



Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date: December 8, 2025
Location: Electronic Meeting

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

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

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

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. REPORTS

4.1 Trustee Reports

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

Trustee Peterson reported the following:

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

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

4.2 Chair's Report

Chair Elliott reported the following:

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

4.3 Electoral Area Director's Report

Director Fall reported the following:

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

5. TOWN HALL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LA-2025-028

It was MOVED and SECONDED

to extend Town Hall period by ten minutes.

CARRIED

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

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

LA-2025-029

It was MOVED and SECONDED

to extend Town Hall period by ten minutes.

CARRIED

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

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

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

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

LA-2025-030

It was MOVED and SECONDED

to extend Town Hall period by ten minutes.

CARRIED

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

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

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

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

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

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

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

6. MINUTES

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

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

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

Received for information.

6.3 Advisory Planning Commission Minutes dated - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated December 1, 2025

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

8. DELEGATIONS - none

9. APPLICATIONS AND REFERRALS - none

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Minimum Lot Area Land Use Bylaw Amendment - Staff Report

The Planner summarized the staff report and highlighted the following:

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

The Local Trust Committee had no questions for the Planner.

LA-2025-031

It was MOVED and SECONDED

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

CARRIED

LA-2025-032

It was MOVED and SECONDED

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

CARRIED

LA-2025-033

It was MOVED and SECONDED

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

CARRIED

LA-2025-034

It was MOVED and SECONDED

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

CARRIED

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

11. CORRESPONDENCE

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

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

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

LA-2025-035

It was MOVED and SECONDED

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

CARRIED

12. NEW BUSINESS

12.1 Schedule February Local Trust Committee Meeting as an Electronic Meeting

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

LA-2025-036

It was MOVED and SECONDED

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

CARRIED

13. STAFF REPORTS

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

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

LA-2025-037

It was MOVED and SECONDED

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

CARRIED

13.2 Public Notification Bylaw - Staff Report

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

Discussion ensued and the following comments were recorded:

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

LA-2025-038

It was MOVED and SECONDED

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

CARRIED

LA-2025-039

It was MOVED and SECONDED

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

CARRIED

LA-2025-040

It was MOVED and SECONDED

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

CARRIED

LA-2025-041

It was MOVED and SECONDED

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

CARRIED

LA-2025-042

It was MOVED and SECONDED

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

CARRIED

LA-2025-043

It was MOVED and SECONDED

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

CARRIED

- 13.3 Trust Conservancy Report - none**
- 13.4 Applications Report dated December 1, 2025**
Received for information.
- 13.5 Trustee and Local Expense Report dated September, 2025**
Received for information.
- 13.6 Adopted Policies and Standing Resolutions**
Received for information.
- 13.7 First Nations Relationship Building Update - none**

13.8 Local Trust Committee Webpage - none

14. WORK PROGRAM

14.1 Active Projects Report dated December 1, 2025

Received for information.

14.2 Future Projects Report dated December 1, 2025

15. UPCOMING MEETINGS

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

16. ADJOURNMENT

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

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder