



Minutes

Village of Tahsis

Meeting **Committee of the Whole**
Date **Friday November 4th, 2019**
Time **2:00 p.m.**
Place **Municipal Hall - Council Chambers**

Present Mayor Martin Davis
 Councillor Bill Elder
 Councillor Sarah Fowler
 Councillor Lynda Llewellyn

Staff Mark Tatchell, Chief Administrative Officer
 John Manson, P.Eng, Approving Officer (by phone)

Consultant Erica Tiffany, RPP, McElhanney Ltd. (by phone)
Public 1 member of the public

Call to Order

Mayor Davis called the meeting to order at 2:03 p.m.
 Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory.

Approval of the Agenda

Llewellyn : COW 85/19
THAT the Agenda for the November 4, 2019 Committee of the Whole meeting be adopted as presented.

CARRIED

Business **1 Draft Village of Tahsis Official Community Plan**
Arising

Llewellyn : COW 86/19
THAT this draft Official Community Plan (OCP) be received.

CARRIED

Mayor and Council provided their comments and suggested changes to the policies and maps which were noted by staff and the consultant. Staff also advised Council of the feedback from residents on the draft OCP based on the questionnaires received. The consultant to produce new maps and make revisions to the text where necessary.

Adjournment

Llewellyn: COW 87/19

THAT the meeting be adjourned at 3:40 p.m.

CARRIED

Certified correct this

15th Day of November, 2019

A handwritten signature in black ink, consisting of a large, sweeping initial 'L' followed by a wavy line.

Corporate Officer



Village of Tahsis Official Community Plan



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1.0 Introduction and Context

1.1 Role of Municipalities

Municipalities such as the Village of Tahsis, have specifically defined responsibilities that have been delegated by the province of British Columbia (B.C.) and which are established under the *Community Charter*. These responsibilities include:

- Municipal services – including water supply and management, solid waste pickup and transfer, maintenance of municipal roads and fire protection,
- Public Places – including recreation centres, and parks,
- Protection of natural environment – including watercourses and areas subject to environmental risks such as flooding and steep slopes,
- Community well-being and safety, and
- Land use regulation.

Given the specifically defined authority and powers granted to municipalities, they must work collaboratively with other levels of government, including federal and provincial governments, regional districts, school districts and First Nations to achieve desired outcomes that are beyond their direct responsibility, but yet impact the health, welfare and safety of its residents.

1.2 Purpose of OCP

Municipal land use regulation is implemented through two primary mechanisms, Official Community Plans (OCPs) and Zoning Bylaws. An OCP is a long-term vision for a community with respect to uses of land, community facilities, and infrastructure. OCPs do not directly regulate the use of private property, which is the purpose of the Zoning Bylaw, but they do provide a decision-making framework for a local government to achieve certain objectives including:

- Prioritizing projects and services and the spending of finite public money
- Locating compatible and supportive uses in proximity to each other
- Avoiding, minimizing and/or mitigating any potential negative impacts associated with development,
- Guiding uses where they can be supported by infrastructure and minimizing impact on the natural environment, including watercourses, steep slopes and flood prone areas.

1.3 Relationship to other bylaws

Per the *Local Government Act* (LGA), the provincial act which provides authority for municipalities to plan and manage land use, once an OCP is adopted all municipal activities

must support the OCP. In essence, all bylaws or works undertaken by a local government must be consistent with the OCP. OCPs do not commit or authorize a local government to proceed with any project specified in the plan, but they do direct all other municipal plans (including strategic and financial plans), bylaws, and ultimately capital projects within a municipality. As a result, OCPs help municipalities prioritize all aspects of their operations and responsibilities.

1.4 Scope of an OCP

The LGA, specifies what the OCP must and may include with respect to policies and maps that pertain to land use, housing, public facilities, infrastructure and the environment (Figure. 1) Tahsis' OCP includes these LGA requirements, but also includes additional topics important to the community, including community well-being, food security, and emergency management.

Fig. 1-1: OCP Chapters and *Local Government Act* Requirements.

	Introduction and Context	Environment and Natural Areas	Housing	Economy and Employment	Infrastructure and Transportation	Climate Action and Energy	Parks and Recreation	Learning, Culture, Community Well-Being	Hazard and Emergency Management	Land Use
Local Government Act OCP Requirements										
REQUIRED										
Residential development			✓							✓
Affordable housing, rental housing, special needs housing			✓							
Commercial, industrial, institutional, agricultural, recreational and public utility land uses				✓	✓		✓	✓		✓
Public facilities including schools, parks and waste treatment and disposal sites					✓		✓	✓		✓
Use of land with hazardous conditions or environmentally sensitive to development		✓							✓	✓
Major road, sewer, and water infrastructure systems					✓					✓
Greenhouse gas emissions (GHG)						✓				
Housing needs assessment	✓		✓							
OPTIONAL										
Social well-being, social needs, and social development								✓		
Natural environment		✓					✓			✓

1.5 Relationship with levels of government and agencies

Given the need for municipalities to collaboratively work with other government entities, it is important these groups and their relationship to Tahsis are recognized.

1.5.1 Mowachaht/Muchalaht First Nation

The Village of Tahsis is located on the traditional territory of the Mowachaht/Muchalaht First Nation. The Nation's traditional territory extends inland to Gold River and south to Nootka Sound. Tahsis' name stems from the Mowachaht word, *Tashees*, meaning "gateway or passage".

The Nation's centre is Yuquot, (Friendly Cove), located at the mouth of Tahsis Inlet on Nootka Sound, on the south end of Nootka Island where the Yuquot Historic Village, designated a National Historic Site, has been opened for visitors to experience Mowachaht/Muchalaht history and culture.

The Nation is working to pass on their history, culture, stories and experiences to others and are making major investments to upgrade and develop Yuquot historic infrastructure, including dock and moorage facilities, camping and cabin accommodations, a gift shop and maintaining access to the Nootka Trail. Given common interests, partnerships between the Nation and the Village in the areas of economic development, environmental management, and culture have the potential to provide synergistic benefits.

1.5.2 School District

The LGA requires municipalities and local school districts to meet at least once each calendar year to discuss anticipated needs for school facilities and support services in the school district and during the preparation of an OCP when an OCP is amended. This communication ensures the anticipated needs of a municipality and school district are coordinated.

Vancouver Island West School District 84 is responsible for providing elementary, middle and high school education for the west coast of Vancouver Island. The School District operates the Captain Meares Elementary Secondary School in Tahsis which provides kindergarten through grade 12 education.

1.5.3 Strathcona Regional District

The Strathcona Regional District provides regional solid waste management services and composing and recycling for its region and municipalities within its boundaries.

1.5.4 Province and Federal Government

The province, as noted, grants authorities to local governments and provides grants to help municipalities achieve some of its mandated functions. The province is also responsible for the stewardship of provincial Crown Land, forests and natural resources, highways and maintains several provincial parks within the vicinity of Tahsis including Weymer Creek Park.

The federal government is responsible for marine and coastal water waters, including the Tahsis Inlet. Aquaculture licensing, including shellfish and marine fish licensing, is a responsibility of the Department of Fisheries and Oceans (DFO).

1.5.5 Health Authority

The province has delegated the provision of public health care to health authorities. Vancouver Island Health is the health authority responsible for health care services throughout Vancouver Island and operates the Tahsis Health Centre.

1.6 Tahsis Context

Prior to developing OCP policies, it is essential to understand the historical contexts, of growth and change from demographic (i.e. population) and housing perspectives.

1.6.1 Population and Dwelling Occupancy

Though Tahsis' permanent population has been declining over the past 25 years, there is a growing part-time population. This is evidenced by the steady rate of maintained dwelling units over the past 15 years. Despite a decrease in full-time population the total number of dwellings in Tahsis has remained at or around 400.

Table 1-1: Population, Dwellings and Full-time Occupancy Rates, 2001-2016.

	2001	2006	2011	2016
Total Full-time Population	607	367	314	260
Total Maintained Dwellings	405	406	397	400
Total Occupied Dwellings	270	195	170	150
Full-time Occupancy Rate	67%	48%	42%	37.5%

Source: Statistics Canada, Census 2001-2016

OCP Implications

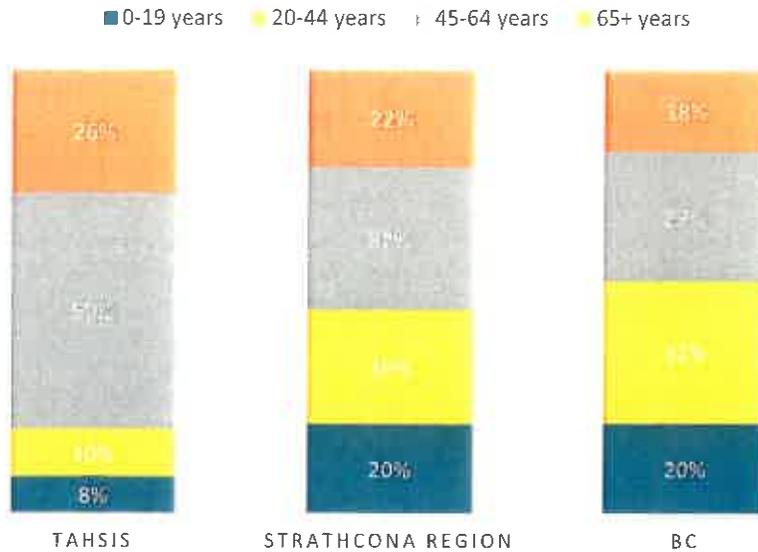
Low full-time occupancy rates and a steady number of maintained dwellings indicates there is a significant part-time resident population. Assuming the persons per household rate of 1.6 (Table 1-2) and 100% occupancy of dwellings in the summer, the estimated population of both full-time and part-time residents would be 640, a significant increase from the 250 estimated full-time residents in the 2016 Census. The needs of part-time residents can be quite different than full-time residents. A part-time population also creates demand for a seasonal workforce needing short-term rental accommodation.

1.6.2 Age of Residents

The average age of communities across Canada and BC is increasing and Tahsis is no exception. Approximately 26% of Tahsis' population is over the age of 65 and just 8% are under the age of 20. The largest proportion of residents, 50%, are between 45-64 years (Figure 1-2).

This age distribution is quite distinct when compared to Strathcona Regional District and BC which have a more even distribution of residents between age groups.

Figure 1-2: Percent Population by Age Group, 2016



Source: Statistics Canada, Census 2016.

OCP Implications

Aging residents require quality, specialized health care, recreation and social activities to maintain well-being.

1.6.3 Household Size

Average household sizes (number of persons per household) have been decreasing (Table 1-2). This trend is typical for aging populations that contain households without children or spouses. Tahsis' household size has been averaging less than two persons over the past ten years.

Table 1-2: Average Number of Persons per Household – 2006, 2016

Location	2006	2011	2016
Tahsis	1.8	1.8	1.6
Strathcona Regional District	2.3	2.3	2.2
British Columbia	2.5	2.5	2.4

Source: Statistics Canada, Census 2011-2016.

Further, the number of one-person households in Tahsis increased from 75 in 2011 to 85 in 2016, which represents 55% of all households.

OCP Implications

The increase in one-person households affirms the need to provide social and community services that prevents social isolation. The design of public facilities and provision of public services will need to consider this demographic shift, including other daily services and amenities to help residents “age in place” and to support ongoing, independent living.

1.6.4 Housing Tenure

Tenure refers to whether persons living within the dwelling own or rent it. In Tahsis, 94% of dwellings are owner occupied (Table 1-3).

Table 1-3: Housing Tenure, 2016

Location	% Owner Occupied	% Renter Occupied
Tahsis	94%	6%
Strathcona Regional District	74%	26%

Source: Statistics Canada, Census, 2016.

Another housing indicator available from the Census is “housing suitability”. In Tahsis, 100% of housing is considered suitable for persons occupying the housing, meaning the dwelling has enough bedrooms for the size and composition of the household.

1.6.5 Housing Types

The majority (74%) of Tahsis’ dwellings are single-detached dwellings with 16% classified as movable dwellings.

Table 1-4: Tahsis Occupied Dwellings by Structural Type - 2016

Structural (Dwelling) type	2016	%
Single-detached house	115	74%
Apartment in a building that has five or more storeys	0	0%
Apartment in a building that has fewer than five storeys	5	3%
Row house	5	3%
Semi-detached house	0	0%
Apartment or flat in a duplex	0	0%
Other single-attached house	5	3%
Movable Dwelling	25	16%
Total	155	100%

1.6.6 Age of Housing Stock

The majority (90%) of Tahsis' housing was built prior to 1981. In comparison, Strathcona Regional District (SRD) housing stock age is more evenly distributed through the decades.

Table 1-5: Period of Construction - Percent (% of Housing Stock)

Time Period	Tahsis	SRD
Pre 1945	6%	0%
1921-1945	6%	2%
1946-1960	31%	8%
1961-1970	17%	13%
1971-1980	36%	22%
1981-1990	10%	18%
1990-2016	0%	19%
Total	100%	100%

Source: Statistics Canada, Census, 2016.

1.6.6 Housing Value

Housing value refers to the amount an owner expects to obtain if the dwelling is sold. The average value of dwellings noted in Table 1-6 were obtained through the Census and have been inflated to 2019 dollars.

Table 2-6: Housing Value – Average Value of Dwellings, 2006 and 2016

	Tahsis 2006	Tahsis 2016	SRD 2016
Average Value of Dwellings	\$109,855	\$94,490	\$331,364
Average Value in 2019 \$	\$116,768	\$101,500	\$352,208

Source: Statistics Canada, Census 2006-2016 and Bank of Canada Consumer Price Inflation Index data.

1.6.7 Housing Needs Assessment

Future housing needs are difficult to determine in the absence of population data that identifies both full-time and part-time residents, and household income data suppressed by Statistics Canada due to the population size of Tahsis.

A declining permanent population does not entirely reflect future housing needs. With a growing but undocumented part-time population, that includes retirees, and seasonal workers, housing needs for Tahsis cover a broader spectrum.

An estimate of housing affordability for both ownership and rental tenure is provided in Table 1-7. To determine homeownership, conventional mortgage qualifications (3.0% interest, 25-year amortization, minimum 5% down payment) were used to estimate maximum affordable home purchase. For rental tenure, 30% of monthly gross income was used to estimate the maximum affordable monthly rent.

Table 1-7: Housing Affordability

	Average Annual Household Income	Maximum Affordable Monthly Rent	Maximum Affordable Home Purchase
All Households	\$39,592	\$900	\$122,500

Note: Average household income data is from Census 2016 and inflated to 2019 dollars.

1.7 Engagement

A community survey distributed to all Tahsis households was completed as part of the development of this OCP. Extensive feedback was received and to the extent possible is reflected in the OCPs Community Vision, and Policy Directions. Further engagement will be completed with the community on the draft OCP prior to Council’s consideration of the final draft and proposed bylaw required for adoption.

2.0 Community Vision

2.1 Plan Themes

Several themes emerged from the community survey. These themes have formed the basis for the Vision, outlined below, and desired outcomes and policy directions outlined in Chapter 3. The themes include:

- **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.
- **Sense of Community** – the appearance of Tahsis is important and has a bearing on tourism.
- **Culture** – strengthening the relationship with Mowachaht/Muchalaht First Nation has multiple benefits for both the Nation and the Village.
- **Community well-being** – having access to healthy, fresh food and sufficient, reliable health care services is essential to quality of life.

In many ways these themes are intricately linked together. Recognizing the interdependence between environmental, social, and economic systems ultimately makes a community more resilient for both current and future generations. Becoming more self-supportive and reducing dependence on external resources, to the extent feasible, makes communities more resilient and better able to respond to ongoing changes resulting from a range of externalities, including natural disasters and climate change related impacts.

Chapter 3 – Policy Directions, provides desired outcomes (goals) and policies for the plan themes, in addition to other topic areas. Though these goals and policies are noted independently, in many ways, their implementation impacts and supports other policy directions. How each policy direction relates to others is identified as “Relationship to other Policy Directions” throughout Chapter 3. Together, as a whole, the policies can facilitate the overall vision of the plan.

2.2 Vision Statement

Tahsis is a healthy, thriving community that showcases its spectacular natural environment, recreation opportunities, and indigenous culture 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.

3.0 Policy Directions

3.1 Environment and Natural Areas

Overview

Tahsis is located within a biologically rich and diverse area with an extensive marine shoreline, the Tahsis Inlet, and two extensive watersheds, Tahsis River, Leiner River and McKelvie Creek. Cave systems, located both within the municipality and its environs, are the most extensive known in Canada and are biologically unique, and contain ancient natural records of climate change. Tahsis' remarkable setting is a fundamental part of its identity and thriving natural systems are intrinsically valuable to residents and visitors alike. Tahsis residents place an extremely high value on protecting environmental assets. McKelvie watershed, the ridge east of the Village, and the old growth forest are areas the Village should work to protect and preserve for future generations.

DESIRED OUTCOME:

- Healthy protected watersheds and inlet that support future generations and sustain natural ecosystems.

Relationship to other Policy Directions

Sec.	Policy Direction	Interrelationship
3.2	Housing	Environmental best management practices help reduce impacts on housing.
3.3	Economy and Employment	Protected natural areas attract tourists and help maintain healthy rivers and creeks that support local fisheries and other resource sectors.
3.4	Infrastructure and Transportation	Preserved, managed and protected natural areas help to protect water quality and quantity.
3.5	Climate Action and Energy	Trees, vegetation and soil help sequester carbon dioxide (CO ₂), store carbon and help moderate local temperatures and climate.
3.6	Parks and Recreation	Natural areas support opportunities for passive and active recreation.
3.7	Learning Culture and Community Well-Being	Natural areas intrinsically support individual and community well-being.
3.8	Hazard and Emergency Management	Managing local environmental systems can help mitigate potential hazards or natural disasters.

3.1.1 Watershed Management and Forest Sustainability

Policies

- a. Complete watershed protection plans that aid in ensuring the delivery of safe and sustainable drinking water.

- b. In partnership with Mowachaht/Muchalaht First Nation, pursue the development of a community forest agreement with the province that allows innovative and sustainable forest management practices. (SEE ALSO SECTION 3.3 – ECONOMY AND EMPLOYMENT)
- c. Continue to implement the Development Permit Areas established for the protection of the natural environment, including watercourses, steep slopes, flood prone areas. (SEE ALSO SECTION 5.2 – DEVELOPMENT PERMIT AREAS)

3.1.2 Marine Ecosystems

Policies

- a. Develop policies and procedures for the Development Permit Area established for the protection of flood prone areas. (SEE ALSO SECTION 5.2 – DEVELOPMENT PERMIT AREAS)
- b. Restore shoreline features through redevelopment of sites along the Inlet and through the development of a shoreline trail system. (SEE ALSO SECTION 3.6 - PARKS AND RECREATION)

3.1.3 Environmental Stewardship and Education

Policies

- a. Provide through community partners, outreach and education programs on the value of Tahsis’ biologically rich and diverse natural environment.
- b. Establish and maintain partnerships with senior governments and community partners to ensure ongoing protection of sensitive ecosystems, including the McKelvie Creek, Tahsis River and Leiner River watersheds and Tahsis Inlet.
- c. Work with the Tahsis Salmon Enhancement Society and Nootka Sound Watershed Society to restore vital fish bearing streams and rivers and enhance salmon stocks.
- d. Develop a Cave Protection Bylaw to protect and potentially restore entrances to caves within the municipality.

3.2 Housing

Overview

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”. Given Tahsis’ aging population, there is a growing need to provide housing to accommodate seniors. There is also a potential growing need for housing to accommodate seasonal workers.

DESIRED OUTCOME:

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

Relationship to other Policy Directions

	Policy Direction	Interrelationship
3.1	Environment and Natural Areas	Environmental best management practices reduce environmental impacts on new and existing housing.
3.3	Economy and Employment	Through digital communications, homes are convenient and sustainable locations to conduct business.
3.4	Infrastructure and Transportation	Decisions regarding infrastructure impact the ability to service existing and future housing.
3.5	Climate Action and Energy	Energy consumed in homes can represent a significant portion of GHG emissions in a community.
3.6	Parks and Recreation	Parks and recreation facilities provide physical and social well-being opportunities to support living.
3.7	Learning Culture and Community Well-Being	Housing provides the social stability that enables people to work, play, and learn, providing community well-being. Ground-oriented housing provides yard space for growing food.
3.8	Hazard and Emergency Management	Locating new housing outside of hazard areas and mitigating the potential impacts of existing housing located within hazard areas helps reduce impacts on property on people.

3.2.1 Housing Affordability

Policies

- a. Pursue partnerships with other levels of government, agencies, private industry, and community organizations to implement affordable housing initiatives for residents in core need.
- b. Communicate and provide information to residents about provincial and federal housing-related programs.

3.2.2 Rental Housing

Policies

- a. Ensure that the Village's short-term rental accommodation policy continues to be supported by residents and businesses.
- b. Encourage property owners to offer affordable well-maintained rental housing.

3.2.3 Special Needs Housing

Policies

- a. Support provision of seniors housing, including innovative care options, such as shared accommodation, and assisted living and residential complex care facilities.
- b. Support development of services to facilitate seniors aging in their own homes.

- c. Support temporary workers and reduce seasonal vacant housing rates by linking the Village website to potential listing services for short-term accommodation services.

3.3 Economy and Employment

Overview

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.

The condition of Head Bay Road (i.e., "The Road") between Tahsis and Gold River is seen as the most important investment to help develop the local economy. However, pending substantive investment in improving this forest service road, efforts to make it an opportunity rather than a barrier should continue to be pursued.

Many rural areas of B.C. are also successfully transitioning from a resource-based economy to a digital, on-line service-based economy that neither requires a shop-front or, residents living within close proximity. Rural communities have made this transition with the availability of digital services.

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.

Relationship to other Policy Directions

Policy Direction		Interrelationship
3.1	Environment and Natural Areas	Protected natural areas attract tourists and contribute to Tahsis' distinct identity. Natural resources contribute to jobs which must be managed carefully to ensure these assets are enjoyed by future generations.
3.2	Housing	Protected natural areas attract tourists and help maintain healthy rivers and creeks that support local fisheries and other resource sectors.
3.4	Infrastructure and Transportation	Safe and convenient access to the Village supports tourism. Communications infrastructure supports a digital, on-line economy. Safe, reliable transportation corridors and modern communication technology are necessary conditions for economic growth.
3.5	Climate Action and Energy	Energy conservation and renewable energy generation is a growing industry sector in BC and supports GHG reduction targets.
3.6	Parks and Recreation	Provision of parks and recreation facilities including marinas and boat launching facilities supports tourism.
3.7	Learning Culture and Community Well-Being	A diversified local economy creates demand for new skills. Post-secondary learning opportunities will increase training and skills development.

Policy Direction		Interrelationship
3.8	Hazard and Emergency Management	Appropriate management minimizes potential for job earnings to be interrupted as a result of a natural disaster or other emergency. Public safety is a key consideration for potential home buyers and investors.

3.3.1 Tourism Industry

Policies

- a. Partner with the Mowachaht/Muchalaht First Nation to support their initiative to promote the Yuquot Historic Village.
- b. Promote the cultural and historical significance of Tahsis for the Mowachaht/Muchalaht and the connection with Yuquot.
- c. Implement opportunities to make Head Bay Road a tourist experience by advertising recreation and tourism opportunities along it.
- d. Further develop tourism services and experiences through promotion on-line through a variety of websites and develop a social media presence to promote Tahsis.
- e. Consider creating a digital app that provides information on tourist services and activities.
- f. Promote Tahsis as a destination highlighting the natural amenities and outdoor recreation opportunities in Tahsis and the surrounding area.

3.3.2 Aquaculture

Policies

- a. Promote the provincial shellfish license of occupation to potential operators.
- b. Promote closed containment and land-based fish aquaculture.

3.3.3 On-line Service Industry

Policies

- a. Pursue through partnerships with the province, Strathcona Regional District, and potential internet service providers, the development of digital internet services to the Village. (SEE ALSO SECTION 3.4 - INFRASTRUCTURE AND TRANSPORTATION)
- b. Support an entrepreneurial culture for residents to develop on-line businesses and services through training and development of web-based programs and possible on-line services.

3.3.4 Film Industry

Policy

- a. Promote Tahsis and its immediate area as a filming location.

3.3.5 Community Forest

Overview

Community forests are managed by local governments, community groups, First Nations or a non-profit organization for the benefit of an entire community with tenures granted by the province through a community forest agreement as provided under the *Forest Act*. These agreements are granted only to legal entities representing community interests and give the party exclusive rights to harvest timber on Crown Lands for up to a 25-year period. The agreements allow for innovative and unconventional forest management practices, that is, sustainable forestry practices, to be exercised.

Policy

- a. In partnership with the Mowachaht/Muchalaht First Nation, pursue a community forest agreement with the provincial government. (SEE ALSO SECTION 3.1.1 – WATERSHED MANAGEMENT AND FOREST SUSTAINABILITY)
- b. Use the community forest to promote sustainable logging that reduces clear-cuts and creates value-added milling jobs.

3.4 Infrastructure and Transportation

Overview

Infrastructure includes physical assets such as water management and supply, storm water management, sewage treatment, solid waste management, roads and marine facilities managed by the Village, as well as electricity, natural gas, telecommunications, facilities operated by other entities. Decisions regarding infrastructure impact both the conditions and opportunities for development.

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

DESIRED OUTCOMES:

- 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.

Relationship to other Policy Directions

Sec	Policy Direction	Interrelationship
3.1	Environment and Natural Areas	Illegally dumped waste can negatively impact natural areas and can contaminate surface and groundwater sources. Composting and recycling diverts household, food and garden waste from the Tahsis landfill. The wellhead protection plan ensures that the groundwater well is protected from all sources of potential contamination through a multi-barrier system.
3.2	Housing	Decisions regarding infrastructure impact the ability to service existing and future housing.
3.3	Economy and Employment	Efficient transportation systems support goods and services movement, provides improved access to support tourism and overall investment.
3.5	Climate Action and Energy	Solid waste, in particular food waste, generates greenhouse gas (GHG) emissions and represents a significant portion of landfill volume. Composting food wastes can greatly reduce the need for waste collection and reduce GHGs emissions. Promoting walking trails will reduce fossil fuel usage.
3.6	Parks and Recreation	Active transportation routes, such as waterfront and hiking trails, can promote walking and cycling.
3.7	Learning Culture and Community Well-Being	Providing appropriate infrastructure such as sidewalks supports residents with mobility challenges. Active transportation options, such as walking and biking, can contribute to improved overall health.
3.8	Hazard and Emergency Management	Ensuring infrastructure and transportation systems are resilient to hazards and natural disasters is essential to the safety of residents during an emergency.

3.4.1 Asset Management

Policies

- a. Develop and update on a regular basis an asset management plan that prioritizes investment for the replacement and upgrading of municipal infrastructure, including roads, water, sewer and storm water systems, and marine facilities along with a funding plan.
- b. Routinely report on the physical condition of civic infrastructure and resources required for its maintenance, upgrade and replacement.
- c. Evaluate options to monetize underfunded facilities in order to improve as well as provide income to the Village.

3.4.2 Water Supply Management

Overview

Groundwater, accessed from a well, is the primary source of the Village's drinking water which is pumped to two reservoirs. The Village also maintains a surface water intake on McKelvie Creek as a backup source of drinking water. The health of both the Tahsis' River and McKelvie Creek watersheds are important to the ongoing provision of clean, high-quality drinking water for residents given surface water and snow melt within these watersheds recharge the underground aquifer which supplies the Village's water.

Policies

- a. Implement on an ongoing basis the Well-head Protection Plan (2018) which includes ongoing monitoring and testing of the Village's water supply.
- b. Develop a community outreach program to increase public awareness and educate the community about the importance of protecting the groundwater aquifer and watersheds.
- c. Develop and implement a watershed protection plan for the McKelvie Creek watershed.

3.4.3 Stormwater Management

Overview

According to the Canadian National Assessment on Climate Change, by year 2100 the seas in coastal B.C. will have risen one meter from current levels and the management of storm water will play a significant role in the overall effect and impact of sea level rise.

Policies

- a. Implement the recommendations of the Flood Risk Assessment Study (2019) to address impacts of flooding and sea level rise.
- b. Improve Tahsis dikes to mitigate the impact of future flood events.
- c. Pursue options for rainwater storage to address impacts of decreasing rainfall frequency. (SEE ALSO SECTION 5.2.2 – FLOOD HAZARD DEVELOPMENT PERMIT AREA)

3.4.4 Solid Waste Management

Overview

Tahsis operates a landfill on behalf of the Comox Strathcona Waste Management (CSWM), a public entity under the Comox Valley Regional District. CSWM manages waste and recycled material within the Comox Valley and Strathcona Regional Districts. Tahsis is a member of the CSWM service.

The Tahsis landfill, located on Crown Land outside of the municipal boundary, is slated to close by 2025. At that time, Tahsis will transition to a transfer station as its means of handling

solid waste. The Tahsis Strathcona Regional District director is a member of the CSWM board, and the Village operates the landfill under a multi-year contract with CSWM.

Tahsis also maintains a recycling program managed in partnership with Recycle BC, a non-profit organization responsible for recycling of residential packaging materials and paper products for the majority of households in BC. A "free store" is located adjacent to the facility which further redirects items that may otherwise enter the waste stream.

Policies

- a. Implement an organics waste (composting) program that reduces solid waste volume and GHG emissions at the landfill. (SEE ALSO SECTION 3.7.3 – FOOD SYSTEMS AND SECURITY)
- b. Continue to pursue other solutions that improve waste recovery, re-use, recycling and composting of resources that will extend the life of the Tahsis landfill and improve the Village's environmental footprint.

3.4.5 Sanitary Sewer Services Management

Overview

Tahsis' sanitary sewer system contains two treatment plants, with a capacity to accommodate a population of 12,000. Rationalizing and re-configuring the sanitary system will improve efficiency and ensure services for future development.

Policies

- a. Continue to seek infrastructure grants to improve system efficiency and capacity for future growth.,

3.4.6 Road Transportation

Policies

- a. Continue to advocate to the provincial government for improvements to Head Bay Road.
- b. Articulate the benefits of Head Bay Road improvements from an economic development, tourism, and regional perspective.
- c. Monitor the Ministry of Transportation and Infrastructure's road maintenance contract management.
- d. Continue to improve municipal roads as infrastructure funding from senior levels of government becomes available.

3.4.7 Marine Transportation

Policies

- a. Provide improved access options into the Inlet, for a variety of marine transportation options including small boats, kayaks, and canoes.

- b. Given the importance of access to the Inlet for tourism, consider prioritizing improvements to marine infrastructure for the benefit of residents and visitors.
- c. Consider options for providing improved vehicle parking to facilitate marine water access.
- d. Pursue external funding for improvements to the municipal wharf and docks.
- e. Evaluate options to implement fees to generate revenue for the expansion and improvement of marine infrastructure. Promote and communicate the purpose of the fee and how it will be used for the further benefit of residents and visitors.

3.4.8 Communications Infrastructure

Communications infrastructure includes telecommunications, and digital on-line services. In rural communities throughout BC obtaining adequate communication infrastructure and services is an ongoing challenge, given they are typically provided by private operators who require a viable business model. This barrier has been recognized by other levels of government and support for these services through provincial funding to assist with the initial infrastructure costs is being made available in many parts of BC, including the west coast of Vancouver Island.

Policies

- a. Work with service providers, and other levels of government to coordinate the delivery of fiber-optic to Tahsis.
- b. Work with telecommunication service providers to install and implement cellular phone service.
- c. Promote economic development opportunities facilitated by fibre optic internet service.

3.5 Climate Action and Energy

Overview

Climates around the world are changing and human activities related to deforestation, waste decomposition and fossil fuel combustion have been identified as primary causes by the Intergovernmental Panel on Climate Change, a United Nations body which makes period assessments on the current state of knowledge of climate change.

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. In 2010, the BC Climate Adaptation Strategy recommended municipal governments develop climate change adaptation plans and the province implemented changes to the *Local Government Act* requiring local governments to include GHG reduction targets, policies and actions in their OCPs.

DESIRED OUTCOMES:

- 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.

Relationship to other Policy Directions

Sec.	Policy Direction	Interrelationship
3.1	Environment and Natural Areas	Sustainably managing natural areas helps reduce the impacts of climate change related impacts. Trees, vegetation and soil help sequester carbon dioxide (CO ₂), store carbon, and moderate temperatures.
3.2	Housing	Retrofitting housing to become more energy efficient reduces GHG emissions.
3.3	Economy and Employment	Energy conservation and renewable energy is a growing industry sector in the province and supports GHG reduction targets.
3.4	Infrastructure and Transportation	Reducing emissions from solid waste, in particular food waste, reduces GHG emissions.
3.6	Parks and Recreation	Trees in parks and other public spaces help sequester carbon dioxide (CO ₂).
3.7	Learning, Culture and Community Well-Being	Addressing and adapting to the impacts of climate change helps improve community well-being.
3.8	Hazard and Emergency Management	Renewable, local energy sources help reduce recovery times in an emergency.

3.5.1 Building performance

Policies

- a. Monitor and evaluate the performance of municipal facilities through energy audits to improve low-performing buildings. Retrofit buildings to reduce operating costs and energy use, as budgets permit.
- b. Consider climate change and energy resiliency in municipal infrastructure asset management, in particular the maintenance, repair and replacement of assets relative to their life expectancy.
- c. Develop partnerships with energy providers to promote the replacement of inefficient heating and cooling systems for private residences with more energy efficiency systems and/or renewable heating systems.

3.5.2 Renewable Energy

Policy

- a. Work with the Strathcona Regional District, utility providers, and other potential partners to explore the feasibility of renewable energy for providing electricity and the heating and cooling of private and public buildings.

3.5.3 Transportation

Policies

- a. Consider replacing, over time, the Village’s vehicle fleet with electric vehicles or other potential zero or low emission vehicles, as the technology evolves and it becomes more cost effective to procure energy efficient all-terrain vehicles.
- b. Pursue with BC Hydro, non-government organizations, and other possible partners, the potential to supply and install electric vehicle charging stations in the Village as the technology evolves to accommodate all-terrain vehicles.

3.6 Parks and Recreation

Overview

Parks, including trails, and recreation facilities are essential for improving the overall livability of a community and help support a growing tourism industry in the community. 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.

Relationship to other Policy Directions

Sec.	Policy Direction	Interrelationship
3.1	Environment and Natural Areas	Natural areas support opportunities for passive and active recreation.
3.2	Housing	Convenient access to parks and recreation facilities from a resident’s home supports livability and quality of life.
3.3	Economy and Employment	Provision of parks and recreation facilities including marinas and boat launching facilities supports the tourism economy.
3.4	Infrastructure and Transportation	Trails and waterfront pathways encourage walking and cycling as alternative modes of transportation.
3.5	Climate Action and Energy	Trees in parks and other public spaces help sequester carbon dioxide (CO2).
3.7	Learning Culture and Community Well-Being	Parks and recreation are essential for community well-being and improving overall livability.

Sec.	Policy Direction	Interrelationship
3.8	Hazard and Emergency Management	Parks are an alternative land use in hazard areas that reduce risk to property and residents.

3.6.1 Parks, Trails, Walkways

Policies

- a. In support of improving access and enjoyment of the Inlet, work towards a continuous pedestrian waterfront walkway through the strategic acquisition of land or rights-of-way for public use.
- b. Both as an extension of existing municipal trails and improved trail opportunities, work with the province and Mowachaht/Muchalaht First Nation to expand the trail system outside of the municipal boundary.
- c. Identify new opportunities for sharing Tahsis' history for the benefit of new residents and visitors, including display signage along the waterfront, public spaces and trails.
- d. Formalize and promote trail systems locally by expanding and building upon communication methods through the Village website, tourist accommodation websites and other appropriate platforms that can inform potential users.
- e. Continue to work with Zeballos, the Mowachaht/Muchalaht First Nation and the Ehattesaht/Chinehkint First Nation in developing the multi-purpose trail between Tahsis and Zeballos.

3.6.2 Recreation Centre

Policies

- a. Periodically assess with recreation centre users and potential users, the type of facilities most needed and the best hours and times of day for the centre to be open.
- b. Consider initiating passive recreation, social, and learning uses for the recreation centre to accommodate the needs of less physically active residents.

3.7 Learning, Culture, and Community Well-Being

Overview

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. Culture includes heritage, cultural practices and values, and the arts, which can represent culture through various media. 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 OUTCOMES:

- 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.

Relationship to other Policy Directions

Sec.	Policy Direction	Interrelationship
3.1	Environment and Natural Areas	The use of trails and natural areas contributes to spiritual and physical health.
3.2	Housing	Safe and appropriate housing is critical for living a well-balanced and healthy lifestyle. Access to housing, and inclusion of community gardens in multifamily developments, can enable access to outdoor space for growing food.
3.3	Economy and Employment	The arts and culture sectors provide potential for job and business growth. Post-secondary (after high school) education contributes to the development of critical skills needed for jobs in the creative sector. Health and recreation service providers support economic activity in the community.
3.4	Infrastructure and Transportation	Maintaining high-quality drinking water is essential to the well-being and health of residents. Food waste can be used to generate high quality compost.
3.5	Climate Action and Energy	Growing food locally reduces the need to transport food from distant locations.
3.6	Parks and Recreation	Recreation experiences create opportunities to bring people together for celebration.
3.8	Hazard and Emergency Management	Growing food locally reduces Tahsis' vulnerability to global food system disruptions and natural disasters which may prevent food from reaching the west coast of Vancouver Island and Tahsis. Improving accessibility helps residents with limited mobility to better respond to natural disasters.

3.7.1 Sense of Community and Place

Overview

There are several volunteer organizations in Tahsis that provide learning, cultural, recreation, and environmental enhancement services. These organizations play a key role in supporting Tahsis' social infrastructure which are essential to community well-being. Volunteerism and volunteer organizations help address a community's social, cultural, and well-being needs when there are limited public funding resources available. Volunteerism also provides a

foundation for a continued sense of pride in the community and supports overall community well-being.

Policies

- a. Continue to support and develop events that are oriented to a variety of interests, cultures, age-groups and range of abilities.
- b. Work with community partners and residents to maintain and further promote a culture of volunteerism and community service to implement community projects.
- c. Implement a program that recognizes community volunteers and groups on an annual or semi-annual basis.

3.7.2 Accessibility

Overview

With an aging population accessibility will become increasing challenge, whether it be walking along public streets or the ability to access and enter public facilities, or ability to access and enjoy public spaces and natural areas.

Policy

- a. Complete a cost/benefit analysis of the recommendations from the Age-Friendly Facility and Access Assessment Study and prioritize implementation relative to those with greatest benefit and least cost.

3.7.3 Food Systems and Food Security

Overview

The availability of nutritious, affordable food is critical to the health and well-being of residents and the lack of availability of daily goods is a significant concern for residents. The reliance on outside sources, including grocery stores in other locales, creates food security challenges, especially for residents no longer able to drive.

The agricultural sector on Vancouver Island is declining due to a number of factors, including aging farmers and limited desire by younger generations to farm, and loss of critical food system infrastructure. As a result, Vancouver Island imports a majority of its food, creating concerns for future cost and stability of the food supply given rising energy costs and climate change.

Given these vulnerabilities, local solutions will be paramount to establish and maintain a more food secure environment including improved opportunities to grow and sell local produce.

Policies

- a. Provide access to skills, knowledge and resources to residents to produce and process their own food.
- b. Identify additional opportunities for local food production on private and public lands.

- c. Pursue a seasonal produce stand to make locally grown food available to residents.
- d. Coordinate an organic waste recovery collection program that directs food waste to a composting system that is directly available for local food growers. (SEE ALSO SECTION 3.4.4 – SOLID WASTE MANAGEMENT)
- e. Consider options to cook and prepare locally grown food and make it available to residents not able to grow or buy produce.
- f. Identify opportunities to celebrate local food culture and cuisine, and indigenous local food traditions.

3.7.4 Health Care Services

Overview

Access and availability of professional health care is an ongoing and growing challenge for residents with many needing to travel to other locations to obtain the services they need. The need for adequate and appropriate health care will only increase with an aging population.

Policies

- a. Continue to work with the Vancouver Island Health Authority to ensure physical and mental health care services are available to residents on an ongoing basis.
- b. Investigate with the Vancouver Island Health Authority alternatives to in-person health care services including on-line appointments with health care providers.

3.7.5 Education

Overview

Continued education and training are integral to social well-being and provides economic opportunity options for residents. Captain Meares Elementary and Secondary School provides kindergarten through grade 12 learning and has an adult learning centre that offers high school upgrading and general interest courses. Tahsis also has a public library with internet access and wireless capabilities.

Policies

- a. Support post-secondary education and skill development opportunities with businesses, non-governmental organizations, the school district and other levels of government.
- b. Support development of on-line training and education options.
- c. Support School District #84's efforts to maintain Captain Meares Elementary and Secondary School.

3.7.6 Mowachaht/Muchalaht First Nation

Policies

- a. Identify and initiate opportunities for Mowachaht/Muchalaht First Nation to share and teach their history and culture with the Village’s residents and visitors through cultural awareness initiatives and learning exchanges.
- b. Identify common interests shared between the Village and Mowachaht/Muchalaht Nation and formulate partnerships based on those interests that result in successful and mutually beneficial outcomes.

3.8 Hazard and Emergency Management

Overview

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.

Provincial legislation requires local governments to develop and maintain an emergency plan which identifies methods for preparing, responding and recovering from an emergency. These emergency plans must also assess the likelihood and anticipated impacts of natural and human-made hazards that exist within a municipality.

DESIRED OUTCOMES:

- 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.

Relationship to other Policy Directions

Sec.	Policy Direction	Interrelationship
3.1	Environment and Natural Areas	Sustainably managing natural areas helps reduce the risk of hazards and the impacts of natural disasters.
3.2	Housing	Locating new housing outside of hazard areas and mitigating the potential impacts of existing housing located within hazard areas helps reduce impacts on property and people.
3.3	Economy and Employment	Managing and responding to emergencies and reducing recovery times helps reduce the impact on job earnings of residents.
3.4	Infrastructure and Transportation	Ensuring infrastructure and transportation systems are resilient to hazards and natural disasters is essential to the safety of residents during an emergency.
3.5	Climate Action and Energy	Renewable, local energy sources help reduce recovery times in and emergency.
3.6	Parks and Recreation	Parks are an alternative land use in hazard areas that reduce risk to property and residents.

Sec.	Policy Direction	Interrelationship
3.7	Learning Culture and Community Well-Being	Effectively managing and responding to an emergency and minimizing the potential impacts of hazards provides improved community well-being.

3.8.1 Hazards

Overview

There are a number of hazards types in Tahsis, given its topography, location at the head of a marine inlet, and history as a forest mill community. These known hazards types include steep slope hazards, flood hazards and anthropogenic (human caused) hazards primarily resulting from hog fuel and mineral fill areas used as structural landfill for buildings.

Policies

- a. Seek to prevent unsafe timber harvesting on slopes located above and adjacent to the municipality.
- b. In order to reduce risk and mitigate the potential impacts of hazards to existing housing, continue to implement the development permit areas established for steep slope hazards, flood hazards and anthropogenic (human caused) hazards. (SEE SECTION 5.2 – DEVELOPMENT PERMIT AREAS AND GUIDELINES)

3.8.2 Emergency Services and Preparedness

Overview

Tahsis has a volunteer fire and rescue department with two fire trucks and a BC ambulance station. These services provide for basic and small-scale emergency needs of residents and visitors, however, in the event of larger, more significant events, other resources will be required.

Emergency events that pose the greatest risk to Tahsis are wildfires, earthquakes, tsunamis and flooding. An earthquake could disrupt access to and from Vancouver Island, a wildfire, access into and out of Tahsis along Head Bay Road, and a tsunami or flooding event could impact both water and road access.

Policies

- a. Complete the Evacuation Plan and implement its recommendations.
- b. Pursue implementation of an emergency operations centre and an emergency communications system.
- c. Develop a local online warning system for potential localized tsunamis.
- d. Implement an automated localized tsunami warning system.
- e. Update of the Community Wildfire Protection Plan identifying potential wildfire risks within the community and possible methods to reduce risks.

4.0 Land Use

Land use designations outlined in this section are depicted in Schedule A: Land Use Designations Map. Each land use designation definition outlines what may be possible on sites with that designation.

Interpretation

The land use designations on Schedule A typically follow parcel boundaries; however, OCP boundaries should be considered approximate as it reflects potential land uses on a site.

Outline

Each of the land use designations are described below and include the following elements:

- **Purpose:** an explanation of the vision and objectives of this designation.
- **Principal Uses:** the primary uses expected in areas with the designation.
- **Corresponding Zones:** The zones or potential zones in the Zoning Bylaw that are typically applied to implement the land use designation.

4.1 Land Use Designations

Residential

Purpose: This designation allows for a full spectrum of residential uses and dwelling types to accommodate permanent and seasonal residents throughout the year and through a resident's life span.

Principal Uses: Rural residential, single-detached residential, duplex, boarding houses, townhouses, apartments, and mobile homes.

Corresponding Zones: Residential Zone One (R-1), Residential Zone Two (R-2), Residential Multiple Zone One (RM-1), Residential Zone Three (R-3), Residential Multiple Zone Two (RM-2)

Neighbourhood Reserve

Purpose: This designation notes lands to be considered for future residential, recreation, tourist accommodation, or other uses to support future growth. These lands would require further land use review and servicing assessment to determine specific land uses and the associated amendments required to Schedule A: Land Use.

Principal Uses: To be determined.

Corresponding Zones: Rural One (RU-1) as a holding zone

Commercial

Purpose: This designation provides for retail, service and office commercial uses which support the community.

Principal Uses: Retail, offices, entertainment, personal and professional services, eating and drinking establishments, tourist accommodation

Corresponding Zones: Commercial Zone One (C-1), Commercial Zone Two (C-2), Commercial Zone Three (C-3)

Village Core

Purpose: This designation, generally located along the western waterfront, provides for commercial, institutional and residential uses that form the primary village centre area.

Principal Uses: Retail, offices, entertainment, personal and professional services, eating and drinking establishments, tourist accommodation, residential, institutional.

Corresponding Zones: Commercial Zone One (C-1)

Marine Commercial

Purpose: This designation, located within the Inlet waters, provides for marine recreation support services adjacent to the Village Core.

Principal Uses: Moorage facilities, boat docks, commercial marina facilities, aquaculture activities and associated processing.

Corresponding Zones: Industrial Zone Two (I-2)

Mixed Use

Purpose: This designation provides for commercial, service commercial and light industrial and accessory residential uses.

Principal Uses: Retail, light manufacturing, warehousing and distribution, open space, parks,

Accessory Uses: Residential uses ancillary to business operations on a property.

Corresponding Zones: Industrial One (I-1), Industrial Two (I-2)

Industrial

Purpose: This designation provides for light and heavy industrial uses.

Principal Uses: Processing of natural resources, marine resources, freight handling and distribution facilities, manufacturing, warehousing.

Corresponding Zones: Industrial One (I-1), Industrial Two (I-2)

Institutional

Purpose: This designation provides for public uses that support government related services and operations.

Principal Uses: Schools, child-care centres, health care facilities, civic uses and facilities, postal service facilities, recreation centre

Corresponding Zones: All zones in the Zoning Bylaw permit public uses.

Park

Purpose: This designation provides for park uses providing publicly accessible recreation opportunities.

Principal Uses: Parks, playgrounds, nature parks, natural areas, open space, campgrounds

Corresponding Zones: Public Assembly Zone 1 (PA-1), Tourist-Campground Zone One (TC-1)

Areas of Park Interest

Purpose: This designation notes areas for potential future parks and park interest by the Village.

Principal Uses: Parks, open space, natural areas

Corresponding Zones: Public Assembly Zone 1 (PA-1)

Forestry

Purpose: This designation provides for areas to be used for forestry under a tree farm license

Principal Uses: Forestry

Corresponding Zones: To be determined.

Community Forest

Purpose: This designation provides for areas to be used for sustainable forestry.

Principal Uses: Sustainable forestry

Corresponding Zones: To be determined.

Open Space

Purpose: This designation notes areas that are encumbered by steep slopes, ravines and/or natural watercourses that are not suitable to development.

Principal Use: Open space, natural areas

Corresponding Zones:

5.0 Implementation

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 by Council must be consistent with the OCP as outlined in the Local Government Act.

The OCP also provides policy direction that guides land use and investment toward implementing the OCP's Vision. 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.

Achieving the desired outcomes (goals) and policies of the OCP can be challenging, requiring coordination and commitment to address factors that may be outside the Village's control. Building public awareness and understanding of the OCP's goals and policies will be integral to achieving support for the Plan and its effective implementation.

5.1 Implementation Tools

Several implementation tools are available to municipalities to facilitate OCP implementation.

Financial Plan

Under the *Community Charter*, a municipality must have a financial plan that covers a five-year time period. The OCP provides guidance and direction to a municipality in preparing their financial plan by helping prioritize financial resources. In turn, the financial plan funds projects, programs and services outlined in the OCP.

Zoning Bylaw

The Zoning Bylaw is one of the principal tools used to implement OCP land use plans and policies. It regulates and provides for permitted uses, densities, and building siting on individual lots. Zoning classifications on a lot must be consistent with an OCP land use designation (i.e., corresponding zones). If existing zoning is inconsistent with the OCP land use designation, the zoning may continue, but any subsequent rezoning must be consistent with the applicable land use designation.

Subdivision

Subdivision of land is subject to the approval of the Village's Approving Officer, consistent with the policies of the OCP, the provisions of the Village's Zoning Bylaw and other relevant bylaws and in accordance with the *Land Title Act*.

Development Permit Areas and Guidelines

The *Local Government Act* (sec. 488) allows municipalities to establish development permit areas as a method of managing development design, addressing potential hazards and/or protecting the natural environment, among other objectives. Where areas are designated as a development permit area, the special conditions which justify the designation must be described and guidelines identifying how conditions will be mitigated and objectives will be achieved must be provided with a development permit application.

Several development permit areas are established within the Village's boundaries and the objectives and guidelines of these development permit areas are further outlined in Section 5.2.

Temporary Use Permits

The *Local Government Act* (sec. 492) provides municipalities the authority to issue temporary use permits by resolution of Council within a temporary use permit area. Temporary use permits permit a use on a specified property that is not otherwise permitted in the Zoning Bylaw for a period not exceeding three years.

A temporary use permit area is established within the Village's boundaries and the procedures and conditions are further outlined in Section 5.3.

5.2 Development Permit Areas and Guidelines

The *Local Government Act* (sec. 488) allows development permit areas (DPAs) to be established for the purpose of, among other subjects:

- protecting the natural environment, its ecosystems and biological diversity,
- protecting development from hazardous conditions,
- establishing objectives for the form and character of intensive residential development,
- establishing objectives for the form and character of commercial, industrial or multi-family residential development.

Within Tahsis, several development permit areas are established. The location, purpose, objectives and guidelines associated with each of these development permit areas is provided in the following subsections.

5.2.1 Natural Environment Development Permit Area

Category: Natural Environment (LGA Sec. 488(1)(a))

Area

Subdivision or alteration of land (including grading, tree clearing, and installation of services, and construction of, addition to, or alteration of a building or structure that occurs in areas shown on Schedule C-1 are subject to these Natural Environment Development Permit Guidelines.

The natural environment development permit area designated on Schedule C-1 includes land within 30m of a watercourse.

Purpose

The Village of Tahsis recognizes the importance of preserving watercourse habitats and ecosystems. These ecosystems provide many functions necessary for health and wellbeing. Any development intended within 30 m of a watercourse that provides fish habitat is to be subject to an assessment completed by a qualified environmental professional (QEP).

Objectives

The following guidelines are envisioned to allow land to be used for its intended purpose(s), while also protecting, enhancing and/or restoring natural environment areas, prevent the introduction and spread of invasive species, and protect water quality and quantity.

Guidelines

1. 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 Riparian Areas Regulation (RAR) under the provincial *Fish Protection Act*.
2. The QEPs assessment report must provide the following:
 - Certification they are qualified to conduct the assessment,
 - Certification the RAR assessment methods have been adhered to,
 - Establish the Streamside Protection and Enhancement Area (SPEA) in accordance with the RAR,
 - Outline measures that protect the SPEA from development and any alterations of land,
 - Ensure all development will occur outside the defined SPEA and development shall be conducted in accordance with all measures and requirements specified in the assessment report;
3. 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.
4. 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 the QEP assessment report.
5. 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.

6. The Village may require that an erosion control plan prepared by a qualified professional be submitted and form part of the development permit.

5.2.2 Flood Hazard Development Permit Area

Category: Hazardous Conditions (LGA Sec. 488(1)(b))

Area

Subdivision or alteration of land (including grading, tree clearing, and installation of services), and construction of, addition to, or alteration of a building or structure that occurs in areas shown on Schedule C-2 are subject to these Flood Hazard Development Permit Guidelines.

Purpose

All watercourses creeks and lands around the Inlet are subject to moderate to high water flood hazards.

Objectives

The following guidelines are intended to allow land to be used for its intended purpose(s), while also protecting, residents and property from the potential risk of natural hazards.

Guidelines

Prior to issuance of a development permit, the application shall be responsible for completing a report by a qualified registered professional with appropriate education, training and experience to provide professional services related to floodplain mapping and analysis in the province.

1. The stormwater management potential for erosion or flooding, and the impact of the proposed development on, or by, flood hazard conditions should be addressed by a site-specific investigation and report.
2. The report should address the following:
 - o The potential impacts of proposed development relative to flood hazards.
 - o Required flood proofing or other measures needed to provide suitable protection of structures intended for human occupancy.

5.2.3 Steep Slope Hazard Development Permit Area

Category: Hazardous Conditions (LGA Sec. 488(1)(b))

Area

Subdivision or alteration of land (including grading, tree clearing, and installation of services), and construction of, addition to, or alteration of a building or structure that occurs in areas shown Schedule C-3 are subject to these Steep Slope Hazard Development Permit Guidelines.

Purpose

Steep ravine slopes are subject to potential shallow slope instability in granular and fine-grained soils and in shallow soil deposits on bedrock. Ravine slopes comprising bedrock may be subject to slope instability and localized rockfalls.

Objectives

The following guidelines are intended to allow land to be used for its intended purposes, while also protecting residents and property from the potential risk of natural hazards.

Guidelines

1. 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 qualified registered professional with specific experience in geotechnical engineering and/or engineering geology.
2. 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.

5.2.4 Anthropogenic Hazard Development Permit Areas

Category: Hazardous Conditions (LGA Sec. 488(1)(b))

Area

Subdivision or alteration of land (including grading, tree clearing, and installation of services), and construction of, addition to, or alteration of a building or structure that occurs in areas shown on Schedule C-4 are subject to these Anthropogenic Hazard Development Permit Guidelines.

Purpose

Based on available information, these areas 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.

Objectives

The following guidelines are intended to allow land to be used for its intended purposes, while also protecting residents and property from the potential risk of natural hazards.

Guidelines

1. 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.
2. The report must 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.

5.2.5 Commercial Development Permit Area

Category: Form and character (LGA Sec. 488(1)(f))

Area

All properties zoned for commercial development in the Village of Tahsis are located within the commercial development permit area.

Objectives

The objectives of the commercial development permit area are as follows:

1. 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.
2. Provide guidelines which enhance social interaction and increased pedestrian opportunities as part of new commercial development.
3. Promote a high-quality standard of the built environment.

Guidelines

1. Prior to the issuance of a development permit, the applicant must submit a detailed plan for the proposed development.
2. The detailed plan must include:
 - a. A detailed site plan which includes the footprint of the building and any impermeable areas, all building setbacks to adjacent lot lines, identification parking spaces, and any other matters deemed significant by Council.
 - b. Detailed elevation drawings for all sides of proposed buildings and structures.
 - c. A detailed description of all materials and colors to be used on the exterior of the building
 - d. A detailed landscaping plan and a written estimate for the costs of the proposed landscaping
3. 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.
4. 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.
5. Buildings should be sited to ensure adjacent residential properties are protected from site illumination and noise.

6. 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.
7. Signage should be un-illuminated or softly lit, non-oscillating, constructed of natural materials, and of a small scale in compliance with Zoning Bylaw provisions. Wherever possible, signage should be consolidated.
8. The creation of impermeable surfaces should be minimized to encourage natural drainage and maximize green ground cover.
9. Applicants should retain existing trees to the extent feasible and plant new trees as part of the commercial development.

5.2.6 Industrial Development Permit Area

Category: Form and character

Area

All properties zoned for industrial development in the Village of Tahsis located within the industrial development permit area.

Objectives

The objectives of the industrial development permit area include:

1. 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.
2. Provide guidelines which aim to protect the integrity of viewsapes in close proximity to industrial zoned properties.

Guidelines

1. Prior to the issuance of a development permit, the applicant must submit a detailed plan for the proposed development. This plan must include:
 - a. A detailed site plan which includes the footprint of the building and any impermeable areas, all building setbacks to surrounding lot lines, identifying parking spaces, and any other matters deemed significant by Council.
 - b. Detailed elevation drawings of all sides of proposed buildings and structures.
 - c. A detailed description of all materials and colours to be used on the exterior of buildings.
 - d. A detailed landscaping plan and a written estimate for the costs of the proposed landscaping
2. 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.

3. Wide buffers of natural vegetation should be retained, or alternatively landscaped buffers provided along property lines fronting public roads or adjacent to residential properties.
4. Wherever possible forms of development should incorporate low, small scale building designs.
5. Buildings should be sited to ensure any adjacent residential properties are protected from site illumination, noise, dust, and/or odours.
6. Signage should be un-illuminated or softly lit, non-oscillating, constructed of natural materials, and of a small scale in compliance with Zoning Bylaw provisions. Wherever possible, signage should be consolidated
7. The creation of impermeable surfaces should be minimized to encourage natural drainage and maximize green ground cover.
8. Applicants should retain existing trees to the extent feasible and plant new trees as part of the industrial development.
9. The creation of impermeable surfaces should be minimized to encourage natural drainage and maximize natural ground cover.

5.2.7 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 development permit exemptions apply:

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

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

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

5.3 Temporary Use Permits

5.3.1 Procedures

All lands shall be designated as being eligible for consideration for the issuance of Temporary Use Permits.

The consideration of applications for a Temporary Use Permit 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 mitigating potentially harmful impacts on the environment, adjacent lands, and the local community;
- c. applicable provincial and federal government approvals or permits;
- d. a plan for rehabilitation of the site following the discontinuance of the proposed temporary use;
- e. other information required to fully evaluate the application.

5.3.2 Conditions

In considering the issuance of a Temporary Use Permit, Council will use conditions it deems reasonable which may include:

- a. the temporary use will operate at an intensity suitable to the surrounding area;
- b. the temporary use will be compatible with respect to use, design and operation with other surrounding land uses;
- c. the temporary use will operate on a temporary basis only and includes, plans, or a letter of undertaking, to terminate the use prior to the expiry date of the permit;
- d. a financial security to ensure the temporary use is removed and the site appropriately restored.

5.4 Development Approval Information Requirements

For the purposes of *Local Government Act* Sec. 487, an applicant for a Zoning Bylaw amendment, a development permit or a temporary use permit may be required to provide development approval information if any of the following apply:

1. The development may result in impacts on:
 - o infrastructure including sewer, water, drainage, electrical supply or distribution, and roads,
 - o public facilities including schools and parks,
 - o community services, or
 - o the natural environment.

2. The development may result in other impacts that would be relevant to the decision of Council or its delegate on whether to approve the development.
3. The information is required to determine whether the development is in accordance with any applicable development permit guidelines or any other relevant bylaws or guidelines to which the Village may refer in relation to a decision on a zoning amendment or temporary use permit application.
4. The objective of the above provisions is to ensure that applicable studies and relevant information are provided to the Village prior to development, for the Village to evaluate the impact of the development on the community.

6.0 Monitoring

Ensuring successful implementation of the OCP will require ongoing commitment. A monitoring program is central to this effort. Monitoring on a regular basis is an effective means in determining how well OCP goals and policies are being met and can help show which policy areas are being adequately addressed and which may require further attention. Monitoring methods may include the development of targets or indicators to track progress or can be as simple as a checklist confirming if a policy has been achieved.

Schedules

A: Land Use

B: Public Facilities and Parks

C: Development Permit Areas

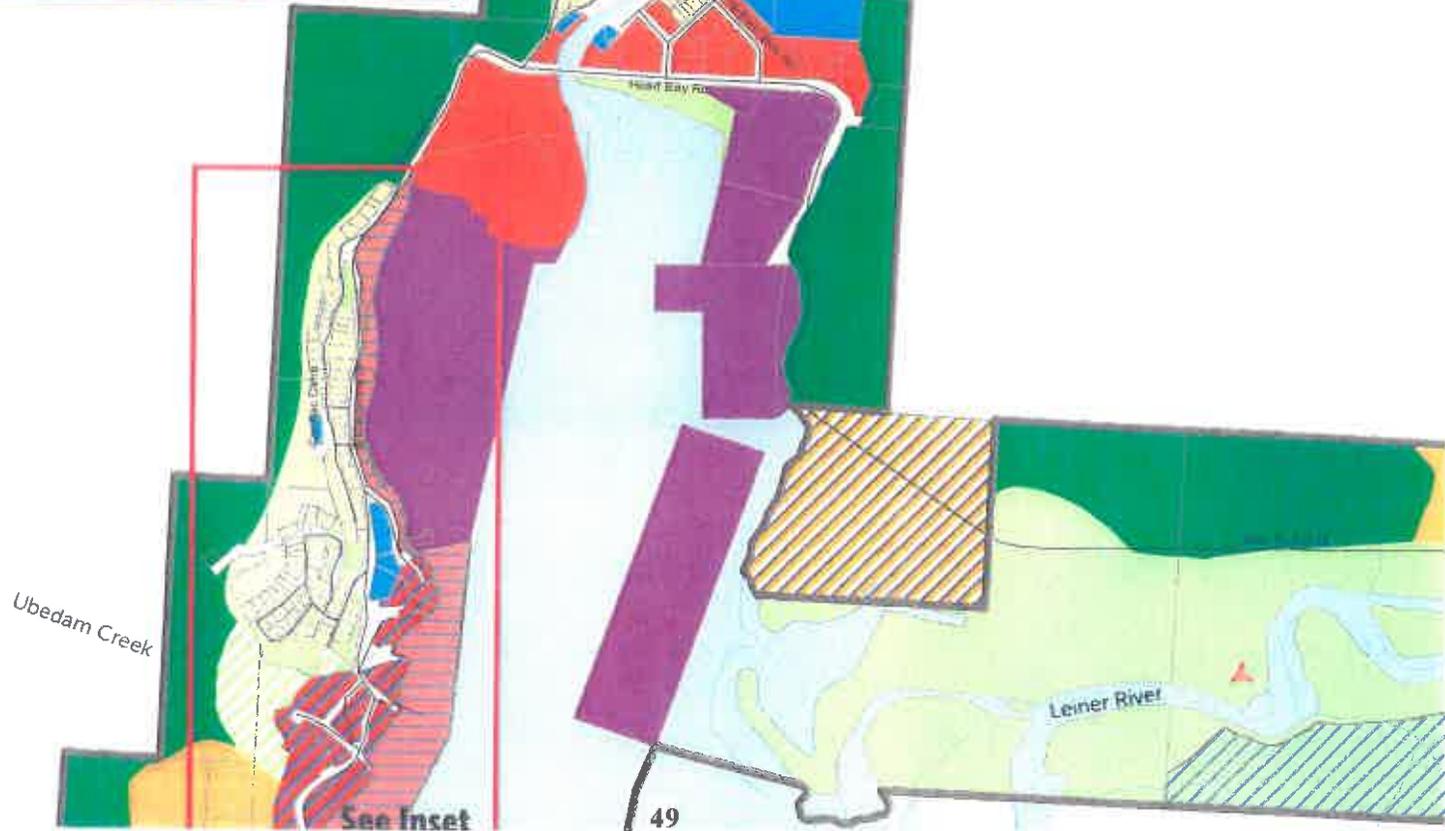
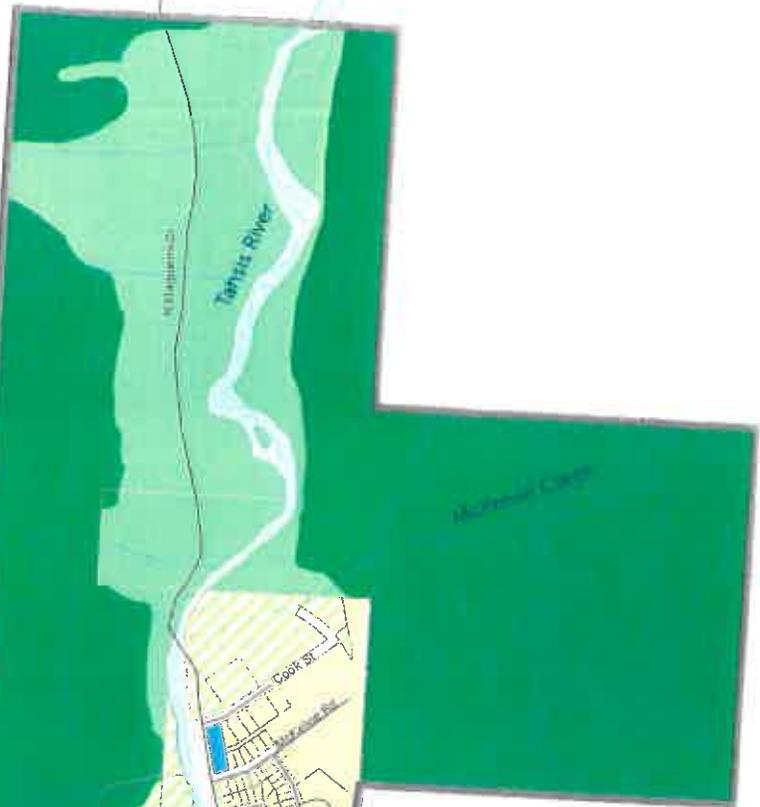
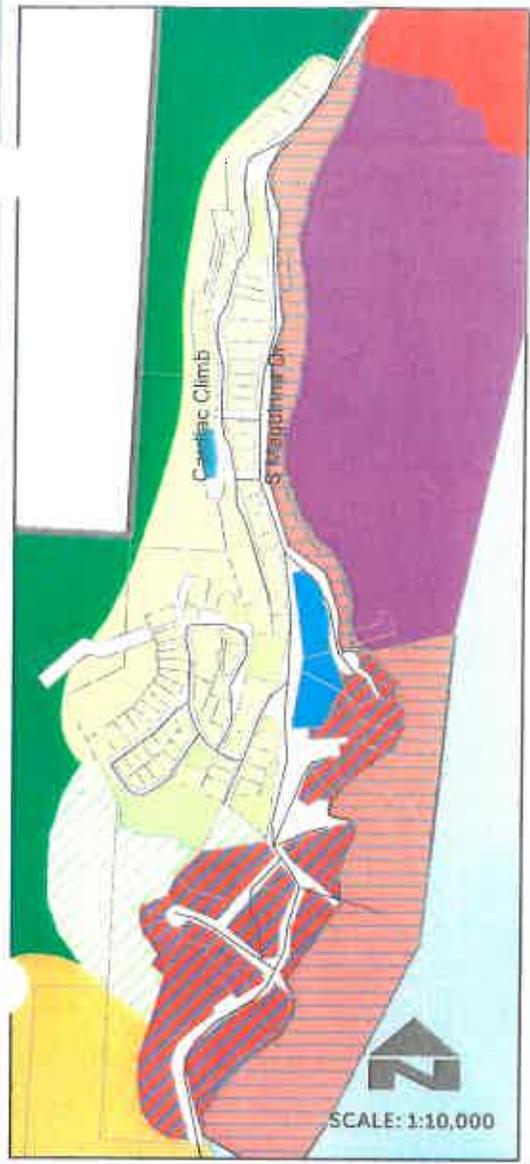
C-1: Natural Environment Development Permit Area

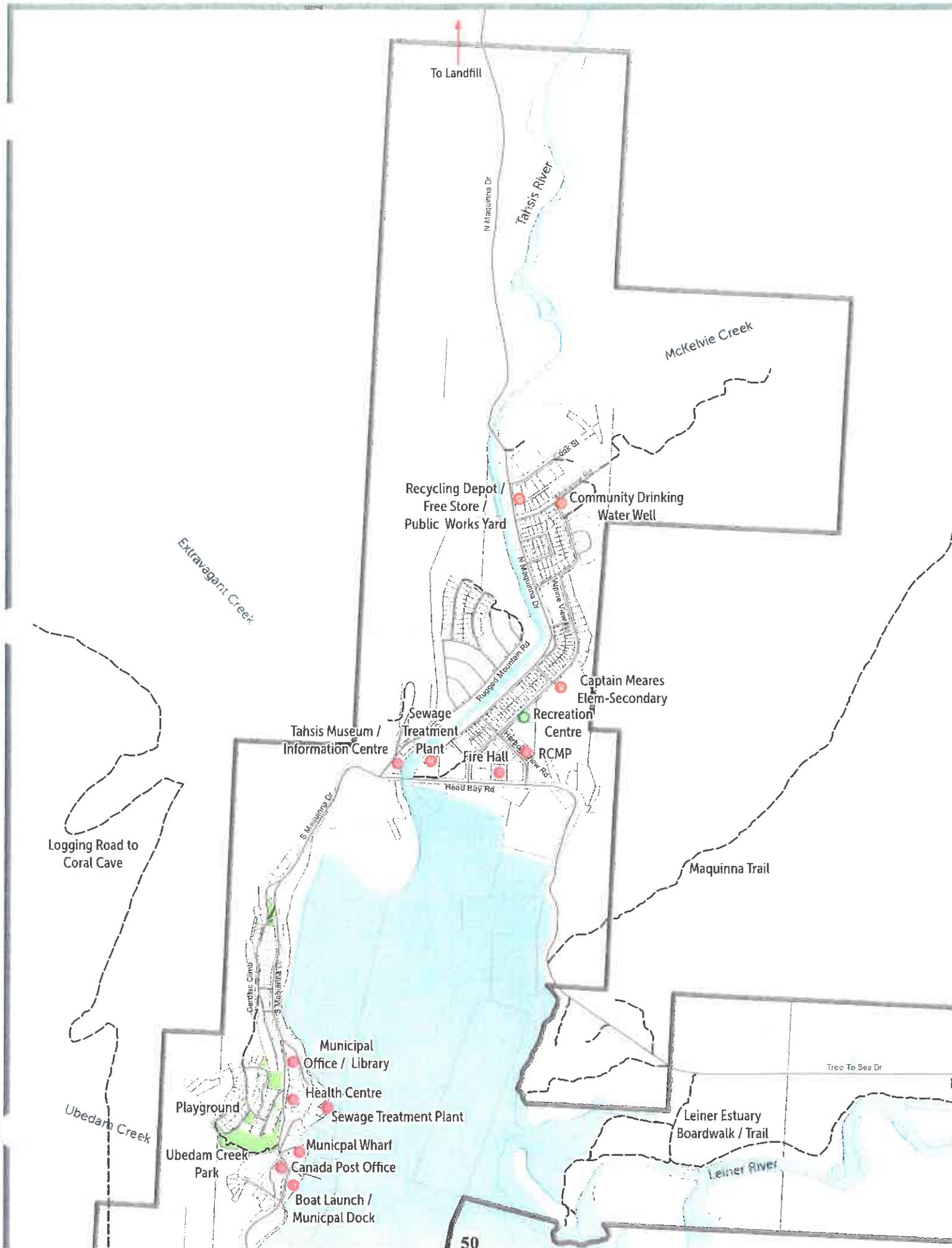
C-2: Flood Hazard Development Permit Area

C-3: Steep Slope Hazard Development Permit Area

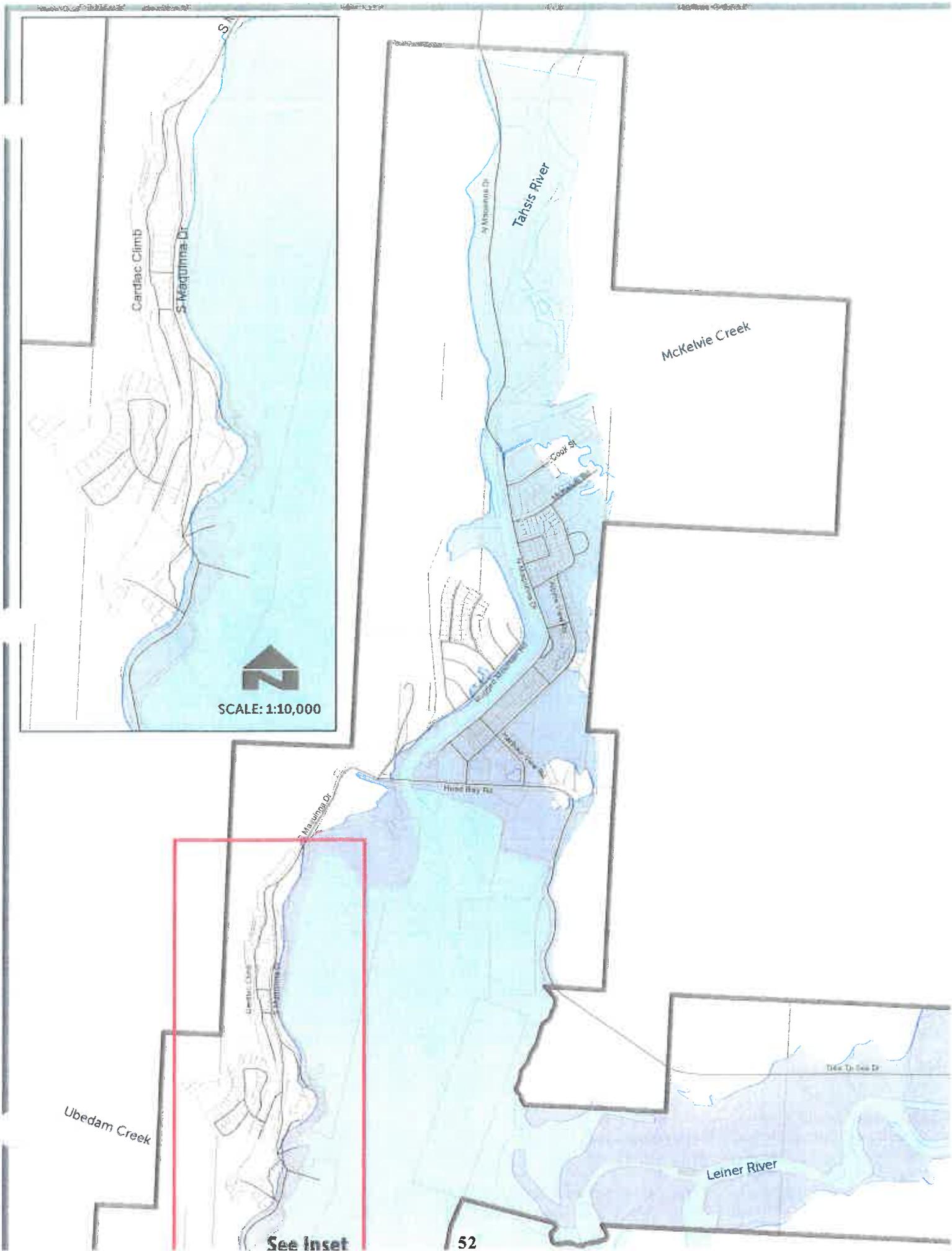
C-4: Anthropogenic Hazard Development Permit Area

C-5: Combined Development Permit Areas





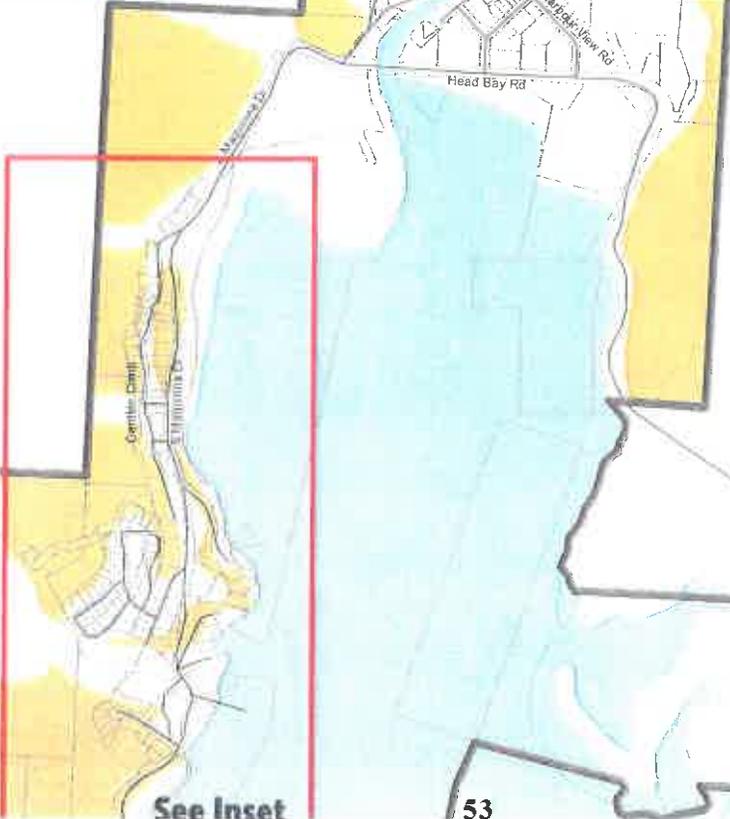
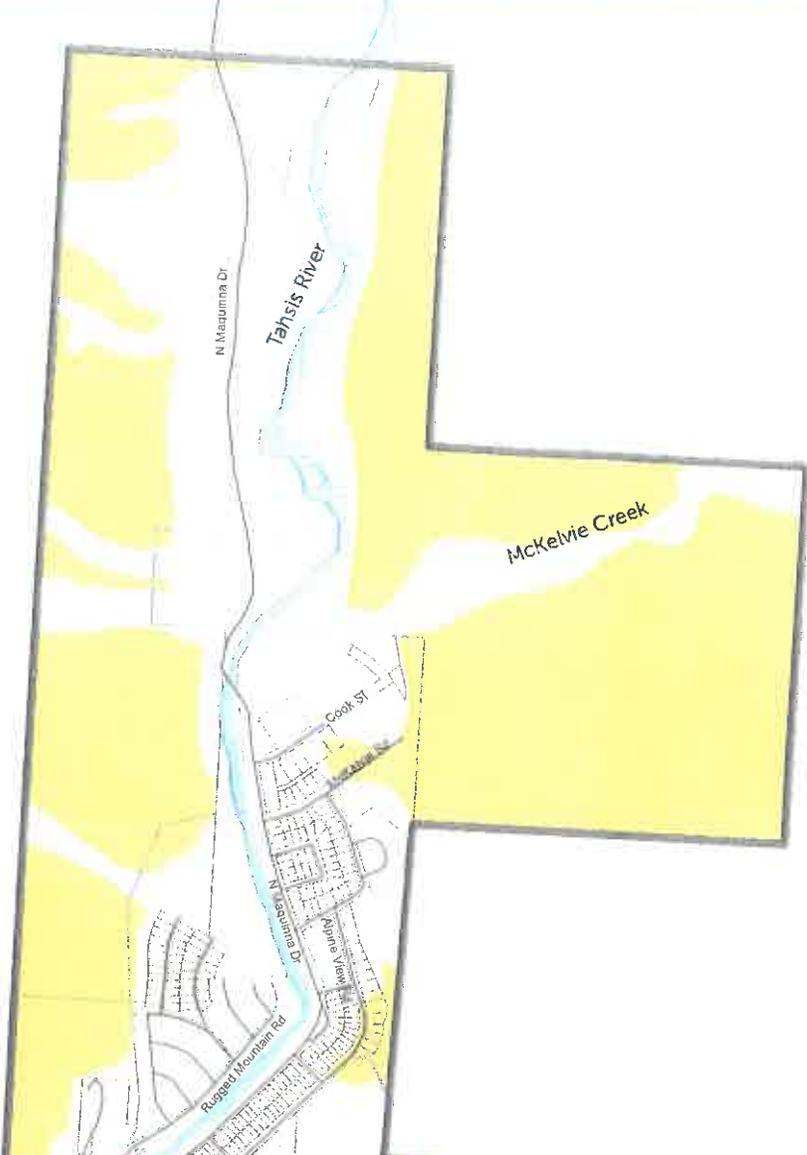




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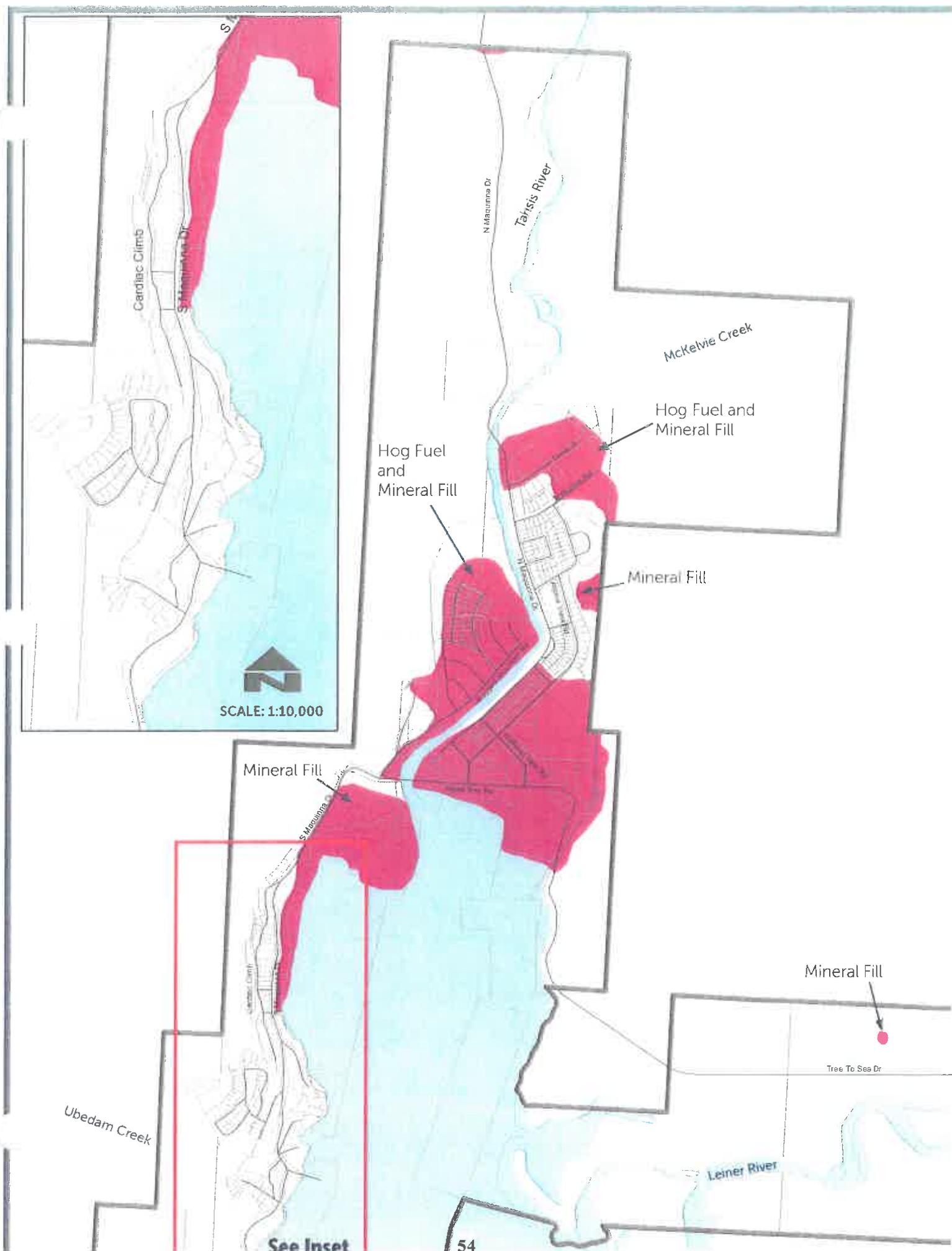


See Inset



Ubedam Creek

See Inset



SCALE: 1:10,000

Mineral Fill

Hog Fuel and Mineral Fill

Hog Fuel and Mineral Fill

Mineral Fill

Mineral Fill

See Inset

