



Minutes

Village of Tahsis

Meeting	Committee of the Whole
Date	Tuesday October 20, 2016
Time	10:30 a.m.
Place	Municipal Hall - Council Chambers

Present Mayor Jude Schooner - Chair
Councillor Louis Van Solkema
Councillor Brenda Overton
Councillor Kathy Bellanger
Councillor Randy Taylor

Staff Mark Tatchell, Chief Administrative Officer

Guests Troy Moth of Moth & Lamb Projects Inc.
Josh Lambert of Moth & Lamb Projects Inc.

Call to Order

Mayor Schooner called the meeting to order at 10:30 a.m. and acknowledged and respected that we are upon Mowachaht/Muchalaht Traditional Territory.

Introduction of Late Items

None.

Approval of the Agenda

Overton: COW 43/2016

THAT the Agenda for the Committee of the Whole meeting be adopted as presented.

CARRIED

New Business

**1 Overview of proposed future plans for District Lot 625 (West Bay):
Presentation by Troy Moth and Josh Lambert**

Troy Moth and Josh Lambert presented their vision and plans for developing DL 625 for Council; information as well as noted their requests. Council members sought clarification and information through questions and dialogue.

Overton: COW 44/2016

THAT the presentation by Troy Moth and Josh Lambert regarding their future plans for DL 625 be received.

CARRIED

Adjournment

Overton: COW 45/2016

THAT the meeting adjourn at 11:30 a.m.

CARRIED

Certified correct this
1st Day of November, 2016

A handwritten signature in black ink, consisting of a stylized 'C' followed by a long horizontal stroke.

Corporate Officer

MOTH & LAMB PROJECTS INC.

Troy MOTH

P: 807-355-5242

E: hello@troymoth.com

W: www.troymoth.com

Josh LAMBert

P: 250-858-2725

E : contact.joshualambert@gmail.com

CONTENTS

WHO WE ARE	2
WHAT WE ARE DOING	
Our Goals	3
Our values	3
STAGE 1	
Central hall, tourism cabins, farm establishment, basic brewery setup	4
Central Hall	4
Tourism cabins	5
Brewery - phase 1	6
Hopyard	7
STAGE 2	
Farm expansion, hostel, brewery-phase 2	8
Farm expansion	8
Hostel	8
Brewery - Phase 2	8
STAGE 3	
Capacitor	9
Artist Residency	10
Makerspace	10
STAGE 4	
Subdividing Lots	10
HOW WE WILL DO IT	
Funding & revenue	11
What we need	11
Taxes	11
What we bring/ offer	11

WHO WE ARE

Troy Moth

Troy Moth is an award winning photographer and filmmaker with an artistic background photographing high fashion for publications such as Vogue and Rolling Stone. Through his photography and filmmaking Troy has worked around the world in India, Romania, Switzerland, Miami, New York and Los Angeles as well as at home in Canada.

In 2010 Troy co-founded and curated an online fine art gallery called Mammoth & Co that sells artwork by over 100 artists to collectors around the world from over 20 countries. In 2014 Troy sold Mammoth & Co to focus on new projects, including furthering his career in documentary filmmaking as well as his personal artwork. In 2015 the Art Gallery of Greater Victoria acquired Troy's *Nature Merchant* series as part of its permanent collection, which includes the work of artists such as Emily Carr.

Recently, Troy has embarked on a long term media project with the Anishinaabe Nation in Northern Ontario to help promote development within the First Nations as well as comprehensive community planning.

Joshua Lambert

Joshua Lambert recently co-founded and launched oceanfront restaurant and gallery Far Out Pizza, which rapidly received cult-like popularity due to its high-quality food, unique location, welcoming atmosphere, and instant adoption by the surfing and local fine arts communities. Far Out Pizza was sold just 10 months after its launch for just shy of a three times return on investment.

This success demonstrates an acumen for tapping into West Coast culture to provide a product that appeals to the identity and values of coastal BC - a cornerstone of the local craft beer industry. The experience and success in launching a hospitality industry business in a remote location far from an urban centre is directly transferable to Tahsis Hops Farms' goals of using agro-tourism to establish itself as a defining brand of BC craft beer culture.

Joshua holds a degree in social science specializing in anthropology and environmental studies from the University of Victoria, as well as a diploma in intercultural education and training, and a diploma in the humanities. This academic background is valuable for creating and marketing a modern sustainable agriculture business, and provides skills for the development of a community-oriented farm.

Joshua learned to speak Spanish during extensive overland expedition travel in Latin America, and looks forward to welcoming volunteer workers from around the world.

Mark Von Nagy

Born in the southern US Mark immigrated to New Zealand over a decade ago to pursue photography and programming where he quickly became a partner in Online Republic. Recently Online Republic was sold to WebJet, a competitor to Expedia. Mark is now a Canadian citizen and will be relocating to Vancouver Island with his wife in 2017.

WHAT WE ARE DOING

A multi-stage development project starting with eco-tourism accommodation and micro-brewery, then moving into farming with hops production and an emphasis on food security, and finally creating a facility that supports and encourages creative entrepreneurship within the arts and tech industries.

Our Goals

- Produce good beer and food products that can support us with revenue and food security
- Help support the growth of Tahsis so that our real estate investment and business grows, and for our own enjoyment
- Create a facility that can support tech entrepreneurs, creative professionals, artists and others who are able to work remotely

Our values

1. Sustainable development
2. Giving back to the community
3. Innovation / creating something really worthwhile

Project stages

1. Central hall, tourism cabins, farm establishment, basic brewery setup
2. Farm expansion, hostel, brewery-phase 2
3. Artist Residency Gallery, Makerspace, Capacitor startup incubator
4. Subdividing lots

STAGE 1

Central hall, tourism cabins, farm establishment, basic brewery setup

Central Hall

Concept:

Central kitchen, social space, and dwelling to support Stage I staff and volunteers. Three separate bedrooms, can accommodate 6-8 people (assuming 2 per bedroom in two rooms with option of 2 bunk beds in third room). Also provides workspace to support projects by creative professionals and small-team tech entrepreneurs to come at this early stage.

Design:

Modern eco-industrial look. Blend with and complement setting with minimal impact. Sustainable, passive-solar low energy design utilizing available local materials and existing structures. Approx 1500 square feet.

Schedule:

Construction to start November 2016, pending planning permission.

Benefits:

- Supports labour/skill for development of DL625 project
- Early stage live/work space for early-adopting telecommuters/remote professionals/digital nomads



Tourism cabins

Concept:

Two cabins to start, compost toilets, grass roofs, sustainable design.

Design:

Pole construction, grass roofs, sustainable low-energy design. Blend with and complement forest setting with minimal impact.

Schedule:

Construction to start Jan/Feb 2017, first two cabins completed for summer season. Two to three additional cabins to be added for each season.

Benefits:

- High end accommodation to complement current offerings in Tahsis and encourage people to stay in Tahsis rather than at places outside of town such as Gold River or Moutcha Bay Resort.
- Something a little unique, an attraction like the sphere hotel in Ucluelet.
- Local employment



Brewery - phase 1

Concept:

Experimental/boutique brewery to develop cutting edge drinks and develop a quality brand. Starting off very small with a focus on developing our signature style and brand rather than just turning a profit.

Design:

Convert workshop space, maintain classic industrial aesthetic. Alternate: shipping container facility, similar.

Schedule:

- Initial facility built spring/summer 2017
- Outlier Cartel brewmaster Carlos will visit Tahsis in July 2017 to finalize setup and train a brewer.

Support:

- In close partnership with award winning Outlier Cartel in NZ and their brewing team and network.

Benefits:

- Local employment
- Additional tourist draw
- "Tahsis" on craft beer labels distributed throughout BC associated with quality and the outdoors
- Good beer



Hopyard

Concept:

1-2 acres of hops and some food crops/garden. Later expanded hopyards to be planted from rhizomes produced through first crop.

Schedule:

Soil to be worked Fall 2016, construction Feb/March 2017, planting May 2017

Benefits:

- Destination farm draw
- Future local employment
- Work toward beautification of clearcut scar



STAGE 2

Farm expansion, hostel, brewery-phase 2

Farm expansion

- Hopyard begins producing
- Additional acres of hopyard (2-4+ acres)
- Other crops - bamboo, food, indoor fruit trees, etc.
- Working with PhD and Bamboo Engineering consultant Felix Bock on Bamboo growth and uses
- Working with fruit tree expert Michael Fraser on design and development of indoor orchard where he will be grafting different root structures to better suit the Tahsis climate

Hostel

Concept:

Adventure-seekers want somewhere inexpensive to stay, they attract other tourists and act as ambassadors for the area. A “place to land” for hikers/climbers/cavers just like the marina is a place to land for sport fishers.

Design:

Basic bunk house with communal kitchens/bathrooms. Inexpensive grass roof, pole construction, sustainable/cool design that complements setting.

Schedule: 2018

Brewery - Phase 2

- New brewery space built with tasting room
- Larger tanks purchased and production levels increased
- Distribution begins/ increased

Schedule: 2018



STAGE 3

Capacitor: Artist Residency/ Tahsis Art Gallery, Makerspace, Startup incubator

Capacitor

- Supports self-employed people such as programmers, film-makers, and those able to work remotely or telecommute with live/work space
- Supports small startup teams by providing live/work space and access to all facilities
- Revenue from equity stake in projects, and from paying customers for use of live/work space and facilities
- 2-3 larger cabins built closer to workshops and central hall (~20'x20'), to house 2-5 people.
- Supports Artist Residency program
- Supports MakerSpace



Artist Residency

- Renowned artists invited to stay in Tahsis and create new work
- Each artists donates a piece made from their time in residence to the Tahsis Art Gallery
- Artists themselves will contribute to the village, IE: Buying gas, dinner, drinks, hardware supplies

Schedule:

- 2016: Unofficial residency will start immediately with artist friends visiting Tahsis and working on projects
- 2017/2018 Official residency and art gallery launch

Benefits:

- Exposure to Tahsis through artists network, IE: Artists with 100,000k+ Instagram followers encouraged to use #exploretahsis when documenting their time at the residency.
- Artists are proven to be trend setters, increasing popularity in select geographical regions.
- Tahsis Art Gallery is a draw for tourists

Makerspace

- A space for creative individuals and teams with hardware projects to make their projects a reality
- Access to a full heavy machine shop and tools including: welders, 200-ton press, lathe, CNC machine, 3D printer, Excavator, etc..

STAGE 4

Subdividing Lots

- Once Tahsis property values begin to grow and demand increases beyond lots in village
- Lots 1-5 acres
- Depends on: services available, village support/interest, remaining land available following previous stages
- See: <http://www.portrenfrewfund.ca/>

HOW WE WILL DO IT

Funding & revenue

- Upfront capital self-funded
- Established revenue from existing media production business
- We don't have a mortgage, no danger of project failure due to foreclosure
- Access to additional private capital for supported projects run through the Capacitor
- Multi-stage, redundant revenue model: short-term, medium-term, and long-term revenue plan provides financial safety and highly scalable growth

What we need

Sewage

Can we work together to get a line running the length of the property?

Water

We have water, connecting to city water also would be ideal while we're at it with the sewer. We also need to ensure the water we have is properly licensed.

Zoning

- To build multiple "single family units" (dwellings for us, Capacitor residents)
- Build and operate a hostel
- Build 10-20 small 10'x10'- 20'x20' forest cabins for tourist accommodation and longterm rental
- Build and operate a microbrewery
- Operate an organic farm growing primarily hops and a variety of smaller crops producing food and materials, as well as keeping animals
- If no sewage hookup, can we be allowed to use septic system(s)?

Taxes

Tax deferral for initial few years. Once revenue reaches certain point, we pay full tax.

Utilities ? 

What we bring/ offer

- Access through land for ATV trail
- Possible CEEPECEE lake access
- Accommodation for tourists of varying demographics
- Tourism draw (microbrewery, art gallery, cabin rentals, makerspace)
- Jobs (brewmaster, brewery general duties, brewery admin, construction, farm labour, house keeping) —
- Facility/draw for "telecommuters", entrepreneurs, creative pros
- Venture capital for projects
- Food security
- Community garden (at least 1 acre)
- Possible community access to workshops, studios, and education options
- Protection of West Bay Beach Park area