



## Lasqueti Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** February 9, 2026

**Location:** Electronic Meeting, and a physical location to view the livestream of the meeting:  
Islands Trust Gabriola Office  
700 North Road  
Gabriola, BC V0R 1X3

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

**Staff Present:** Renee Jamurat, Regional Planning Manager  
Jason Youmans, Senior Policy Advisor  
Stephen Baugh, Island Planner  
Lisa Millard, Meeting Administrator/Recorder

**Others Present:** There were approximately 14 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 territory of the Coast Salish First Nations.

#### 3. APPROVAL OF AGENDA

**By general consent**, the agenda was approved as presented.

#### 4. REPORTS

##### 4.1 Trustee Reports

Trustee Lironi reported the following:

- There is work being done on internet service at the Community Hall;
- The community celebrated Peter Lironi's 80<sup>th</sup> Birthday.

Trustee Peterson reported the following:

- Attended the BC Municipal Climate Leadership Caucus with Minister Dix;
- Attended Executive Committee meetings;
- Met with Gord John's Constituency Assistant to discuss advocacy for maintenance and repair of the False Bay dock;

- Attended Financial Planning Committee meeting and will be attending the upcoming Committee of the Whole meeting to discuss the budget prior to it being advanced to Trust Council in March;
- Attended BC Ferries Local Elected Officials' engagement session;
- Met with Citywest representatives regarding their upcoming public meeting about the fibre optic project;
- Attended Governance Committee meeting;
- Participated in the Trustee Onboarding Working Group;
- Met with the Gambier Island Trustee/Sunshine Coast Regional Director to discuss advocacy at the Association of Vancouver Island Coastal Communities in which a request will be made to Transport Canada to cease efforts to divest the False Bay dock;
- The Lasqueti Community Association has been looking at internet for the Community Hall and will be looking at a short-term option to borrow a satellite system.

#### **4.2 Chair's Report**

Chair Elliott reported the following:

- Attended Regional Planning Committee meeting and highlighted briefings on Trust-wide projects that inform the integration of biology into decision making and Freshwater Sustainability implementation;
- The public engagement period on draft Bylaw No. 183 (Trust Policy Statement) is closed, the referral period continues, and the public can still share input through the survey available on the website;
- Upcoming Financial Planning and Committee of the Whole meetings will focus on discussion about the draft fiscal budget prior to advancing recommendations to Trust Council;
- The public can access information about the budget on the Islands Trust website About Us section;
- The Chair of Trust Council sent a letter to Chief and Council of Snaw-naw-as First Nation expressing interest in a leadership-to-leadership meeting;

#### **4.3 Electoral Area Director's Report**

Director Fall reported the following:

- The qathet Regional District unanimously agreed to submit an Association of Vancouver Island Coastal Communities resolution asking Transport Canada to stop divestiture of remote ports including Lasqueti Island's False Bay wharf and accept that they are public services which the government should pay for;
- Has met several times with Gord John's Constituency Assistant regarding advocacy on the False Bay wharf issue;
- There will be an electronic public meeting held by Citywest regarding a potential fibre optic last-mile funding project;
- The Regional District is in budget discussions and will be considering the Lasqueti Community Association's annual budget request;
- He will be contacting BC Assessment for information about the high increase of assessed values on Lasqueti Island.

**5. TOWN HALL**

A member of the public noted a borrowed satellite system has been installed at the Community Hall and eleven members of the public had gathered to participate in the electronic meeting.

Several members of the public spoke to the draft Trust Policy Statement and the following comments were noted:

- There has been minimal community consultation and engagement;
- The amount of time spent on community engagement compared to First Nations engagement is disproportionate;
- The definition of colonialism disparages those of white European ethnicity;
- If the Policy Statement is adopted docks will not be approved on Lasqueti Island;
- Section 2.3.3 speaks to working toward collaborative governance with Indigenous governing bodies, it is undemocratic to transfer governance without the consent of the people being governed, and the Policy Statement should be put to referendum during the next election;
- Section 3.5.16 speaks to the support of initiatives that advance food security and Indigenous food sovereignty and Islands Trust should state support of resident’s food sovereignty;
- Section 3.1.3 speaks to support of land back through engagement with Indigenous Governing bodies and the speaker asked if members of the Local Trust Committee were willing to give their land to Indigenous people;

A member of the public requested the Local Trust Committee direct staff to report on amending the Land Use Bylaw to expand the list of locations where docks are permitted as the Trust Policy Statement, if adopted, will disallow dock approval. They also requested the Advisory Planning Commission hold their meetings in a town hall format to enable community input and that the allowed number of members be appointed to the commission.

The Planner clarified the Advisory Planning Commission is an advisory body to the Local Trust Committee and while the public can attend Advisory Planning Commission meetings as observers there is not a town hall session to receive public input. The Chair noted appointments will be discussed later in the meeting.

A member of the public stated two months ago the Local Trust Committee indicated they were working on a solution to hold public meetings, the Judith Fisher Centre continues to hold public meetings, and as the Local Trust Committee is responsible for cancelling in-person meetings they should resign. They also requested the Local Trust Committee to not opt in to the provincial short-term rental requirement and asked which Trustee will work to exempt Lasqueti from some, or all, of the proposed Trust Policy Statement policies as per section 1.4 of the Statement.

**LA-2026-001**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee extend the town hall session by an additional ten minutes.

**CARRIED**

A member of the public inquired if there is a chance the Trust Policy Statement process will be paused due to uncertainty in provincial government processes and the upcoming election.

The Chair noted Trust Council is responsible for pausing the process, extending the engagement period, and making decisions about the draft language based on referral responses received.

Members of the public continued to provide comments about the draft Trust Policy Statement as follows:

- The Statement is an overarching Trust document, it states there is ability to allow private docks provided certain criteria are met and community docks are encouraged, Islands Trust protects the environment which is considered high value, First Nations can not legally take private land, and the policies protect rural lifestyles and try to support housing;
- The new Policy Statement does not support Islands Trust objectives, real community consultation has not occurred, it is Islands Trust job to preserve and protect the islands but the Trust is adopting the best interests of First Nations peoples which may not align with residents;

**LA-2026-002**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee extend the town hall session by an additional ten minutes.

**CARRIED**

A member of the public asked why Islands Trust is dedicating so much time to First Nations issues rather than concerns of taxpaying residents.

The Chair replied the Local Trust Committee has obligations and responsibilities to refer all Official Community Plan and bylaw matters that would affect those in the Trust area to other agencies including Indigenous governing bodies. A Trustee noted the Trust area overlaps with traditional treaty and unceded lands of many First Nations which point to rights and interests that need to be respected in land use decisions. A Trustee stated the Minister's letter sent to Islands Trust the previous spring makes clear that Islands Trust is expected to consult with First Nations as well as local members of the public on the Policy Statement, and the policies reflect some, not all, of the input received from First Nations during consultation.

A member of the public asked if there was a timeline update on the start of the Official Community Plan work.

The Chair replied this would be addressed later in the meeting.

A member of the public asked that the Local Trust Committee make a referral response to not proceed with Bylaw No. 183.

The meeting was recessed for a break at 12:10 p.m. and reconvened at 12:20 p.m.

Chair Elliott stated that they are still learning how to maintain a respectful public comment period, there were some comments they consider harmful towards Indigenous people including the denial of the presence and ongoing relationship of Indigenous peoples to the lands and waters Islands Trust governs in.

**6. MINUTES**

**6.1 Local Trust Committee Minutes dated December 8, 2025 - for adoption**

**By general consent**, the minutes of the Lasqueti Local Trust Committee Meeting of December 8, 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 February 3, 2026**

The Regional Planning Manager noted the Official Community Plan Review project start up is pending with the Regional Planning team based on their capacity and the project budget for next fiscal has been requested.

A Trustee indicated the Official Community Plan Steering Committee report is available to the Regional Planning team and requested the draft version of the new project include this information.

The Planner stated the term for the current Advisory Planning Commission ends February, 2027 and the Local Trust Committee could consider advertising for expressions of interest for additional members.

**7.2 Discussion with BC Marine Trails**

Guests Karina Younk, Gina Gotch, and Robert Holley of BC Marine Trails were in attendance. Discussion ensued and the following comments were noted:

- The Local Trust Committee invited representatives from BC Marine Trails to discuss potential sites for proposed marine-based tourism trails;
- BC Marine Trails has set up a system that provides mapping and recommendations about camping and day sites for recreational paddlers;
- They are working towards concurrence with First Nations with respect to usage in areas of traditional territory;
- Their vision is that one can paddle from any location to another on the BC coast and find a network of sites to support their journey with goals of a maximum distance between camp sites of 8-12 nautical miles and the ability to get off the water within one hour if there is inclement weather;
- Sea Egg Cove is the only campsite on Lasqueti Island and it is important to have as many places as possible that are identified as safe landing locations;
- BC Marine Trails members follow a code of conduct and participate in the Coastal Caretaker program regarding site condition reporting;
- Non-commercial users have the ability to camp on Crown land;
- BC Marine Trails focusses on Crown land for camping and typically do not recognize land below the high tide mark if there is privately held land upland of the area;
- They seek sites that are ideally already designated as camp grounds or on public land suitable from a logistics perspective;

- It is important for residents and landowners to understand the work that is being done and provide input and there is need to have a community conversation to get a broader sense of locations that may be appropriate;
- A Trustee noted that BC Marine Trails might be an appropriate organization to add to the list of agencies for referral.

**8. DELEGATIONS - none**

**9. APPLICATIONS AND REFERRALS**

**9.1 Referral: Proposed Trust Council Bylaw No. 183 Policy Statement – Memorandum**

Trust Council referred the draft Trust Policy Statement to the Local Trust Committee for a referral response. Discussion ensued and the following comments were noted:

- The Trust Policy Statement indicates policies can be created that are specific to some islands and at this late date it would be challenging to start exempting local trust areas from certain policies.
  - The Senior Policy Advisor noted due to late stage of the process it would be very challenging to add island specific policies or not withstanding clauses which might better have been explored early in the process.
- It is Trust Council's expectation that Local Trust Committees will align with the Guiding Principles in the Trust Policy Statement, to what extent is a Local Trust Committee committed to applying the Guiding Principles?
  - The Senior Policy Advisor replied Local Trust Committees are expected to meet the Directive Policies, the current Policy Statement contains language that is similar to what are now called Guiding Principles and the Executive Committee only looks at bylaws as compared to the Directive Policies.
- In terms of process, staff will bring a Directives Checklist to the Local Trust Committee for review; however Local Trust Committees can direct staff to fill out the checklist differently. There are ways in which a Local Trust Committee has flexibility within the process and should Executive Committee decline to approve a Local Trust Committee bylaw the Local Trust Committee can appeal directly to Trust Council which has the final say on whether a bylaw should be approved and sent to the Minister.
  - The Senior Policy Advisor noted the approval of a bylaw is a political decision not a technical one and elected officials have the ability to make political decisions.
- Could the Lasqueti Local Trust Committee provide a context statement in the development of a bylaw to defend its decision why a certain proposed bylaw meets the Directive Policies?
  - The Senior Policy Advisor replied the Local Trust Committee can make such a recommendation.
- Does proposed Policy 3.5.25 regarding marine docks limit, or prohibit, the Local Trust Committee from permitting new docks in areas identified by Indigenous governing bodies as culturally significant.
  - The Senior Policy Advisor noted the policy is worded in a way that suggests if a bylaw were to come forward and identified an area where docks would be allowed Executive Committee would ask if mapping was available regarding

areas of cultural significance, critical habitat for species at risk, or where areas of marine recreational significance are and if the proposed dock sits in one of those identified areas the Local Trust Committee would need to reconcile why it is appropriate to place a dock there.

- A Trustee noted the policy language says limit or prohibit and there are varying approaches that could be considered limiting.
- The definition of colonialism has given rise to some community members to state they feel offended and that the definition is racially motivated. Has there been conversation about why this definition was chosen?
  - The Senior Policy Advisor stated the definition was included in draft of the bylaw prior to his work on it so they could not speak to it specifically; however, it would be up to Trust Council to determine if they wish to take any action on the definition.
- The notion of floor area has caused some concern and the term land back requires explanation that the intent is to encourage supportive opportunities to direct land back to Indigenous governing bodies.
- The Trust Council Amendment of Policy Statement Amendment Policy 1.2.1 points to updating the Trust Policy Statement on an ongoing basis, the document is not intended to be never looked at again.

The meeting was recessed for a break at 1:46 p.m. and reconvened at 2:15 p.m.

- Where a bylaw stipulates that land could be provided as an amenity in order to advance a rezoning Policy 3.1.3 is intended in those cases to consider the opportunities to direct that land to First Nations, which is very different than directing individuals to give land back;
- There is desire for the addition of a new Guiding Principle related to climate change adaptation and mitigation; however, there are concerns around staffing capacity to work on a new principle;
- Floor area terminology has generated concerns in some communities that distract from the intent of policy 3.4.14, the term floor area is an urban usage and lot coverage limits are more easily understood and accepted, and removal of the language would not prohibit a Local Trust Committee from using it should they wish to do so;
- The draft Trust Policy Statement has been reviewed by a legal team and it emerged with no red flags and aligns with Islands Trust jurisdiction;
- Suggestions that Guiding Principles could lead to dire consequences are not grounded in factual understanding of Islands Trust legislative authority, the concerns heard are real and heartfelt yet the Local Trust Committee can only do their best to address them through a lens of jurisdictional authority.

**LA-2026-003**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed, subject to the following recommendations:

- I. A commitment of Trust Council to amend Trust Council Policy 1.2.1 (Policy Statement Amendment Policy), to ensure that a review is

- considered each term; a regular review process is defined; and the initiation of a Policy Statement Amendment Topic Review Inventory.
- II. Amendment of Advisory Policy 3.1.3 “Land Back”, to make it explicit that the intent is to encourage support of voluntary opportunities to direct land to Indigenous Governing Bodies, not to require.
  - III. Amendment of Directive Policy 3.4.14 by removing the words “Floor Area and” from the heading and text, and both instances of the words “Floor Area” from the glossary.
  - IV. Addition of new guiding principal related to climate change adaptation and mitigation

**CARRIED**

**10. LOCAL TRUST COMMITTEE PROJECTS - none**

**11. CORRESPONDENCE**

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

**11.1 Email dated November 20, 2025 from K. Younk regarding Sea Egg Cove from Overnight to Day Use**

Received for information.

**11.2 Email dated January 29, 2026 from T. Peterson regarding BC Ferries' Route 55 Service**

Received for information.

**11.3 Email dated January 30, 2026 from BC Ferries Customer Relations regarding BC Ferries**

Received for information.

**12. NEW BUSINESS**

**12.1 Letter of Support for Public Use of Squitty Bay Dock - Trustee Lironi for Discussion**

Discussion ensued and the following comments were noted:

- There is a lack of docks at the south end of the island;
- The Squitty Bay dock is under the jurisdiction of Small Craft Harbours;
- The Local Trust Committee can only send advocacy letters on matters related to land use planning;
- The Planner reviewed the advocacy policy to provide further clarity;
- Trustee Lironi will do further research and bring the issue forward at the next meeting.

**13. STAFF REPORTS**

**13.1 Short Term Rental Accommodation - Principal Residence Opt-In – Briefing**

Discussion ensued and the Local Trust Committee noted that other than the provincially regulated bed and breakfasts all other tourist accommodation on Lasqueti Island is zoned through the Land Use Bylaw which requires principal residency and there does not appear any need to opt in to the provincial regulation at this time.

**13.2 Trust Conservancy Report - none**

**13.3 Applications Report dated February 3, 2026**

Received for information.

**13.4 Trustee and Local Expense Report dated December, 2025**

The Chair indicated they have not seen Trustee Expenses used in other areas and the Planner noted the amount shown appears to be a correction as it is recorded as income and if further clarification is required it should be asked of the Finance department.

**13.5 Adopted Policies and Standing Resolutions**

Received for information.

**13.6 First Nations Relationship Building Update**

The Chair of Trust Council has sent a letter to Snaw-naw-as Nation and Chair Elliott has requested it be added as correspondence to the next agenda.

**13.7 Local Trust Committee Webpage - none**

**14. WORK PROGRAM**

**14.1 Active Projects Report dated February 3, 2026**

Received for information.

**14.2 Future Projects Report dated February 3, 2026**

Received for information.

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Monday, May 4, 2026 at 11:00 am at to be Decided**

**LA-2026-004**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff update the meeting location of the May 4, 2026, July 6, 2026, and February 1, 2027 to be held at the Lasqueti Island Community Hall.

**CARRIED**

**15.2 Change to Electronic Meeting for November - Verbal Update**

During the December 17 Executive Committee meeting logistical concern was noted regarding 13 Local Trust Committee meetings scheduled in a three-week period between November and December 2026 Trust Council meetings as a new Executive Committee will have just been formed the week prior and chair assignments made and it will be logistically difficult for Executive Committee members to travel to various back-to-back Local Trust Committee meetings

**LA-2026-005**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff update the meeting location of the November 23, 2026 meeting to electronic.

**DEFEATED**

**LA-2026-006**

**It was MOVED and SECONDED**

that the Lasqueti Island Local Trust Committee request staff update the meeting location of the November 23, 2026 Lasqueti Island Local Trust Committee regular business meeting to electronic.

**CARRIED**

**16. ADJOURNMENT**

**By general consent,** the meeting was adjourned at 3:30 p.m.

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Tobi Elliott, Chair

Certified Correct:

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Lisa Millard, Meeting Administrator/Recorder