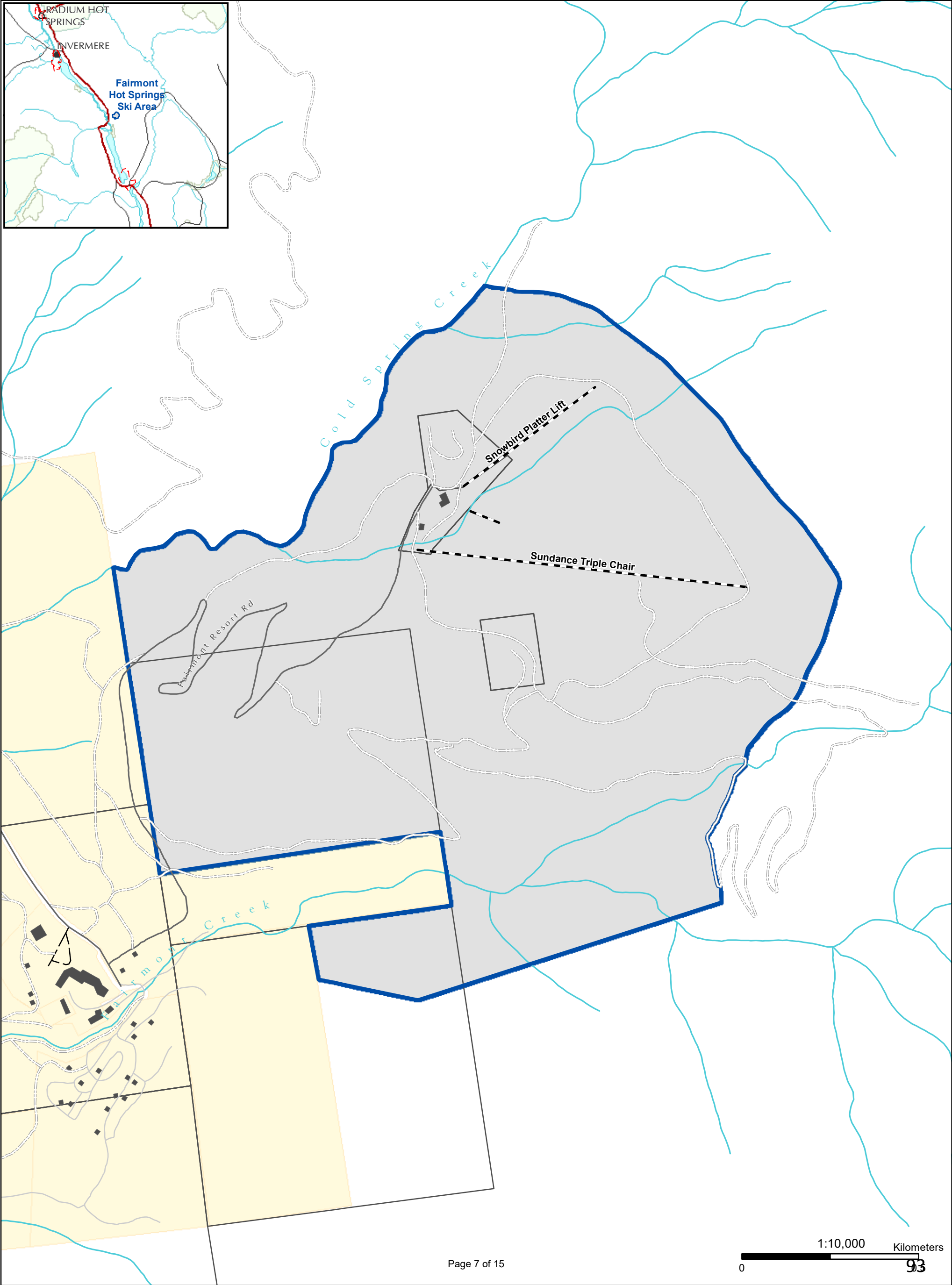
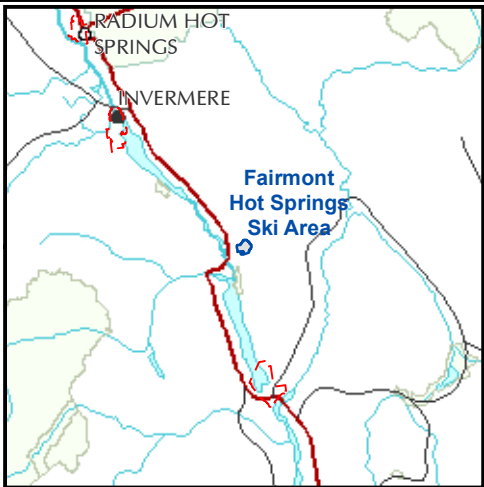


Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Fairmont Hot Springs Ski Area



Date: 2024-12-02
Coord. Sys: PCS Albers

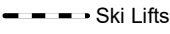
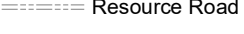
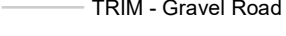
- | | | |
|---------------------------|--------------------|--------------------|
| Resort Accommodation Area | Road | Stream |
| Ski Lifts | Resource Road | All Survey Parcels |
| Buildings | TRIM - Gravel Road | Private Land |

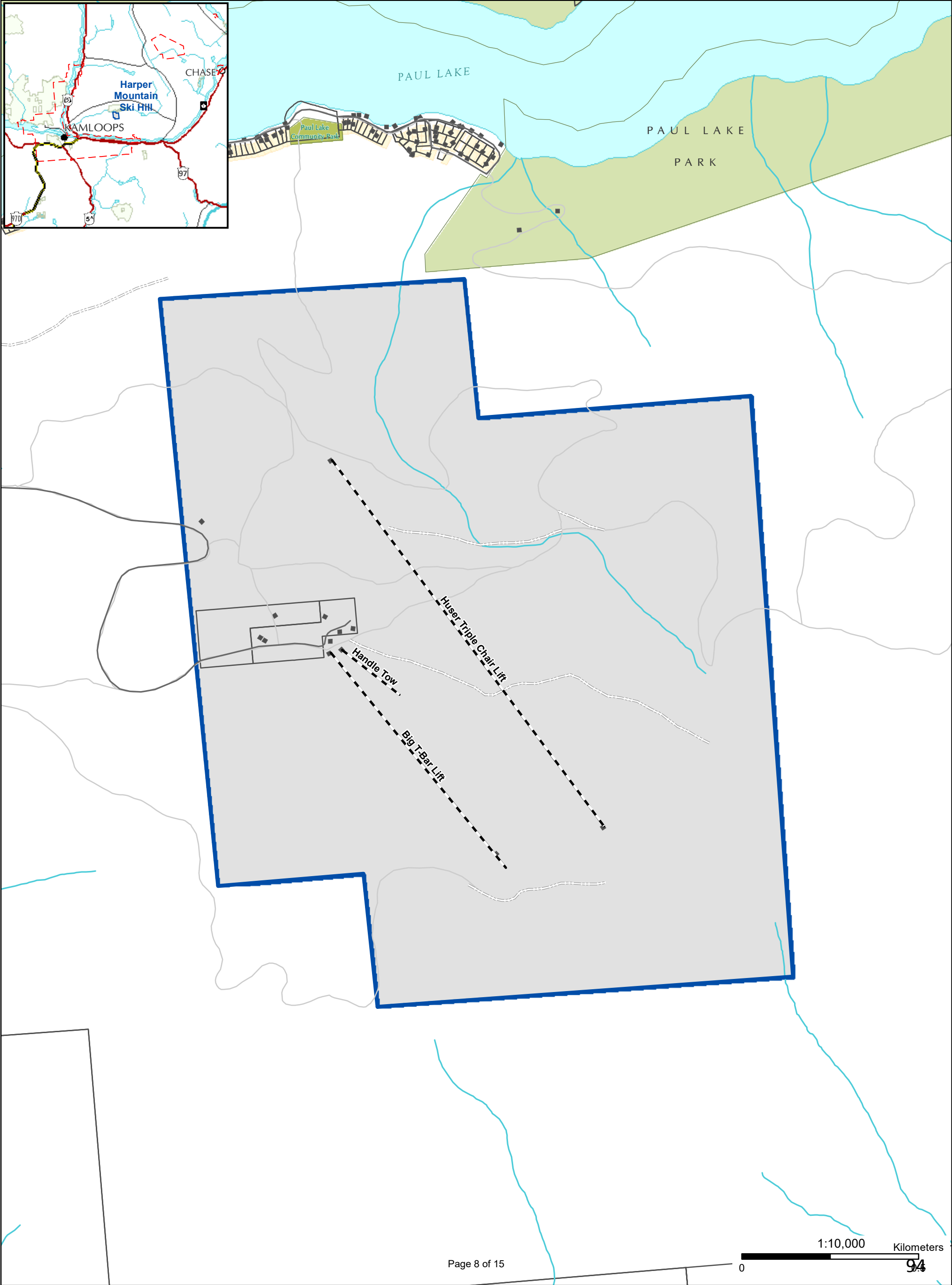
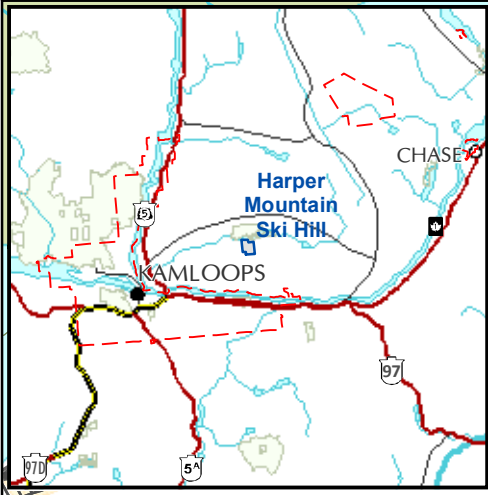


Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Harper Mountain Ski Hill



Date: 2024-12-02
Coord. Sys: PCS Albers

- | | | |
|--|--|--|
|  Resort Accommodation Area |  Road |  Stream |
|  Ski Lifts |  Resource Road |  All Survey Parcels |
|  Buildings |  TRIM - Gravel Road |  Private Land |



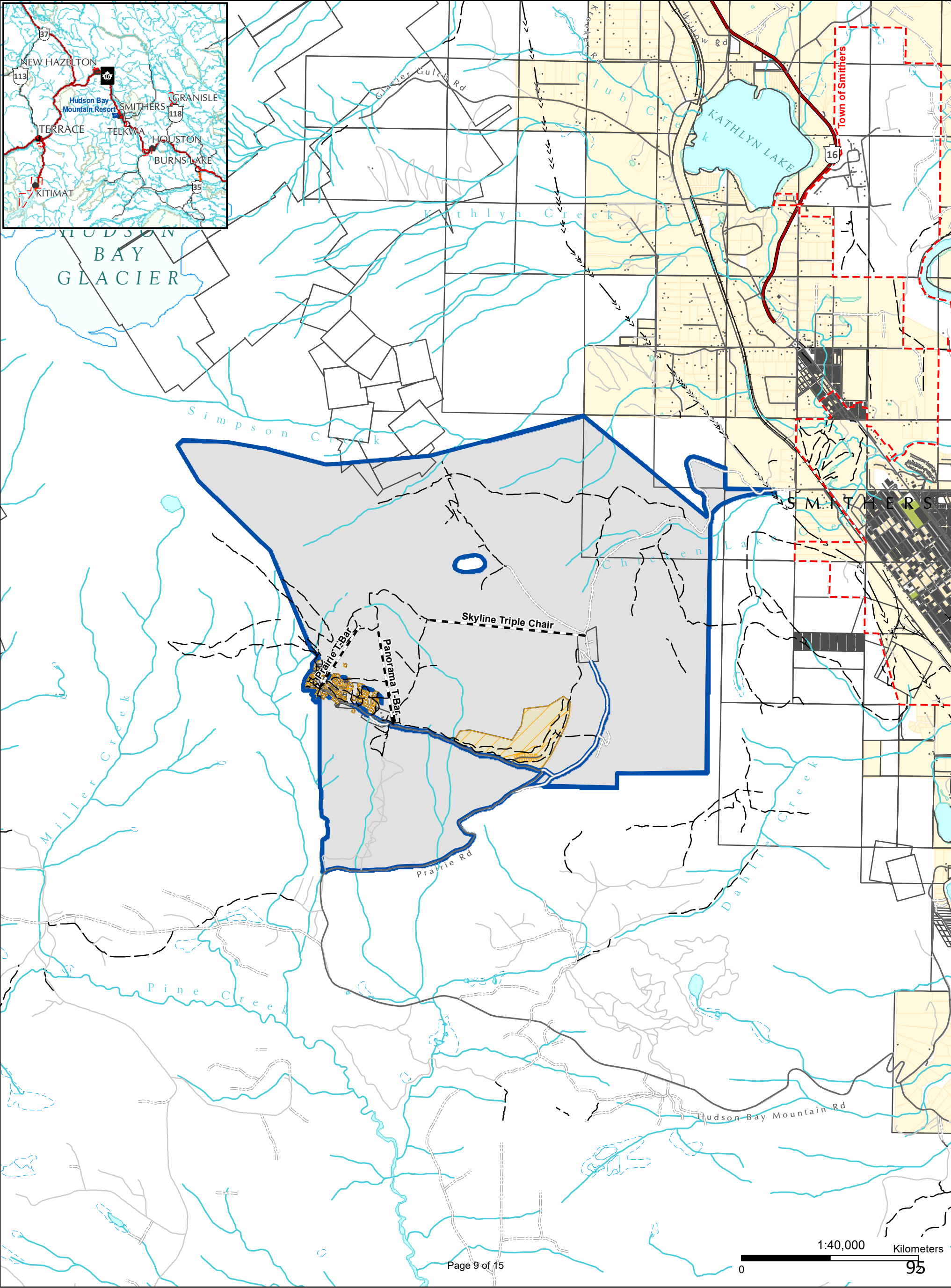
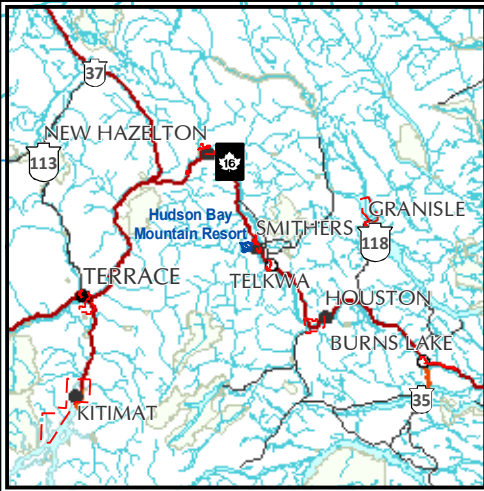
1:10,000 Kilometers

Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Hudson Bay Mountain Resort



Date: 2024-12-02
Coord. Sys: PCS Albers

- | | | | | |
|---------------------------|-----------|--------------------|--------------------|-------------------------------------|
| Resort Accommodation Area | Buildings | Resource Road | Stream | Private Land within Resort Boundary |
| Municipalities | Road | TRIM - Gravel Road | Waterbody | Private Land |
| Ski Lifts | Trail | Transmission Line | All Survey Parcels | |



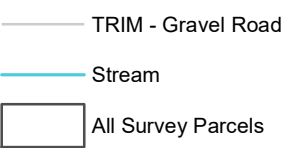
Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)

Hudson's Hope Ski Hill



Date: 2024-12-02
Coord. Sys: PCS Albers

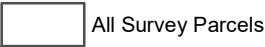
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Resort Accommodation Area
- 

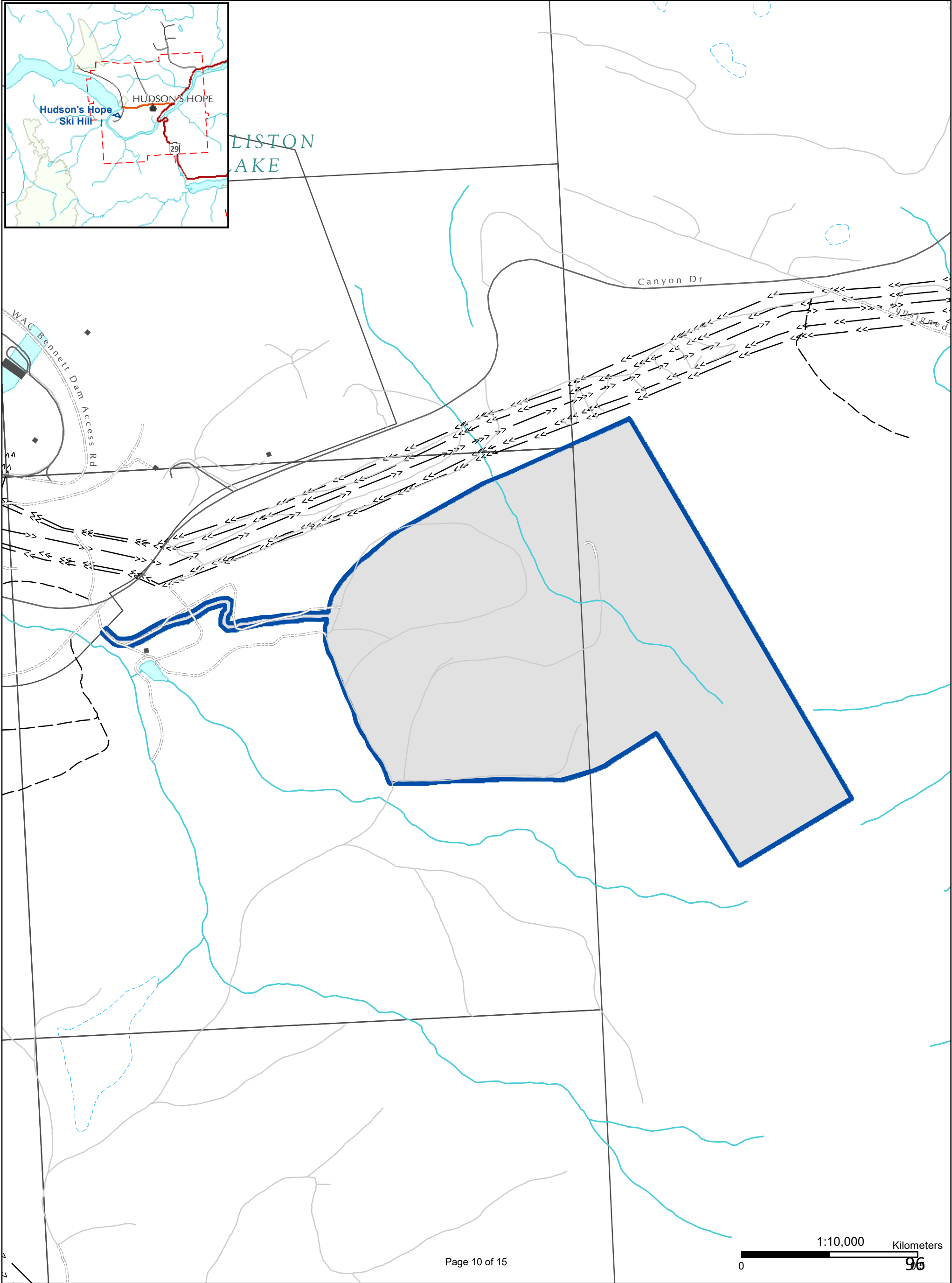
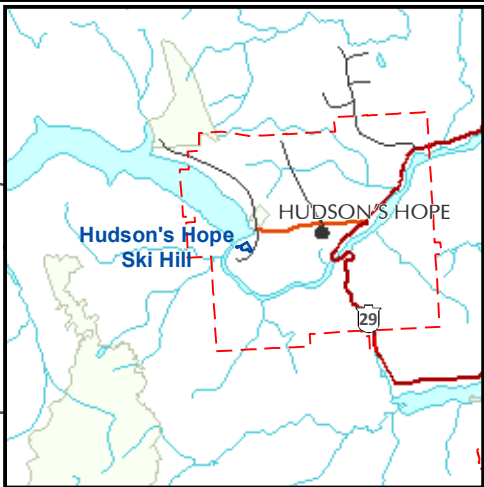
TRIM - Gravel Road
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Municipalities
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Stream
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Resource Road
- 

All Survey Parcels

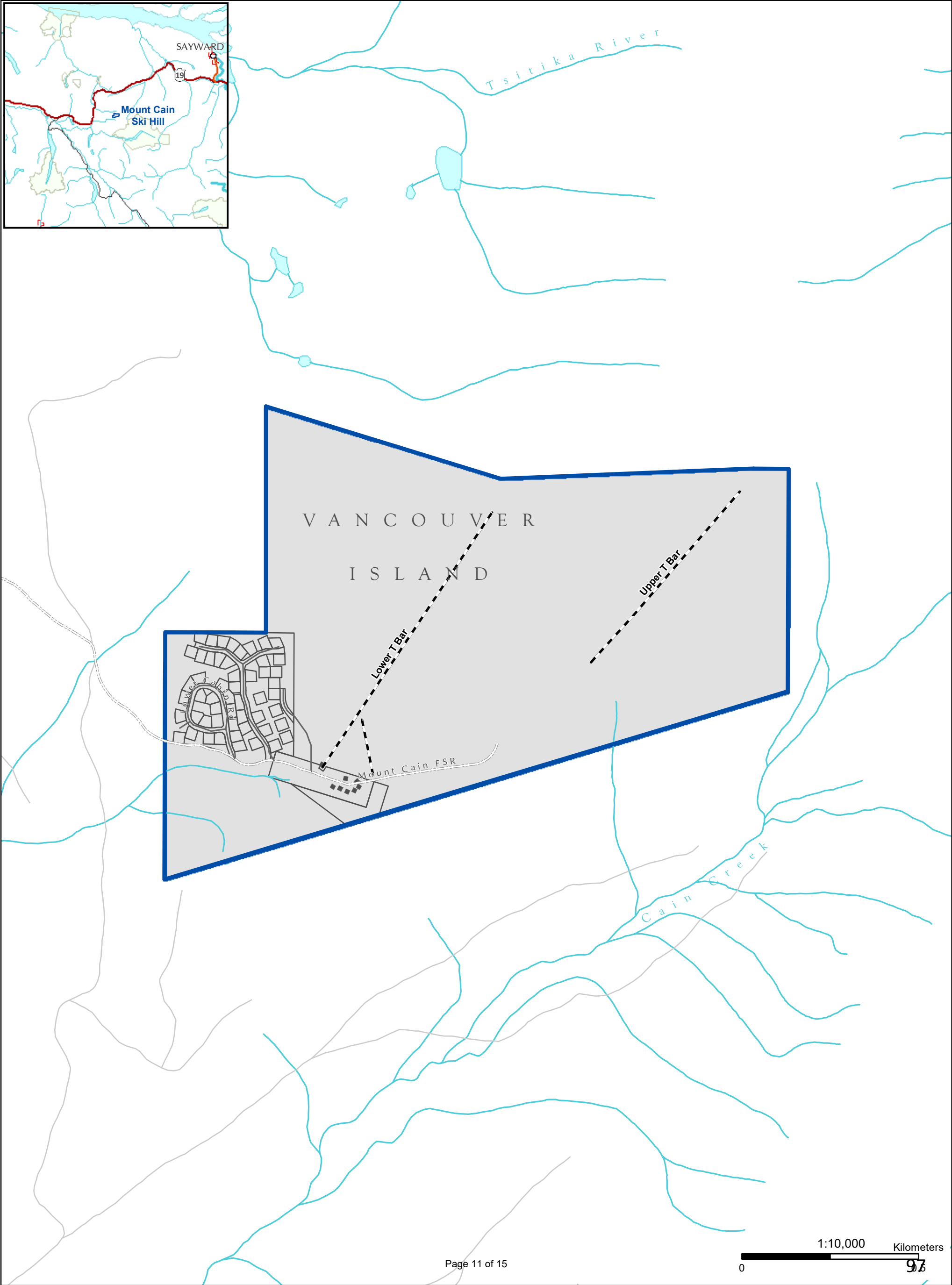
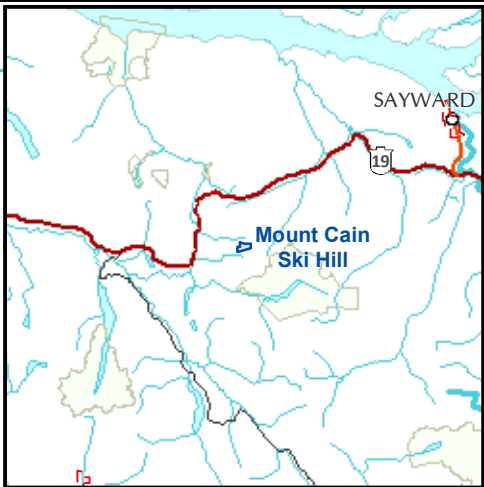


Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Mount Cain Ski Hill



Date: 2024-12-02
Coord. Sys: PCS Albers

- | | | | | | |
|--|---------------------------|--|--------------------|--|--------------------|
| | Resort Accommodation Area | | Road | | Stream |
| | Ski Lifts | | Resource Road | | Waterbody |
| | Buildings | | TRIM - Gravel Road | | All Survey Parcels |



Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Mount Timothy Ski Resort

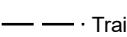


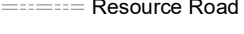
Date: 2024-12-02
Coord. Sys: PCS Albers

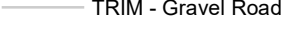
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Resort Accommodation Area
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Ski Lifts
- 

Buildings
- 

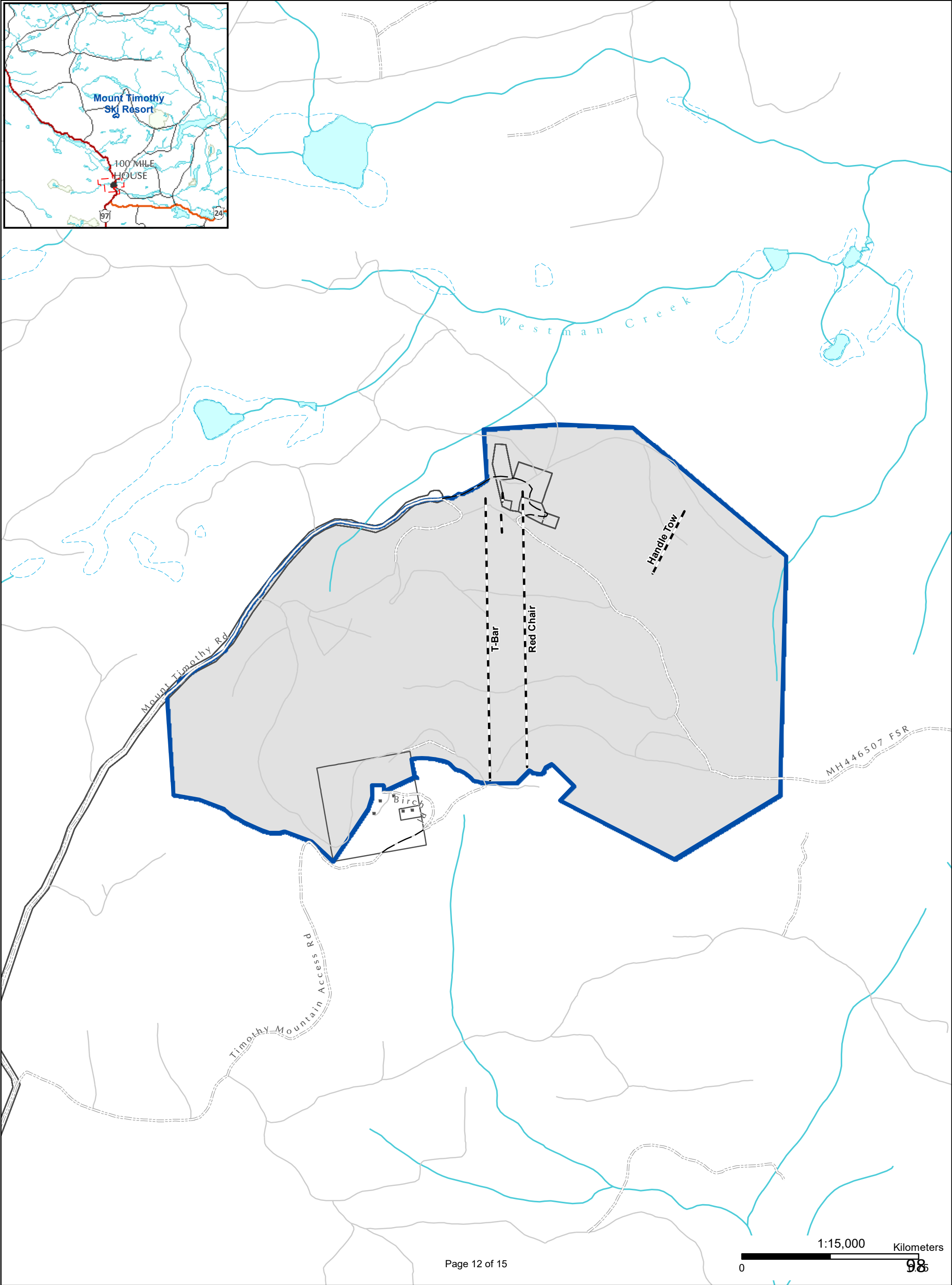
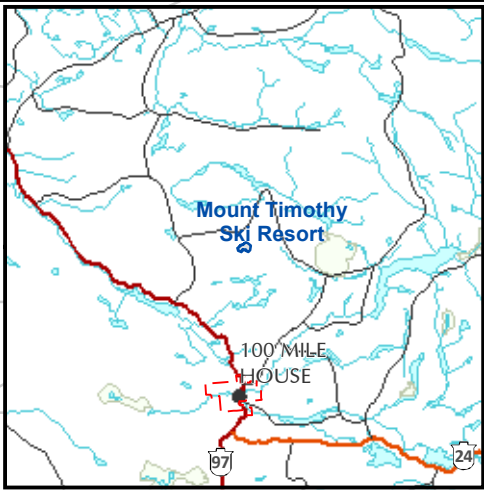
Trail
- 

Resource Road
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TRIM - Gravel Road
- 

Stream
- 

All Survey Parcels

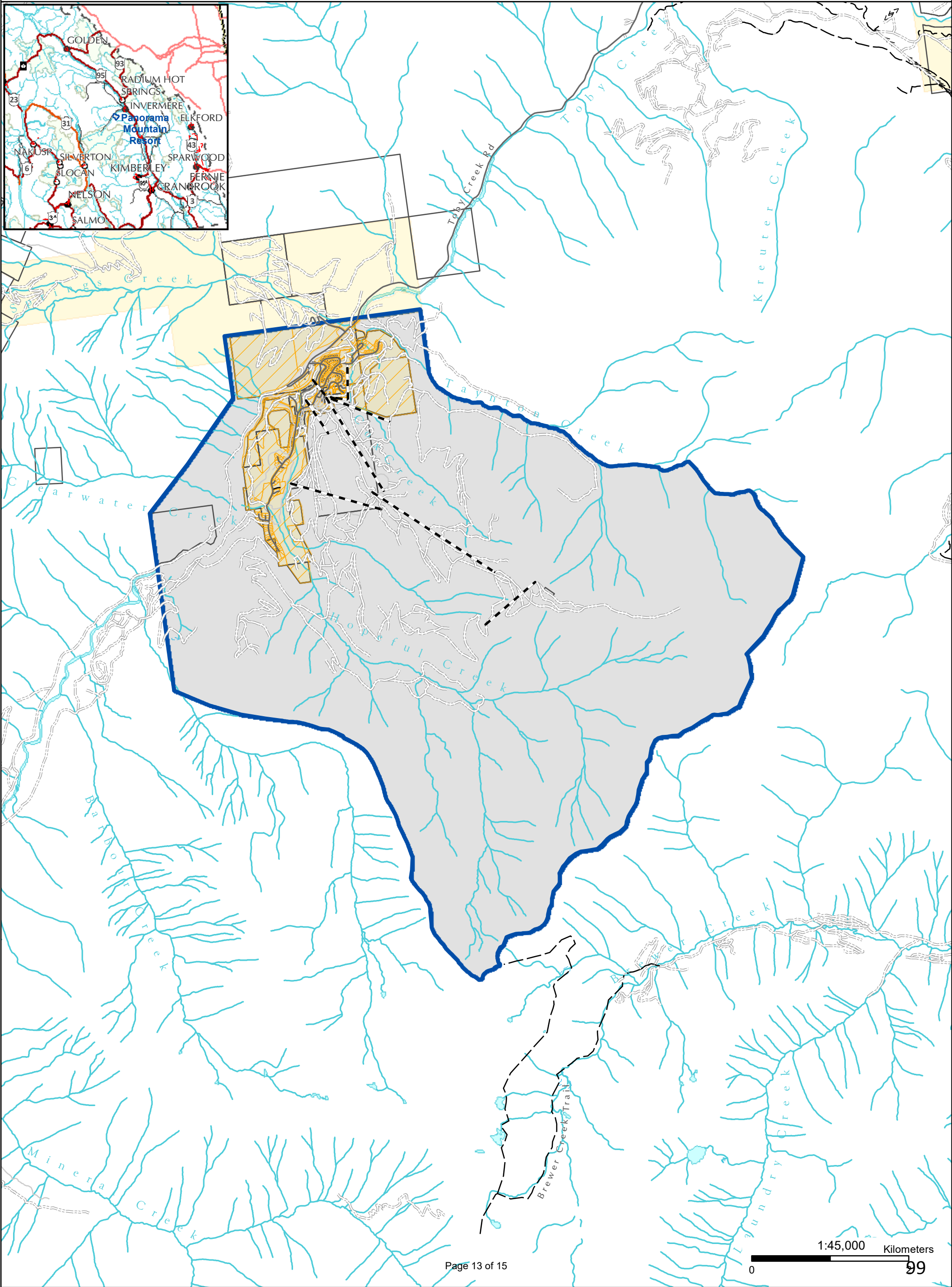
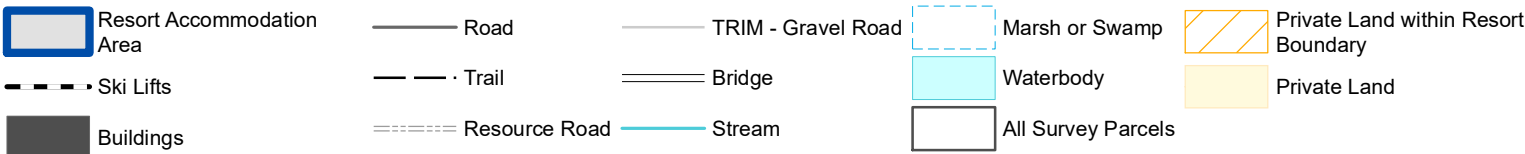


Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)

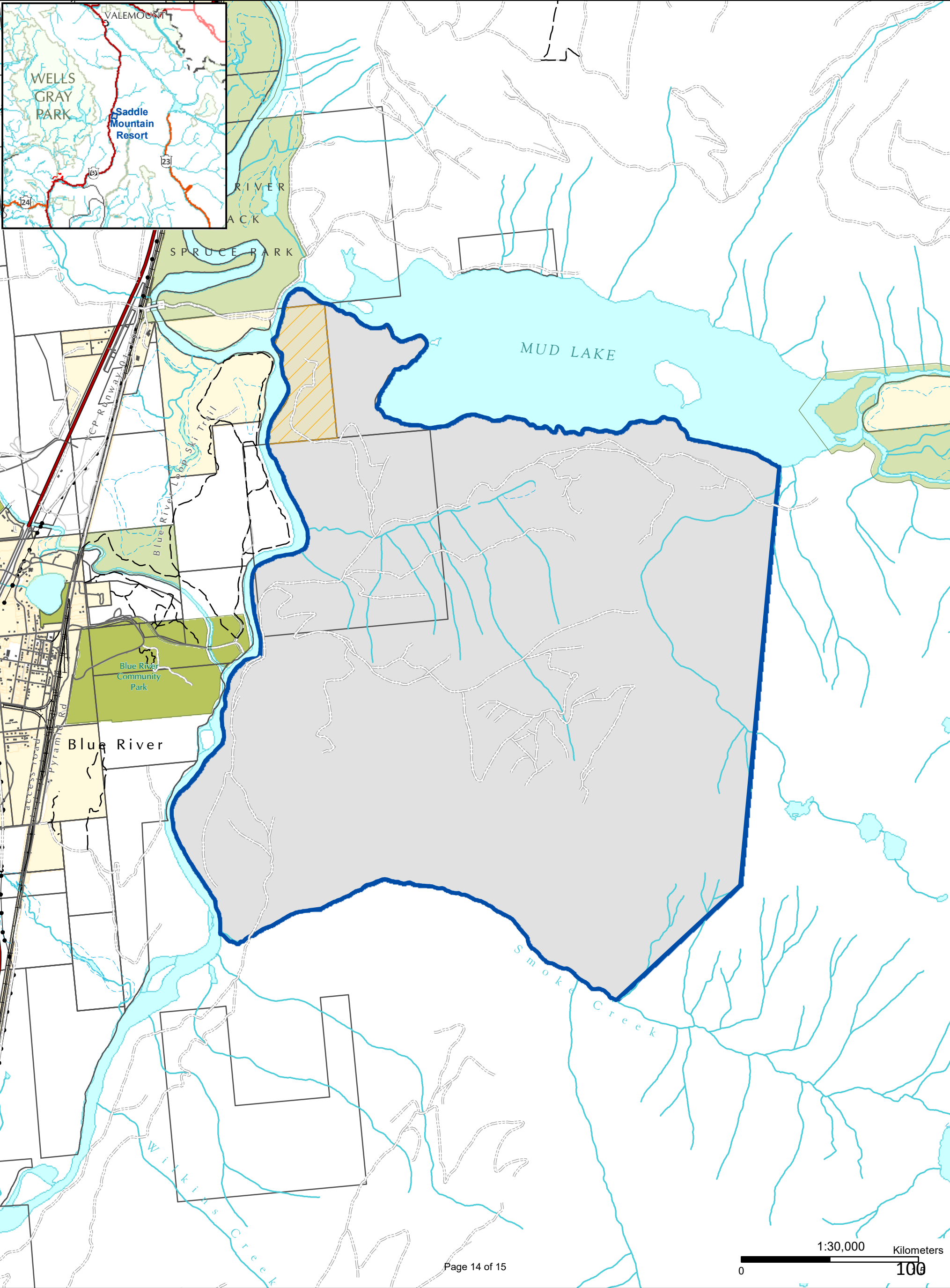
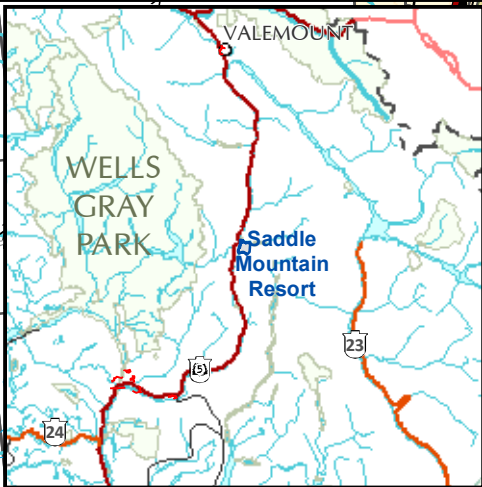
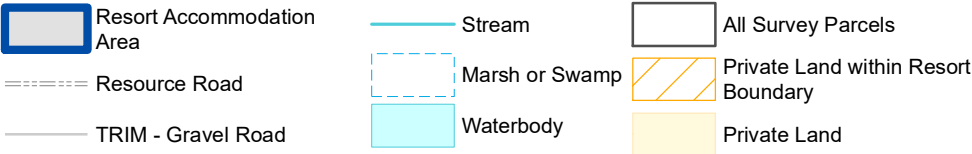
Panorama Mountain Resort



Date: 2024-12-02
Coord. Sys: PCS Albers



Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Saddle Mountain Resort



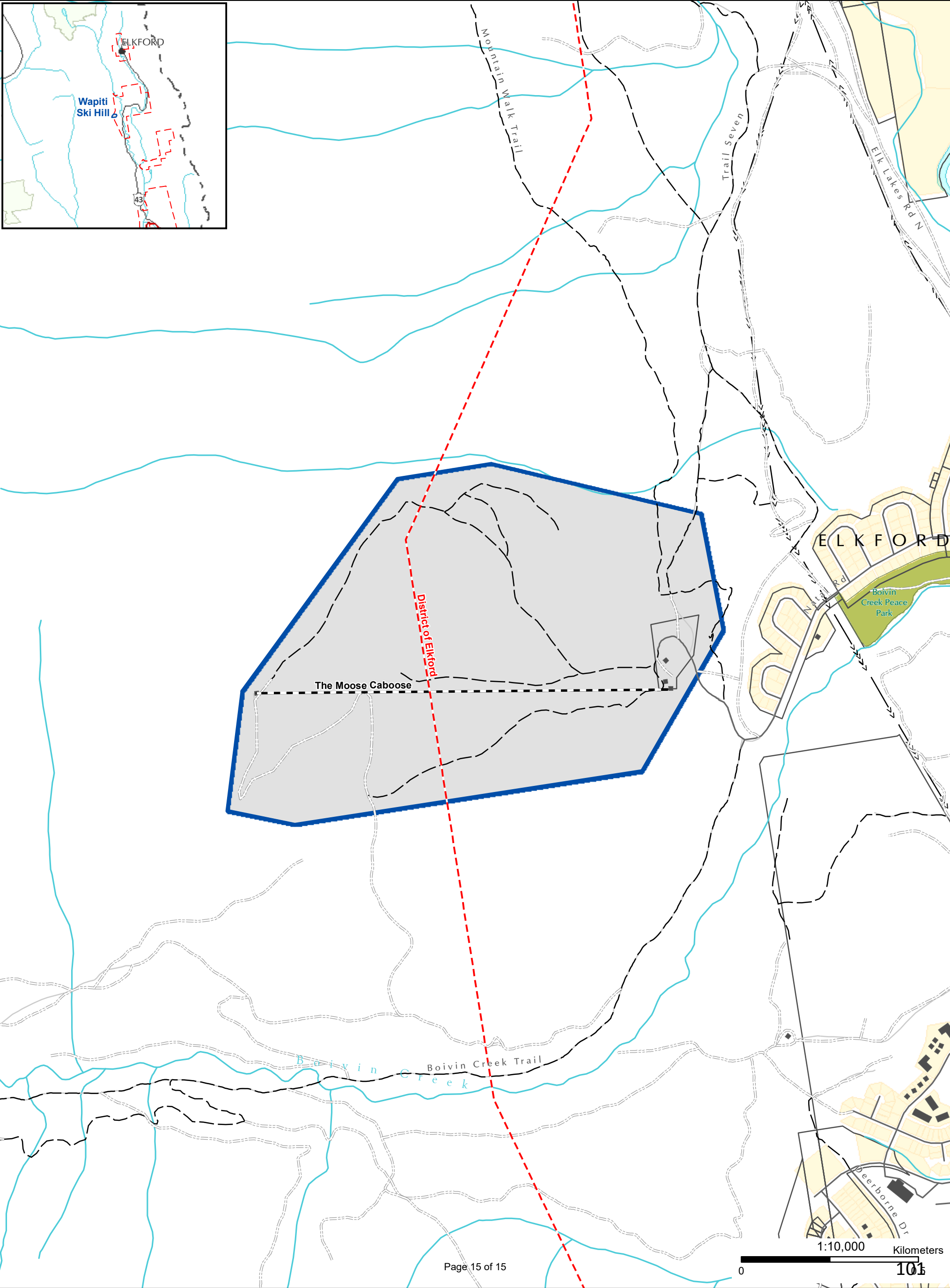
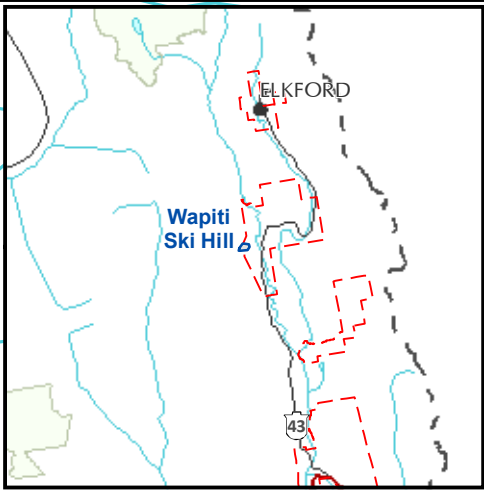
Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)

Wapiti Ski Hill



Date: 2024-12-02
Coord. Sys: PCS Albers

- | | | | |
|---------------------------|-----------|--------------------|--------------------|
| Resort Accommodation Area | Buildings | Resource Road | All Survey Parcels |
| Municipalities | Road | TRIM - Gravel Road | Private Land |
| Ski Lifts | Trail | Stream | |





Lasqueti Local Trust Committee

Open Applications

Report

Print Date: February 3, 2026

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 December 2025

640 Lasqueti	Invoices posted to Month ending December 2025	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	310.00	-564.87	874.87
LTC Local				
65050-640	LTC "Executive Expense on LTC's"	505.00	378.24	126.76
65200-640	LTC - Local Exp - LTC Meeting Expenses	970.00	881.75	88.25
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>1,259.99</u>	<u>1,715.01</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	<u>15,500.00</u>	<u>0.00</u>	<u>15,500.00</u>
		<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	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: • 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: ○ 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	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.
6.	February 24, 2020	LA-2020-003	First Nations Reconciliation	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: 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: 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

Activity:

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

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

Responsible

Stephen Baugh

Dates

Rec'd: 06-Oct-2025

Target: 27-Jul-2026

Future Projects Report

Lasqueti Island

1. <i>Major Project: OCP and LUB Review</i>	Responsible	Date Received
---	-------------	---------------

Future Projects Report

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.'

\n

(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