



Lasqueti Island Local Trust Committee

Regular Meeting Agenda

Date: October 6, 2025
Time: 11:00 am
Location: Judith Fisher Centre
#1 China Cloud Bay Road
Lasqueti Island, BC

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. **COMMUNITY INFORMATION MEETING - POLICY STATEMENT
BYLAW 183** 11:05 AM - 11:35 AM

3.1 Planner Presentation

3.2 Question & Answer Period

3.3 Public Comments

4. **APPROVAL OF AGENDA**

5. **REPORTS** 11:35 AM - 11:50 AM

5.1 Trustee Reports

5.2 Chair's Report

5.3 Electoral Area Director's Report

6. **TOWN HALL** 11:50 AM - 12:10 PM

7. **MINUTES** 12:10 PM - 12:15 PM

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

7.2 Section 26 Resolutions-Without-Meeting Report - none

7.3 Advisory Planning Commission Minutes - none

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8.	BUSINESS ARISING FROM MINUTES	12:15 PM - 12:35 PM	
8.1	Follow-up Action List dated September 26, 2025		16 - 17
8.2	Rescinding Resolution - Memorandum		18 - 18
9.	DELEGATIONS - none		
	~ BREAK 12:35 PM - 1:05 PM ~		
10.	APPLICATIONS AND REFERRALS	1:05 PM - 2:05 PM	
10.1	Bylaw Referral - Policy Statement Bylaw No. 183 - Briefing		19 - 19
10.2	Trust Council Bylaw 183 - Policy Statement Referral - Memorandum		20 - 62
10.3	PLCL20250333 - Crown Lease Referral - Sea Egg Cove		63 - 68
11.	LOCAL TRUST COMMITTEE PROJECTS	2:05 PM - 2:25 PM	
11.1	Business Case for 2026-27 Fiscal Year Project - Official Community Plan / Land Use Bylaw Review - Staff Report - LATE ITEM		
12.	CORRESPONDENCE - none		
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
13.	NEW BUSINESS - none		
14.	STAFF REPORTS	2:25 PM - 3:00 PM	
14.1	Trust Council Bylaw No. 197 - Local Trust Committee Meeting Procedures Bylaw Final Adoption - Request for Decision		69 - 71
14.2	Public Notification Bylaw - Request for Decision		72 - 76
14.3	Trust Conservancy Report - none		
14.4	Applications Report dated September 26, 2025		77 - 77
14.5	Trustee and Local Expense Report dated July, 2025		78 - 78
14.6	Adopted Policies and Standing Resolutions		79 - 80
14.7	First Nations Relationship Building Update		
14.8	Local Trust Committee Webpage		
15.	WORK PROGRAM	3:00 PM - 3:15 PM	
15.1	Active Projects Report dated September 26, 2025		81 - 81

15.2 Future Projects Report dated September 26, 2025

82 - 84

16. UPCOMING MEETINGS

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

17. ADJOURNMENT

3:15 PM - 3:15 PM



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: July 14, 2025

Location: Judith Fisher Centre
#1 China Cloud Bay Road
Lasqueti Island, BC

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

Staff Present: Renée Jamurat, Regional Planning Manager (electronic)
Stephen Baugh, Island Planner
Brie Dinsdale, Planning Co-op Student
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 38 members of the public in attendance.

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Elliott acknowledged that the meeting was held on the territory of the Coast Salish First Nations and recognized that while on Xwe'etay Island the Local Trust Committee is working in the territories of the Snaw'naw'as, K'omoks, and Qualicum First Nations and the treaty territory of the Tla'amin First 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 and highlighted the discussion on meeting conduct which expressed the importance of providing time and energy to allow comments and thoughts and noted that as elected officials, robust debate and criticism is expected while demeaning comments and threats are not.

Trustee Peterson reported attendance at Trust Council and highlighted the review of the draft Policy Statement, the adoption of Trust Council Bylaw No. 197 Local Trust Committee Meeting Procedures Bylaw, and an amendment to the Strategic Plan to ensure ongoing and regular review of the Policy Statement. He noted during Local

Trust Committee meetings it is reasonable to disagree with committee members but resorting to ad hominin attacks or maligning those involved in the decision-making process is not acceptable, and when disagreement on issues occurs all participants deserve to be treated with respect regardless of their role in the community.

4.2 Chair's Report

Chair Elliott reported attendance at Trust Council and highlighted Jared “Qwustenuxun” William’s presentation about Indigenous foods in relation to policy, Rob Botterell’s presentation in which he noted the importance of taking the appropriate time needed to engage the public and First Nations about the Policy Statement which is heading towards First Reading followed by a six-month engagement period.

4.3 Electoral Area Director's Report

Director Fall reported the following:

- Expressed appreciation on comments made about conduct and noted the qathet Regional District sets a high standard of code of conduct that every director is required to sign and that is embedded in the procedure bylaw which also states the public is to uphold respect and dignity;
- New garbage tipping fees are forthcoming following a review of the costs of barging garbage from Lasqueti and moving it to Washington state; and
- The qathet Regional District received a National Environment and Sustainability Award for the development and operation of the resource recovery center.

4.4 Islands Trust Conservancy Report

The Islands Trust Conservancy Board Chair reported the following:

- This year marks the celebration of 35 years of conservation in the Trust Area and the Conservancy protects 115 private properties totalling 1380 hectares;
- An anniversary media campaign has been launched;
- Islands Trust Conservancy recently received a \$1,1150,00 anonymous donation to support acquisition and long-term care of protected places with \$1,000,000 designated to the Opportunity Fund and the balance allocated to the Property Management Fund; and
- Highlighted the recent work of the Islands Trust Conservancy Board and staff.

5. TOWN HALL

Chair Elliott noted that the Thetis Island Local Trust Committee Meeting Procedures Bylaw has been superseded, provided highlights of the differences between the local bylaw and the Trust Council bylaw, and stated the public participation aspect of the meeting is limited to 15 minutes which can be extended by a majority vote of the Local Trust Committee.

The following comments and questions from members of the public, and answers and statements from members of the Local Trust Committee were recorded:

- Private docks were previously identified as a topic of review as part of the Official Community Plan project, at the last Local Trust Committee meeting the Chair recessed

- the meeting for 20 minutes to allow Trustee Lironi to figure out how to reverse what she had previously stated, and following the recess the two off-island Trustees voted to proceed no further with the dock application. When will the Official Community Plan review be completed and has an off-island Chair of any Local Trust Committee ever initiated a motion that contradicted a local Trustee's motion?
- One can not infer that one Trustee is making a decision for another, in 2018 several community meetings were held regarding the Official Community Plan and that information has been captured, they will check if private docks have been added to the review, the structure of all Local Trust Committees results in the Chair being from a different island, and it is likely a Chair of any Local Trust Committee has proposed a motion following the defeat of another.
 - Why do off-island trustees feel like they can speak for the Lasqueti community?
 - The Chair noted they do not speak for the Lasqueti community but consider the community's needs while representing the federation and upholding the object of the Trust when considering decisions.
 - Trustee Lironi noted she grew up on the island, spent the previous 5 years contributing to the community; indicated it is not possible to live on the island at this time, and she takes all points into consideration when making decisions.
 - Access and egress to the island is difficult, an earthquake will cut the main road in 3 places, the lake dam will go out, due to sea and weather conditions there are limited locations that a dock can be installed, and the private dock issue should be included in the Official Community Plan review.
 - *The Evacuation Guide for Local Authorities in BC and Evacuating Isolated Islands with Marine Resources: A Bowen Island Case Study* note that it is impossible for the majority of residents to evacuate by vehicle or foot, people must move to the shoreline to evacuate by marine resources, establishing a coastal strategy area reduces evacuation time through the use of private vessels and identifying potential docking points and sheltered locations of recovery, and removing an emergency dock egress does not align with the island disaster and risk reduction plan described in the reference material. The Local Trust Committee should proceed no further with bylaw enforcement action on the dock file and include the dock as a life-saving asset for the community.
 - The Local Trust Committee attempted to determine the social and environmental effects that would need to be proven to have a private dock, several methods were explored to establish a community asset that could be used for evacuation including a covenant, and it was concluded that as a private dock there was no mechanism to ensure it could be used for community benefit. An evacuation protocol would be held by the Regional District and not Islands Trust.
 - The application was stopped prior to first reading and opportunity for public consultation was cut off.
 - The speaker participated in the Official Community Plan public consultation process in 2018, the current Official Community Plan is dated 2005, the Local Trust Committee is making decisions based on a twenty-year-old document and that document includes

several mentions of the importance of getting supplies to the island and the need for public consultation, and the process of an Official Community Plan review needs to be speeded up so community consultation can be addressed.

- What are the specific details for use of public money that was approved on January 23, 2023 for bylaw enforcement, what are the limits of use of that money, where can one find the record of what exactly was approved for bylaw enforcement, and in the history of Islands Trust has public money ever been spent on bylaw enforcement on Lasqueti?
 - The use of public money is required reporting and Trust Council is provided a quarterly briefing, a report is received at every second meeting of Trust Council detailing the number of bylaw infractions for each Local Trust Area, the amount of money spent is reported in the annual audited financial statements available on the website, and research into the specifics regarding the question related to January 23, 2023 will be required as details are not readily available.
- Trustee Lironi was asked if, during the previous meeting, she was pressured to change her vote to agree with the Chair.
 - Trustee Lironi replied no.
- At the previous Local Trust Committee meeting the speaker asked if they were one of the individuals cited in the staff report who was guilty of misconduct to which the Chair replied they would not answer the question, the speaker asked if the Local Trust Committee or staff could cite any actual instances where the speaker had been guilty of the forms of misconduct that were delineated in the staff report and a response had not been provided. The speaker asked that the questions be answered.
 - The Local Trust Committee bylaws state it is the Chair's responsibility to uphold decorum and the rules of good conduct, there have been some incidents of repeated interruptions which is considered improper conduct, public commentary through some of the locally published newsletters, while not defamatory or slanderous, were harmful which led to some Trustees not feeling safe attending the meetings in person, respectful two way conversation is necessary for meetings to continue in person, and pointing out a member of the public for improper conduct will not be done.

(It is noted that the speaker asked the same questions, and requested specific examples, on two additional occasions during the town hall portion of the meeting and was provided with the same, or similar, response).

LA-2025-012

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee extend the public participation period by an additional 15 minutes.

CARRIED

- Why do Trustees trust a staff report that ignores that there are no known environmental or social affects associated with the dock?
 - Part of the consideration of the application was the definition of social and environmental effects, the question was referred to the Advisory Planning Commission and no satisfactory answer was provided, the Local Trust

Committee could not demonstrate a social effect without securing a covenant for the dock to be used in perpetuity.

- The applicants indicated the dock was available for public use for emergency access, why was the public not provided opportunity for consultation and input?
 - Rights of access are attached to land title and not to the land holder and securing public access would require a covenant on title.
- A delegation had previously presented to the Local Trust Committee requesting the alteration of bylaws that concern private docks, a map was produced to illustrate that there were no social or environmental effects of any private dock that could be built on the island, and the speaker would like to present the map at an upcoming meeting to illustrate where docks should and should not be allowed and how this placement will affect social and environmental factors.
 - The map had gone to the Advisory Planning Commission and the Local Trust Committee had not had opportunity to review it, the speaker's request to present at a future meeting was supported, and the Planner confirmed that the existing Project Charter for the Official Community Plan review does include draft policies related to the environmental and social effects of private docks.
- Where does it state that First Nations interests in the Object of the Trust supersede the local community's interests? The fee for an after the fact application provides for a surcharge to be applied to the application fee and this bylaw makes it clear that the dock was built within the means of what the Official Community Plan and Land Use Bylaw permits, and a protocol agreement has been completed with the local First Nations that supersedes the community's rights and they have been unable to obtain a copy of said agreement.
 - Section 3 of the Islands Trust Object of the Trust from the BC Laws website was read out which speaks to the obligation to consult with First Nations and others, paying a fee for an after the fact application does not mitigate that consultation with First Nations was not done before the dock was built, the Local Trust Committee upholds the community's values as expressed by the Official Community Plan which does not identify Scotty Bay as an area where private docks are permitted, and the statement about holding back until a protocol agreement is signed is incorrect.
- Electronic meeting participation was created as a measure to be used during the Covid era and Trustee Lironi was asked if it is adequate to not show up to meetings in person.
 - Trustee Lironi noted she makes effort to attend in person as much as possible, gets questioned about using budget when she has to travel to meetings, and stated challenges with attending in-person due to the hostile environment, threats and harassment she has been subjected to.
- Relying on the Object of the Trust requirement of consultation with First Nations does not speak to how the Trust is meant to represent residents and if there was need to consult with First Nations about the dock then it is implied there was need to consult with the residents of the community and all British Columbians.

- All bylaws registered under the Official Community Plan require ministerial approval and the Minister has recently made it clear to Trust Council that bylaws brought forward for approval risk being rejected if demonstration of First Nations consultation is not adequate, Islands Trust has made a Declaration of Reconciliation that includes respectful engagement and it is not respectful to ask permission after the fact.
- The bylaw did not advance beyond first reading and the applicants were not given an opportunity to provide comment about a covenant. Is it possible to bring the bylaw back so it could go to second and third reading and include a proper public process.
 - The opportunity for public process is now with the Official Community Plan review which provides the opportunity for the community to designate other areas for docks if they so wish, and an elected body cannot revisit a decision unless new information is brought forward.
- Having an Official Community Plan review in the future does not stop the injustice of the owner having to remove the dock when many people deem it as an essential asset.
- Is there any way to speed up the Official Community Plan review or reconsider the decision as new information regarding evacuation needs has been brought forward?
- The biologist that did a report for the dock applicant said there was no eelgrass at the site yet bylaw enforcement has targeted the dock and not the mooring buoys placed above eelgrass or unlicensed vehicles parked in public parking spots.
 - The Navigation Protection Act authorizes and regulates interferences with navigation, if a mooring buoy obstructs navigation it is likely not lawful, if Islands Trust Bylaw Enforcement receives a call about mooring buoys the caller would typically be referred to Transport Canada, if the community wishes to designate areas of eelgrass as a sensitive marine area through the Official Community Plan review then mooring buoys would not be permitted in those mapped areas, and the mooring buoys are presently legal as permitted non-commercial moorage in the Lasqueti Land Use Bylaw.
- Is it possible for the Trustees to make a motion to pause bylaw enforcement on the dock until after the Official Community Plan review and can the decision be changed if the community decides the dock is a benefit?
 - The question was emailed to the Regional Planning Manager and reply not yet received.
- Islands Trust requested the Province evaluate the dock for compliance, the Province inspected it and the recommendation to Islands Trust was to bring the dock into compliance with the bylaws yet two members of the Local Trust Committee voted against the dock despite the receipt of this information.
 - Neither agency has the authority to override the other, the general dock permission and license is issued by the Province, the Province did not tell the Local Trust Committee to change the bylaws to allow the dock, the dock was out of compliance with the Lasqueti Island bylaws, an application was made to amend the bylaw and rezone it to allow the dock, and the application was denied.

- A Coast Salish speaker indicated they feel like they are being used as a scapegoat as it seems the dock was voted against because First Nations had not been consulted prior it being built and it appears that First Nations are being used as an excuse to not go forward with the application and they were not disrespected more than the residents of BC were when the dock was put in without a permit.

LA-2025-013

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee extend the public participation period by an additional 15 minutes.

CARRIED

- In addition to evacuation due to earthquake consideration of evacuation due to fire has to be taken.
- The community is unhappy, if somebody wants to build a house somewhere there are issues with it being too close to water, or a septic field doesn't line up with the official plans and the residents are here to stay.
- Is there a way to leave Islands Trust?
 - Under provincial legislation islands can become municipalities but the municipality is still subject to Islands Trust approval of bylaws.
- Can the Local Trust Committee state which First Nations felt insulted about the dock decision and who the First Nations representatives were that were spoken to?
 - Typically, an application is made before work begins, the Local Trust Committee then gives direction to staff to draft bylaws to allow the proposed work, the draft bylaw receives first reading and goes to First Nations and other agencies for referral and it seems disrespectful to do something and then ask for comment after it has been done, particularly when it relates to shoreline values which many First Nations have interest in maintaining the integrity of access.
- There have been numerous requests for agenda packages to be made available to the public and only one is provided and the speaker requested the matter be discussed today and the Local Trust Committee direct staff to provide additional copies.
- Has the application process for a dock changed? Where can one find the application process and why was there no specific path for this applicant to submit an application before they built the dock?
 - The Planner stated if one is interested in making an application, they can contact staff through the northinfo@islandstrust.bc.ca email to be directed to resources and an application guide.
- Is there a process for the Local Trust Committee to stop the removal of the dock until proper consultation is done, or is the review complete?
 - Bylaw enforcement can be deferred as long as there is an active application, the Local Trust Committee voted not to continue the application resulting in reactivation of enforcement.

- There is information about evacuation on isolated islands, public desire to have the issue analyzed further, the application didn't advance to first reading which triggered bylaw enforcement to request removal of the dock, there is no time for engagement at this stage, if something doesn't change today the owners will be given a deadline to remove the dock; therefore, it is up to the Local Trust Committee to keep the door open, allow consultation, and see if there is potential for a legal easement.
- Bylaw Enforcement had a file open after the dock was installed contrary to the Land Use Bylaw, enforcement was deferred while there was an application in progress, and the Local Trust Committee's action of not going to first reading has re-triggered bylaw enforcement action.
- There has been a procedural deviation because the Local Trust Committee agreed amongst themselves to take the application to second reading then voted to not proceed any further. Another procedural deviation could occur by voting to reinstate second reading.
 - The Local Trust Committee had an application before them, considered a motion for first reading, the motion failed, then a motion was made to deny the application which passed, and the application did not advance to second reading.
- If the applicant applied before building the dock and it was deemed environmentally okay and socially okay in the context of the evacuation aspect, then it could have existed if the applicant had gone through the process prior to building. There is nothing wrong with the dock except permission wasn't received prior to installation.
- Most of the people at the meeting are in favour of the dock. How is the vote counted for those that are not in favour and how does the Local Trust Committee know there are people that are against it?
 - Many different views have been heard in the three years the Local Trust Committee looked at the application, the application could have proceeded to first reading and a vote could have been taken; however, outstanding questions remain including how permanent public social good of the dock could be secured and this was not satisfied by the applicant through the application process, and the Official Community Plan policies did not support the dock as outlined in the staff reports.
 - A Trustee provided their reasons to deny the application including the Official Community Plan, which is created by the community, does not support the location, the applicants did not consult with the community prior to building it, and they have received calls from members of the public who are opposed to the dock.

LA-2025-014

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee extend the public participation period duration by an additional 10 minutes.

CARRIED

- Before the application was removed from the website there were 50 letters in support and 11 opposed, the fee bylaw allows applications after the fact, and public consultation can not occur until the bylaw is given first reading; therefore, the Local Trust Committee cannot say the applicants did not follow the process. Why are applications accepted after the fact with a 20% surcharge applied if they are not going to be fully considered? The Local Trust Committee has the power to rescind their motion.
- The applicant said there was no path forward to submit an application and that their application was not accepted.
 - There was an application, the Local Trust Committee received staff reports on the application with information provided over the previous two to three years so there was a path for an application.

The meeting was recessed for a break at 1:39 p.m. and reconvened at 1:50 p.m.

The agenda was reordered and item 10.1 was discussed prior to item 6.

6. MINUTES

6.1 Local Trust Committee Minutes dated May 12, 2025 - for adoption

By general consent the minutes of the Lasqueti Local Trust Committee Meeting of May 12, 2025 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report - none

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated July 4, 2025

It was noted Item 1 dated April 11, 2022 should state Major Project.

The Planner provided an update on Item 2 dated May 12, 2025 and stated a Crown Lease referral had not been received as yet. Discussion ensued regarding challenges associated with referral response requests being received outside of scheduled Local Trust Committee meeting times which affects the ability to respond by the specified deadline. A Trustee requested the other Local Trust Committee members review the material to allow a more informed discussion about what the Local Trust Committee response might be at the next meeting.

8. DELEGATIONS - none

9. APPLICATIONS AND REFERRALS - none

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Memorandum re: Early Engagement Options with First Nations as a Minor Project

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

- The Regional Planning Team is assigned to work on major projects which includes the Lasqueti Official Community Plan Review;
- The budget for this project has been approved for the 2025/26 fiscal year;
- The Regional Planning team is currently at capacity working on other major projects and it is anticipated they will have time to begin work on the Lasqueti project later this year based on the progress of the current projects;
- Staff can not initiate early engagement options as a minor project as this work is done within the designated major project; and
- The Local Trust Committee could explore other ideas for a minor project.

Discussion ensued and the following comments were noted:

- There is consensus to look at options for a minor project that could be undertaken while not infringing on the major project;
- Lasqueti has undergone significant engagement on the Official Community Plan already and there might be opportunity to develop an equitable engagement plan to identify methods and timing of communication and engagement options and these can be identified through the major project;
- Identifying a map of community values on the shoreline is of value but might also overlap with the Official Community Plan Review;
- There is opportunity to brainstorm and speak with community members; and
- If a minor project leads to amending the Official Community Plan and Land Use Bylaw it would be part of the major project.

11. CORRESPONDENCE - none

(Correspondence received concerning current applications or projects is posted to the Local Trust Committee webpage)

12. NEW BUSINESS

By general consent the agenda was amended to add an item of new business 12.1 - Carey Dock Bylaw Enforcement.

12.1 Carey Dock Bylaw Enforcement

The Chair noted that there is no current enforcement action as the owner has agreed to remove the dock.

LA-2025-015

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to advise on the potential ability and process to rescind resolution LA-2025-007 that Lasqueti Island Local Trust Committee proceed no further with Land Use Bylaw amendment application LA-RZ-2023.1.

CARRIED

13. STAFF REPORTS

13.1 Trust Council Bylaw No. 197 - Local Trust Committee Meeting Procedures Bylaw, Update Lasqueti Island Local Trust Committee Meeting Procedures Bylaw - Request for Decision

It was noted that the policy held by Trust Council under Section 11 of the Island Trust Act supersedes the local meeting procedures bylaws.

Chair Elliott spoke to an upcoming model Public Notification Bylaw which will allow Local Trust Committees to consider how they want to provide meeting notification.

Trustee Peterson noted that he spoke against the bylaw at Trust Council, the bylaw passed by the required 2/3 majority and it has therefore superseded the local meeting procedures bylaw.

LA-2025-016

It was MOVED and SECONDED,

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

CARRIED

LA-2025-017

It was MOVED and SECONDED,

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

CARRIED

LA-2025-018

It was MOVED and SECONDED,

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

CARRIED

LA-2025-019

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee forward Bylaw 105, cited as “Lasqueti Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 105, 2025” to the Islands Trust Executive Committee for consideration of approval.

CARRIED

13.2 Trust Conservancy Board Report dated June 5 2025

Received for information.

13.3 Trust Conservancy - The Heron - Spring 2025 Edition

Received for information.

13.4 Applications Report dated July 4, 2025

Received for information.

13.5 Trustee and Local Expense Report dated May, 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 July 4, 2025

Received for information.

14.2 Future Projects Report dated July 4, 2025

Received for information.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Monday, October 16, 2025 at 11:00 am at Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

16. ADJOURNMENT

By general consent, the meeting was adjourned at 2:54 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%	<p>1 Major project: Referral of FLNRORD comments on the OCP to the APC to make a recommendation as to whether the policies of concern should be retained, removed, or amended.</p> <p><i>UPDATE: As of September 23, 2022 no response has been received by FLNRORD</i></p> <p><i>UPDATE: As of January 23, 2023 the LTC is deferring a referral to APC on this matter until FN consultation is completed.</i></p>			In Progress

21-Oct-2024

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

16-Dec-2024

Progress	Activity	Responsibility	Dates	Status
100%	<p>1 Crown Lease Referrals - Provide the LTC with Crown Lease Referrals with time for consideration of a response.</p> <p><i>July 4, 2025 RPM note: Referrals will be shared with LTC as they come in and staff will aim to share zoning response with LTC at the same time. Given the vast timing constraints of referral response periods and regular LTC meetings, staff will share referrals and zoning response with the LTC via email. Response extensions are at the discretion of crown agency and staff are unable to guarantee extensions will be granted.</i></p>	Renee Jamurat		Completed



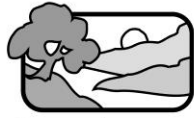
Islands Trust

Follow Up Action Report

Lasqueti Island

14-Jul-2025

Progress	Activity	Responsibility	Dates	Status
100%	<p>1 Meeting Procedures Bylaw - LTC gave First, Second, and Third Reading to Repeal bylaw No. 105, and forwarded the bylaw to Executive Committee for approval.</p> <p><i>On the August 6, 2025 Executive Committee agenda for their consideration.</i></p>	Nadine Mourao		Completed
100%	<p>2 Rescind Resolution - Staff to report back on the ability and process to rescind LTC resolution LA-2025-007.</p>	Stephen Baugh		Completed



MEMORANDUM

DATE OF MEETING: October 6, 2025
 TO: Lasqueti Island Local Trust Committee
 FROM: Stephen Baugh, Island Planner
 Northern Team
 COPY: Renée Jamurat, Regional Planning Manager
 SUBJECT: Rescind Resolution LA-2025-007

PURPOSE

This Memorandum has been prepared to respond to a resolution of the Lasqueti Island Local Trust Committee (LTC) regarding the following resolution from their July 14, 2025 meeting:

LA-2025-015

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to advise on the potential ability and process to rescind resolution LA-2025-007 that Lasqueti Island Local Trust Committee proceed no further with Land Use Bylaw amendment application LA-RZ-2023.1.

CARRIED

ANALYSIS

In some instances, the LTC can rescind a resolution that has been carried. However, when substantive action has been taken to carry out direction from the LTC the resolution cannot be rescinded. With respect to resolution LA-2025-007, “that the Lasqueti Island Local Trust Committee proceed no further with Land Use Bylaw amendment application LA-RZ-2023.1.”, bylaw enforcement staff have taken substantive action in response to this LTC decision, and as a result the resolution cannot be rescinded.

The rezoning application, LA-RZ-2023.1, has been closed and in accordance with the Lasqueti Island Development Procedures Bylaw, the applicant cannot submit a substantively similar application for a year. However, if the LTC wishes to inform the applicant that they would consider a new application they could pass a resolution to indicate they agree to such reconsideration.

Submitted By:	Stephen Baugh, Island Planner	September 15, 2025
Concurrence:	Renee Jamurat, RPP MCIP, Regional Planning Manager	September 18, 2025



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

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



ISLANDS TRUST POLICY STATEMENT BYLAW REFERRAL FORM

Islands Trust – Islands 2050
200 – 1627 Fort Street
Victoria, BC V8R 1H8
islands2050@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Islands Trust Area Bylaw No.: TC 183 Date: August 6, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 60 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF BYLAW:

The Islands Trust Act requires that Islands Trust Council adopt a Policy Statement. The current Policy Statement has not been substantively updated in over 30 years. The purpose of this bylaw is to update the Policy Statement through the lenses of reconciliation, climate change, and affordable housing.

GENERAL LOCATION:

The Islands Trust Policy Statement is a general policy that applies to all of the Islands Trust Area, including Bowen Island. For a map of the Islands Trust Area, please visit: <https://islandstrust.bc.ca/mapping-resources/mapping/>

YOUR RESPONSE IS RESPECTFULLY REQUESTED:

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. Please return the response form to islands2050@islandstrust.bc.ca

OTHER INFORMATION:

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

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

(Signature)

Name: David Marlor

Title: Secretary, Islands Trust

This referral has been sent to the following agencies:

Federal Agencies

Environment and Climate Change Canada
Fisheries & Oceans, Canada (Fish Protection and Aquaculture - Pacific Region)
Transport Canada
Parks Canada

Regional Agencies

Capital Regional District
Comox Valley Regional District
Cowichan Valley Regional District
Metro Vancouver Regional District
Nanaimo Regional District
qathet Regional District
Sunshine Coast Regional District

School District Boards

School District No. 45 (West Vancouver – Gambier)
School District No. 46 (Gambier)
School District No. 64 (Gulf Islands: Galiano, Mayne, North Pender, South Pender, Salt Spring, Saturna)
School District No. 68 (Gabriola/Ballenas Winchelsea)
School District No. 69 (Lasqueti/Ballenas Winchelsea)
School District No. 71 (Denman/Hornby)
School District No. 79 (Thetis)

Improvement District Boards

Gabriola Fire Protection District
Graham Lake Improvement District
Schmidt Improvement District
Galiano Estates Improvement District
Gossip Island Improvement District
Montague Improvement District
Spanish Hills Improvement District
Wise Island Improvement District
Bennett Bay Waterworks District
Campbell-Bennett Bay Improvement District
Lighthouse Point Waterworks District
Mayne Island Improvement District
Village Point Improvement District
Georgina Improvement District
Razor Point Improvement District
Trincomali Improvement District
Harbour View Improvement District
Mount Belcher Improvement District
North Salt Spring Waterworks District
Piers Island Improvement District
Salt Spring Island Fire Protection District
Scott Point Waterworks District
Saturna Shores Improvement District
Thetis Island Improvement District
Vaucroft Improvement District

Adjacent Local Trust Committees and Municipalities

Ballenas-Winchelsea Islands Local Trust Committee
Bowen Island Municipality
Denman Island Local Trust Committee
Gabriola Island Local Trust Committee
Galiano Island Local Trust Committee
Gambier Island Local Trust Committee
Hornby Island Local Trust Committee
Lasqueti Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Salt Spring Island Local Trust Committee
Saturna Island Local Trust Committee
South Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Islands Trust Conservancy Board

Provincial Agencies

Agricultural Land Commission
Attorney General (Housing Policy Branch)
BC Ferries
Ministry of Agriculture and Food
Ministry of Energy and Climate Solutions
Ministry of Energy and Climate Solutions (Climate Action Secretariat)
Ministry of Mining and Critical Minerals
Ministry of Environment and Parks
Ministry of Environment and Parks (BC Parks and Conservation Officer Service Division)
Ministry of Forests
Ministry of Water, Land and Resource Stewardship (South Coast Office, Crown Lands, Water Licensing (Watershed Stewardship & Security Branch, Ecosystems, Archaeology)
Ministry of Health
Ministry of Indigenous Relations and Reconciliation (West Coast Office; South Coast Office)
Ministry of Housing and Municipal Affairs (Governance and Structure Branch and Land Use Planning and Regional Impacts Branch)
Ministry of Transportation and Transit on Vancouver Island and South Coast (via electronic Development Approvals System)

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

Islands Trust Area (Islands 2050)
(Island)

(Signature)

(Date)

TC 183
(Bylaw Number)

(Printed Name and Title)

(Agency)

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)

scəwáθən (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

᠎aʔəmen (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

WJOLEŁP (Tsartlip) First Nation

WŚIKEM (Tseycum) First Nation

Xwémalhkwa (Homalco) First Nation

Xwsepsum (Esquimalt) First Nation

xʷməθkʷəy̓əm (Musqueam) First Nation

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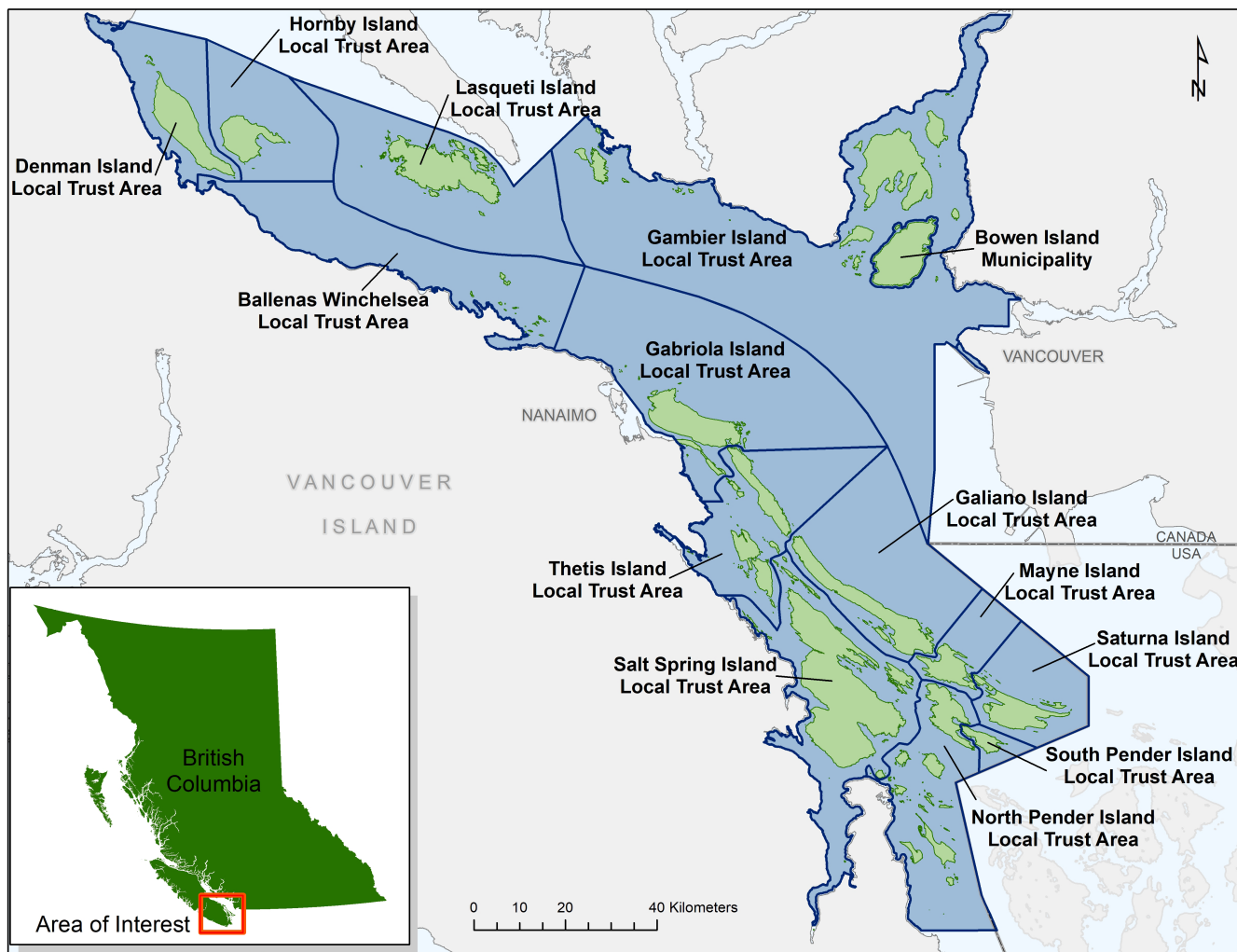
Part 1: The *Islands Trust Act*

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	<p>Acknowledge and Respect Indigenous Rights</p> <p>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.</p>
2.1.2	<p>Prioritize Environmental and Indigenous Cultural Heritage Protection</p> <p>To place priority on preserving, protecting and restoring the environment, and preserving, protecting, and supporting restoration of Indigenous cultural heritage in all decision making.</p>
2.1.3	<p>Limit the Rate and Scale of Development</p> <p>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.</p>
2.1.4	<p>Foster Sustainable, Inclusive, and Resilient Communities</p> <p>To support planning and land use management decisions that foster sustainable, inclusive, and resilient communities, acknowledging the interdependencies between healthy communities and healthy ecosystems.</p>
2.1.5	<p>Take Guidance from the Precautionary Principle</p> <p>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.</p>
2.1.6	<p>Account for Cumulative Effects</p> <p>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.</p>
2.1.7	<p>Foster Informed and Balanced Decision Making</p> <p>To be informed by a broad range of sources in its decision-making processes, including Indigenous Knowledge, institutional knowledge, local community knowledge, and science.</p>

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	<p>Guidance from <u>Truth and Reconciliation Commission</u> Be informed by the 10 principles established by the Truth and Reconciliation Commission of Canada (TRC).</p>
2.2.2	<p>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).</p>
2.2.3	<p>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.</p>
2.2.4	<p>Guidance from <u>Indigenous Governing Bodies</u> Be informed by guidance from Indigenous Governing Bodies and Indigenous Knowledge Holders.</p>

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	<p>Collaborate with the Islands Trust Conservancy Board</p> <p>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.</p>
2.3.2	<p>Collaborate with Island Municipalities</p> <p>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.</p>
2.3.3	<p>Work Towards Collaborative Governance with Indigenous Governing Bodies</p> <p>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>.</p>
2.3.4	<p>Work Towards Strategic Inter-Agency Coordination</p> <p>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.</p>
2.3.5	<p>Work Towards Accessible and Inclusive Public Communications and Engagement</p> <p>To work towards accessible and inclusive public communications and engagement strategies that engage a wide range of residents, communities, local organizations, and British Columbians.</p>
2.3.6	<p>Provide Public Education Opportunities</p> <p>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.</p>

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	<p>Indigenous Cultural Heritage Sites</p> <p>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.</p>
3.2.2	<p>Indigenous Marine Harvesting Areas</p> <p>Minimize potential adverse impacts to marine harvesting areas used by Indigenous Peoples, including, but not limited to, fish weirs and clam gardens.</p>
3.2.3	<p>Indigenous Harvesting and Hunting Areas</p> <p>Minimize potential adverse impacts to land-based harvesting and hunting areas used by Indigenous Peoples.</p>

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

Local trust committees and island municipalities should...

3.2.4	<p>Indigenous Cultural Heritage Sites</p> <p>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.</p>
3.2.5	<p>Indigenous Harvesting Areas</p> <p>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.</p>
3.2.6	<p>Indigenous Harvesting and Hunting Area Access</p> <p>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.</p>
3.2.7	<p>Other Culturally Significant Areas for Indigenous Peoples</p> <p>Through engagement with Indigenous Governing Bodies, identify and prioritize protection of areas of importance for Indigenous cultural and spiritual practices.</p>
3.2.8	<p>Culturally Significant Species and Medicinal Plants</p> <p>Through engagement with Indigenous Governing Bodies, identify, prioritize protection, and support restoration of culturally significant species and medicinal plants and ochre.</p>
3.2.9	<p>Cultural Monitors</p> <p>Through engagement with Indigenous Governing Bodies, support opportunities for cultural monitors to be present for ground-disturbing activities.</p>

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

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	<p>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.</p>
3.4.10	<p>Economic Development Opportunities for Indigenous Communities Through engagement with Indigenous Governing Bodies, support economic development opportunities for Indigenous communities.</p>

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	<p>Suitable Locations for Additional Housing Identify suitable locations that could support increased density for the development of safe, secure, diverse, and attainable housing.</p>
3.4.12	<p>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.</p>
3.4.13	<p>Clustered Small Dwelling Units Support alternatives to conventional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas.</p>
3.4.14	<p>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.</p>
3.4.15	<p>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.</p>
3.4.16	<p>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.</p>

Advisory Policies – Housing

Local trust committees and island municipalities should...

3.4.17	<p>Housing for Indigenous People Through engagement with Indigenous Governing Bodies, support housing opportunities for Indigenous people in the Islands Trust Area.</p>
3.4.18	<p>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.</p>
3.4.19	<p>Natural Building Materials and Techniques Encourage construction of buildings and structures using local natural building materials and techniques, and minimize barriers to their use.</p>

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	<p>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.</p>
3.4.21	<p>Rural Roadways Identify and protect rural roadways, including scenic and/or heritage roads.</p>

Advisory Policies – Transportation

Local trust committees and island municipalities should...

3.4.22	<p>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.</p>
3.4.23	<p>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.</p>

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	<p>Pollutants to Air, Land and Water Regulate land use and development to reduce detrimental pollutants to air, land and water.</p>
3.4.25	<p>Disposal of Waste Where required, identify appropriate locations for waste transfer stations for the removal of waste from the Islands Trust Area.</p>
3.4.26	<p>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.</p>

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	<p>Preservation of Natural Heritage Identify, preserve, protect, and support the restoration of natural heritage sites.</p>
3.4.28	<p>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.</p>
3.4.29	<p>Access to Community Marinas, Boat Launches, and Docks Identify and support safe public access and routes to community marinas, boat launches, and docks.</p>
3.4.30	<p>Access to Anchorages Identify appropriate and safe small-craft anchorage public-access locations.</p>
3.4.31	<p>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.</p>
3.4.32	<p>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.</p>
3.4.33	<p>Public Access to Public/Crown Land Identify and support the acquisition and protection of public access and routes to publicly-owned lands.</p>
3.4.34	<p>Destination Gaming Facilities Prohibit destination gaming facilities such as casinos and commercial bingo halls.</p>

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	<p>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.</p>
3.5.9	<p>Forest Lands and Road Systems Consider siting of roads and utility corridors to minimize the fragmentation of forest lands.</p>
3.5.10	<p>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.</p>

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	<p>Aquaculture Tenures</p> <p>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.</p>
3.5.20	<p>Setbacks from the Sea</p> <p>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.</p>
3.5.21	<p>Soft Shoreline Protections</p> <p>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.</p>
3.5.22	<p>Vessel Moorage</p> <p>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.</p>
3.5.23	<p>Marinas</p> <p>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.</p>
3.5.24	<p>Sharing of Coastal Facilities</p> <p>Identify opportunities for the sharing of coastal facilities such as docks, wharves, floats, jetties, boat houses, board walks, and causeways.</p>
3.5.25	<p>Marine Docks</p> <p>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.</p>
3.5.26	<p>Marine Structures</p> <p>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.</p>

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	<p>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).</p> <p>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.</p> <p>Of note, density and intensity of use can combine to increase cumulative impacts of the land use.</p>
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 *Indian Act*, 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 *diffuse* where widespread precipitation on the landscape infiltrates into groundwater sources or *localized* 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 *Critical Aquifer Recharge Areas*.

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 *Species at Risk Act*)
- 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.



DATE OF MEETING: October 6, 2025

TO: Lasqueti Island Local Trust Committee

FROM: Rob Pingle, Planning Technician
Local Planning Services

COPY: Renee Jamurat, Regional Planning Manager

SUBJECT: Crown Referral# 186217126 – 009 - Request for a Commercial Recreation Use Crown Lease
Proponent: National Outdoor Leadership School (NOLS)
Location: Sea Egg Cove, Lasqueti, BC

RECOMMENDATION

1. That the Lasqueti Island Local Trust Committee direct staff to respond to the Commercial General Use Crown Lease application (Referral # 186217126 - 009) that interests are unaffected and direct staff to forward all public correspondence received.

REPORT SUMMARY

To provide the opportunity for the Lasqueti Island Local Trust Committee (LTC) to provide additional comment on a Crown Lease referral for Sea Egg Cove. This follows the Lasqueti Island LTC direction to staff to provide the LTC with Crown land lease referrals with sufficient time for consideration of response and that they be added to the applications report.

A drafted referral response is provided for information with the recommendation above based on planning review.

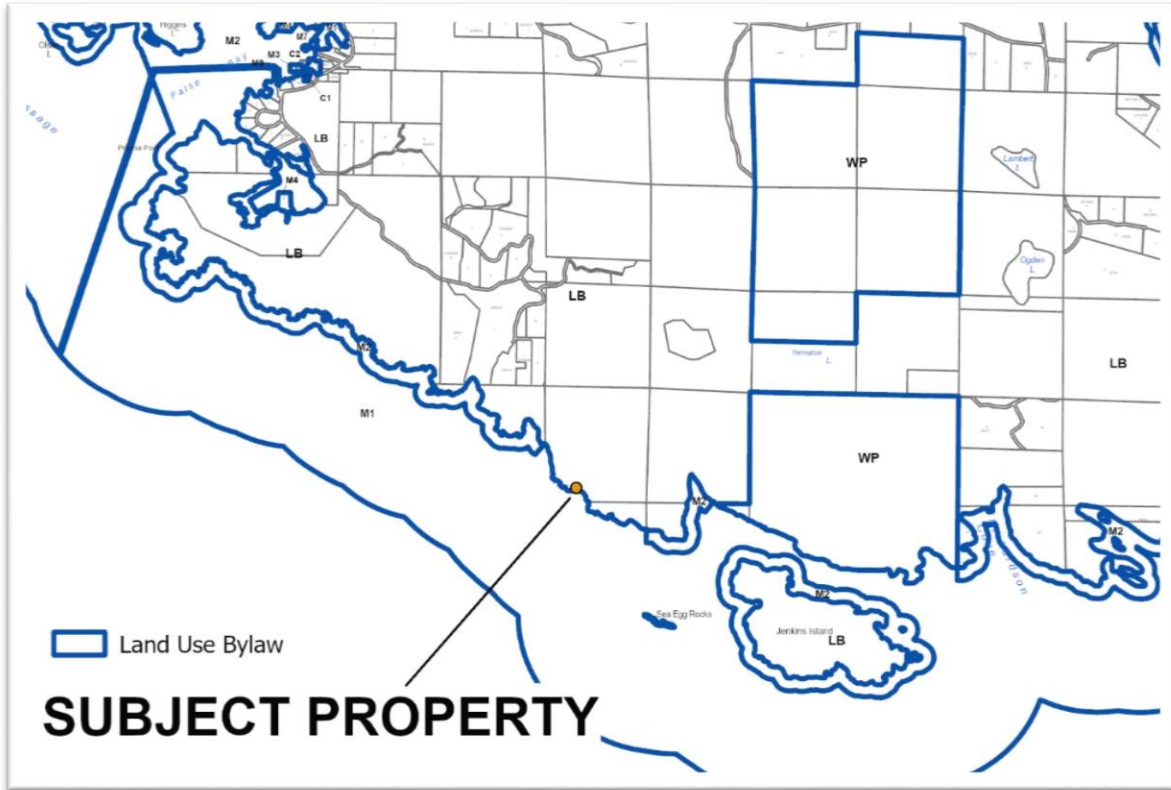
Staff are seeking any additional comments from the LTC to include in the referral response, and to confirm that the LTC's interests for the LTA are unaffected.

BACKGROUND

The referral is regarding an application for a Licence of Occupation (LOO) over 77 individual sites that will be used as overnight camping locations for guided kayaking adventures. The marine campsites have been selected from the BC Marine Trails network and are spread across Vancouver Island. Each site is proposed to be used 3 or less times per year proposing 'leave no trace' practices. No structures will be built at the camping locations. Of the 77 individual sites only one is located within the Islands Trust and specifically the Lasqueti Local Trust Area's Sea Egg Cove. The complete application can be found on the British Columbia Crown Land File [webservice](#).

The process for crown referral review includes a planning review of the Islands Trust Policy Statement, applicable Local Trust Area Official Community Plan and Land Use Bylaw(s) to determine policy support and zoning compliance.

Fig. 1 Subject Property – Sea Egg Cove, Lasqueti Island, BC



ANALYSIS

Islands Trust Object

The Object of the Trust is contained in s. 3 of the *Islands Trust Act*:

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.

As the LOO is not proposing exclusive use, the subject property is still available for the residents of the trust area and of British Columbia generally.

Islands Trust Policy Statement

The following policies address the treatment of marine commercial development in the Islands Trust Area according to the [*Islands Trust Policy Statement*](#):

3.4. Coastal and Marine Ecosystems

3.4.2 It is Trust Council's policy that marine areas be protected and coastal zone management principles be defined in consultation with agents of the government of British Columbia, the government of Canada, Crown corporations, municipalities, regional districts, non-government organizations, property owners and occupiers.

4.5 Coastal Areas and Marine Shorelands

4.5.3 It is the position of Trust Council that development, activity, buildings or structures should not result in a loss of significant marine or coastal habitat, or interfere with natural coastal processes.

4.5.4 It is the position of Trust Council that development, activity, buildings or structures should not restrict public access to, from or along the marine shoreline.

4.5.5 It is Trust Council's policy that development should be directed to sites away from:

- areas of environmental sensitivity, and
- areas of naturally occurring stocks of clams or oysters.

4.5.8 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.

As the LOO is not proposing exclusive use and no structures will be built on the subject property the request is generally in line with the directives of the Policy Statement.

Official Community Plan

A review of the Official Community Plan was completed regarding relevant policies for Crown Lands, and Environmental Management and the referral generally complies.

As the LOO is not proposing exclusive use, no structures will be built on the subject property and the site will be used 3 or less times per year with leave no trace practices in place for the guided trips the request is generally in line with the Official Community Plan.

Land Use Bylaw

A review of the Land Use Bylaw for Sea Egg Cover identifies that the upland zoning is Land Based and the foreshore zoning is Marine Conservation.

The application proposes camping, which complies with the LUB definition of "tenting site". "Tenting site" means the area in a campground used for the placing of a tent for the purposes of picnicking or overnight camping. Section 3.9. (4) further states that for the purpose of calculating density, six (6) tenting sites are considered equivalent to one dwelling density.

A request was made to the province to confirm how many tents sites are proposed for any individual excursion but a reply was not received by the time of the submission of the report. As there will be no more than three occurrences in a year and it is temporary sites, the use generally complies.

Shoreline

Islands Trust shoreline mapping describes the area as Sea Cliff that is generally stable in terms of erosion although some rock cliffs may be susceptible to failure. Also, there is no significant eelgrass in the vicinity of the subject property.

Islands Trust Process for Crown Referrals:

Since this is a provincial application, the LTC is responsible for reviewing if the application meets the local zoning regulations. Public consultation is handled by the province through their [webservices](#) including receipt of public comments and questions on the request. Staff note that the LTC has received correspondence in relation to this referral, with the vast majority in opposition to the proposal. While the LTC does not approve this provincial LOO, it is recommended that the LTC direct staff to forward the correspondence to the province along with the resolution passed by the LTC to ensure that the public comments are recorded for the referral.

RECOMMENDATIONS:

- 1. LTC considers their interests unaffected by the referral and forward public correspondence received:**

That the Lasqueti Island Local Trust Committee direct staff to respond to the Commercial General Use Crown Lease application (Referral No. 186217126 - 009) that interests are unaffected and direct staff to forward all public correspondence received.

ALTERNATIVES:

The following alternative recommendations are provided for LTC consideration. These alternatives reflect the response options provided on the referral application:

- 1. If the LTC wishes to recommend no objection to approval of project referred:**

That the Lasqueti Island Local Trust Committee direct staff to respond to the Commercial General Use Crown Lease application (Referral No. 186217126 - 009) that there is no objection to approval of the project.

- 2. If the LTC wishes to recommend no objection to approval of project subject to conditions:**

That the Lasqueti Island Local Trust Committee direct staff to respond to the Commercial General Use Crown Lease application (Referral No. 186217126 - 009) that there is no objection to the referral subject to the conditions outlined below:

- *[list conditions] ...*

- 3. If the LTC wishes to recommend refusal of project due to reasons:**

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:

- *[list reasons] ...*

NEXT STEPS

Staff will provide the referral response to the province.

Submitted By:	Rob Pingle, Planning Technician	September 22, 2025
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	September 23, 2025

ATTACHMENTS

1. Drafted Response for Crown Referral #186217126 – 009.



Application: National Outdoor Leadership School (NOLS)

Purpose: Guided Saltwater Recreation - The applicant has applied for a licence of occupation over 77 individual sites that will be used as overnight camping locations for guided kayaking adventures. The marine campsites have been selected from the BC Marine Trails network and are scattered across the West and East sides of Vancouver Island, and the Central Coast area. Each site is proposed to be used 3 or less times per year and leave no trace practices will be in place for the guided trips. No structures will be built at the camping locations.

Does this application impact your agency’s legislated responsibilities? If Yes, how will the proposal impact your legislated responsibility and please identify legislation (section) and what mitigative measures will be required to address these impacts in the response text box at the bottom of the page.

A: No

If the proposal proceeds, will the proponent require approval or a permit from your agency? If yes, please explain in response text box at the bottom of the page.

A: No

Will on-going compliance monitoring be required by your agency as a result of your legislated responsibilities? If yes, please explain in response text box at the bottom of the page.

A: No

Will this application affect public use of this area? If yes, please explain in response text at the bottom of the page.

A: No

For Municipality/Regional Government Use Only. Is the application zoned for the proposed purpose? If no, please provide the current zoning. In the event the applicant wishes to apply for re-zoning, please also provide the estimated time required for this decision. Your comments can be entered in the response text box at the bottom of the page.

A: Yes

Recommendations: Interested unaffected.

Response Text (if necessary): The Lasqueti Island Local Trust Committee has directed staff to forward all public correspondence received to ensure the province has all the records of public opinion.

Alternatives:

- Interested unaffected
- No objection to approval of project.
- No objection to approval of project subject to the conditions outlined below.
- Recommend refusal of project due to reasons outlined below.
- N/A



REQUEST FOR DECISION

To: Local Trust Committees **For the Meeting of:** October 6, 2025
From: David Marlor, Director,
Legislative and Information **Date Prepared:** September 24, 2025
Services
**SUBJECT: Lasqueti Island Local Trust Committee Meeting Procedures Repeal Bylaw
No. 105**

RECOMMENDATION:

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

DIRECTOR COMMENTS:

1 PURPOSE:

To rescind the Lasqueti Local Trust Committee Meeting Procedures Bylaw No. 100.

2 BACKGROUND:

On August 6, 2025, the Executive Committee passed the resolution as recommended:

THAT the Islands Trust Executive Committee approve Lasqueti Island Local Trust Committee Bylaw No. 105, cited as "Lasqueti Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 105, 2025" in accordance with Section 27 of the Islands Trust Act.

This allows the Local Trust Committee to rescind the Lasqueti Local Trust Committee Meeting Procedures Bylaw No. 100 through the bylaw that was given first, second and third readings at the July 14, 2025 Lasqueti Local Trust Committee meeting.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

Rescinding the local trust committee meeting procedure bylaws will avoid confusion, as the Trust Council bylaw prevails, and there are no additional procedures in the local trust committee bylaws.

FINANCIAL:

There is no direct financial implication.

POLICY:

There are no policy implications

IMPLEMENTATION/COMMUNICATIONS:

Islands Trust website has been updated to link the Trust Council Local Trust Committee Meeting Procedures Bylaw to each local trust committee’s list of administrative bylaws.

FIRST NATIONS RELATIONS:

There are no implications for First Nations relations.

OTHER:

There are no other implications.

4 RELEVANT POLICY(S):

- [Islands Trust Act, Section 11](#)
- [Policy 2.1.7 Trust-wide Administrative Procedures \(Section 11\)](#)
- [Trust Council Bylaw No. 197, 2024 Local Trust Committees’ Meeting Procedures Bylaw](#)
- LASQUETI ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 100

5 ATTACHMENT(S):

- Proposed Bylaw 105 “Lasqueti Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 105, 2025”

RESPONSE OPTIONS

Recommendation:

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

Alternative:

That this report be referred back to staff for additional information.

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

Reviewed By/Date: Renee Jamurat, Lasqueti Regional Planning Manager / Sept 23, 2025

PROPOSED

LASQUETI ISLAND LOCAL TRUST COMMITTEE MEETING PROCEDURES REPEAL BYLAW BYLAW NO. 105

A Bylaw to repeal the "Lasqueti Island Local Trust Committee Meeting Procedure Bylaw, 2022".

WHEREAS Trust Council by a 2/3 vote of the members present adopted the Local Trust Committee Meeting Procedures Bylaw No. 197 at its regular meeting in June 2025;

AND WHEREAS, under s.11 of the Islands Trust Act, a Trust Council meeting procedures bylaw for local trust committees would over-ride any local trust committee meeting procedures bylaws in the event of a conflict; as Trust Council's Local Trust Committee Meeting Procedure Bylaw contains all the procedures that are in the local trust committee's meeting procedure bylaws, the local trust committee meeting procedures bylaws are redundant,

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

1. This bylaw may be cited as "Lasqueti Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 105, 2025".
2. "Lasqueti Island Local Trust Committee Meeting Procedure Bylaw, 2022", is hereby repealed.

READ A FIRST TIME THIS 14TH DAY OF JULY, 2025

READ A SECOND TIME THIS 14TH DAY OF JULY, 2025

READ A THIRD TIME THIS 14TH DAY OF JULY, 2025

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

6TH DAY OF AUGUST, 2025

ADOPTED THIS ___ DAY OF ___, 202_

Chairperson

Secretary



REQUEST FOR DECISION

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

RECOMMENDATION:

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

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

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

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

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

DIRECTOR COMMENTS:

1 PURPOSE:

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

2 BACKGROUND:

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

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

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

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

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

Principles of Effective Public Notice

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

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

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

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

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

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

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

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

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

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

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

FINANCIAL:

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

POLICY:

There are no policy implications

IMPLEMENTATION/COMMUNICATIONS:

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

FIRST NATIONS RELATIONS:

There are no First Nations relations implications.

OTHER:

There are no other implications.

4 RELEVANT POLICY(S):

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

5 ATTACHMENT(S):

- Draft Bylaw 106

RESPONSE OPTIONS

Recommendation:

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

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

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

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

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

Alternative:

As directed by the Lasqueti Local Trust Committee.

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

Reviewed By/Date:

Renée Jamurat, Regional Planning Manager / Sept. 23, 2025

DRAFT

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

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

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

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

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

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

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

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

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

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

ADOPTED THIS ___ DAY OF ___ ,202_

Chairperson

Secretary



Lasqueti Local Trust Committee

Open Applications

Report

Subdivision

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

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

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

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

Islands Trust

LTC EXP SUMMARY REPORT F2026
Invoices posted to Month ending July 2025

640 Lasqueti	Invoices posted to Month ending July 2025	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-640	LTC "Trustee Expenses"	310.00	461.87	-151.87
LTC Local				
65050-640	LTC "Executive Expense on LTC's"	505.00	93.58	411.42
65200-640	LTC - Local Exp - LTC Meeting Expenses	970.00	585.12	384.88
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>678.70</u>	<u>2,296.30</u>
Projects				
73001-640-2015	Lasqueti OCP/LUB	15,500.00	0.00	15,500.00
		<u>15,500.00</u>	<u>0.00</u>	<u>15,500.00</u>

Lasqueti Island Local Trust Committee Policies & Standing Resolutions

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

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

Lasqueti Island

1. *Minor Project - Official Community Plan Review - Phases 2 & 3*

Responsible

Dates

Activity:

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.

**July 4, 2025: This item will be archived after July 14 regular LTC meeting. Information will appear in the Future Projects list as 'Major Project - OCP and LUB Review'. Active Projects list will be updated for the major project once Regional Planning Team commences work.*

Renee Jamurat
Stephen Baugh

Rec'd: 08-Jan-2018



Future Projects Report

Lasqueti Island

1. *Major Project: OCP and LUB Review*

Responsible

Date Received

Lasqueti Island

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

01-Apr-2025

Assigned to Regional Planning Team.

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."

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

Future Projects Report

Lasqueti Island

2. <i>Advocacy and Communications</i>	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. <i>Administrative</i>	Responsible	Date Received

4. <i>Bylaw Enforcement</i>	Responsible	Date Received