



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 \$1,115,00 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