Lasqueti Island Local Trust Committee

Minutes of Regular Meeting

Date:	**May 4, 2026**
Location:	**Lasqueti Island Community Hall** **Main Road, Lasqueti Island, BC**
Members Present:	**Tobi Elliott, Chair** **Timothy Peterson, Local Trustee** **Mikaila Lironi, Local Trustee**
Staff Present:	**Stephen Baugh, Island Planner** (electronic) **Nadine Mourao, Legislative Clerk/Deputy Secretary** (electronic) **Lisa Millard, Meeting Administrator/Recorder** (electronic)
Others Present:	**There were approximately 30 members of the public in attendance and Laura Patrick, Chair Trust Council.**

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.

3. APPROVAL OF AGENDA

The agenda was reordered as follows:

- Item 12.1 will be considered following item 6
- Items 15.1 and 15.2 will be heard following item 7

By general consent, the agenda was adopted as amended.

4. REPORTS

4.1 Trustee Reports

Trustee Lironi spoke to the passing of community member Jenny Vester and noted the election is upcoming in October.

Trustee Peterson reported that community member Jenny Vester's service will be held later in the day, staff have advised the Trust Policy Statement Amendment Project will not complete before the end of the term, and a resolution requesting Transport Canada cease the divestment of remote ports passed at the Association of Vancouver Island Coastal Communities conference and will be advance to the Union of BC Municipalities and the Union of Canadian Municipalities.

4.2 Chair's Report

Chair Elliott reported attendance at the Association of Vancouver Island Coastal Communities conference and the MapIT software has returned to the Islands Trust website.

4.3 Electoral Area Director's Report

Director Fall thanked the Local Trust Committee for organizing the meeting at the Lasqueti Community Hall and spoke to the resolution jointly submitted with Trustee Peterson requesting Transport Canada cease the divestment or remote ports which passed with unanimous support at the Association of Vancouver Island Coastal Communities conference.

5. COMMUNITY INFORMATION MEETING: PROPOSED BYLAW NO. 107: MINOR PROJECT: LAND USE BYLAW AMENDMENT TO MINIMUM LOT SIZE

5.1 Planner Presentation

The Planner summarized proposed Bylaw No. 107 and highlighted the following:

- The purpose of the proposed bylaw is to amend the minimum lot area for subdivision in Subdivision District A from 4 hectares to 4.05 hectares, which is equivalent to 10 acres;
- The bylaw will also amend other references in the bylaw from 4 to 4.05 hectares;
- The bylaw has received first reading and referrals have been sent to First Nations and agencies and no concerns have been identified in the responses.

5.2 Question & Answer Period

The following questions and answers were recorded:

- How did the proposal come about?
  - During the “Safe Island” proposal it was recognized that using 4 hectares instead of 4.05 hectares provided the potential for very large lots to attain one extra lot at time of subdivision, and while it was assumed a 160-acre lot would have potential to subdivide to 16 lots it calculated to 17 lots and this resulted in members of the public advising the Local Trust Committee they wanted it corrected.

- Currently one can have a 600 square foot guest cottage that can not be rented out or permanently occupied and if that is changed to allow permanent residency for a relative the density will be increased to 5 acres, which increases the value of the property.
  - The change to the minimum lot size for subdivision for a relative does not increase the density.
  - The subdivision for a relative provision is already part of the existing bylaw and the change is to the minimum size of said lot.

- How does the change in size affect existing 20 or 30 acre lots where existing owners assume they can have two homes?

  - If a 9.88 acre lot area requirement were changed to a 10 acre requirement it would remain that a 20 acre lot could be subdivided to two lots.

- Prior to Islands Trust there was a 10 acre minimum that is now a 9.88 acre minimum and there are no records that a public hearing was held at that time. This change appears to be an administrative error when the federal government imposed the need for all other governments to translate imperial measurements into metrics. Why are the Trustees choosing to spend public time and money on an administrative correction?
  - The Official Community Plan was changed to metric measurements in June, 1984 followed by the Land Use Bylaw in 1986 and any subsequent change to the bylaw requires a public hearing.

- Large subdivision requires roads and one has to have enough property to facilitate the roads and the minimum lot size. For example, one would need more than 30 acres to subdivide to 3 lots and include roads. Is this correct?
  - The bylaw establishes a minimum and when development occurs one might not be able to maximize what the math might indicate is the number of lots available.
  - The scope of the project was to deal with the conversion discrepancy between 10 and 9.88 acres and not address what other governments require.

- The proposed change will affect density rather than subdivision because the change would affect what happens in terms of density on the tenants in common property where the normal subdivision requirement of road and infrastructure isn't relevant. Is this correct?
  - The bylaw would change lots within Subdivision District A where one dwelling per 4 hectares of lot area is currently allowed to one dwelling per 4.05 hectares of lot area.

- The bylaw doesn't affect anything except future subdivisions and minimum lot size and it does not affect density nor address the provincial requirement for road access. Is this correct?
  - The bylaw is only about minimum lot size per subdivision and there are other aspects in terms of minimum lot size per dwelling.

- How does it affect minimum lot size per dwelling?
  - The Land Use Bylaw states that a lot within Subdivision District A can have one dwelling per 4 hectares and this would be changed to one dwelling per 4.05 hectares.

- If I wanted to add a dwelling for a relative then I would not be able to do it unless I have the .05 hectares correct?
  - Correct, there could be some very large lots that would lose the ability to have one additional dwelling.

- Can the Planner think of any other instances where this will affect people's use of their existing lots based on the old lot size?

- The Planner provided further clarity on proposed Bylaw No. 107 and referenced a table in the December staff report listing eight different bylaw provisions that would be affected by the bylaw. They noted there are no new provisions and the existing provision which references 4 hectares is being proposed to be changed to 4.05 hectares (or 9.88 acres to 10 acres).

- Are there any existing 10-acre lots that are not 10 acres?
  - It is difficult to know without a survey being done. The proposal is to change the Land Use Bylaw to actually reflect 10 acres.

- If one has a 30-acre lot and has understood they could build three homes and three cottages has this changed?
  - No, it has not changed.

- If a 30-acre lot was actually 29.9 acres, could one still build three houses?
  - If a lot were 29.9 acres it would not be subdividable into three lots.

- If a lot is slightly undersize at survey and one finds a wedge of property that is not part of a boundary of any lot and claims it. How would the bylaw affect this scenario?
  - The bylaw would not address an inaccurate boundary survey.

6. PUBLIC HEARING: PROPOSED BYLAW NO. 107: MINOR PROJECT: LAND USE BYLAW AMENDMENT TO MINIMUM LOT SIZE

6.1 Recess for Public Hearing

The meeting was recessed at 11:56 a.m.

6.2 Recall to Order

The meeting was recalled to order at 12:32 p.m.

The agenda was reordered and item 12.1 was heard following item 6.

7. TOWN HALL

Speakers are expected to follow the decorum guidelines outlined by the Chair at the opening of meeting. To ensure fairness, a timing device may be used for each speaker.

- A member of the public asked why the Chair of Islands Trust was in attendance.
  - A Trustee replied it was a public meeting and anyone can attend.

- A member of the public asked for an explanation of the difference between racism and anti-indigenous racism.
  - The Local Trust Committee noted the *BC Human Rights Code* identifies and speaks to Indigenous specific racism.

- A member of the public suggested the wording of the draft Annual Report excerpt specific to the Lasqueti Local Trust Committee be edited to reflect the current status of the Local Trust Committee's projects.
  - Trustees noted they would review the excerpt for content later in the agenda.

- A member of the public asked the Trustees to admit that staff directed the Local Trust Committee to cease work on the Official Community Plan project until the Snaw-naw-as First Nation met with them.
  - A Trustee informed the speaker that staff do not direct the Local Trust Committee in its work and, as has been noted at several meetings in which the speaker was in attendance, the work has been funded as a "major" project which will begin when regional planning staff have capacity to do so.

- A member of the public spoke to the removal of public comments from the recording of the previous Local Trust Committee meeting stating they heard an accusation that racist comments were made and they asked for examples of said comments.
  - The speaker was advised that Islands Trust staff made the decision to not publish the comments based on the determination that some of the statements did not meet standards of conduct.
- The same member of the public repeatedly asked for examples of racist comments.
  - A Trustee called a point-of-order stating the commentary was turning into debate.

- A member of the public stated the Local Trust Committee voted for a protocol agreement with the Snaw-naw-as First Nation and asked if any public engagement on the matter was undertaken before doing so.
  - The speaker was advised that protocol agreements are held by Trust Council, the Local Trust Committee would not have voted on it, and protocol agreements do not change land use bylaws but set out terms by which two autonomous governing bodies can work together.
- The same speaker asked if the protocol agreement included language that allows or instructs First Nations to have rights and title over the land on Lasqueti would that not impact local residents?
  - The speaker was informed that the neither the Local Trust Committee nor Islands Trust determine rights and title of First Nations and only govern land use planning.
- The speaker stated the reply was not true.
  - A Trustee called a point of order and stated rights and title are not local government jurisdiction and encouraged the speaker to contact staff for further information about what a protocol agreement is.
- The speaker asked when the joint working group with Snaw-naw-as First Nation was first established and when the working group has met. They then stated a Freedom of Information request showed the protocol agreement was completed in March, 2023 and the Local Trust Committee met with the Nation in December, 2022 and in early 2023.
  - A Trustee noted that the dates quoted would need to be confirmed and if the speaker would like the Local Trust Committee to provide date specific answers in public then questions should be submitted by email in advance.

8. MINUTES

8.1 Local Trust Committee Minutes dated February 9, 2026 - for adoption

This item was deferred.

8.2 Section 26 Resolutions-Without-Meeting Report – none

8.3 Advisory Planning Commission Minutes - none

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List dated April 28, 2026

This item was deferred.

10. DELEGATIONS - none

11. APPLICATIONS AND REFERRALS – none

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Minor Project: Land Use Bylaw Amendment to Minimum Lot Size - Post Public Hearing Staff Report

The Planner summarized recommended next steps for proposed Bylaw No. 107.

Discussion ensued and the following comments and clarifications were noted:

- An amendment to the bylaw can be made at this point provided it does not alter use or increase density;
- There is potential to not advance certain components of the bylaw;
- There is no intention to inadvertently limit existing dwelling potential or unintentionally limit density;
- There might be need for analysis on the number of lots that may be affected;
- If there is an inconsistency between minimum lot area of subdivision and dwellings it could cause a scenario in which there are ten dwellings permitted but the parcel could only be subdivided into nine lots;
- The community is asking that the 10-acre minimum be upheld;
- If the Local Trust Committee is uncertain, they can request further reporting and information to move forward with a higher degree of certainty and if new information is requested a second public hearing would need to be held;
- The Local Trust Committee could consider an alternative approach to look at subdivision that only speaks to very large lots.

LA-2026-007
It was MOVED and SECONDED
that the Lasqueti Island Local Trust Committee request staff to draft a Land Use Bylaw amendment to limit subdivision potential of lots 80 hectares or more to a minimum lot size of 4.05 hectares.

CARRIED

The meeting was recessed for a break at 1:05 p.m. and reconvened at 1:15 p.m.

LA-2026-008
It was MOVED and SECONDED
that the Lasqueti Island Local Trust Committee rescind resolution LA-2026-007.

CARRIED

LA-2026-009
It was MOVED AND SECONDED

that the Lasqueti Island Local Trust Committee request staff to draft a Land Use Bylaw amendment to limit subdivision potential of lots 64.74 hectares or more to a minimum lot size of 4.05 hectares.

CARRIED

Further consideration of advancing proposed Bylaw No. 107 was deferred pending receipt of additional information.

13. CORRESPONDENCE

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

13.1 Letter dated February 2, 2026 to Snaw-naw-as First Nation regarding Congratulation and Proposal for Leadership-to-Leadership Dialogue from Laura Patrick, Chair Islands Trust Council

This item was deferred.

13.2 Email dated March 23, 2026 from the Agricultural Land Commission regarding Staffing and Budget Pressures

This item was deferred.

14. NEW BUSINESS - none

15. STAFF REPORTS

15.1 Public Notification Bylaw Amendment No. 180 Final Adoption - Staff Report

The Local Trust Committee had given first, second, and third readings to Bylaw No. 180, it has been approved by Executive Committee, and is being returned to the Local Trust Committee for final adoption.

LA-2026-010
It was MOVED and SECONDED
that the Lasqueti Island Local Trust Committee Bylaw No. 106, cited as "Lasqueti Island Local Trust Committee Public Notification Bylaw No. 106, 2025", be adopted.

CARRIED

Trustee Peterson noted provisions are minimum provisions and include a print newspaper on Lasqueti Island.

15.2 2025/26 Annual Report - Approval of the Lasqueti Island's Local Trust Committee Section - Request for Decision

The Local Trust Committee requested the excerpt be amended as follows:

In the third paragraph remove the word "will" so it reads "would increase".

LA-2026-011
It was MOVED and SECONDED

that the Lasqueti Island Local Trust Committee approves the attached text for inclusion in the 2025/26 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs as amended.

CARRIED

15.3 Highlights of Trust Conservancy January 20, 2026 Board Meeting

This item was deferred.

15.4 Applications Report dated April 28, 2026

This item was deferred.

15.5 Trustee and Local Expense Report dated February, 2026

This item was deferred.

15.6 Adopted Policies and Standing Resolutions

This item was deferred.

15.7 First Nations Relationship Building Update - none

15.8 Local Trust Committee Webpage - none

16. WORK PROGRAM

16.1 Active Projects Report dated April 28, 2026

This item was deferred.

16.2 Future Projects Report dated April 28, 2026

This item was deferred.

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for Monday, July 6, 2026 at 11:00 am at Lasqueti Community Hall, Lasqueti Island, BC

18. CLOSED MEETING

18.1 Motion to Close the Meeting

LA-2026-012
It was MOVED and SECONDED
that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a) for the purpose of considering:

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

And that the recorder and staff attend the meeting.

CARRIED

The meeting was recessed at 1:46 p.m.

18.2 Recall to Order

Chair Elliott recalled the meeting to order at 1:53 p.m.

18.3 Rise and Report

Chair Elliott rose and reported adoption of the May 12, 2025 in-camera meeting minutes that Jack Woodward, George Buvyer, and Kathryn Berge were appointed to serve on the Lasqueti Board of Variance for a three-year term commencing May 4, 2026 and ending May 4, 2029.

19. ADJOURNMENT

By general consent, the meeting was adjourned at 1:54 p.m.

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Tobi Elliott, Chair

Certified Correct:

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Lisa Millard, Meeting Administrator/Recorder