



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

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

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

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

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

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. COMMUNITY INFORMATION MEETING - POLICY STATEMENT BYLAW 183

3.1 Planner Presentation

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

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

3.2 Question & Answer Period

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

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

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

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

3.3 Public Comments

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

4. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

13.1 Proposed New Minor Project - Discussion

By general consent, the agenda was adopted as amended.

5. REPORTS

5.1 Trustee Reports

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

Trustee Peterson reported the following:

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

5.2 Chair's Report

Chair Elliott reported the following:

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

5.3 Electoral Area Director's Report

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

6. TOWN HALL

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

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

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

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

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

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

7. MINUTES

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

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

7.2 Section 26 Resolutions-Without-Meeting Report - none

7.3 Advisory Planning Commission Minutes - none

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List dated September 26, 2025

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

8.2 Rescinding Resolution – Memorandum

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

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

The Local Trust Committee had no comments or questions.

9. DELEGATIONS - none

10. APPLICATIONS AND REFERRALS

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

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

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

10.2 Trust Council Bylaw 183 - Policy Statement Referral – Memorandum

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

10.3 PLCL20250333 - Crown Lease Referral - Sea Egg Cove

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

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

Discussion ensued and the following comments were noted:

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

LA-2025-020

It was MOVED and SECONDED,

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

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

and direct staff to forward all public correspondence received.

CARRIED

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

11. LOCAL TRUST COMMITTEE PROJECTS

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

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

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

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

LA-2025-021

It was MOVED and SECONDED,

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

CARRIED

LA-2025-022

It was MOVED and SECONDED,

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

CARRIED

LA-2025-023

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee approve the revised Project Charter, for the Lasqueti Island Official Community Plan Review Project.

CARRIED

12. CORRESPONDENCE - none

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

13. NEW BUSINESS

13.1 Proposed New Minor Project – Discussion

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

LA-2025-024

It was MOVED and SECONDED,

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

CARRIED

LA-2025-025,

It was MOVED and SECONDED,

that the Lasqueti Island Local Trust Committee extend the meeting beyond the scheduled end time of 3:00 p.m.

CARRIED

14. STAFF REPORTS

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

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

LA-2025-026,

It was MOVED and SECONDED,

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

14.2 Public Notification Bylaw - Request for Decision

Discussion ensued and the following comments were noted:

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

LA-2025-027

It was MOVED and SECONDED,

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

CARRIED

14.3 Trust Conservancy Report - none

14.4 Applications Report dated September 26, 2025

Received for information.

14.5 Trustee and Local Expense Report dated July, 2025

Received for information.

14.6 Adopted Policies and Standing Resolutions

Received for information.

14.7 First Nations Relationship Building Update - none

14.8 Local Trust Committee Webpage - none

15. WORK PROGRAM

15.1 Active Projects Report dated September 26, 2025

Received for information.

15.2 Future Projects Report dated September 26, 2025

Received for information.

16. UPCOMING MEETINGS

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

17. ADJOURNMENT

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

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder