



Village of Tahsis Official Community Plan Community Workshop - Presentation

DATE: October 17, 2019
TIME: 1pm-5pm



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WHAT IS AN OFFICIAL COMMUNITY PLAN?



Official Community Plan's (OCPs) serve several critical roles for a municipality such as Tahsis:

- 1 Provides long-term vision for a community
- 2 Helps prioritize projects and services and spending of finite public money
- 3 Provides methods for mitigating potential negative impacts with development



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WHAT IS AN OFFICIAL COMMUNITY PLAN?



An OCP does not commit or authorize a municipality to proceed with any project, program or initiative specified within it;

However...

After an OCP has been adopted, all bylaws enacted or works undertaken must be consistent with the OCP.

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WHAT IS AN OFFICIAL COMMUNITY PLAN?



Primary Purpose:

- Directional document
- Helps facilitate decisions and prioritize spending of finite financial resources.
- Provides policy guidance for initiatives developed with:

- ✓ Other municipalities,
- ✓ Strathcona Regional District,
- ✓ Mowachah/Muchalaht First Nation
- ✓ Province,
- ✓ Private industry, and
- ✓ Community groups

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HOW DRAFT OCP WAS DEVELOPED



OCP Advisory Committee:

Provided input on the project's deliverables during the OCP update as representatives of the community.

WHO:

- Mayor Martin Davis,
- Councillors Bill Elder and Sarah Fowler, and
- Residents Tony Ellis, Aubrey Stewart and Robbi Carey.

Stakeholders:

- School District
- Strathcona Regional District
- Vancouver Island Health Authority
- Mowachaht/Muchalaht First Nation

HOW DRAFT OCP WAS DEVELOPED



Community Survey

Comments and responses provided values, themes and overarching directions

Who: All Tahsis residents
How: Mail
When: May-June 2019

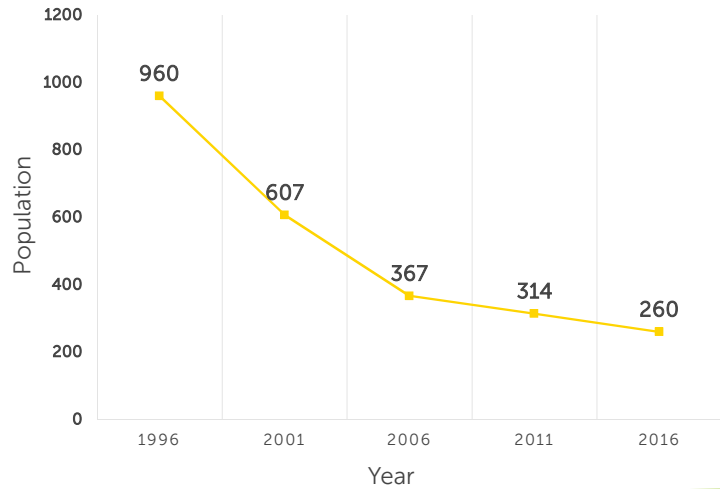


WHAT WE KNOW ABOUT TAHSIS



Population

73% decrease in population from 1996 to 2016



Source: Statistics Canada, Census 2001-2016

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WHAT WE KNOW ABOUT TAHSIS



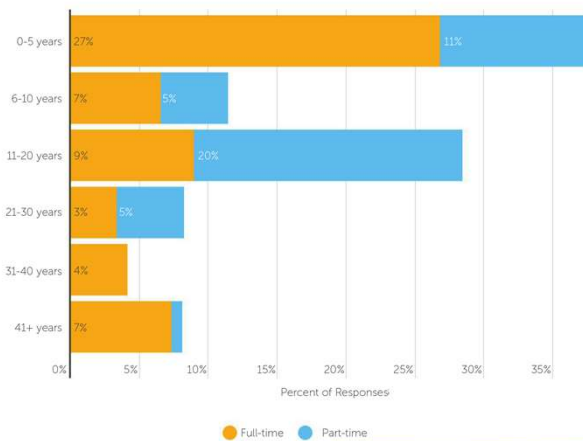
Declining full-time population, but....

- ✓ Growing part-time population
 - Number of dwellings around 400 units since 2001, and
- ✓ Growing number of new residents

Dwellings

	2001	2006	2011	2016
Total Dwellings	405	406	397	400
Total Occupied Dwellings	270	195	170	150
Full-time Occupancy Rate	67%	48%	42%	37.5%

Length of Residence



Source: Statistics Canada, Census 2001-2016

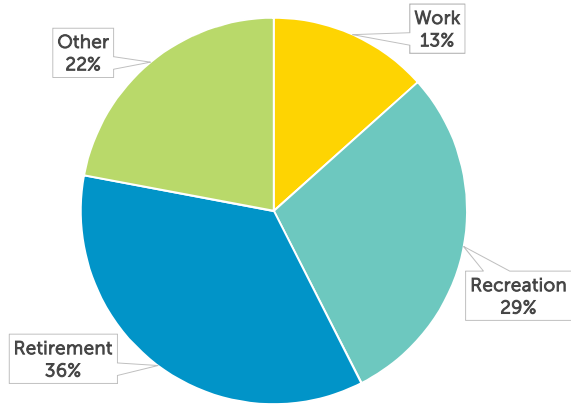
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WHAT WE KNOW ABOUT TAHSIS



Primary Reason for Residence

65% live in Tahsis for retirement or recreation reasons



Source: Community Survey, June 2019

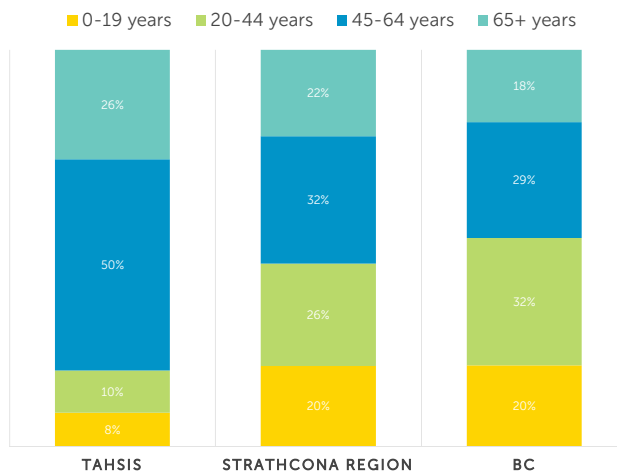
WHAT WE KNOW ABOUT TAHSIS



Aging Population

76% over the age of 45

8% under the age of 20



Source: Statistics Canada, Census 2016

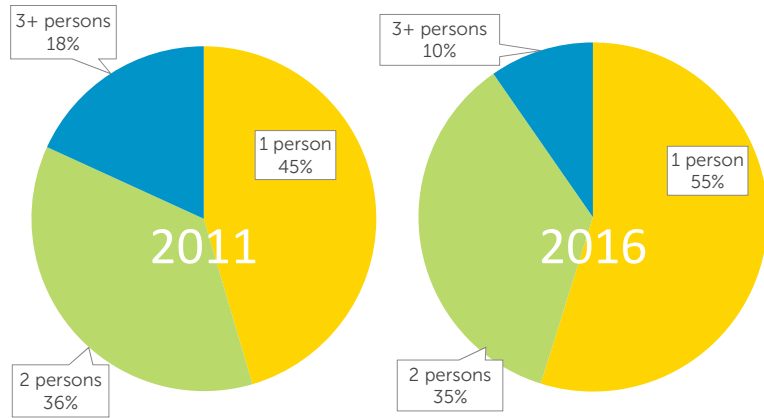
WHAT WE KNOW ABOUT TAHSIS



Household Sizes are Declining

Increase in one person households:

45% in 2011
55% in 2016



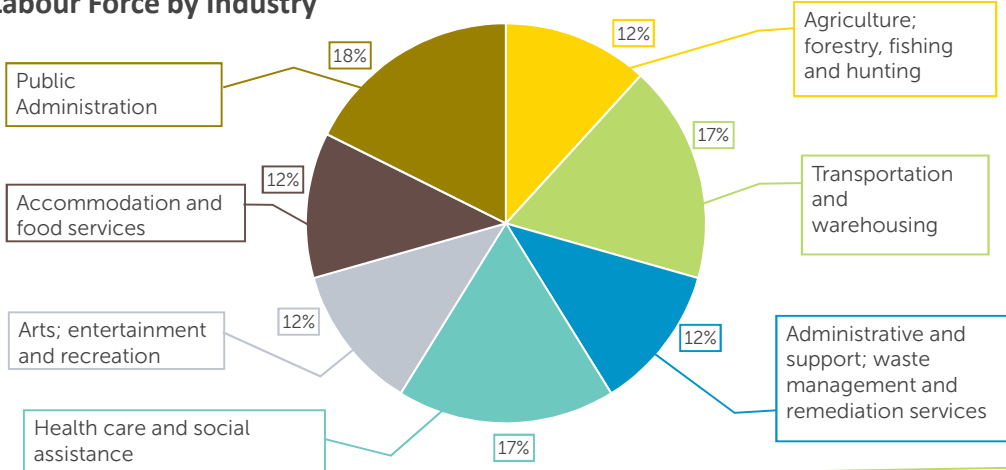
Source: Statistics Canada, Census 2011, 2016

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WHAT WE KNOW ABOUT TAHSIS



Labour Force by Industry



Source: Statistics Canada, Census 2016

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COMMUNITY SURVEY – WHAT WE LEARNED



Summary of outcomes provided on display panels!



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PLAN THEMES



Themes formed basis for:

- ✓ Vision Statement
- ✓ Desired Outcomes and
- ✓ Policy Directions

Themes linked together:

- ✓ Recognizing interdependencies helps make a community more resilient
- ✓ Reduces dependence on external resources
- ✓ Enables response to ongoing changes resulting from a range of externalities, including natural disasters and climate change related impacts.

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PLAN THEMES



Natural Environment - environmental assets are intrinsically valuable and should be sustainably managed for the benefit of current and future generations.

Economic Vibrancy - promote what Tahsis naturally has to offer and support residents in their entrepreneurial and creative endeavors.

Infrastructure and Service - prioritize public dollars and spend where its needed most.

Community well-being - having access to healthy, fresh food and sufficient, reliable health care services is essential to quality of life.

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

Sense of Community - the appearance of Tahsis is important and has a bearing on tourism.

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OCP CONTENT



- 1.0 Introduction and Context
- 2.0 Community Vision
 - Plan Themes and Vision Statement
- 3.0 Policy Directions
 - Environment and Natural Areas
 - Housing
 - Economy and Employment
 - Infrastructure and Transportation
 - Climate Action and Energy
 - Parks and Recreation
 - Learning, Culture, and Community Well-Being
 - Hazard and Emergency Management

Sub-Headings for Each Policy Direction

- Overview Statement
 - Provides context of policy direction
- Relationship to other Policy Directions
 - Identifies the interrelationship of each policy direction area
- Desired Outcomes
 - Goals
- Policies
 - Specific directions or actions to be taken to achieve desired outcomes

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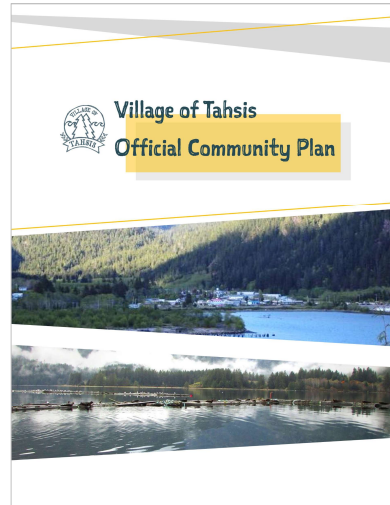
OCP CONTENT



- 4.0 Land Use
 - Land uses outline long-term desired uses on all lands within Tahsis
 - Long-term may also reflect current land uses
 - Description of land uses provided

- 5.0 Implementation
 - Tools and methods for implementing the OCP

- Schedules
 - Maps

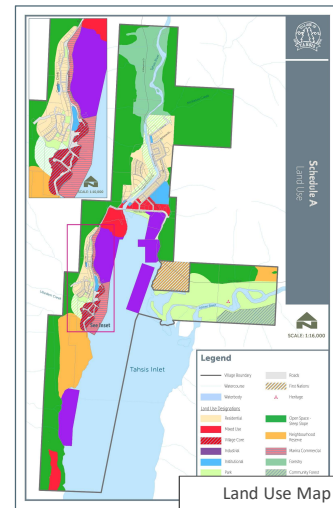
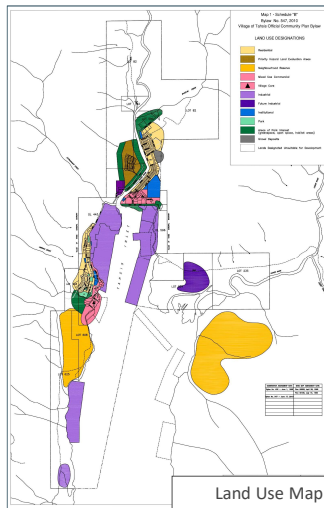


LAND USE MAP



What's New:

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



DEVELOPMENT PERMIT AREAS



What are they?

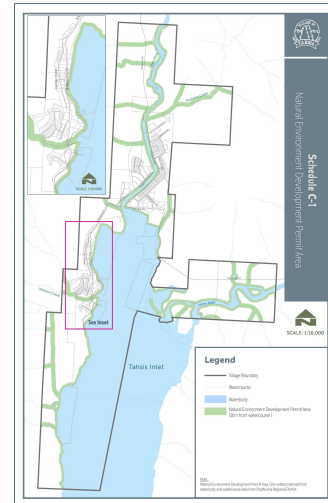
Special condition areas established for managing:

- Protection natural environment (i.e., watercourses)
- Potential hazards (i.e., steep slopes, flood prone areas)
- Design of buildings (i.e., commercial, industrial)

What's required?

Development permit required for proposed development located within a development permit area

- Address special conditions



DEVELOPMENT PERMIT AREAS

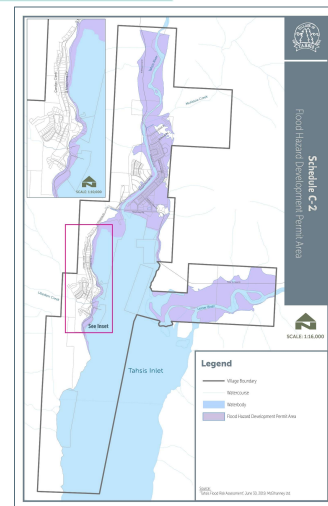


Development permit areas established within Tahsis:

- Natural areas
- Steep Slopes
- Anthropogenic fill areas
- Design of commercial and industrial development

What's new:

- Flood Hazard Development Permit Area




QUESTIONNAIRE



Questions to consider:

- Do the desired outcomes and polices reflect the values of the community?
- Is there anything that has been missed?
- What alternatives or changes would you suggest?

 Tahsis Draft Official Community Plan
Questionnaire

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."

1. Do you agree with the Vision Statement? Yes ___ No ___
If no, please suggest an alternative statement or suggest what you would modify.

Policy Directions
There are eight policy direction areas identified in Chapter 3.1, Environment and Natural Areas; 3. Housing; 3. Economy and Employment; 4. Infrastructure and Transportation; 5. Climate Action and Energy; 6. Parks and Recreation; 7. Learning, Culture, and Community Well-Being; and 8. Hazard and Emergency Management. Each policy direction has desired outcomes and associated policies.

2. Do you generally agree with the desired outcomes? Yes ___ No ___
If no, please identify which desired outcome you would recommend changing and why? What would be an alternative desired outcome?

3. Do you generally agree with the policies within each policy direction area? Yes ___ No ___
If no, please identify which policies you would recommend changing and why? What alternative policies would you recommend?

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NEXT STEPS




Questionnaire comment period ends: **October 31**

Return to: reception@villageoftahsis.com or

Drop off at: Municipal Hall

If completed today: Leave in envelope

 Tahsis Draft Official Community Plan
Questionnaire

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NEXT STEPS



Following Comment period...

- ✓ Comments reviewed
- ✓ Incorporated, to extent feasible, into final OCP draft
- ✓ OCP Bylaw prepared for Council consideration
- ✓ Public Hearing

Timing: Before end of 2019.

