



## Minutes

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<b><u>Meeting</u></b>	<b>Regular Council</b>
<b><u>Date</u></b>	<b>19 February, 2019</b>
<b><u>Time</u></b>	<b>7:00 PM</b>
<b><u>Place</u></b>	<b>Municipal Hall - Council Chambers</b>

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**Present** Mayor Martin Davis  
Councillor Bill Elder  
Councillor Sarah Fowler  
Councillor Lynda Llewellyn  
Councillor Josh Lambert

**Staff** Mark Tatchell, Chief Administrative Officer  
Stéphane Dionne, Fire Chief, Tahsis Volunteer Fire Department  
Janet StDenis, Finance & Corporate Services Manager  
Graham Bosecker, EPC Coordinator & Deputy Fire Chief

**Guests** Sgt. Joshua Wiese, NCO i/c, RCMP Nootka Sound Detachment

**Public** 8 members of the public

### **A. Call to Order**

Mayor Davis called the meeting to order at 7:00 p.m.

Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

### **B. Introduction of Late Items and Agenda Changes**

None.

### **C. Approval of the Agenda**

**Llewellyn/Fowler: VOT 086/2019**

**THAT** the Agenda for the February 19, 2019 Regular Council meeting be adopted as presented.

**CARRIED**

**D. Petitions and Delegations**

- 1 Tahsis Police and Crime statistics – 2017 and 2018. Sgt. Joshua Wiese, NCO i/c, RCMP Nootka Sound Detachment**

Sgt. Joshua Wiese explained his role at the RCMP Nootka Sound Detachment. He also spoke about current and future staffing and infrastructure. The Tahsis crime statistics were explained in detail.

- 2 Tahsis Volunteer Fire/ Rescue - Annual Statistical Report 2019 - Stéphane Dionne, Fire Chief, Tahsis Volunteer Fire Department**

Fire Chief Stéphane Dionne spoke to his report, explaining the statistics in detail along with fire departmental goals for the current year. Mayor Davis raised a question regarding responding to fire from hybrid vehicle fuel cells to which the Fire Chief responded.

**E. Public Input # 1**

None.

**F. Adoption of the Minutes**

- 1 Minutes of the Regular Council meeting held on February 5th, 2019**

**Llewellyn/Fowler: VOT 087/2019**

**THAT** the Regular Council Meeting minutes from February 5th, 2019 be adopted as presented.

**CARRIED**

- 2 Minutes from the Committee of the Whole meeting held on February 5th, 2019.**

**Llewellyn/Fowler: VOT 088/2019**

**THAT** the Committee of the Whole meeting minutes of February 5th, 2019 be adopted as presented.

**CARRIED**

**G. Rise and Report**

None.

**H. Business Arising**

- 1 2019 Budget Meeting Dates**

**Fowler/Elder: VOT 089/2019**

**THAT** these budget meeting dates be received.

**CARRIED**

**Llewellyn/Elder: VOT 090/2019**

**THAT** these budget meeting dates be approved.

**CARRIED**

## J. Council Reports

### Mayor Davis

Report to Council- Feb 19, 2019

Last week, three councillors and myself attended the Local Government Leadership Academy in Parksville. This is an important session for new councillors and myself as new mayor to learn more about issues regarding governance, such as how to run effective meetings and interact with the constituents and media in effective and productive ways. We also learned about new initiatives, programs and grants that are out there. Thirdly, it is important to build networks with other municipal representatives to learn from each other's experiences and not to spend too much time reinventing the wheel, so to speak. It is surprising to see how fast environmental considerations are gaining importance for municipalities, whether it is moving toward electric vehicles, initiating composting programs, banning plastic bags or starting community forests in order to better control our own destinies.

I initiated an online conversation regarding the fate of the fallen President's Tree and it seems that the general consensus is to use some of it to make tables or other mementos as a fundraisers for the Tahsis Volunteer Fire Department and other non-profits in town. Rusty Turner has offered to contribute his saw skills and labour to cutting the lumber needed. This won't affect the larger fallen butt end of the tree as it is too punky to utilize, so it will remain for visitors to check out. It is truly impressive and you don't realize the true size of it until you walk it!

One issue of note that we will be discussing is the modification of Western Forest Product's plans adjacent to town. A week ago, we received the new map which shows roads and a cutblock planned, directly over the Maquinna Trail. This will destroy the trail and open up a clearcut on the ridge top, opening up the area to blowdown and exposing steep slopes directly above town. They are already building road in the Leiner valley but it is unclear whether this is road leading to this block. In my view, the lack of consultation and the impacts on tourism make this particular block, labelled W-74, unacceptable as currently laid out. Phone calls and emails by myself to the District Manager of the forest ministry in Campbell River have not been returned to date so we will be evaluating our options. It is unfortunate that Western Forest Products is acting in bad faith in this regard.

Some good news is coming regarding business investments for town and there is a new Age-Friendly Grant of \$24,290 that will be used to identify needs and potentials for senior's funding grants in future. A land sale to the coast guard is imminent which will generate some much-needed revenue for the village. We will be determining how we want to apply this in ongoing financial planning.

**Councillor Elder** (verbal report)

I took the time to go up the Tahsis valley because of Western's planned logging to see what I could see. I was not impressed with the amount the river had moved and it had taken away massive amounts of the banks. What used to be land is now river bed; 12 to 16 to 20 feet down from where it use to be. So my fear is that we are worrying about the McKelvie watershed but I think we got to start encompassing other areas as well with our plans and logging.

**Councillor Fowler** (written report)

If it pleases the council of the Village of Tahsis, and his worship Mayor Davis I submit respectfully. Intent to pursue level 1 certificate with the LGLA; as I found the plenary lectures highly informative and networking helpful. Most notable; risks funds and long term strategy to address climate justice thus equity and refugees. Firstly, we must do no harm. This has been declared the year of the salmon. We must prepare for 1 m of sea level rise. Land use planning from Qualicum Beach, Saanich and the Islands Trust are distinct examples of leadership, survival and security.

C2C forum to foster more understanding among local government and first nations. PCIC Pacific Climate Impact Consortium. PCP. Partners for Climate Protection. CARIP; Bowen Island received BC Climate action funds to put solar panels on their Art Annex. Other potential opportunities were offered by AHOY BC, Clean BC and ICE-T for local community planning. As announced in the provincial budget we must prioritize future generations and put people first. To be vividly candid affordability shows up everywhere, in caregiver groups, housing, transport, forest action or human trafficking turned into a musical, dramatic theatre. I believe a culture shift to a zero waste, urban containment boundaries, and investments in natural, social and cultural capital. Since this week is heritage week. <https://heritagebc.ca/events-activities/heritage-week/>

As part of a poverty reduction coalition I am pleased by the provincial budgets highlighting increased support for foster, post adoption, child and youth mental health, care and kin providers. On a more local immediate front, this Friday is the deadline to submit to the call for interest to be involved with the Campbell River Airport Advisory Committee. Grass roots up and top down announcements about AGLG Audits and Parity policy made by the Federation of Canadian Municipalities. Both pragmatic and cautious, I volunteer to attempt to compile a nomination to the Order of B.C. of Anne Cameron for literary excellence. <https://forms.gov.bc.ca/governments/order-of-bc>

**Councillor Llewellyn (verbal report)**

I want to reiterate that I too was at the LGLA and I really found it very interesting. It opened my eyes to some of the things that I wasn't as clear on. It also confirmed a lot of things. It was great for networking. It was also very long and very tiring. We were in a lovely spot but whether we could actually enjoy being in that lovely spot was another thing cause we were kept busy from 8 in the morning until 10 at night. But it was really informative and I am certainly glad and thankful for the opportunity to go.

**Councillor Lambert (verbal report)**

I didn't prepare a report mainly because we were all at the same event. I want to add that it was totally jammed packed. There was no filler and it was a really solid conference. We learned a lot of things and one sort of a take home from the course was Councillor Fowler, Mayor Davis and I stayed for an extra session at the end of multiple days of 7am until 10 pm. There was a session that was not on the agenda put on by the Community Energy Association which is a group that is sort of grassroots engagement with local governments and provincial funding essentially helping to get communities to be more energy efficient. Basically one really cool take home there was the 63 million dollar fund through Clean BC is coming up, there is going to be 73% funding for grants, for things specifically such as energy efficient upgrades for rec centres and public facilities. That could be a really cool way to save some money in town and get some funding to make the rec centre more energy efficient.

**Fowler/Elder : VOT 091/2019**

**THAT the Council Reports be received.**

**CARRIED**

**K. Bylaws**

- 1 Zoning Amendment Bylaw No.610, 2019  
Adoption**

**Llewellyn/Elder: VOT 092/2019**

**THAT** Bylaw No. 610, 2019 be received for consideration.

**CARRIED**

**Llewellyn/Elder: VOT 093/2019**

**THAT** Bylaw No.610, 2019 be reconsidered, finally passed and adopted as presented on this 19th Day of February, 2019.

**CARRIED**

**L. Correspondence**

**1 Lisa Hendra Letter to Mayor and Council Re: Missing Dollars of Tahsis**

**2 Tahsis Salmon Enhancement Society Re: Request of support in the form of a letter of support for the application to the PSF.**

**3 Ministry of Health Island Health News Release Re: Better supports for seniors on Vancouver Island with age-friendly grants.**

**4 Local Government Program Services Re: 2017 CEPF- Emergency Social Services- Equipment and Storage.**

**Fowler/Elder: VOT 094/2019**

**THAT** these correspondence items be received.

**CARRIED**

**Llewellyn/Fowler: VOT 095/2019**

**THAT** correspondence item 2 be pulled for discussion.

**CARRIED**

**Llewellyn/Elder: VOT 096/2019**

**THAT** Staff be directed to write a letter of support for the Tahsis Salmon Enhancement Society in support of their application to the Pacific Salmon Foundation for funding.

**CARRIED**

**M. New Business**

**1 Emergency Preparedness Coordinator's (EPC) Report on WFP Logging and Public Safety**

**Llewellyn/ Elder: VOT 097/2019**

**THAT** this Report to Council be received.

**CARRIED**

**Fowler/Elder: VOT 098/2019**

**THAT** Council receive the EPC's report and share it with the McKelvie Creek Watershed Assessment project team.

**CARRIED**

**2 WFP Road Building and Logging Plans (W74)**

Mayor Davis explained the two maps. A brief discussion followed.

**Llewellyn/ Elder: VOT 099/2019**

**THAT** the maps marked N2a) and N2b) be received.

**CARRIED**

**N. Public Input #2**

A member of the public commented on the EPC's report.

A member of the public requested clarification on the topic of an upcoming COW to which staff responded.

There was a question regarding "park areas" on the map marked N2b) to which the Mayor and Council responded.

**Public Exclusion**

**Llewellyn/ Elder: VOT 100/2019**

**THAT** the meeting is closed to the public in accordance with section 90 (1)(e) of the Community Charter- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

**CARRIED**

**Recess**

**Fowler/ Elder: VOT 101/2019**

**THAT** the Regular Council meeting recess to go into the in camera meeting.

**CARRIED**

**Reconvene**

**Llewellyn/ Elder: VOT 110/2019**

**THAT** the Regular Council Meeting reconvene at 8:12 p.m.

**CARRIED**

**Rise and Report**

Council approved the sale of Lot 2, District Lot 443, Nootka Land District, VIP 69180 to Her Majesty the Queen in right of Canada subject to the Village completing the public notice requirements in the Community Charter and that the Mayor and one Councillor be authorized to sign all documents to complete the sale.

**Adjournment**

**Llewellyn/Lambert: VOT 111/2019**

**THAT** the meeting be adjourned at 8:13 p.m.

**CARRIED**

**Certified Correct this**

5th Day of March 2019.

**Chief Administrative Officer**







## Minutes

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<b><u>Meeting</u></b>	<b>Regular Council</b>
<b><u>Date</u></b>	<b>19 February, 2019</b>
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**Staff** Mark Tatchell, Chief Administrative Officer  
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**Guests** Sgt. Joshua Wiese, NCO i/c, RCMP Nootka Sound Detachment

**Public** 8 members of the public

### **A. Call to Order**

Mayor Davis called the meeting to order at 7:00 p.m.  
 Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

### **B. Introduction of Late Items and Agenda Changes**

None.

### **C. Approval of the Agenda**

**Llewellyn/Fowler: VOT 086/2019**

**THAT** the Agenda for the February 19, 2019 Regular Council meeting be adopted as presented.

**CARRIED**

**D. Petitions and Delegations**

- 1 **Tahsis Police and Crime statistics – 2017 and 2018. Sgt. Joshua Wiese, NCO i/c, RCMP Nootka Sound Detachment**

Sgt. Joshua Wiese explained his role at the RCMP Nootka Sound Detachment. He also spoke about current and future staffing and infrastructure. The Tahsis crime statistics were explained in detail.

- 2 **Tahsis Volunteer Fire/ Rescue - Annual Statistical Report 2019 - Stéphane Dionne, Fire Chief, Tahsis Volunteer Fire Department**

Fire Chief Stéphane Dionne spoke to his report, explaining the statistics in detail along with fire departmental goals for the current year. Mayor Davis raised a question regarding responding to fire from hybrid vehicle fuel cells to which the Fire Chief responded.

**E. Public Input # 1**

None.

**F. Adoption of the Minutes**

- 1 **Minutes of the Regular Council meeting held on February 5th, 2019**

Llewellyn/Fowler: VOT 087/2019

THAT the Regular Council Meeting minutes from February 5th, 2019 be adopted as presented.

**CARRIED**

- 2 **Minutes from the Committee of the Whole meeting held on February 5th, 2019.**

Llewellyn/Fowler: VOT 088/2019

THAT the Committee of the Whole meeting minutes of February 5th, 2019 be adopted as presented.

**CARRIED**

**G. Rise and Report**

None.

**H. Business Arising**

- 1 **2019 Budget Meeting Dates**

Fowler/Elder: VOT 089/2019

THAT these budget meeting dates be received.

**CARRIED**

Llewellyn/Elder: VOT 090/2019

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**CARRIED**

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I initiated an online conversation regarding the fate of the fallen President's Tree and it seems that the general consensus is to use some of it to make tables or other mementos as a fundraisers for the Tahsis Volunteer Fire Department and other non-profits in town. Rusty Turner has offered to contribute his saw skills and labour to cutting the lumber needed. This won't affect the larger fallen butt end of the tree as it is too punky to utilize, so it will remain for visitors to check out. It is truly impressive and you don't realize the true size of it until you walk it!

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**Fowler/Elder : VOT 091/2019**

**THAT the Council Reports be received.**

**CARRIED**

**K. Bylaws**

- 1 Zoning Amendment Bylaw No.610, 2019  
Adoption**

**Llewellyn/Elder: VOT 092/2019**  
**THAT** Bylaw No. 610, 2019 be received for consideration. **CARRIED**

**Llewellyn/Elder: VOT 093/2019**  
**THAT** Bylaw No.610, 2019 be reconsidered, finally passed and adopted as presented on this 19th Day of February, 2019. **CARRIED**

**L. Correspondence**

- 1 **Lisa Hendra Letter to Mayor and Council Re: Missing Dollars of Tahsis**
  
- 2 **Tahsis Salmon Enhancement Society Re: Request of support in the form of a letter of support for the application to the PSF.**
  
- 3 **Ministry of Health Island Health News Release Re: Better supports for seniors on Vancouver Island with age-friendly grants.**
  
- 4 **Local Government Program Services Re: 2017 CEPF- Emergency Social Services- Equipment and Storage.**

**Fowler/Elder: VOT 094/2019**  
**THAT** these correspondence items be received. **CARRIED**

**Llewellyn/Fowler: VOT 095/2019**  
**THAT** correspondence item 2 be pulled for discussion. **CARRIED**

**Llewellyn/Elder: VOT 096/2019**  
**THAT** Staff be directed to write a letter of support for the Tahsis Salmon Enhancement Society in support of their application to the Pacific Salmon Foundation for funding. **CARRIED**

**M. New Business**

- 1 **Emergency Preparedness Coordinator's (EPC) Report on WFP Logging and Public Safety**

**Llewellyn/ Elder: VOT 097/2019**  
**THAT** this Report to Council be received. **CARRIED**

**Fowler/Elder: VOT 098/2019**  
**THAT** Council receive the EPC's report and share it with the McKelvie Creek Watershed Assessment project team. **CARRIED**

- 2 **WFP Road Building and Logging Plans (W74)**

Mayor Davis explained the two maps. A brief discussion followed.

**Llewellyn/ Elder: VOT 099/2019**

**THAT** the maps marked N2a) and N2b) be received.

**CARRIED**

**N. Public Input #2**

A member of the public commented on the EPC's report.

A member of the public requested clarification on the topic of an upcoming COW to which staff responded.

There was a question regarding "park areas" on the map marked N2b) to which the Mayor and Council responded.

**Public Exclusion**

**Llewellyn/ Elder: VOT 100/2019**

**THAT** the meeting is closed to the public in accordance with section 90 (1)(e) of the Community Charter- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

**CARRIED**

**Recess**

**Fowler/ Elder: VOT 101/2019**

**THAT** the Regular Council meeting recess to go into the in camera meeting.

**CARRIED**

**Reconvene**

**Llewellyn/ Elder: VOT 110/2019**

**THAT** the Regular Council Meeting reconvene at 8:12 p.m.

**CARRIED**

**Rise and Report**

Council approved the sale of Lot 2, District Lot 443, Nootka Land District, VIP 69180 to Her Majesty the Queen in right of Canada subject to the Village completing the public notice requirements in the Community Charter and that the Mayor and one Councillor be authorized to sign all documents to complete the sale.

**Adjournment**

**Llewellyn/Lambert: VOT 111/2019**

**THAT** the meeting be adjourned at 8:13 p.m.

**CARRIED**

**Certified Correct this**

5th Day of March 2019.

**Chief Administrative Officer**



## Minutes

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<b><u>Meeting</u></b>	<b>Public Hearing</b>
<b><u>Date</u></b>	<b>21 February, 2019</b>
<b><u>Time</u></b>	<b>7:00 PM</b>
<b><u>Place</u></b>	<b>Municipal Hall - Council Chambers</b>

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**Present** Councillor Bill Elder  
 Councillor Sarah Fowler  
 Councillor Lynda Llewellyn  
 Councillor Josh Lambert

(Mayor Martin Davis declared a conflict of interest and did not attend)

**Staff** Mark Tatchell, Chief Administrative Officer (by phone)  
 Janet StDenis, Finance & Corporate Services Manager

**Public** 1 member of the public.

### **A. Call to Order**

Deputy Mayor Sarah Fowler called the meeting to order at 7:00 p.m.

Deputy Mayor Sarah Fowler acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

### **B. Opening by Deputy Mayor**

This public hearing is being held in accordance with Division 3 of the Local Government Act regarding the amendment to Zoning Bylaw No, 176, 1981. Staff will introduce and describe the purpose of the Bylaw. After that, there will be an opportunity for public comment. Council members may then ask any questions. And we will end the meeting by considering a resolution. The procedures for public comment have been distributed and more copies are available from staff.

### **C. Introduction of Bylaw by Staff**

**Village of Tahsis Zoning Amendment Bylaw, No. 612, 2019**

*Purpose of Bylaw:*

Zoning Amendment Bylaw No. 612, 2019 proposes to amend the Village's Zoning Bylaw No. 176, 1981 by deleting the definition of "home occupation" and replacing it with a definition of "home based business" which is consistent with "home businesses -cottage industries" in the Official Community Plan. Regulations regarding the operation of home based businesses are proposed to be added to the bylaw. The proposed bylaw also amends the definition of "professional occupation" and adds regulations to this use. Copies of the Bylaw are available should anyone want a copy.

**E. Public Comment:**

There was one written submission by a member of the public.

**F. Questions from Council**

Councillor Elder inquired about the water utility rates for Bed and Breakfast and guest houses to which staff responded.

**G. Council Resolution**

**Llewellyn/Lambert: VOT 112/2019**

**THAT** the February 21, 2019 Public Hearing be adjourned at 7:13 p.m.;

**AND THAT** Village of Tahsis Zoning Amendment bylaw No. 612, 2019 be returned to Council for Third Reading

**CARRIED**

**Certified Correct this**

5th Day of March 2019

**Chief Administrative Officer**

# COMMENTS REGARDING ZONING BYLAW AMENDMENT BYLAW NO. 612, 2019

## AN OBSERVATION

Zoning Amendment Bylaw No. 597, 2018 added “Bed and Breakfast” and “Short Term Rental Accommodation” to the definition of “Home Occupation”; the proposed changes to the Bylaw omit these types of business from the definition of “Home Based Business” which will replace the definition of “Home Occupation”.

Other than ‘permitted’ on any and all residential properties, where does the Bylaw change leave these businesses?

## MY OPINIONS

1. Omitting “Bed and Breakfast” (B&Bs) and “Short Term Rental Accommodation” (STRAs) from the definition of “Home Based Business” leaves them unencumbered by the restrictions listed in section 6.1(1).
2. Assuming B&Bs and STRAs are added to the new definition there are still some inconsistencies between what is in the bylaw and what I see around the Village. For example; currently there are STRAs that:
  - a. have more than one sign
  - b. have a sign larger than 0.36 meters squared
  - c. use off-site parking beyond that which would normally be used by a resident
  - d. ‘emit’ smoke with late night campfires and noise (in excess of what would be expected from a residential property) at times that are contrary to the Noise Bylaw
  - e. are operated by a person who does not permanently reside in the dwelling
  - f. use up to 100% of the premises and
  - g. employ more than one off-site person in the care and maintenance of the property
3. Under the proposed Bylaw changes it appears that:
  - a. only permanent residents can have a “Home Based Business” and be in compliance with the Bylaw

- b. B&Bs and STRAs are excluded from the new definition of "Home Based Business"
  - c. STRAs have no restriction on how much of a dwelling's floor space is rented out
  - d. STRAs have no requirement for an in-residence manager and
  - e. a part-time resident cannot have any kind of "Home Based Business" at their residential dwelling
4. To me, the items listed in Opinion #3 show inconsistent treatment of residential property owners who want to use their properties for a "Home Based Business" with STRAs being given preferential treatment.

## UNANSWERED QUESTIONS

1. Given that there is no business licensing in the Village, how is it determined whether the activities on a particular property are, or are not, a business?
2. When does 'creation of a product' (ie: baked goods, pottery, jewelry, carving, hand-crafted item, etc.) cease to be a hobby and become a business?
3. Are all residential properties taxed and billed for services entirely at residential rates without regard for their actual usage or can business rates be applied?
4. If business tax and services rates can be applied to a residential property because it has a "Home Based Business":
  - a. what percentage of the property needs to be used for business purposes before business rates are applied?
  - b. who determines how much of a property is to be billed at business rates?
  - c. how is it determined whether or not there is a "Home Based Business" on the property and whether or not it is a going concern?
  - d. are all residential properties assessed for whether or a portion of their taxes should be levied at business rates and are objective criteria used?



# Minutes

Village of Tahsis

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<b>Meeting</b>	<b>Committee of the Whole</b>
<b>Date</b>	<b>Monday February 25th, 2019</b>
<b>Time</b>	<b>10:30 a.m.</b>
<b>Place</b>	<b>Municipal Hall - Council Chambers</b>

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**Present**

Mayor Martin Davis  
 Councillor Bill Elder  
 Councillor Sarah Fowler  
 Councillor Josh Lambert  
 Councillor Lynda Llewellyn

**Staff**

Mark Tatchell, Chief Administrative Officer  
 Deb Bodnar, CPA, CMA, Director of Finance

**Guest**

Mark DeGagné, Branch Manager, McElhanney Consulting Services Ltd.

**Public**

2 members of the public

**Call to Order**

Mayor Davis called the meeting to order at 10:31 a.m.  
 Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

**Approval of the Agenda**

**Fowler : COW 025/19**

**THAT** the Agenda for the February 25th, 2019 Committee of the Whole meeting be adopted as presented.

**CARRIED**

**Business Arising**

**1 2019-2023 Financial Plan - Presentation and Discussion**

**Fowler: COW 026/19**

**THAT** this presentation be received.

**CARRIED**

Follow up to Council's February 5th questions and information requests was done by staff. Council agreed that it would not make adjustments to Council remuneration. Staff explained the reserve balances and agreed to provide a follow up briefing at the March 19th meeting showing the relationship between the reserve funds and the Village's investment accounts. Staff summarized the three tax rate scenarios provided. Council discussed potential revenue options and related issues. Based on Council feedback, staff to develop options for reducing the 2019 operating expenditure budget for presentation at the March 19th meeting.

New Business

1

**Mark DeGagné, Branch Manager, McElhanney Consulting Services Ltd.  
Re: Well Protection Plan**

**Fowler: COW 027/19**

**THAT** this presentations be received.

**CARRIED**

DeGagné briefed Council on the history and operation of the well and the requirements of a well protection plan. Particular attention was paid to the historical industrial dump site located in the well capture zone. He described the behaviour of the water flow through the aquifer and the proposed measures to safeguard the well from contamination using monitoring wells. DeGagne also described the other elements which will be included in the plan, namely, an augmented testing regime, recommendations for zoning and land use policies and future planning.

**Adjournment**

**Llewellyn: COW 028/19**

**THAT** the meeting adjourn at 3:25 p.m.

**CARRIED**

Certified correct this  
5 Day of March, 2019

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Corporate Officer



# Minutes

Village of Tahsis

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<b>Meeting</b>	<b>Committee of the Whole</b>
<b>Date</b>	<b>Tuesday February 26th, 2019</b>
<b>Time</b>	<b>7:00 p.m.</b>
<b>Place</b>	<b>Municipal Hall - Council Chambers</b>

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**Present**

Mayor Martin Davis  
 Councillor Bill Elder  
 Councillor Sarah Fowler  
 Councillor Lynda Llewellyn  
 Councillor Josh Lambert

**Staff**

Mark Tatchell, Chief Administrative Officer  
 Deb Bodnar, CPA, CMA, Director of Finance  
 Janet StDenis, Finance & Corporate Services Manager

**Public**

3 members of the public.

**Call to Order**

Mayor Davis called the meeting to order at 7:00 p.m.  
 Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

**Approval of the Agenda**

**Fowler : COW 029/19**

**THAT** the Agenda for the February 26th, 2019 Committee of the Whole meeting be adopted as presented.

**CARRIED**

**Business Arising**

- 1 2019-2023 Financial Plan & Capital Plan - Presentation and Discussion**

Mark Tatchell thanked the public for attending and took the opportunity to explain the Community Charter requirements to have a public participation process in developing the financial plan. He reviewed Council's strategic priorities and budget considerations that were taken into account.

Deb Bodnar described the operating revenue and expenditure budget for 2019 by program area and source of revenue. Presentation of the 2019-2023 Capital plan followed highlighting the capital projects. A brief question and answer period followed.

**Fowler : COW 030/19**

**THAT** the presentation of the 2019-2023 Financial Plan and Capital plan be received.

**CARRIED**

**Adjournment**

**LLewellyn : COW 031/19**

**THAT** the meeting be adjourned at 7:43 p.m.

**CARRIED**

Certified correct this  
5th Day of March, 2019

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Corporate Officer

# VILLAGE OF TAHSIS

## Report to Council

**To:** Mayor and Council

**From:** Janet StDenis Chief Election Officer

**Date:** February 25, 2019

**Re:** Elections BC Local Elections Campaign Financing – Notice of Failure to File

**PURPOSE OF REPORT:**

Pursuant to Local Elections Campaign Financing Act (“LECFA”) Section 61(2) to report receipt of notice of a candidate’s failure to file their 2018 General Elections campaign financing disclosure statements.

**OPTIONS/ALTERNATIVES**

1. That this information be received for information.

**BACKGROUND:**

Section 61(2) of the LECFA requires that as soon as practicable after being notified under subsection (1), the designated local authority officer must prepare a report respecting the notice, and the report must be presented at an open meeting of the local authority. Such notice was received under subsection 61(1)(b) February 22, 2019 (email attached). Candidate Jeff Lancaster has failed to file his 2018 General Local Elections campaign financing disclosure statement and \$500 late filing fee by 4:30 p.m. on February 19, 2019.

**POLICY/LEGISLATIVE REQUIREMENTS:**

**Reports to local authority respecting non-compliance**

**61 (1)** The BC chief electoral officer must, as soon as practicable, notify the designated local authority officer of a jurisdiction respecting the following in relation to an election or assent voting for the jurisdiction:

- (a) any notices given under section 48 [*notice of failure to file within no-penalty fee period*] in relation to a disclosure statement for a candidate or elector organization;

(b) any individuals or organizations that become subject to disqualification penalties referred to in section 60 (1) (a) or (b) [*disqualification lists — candidate or elector organization disqualification*].

(2) As soon as practicable after being notified under subsection (1), the designated local authority officer must prepare a report respecting the notice, and the report must be presented at an open meeting of the local authority.

**FINANCIAL IMPLICATIONS:**

None.

**RECOMMENDATION:**

That Council receives the report.

Respectfully submitted:

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Janet StDenis

## Janet St. Denis

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**From:** EBC Local Elections Campaign Financing EBC:EX <lecf@elections.bc.ca>  
**Sent:** February 22, 2019 2:01 PM  
**To:** Mark Tatchell  
**Cc:** Janet St. Denis  
**Subject:** Notice of Failure to File

Hello,

As required by section 61 of the *Local Elections Campaign Financing Act* (LECFA), this is notice to the local authority that the following candidate failed to file a disclosure statement and \$500 late filing fee by 4:30 p.m. on February 19, 2019.

- **Jeff Lancaster**

They are therefore disqualified until after the next general local elections from being nominated for, elected to or holding office on a local authority.

All disqualification lists are available on the Elections BC website at <https://elections.bc.ca/political-participants/local-elections-campaign-financing/disqualification-lists/>

If you have any questions, please do not hesitate to contact our office toll free at 1-855-952-0280 or by email at [lecf@elections.bc.ca](mailto:lecf@elections.bc.ca).

Kindest regards,

### **Local Elections Campaign Financing**

Elections BC

Toll-free: 1-855-952-0280 / TTY 1-888-456-5448

Fax: 250-387-3578

Location: Suite 100 – 1112 Fort Street, Victoria

Email: [lecf@elections.bc.ca](mailto:lecf@elections.bc.ca)

Website: [elections.bc.ca/lecf](https://elections.bc.ca/lecf)

ZONING BYLAW AMENDMENT BYLAW NO. 612  
A BYLAW OF THE VILLAGE OF TAHSIS

A BYLAW TO AMEND THE VILLAGE OF TAHSIS ZONING BYLAW NO. 176, 1981.

**Contents**

- 1. Title
- 2. Amendments to the *Zoning Bylaw*
- 3. Effective Date

Under its statutory powers, including section 479 of the *Local Government Act* [RSBC 2015] c. 1, the Council of the Village of Tahsis, in an open meeting assembled, enacts the amendments to the *Zoning Bylaw No. 176, 1981* ("the *Zoning Bylaw*") as follows:

**Title**

- 1. This Bylaw may be cited as the "Zoning Amendment Bylaw No. 612"

**Amendments to the *Zoning Bylaw***

- 2. The *Zoning Bylaw No. 176, 1981* is amended:

- 1) In Part 2, section 2.2 Definitions by deleting the definition of "home occupation" and replacing it with the following:

"HOME BASED BUSINESS" means an occupation, profession service or other business which is clearly accessory and incidental to the use of a dwelling unit for residential purposes, or to the residential use of a lot occupied by a dwelling, and which conforms to the regulations under section 6.1(1) of this Bylaw. Activities that qualify as home based businesses include but are not limited to the following:

- a) retail establishments;
- b) service establishments;
- c) small engine repair;
- d) assembly, processing, and repair of finished products; and
- e) artist's studio and gallery;
- f) bakery; and
- g) hair salon, barbershop, or other personal services.

but exclude professional occupations.

- 2) In Part 2, section 2.2 Definitions, by adding the following definition immediately after the definition of "principal building":

“PROFESSIONAL OCCUPATION” means the following professions:

- a) doctor;
- b) dentist;
- c) chiropractor;
- d) veterinary surgeon;
- e) lawyer; and
- f) accountant.

and which conforms to the regulations under section 6.1(2) of this Bylaw.

3) In Part 6, section 6.1 Occupations Permitted in a Residential Zone:

i. by deleting section 6.1(1) and replacing it with the following:

**6.1(1) Home Based Business:** A home based business is permitted in any zone subject to compliance with the following regulations:

- a) the home based business must not alter the essential residential character of the premises where the home based business is situated;
- b) there shall be no external indication that any building on the lot is utilized for any purpose other than normally associated with a residential use except for a single sign not exceeding 3600 cm squared (.36m squared);
- c) the home based business shall not generate any off-site parking or vehicular traffic beyond that which is normally associated with a residential use within the Village;
- d) the home based business shall not produce, discharge or emit any smoke, dust, litter, vibrations, odours, effluent, noise, fumes, or glare such as to create a nuisance to persons residing in the surrounding area;
- e) the home based business shall be conducted entirely within a building that conforms with the other regulations under this Bylaw with the exception that, subject to compliance with section 6.1(1)(d), activities associated with the home based business may be conducted on the lot exterior to the building between the hours of 9:00 a.m. and 5 p.m. daily;

- f) there shall be no external storage of materials, equipment, containers or finished products;
  - g) the home based business must be operated by a person who permanently resides within a dwelling unit on the lot where the home based business is situated;
  - h) the gross floor area of the home based business shall not exceed 50% of the gross floor area of the part of the dwelling unit that is used for a residential purpose;
  - i) for certainty, a home based business may be carried out in whole or in part in an accessory structure, provided that the accessory structure conforms with the other regulations under this Bylaw; and
  - j) a maximum of one person who does not reside within a dwelling unit located on the lot where the home based business is situated may be employed by the home based business.
- ii. By deleting section 6.1(2) and replacing it with the following:

**6.1(2) Professional Occupations:** a professional occupation is permitted in any zone, subject to compliance with the following regulations:

- a) the professional occupation must not alter the essential residential character of the premises where the professional occupation is situated;
- b) there shall be no external indication that any building on the lot is utilized for any purpose other than normally associated with a residential use except for a single sign not exceeding 3600 cm squared (.36m squared);
- c) the professional occupation shall not generate any off-site parking or vehicular traffic beyond that which is normally associated with a residential use within the Village;
- d) the professional occupation shall not produce, discharge or emit any smoke, dust, litter, vibrations, odours, effluent, noise, fumes, or glare such as to create a nuisance to persons residing in the surrounding area;

- e) the professional occupation shall be conducted entirely within a building that conforms with the other regulations under this Bylaw;
  - f) there shall be no external storage of materials, equipment, containers or finished products; and
  - g) there shall be no external storage of materials, equipment, containers or finished products.
- 4) By deleting section 7.1(d) General Provisions: Uses Permitted in all Zones, and replacing it with the following:
- d) home based businesses.

**Effective Date**

3. This Bylaw comes into force upon adoption.

READ A FIRST TIME the 5th day of February , 2019.

READ A SECOND TIME the 5th day of February , 2019.

PUBLIC HEARING held the 21st day of February , 2019.

READ A THIRD TIME the 5th day of March , 2019.

ADOPTED on the 19th day of March , 2019.

Reconsidered, Finally Passed and Adopted this 19<sup>th</sup> day of March, 2019

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 612, 2019 duly passed by the Council of the Village of Tahsis on this 19th day of March, 2019.

\_\_\_\_\_  
CORPORATE OFFICER

M1



March 4, 2019

Jeff Grout  
Department of Fisheries and Oceans  
Government of Canada  
VIA EMAIL

Dear Mr. Grout,

Re: Proposed Management Actions Regarding Fraser River Chinook (Scenarios A and B)

On behalf of Tahsis Village Council I am writing to urge the Department of Fisheries and Oceans to not opt for Scenario A.

The Village of Tahsis is heavily dependent on the sport fishery. The direct and indirect revenue from the sport fishery has created jobs, supported small business and encouraged home buyers thus generating tax revenue for municipal services. With the closure of lumber mills two decades ago and the shrinking forest sector, it is hard to imagine that Tahsis would exist as it does today without the sport fishery.

The closure of the off-shore Chinook fishery as per Scenario A would devastate this community. Businesses would close, housing prices would drop as would the population. Tahsis Council has worked hard for a number of years to improve the transportation corridor from Campbell River to Tahsis which resulted in 13 km in upgrades to the Head Bay Road last year and Telus is establishing cell service this summer. Moreover, in May the Canadian Coast Guard will begin constructing the Nootka Search and Rescue Station here. It is difficult to conceive of similar future improvements without a viable sport fishing economy.

Thank you for taking the views of our community into account.

Respectfully,

Mayor Martin Davis

**Table 3: Summary Table of proposed management actions for Scenario A and B**

<b>Fishery</b>	<b>Scenario A</b>	<b>Scenario B</b>
<b>Commercial</b>		
NBC AABM (Area F) Troll	Closed to July 17	Closed to July 10
WCVI AABM (Area G) Troll	Closed to August 1	Closed to August 1
Kamloops Lake Chinook Demonstration Fishery	Closed	Closed
<b>Recreational</b>		
NBC AABM	<i>No measures proposed for Fraser chinook</i>	<i>No measures proposed for Fraser chinook</i>
NBC ISBM	<i>No measures proposed for Fraser chinook</i>	<i>No measures proposed for Fraser chinook</i>
WCVI AABM (Areas 121 to 127)	a) Apr 1 to July 31, Chinook non-retention; b) Aug 1 to Dec 31, 2 Chinook/day.	<i>No measures proposed for Fraser chinook</i>
WCVI ISBM	<i>No measures proposed for Fraser chinook</i>	<i>No measures proposed for Fraser chinook</i>
Johnstone Strait (Area 12)	c) Apr 1 to July 31, Chinook non-retention; d) Aug 1 to Aug 29, 1 Chinook/day (with option for terminal fisheries); e) Aug 30 to Dec 31, 2 Chinook/day.	a) Apr 1 to August 29, 1 Chinook/day (with option for terminal fisheries). b) Aug 30 to Dec 31, 2 Chinook/day.
Strait of Georgia – North Areas 13 to 17, 28, portion of 29 (29-1 and 29-2)	a) Apr 1 to July 31, Chinook non-retention; b) Aug 1 to Aug 29, 1 Chinook/day (with option for terminal fisheries); c) Aug 30 to Dec 31, 2 Chinook/day.	d) Apr 1 to August 29, 1 Chinook/day (with option for terminal fisheries). e) Aug 30 to Dec 31, 2 Chinook/day.
Strait of Georgia – South and Juan de Fuca Areas 18 to 20, portions of Area 29 (29-3 to 29-5)	a) Apr 1 to July 31, Chinook non-retention; b) Aug 1 to Aug 29, 1 Chinook/day (with option for terminal fisheries); c) Aug 30 to Dec 31, 2 Chinook/day.	a) Apr 1 to July 31, 1 chinook/day; <u>hatchery marked only</u> . b) Aug 1 to Aug 29, 1 Chinook/day (with option for terminal fisheries) c) Aug 30 to Dec 31, 2 Chinook/day.
Fraser River Tidal and Non Tidal and Sub area 29-6 to 29-10	a) Jan. 1 to August 23, No fishing for salmon. Aug. 23 to Dec. 31, Chinook non-retention	a) Jan. 1 to August 23, No fishing for salmon. b) Aug. Aug 23 to December 31, 1 Chinook/day
Freshwater Regions 3,5,7 & 8	b) closed to fishing for salmon except in some areas where fisheries on other stocks or species may take place.	c) closed to fishing for salmon except in some areas where fisheries on other stocks or species may take place.