



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: May 12, 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
 Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 15 members of the public in attendance.

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Elliott acknowledged that the meeting was held on the territory of the Coast Salish First Nations and spoke to the Xwe'etay/Lasqueti Archaeology mural unveiling held recently on Lasqueti Island.

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. REPORTS

4.1 Trustee Reports

Trustee Lironi spoke to appreciation of public participation and attendance at the meetings.

Trustee Peterson reported the following:

- Attended March Trust Council and highlighted election of a new Chair, passing of the annual budget, approval of the strategic plan, and discussion on the Trust wide Meeting Procedures Bylaw coming back for adoption in June;
- Ongoing attendance at Trust Programs Committee to continue work on Islands Trust Policy Statement amendment project;
- Attended screening of Dust n' Bones film on Lasqueti;
- Attended Association of Vancouver Island Coastal Communities conference and highlighted session on community healthcare solutions, the BC Nurses

Union presentation on recruitment, retention, and work burnout, and discussion on disparity of health services between southern and northern Vancouver Island;

- Attended Committee of the Whole meeting to discuss the scope and meaning of the Islands Trust Object; and
- Attendance at Executive Committee, Chief Administrative Officer Performance Evaluation and joint Islands Trust / Bowen Island Municipality protocol meetings; and
- Noted the provincial government mandated Housing Needs Assessment results show the models used were not sufficiently customized to produce realistic results for the region.

4.2 Chair's Report

Chair Elliott reported the following:

- The Financial Planning Committee recommended pre-budget engagement on the 2026/27 budget cycle be undertaken and will be putting out a survey to assess priorities;
- The upcoming Committee of the Whole meeting will discuss recommendations from the 2022 Governance Report; and
- Executive Committee has two agreements in process which request staff to cooperate and engage with Tsartlip and WSANEC First Nations.

4.3 Electoral Area Director's Report

Director Fall reported the following:

- Attendance at the Xwe'etay/Lasqueti Archaeology mural unveiling;
- Upcoming attendance at the qathet Regional District meeting in Powell River to receive delegations requesting grants-in-aid;
- The Regional Hospital District Board provided funding to the Last Resort Society to cover portion of costs of lithium batteries required for the health centre operations;
- The Regional District finalized their budget and reported a decrease of 6.8%; and
- The budget includes an option to replace fire department apparatus which will provide the ability to purchase a fire truck for the Lasqueti Volunteer Fire Department.

5. TOWN HALL

A member of the public asked if there will be a series of public meetings organized to address the dock application, noted opposition to the tax increase resulting from the annual budget, referenced a December, 2024 staff report concerning conduct of members of the public at the Local Trust Committee meetings, inquired if they were one of the individuals referred to in the report, and requested examples of said conduct.

A member of the public noted the Local Trust Committee had previously discussed holding a community forum about the dock issue, stated the need for more private docks to address public safety, and requested the Local Trust Committee hold a public meeting to hear input.

A member of the public spoke to a previous meeting in which the Chair indicated there was need for further community input on the dock issue, inquired about the expenses shown on Local Trust Committee Expense Report, asked if the Local Trust Committee had seen a recent article in the Island Times, and stated belief that following the Meeting Procedures Bylaw rules is a means of shutting down public comment.

Two members of the public stated appreciation for the Local Trust Committee and the work they do.

A member of the public indicated emergency vehicles on the island have challenges accessing rural locations and Director Fall suggested their comments be sent to the Fire Chief who will make the fire truck purchasing decision.

6. MINUTES

6.1 Local Trust Committee Minutes dated December 16, 2024 - for adoption

By general consent the minutes of the Lasqueti Island Local Trust Committee Meeting of December 16, 2024 were adopted.

6.2 Local Trust Committee Minutes dated February 10, 2025 - for adoption

By general consent the minutes of the Lasqueti Island Local Trust Committee Meeting of February 10, 2025 were adopted.

6.3 Local Trust Committee Public Hearing Record dated February 10, 2025 - for receipt

Received for information.

6.4 Local Trust Committee Special Meeting Minutes dated February 27, 2025 - for adoption

By general consent the minutes of the Lasqueti Island Local Trust Committee Special Meeting of February 27, 2025 were adopted.

6.5 Section 26 Resolutions-Without-Meeting Report dated May 5, 2025

Received for information.

6.6 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated May 5, 2025

Received for information.

8. DELEGATIONS - none

9. APPLICATIONS AND REFERRALS

9.1 LA-RZ-2023.1 (Carey) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The report introduces draft Bylaw No. 103 for consideration of first reading;
- The draft bylaw would permit the existing dock in its present location in Scottie Bay and amend the wording for the Marine 2 zone to clarify that a dock permitted through General Permission is allowed even if it is not located in a License of Occupation from the Province;
- The draft bylaw proposes to correct an error in the existing bylaw where one of the regulations appears in a list of locations for permitted docks instead of under the Regulations heading; and
- The application is not supported by Official Community Plan policies or the Islands Trust Policy Statement.

Discussion ensued and the following comments were noted:

- First reading of a draft bylaw triggers the Community Information Meeting and Public Hearing processes as well as referrals to First Nations and other agencies;
- The Local Trust Committee would need to determine how the draft bylaw is supported by the Official Community Plan and Land Use Bylaw;
- Public correspondence received to date indicates both support of, and opposition to, permitting the dock;
- Many opinions have been heard to date and a Trustee does not feel a decision can be made without rigorous discussion heard from the broader community;
- There was conversation about holding an informal forum; however, that would not be the public process in which a Local Trust Committee can hear comments which can only be heard formally at a Community Information Meeting or Public Hearing;
- The public processes that occur between first and third reading provides anyone who feels their interests might be impacted an opportunity to comment prior to the adoption of a bylaw;
- The community has desire for a more public process regarding the application and first reading does not presuppose the outcome;
- The staff report indicates the application is not consistent with Islands Trust Policy Statement Directive Policies 3.4.5, 5.1.3, and 5.2.3. and these policies are objective, and the supposition that the application is not supported by policies related to the maintenance of scenic views, retention of flora and fauna along the foreshore, protection of the marine riparian area, and the retention of the undeveloped character of the coastal area are subjective;
- The Official Community Plan states private docks may be approved;
- The dock has been constructed and the bay cleaned up; however, consultations with First Nations did not occur before the dock was built and it is not accepted protocol to ask First Nations to consult after something has already been done;
- The application is not supported by the Official Community Plan, has not demonstrated social benefit, and there was no opportunity to consult with First Nations or the community at the appropriate time;
- Policy No. 15 of the Official Community Plan states that environmental and social effects of a proposed dock must be addressed and this Policy can be considered on a site-specific basis; however, said Policy is written in relation to consideration of an application while this matter is a rezoning;

- The social impact aspect is subjective and, should the motion advance, the Local Trust Committee could ask the applicant to address this aspect of the application further;
- There is not certainty that the environment was protected while the dock was being built; and
- The Official Community Plan reflects the community’s values and the policies are developed on those values; and
- Permitting a structure after it has been built is not an equal or fair process.

The applicant arrived at 12:04 p.m.

The meeting was recessed for a break at 12:06 p.m. and reconvened at 12:20 p.m.

The applicant noted that prior to installation they contracted a coastal biologist who supervised pre and post construction and the qualified professional report had been included with the application.

The Chair summarized key points of the discussion.

LA-2025-006

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee Bylaw No. 103, cited as “Lasqueti Island Land Use Bylaw No. 78, 2005, Amendment No. 1, 2024”, be read a first time.

DEFEATED

LA-2025-007

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee proceed no further with Land Use Bylaw amendment application LA-RZ-2023.1.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Minor Project: Official Community Plan Review Update – Memorandum

The Planner summarized the memorandum and highlighted the following:

- To complete this project, changes to the workplan and budget are required;
- Effective and meaningful engagement with First Nations requires more resources for an Official Community Plan review project than are available through this minor project;
- The Local Trust Committee has endorsed a business case for the 2025/26 fiscal year for a major project to update the Official Community Plan;
- The major project will continue work on the Official Community Plan when it transitions to the Regional Planning Team.

Discussion ensued and the following comments were noted:

- A Regional Planner would be assigned to the project and resources would not be available until other projects are completed; therefore, the Official Community Plan review start date would be delayed;

- Staff noted the Local Trust Committee can have a minor project but they are not able to speak to staff capacity to initiate a minor project;
- The Local Trust Committee could identify aspects of the Official Community Plan review that could be worked on in advance of the major project and identify a minor project to be completed within one year that is related to the Official Community Plan review;

The meeting was recessed for a break at 12:48 p.m. and reconvened at 1:20 p.m.

- Three topics for a potential minor project include the community's current and projected housing requirements, early engagement and consultation with First Nations, and mapping community values along the shoreline of Lasqueti Island;
- Official Community Plans need to address a twenty-year outlook of housing policies;
- There are issues with the projected housing requirements that were identified in the Housing Needs Assessment and while it is necessary to look at the assessment there are other means of gaining feedback;
- Engagement and consultation with First Nations support the work of the major project directly;
- The Local Trust Committee can seek engagement from whoever they might want to provide input into the Official Community Plan review and provide specific direction within the Project Charter; and
- Mapping of community values along the shoreline would be a larger, long-term project.

LA-2025-008

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to report back to the Lasqueti Island Local Trust Committee with options and scope for a potential minor project related to early engagement and consultation with First Nations to identify core interests and concerns to inform the Official Community Plan Review Major Project.

CARRIED

11. CORRESPONDENCE

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

11.1 Letter dated February 3, 2025 from C. Ferris and D. Hopwood regarding Land Tenure Application, Crown Land File # 1415194

Discussion ensued about Crown referrals coming to the Local Trust Committee for consideration and comment and the following points were noted:

- The existing Letter of Understanding could be interpreted to mean the referrals should be coming to the Local Trust Committee for review and not just staff;
- The public have expectations that the Local Trust Committee would be receiving the referral and commenting;

- The Crown Land File is not an open application or referral that has been received by Islands Trust but it is an application with the province; and
- The Local Trust Committee would like to receive Crown Land referrals and if there are deadline constraints an extension should be applied for.

LA-2025-009

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee request staff to confirm if there is an application for Crown Land file #1415194 and that any referral be brought to the Lasqueti Island Local Trust Committee for comment.

CARRIED

11.2 Email dated April 23, 2025 from M. McKay, Ministry of Transport regarding Port Facilities at False Bay

The correspondence was received for information and a Trustee noted the response is disappointing and previous inspections have missed some critical issues.

12. NEW BUSINESS - none

13. STAFF REPORTS

13.1 Trust Conservancy Highlights of March 18, 2025 Board Meeting

Received for information.

13.2 Applications Report dated May 5, 2025

Received for information.

13.3 Trustee and Local Expense Report dated February, 2025

It was noted that the budget will be allocated differently than previous due to transitioning to the new system of utilizing a Meeting Administrator.

13.4 Adopted Policies and Standing Resolutions

Received for information.

13.5 First Nations Relationship Building Update - none

13.6 Local Trust Committee Webpage

No updates required at this time.

13.7 2024/25 Annual Report - Approval of Lasqueti Islands LTC Section - Request for Decision

LA-2025-010

It was MOVED and SECONDED.

that the Lasqueti Island Local Trust Committee approves the attached text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs.

CARRIED

14. WORK PROGRAM

14.1 Active Projects Report dated May 5, 2025

Received for information.

14.2 Future Projects Report dated May 5, 2025

Received for information.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Monday, July 14, 2025 at 11:00 am at Judith Fisher Centre, #1 China Cloud Bay Road, Lasqueti Island, BC

16. CLOSED MEETING

16.1 Motion to Close the Meeting

LA-2025-011

It was MOVED and SECONDED

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

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

CARRIED

The regular meeting was closed to the public at 2:02 p.m.

16.2 Recall to Order

The meeting was recalled to order at 2:08 p.m.

16.3 Rise and Report

Chair Elliot rose and reported minutes of December, 2023 were adopted and Shawwna Karras, Gail Sorensen, Pachel Smith, and Shelley Garside were appointed to the Lasqueti Island Advisory Planning Commission, commencing immediately for a term ending February 10, 2027.

CARRIED

17. ADJOURNMENT

By general consent, the meeting was adjourned at 2:09 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder