

# Village of Tahsis



## Official Community Plan

## TABLE OF CONTENTS

1.0	Community Values .....	4
2.0	Objectives .....	5
2.1	Economic Development.....	5
2.2	Environmental Values.....	5
2.3	Sustainability and Green House Gas Reduction .....	6
2.4	Residential Development.....	6
2.5	Commercial and Industrial Development.....	6
2.6	Heritage Conservation.....	6
2.7	Tourism and Recreation.....	7
2.8	Natural Resources.....	7
2.9	Institutional and Public Service Needs .....	7
2.9	Infrastructure Components .....	8
2.10	First Nations in the Community .....	8
3.0	Economic Development Strategies .....	9
4.0	Environmental Development .....	10
4.1.	Land Use and Subdivision Design.....	10
4.2	Climate Change and Greenhouse Gas Emission Reduction.....	10
4.3	Environmentally Sensitive Areas .....	11
4.4	Archaeological Sites.....	12
5.0	Residential Development .....	14
6.0	Commercial Development.....	16
7.0	Industrial Development .....	18
7.1	Home Businesses - Cottage Industries .....	18
7.2	Temporary Industrial / Commercial Use Permits .....	19
8.0	Tourism and Recreation Needs.....	19
8.1	Parks .....	20
8.2	Community Forest .....	20
9.0	Natural Resources .....	22
9.1	Forestry, Aquaculture & Agriculture .....	22
9.2	Food Security .....	22
9.3	Sand, Gravel & Mineral Extraction .....	23
10.0	Institutional and Public Service Needs.....	24
11.0	Infrastructure Components.....	25
11.1	Air, Water & Road Transportation Needs.....	25
11.2.	Sewage Treatment/Disposal & Drainage.....	25
11.3	Water Supply .....	26
11.4	Refuse Handling & Disposal.....	27
11.5	Hydro & Telephone Services .....	27
12.0	Implementation.....	28
13.0	Development Permits.....	29
13.1	Development Permit Exemptions .....	29
14.0	Development Permit Area No. 1: Riparian Areas .....	31
15.0	Development Permit Area No. 2: Riparian Areas .....	33
16.0	Development Permit Area No. 3: Steep Slope Hazards.....	35
17.0	Development Permit Area No. 4: Manmade Geotechnical Hazards .....	38
18.0	Development Permit Area No. 6: Commercial Development Permit Area .....	39
19.0	Development Permit Area No.7: Industrial Permit Area	



## 1.0 Community Values

The following goals represent the desired future of the Village of Tahsis. Subsequent sections of the Plan are directed toward the realization of these goals.

- A. To promote Tahsis as 'home' to residents of any age and ability, and to create a community which offers a wide range of lifestyle choices, and a variety of economic and recreational opportunities.
- B. To promote a self-sustaining community with a diversified economic base.
- C. To create a 'sense of place' for Village residents.
- D. To aggressively pursue improvements of highway access to Tahsis. To further investigate and develop easier and more direct access to the Village.
- E. To reduce the risks from natural hazard lands and flooding affecting existing developments, and to protect environmentally sensitive areas from inappropriate forms of development.
- F. To develop in an environmentally sustainable manner that enhances future economic development potential.

## 2.0 Objectives

The objectives describe the intentions of the Village Council and its residents for the community's future development. The specific actions and/or strategies required to achieve the plan objectives are outlined in the policy statements found in Part III of the Plan document.

### 2.1 Economic Development

- A To grow and diversify the Village's economic base.
- B To promote a local economy that compliments its rich resource-based nature, the history, the culture, and the natural characteristics of the Village and surrounding region.
- C To facilitate economic development through the improvement of regional transportation links and the provision of an enhanced level of telecommunication support, community services, and tourist amenities.
- D To facilitate the continued expansion of the region's growing eco-tourism industry.

### 2.2 Environmental Values

- A To promote environmentally conscious development within Tahsis.
- B To recognize that the economic future of Tahsis is closely linked to its natural and environmental conditions and features.
- C To encourage that all new major buildings be constructed to the highest standard of sustainability and energy efficiency possible. To ensure that all new developments be laid out in such a way as to minimize impermeable surfaces and decrease harmful run-off.
- D To protect sensitive areas from the adverse effects of development and to guide development away from high risk hazard land areas.
- E To protect watersheds and groundwater recharge areas from degradation.
- F To recognize the demands and impact of the multiple uses of the Tahsis Inlet foreshore, and wherever possible preserve the Inlet's scenic landscapes and the biological diversity of foreshore areas.
- G To strongly support the protection of the Village and Region's areas of special sensitivity, including such features as wetlands, stream corridors, karst resources, fish habitats, watersheds and the marine shoreline.
- H To encourage and facilitate the identification, protection and conservation of archaeological sites within the Village
- I To identify and map sensitive habitat areas within the Village, and require consideration and protection of these values in planning and site design for both new development and redevelopment of existing areas.

- J To ensure compliance with the Provincial Government's *Fish Protection Act* and the Riparian Areas Regulations with regards to maintaining aquatic habitats.
- K Recycle construction and building materials and re-use existing buildings whenever possible to reduce overall construction waste.

### **2.3 Sustainability and Green House Gas Reduction**

- A The Village will demonstrate leadership in the field of environmental sustainability in all areas of activity, including reducing the production of Green House Gases.
- B The Village will adopt a Sustainability Checklist as a guide for all new developments.
- C The Village will strive to reduce production of Green House Gas emissions by 33% by the year 2020.

### **2.4 Residential Development**

- A To maintain the Village of Tahsis as a safe and affordable place to live.
- B To ensure that residential development is controlled in hazardous land areas.
- C To identify safe and developable areas for future residential neighbourhoods.
- D To develop new neighbourhoods so as to provide for alternative transportation options, including pedestrian access and cycling trails.
- E Flexibility will be added to the Zoning Bylaw to allow for new forms of housing units that may be smaller or may include more mixed uses such as commercial activities.
- F To encourage all new residential developments to be constructed to the most sustainable principles possible, including the use of green infrastructure systems.
- G To encourage heritage preservation with the reuse of existing buildings where possible.

### **2.5 Commercial and Industrial Development**

- A To plan for the availability of serviced lands for the development and expansion of existing and new commercial and industrial developments.
- B To promote a pedestrian-oriented Village core of mixed residential, commercial, and light industrial uses.
- C To recognize that home occupations and home industries are important to the existing and future well-being of Village residents.
- D To encourage commercial and industrial developments with as small an environmental impact as practical.

## **2.6 Heritage Conservation**

- A To recognize and conserve the historic nature of the areas for the benefit of present and future generations;
- B To maintain the area's original character
- C To promote the retention and restoration of existing heritage registry buildings
- D To protect heritage buildings on a voluntary basis
- E To encourage new development or additions to existing development in a manner that is compatible with the form and character of the existing historic values

## **2.7 Tourism and Recreation**

- A To encourage tourism opportunities associated with the natural amenities and environmental features of the Region and at a scale reflective of the Village's infrastructure and limited land base.
- B To promote the development of a regional trail system by improving and completing the existing Leiner trail network and providing trail access to West Bay Beach Park.
- C To work with neighbouring regions to provide trail access to surrounding natural features.
- D To provide for continued public use and access to key waterfront locations along the Inlet.
- E To develop over time a continuous waterfront walkway throughout the entire community along both the ocean's edge and major rivers and creeks.

## **2.8 Natural Resources**

- A. To encourage sustainable use of the region's forest, fisheries, mineral, and aquatic resources without compromising future eco-tourism potential.
- B. To recognize the region's forest lands as being an important part of the Village's environment, heritage, recreation, and economy.
- C. To work cooperatively with all resource user groups in finding and maintaining a balance between the environmental quality of the area and the utilization of natural resources.
- D. To protect streams, wetlands, estuaries and adjacent riparian habitats to ensure their long-term capacity to produce fish and wildlife for future generations benefit.

## **2.9 Institutional and Public Service Needs**

- A To actively pursue the enhancement of Village-based provincial and federal government services.
- B To actively pursue the provision of education and health facilities to meet Village needs.
- C To support the development of programs or initiatives which promote or enhance cultural activities, social interaction, and educational opportunities within the Village.
- D To construct all future civic institutions to the highest environmental standards and measures available at the time of construction.

## **2.10 Infrastructure Components**

- A To provide the necessary services to meet existing and future community needs.
- B To provide cost-effective delivery of services to Village residents.
- C To encourage senior levels of government to provide a fair and consistent proportion of funding for infrastructure costs.
- D To undertake servicing feasibility studies prior to the extension of existing local service areas.
- E The Village will endeavour to investigate green infrastructure on new and retro-fitted city streets and boulevards in order to improve community aesthetics and aid in stormwater run-off management.
- F The Village will support new and innovative approaches to designing environmentally friendly or alternative infrastructure.

## **2.11 First Nations in the Community**

- A To open and maintain an active dialogue with the Mowachaht/Muchalaht First Nation.
- B To seek means to work jointly with Mowachaht/Muchalaht in the promotion of sustainable development for the benefit of all.
- C To work with Mowachaht/Muchalaht to develop their lands so as to create complete communities, and encourage members of the First Nation to return to the Village of Tahsis.
- D To work with all other First Nations that also have an interest in the Village or that have lands within the Village and surrounding areas.

### 3.0 Economic Development Strategies

The continuing decline in lumber prices coupled with increased competition from abroad have led to a province-wide decline in the timber industry. Over the life of this plan, the Village of Tahsis will continue to make a transition from a primary resource economy to a tourist and service based economy. The Village of Tahsis supports new economic ventures without putting the remaining primary and secondary employment generators in Tahsis at risk. The following policies outline specific economic diversification strategies. All three policy sections must be viewed in a comprehensive manner in order to effectively accomplish the Village's goal of economic stability and diversification.

#### Policies

- A The Village shall endeavour to expand the economic base of the community.
- B A vibrant economic Village shall promote the development of community and tourist related services, home-based businesses, telecommuting opportunities, value-added wood processing and aqua-marine related industries.
- C Economic diversification shall be promoted by encouraging the building of strong partnerships between the community, major employers, levels of government and neighbouring communities.
- D The development of new ecologically sustainable economic opportunities and the growth of existing industrial, trade and service establishments, and tourist recreational facilities shall be strongly encouraged and supported wherever possible.
- E Promote the Tahsis deep-sea harbour as an opportunity for the development of marine-based activities. Work with the provincial government to provide a continued fibre supply to the Nootka Sound Economic Development Corporation. The Village will continue to support tourism and eco-tourism oriented businesses.

## 4.0 Environmental Development

The Village of Tahsis recognizes the importance of maintaining a healthy local and regional environment as part of any long term growth strategy. As the economic base of the community shifts from primary and secondary industries towards the service and tourism industries, the environmental and economic well-being of the Village will become further intertwined. Issues of global importance, like climate change resulting from greenhouse gas emissions, will need to be addressed through the long term planning process.

The Village of Tahsis will address environmental issues in four broad policy categories: Land Use and Design, Greenhouse Gas Emissions, Environmentally Sensitive Areas, and Archaeological Site Preservation.

### 4.1. Land Use and Subdivision Design

Inefficient land use patterns are wasteful of both land and energy. The Village of Tahsis recognizes that a more efficient pattern of development will preserve natural environments for future tourism and economic opportunities, reduce the energy required to service and maintain future growth areas, and reduce greenhouse gas emissions.

- A The Village of Tahsis values sustainable development, prosperity and economic diversification following the most modern principles and practices related to sustainable development.
- B Where possible, the Village will support infill and re-development within existing neighbourhoods.
- C The Village will support mixed-use neighbourhoods around the town core, allowing for the development of a live-work area in the community.
- D The Village will require any new municipal buildings to be built to a minimum of a LEED Gold standard
- E The Village will encourage all new commercial and multiple family development to be built to a LEED Gold standard or greater.
- F The Village will consider and encourage increased density in residential development areas and mixed uses as a means to create more sustainable neighbourhoods.
- G Promote the creation and maintenance of a community garden.

**4.2 Climate Change and Greenhouse Gas Emission Reduction**

The Province and the UBCM have entered into a Climate Change Charter, which requires that municipalities take a role in greenhouse gas emission reduction. Pursuant to those requirements, the Village of Tahsis will begin to adopt measures to reduce greenhouse gas emissions.

- A In keeping with the Climate Change Charter, the Village of Tahsis will strive to achieve carbon neutrality by 2012.
- B The Village of Tahsis will reduce community greenhouse gas emissions by 33% of 2007 levels by 2020.
- C The Village of Tahsis will encourage the planning, design and construction of energy-efficient neighbourhoods and buildings to minimize greenhouse gas emissions including: minimizing the use of non-renewable energy, increasing the use of clean and efficient on-site energy supply systems, investing in energy-efficient design features for sites and buildings, and developing a compact and complete urban form.
- D The Village of Tahsis will undertake to develop a Community Energy Management Plan, with a goal to encourage meeting the present and future energy service needs of the community in a manner that is efficient and cost-effective; that is environmentally responsible; and that fosters local economic development.
- E The Village will undertake an energy audit of municipal operations to determine opportunities to reduce energy use and greenhouse gas emissions.
- F Based on the results of the energy audit, the Village will retrofit buildings to reduce operating costs and energy use, as budgets permit.
- G The Village will explore alternative fuel vehicles or equipment to replace obsolescent village equipment.
- H Information materials on emissions reduction will be made available at the Village offices and the Village web page.

**4.3 Environmentally Sensitive Areas**

Extensive portions of the Plan Area are identified as environmentally sensitive areas and/or hazard lands as a result of a geotechnical reconnaissance study of the Plan Area. Results of the hazard land assessment study identified those areas subject to hazards and provided objectives, justification and guidelines for development permit areas.

- A The Village will work cooperatively with other governments in developing, implementing and maintaining a long term solution to the flood plain issue.
- B All referrals on applications for water licences shall be assessed in terms of protecting the quality of the water in the Tahsis and Leiner River systems.
- C To prevent loss of life and to minimize property damage associated with flooding events, the Council encourages park and open-space recreational

uses of the flood susceptible lands where possible.

- D Where floodable lands are required for development, the construction and siting of buildings and mobile homes used for habitation, business or the storage of goods damageable by floodwaters shall be floodproofed to the standards recommended by the Ministry by regulation in the applicable zoning bylaws.
- E To ensure that land use activities and development practices do not impact adversely on environmentally sensitive areas including fish habitats and hazard lands special development considerations shall be identified through development permit guidelines for particular areas.
- F Pursuant to Section 919 of the Local Government Act those areas as outlined on Schedules A-3 and A-4 shall be designated as development permit areas on the basis of watercourse hazards along the Tahsis and Leiner Rivers, steep slope hazards, and man-made geotechnical hazards. Man-made hazards include hog fuel, sanitary landfill, and mineral fill areas.
- G In order to reduce the risks associated with natural and man-made hazards the Village in consultation with and supported by appropriate senior levels of government shall develop more comprehensive and detailed policies respecting an environmentally sensitive/hazard lands management strategy for the Village.
- H The Village of Tahsis recognizes the importance of protecting riparian areas to help maintain healthy fish populations and the role of the Fish Protection Act and Riparian Areas Regulations in maintaining these populations.
- I A Village environmentally sensitive areas and hazard land management strategy shall include the following objectives:
  - a) To identify all jurisdictions and interests (public and private), their roles and responsibilities, and interrelationships as they relate to floodplain issues and management.
  - b) To continue to pursue long term risk reduction responses, versus short term responses to the Tahsis River flood hazards.
  - c) To initiate within the timelines of this current plan, opportunities for future Village growth in low risk hazard areas.
  - d) In conjunction with First Nations, Provincial government representatives and the private sector owners, to investigate opportunities for making land available in those areas identified as future neighbourhood reserve on Schedule A-1.
  - e) To promote sustainable neighbourhood development criteria which are compatible with the surrounding environment, effectively utilizes the limited land base, and provides for a mix of housing forms and a diversity of land uses.
  - f) To explore and establish cost-shared funding mechanism between public and private interests to finance the flood hazards management plan and resulting measures.

#### 4.4 Archaeological Sites

Part of the Tahsis area's heritage includes archaeological sites – the physical evidence of how and where people lived in the past. For most of the time people have lived in this area, no written records were kept. Archaeological sites and oral traditions are the only vestiges of this rich history extending back thousands of years.

The Tahsis area contains three recorded archaeological sites and has the potential to contain more. The Province of British Columbia protects these sites, whether known or unrecorded, through the Heritage Conservation Act. This protection applies to both private and Crown land.

- A To work with the Archaeology Branch, Ministry of Small Business, Tourism and Culture which encourages and facilitates the identification, protection and conservation of archaeological sites protected under the Heritage Conservation Act within the Plan Area.
- B Protected sites must not be altered except as authorized by a permit issued under the Heritage Conservation Act.

# 5.0 Residential Development

The majority of developed residential areas within the Village boundaries are subject to both natural and made-made hazards. These hazard land conditions present significant risks to the residents living in these areas. Natural hazards include flooding and steep slope conditions and man-made hazards which include mineral and hog-fuel fill areas. Engineering studies previously completed for the Village of Tahsis Official Community Plan Area, established hazard land mapping for the Village. All hazard lands are identified on Schedule A-2.

Most of the North Townsite residential area is located within the 200 year floodplain and a significant portion of the neighbourhood is affected by seasonal flooding events. Since 1992, various floodplain associated studies have been undertaken by the Village. Some of those investigations have determined that the least cost and most environmentally acceptable alternative to reduce flood hazards to the North Townsite along the Tahsis River was through diking along the North Maquinna Road riverbank from an area just north of Cook Street to the Head Bay Road bridge. Studies suggested that implementation of the diking system, in conjunction with a system of culverts and ditches and retention pond, would control river flooding and the flooding resulting from local storm water runoff in the North Townsite area.

In addition to natural hazards, residents within areas of the North Townsite and the trailer park are faced with man-made hazards from the use of hog fuel as a major component of structural landfill. Those areas underlain by hog fuel are subject to significant and potentially damaging settlement. Development Permits will be required to ensure that any proposed developments are conducted safely in these hazardous areas.

In viewing Village development in the next 20 year timeframe, Council recognizes that the existing neighbourhood areas within the Village could ultimately reach build-out. In light of this long range vision, several neighbourhood reserve areas which are of interest to the Village for future development are identified on Schedule A-1.

## Policies

- A Existing residential neighbourhoods and future neighbourhood reserves are identified on Schedule A-1 and the quiet and safety of those neighbourhoods shall be protected through land use regulation.
- B Housing development shall be discouraged and directed away from hazard lands, environmentally sensitive areas, and any known parcels having significant aggregate or mineral deposits.
- C The efficient use of low risk land areas within existing local service areas shall be encouraged through the redevelopment of older neighbourhoods to allow for multi-family housing, infill housing, smaller lot subdivision design, utilization of appropriate local road standards and designs.
- D The Village in conjunction with First Nations, Provincial Government representatives and private sector groups shall be encouraged to work cooperatively in making lands available in those areas identified as Neighbourhood Reserve.

- E Innovative and site-sensitive housing and subdivision design shall be encouraged for new residential development, and wherever possible, natural site features and environmentally sensitive areas shall be protected and utilized to define neighbourhood boundaries.
- F The location, pattern, and timing of new development shall be guided to ensure that development does not precede the provision of community facilities and services.
- G In order to promote affordable housing opportunities and to maximize the use of the limited hazard-free land base available for residential development, zoning provisions shall allow for a variety of housing forms and tenures. New developments should be located and designed in order to facilitate the use of alternative means of transportation, including the promotion of cycle and pedestrian access to employment and services.

# 6.0 Commercial Development

The Village of Tahsis has two main commercial areas which provide a limited variety of retail and service needs. In order to provide for a full range of services to meet the needs of residents and tourists alike, those areas identified on Schedule A-1 as Mixed Use Commercial shall allow for a complete mix of residential and commercial uses. The allowance of a diversity of mixed uses in these areas shall promote an enhanced level of interest, social interaction and provide community focal points. The quality and character of the built environment in these areas shall be recognized as being extremely important in contributing to the image of the Village as a centre for eco-tourism as well as enhancing the quality of life for Village residents

## Policies

- A A full mix of local neighbourhood services, residential uses, tourist facilities and light industrial uses shall be allowed in those areas designated as Commercial Mixed Use.
- B The historic village site on the west side of the Inlet shall be developed as the Village core, with the orientation of development and associated activities focusing on the waterfront setting and the Inlet viewscales.
- C The development of a public waterfront pier in this area shall be strongly encouraged in order to provide both a physical and social sense of place for Village residents.
- D Wherever possible, public waterfront easements shall be considered to ensure unrestricted future public use, enjoyment and access to the waterfront.
- E Tourist commercial development associated with the natural amenities and features of the area shall be encouraged.
- F A market area shall be identified, as near to the waterfront as possible, for market scale commercial opportunities, special events or seasonal use.
- G As part of the Village's commitment towards (Smart Growth) energy efficient development, the incorporation of a residential component above retail and office space and in conjunction with light industrial uses shall be encouraged.
- H Development permits shall be utilized to provide greater regulation over the form and character of commercial development.
- I Applications for the development of new commercial sites, or the revitalization of existing sites, shall be accompanied by information which demonstrates that due consideration has been given to the following:
  - a) the inclusion of mitigative measures for reducing the potential for excessive noise and traffic to impact on residential areas;
  - b) the inclusion of design elements and siting considerations which ensure compatibility with adjacent uses and natural resource areas;
  - c) the inclusion of public access provisions, and/or maintenance of view

corridors to waterfront areas;

- d) the inclusion of information relating to the impact of the development on infrastructure components, such as water needs, sewage and solid waste flows, and specialized parking requirements;
- e) the inclusion of human elements into building and site design components; including, but not limited to, barrier-free access considerations, pedestrian and cyclists needs, site landscaping, and lighting components, the size and scale of signage, building design elements which add features of interest to the streetscape (awnings, variations on window design, choice of building materials and colours, etc.).

# 7.0 Industrial Development

Industrial lands as designated on Map Schedule A-1, are largely occupied by existing industrial uses. The Village has a very limited amount of low-risk developable land within the Village boundaries to meet new industrial requirements. The following policies aim to identify new industrial opportunities for the Village, identify strategies for increasing the availability of land as well as to identify controls over the form and development of industrial uses.

## Policies

- A Representatives from First Nations, the Provincial Government and private sector owners shall be encouraged to work with the Village to identify and make land available for development.
- B Council shall encourage the establishment of marine service and forest related secondary industries by maintaining where practical lands and foreshore areas designated for industrial purposes.
- C Wherever possible, future heavy industrial sites shall be isolated from residential areas and traffic shall be directed along main arteries away from residential streets.
- D Industrial developments shall be encouraged to operate within the limits imposed by multiple uses of the Inlet.
- E Uses on lands adjacent to established forestry related industrial sites shall be cognizant of the needs and activities associated with industrial operations.
- F Industrial sites shall be designated as development permit areas in order to provide for a greater degree of control over the form and character of development and protection of the natural environment.
- G The determination of precise boundaries for future industrial lands shall reflect that due consideration has being given to the protection of fish and wildlife habitat areas as well as to the siting of new development outside floodplain areas.

# 7.1 Home Businesses - Cottage Industries

## Policies

- A Home businesses, where the business operation is accessory to residential use, and bed and breakfast operations may be permitted in any portion of the planning area to create employment and to satisfy the demand for various goods and services.
- B A commercial or light industrial business operated from a home shall be considered a cottage industry where the floor area used for the business exceeds the living area of the home yet satisfies all other requirements for home businesses. Cottage industry may include assembly, processing, repair, retail and service establishments. Examples of cottage industry include, a professional office such as a dental clinic, a bakery, a cabinet making shop, an artist studio and gallery, and a small engine repair business.

- C To ensure home businesses, bed and breakfast operations, and cottage industries do not disrupt the residential nature these operations shall be subject to regulations designed to:
- a) limit the size and number of signs;
  - b) prohibit uses which may create a nuisance,
  - c) limit activities which may occur outside a building or structure,
  - d) prevent unrestricted retailing,
  - e) limit the size of operation so that it remains ancillary to the permitted principal uses except in the case of cottage industries;
  - f) limit the number of employees.

## **7.2 Temporary Industrial / Commercial Use Permits**

The following plan policies outline those areas which are eligible for consideration for the issuance of permits as well as identifying permit application requirements which must be met by the applicant.

### **Policies**

- A All lands shall be designated as being eligible for consideration for the issuance of Temporary Commercial Use Permits; and all lands, except those designated as “Residential” and “Park”, shall be designated as being eligible for consideration for the issuance of Temporary Industrial Use Permits. The consideration of applications for Temporary Industrial/Commercial Use Permits shall be conditional upon the applicant providing:
- a) a detailed description of the proposed use and the duration of the proposed activity;
  - b) plans for mitigation of potentially harmful impacts on the environment, adjacent lands, and the local community;
  - c) applicable provincial and federal government approvals or permits;
  - d) a security to guarantee performance of the terms of the permit;
  - e) a plan for rehabilitation of the site following the discontinuance of the proposed temporary use;
  - f) other information required to fully evaluate the application.

# 8.0 Tourism and Recreation Needs

The residents of Tahsis have expressed a desire to enhance the level of Village-based amenities which are available to residents and tourists. Recreational uses are expected to become larger and larger components of the local economy. Amenities such as a regional trail system providing linkages between the region’s diverse recreational opportunities and areas of heritage and cultural significance offer an opportunity to draw tourists to the area as well as recreational opportunities to area residents.

## Policies

- A In order to foster eco-tourism opportunities and provide enhanced recreational opportunities for residents and visitors alike, a regional trail system featuring the Village of Tahsis as a base facility shall be strongly encouraged.
- B The communities of Zeballos and Gold River shall be encouraged to work in conjunction with the Village to investigate appropriate funding mechanisms to plan for and develop a trail system linking the region’s significant natural, recreational, and historic features.
- C Appropriate trail design, development and management standards shall be implemented to ensure that environmental values are protected and the potential for recreational, residential, and resource user group conflicts are minimized.
- D Trail systems shall be designed in consultation with First Nations, the appropriate senior levels of government, private land owners and other affected parties.
- E Voluntary measures and private agreements in the establishment to accomplish connectivity of trail systems shall be encouraged.
- F Wherever possible existing and future Village trail systems, urban pathways, parks, and waterfront access points shall be linked, and designed to provide access to the regional trail systems.
- G Efforts to promote tourism/recreation sites shall include promotion of the Tahsis River and its heritage values.
- H To improve the opportunity for participation in regional sports events, consultation with School District No. 84 shall continue respecting the further development and maintenance of good quality playing fields.
- I Allow for limited scale forestry uses in Community Forests in the Village. Limited scale forestry should not negatively impact recreation or preservation values of the forest.

## **8.1 Parks**

Schedule A-1 identifies existing park areas and those areas of interest for future park, open space and habitat purposes. Where lands are held in fee simple, the Village shall consult with private landowners respecting the opportunity for securing lands in the public domain. The expression of interest in lands for park purposes does not constitute a commitment to the Village to purchase the lands in question.

## **8.2 Community Forest**

Schedule A-1 identifies a recently purchased tract of land as a Community Forest. The purpose of the Community Forest is to provide for multiple uses. While the primary intent of the Community Forest is to preserve and protect the valuable greenspace, the forest will also be used for community recreation purposes.

The Community Forest may also be used in a limited capacity as a working forest. Subject to Village approval, low intensity tree removal or other forest resource use may occur. Any forestry will be of limited scale and will be done in such a way as to encourage forest regeneration in disturbed areas.

# 9.0 Natural Resources

The Village is located in a Region which is rich in natural resources, timber and marine resources being of particular significance. The Village is surrounded by Tree Farm License #19 and some employment opportunities for residents are provided through the forestry sector.

The economic stability of the Village was strongly linked to the forest base, and income levels were therefore susceptible to fluctuations in harvesting levels. Village residents recognize the need and urgency to diversify the economic base of the Community to move away from reliance on past economic activities. The promotion of the Village as a base for secondary and value-added wood processing operations offers, in part, a realistic and immediate solution. The marine resources of the area, including the sport fishing base as supported by the Tahsis, Leiner and Perry River watersheds and the natural deep sea harbour, offer additional opportunities to attract tourism and new development.

Although actively promoting the establishment of new resource based industries in the Village and Region, the community also seeks to maintain a balance between the environmental quality of the area and the utilization of natural resources. It is further recognized that a sustainable level of resource utilization is vital to the long-term economic stability of the Village.

It is also recognized that as more reliance will be placed on such economic activities as eco-tourism, the pristine natural conditions that currently exist must be maintained.

## 9.1 Forestry, Aquaculture & Agriculture

### Policies

- A Value-added processing and manufacturing facilities which support the forestry, aquaculture, and fisheries industries shall be permitted to locate within the areas identified in the Plan Area.
- B Ministry of Forests and private forest companies shall be encouraged to maintain active consultation with Village residents regarding the implementation of forest management plans.
- C The promotion of Tahsis as a processing, distribution, and service centre for the local aquaculture industry shall be encouraged.
- D The establishment of a market site which provides an opportunity for local businesses and residents to market products crafted, grown, or harvested in the Tahsis area, shall be encouraged. The Village shall work with interested proponents to find a suitable area within the community for a local market site.
- E Due to the limiting soil conditions in the Village, community composting of suitable organic materials shall be encouraged.

**9.2 Food Security**

- A Wherever possible, Council shall encourage retention of arable food growing lands, trees, and landscaping.
- B The Village shall consider, where appropriate, integrating small scale food production into the public realm or public property.
- C Council shall identify village-owned land that is suitable for agricultural use.
- D Educational activities emphasising the benefits of composting shall be promoted.
- E Council shall consider the development of facilities for community food storage and processing.
- F Council shall promote educational activities showing the benefits of local food production.
- G Food security shall be considered within emergency preparedness planning.
- H Council shall pursue opportunities to provide access to an adequate supply of nutritious, relatively affordable, and culturally-appropriate food options

**9.3 Sand, Gravel & Mineral Extraction**

**Policies**

- A To ensure a continued supply for construction and road building needs, the Village shall encourage exploration for new sand and gravel deposits.
- B Mineral resource extraction operations shall be discouraged from using roads in established residential neighbourhoods.
- C Development on lands adjacent to any areas of known deposits of non-renewable resources shall be designed such that the development will not preclude extraction of the remaining resource where measures can be taken to reduce land use conflicts and address public safety concerns, and to recognize the evolving nature of the local economy as it moves away from a reliance on the forestry sector.

## 10.0 Institutional and Public Service Needs

The population of the Village of Tahsis has been in decline since 1984. The mill closures have impacted service and support sectors. The hospital has been converted to a health centre with limited funding for basic programs and services such as banking, access to government agencies, and retail stores have been declining along with the population. In order to maintain a healthy community and a stable population it is recognized that service levels must be re-established and ultimately enhanced. It is further recognized that as the Village population ages there is a need to provide for appropriate services, such that Village residents may 'age in place'. It is also critical to find a new economic base to support levels of services the residents need.

### Policies

- A A hospital and/or fully serviced care facility is recognized as being critical to the health and well-being of community residents, and the Province shall be encouraged to re-establish more extensive patient care services for the Village.
- B The zoning bylaw provisions will allow for the establishment of seniors housing through to long-term care facilities.
- C The provision of daycare facilities to meet community needs will be strongly encouraged.
- D The continued offering and provision of adequate funding for basic education programs from kindergarten through grade 12, is fully endorsed by the Village and is considered vital for the community.
- E That the Village continue to work with School District No. 84 (Vancouver Island West) on joint-use for the development and community use of recreational and school facilities.
- F North Island College shall be encouraged to provide a wide range of educational opportunities for the community.
- G The Senior levels of government shall be strongly encouraged to maintain the current level of services at the manned lighthouse stations of Estevan Point and Nootka Island, and the automated facilities at Solander Point.
- H Wherever possible the Federal and Provincial governments shall be encouraged to establish field offices staffed by personnel resident in the community.
- I An increase in the availability of Village-based, Provincial and Federal government services shall be encouraged.
- J Municipal services shall be provided to meet community needs.
- K Land use regulations, in particular those provisions respecting the quality of the built and natural environment and those which strive to ensure a safe and healthy environment for Village residents, shall be enforced in a fair and equitable manner.

## 11.0 Infrastructure Components

### 11.1 Air, Water & Road Transportation Needs

The first road to Tahsis opened in 1972 and although there have been improvements over the years, the travel distance and road conditions remain as significant barriers to direct and easy access to the Village. A commitment from the Province British Columbia to long range planning and funding to improve access links to the Village, and Region as a whole, is vital to the future of Tahsis.

#### Policies

- A The Village, through its Head Bay Forest Service Road Advisory Committee, shall work with First Nations, Provincial agencies, industrial users and other stakeholders to ensure significant upgrades to the existing, or any new alignment, of the Head Bay Forest Service Road and to promote a high standard of road maintenance.
- B The Provincial Government shall be encouraged to establish a road system which links the West Coast communities of Gold River, Tahsis, and Zeballos.
- C As a long term goal, the Provincial Government shall be encouraged to develop a road access from Tahsis to Woss Lake. Such development shall take into consideration the proposed Heritage Trail and River Area.
- D Management and operation practices which aim to maintain the existing municipal wharves and associated facilities in the West Coast area in good repair and available for use by residents and visitors shall be encouraged.
- E Any wharves, landing sites, and boat launching ramps planned as part of new development shall demonstrate design and siting considerations which minimize the potential for adverse impact on the foreshore environment and the Tahsis Inlet viewscales.
- F Due to the limited area for development in the downtown area, wherever possible, on-street parking and the promotion of pedestrian and cyclist traffic patterns shall be encouraged.
- G Additions to the local road network shall be designed in harmony with existing contours and conditions. The continued use of narrower road widths shall be encouraged so long as safety and traffic needs can be satisfied.
- H In addition to parking for motor vehicles, all new developments shall provide secure parking facilities for bicycles, motorcycles and other similar units.

## 11.2. Sewage Treatment/Disposal & Drainage

The Village's sewage disposal is handled through two plants. The North Townsite sewage treatment system is currently operating at 75 to 80% capacity and the South Townsite system, which services approximately fifty-one homes, is operating at 40 to 50% capacity. Although it is known that infilling in the existing south townsite service area will place greater demands on the system, it is estimated that the south townsite system will have adequate capacity to meet these demands within the timelines of this Official Community Plan.

Prior to a commitment to open up the West Bay neighbourhood reserve area for development, a servicing study shall be considered which identifies the current system's operating capacity, its ability to accommodate additional load, and further outlines the economic feasibility of extending service from the South Townsite system versus the development of a separate system.

Further plan policies outline the need to provide for additional serviced industrial areas preferably in the North Townsite area, or in close proximity to the Village along Head Bay Service Road. A servicing study to determine the costs of extending the North Townsite sewage outfall further into the Inlet and away from sensitive estuary areas as well as extending services beyond the Village boundaries to the Leiner River/Head Bay Service Road Area would be beneficial. Due to the limited capacity remaining on the existing north townsite system, it is only reasonable to assume that without significant upgrades to the system, or alternatively a reduction in residential hook-ups, the North Townsite system could only provide service to a very limited number of small-scale industrial users at this time.

### Policies

- A The stormwater drainage system in the North Townsite shall be upgraded as funding allows.
- B The existing efficiency and capacity of the water, sewer and stormwater drainage systems in the north townsite shall be assessed in light of the anticipated servicing requirements for future developments. .
- C Beyond infilling opportunities in established, low risk, residential subdivisions, new neighbourhood development shall be directed toward the South Townsite where it may be feasible to extend existing water and sewer trunk lines. In order to service additional development there may be a need to upgrade the existing sewer plant in the South Townsite area, or alternatively redirect increased flows to the north plant.
- D New development shall include low flush toilets/shower head restrictions in order to minimize wastewater treatment and wherever possible new development shall utilize swales and ditches with gravel filters to provide for on-site percolation and drainage.

**11.3 Water Supply**

The water supply for the Village is obtained from a surface feed off McKelvie Creek. The McKelvie Creek Watershed is mostly outside the Village boundaries and within Tree Farm License #19 and the Mowachaht/Muchalaht Traditional Territory. Protection of the integrity of the watershed is critical to ensure the continued quality and quantity of the water supply to Village residents. The Village further recognizes the need to identify all user interests and to work cooperatively with all stakeholders to develop an integrated watershed management plan.

**Policies**

- A The Village Council shall consult directly with the Mowachaht/Muchalaht First Nations, Ministry of Forests, Western Forest Products, Ministry of Municipal Affairs & Housing, and Ministry of Environment, Lands and Parks, respecting opportunities for protecting the Village’s continued flow rate and quality of water from the McKelvie Creek Watershed.
- B The Village shall strongly encourage the development of watershed management policies which aim to protect the integrity of the watershed, in particular water quality and quantity.
- C It is recognized that some increase in storage capacity for water supply may be required in the South Townsite area to support additional development.
- D The Village will work with the Independent Power Producer to ensure that their activities within the McKelvie Creek Watershed enhance the quality and do not impair the licensed quantity of the Village water supply.

**11.4 Refuse Handling & Disposal**

Crown Lands has approved a license allowing for the expansion of the landfill site. It is projected that the increased footprint will allow for landfill operations to continue until the year 2025. The Village, in conjunction with the Strathcona Regional District, shall work together to satisfy the following policies respecting the landfill operation, its closure and future waste disposal requirements:

**Policies**

- A Refuse handling and disposal shall be in accordance with the Regional District’s Solid Waste Management Plan, including recycling.
- B A separate collection of household compostable wastes service shall be provided for the Village.
- C Upon closure of the landfill, a covenant shall be placed on the site restricting use of the area to a non-public, green space use for a 30 year term.
- D The Regional District shall be encouraged to work with the Village to develop the transfer station from which wastes will be transferred to Campbell River.
- E Solid Waste will be handled in an environmentally sensitive fashion in order to minimize the possibility of contamination.
- F Hazardous materials, such as used oil or paints, will be disposed of in appropriate facilities or by using appropriate techniques.
- G The Village shall look into the possibility of capturing methane gas emissions from the landfill in order to reduce greenhouse gas emissions.

**11.5 Hydro & Telephone Services**

**Policies**

- A Service providers shall be strongly encouraged to continue upgrading communication services to the Tahsis area.
- B All new residential and commercial subdivisions will be required to install underground services where feasible

## 12.0 Implementation

The purpose of this section is to outline the strategies or actions required to implement plan policies and achieve the values and objectives as identified in the Community Plan. These implementation strategies will also form a basis for the Village to formulate and adopt a five year capital budget. Where possible, the Village shall take steps to investigate means other than increased taxation to meet plan implementation requirements. Budget considerations shall include, but shall not be limited to, the following:

- A Upon adoption of the Official Community Plan, a review of regulatory land use bylaws shall be undertaken to ensure their compliance with the Community Plan.
- B A commitment to improve and/or keep Village owned and operated facilities in a well-maintained condition.
- C As per the Climate Change Charter, a commitment to making all Village Operations carbon neutral by 2012.
- D Staffing requirements associated with a commitment to enforcement of land use bylaws and the implementation of development permits.
- E The Head Bay Forest Service Road Advisory Committee shall be supported in its efforts to realize improvements to the regional road transportation system.
- F First Nations, the appropriate provincial agencies, and the Villages of Gold River and Zeballos shall be consulted respecting funding for development of new regional road links.
- G Affected parties shall be consulted respecting the development of a McKelvie Creek Watershed Management Plan.
- H An annual funding mechanism to meet landfill closure requirements for the year 2025 should be established by the Strathcona Regional District.
- I The reserve fund to meet fire and emergency needs of the Village shall be maintained.
- J First Nations, Provincial agencies, The Villages of Gold River and Zeballos and private forest companies shall be consulted respecting opportunities for the planning, funding and implementation of a regional trail system.
- K Opportunities shall be investigated for making lands available for future industrial and neighbourhood development. A parallel investigation of provincial government grant opportunities, or alternative funding mechanisms, to meet potential capital expenditures on roads, water and sewer which will be triggered by any new development.

## 13.0 Development Permits

The Local Government Act allows Council to establish development permit areas in order to address the following issues:

- a protection of the natural environment, its ecosystems and biological diversity;
- b protection of development from hazardous conditions;
- c protection of farming;
- d revitalization of an area in which a commercial use is permitted;
- e establishment of objectives for the form and character of intensive residential development;
- f establishment of objectives and the provision of guidelines for the form and character of commercial, industrial or multiple family residential development.

Before subdivision, land alteration, or construction takes place in these areas, property owners must obtain a development permit that sets out specific development requirements. Conditions set out in the permit can address environmental issues, the form and character of development, and ensure that the site is developed in a manner appropriate for any hazards. Council may also require that the development be consistent with any landscaping guidelines that have been set out for commercial, industrial, intensive residential or multiple family developments. Conditions placed in a development permit must be consistent with the permit area guidelines in the OCP.

### 13.1 Development Permit Exemptions

If the development permit area has been established for the purpose of protecting the natural environment, its ecosystems and biological diversity, the following permit exemptions apply:

- a) A development permit is not required for internal alterations of a building.
- b) A development permit is not required for external alterations to a building provided that the alterations are within the building footprint.

If the development permit area has been established for the purpose of protecting development from hazardous conditions, the following permit exemptions apply:

- a) A development permit is not required for internal alterations of a building.
- b) A development permit is not required for external alterations to a building provided the alterations are within the building footprint.
- c) A development permit is not required for the replacement or reconstruction of a structure that is to be located within the footprint of a previously permitted structure.

If the development permit area has been established for the purpose of establishment of objectives and the provision of guidelines for the form and character of commercial, industrial, or multiple family residential development, the following permit exemptions apply:

- a) A development permit is not required for internal alterations of a building, except where the internal alterations result in a change in the parking or landscaping requirements for the site.
- b) Construction of a building or structure, or addition to a building, which does not exceed 10.0 square metres in floor area.
- c) Uses defined as home businesses, cottage industries or temporary industrial and commercial uses.

Where Provincial or Federal Legislation exempts the need for local approvals, development permits are not required. (i.e. Right to Farm Legislation etc.)

## 14.0 Development Permit Area No. 1: Riparian Areas

**Category:** Natural Hazard Conditions

**Extent of DPA:** Development Permit Area No. 1, as shown on Schedule A-2, includes a minimum 30.0 metre horizontal setback from each side of the high water mark of any watercourse or the crest of ravine or eroded slopes of the creeks and their tributaries, or as mapped.

**Justification:** Steep ravine slopes are subject to potential shallow slope instability in granular and fine grained soils and in shallow soil deposits on bedrock. Creep and shallow debris slides were commonly observed on the ravine slopes of many creeks. Ravine slopes comprising of bedrock may be subject to slope instability and localized rockfalls.

All creeks are considered to be subject to a moderate to high water flood hazard. Debris flow and flood hazards have been identified on several creeks.

### **Estimated Probability of Hazard Occurrence:**

It is estimated that a high annual probability of shallow slope instability or erosion of surficial soils, rockfalls from steep ravine slopes, and flooding hazard exists within the DPA limits of all creeks as shown on Schedule A-2. It is also estimated that a high, or moderate to low probability of debris flow or debris flood hazard exists along these creeks.

**Guidelines:** Prior to issuance of a development permit, the stability of the natural slopes and the potential for erosion or flooding, and the impact of the proposed development on, or by, such natural hazard conditions should be addressed by a site specific investigation and report prepared by a Registered Professional with specific experience in geotechnical and/or hydrological engineering.

The report should address the following:

- a) The potential for creek erosion, deposition and flooding along the creeks and their tributaries and the potential for slope instability on the ravine slopes.
- b) The need for local bank erosion protection and flood proofing or other measures to provide suitable protection of structures taking into account channel conditions upstream of the site as well as the potential for adverse downstream impact.
- c) For creeks which have been identified as being subject to debris flow and/or debris flood hazards, the potential impacts of these hazards on the proposed development. More detailed studies to determine hazard probability/magnitude relationships for potential debris flow or flood events should be carried out on a site specific basis in order to determine appropriate siting of structures and requirement for mitigation. The influence of tides and the maximum tsunami event on flood potential.
- d) The need to accommodate stream management and development controls which might become necessary if increased development along the creeks or drainage channels is planned. Stream management

recommendations, including minimum leave strips, shall also include consideration of the guidelines as set out in the “Land Development Guidelines for the Protection of Aquatic Habitat” (Department of Fisheries and Oceans, Ministry of Environment Lands and Parks). Flood construction levels shall be no lower than 1.5 metres.

- e) The maintenance of vegetation, including native species, along eroding creek banks, creek valley floors and floodplains, on soil covered ravine slopes, and with the 15.0 metre setback from the creek high water or crest of soil covered ravine slope to minimize erosion the necessity for selective scaling, rock bolting and tree removal to improve stability conditions, on a site specific basis in areas of bedrock.
- f) The anticipated effects of septic and drainage systems on slope instability and water quality.
- g) Forest harvesting activities and practices in the watershed in relation to potential slope and channelized instability, downstream impacts, and the need for maintenance of the creek channel.

## 15.0 Development Permit Area No. 2: Riparian Areas

### Category: Environmentally Sensitive Area

**Extent of DPA:** Development Permit Area No. 2, as shown on Schedule A-2, includes a horizontal setback from each side of the high water mark of any watercourse or the crest of ravine or eroded slopes of the creeks and their tributaries, or as mapped.

**Justification:** The Village of Tahsis recognizes the importance of preserving aquatic habitats. As required by the Riparian Areas Regulation under the *Fish Protection Act*, local governments must protect fish and fish habitats as they are impacted by new residential, commercial and industrial development, on private lands or privately-used Crown Lands. Any development intended for the area within 30 m of a watercourse that provides fish habitat is to be subject to an assessment conducted by a Qualified Environmental Professional, who will indicate how the land may be developed so as to ensure that there is no Harmful Alteration, Disruption or Destruction of Fish Habitat (HADD).

**Guidelines:** Prior to issuance of a development permit, the applicant will be responsible for obtaining, at their cost, an assessment report prepared by a Qualified Environmental Professional (QEP) in accordance with the RAR.

The assessment report should address the following:

- a) The QEP must certify that they are qualified to conduct the assessment;
- b) The QEP must certify that the Assessment Methods as set out in RAR have been adhered to;
- c) Provide their professional opinion that:
  - 1 the development as proposed will cause no HADD of natural features, functions and conditions that support fish life processes in the riparian assessment area, OR
  - 2 identify the Streamside Protection and Enhancement Area (SPEA) and measures to protect the SPEA from development, and state that if the SPEA and measures are implemented as indicated, there will be no HADD of natural features, functions and conditions that support fish life processes in the riparian assessment area.
- d) If the QEP determines that it is impossible to avoid an HADD in the riparian assessment area, the applicant may apply to Fisheries and Oceans Canada for authorization under the Fisheries Act for the development.
- e) Consideration by the Village of a development permit application is subject to notification from the Ministry of Environment and/or Fisheries and Oceans Canada that they have been notified of the development proposal and provided a copy of an assessment report that meets the above conditions, and if necessary, have provided the appropriate authorization;
- f) All development shall occur outside the defined SPEA and shall be conducted in accordance with all measures and requirements specified in

the assessment report;

- g) The boundaries of the SPEA shall be located and clearly marked on site using temporary fencing or another highly visible method to prevent encroachment during clearing and construction;
- h) The Village may require that development activities be conducted at times of the year where the potential for deleterious impacts on the SPEA are minimized. As a general rule, clearing of land, grubbing, grading and other activities that expose expanses of soil should be completed during the dry months of the year, generally June through September.
- i) The Village may require that an erosion control plan prepared by a qualified professional be submitted. The plan will form part of the development permit, and the Village may require that sediment and erosion controls be installed prior to the commencement of development activity.

## 16.0 Development Permit Area No. 3: Steep Slope Hazards

**Category:** Natural Hazard Condition

**Extent of DPA:** Development Permit Area No. 3, as shown on Schedule A-2, includes all steep waterfront and upland slopes.

**Justification:** The terrain within this Development Permit Area comprises predominantly steep rocky beach front and upland slopes with a discontinuous surficial blanket or veneer of fine grained or granular morainal soils or rubbly colluvium over bedrock.

The soils are subject to potential shallow instability, small debris landslides and to minor storm wave erosion where they are exposed along the beach front. Creep and shallow sand and gravel of probable glaciofluvial origin, are present to the south of the mobile home park on the west side of the Tahsis River. Steep slopes subject to raveling and sloughing are also present in a deposit of sand and gravel, probably of glaciofluvial origin, located to the south of the mobile home park on the west side of the Tahsis River.

On rock slopes, there is a potential for local instability including the possibility of rockfalls from exposed bedrock faces. Areas of severe rockfall hazard were identified along Ceepeecee Lake, in the Extravagant Creek watershed and along Perry River. Modifications to existing rock slopes, either as cuts or fills may increase the extent or risk of instability. In areas underlain by Quatsino Limestone, there is potential for encountering solution cavities and zones of subsidence.

### **Estimated Probability of Occurrence:**

In general, it is estimated that a moderate to low probability exists for the occurrence of shallow soil instability including debris landslides, rock slope instability and isolated rockfalls from existing natural slopes with slope angles less than 30° below the horizontal or as indicated on the figures. It is estimated that a high probability exists for these hazards on slopes in excess of 30°.

**Guidelines:** Prior to issuance of a development permit, the potential for both rock and soil slope instability and the impact of the proposed development should be addressed by a site specific investigation and report prepared by a Registered Professional with specific experience in geotechnical engineering and/or engineering geology.

The report should address the following:

- a) The potential for soil and rock slope instability, including the potential for rockfalls, supported by documentation of the extent of anticipated instability, accurate field determination of slope crest location or other geological features. Site plans and slope profiles should be provided.
- b) Geotechnical considerations of cut and fill slope stability with recommendations and restrictions on excavation, blasting and filling.
- c) Possible building envelopes in relation to natural or cut slope crests and

possible rockfall zones.

- d) Possible evidence of slope conditions that might indicate an imminent landslide or rockfall hazard.
- e) Groundwater conditions and the potential slope instability which might be caused by groundwater seepage due to drainage and septic field system.
- f) In all areas underlain by limestone, the potential for the existence of solution cavities and sinkholes and the implications of such features for the proposed development.
- g) Erosion potential by ocean waves or drain discharges.
- h) The maintenance of vegetation on soil slopes and within the setback zone above the slopes to minimize erosion; the necessity for selective scaling, rock bolting and tree removal to improve stability conditions, on a site specific basis, in areas of bedrock.

## 17.0 Development Permit Area No. 4: Manmade Geotechnical Hazards

**Category:** Man-made Geotechnical Hazard

**Extent of DPA:** Development Permit Area No. 6, as shown on Schedule A-2, includes identified fill areas within the townsite.

**Justification:** Based on the available information, these are inferred to be underlain with non-natural fill. Risks associated with non-natural fill sites include the potential for site settlement, potential generation of toxic or combustible gases, and the potential for combustion of fill materials.

**Guidelines:** Prior to issuance of a development permit, the extent of fill should be determined by site specific investigations for the proposed developments and a design report should be prepared by a Registered Professional Engineer qualified in geotechnical engineering.

The report should address the following.

- a) The subsurface conditions including the areal extent and thickness of all site fills and the natural strata within the depth of influence of the proposed development and the depth to ground water;
- b) the anticipated settlement, and any mitigative measures required to prevent or accommodate excessive settlement of the proposed development including structures, services and access roads;
- c) Foundation design requirements including foundation area treatment, foundation types and allowable bearing pressures for shallow (footing or raft) foundations, and allowable working loads, depths and bearing strata for piled foundations;
- d) the potential for slope instability and erosion, and any mitigative measures required.
- e) The mitigative measures or design and construction means necessary to protect against the build-up of toxic, explosive or combustible gases to hazardous levels; and
- f) The measures necessary to protect against combustion of the any fill materials..

## 18.0 Development Permit Area No. 6: Commercial Development Permit Area

**Category:** Establishment of objectives and the provision of guidelines for the form and character of commercial development.

**Extent of DPA:** All properties zoned for commercial development in the Village of Tahsis are considered to fall within the commercial development permit area.

**Justification:** The objectives that identify this designation are as follows:

- to identify development and siting criteria for commercial activity in order to minimize the potential for negative impacts on adjacent properties, existing residential neighbourhoods, the environment, and the Inlet viewscales.
- to provide guidelines which enhance social interaction and increased pedestrian and cycling opportunities as part of new commercial development.
- to promote a high quality standard of the built environment.

### Guidelines:

- a) Prior to the issuance of a development permit, the applicant must submit a detailed plan for the proposed development. This plan must include:
  - 1 A detailed site plan which includes the footprint of the building and any impermeable areas around it, all setbacks to surrounding lot lines, all parking spaces, and any other matters deemed significant by Council.
  - 2 detailed elevation drawings for all sides of the proposed development
  - 3 a detailed description of all materials and colors to be used on the exterior of the building
  - 4 a detailed landscaping plan and a written estimate for the costs of the proposed landscaping
- b) Natural vegetation and trees should be maintained wherever possible for screening of parking and storage areas, and where required, supplemented by informal landscaping and fencing to provide adequate screening.
- c) Commercial developments which are in close proximity to waterfront locations should ensure through design and siting considerations that public access corridors and views both to and from the water are respected.
- d) Buildings should be sited to ensure adjacent residential properties are protected from site illumination and noise.
- e) Forms of development should incorporate small scale, residential “style”

building designs and the provision of internal pedestrian and cycle circulation patterns designed to tie into existing and/or future road and trail systems.

- f) Signage should be un-illuminated or softly lit, non-oscillating, constructed of natural materials, and of a small scale in compliance with current zoning bylaw provisions. Wherever possible, signage should be consolidated.
- g) The creation of impermeable surfaces should be minimized to encourage natural drainage and maximize green ground cover.
- h) As part of the Village's commitment to controlling greenhouse gas emissions, The Village shall encourage applicants to retain as many existing trees as possible, and encourage the planting of new trees as part of the commercial development.

## 19.0 Development Permit Area No. 7: Industrial Development Permit Area

**Category:** Establishment of objectives and the provision of guidelines for the form and character of industrial development.

**Extent of DPA:** All properties zoned for industrial development in the Village of Tahsis are considered to fall within the industrial development permit area.

**Justification:** The objectives that justify this designation are as follows:

- i) to identify development and siting criteria for industrial activity in order to minimize the potential for negative impacts on adjacent properties and existing residential neighbourhoods, and the environment.
- ii) to provide guidelines which aim to protect the integrity of viewscales in close proximity to industrial properties.

**Guidelines:**

- a) Prior to the issuance of a development permit, the applicant must submit a detailed plan for the proposed development. This plan must include:
  - 1 A detailed site plan which includes the footprint of the building and any impermeable areas around it, all setbacks to surrounding lot lines, all parking spaces, and any other matters deemed significant by Council.
  - 2 detailed elevation drawings for all sides of the proposed development
  - 3 a detailed description of all materials and colors to be used on the exterior of the building
  - 4 a detailed landscaping plan and a written estimate for the costs of the proposed landscaping
- b) Natural vegetation and trees should be maintained wherever possible for screening of garbage receptacles, transformers, parking, shipping, storage and loading areas; where required, these areas should be supplemented by informal landscaping and fencing to provide adequate screening.
- c) Wide buffers of natural vegetation should be retained or alternatively landscaped buffers provided along property lines fronting public roads or adjacent to residential properties.
- d) Wherever possible forms of development should incorporate low, small scale building designs.
- e) Buildings should be sited to ensure any adjacent residential properties are protected from site illumination, noise, dust, and/or odours.
- f) Signage should be un-illuminated or softly lit, non-oscillating, constructed of natural materials, and of a small scale in compliance with current zoning bylaw provisions. Wherever possible, signage should be consolidated

- g) The creation of impermeable surfaces should be minimized to encourage natural drainage and maximize green ground cover.
- h) As part of the Villages commitment to controlling greenhouse gas emissions, The Village shall encourage applicants to retain as many existing trees as possible, and encourage the planting of new trees as part of industrial development.