



Village of Tahsis Official Community Plan Community Workshop

DATE: October 17, 2019

TIME: 1 pm - 5 pm



McElhanney

WHY AN OFFICIAL COMMUNITY PLAN UPDATE IS NEEDED



Tahsis' current OCP was adopted in 2010. Given OCPs include content about a community's long-term vision, and outline priorities for housing, community facilities, infrastructure and community services, it's important those needs are reassessed on a regular basis to ensure they reflect community values and needs.

An OCP guides future growth and development while promoting the health, safety and welfare of residents. Once adopted, all municipal activities must support the OCP. Further, works undertaken by the municipality must be consistent with the long-range vision for the community.

Village of Tahsis



Official Community Plan



WHAT IS AN OCP?



The OCP provides policy direction that guides land use and investment toward implementing a long-term vision for the community (OCP Vision Statement).

As decisions are made regarding development, infrastructure improvements, programs, initiatives, and the overall delivery of the Village's core services, the OCP will serve as a directional document to help facilitate those decisions and will help prioritize the spending of finite financial resources.

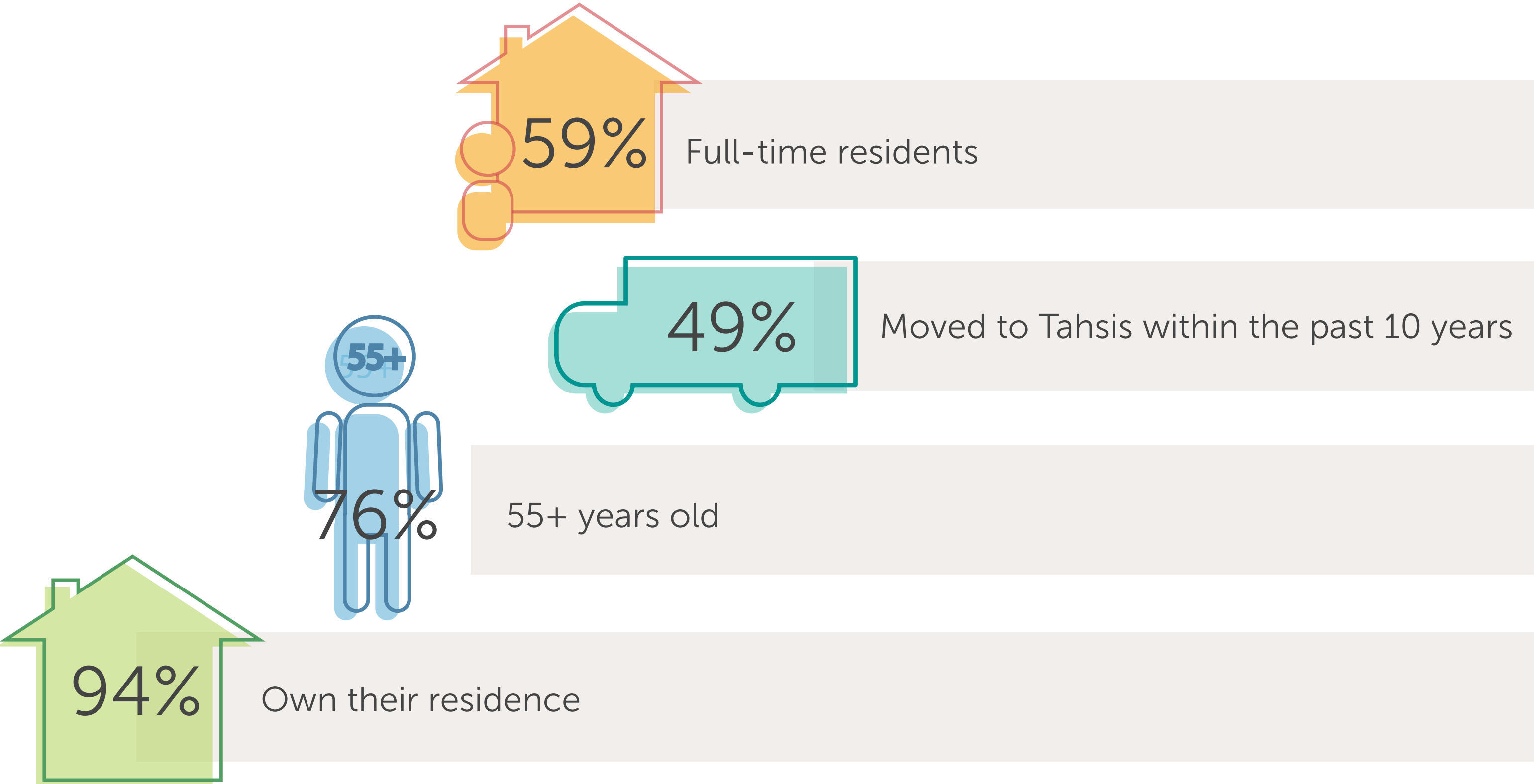
In addition, the OCP provides policy guidance as initiatives are developed in partnership with other municipalities, the Strathcona Regional District, First Nations, the province, private industry and community groups.



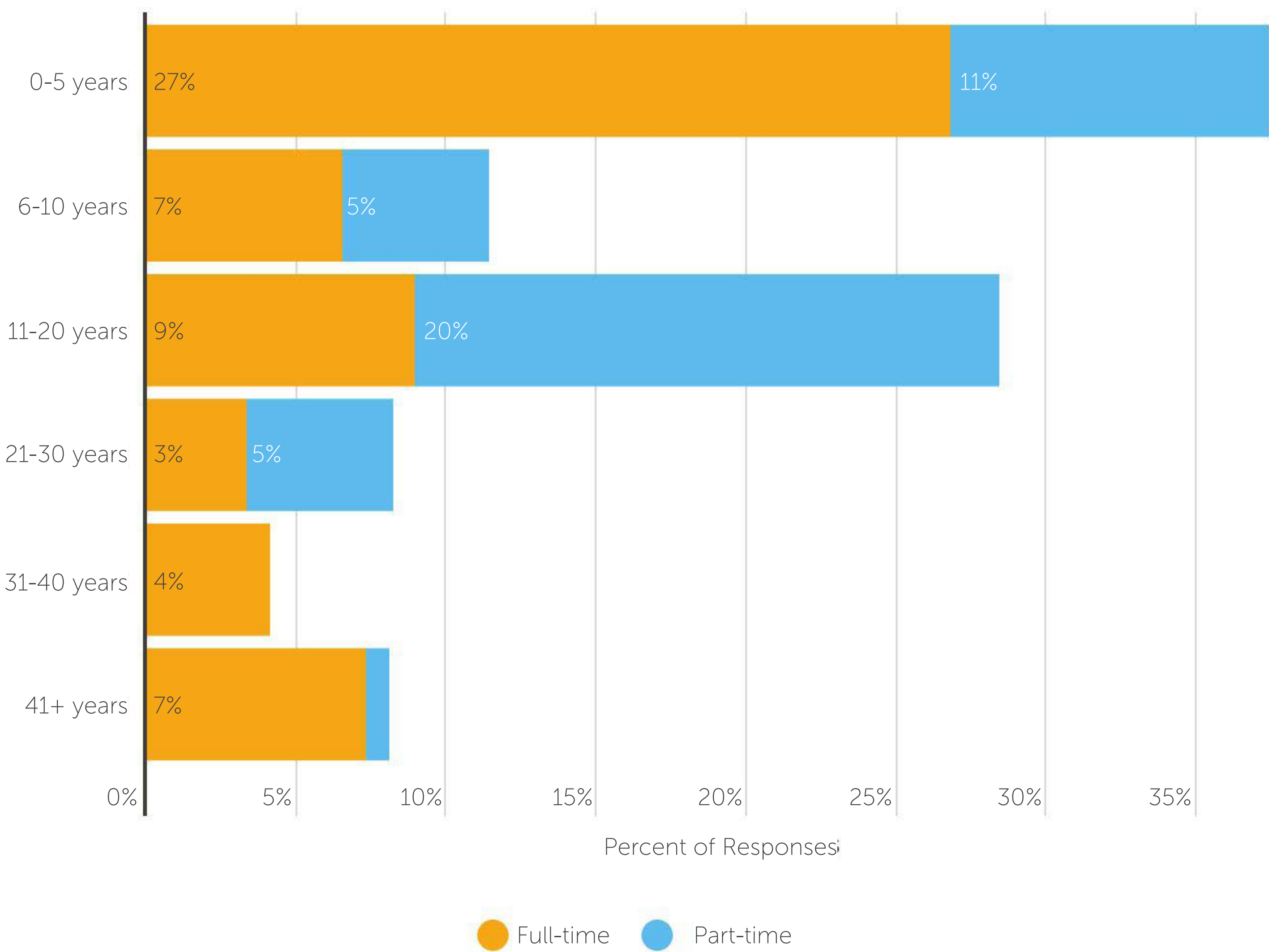
WHAT WE KNOW ABOUT TAHSIS



Demographics at a glance



Length of Residence



Source: Community Survey Responses, June 2019.



A word cloud visualization showing factors that influence the decision to move to Tahsis Inlet. The words are arranged in a circular pattern, with their size and color indicating their relative importance. The most prominent words are 'Scenic beauty' (large green), 'Small town character' (large blue), 'Affordable housing' (large orange), 'Sense of community' (large orange), 'Public services' (large blue), and 'Tahsis Inlet' (large teal). Other visible words include 'Low taxes', 'Opportunity for investment', 'Access to cable services', 'Seasonal birds', 'Outdoor recreation', 'Newcomers', 'Fishing', 'Trail system', 'Low crime', 'Trail to Zeballos', 'Interesting history', 'Potentials', and 'Marina'.

Sense of community

Tahsis Inlet Public services

Low taxes Opportunity for investment

Access to cable services

Seasonal birds Outdoor recreation

Newcomers Fishing

Small town character

Affordable housing

Trail system Low crime

Trail to Zeballos Interesting history

Potentials Marina

Scenic beauty

McKelvie watershed / old growth forest

Trails

Inlet views, Beach, School, Health centre, Tahsis river, Head Bay Road, Grocery store, Fishing, Picnic area, Homes, Government dock, Water quality, Pete's farm, Community playground, Old mill site (new use), Recreation centre, Wildlife / fish habitat, Marina, Landfill, The Lookout, Waterfront, Campground

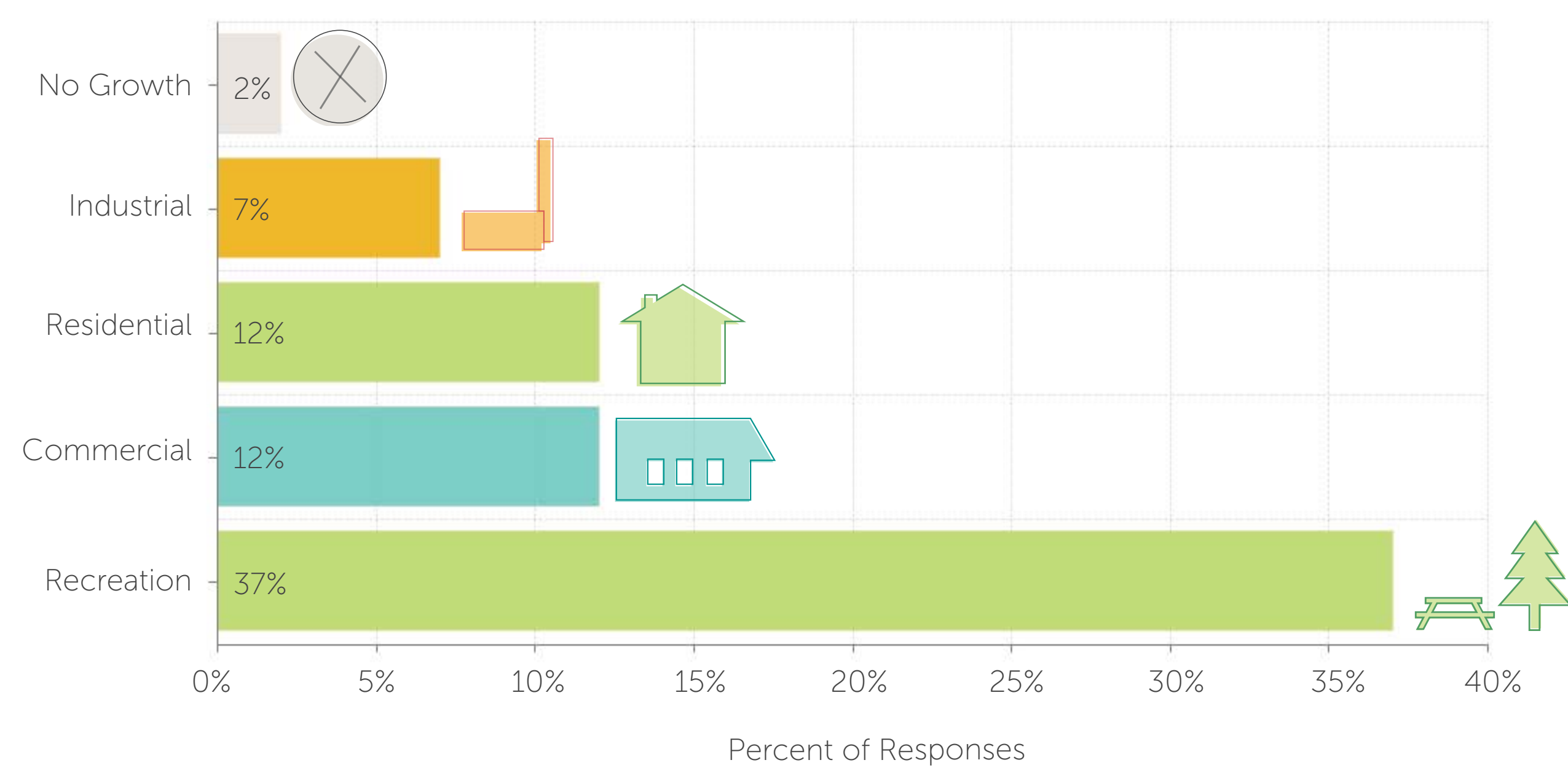
Source: Community Survey Responses, June 2019.



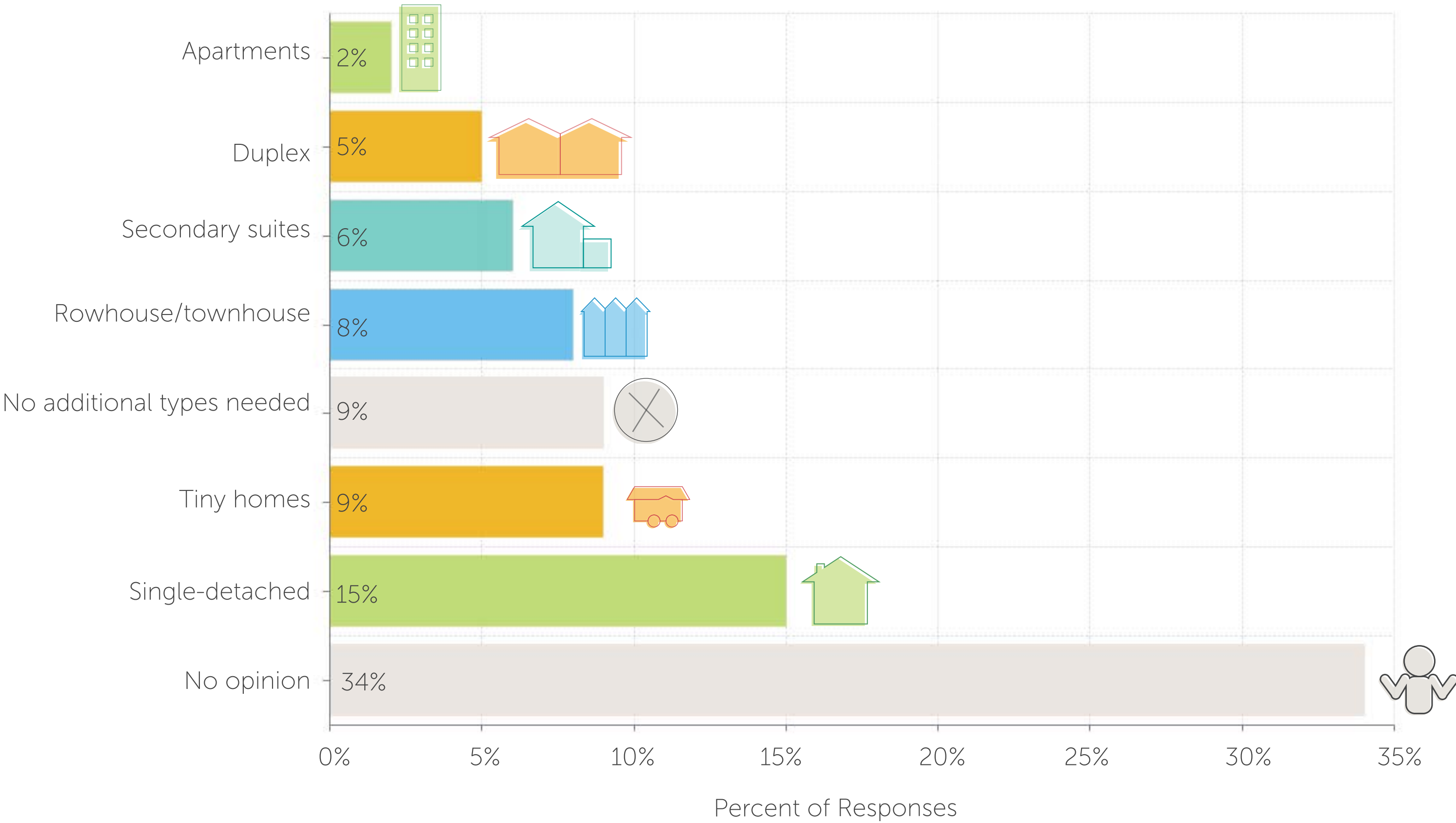
WHAT WE HEARD FROM RESIDENTS



Highest priority for future growth?



What additional type of housing is most needed?



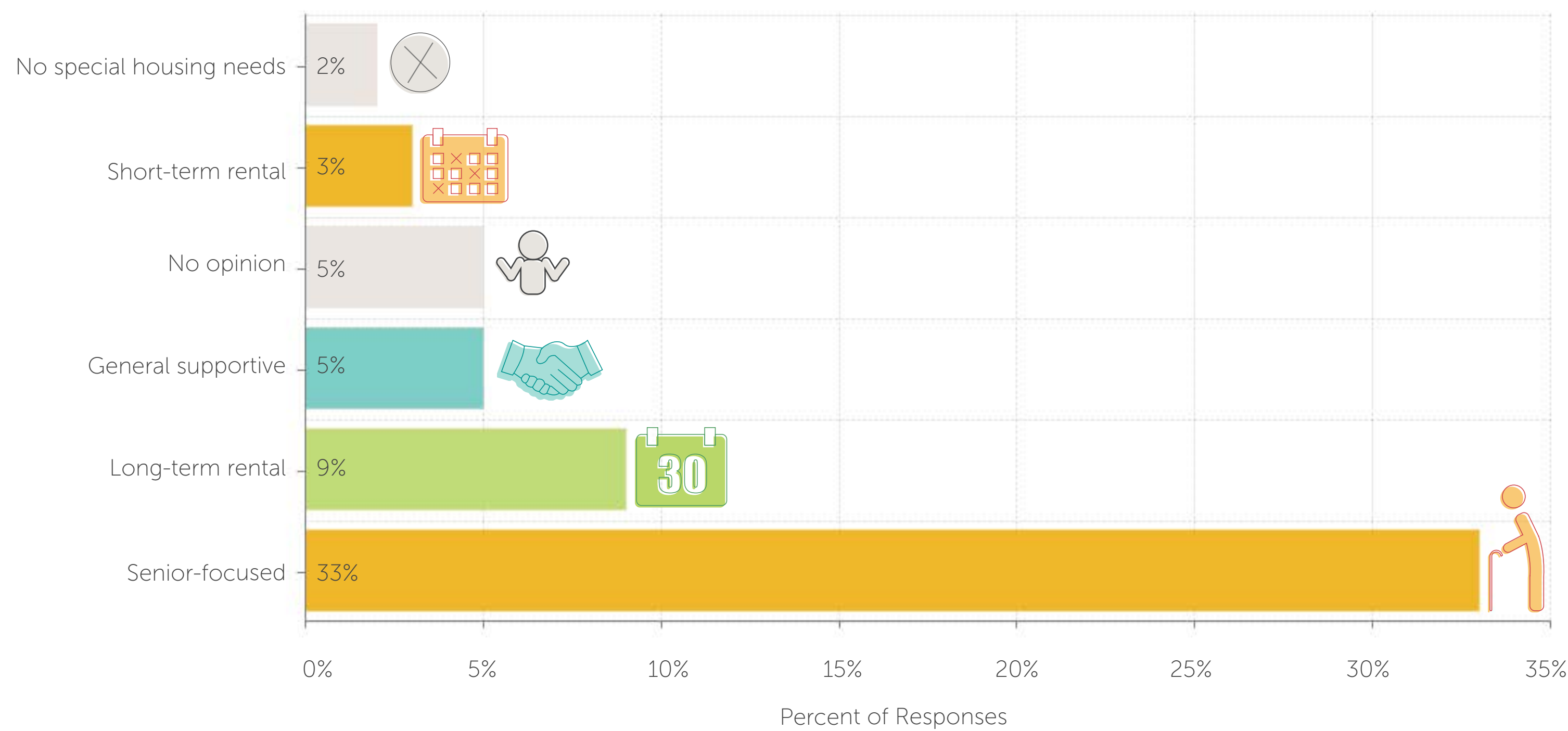
Source: Community Survey Responses, June 2019.



WHAT WE HEARD FROM RESIDENTS



What types of special needs housing is most needed?



What should be the Village's top priorities?

- #1 Repair Core Infrastructure
- #2 Additional Marine Facilities
- #3 Mitigate Flooding Impacts to Properties

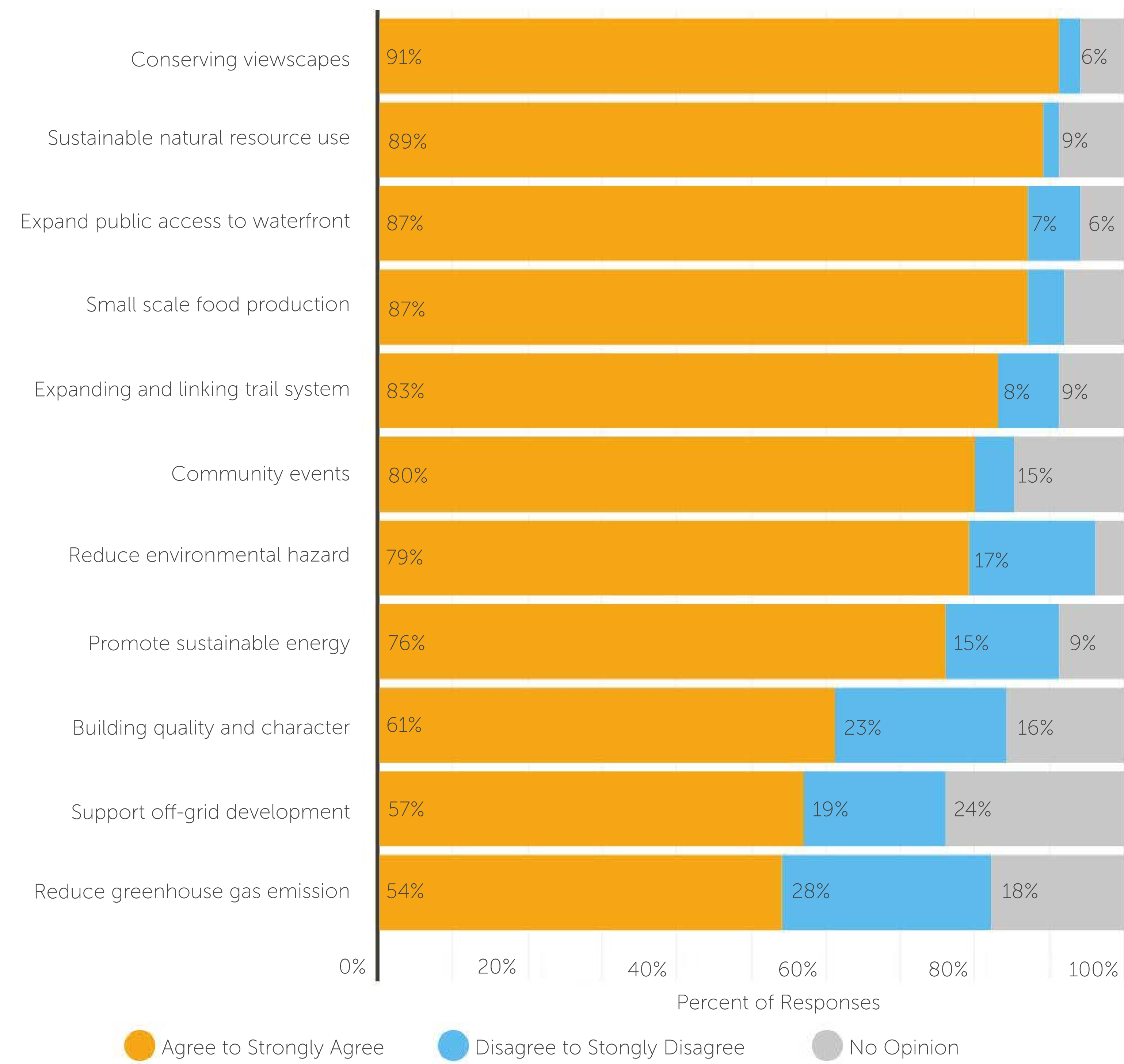
Source: Community Survey Responses, June 2019.



WHAT WE HEARD FROM RESIDENTS



Opinions on the following community values



Source: Community Survey Responses, June 2019.

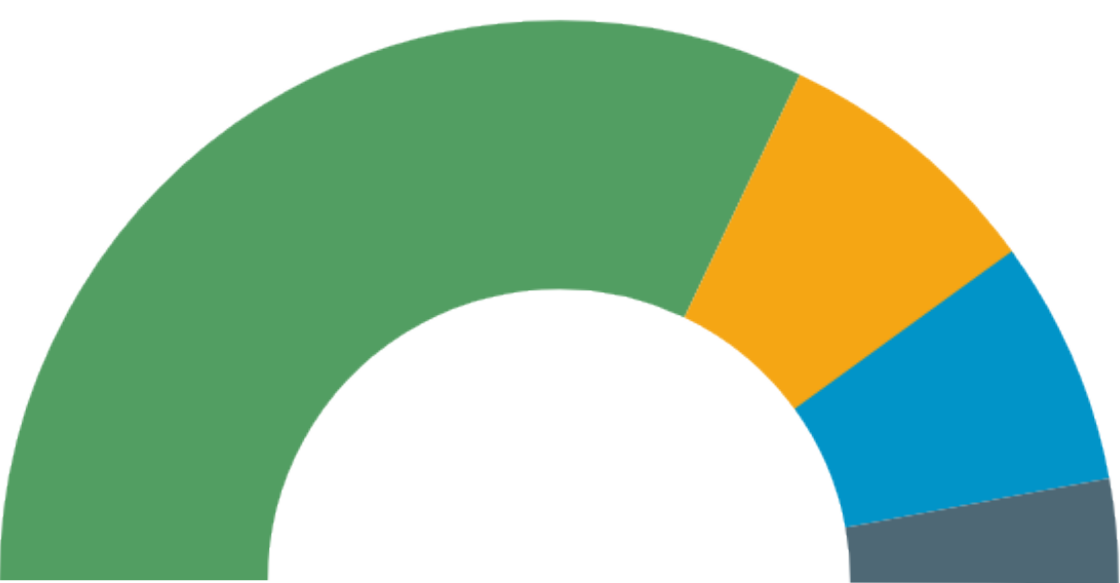


WHAT WE HEARD FROM RESIDENTS



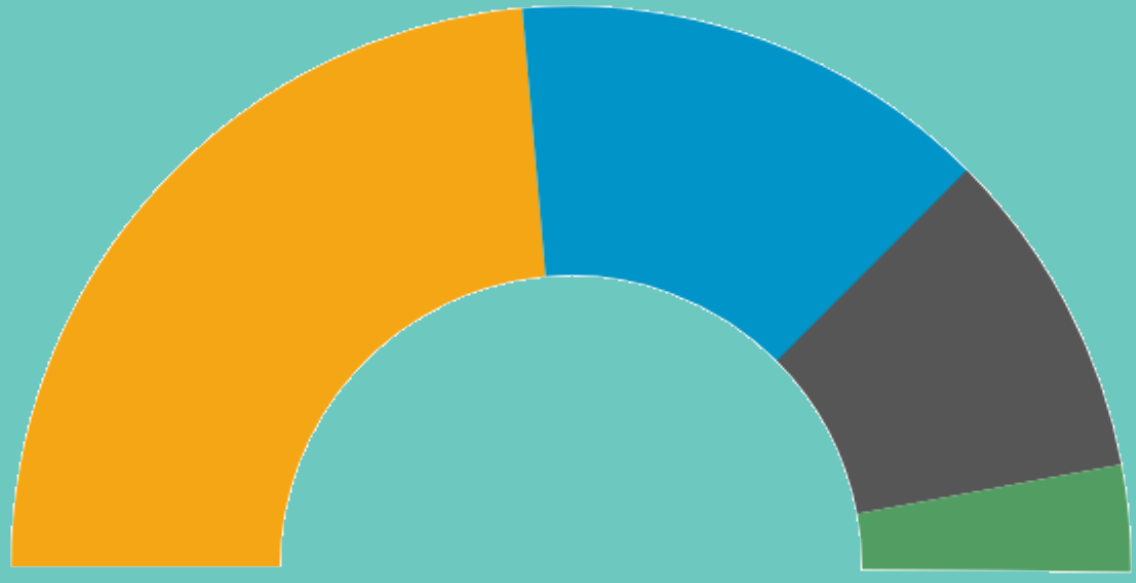
FULL-TIME RESIDENTS

What's your primary purpose of residency?



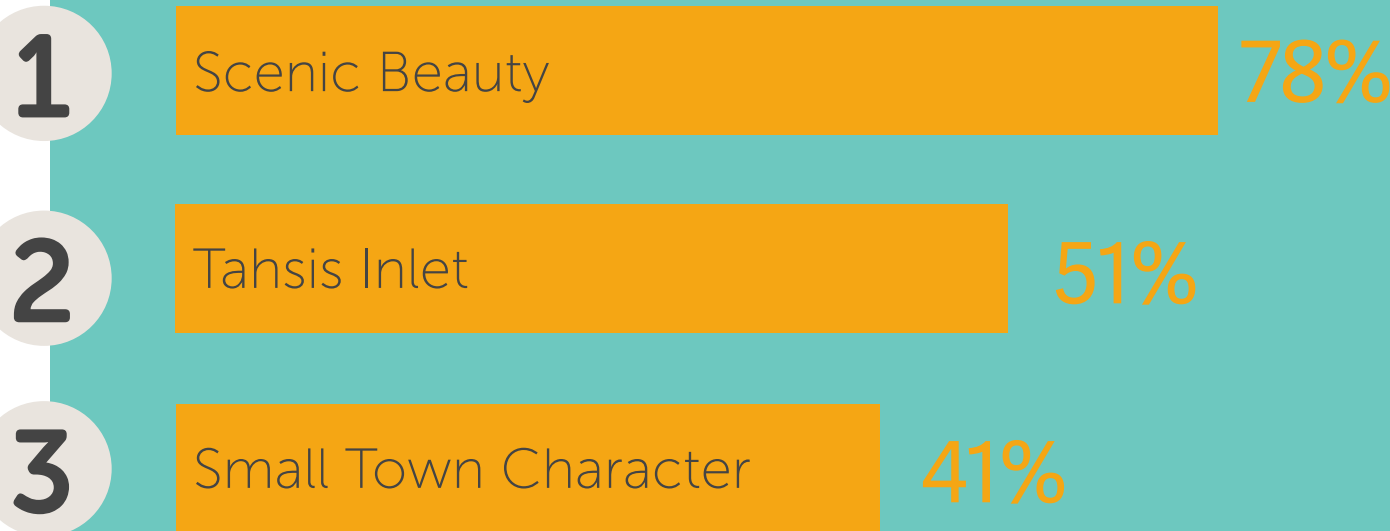
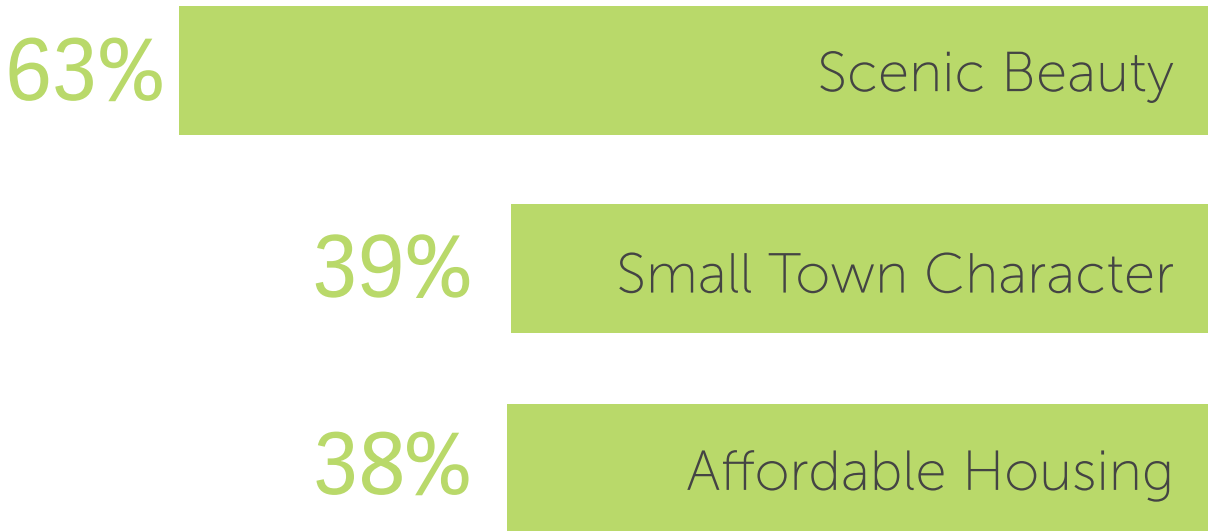
Recreation Retirement

PART-TIME RESIDENTS



Other Work

What are Tahsis' top three assets?



FULL-TIME RESIDENTS

How important are the following services and amenities?



Tourist Information Centre



Tahsis Museum



Library



Recreation Centre



Marine Facilities



Trails, Walkways

Source: Community Survey Responses, June 2019.



PLAN THEMES - WHAT WE HEARD FROM RESIDENTS



Natural Environment

Environmental assets are intrinsically valuable and should be sustainably managed for the benefit of current and future generations.

Community Well-being

Having access to healthy, fresh food and sufficient, reliable health care services is essential to quality of life.

Economic Vibrancy

Promote what Tahsis naturally has to offer and support residents in their entrepreneurial and creative endeavors.

Culture

Strengthening the relationship with Mowachaht/Muchalaht First Nation has multiple benefits for both the Nation and the Village.

Infrastructure & Service

Prioritize public dollars and spend where its needed most.

Sense of Community

The appearance of Tahsis is important and has a bearing on tourism.



VISION STATEMENT



Tahsis is a healthy, thriving community that showcases its spectacular natural environment, and recreation opportunities, and residents have pride in their community, access to safe, affordable housing, reliable health care, nutritious food, and facilities and services that support all stages of life.



POLICY DIRECTIONS



Environment & Natural Areas

Tahsis' remarkable setting is a fundamental part of its identity and thriving natural systems are intrinsically valuable to residents and visitors alike.

Desired Outcome

Healthy protected watersheds and inlet that supports future generations and sustains natural ecosystems.

Policies Address:

- Watershed Management and Forest Sustainability
- Marine Ecosystems
- Environmental Stewardship and Education

Housing

Providing a range of housing for individuals with different needs allows for more inclusive and socially sustainable communities and allows residents to "age in place".

Desired Outcome

Residents have access to appropriate, secure, and affordable housing that meets their needs throughout their lifespan.

Policies Address:

- Housing Affordability
- Rental Housing
- Special Needs Housing



POLICY DIRECTIONS



Economy & Employment

Tahsis' economic future is closely linked to its natural environment. The highest priority of residents and greatest opportunity for future growth is seen in the area of recreation including tourism.

Desired Outcome

An economic development strategy that supports and enhances the best of what Tahsis has to offer – a high quality natural environment, recreation opportunities, First Nations culture, and small-town rural atmosphere.

Policies Address:

- Tourism Industry
- Aquaculture
- On-line Service Industry
- Film Industry
- Community Forest

Infrastructure & Transportation

Developing a sustainable infrastructure system, including a sustainable funding model for the ongoing maintenance and replacement of infrastructure is critical to community resiliency.

Desired Outcome

Infrastructure facilities deliver the right services to residents and business operators while utilizing best asset management practices. Tahsis' healthy, high-quality drinking water is used prudently and maintained for future generations.

Policies Address:

- Asset Management
- Water Supply Management
- Stormwater Management
- Solid Waste Management
- Sanitary Sewer Services Management
- Road Transportation
- Marine Transportation
- Communications Infrastructure



POLICY DIRECTIONS



Climate Action & Energy

Even with efforts to mitigate climate change, the Canadian National Assessment on Climate Change estimates that communities should prepare for sea level rise, extreme weather events, and an increased frequency in storms.

Desired Outcome

Tahsis is more resilient and prepared for climate change through implementation of adaptation measures that reduce impacts on public health, public safety, property, the local economy and the natural environment.

Consistent with the Climate Change Accountability Act, Tahsis will strive to reduce GHG emissions by 40% from 2007 levels by 2030.

Policies Address:

- Building performance
- Renewable Energy
- Transportation

Learning, Culture & Community Well-Being

Learning, culture and community well-being are central to quality of life. Continuous learning opportunities give residents the opportunity to develop new job skills or hobbies. Community well-being pertains to ensuring the basic needs of residents are met and that residents are able to contribute to their own well-being, as well as the well-being of the community.

Desired Outcome

Residents are healthy and have access to facilities, services and programs that promote wellness and overall well-being.

Residents have diverse opportunities for social interaction, and access to high quality, affordable education and training.

Residents have a deep sense of pride in their community and what it has to offer.

Policies Address:

- Sense of Community and Place
- Accessibility
- Food Systems and Food Security
- Health Care Services
- Education
- Mowachaht/Muchalaht First Nation



POLICY DIRECTIONS



Parks & Recreation

Developing additional recreation facilities, including marine facilities is considered a high priority by residents for future growth and development.

Desired Outcome

Everyone enjoys convenient, affordable access to community parks, open spaces, recreation facilities, amenities and programs.

Policies Address:

- Parks, Trails, Walkways
- Recreation Centre

Hazard & Emergency Management

The objective of hazard and emergency management is to save lives, reduce human suffering and protect property and the natural environment resulting from an emergency or disaster.

Desired Outcome

The community is prepared to effectively respond to an emergency when it occurs.

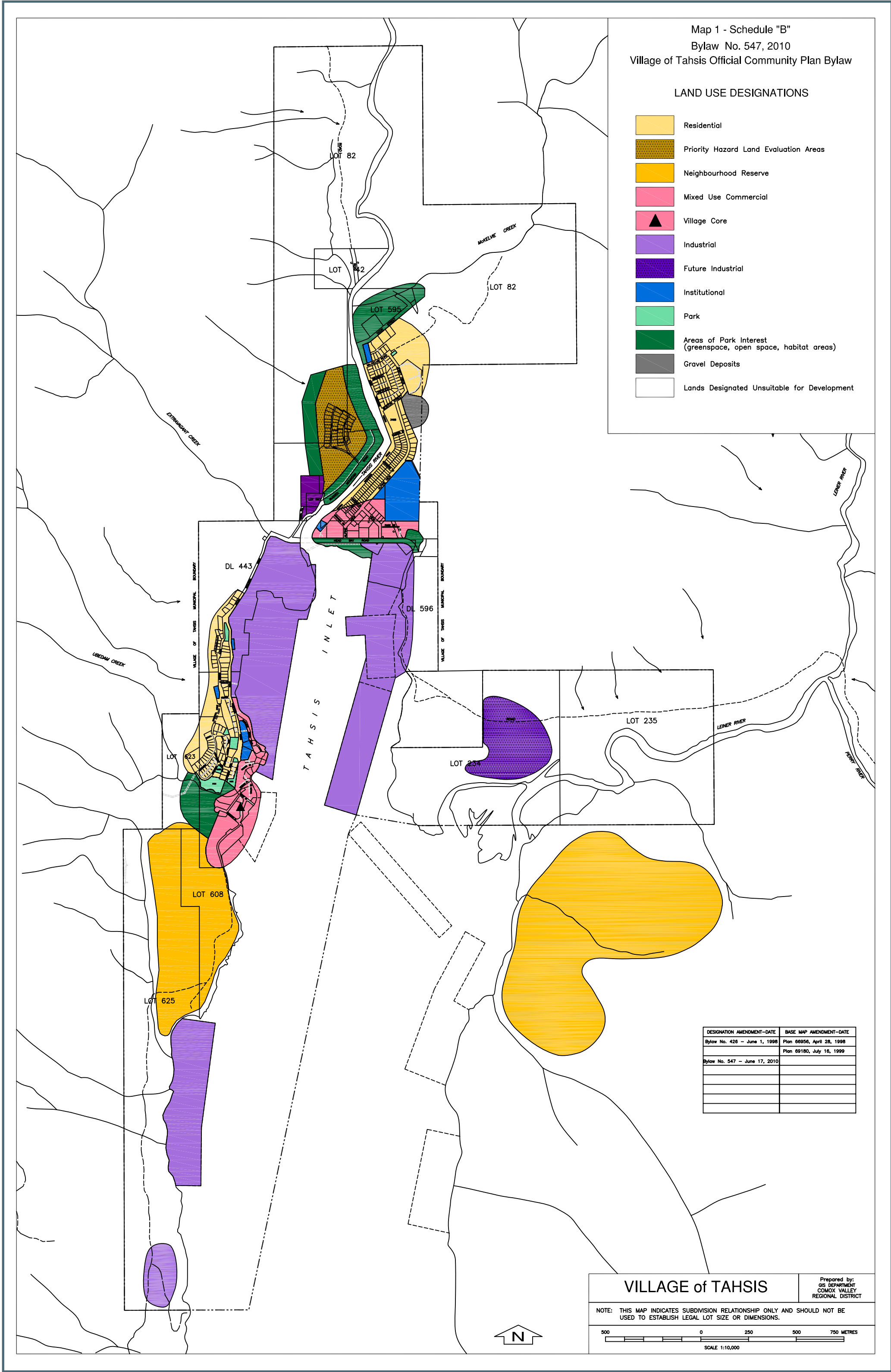
The community manages known hazards to limit adverse impacts on property and people.

Policies Address:

- Hazards
- Emergency Services and Preparedness



LAND USE MAP



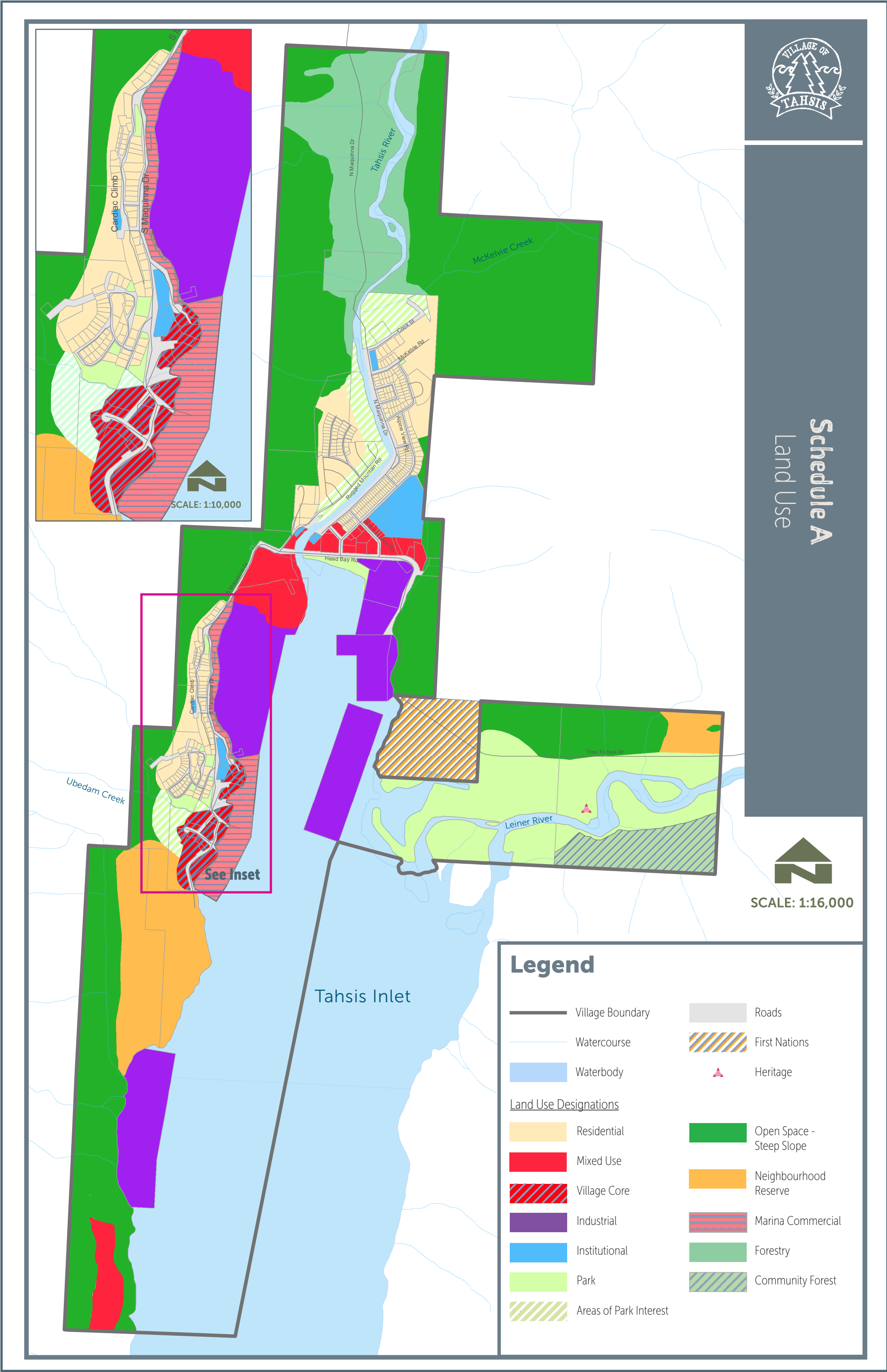
2010 Village of Tahsis Land Use Map

Land use designations are the long-term desired land uses for a property located within the Village boundaries. Existing land uses may already reflect the land use designation.



What's new:

- Marina Commercial
- Community Forest
- Forestry
- Open Space
- Mixed Use



2019 Village of Tahsis Land Use Map

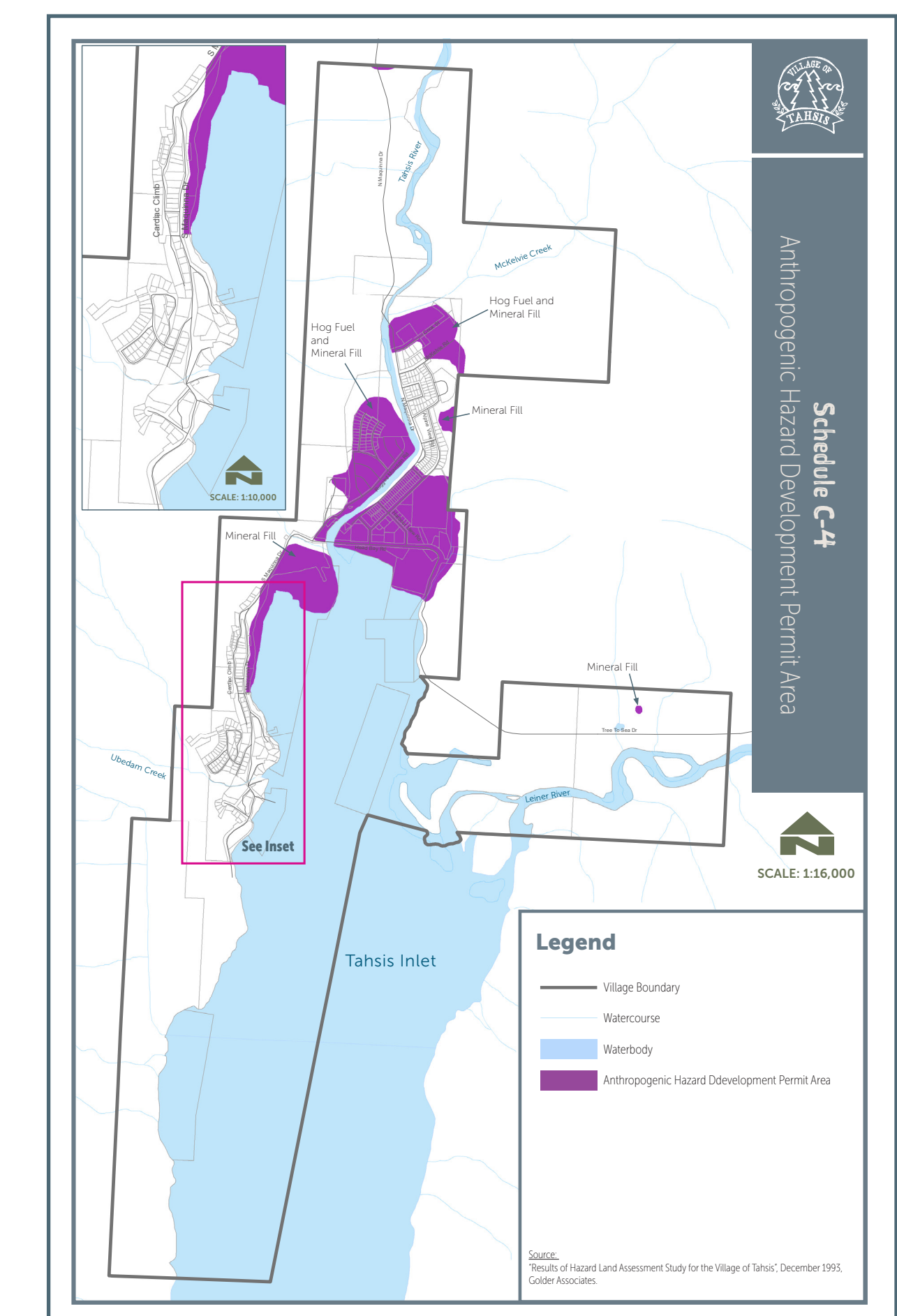
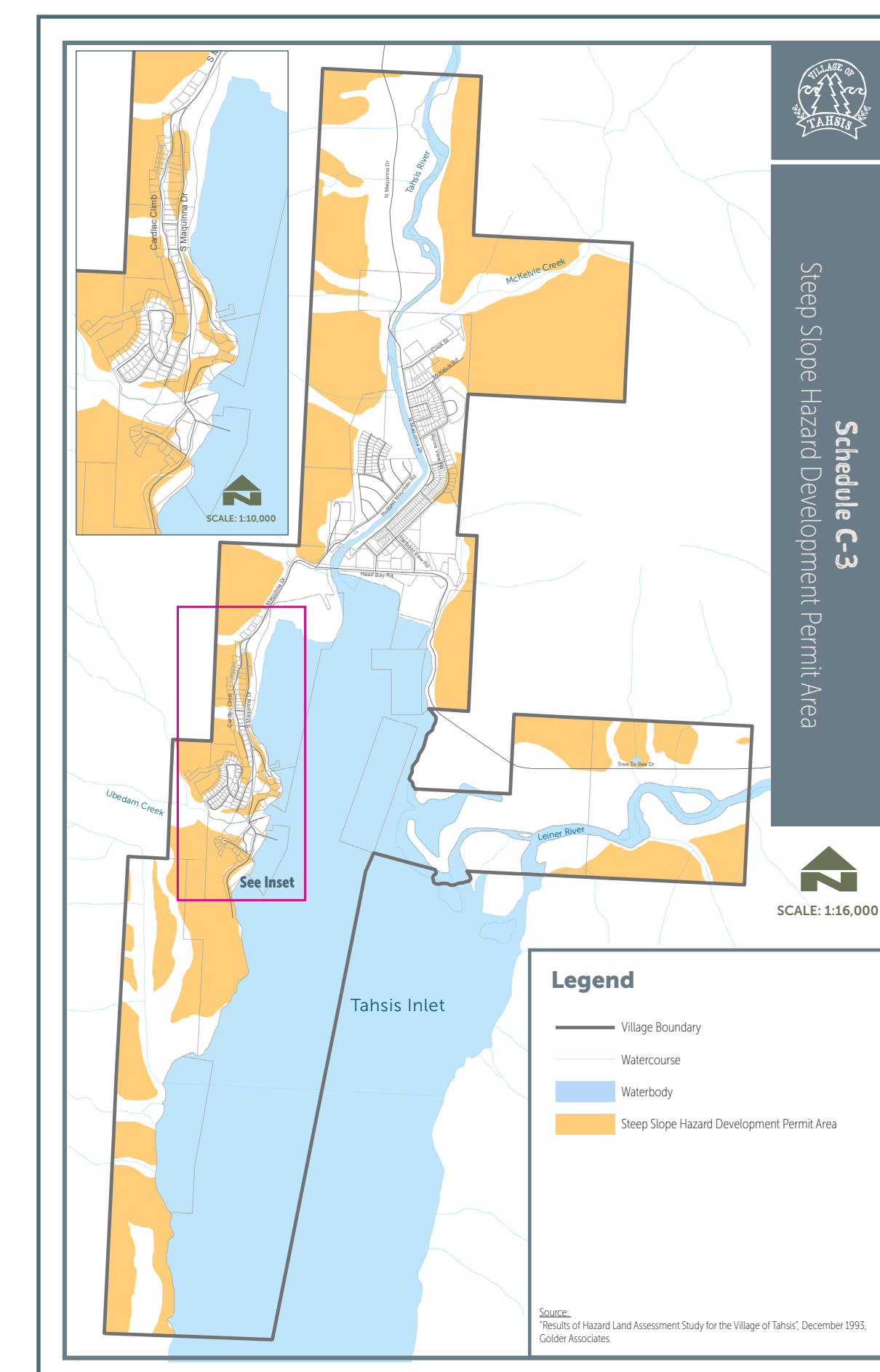
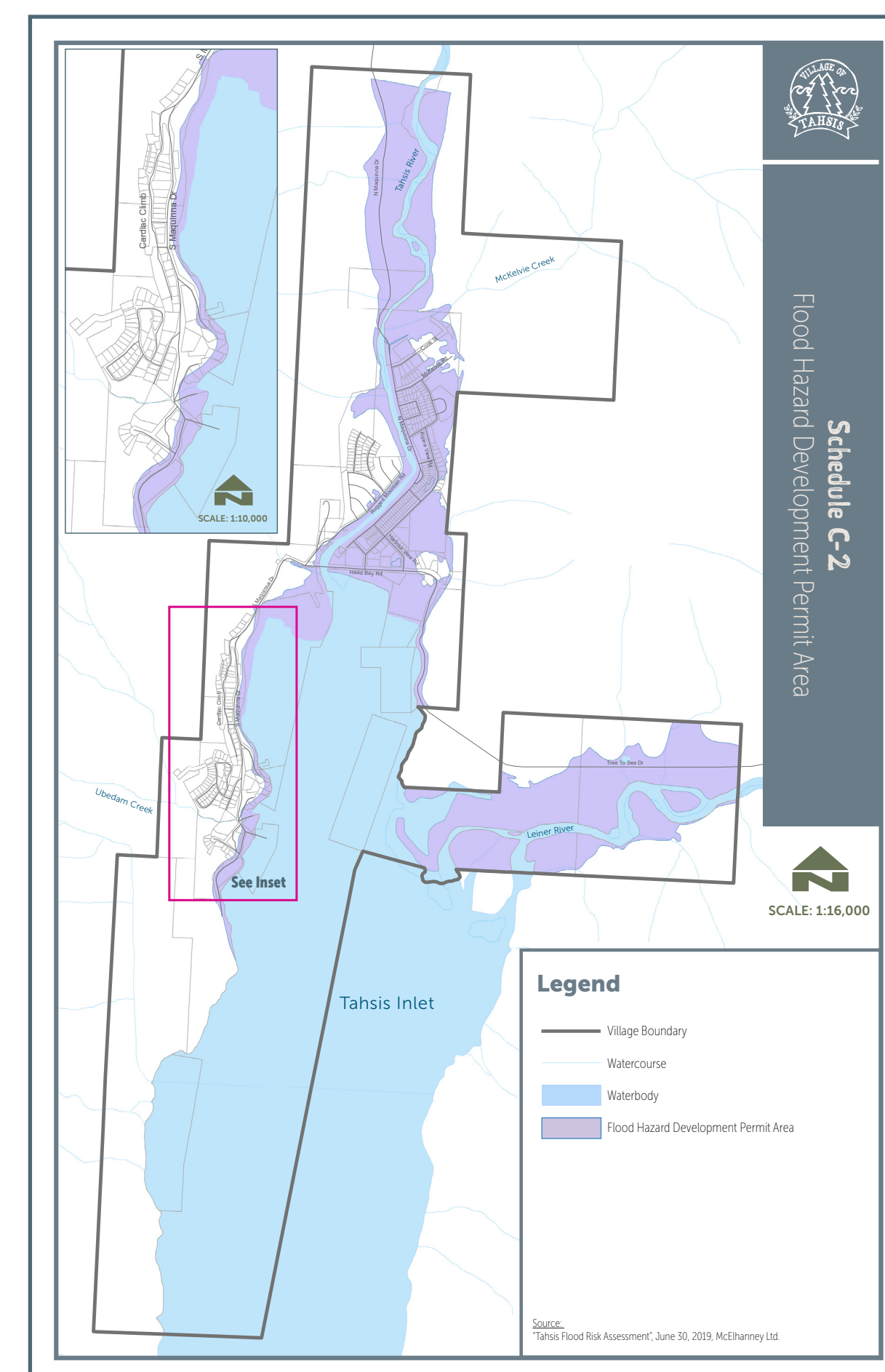
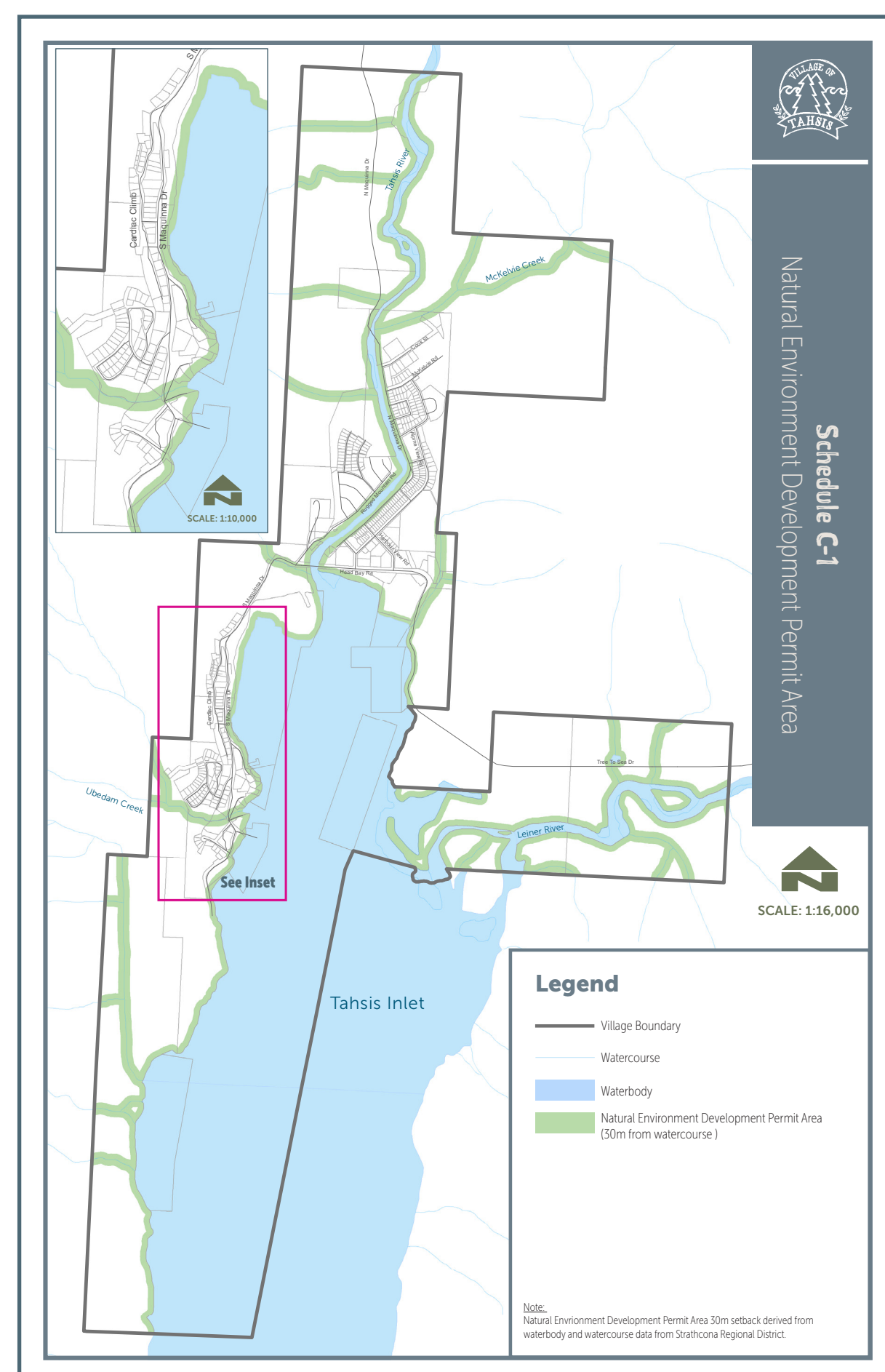


IMPLEMENTATION

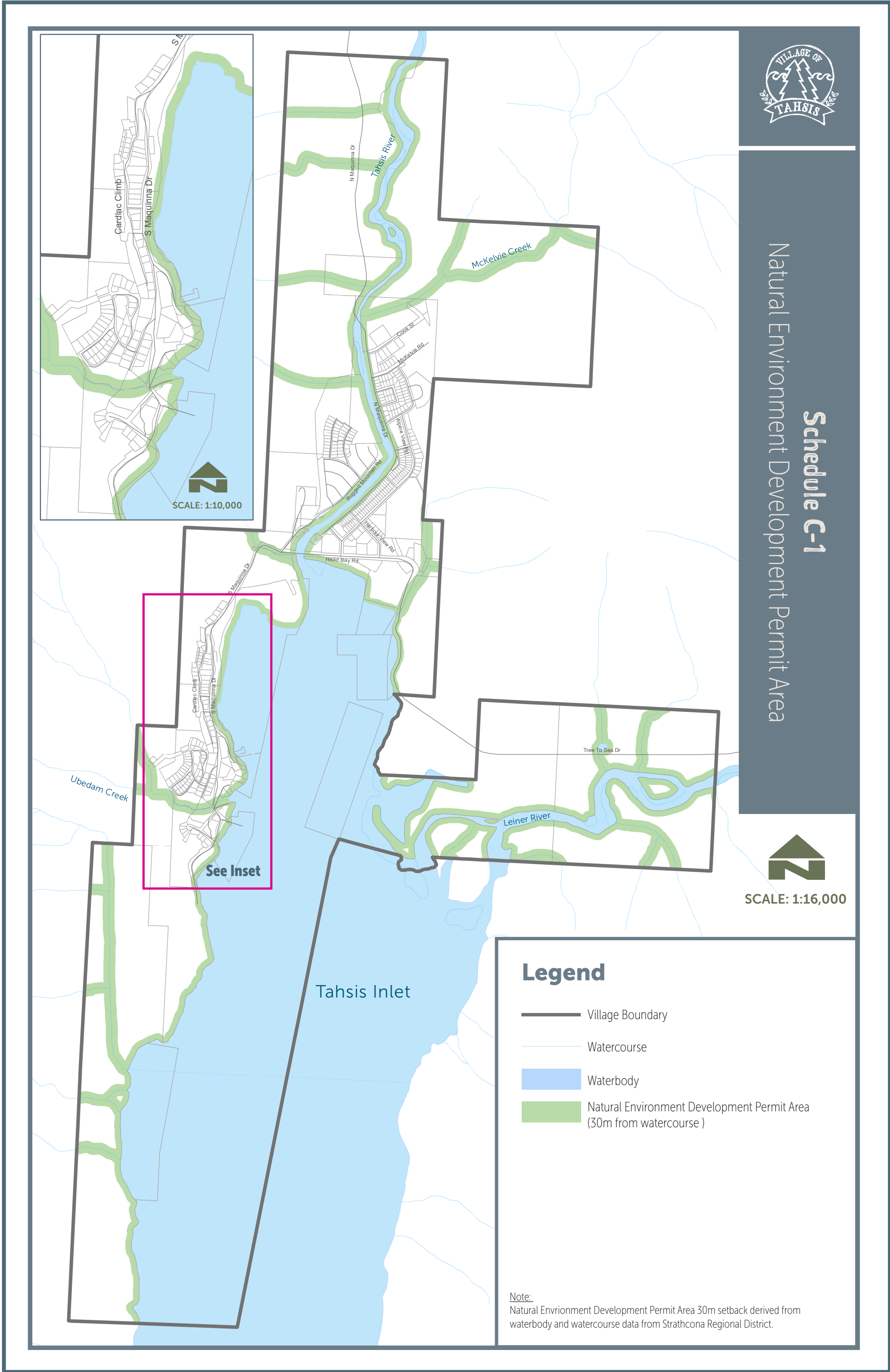


Several implementation tools are available to municipalities to facilitate OCP implementation. One of those tools are development permit areas. Development permit areas (DPA) allow municipalities to manage proposed development within or in close proximity to potential hazards, and to protect the natural environment, among other objectives. By requiring a development permit application for any development proposed within the DPA.

Several development permit areas are established within the Village boundaries. These are shown on the following maps.



DEVELOPMENT PERMIT AREAS



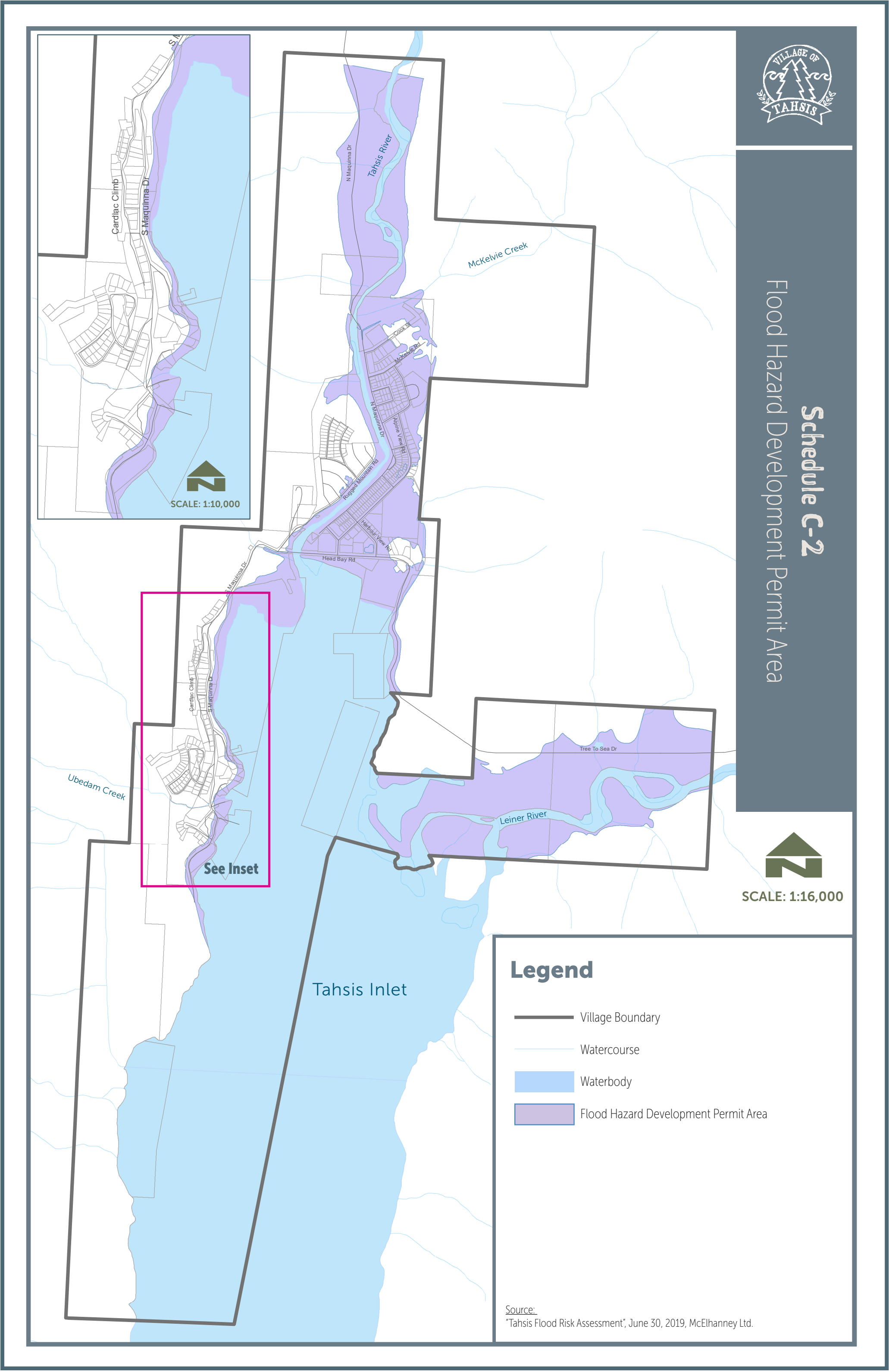
Natural Areas DPA

NATURAL AREA DPA

Subdivision or alteration (grading, tree clearing, installation of services) of land, and construction, addition or alteration of a building within 30m of a known watercourse will require a Development Permit.

FLOOD HAZARD DPA

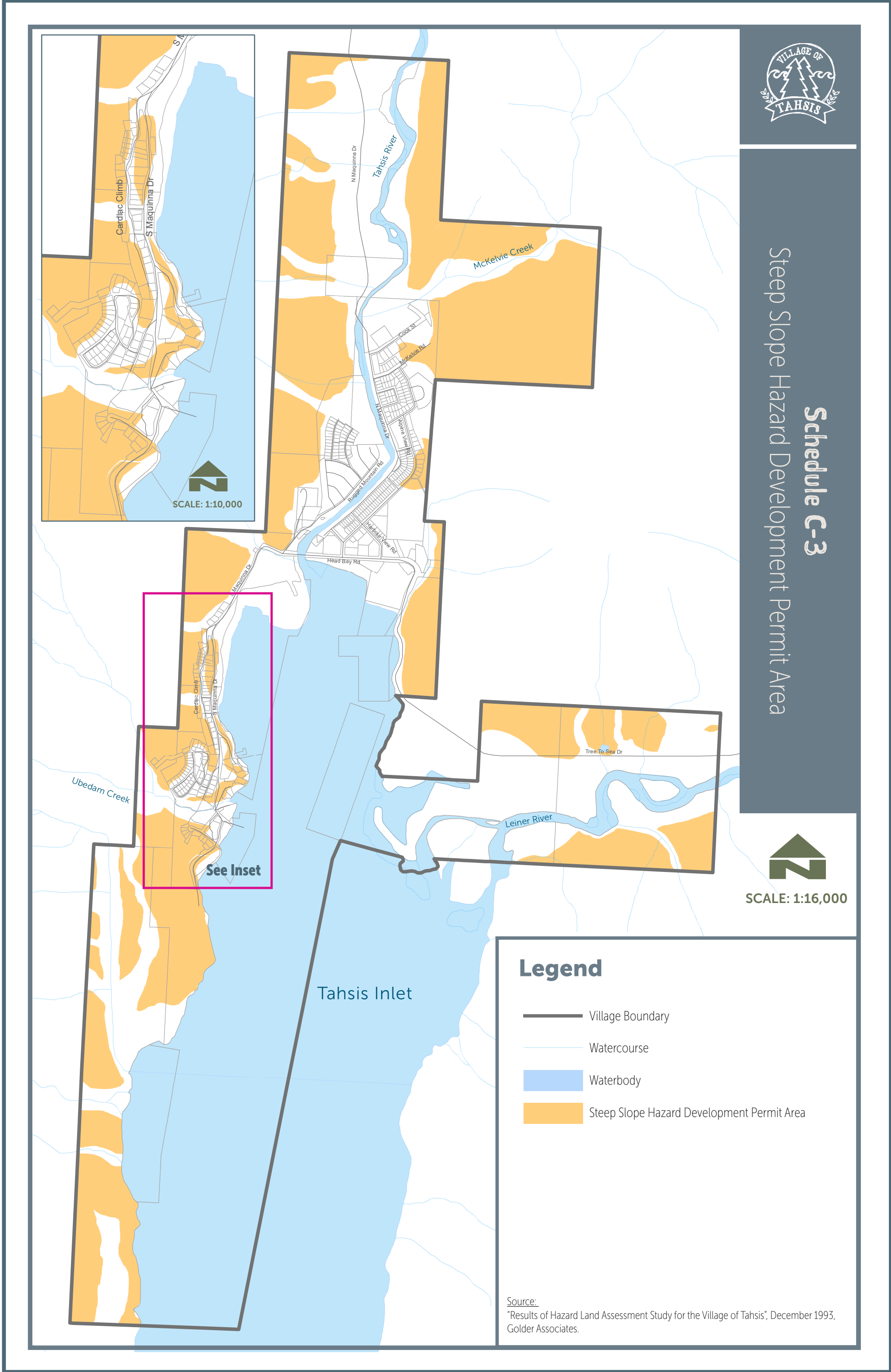
Subdivision or alteration (grading, tree clearing, installation of services) of land, and construction, addition or alteration of a building within the development permit area will require a Development Permit.



Flood Hazard DPA



DEVELOPMENT PERMIT AREAS



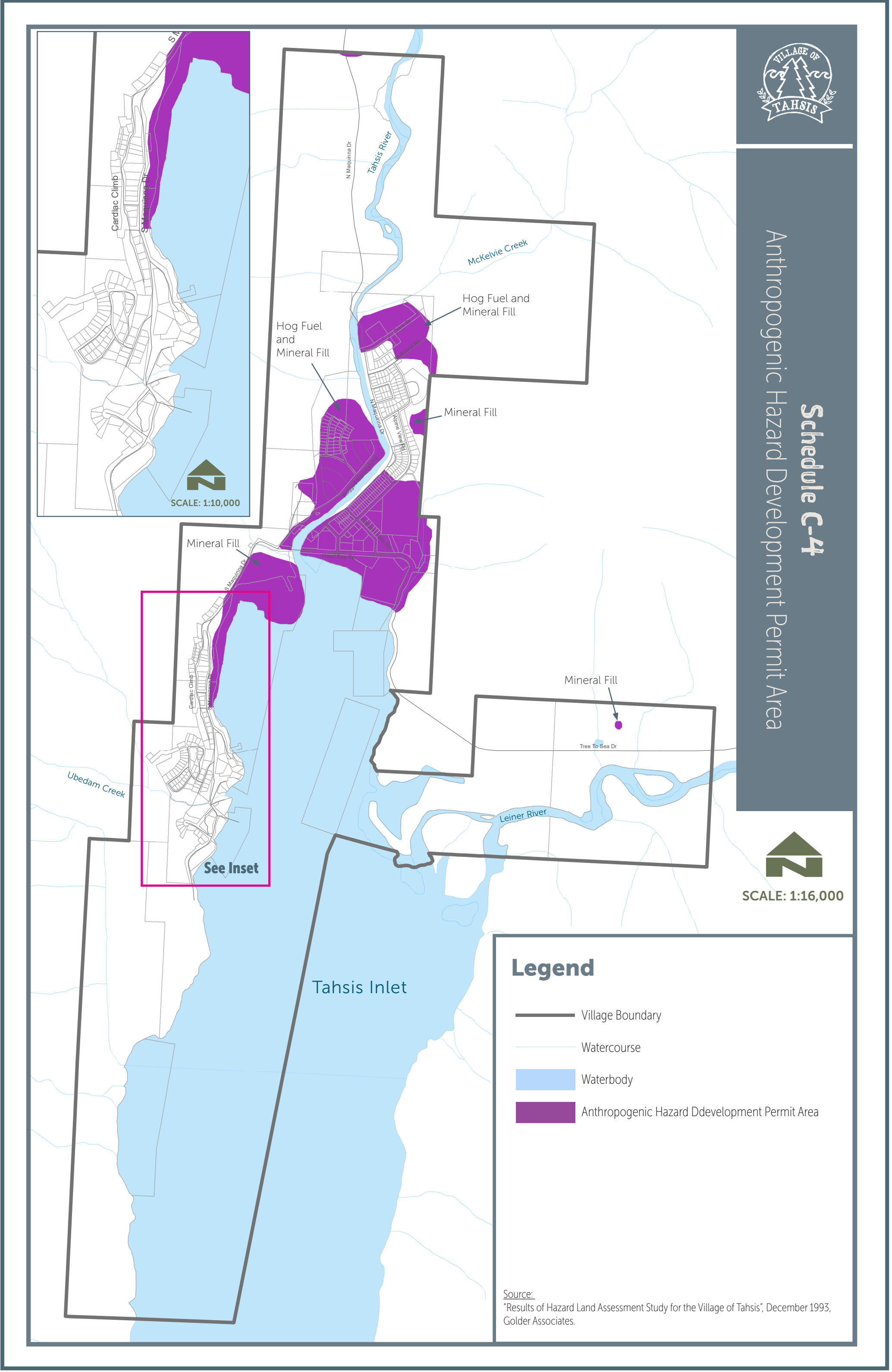
Steep Slope DPA

STEEP SLOPE DPA

Subdivision or alteration (grading, tree clearing, installation of services) of land, and construction, addition or alteration of a building within the development permit area will require a Development Permit.


ANTHROPOGENIC DPA

Subdivision or alteration (grading, tree clearing, installation of services) of land, and construction, addition or alteration of a building within the development permit area will require a Development Permit.



Anthropogenic DPA



The logo of the Village of Tahsis is a circular emblem. It features a stylized evergreen tree in the center. Above the tree, the words "VILLAGE OF" are written in a semi-circle. Below the tree, the word "TAHSIS" is written in a larger, bold, serif font. The entire emblem is surrounded by a decorative border.

Next Steps

Questionnaires and comment sheets are provided.
Please complete and return no later than...

Thursday October 31.

Following the October consultation period, comments received will be incorporated, to the extent feasible, into a final OCP draft for Council's consideration.

Upon receipt of a proposed OCP bylaw, Council will conduct a public hearing providing a further opportunity for residents to comment on the OCP.

The public hearing is expected to occur by end of year.

