Minutes

Meeting | Regular Council
---|---
Date | January 21, 2020
Time | 7:00 PM
Place | Municipal Hall - Council Chambers

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

Staff
Mark Tatchell, Chief Administrative Officer
Janet StDenis, Finance and Corporate Services Manager

Public
5 members of the public

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

B. Introduction of Late Items and Agenda Changes
None.

C. Approval of the Agenda
Llewellyn/Elder: VOT 040/2020
THAT the Agenda for the January 21, 2020 Regular Council meeting be adopted as presented. CARRIED

D. Petitions and Delegations
None.

E. Public Input # 1
A member of the public proposed a celebration for Tahsis' 50th Anniversary with proceeds from the event going towards "Pete's Farm".

F. Adoption of the Minutes

Llewellyn/Fowler: VOT 041/2020

THAT the Regular Council meeting minutes of January 7, 2020 be adopted as presented.

G. Rise and Report
None.

H. Business Arising
None.

J. Council Reports
Mayor Davis
No report.

Councillor Elder
No report.

Councillor Fowler (written report)
Today was a busy day with the first two meetings on the draft financial plan and website traffic summary (imagery update, seasonally photo reboot or video swap, tourism media marketing campaign) discussion. While reviewing the proposed 2020 Operating Budget I was grateful to be reminded of a laundry list of current direct and indirect services provided to citizens of the village. The shortlist includes financial, asset, project management, grant writing, compliance with provincial and federal legislation and election services. The long list is quite extensive and made possible by our hardworking staff and prior years surplus.

Listening to the radio this past week I heard someone from the Islands Trust discussing a mapping project of intact forests across smaller towns and it reminded me of our work with the Mckelvie asset inventory. I want to bring attention to the call 4 nomination deadline in March of the Green Municipal Fund 20th anniversary vision award, which is a chance to showcase our important work on our watershed protection plan. Furthermore I was reading a Local Government 2020: Current Issues newsletter published by the Pacific Business and Law Institute whereby it described The Riparian Area Protection Regulation as one of the Hot Topics in Planning Law. Interestingly enough this newsletter also listed Current Challenges for Local Governments as 1. Vacation Rentals; AirBnB. 2. Ride Hailing: Uber, Lyft. 3. Cannabis: illegal growing, dispensaries. Tomorrow I have a webinar at noon by the Community of Practice of Ecosystem approaches to Health. Next week I intend to go to Gold River for the Nootka Sound Watershed Society.
I have been exploring what content to include in my proposed session for April's AVICC in Nanaimo. While still a rough draft (power point; run, win and lead with love) I have been reading the below handbook about youth engagement and watching the Eli Mina video, included below. Service Learning is a new term I learned this week from the below attached UBCM info graphic which helps me to describe how best I try to replace my impatience and combative attitude with ever growing understanding.

Respectfully submitted to the Village of Tahsis, Mayor and council,
S. Fowler


https://www.youtube.com/watch?v=VsRQN1BrOaY&feature=youtu.be

Councillor Llewellyn (verbal report)

I will report that I had two meetings that I was suppose to be at this past week. One was in Campbell River for the Health Network that got cancelled because of the weather, but I was already in town. The second one was in Nanaimo on Saturday and was the AGM for Vancouver Island Regional Library at which I was elected to the Executive Committee.

At the February 4, 2020 Council meeting I will be bringing forward a motion on resource roads for submission to the AVICC Convention.

Fowler/Llewellyn: VOT 042/2020
THAT the Council Reports be received. CARRIED

K. Bylaws

1 Board of Variance Bylaw No.624, 2020
Adoption

Llewellyn/Fowler: VOT 043/2020
THAT the Board of Variance Bylaw No.624, 2020 be received for consideration. CARRIED

Fowler/Llewellyn: VOT 044/2020
THAT the Board of Variance Bylaw No.624, 2020 be reconsidered, finally passed, and adopted as presented on this 21st Day of January, 2020. CARRIED
2 Village of Tahsis Official Community Plan Bylaw No. 623, 2020
This Bylaw was not received for consideration.

L. Correspondence
1 Letter from Dan and Corrine Dahling Re: Head Bay Station

2 Michelle Harrod Re: Village of Tahsis 50th Anniversary

3 Letter from Sierra McGerrigle Re: Pete’s Farm Tahsis Revitalization Proposal

Llewellyn/Elder VOT 045/2020
THAT these correspondence items be received. CARRIED

Llewellyn/Fowler VOT 046/2020
THAT all correspondence be pulled for discussion. CARRIED

L1 Letter from Dan and Corrine Dahling Re: Head Bay Station
Staff advised Council that the Bylaw Officer is attempting to bring the property owner into compliance on a volunteering basis.

L2 Michelle Harrod Re: Village of Tahsis 50th Anniversary
There was a brief discussion.
A Committee of the Whole meeting was set for February 3rd, 2020 at 5 p.m. to discuss this correspondence item.

L3 Letter from Sierra McGerrigle Re: Pete’s Farm Tahsis Revitalization Proposal
A brief discussion followed.

M. New Business
Community Emergency Preparedness Fund, Flood Risk Assessment, Flood Mapping and Flood Mitigation Planning stream: Tahsis Flood Mitigation Preliminary Design Project

Fowler/Elder: VOT 047/2020
THAT this staff report be received. CARRIED

Llewellyn/Fowler: VOT 048/2020
THAT Council support the proposed activities in the Tahsis Flood Mitigation Preliminary Design Project grant application under the Community Emergency Preparedness Fund Flood Risk Assessment, Flood Mapping and Flood Mitigation Planning funding stream and to provide overall grant management. CARRIED
N. Public Input #2
A member of the public commented on the "good condition" of Head Bay FSR.
There were two other comments on Head Bay FSR regarding road standards.

Adjournment
Fowler/Llewellyn: VOT 049/2020
THAT the meeting be adjourned at 7:30 p.m.
CARRIED

Certified Correct this
4th day of February 2020

Chief Administrative Officer
Minutes

Meeting: Regular Council
Date: January 7, 2020
Time: 7:00 PM
Place: Municipal Hall - Council Chambers

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

Staff: Mark Tatchell, Chief Administrative Officer
       Deborah Bodnar, Director of Finance
       Janet StDenis, Finance and Corporate Services Manager

Guests: John Manson, Municipal Engineer
        Ruth Malli, Project Manager

Public: 7 members of the public

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

B. Introduction of Late Items and Agenda Changes
H4 under Business Arising - the Canadian Junior Rangers Grant-in Aid
application will be postponed until the January 21, 2020 Regular Council
Meeting.

C. Approval of the Agenda
Fowler/Elder: VOT 001/2020

THAT the Agenda for the January 7, 2020 Regular Council meeting be
adopted as amended.

CARRIED

D. Petitions and Delegations
None.

E. Public Input # 1

5
A member of the public proposed a celebration for Tahsis' 50th Anniversary with proceeds from the event going towards "Tahsis Revitalization Project".

F. Adoption of the Minutes

1 Minutes of the Committee of the Whole meeting held on November 19, 2019

Llewellyn/Elder: VOT 002/2020

THAT the Committee of the Whole meeting minutes of November 19, 2019 be adopted as presented. CARRIED

2 Minutes of the Regular Council Meeting held on December 3, 2019

Llewellyn/Elder: VOT 003/2020

THAT the Regular Council meeting minutes of December 3, 2019 be adopted as presented. CARRIED

3 Minutes of the Committee of the Whole meeting held on December 12, 2019

Llewellyn/Fowler: VOT 004/2020

THAT the Committee of the Whole meeting minutes of December 12, 2019 be adopted as presented. CARRIED

G. Rise and Report

At the December 6, 2019 Committee of the Whole Meeting Council approved the following Strategic Priorities for 2020.

(Attachment G1)

H. Business Arising

1 Staff Report- Roads Project Update

Staff provided an update on the roads project.

Llewellyn/Elder: VOT 005/2020

THAT this Report to Council be received. CARRIED

2 Array Web+Creative - Web traffic summary/analytic Report

Staff spoke to the web traffic summary report, explaining the data captured in the report.

Llewellyn/Fowler: VOT 006/2020

THAT this report to Council be received. CARRIED
Fowler/Llewellyn: VOT 007/2020
THAT Council approved scheduling a Committee of the Whole meeting in order to explore possible improvements to the website with Array Web + Creative representatives.

3 Nootka Communities Together Re: Grant-in Aid Application

Llewellyn/Fowler: VOT 008/2020
THAT this Grant-in aid application be received.

Llewellyn/Fowler: VOT 009/2020
THAT this Grant-in aid application be approved.

J. Council Reports
Mayor Davis (written report)

Welcome and Happy New Year to all. Since our last regular council meeting, we have had an excellent meeting with the Mowachaht-Muchalaht First Nation Council of Chiefs to discuss issues of mutual interest, largely focused around economic development of our respective communities. As many of these issues are in process and we are awaiting some decisions from their council, I will not speak in any detail but there was a strong feeling from both sides of the table that our communities have much more in common than differences - that is, the desire to assume more local control in order to advance our economic potentials.

On the subject of grants, we have more in the works this year and you will see some of those in this agenda.

Regarding the Head Bay Forest Service Road, the contractor, Mainroad, has stated their willingness to provide regular updates on maintenance and we are looking into creating a tab on the Village website for easy access to this information.

Closer to home, our roads and infrastructure improvements are complete, pending a bit of landscaping in the spring, and there will be about $46,000 available for further improvements this year, such as fixing the large depressions in the road near the Spar Tree hotel.

Councillor Elder
No report.
Councillor Fowler (written report)

Happy New Year! Many great events over the holidays were attended by my family. During the 35th annual Lion’s Club Polar swim, I had a chance to connect with some seasonal neighbors who have a vacation home in our village. It was lots of fun and I pass on my sincere thanks to Maureen Roth and family for their dedicated service to community traditions.

I have been doing some reading and have included a 55 page report attached below labeled as Helps Brouselle Ney- PICS Opportunity. This is a multi-stakeholder, largely academic, planetary framework which I find very exciting to be invited to be involved with, albeit in an unofficial capacity. The other attachment is a petition to preserve working forest jobs (it reads, forestry feeds my family) which I received from Dave Emery of North Island Comm.

Lastly I highlight an upcoming deadline on February 1, 2020 for the B.C. Economic Development Awards. One for marketing innovation, another for community projects. I see our support of the Nootka Communities Together, Good Food Box program showcases how our municipality has made public infrastructure available to bolster economic development & volunteer-led food security projects in our remote and under serviced rural region.

submitted respectfully to the citizens, the Mayor and members of Tahsis council.
Sarah Fowler

https://pics.uvic.ca/opportunity-projects-program

Petition: Saving the working Forest for all Generations (attachment J2).

Councillor Llewellyn (verbal report)

I don't have a written report just a verbal report today. I had a really enjoyable holiday season. I thoroughly enjoyed the Christmas dinner. Thank you Deb and the people that helped you with that. For those that did not get to the Christmas dinner at the Rec Centre, there were about 60 people. It was a really good cross section of people that have lived here a long time and people that were new to the community. People mixed with each other. Anyways I also got to go to the New Year’s party that was spearheaded by people new to the community. It was a really nice time. It was nice to get out and have a good time on New Year’s Eve.

Fowler/Elder: VOT 010/2020
THAT the Council Reports be received. CARRIED

K. Bylaws
1 Fire Protective Services and Regulation Bylaw No. 621, 2019
Adoption

Llewellyn/Fowler: VOT 011/2020
THAT the Fire Protective Services and Regulation Bylaw No. 621, 2019 be received for consideration.

Fowler/Llewellyn: VOT 012/2020
THAT the Fire Protective Services and Regulation Bylaw No. 621, 2019 be reconsidered, finally passed, and adopted as presented on this 7th Day of January, 2020.

Fowler/Llewellyn: VOT 013/2020
THAT this Report to Council be received.

Fowler/Llewellyn: VOT 014/2020
THAT option # 1 be approved.

Llewellyn/Fowler: VOT 015/2020
THAT the Board of Variance Bylaw No.624, 2020 be received for consideration.

Llewellyn/Fowler: VOT 016/2020
THAT the Board of Variance Bylaw No.624, 2020 receive a first reading on the 7th Day of January, 2020.

Fowler/Elder: VOT 017/2020
THAT the Board of Variance Bylaw No.624, 2020 receive a second reading on the 7th Day of January, 2020.

Fowler/Llewellyn: VOT 018/2020
THAT the Board of Variance Bylaw No.624, 2020 receive a third reading on the 7th Day of January, 2020.

L. Correspondence

1 Letter from Michelle Harrod Re: Celebrating the 50th Anniversary of Tahsis

2 Shawna Gagne Re: No Garbage Cans on N. Maquinna

Letter from Mayor Martin Davis on behalf of Tahsis Council to Honourable

3 Judy Darcy, Minister of Mental Health and Addictions in support of harm reduction services throughout British Columbia.
Letter from Hon. Claire Trevena, Minister of Transportation and Infrastructure Re: November 13, 2019 letter Re: Ride-hailing

Email from Clint Parker, Fire Manager, Coastal Fire Centre, BC Wildfire Service, Ministry of Forests, Lands, Natural Resource Operations and Rural Development Re: Follow up from the 2019 UBCM Convention

Selina Robinson, Minister of Municipal Affairs and Housing - Winter Newsletter - December 2019

John Jack, Chairperson, Alberni-Clayoquot Regional District Re: $10 a Day Child Care Plan

Fowler/Llewellyn: VOT 019/2020
THAT these correspondence items be received. CARRIED

Fowler/Elder: VOT 020/2020
THAT correspondence item #L7 be pulled for discussion. CARRIED

John Jack, Chairperson, Alberni-Clayoquot Regional District Re: $10 a Day Child Care Plan

A brief discussion followed.

Councillor Fowler gave a Notice of Motion that the following Motion will be introduced at the January 21, 2020 Council Meeting:

"THAT the Village of Tahsis Council write to the Provincial Government and request they expedite the $10 a day Child Care Plan implementation universally and play an active role in advocating for provincial level changes."

M. New Business

1 Staff Report Re: Child Care Action Plan
Staff spoke to the development of the Child Care Action Plan and the "next step" in the process, the grant application.

Llewellyn/Elder: VOT 021/2020
THAT this Child Care Action Plan be received. CARRIED

Llewellyn/Elder: VOT 022/2020
THAT this Child Care Action Plan be approved. CARRIED

2 2020 Budget Meeting Dates

Llewellyn/Elder: VOT 023/2020
THAT the 2020 Budget Meeting dates be received. CARRIED
Llewellyn/Elder: VOT 024/2020
THAT the 2020 Budget Meeting dates be approved.

3 Campaign signs on the Village property (verbal report)
Staff spoke to past practices regarding municipal election campaign signs on Village property.

Fowler/Elder: VOT 025/2020
THAT this report/information be received.

Llewellyn/Elder: VOT 026/2020
THAT signs for candidates in the 2020 municipal by-election and future municipal elections be permitted to be placed on Village property without charge notwithstanding Property Signage Bylaw No. 550, 2009.

4 Ministry of Health Age-friendly Community Program- Grant Application
Staff spoke to this grant application noting the January 17th deadline.

Llewellyn/Elder: VOT 027/2020
THAT this verbal report be received.

Llewellyn/Elder: VOT 028/2020
THAT Council support the grant application to the Ministry of Health Age-Friendly Communities program "Stream 1" with a focus on transportation and agree to support the proposed activities and provide overall grant management.

The Mayor gave a Notice of Motion that at the January 21, 2020 Council meeting the following motion will be introduced.
"THAT Council establish the Tahsis Age-Friendly Action Committee (TAAC). A member of Council to be appointed to Chair of the Committee, and the President of the Tahsis Seniors Society be appointed as Vice-Chair. Other members of the Committee should be the Village CAO and Director of Recreation as well as representation from Island Health and the Community Paramedicine Program. Three members of the Tahsis Seniors Society should be nominated to join this committee. The TAAC should meet once per month at minimum for the first year of the Age-Friendly Community Action Plan implementation."

N. Public Input #2
Members of the public spoke to correspondence item L2 regarding no garbage cans on N. Maquinna.

Public Exclusion
Llewellyn/Elder: VOT 029/2020
THAT the meeting is closed to the public in accordance with section 90(1)(e) of the Community Charter—the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality and 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

Recess
Llewellyn/Fowler: VOT 030/2020
THAT the Regular Council meeting recess to go into the in camera meeting.

CARRIED

Reconvene
Llewellyn/Fowler: VOT 038/2020
THAT the Regular Council Meeting reconvene at 9:15 p.m.

CARRIED

Rise and Report
None.

Adjournment
Fowler/Elder: VOT 039/2020
THAT the meeting be adjourned at 9:15 p.m.

CARRIED

Certified Correct this
7th day of January 2020

Chief Administrative Officer
Saving the Working Forest for all Generations

Petition Summary: In its current state the forested land base in British Columbia consists of 1033 protected provincial parks. There are large portions of the land base set aside for social and cultural interests and environmental reasons. The forests of BC are a renewable resource and we ask that the remaining harvestable land base be protected as, THE WORKING FOREST, to be defined and dedicated to the purpose of harvesting and economic activities for the sustainable future of our Families, our Communities and the Province.

To the Honorable John Horgan Premier of British Columbia; we the undersigned are concerned citizens who urge our leaders to bring into legislation, THE WORKING FOREST, defined and dedicated to the purpose of harvesting and economic activities.

Date | Signature | Printed Name | Address
--- | --- | --- | ---

FORESTRY FEEDS MY FAMILY  FORESTRY FEEDS MY FAMILY  FORESTRY FEEDS MY FAMILY  FORESTRY FEEDS MY FAMILY
WHEREAS the Council of the Village of Tahsis has adopted a Zoning Bylaw and is required to establish a Board of Variance;

AND WHEREAS the population of the Village of Tahsis is twenty-five thousand or less;

NOW THEREFORE, the Council of the Village of Tahsis, in open meeting assembled, hereby enacts as follows:

1. **Title**
   1.1 This bylaw may be known and cited for all purposes as the “Village of Tahsis Board of Variance Bylaw No. 624, 2020”

2. **Definitions**
   - “Act” means the *Local Government Act* RSBC 2015, C. 1
   - “Board” means the Village of Tahsis Board of Variance
   - “Chair” means the Chair of the Board of Variance
   - “Council” means the municipal Council of the Village of Tahsis
   - “Member” means a member of the Board of Variance
   - “Secretary” means the Secretary of the Board of Variance
   - “Village” means the Village of Tahsis
3. **Establishment**

3.1 The Board is established and consists of three (3) members appointed by a resolution of Council.

3.2 The Board will elect one of the members as Chair and the Chair must appoint an acting Chair to preside in the absence of the Chair.

3.3 Board Members are appointed for three year terms which may be extended by Council resolution. The terms are extended until Council passes a resolution re-appointing Board Members or terminating their appointments.

3.4 A person is not eligible to be appointed to the Board if that person is:
   a) a member of Council; or
   b) an officer or employee of the Village

3.5 The Board Members terms may be re-appointed for an additional three (3) year term.

3.6 Council may remove a Board Member at any time.

3.7 Board members do not receive compensation for serving but are paid reasonable expenses that arise directly out of the performance of their duties.

3.8 The Village’s Deputy Corporate Officer is appointed as the Secretary.

4. **Application Procedure**

4.1 The applicant must pay the deposit and submit an application for a Board of Variance hearing. The application must include all of the following:
   a) the reasons for the requested variance in clear language pursuant to the provisions of s. 540 of the *Local Government Act*;
   b) the legal description and civic address of the property where the variance is requested; and
   c) a site plan indicating the requested variance and the address to mail the notice of hearing.

4.2 The application fee of $250.00 must be paid and accompany the application.

4.3 The Board may prescribe an application form to be used by applicants.
5. **Notice of Hearing Procedures**

5.1 After consulting with the Chair, the Secretary will prepare the Notice of Hearing stating the date, place and time of the hearing, the subject matter of the variance application and the contact information for the Village.

5.2 The Notice of Hearing must be sent by mail or otherwise delivered not less than seven (7) days prior to the hearing to:

   a) the members of the Board;
   b) the Village's Chief Administrative Officer;
   c) the Village’s Building Official/Inspector;
   d) the applicant; and
   e) the owners and occupiers of the property and the owners and occupiers of the property adjacent to the property that is the subject of the application.

5.3 The Notice of Hearing will be posted in the Village Office and public notice posting places as per s. 94 of the Community Charter.

6. **Conduct of Hearing**

6.1 Quorum of the Board is two (2) members one of whom must be the Chair or Acting Chair. A Board quorum is required for hearings and decisions.

6.2 Any person or body with interest in property within the Village is entitled to be heard at the hearing and is entitled to be represented by a lawyer or by an agent, if the agent is appointed in writing.

6.3 The hearing proceedings are public and may be informal.

6.4 Information presented at a hearing may be given verbally or in writing.

6.5 The Board will conduct the hearing in the following order:

   a) the hearing of information and argument from the applicant;
   b) the Village’s Building Official or Inspector
   c) Other Village staff
   d) any other persons
   e) the Secretary will read aloud written submissions

6.6 The Board may inspect the property in question.

6.7 Board members must not discuss the merits of an application with any person who is not a Board member or Village staff before the Board has issued a decision.
6.8 The Board may adjourn the hearing at any time. No further notice of the hearing is required if the date, place and time of its resumption are stated to those present at the time of the adjournment.

6.9 If the applicant or the applicant’s lawyer or agent has not advised the Secretary previously and does not appear at the hearing the Board may proceed to decide the appeal in the applicant’s absence.

7.0 The Chair presides at the hearing and decides all questions of procedure and order.

7. Decision

7.1 The decision of the Board is by a majority of the members present and made within 14 days of the hearing.

7.2 The Secretary will send by mail or otherwise deliver the written decision of the Board to the applicant, the owners and occupiers of the subject property, all persons who gave information or made submissions at the hearing, all adjacent property owners and occupiers, the Chief Administrative Officer and the Building Official or Inspector.

7.3 All decisions of the Board are to be posted on the Village website.

7.4 Pursuant to s. 542 of the Local Government Act a decision of the Board is final.

8. Severability

8.1 If any Section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions of the bylaw.

9. Repeal

9.1 Village of Tahsis Board of Variance Bylaw No. 47, 1972 together with all amendments thereto is hereby repealed.
READ a first time this 7th day of January, 2020
READ a second time this 7th day of January, 2020
READ a third time this 7th day of January, 2020

Reconsidered, Finally Passed and Adopted this 21st day of January, 2020

MAYOR

CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 624, 2020 duly passed by the Council of the Village of Tahsis on this 21st day of January, 2020.

CORPORATE OFFICER
WHEREAS under the Local Government Act s. 472 Council may, by bylaw, adopt an Official Community Plan;

AND WHEREAS Council deems it desirable to adopt a new Official Community Plan for the Village of Tahsis;

AND WHEREAS Council has provided consultation opportunities and, in particular, has consulted with the First Nations, persons, organizations and authorities listed in s. 475 of the Local Government Act;

NOW THEREFORE, THE COUNCIL OF THE VILLAGE OF TAHSIS in open meeting assembled, ENACTS AS FOLLOWS:

1. TITLE

This Bylaw may be cited for all purposes as “Official Community Plan Bylaw No. 623, 2020”

2. CONTENT

The document entitled “The Village of Tahsis Official Community Plan” attached as Schedule “1” together with the maps attached as Schedules “A” to “C-5” are hereby adopted as the Official Community Plan for the Village of Tahsis.

3. APPLICATION

This bylaw is applicable to all lands within the boundaries of the Village of Tahsis.
4. SEVERABILITY

If any section, subsection, paragraph, subparagraph or clause of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction such decision does not affect the validity of the remaining portions of the Bylaw.

5. ADMINISTRATION

(a) This bylaw hereby repeals:

Official Community Plan Bylaw No. 547, 2010 and all schedules and amendments

(b) This bylaw comes into effect upon its adoption.

READ for the first time this 21st day of January, 2020

READ for the second time this 21st day of January, 2020

PUBLIC HEARING HELD THIS 10th day of February, 2020

READ for the third time this 3rd day of March, 2020

Reconsidered, Finally Passed and Adopted this 3rd day of March, 2020

______________________________  ______________________________
Mayor                                           Chief Administrative Officer

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 623 duly passed by the Council of the Village of Tahsis on the ___ day of ______, 2020

______________________________
Corporate Officer
Village of Tahsis
Official Community Plan
## Contents

1.0  Introduction and Context ................................................................. 1
    1.1  Role of Municipalities ................................................................. 1
    1.2  Purpose of OCP ........................................................................... 1
    1.3  Relationship to other bylaws ....................................................... 1
    1.4  Scope of an OCP ......................................................................... 2
    1.5  Relationship with levels of government and agencies ................... 2
        1.5.1  Mowachaht/Muchalaht First Nation ....................................... 3
        1.5.2  School District ..................................................................... 3
        1.5.3  Strathcona Regional District .................................................. 3
        1.5.4  Province and Federal Government .......................................... 3
        1.5.5  Health Authority ................................................................... 4
1.6  Tahsis Context ............................................................................... 4
    1.6.1  Population and Dwelling Occupancy ......................................... 4
    1.6.2  Age of Residents ..................................................................... 4
    1.6.3  Household Size ......................................................................... 5
    1.6.4  Housing Tenure ......................................................................... 6
    1.6.5  Housing Types ......................................................................... 6
    1.6.6  Age of Housing Stock ............................................................... 6
    1.6.7  Housing Value .......................................................................... 7
    1.6.8  Housing Needs Assessment ...................................................... 7
1.7  Engagement .................................................................................. 8
2.0  Community Vision ......................................................................... 9
    2.1  Plan Themes ............................................................................... 9
    2.2  Vision Statement ........................................................................ 9
3.0  Policy Directions .......................................................................... 10
    3.1  Environment and Natural Areas .................................................. 10
        3.1.1  Watershed Management and Forest Sustainability .................. 10
        3.1.2  Marine Ecosystems ............................................................... 11
        3.1.3  Environmental Stewardship and Education .......................... 11
    3.2  Housing ................................................................................... 11
3.2.1 Housing Affordability ................................................................. 12
3.2.2 Rental Housing .................................................................. 12
3.2.3 Special Needs Housing ..................................................... 12
3.3 Economy and Employment ...................................................... 13
3.3.1 Tourism Industry ............................................................... 14
3.3.2 Aquaculture ....................................................................... 14
3.3.3 On-line Service Industry .................................................... 14
3.3.4 Film Industry ....................................................................... 14
3.3.5 Community Forest .............................................................. 14
3.4 Infrastructure and Transportation ........................................... 15
3.4.1 Asset Management ............................................................ 16
3.4.2 Water Supply Management .............................................. 16
3.4.3 Stormwater Management .................................................. 17
3.4.4 Solid Waste Management ................................................... 17
3.4.5 Sanitary Sewer Services Management ............................... 18
3.4.6 Road Transportation .......................................................... 18
3.4.7 Marine Transportation ....................................................... 18
3.4.8 Communications Infrastructure ......................................... 18
3.5 Climate Action and Energy ...................................................... 19
3.5.1 Building performance ........................................................ 20
3.5.2 Renewable Energy ............................................................ 20
3.5.3 Transportation ................................................................. 20
3.6 Parks and Recreation .............................................................. 20
3.6.1 Parks, Trails, Walkways ..................................................... 21
3.6.2 Recreation Centre .............................................................. 22
3.7 Learning, Culture, and Community Well-Being ...................... 22
3.7.1 Sense of Community and Place .......................................... 23
3.7.2 Accessibility ........................................................................ 23
3.7.3 Food Systems and Food Security ....................................... 24
3.7.4 Health Care Services ........................................................ 24
3.7.5 Education ........................................................................... 25
3.7.6 Mowachaht/Muchalaht First Nation .................................... 25
3.8 Hazard and Emergency Management ................................................................. 25
  3.8.1 Hazards ............................................................................................................ 26
  3.8.2 Emergency Services and Preparedness .......................................................... 26
4.0 Land Use ............................................................................................................ 27
  4.1 Land Use Designations ...................................................................................... 27
5.0 Implementation ..................................................................................................... 31
  5.1 Implementation Tools ......................................................................................... 31
  5.2 Development Permit Areas and Guidelines ....................................................... 32
    5.2.1 Natural Environment Development Permit Area ............................................ 32
    5.2.2 Flood Hazard Development Permit Area ..................................................... 34
    5.2.3 Steep Slope Hazard Development Permit Area ............................................ 34
    5.2.4 Anthropogenic Hazard Development Permit Areas ................................... 35
    5.2.5 Commercial Development Permit Area ..................................................... 36
    5.2.6 Industrial Development Permit Area ......................................................... 37
    5.2.7 Development Permit Exemptions .................................................................. 39
  5.3 Temporary Use Permits ....................................................................................... 39
    5.3.1 Procedures ...................................................................................................... 39
    5.3.2 Conditions ...................................................................................................... 39
  5.4 Development Approval Information Requirements ............................................ 40
6.0 Monitoring ............................................................................................................ 40

List of Schedules ........................................................................................................ 41
A: Land Use .................................................................................................................. 41
B: Public Facilities and Parks ...................................................................................... 41
C: Development Permit Areas .................................................................................... 41
  C-1: Natural Environment Development Permit Area ............................................ 41
  C-2: Flood Hazard Development Permit Area ..................................................... 41
  C-3: Steep Slope Hazard Development Permit Area ............................................ 41
  C-4: Anthropogenic Hazard Development Permit Area ..................................... 41
  C-5: Combined Development Permit Areas ......................................................... 41
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 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 all bylaws enacted 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 influence all other municipal plans (including strategic and
financial plans), bylaws, and ultimately capital projects within a municipality. As a result, OCPs help municipalities prioritize significant 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 map designations 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.

<table>
<thead>
<tr>
<th>Local Government Act OCP Requirements (Summarized)</th>
<th>Introduction and Context</th>
<th>Environment and Natural Areas</th>
<th>Housing</th>
<th>Economy and Employment</th>
<th>Transportation</th>
<th>Infrastructure and Energy</th>
<th>Climate Action and Energy</th>
<th>Parks and Recreation</th>
<th>Public Facilities and Community Well-Being</th>
<th>Management</th>
<th>Hazard and Emergency</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential development</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Affordable housing, rental housing, special needs housing</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial, industrial, institutional, agricultural, recreational and public utility land uses</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Public facilities including schools, parks and waste treatment and disposal sites</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Use of land with hazardous conditions or environmentally sensitive to development</td>
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<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Major road, sewer, and water infrastructure systems</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greenhouse gas emissions (GHG)</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing needs assessment</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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</tr>
</tbody>
</table>

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 consult 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 provides the opportunity to ensure 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 (SRD) provides emergency management services supporting the Tahsis Emergency Management program, bylaw enforcement and GIS services. The Comox Strathcona Waste Management service provides landfill and recycling services for Tahsis and the surrounding watershed. The SRD is not required to prepare a regional growth strategy, and therefore, the OCP does not contain a regional context statement.

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).

The Village does not contain any land within the ALR and is therefore not required to consult with the Agriculture Land Commission prior to the adoption of this OCP.
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. Island Health also supports programs to address health and well-being to help prevent illness including the Strathcona Community Health Network, which is a partnership with local governments, First Nations and community organizations.

1.6 Tahsis Context

Prior to articulating 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.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Full-time Population</td>
<td>607</td>
<td>367</td>
<td>314</td>
<td>260</td>
</tr>
<tr>
<td>Total Maintained Dwellings</td>
<td>405</td>
<td>406</td>
<td>397</td>
<td>400</td>
</tr>
<tr>
<td>Total Occupied Dwellings</td>
<td>270</td>
<td>195</td>
<td>170</td>
<td>150</td>
</tr>
<tr>
<td>Full-time Occupancy Rate</td>
<td>67%</td>
<td>48%</td>
<td>42%</td>
<td>37.5%</td>
</tr>
</tbody>
</table>


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


Implications
Aging residents require quality, specialized health care, recreation and social activities and infrastructure that accommodates active (non-vehicular) modes 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>
<thead>
<tr>
<th>Location</th>
<th>2006</th>
<th>2011</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tahsis</td>
<td>1.8</td>
<td>1.8</td>
<td>1.6</td>
</tr>
<tr>
<td>Strathcona Regional District</td>
<td>2.3</td>
<td>2.3</td>
<td>2.2</td>
</tr>
<tr>
<td>British Columbia</td>
<td>2.5</td>
<td>2.5</td>
<td>2.4</td>
</tr>
</tbody>
</table>

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

Implications
The increase in one-person households affirms the need to provide social and community services that prevent 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

<table>
<thead>
<tr>
<th>Location</th>
<th>% Owner Occupied</th>
<th>% Renter Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tahsis</td>
<td>94%</td>
<td>6%</td>
</tr>
<tr>
<td>Strathcona Regional District</td>
<td>74%</td>
<td>26%</td>
</tr>
</tbody>
</table>


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

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

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

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Tahsis</th>
<th>SRD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1945</td>
<td>6%</td>
<td>2%</td>
</tr>
<tr>
<td>1946-1960</td>
<td>31%</td>
<td>8%</td>
</tr>
<tr>
<td>1961-1970</td>
<td>17%</td>
<td>13%</td>
</tr>
<tr>
<td>1971-1980</td>
<td>36%</td>
<td>22%</td>
</tr>
<tr>
<td>1981-1990</td>
<td>10%</td>
<td>18%</td>
</tr>
<tr>
<td>1990-2016</td>
<td>0%</td>
<td>37%</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>


1.6.7 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

<table>
<thead>
<tr>
<th></th>
<th>Tahsis 2006</th>
<th>Tahsis 2016</th>
<th>SRD 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Value of Dwellings</td>
<td>$109,855</td>
<td>$94,490</td>
<td>$331,364</td>
</tr>
<tr>
<td>Average Value in 2019 $</td>
<td>$116,768</td>
<td>$101,500</td>
<td>$352,208</td>
</tr>
</tbody>
</table>


1.6.8 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 for full-time residents 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
### 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 OCP’s Community Vision and Policy Directions. In addition, a community workshop was held, and questionnaires sent to all Tahsis households to obtain comments on the draft OCP, including government organizations and entities responsible for providing services to Tahsis residents, and/or potentially affected by the OCP.

### Table

<table>
<thead>
<tr>
<th></th>
<th>Average Annual Household Income</th>
<th>Maximum Affordable Monthly Rent</th>
<th>Maximum Affordable Home Purchase</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Households</td>
<td>$39,592</td>
<td>$900</td>
<td>$122,500</td>
</tr>
</tbody>
</table>

Note: Average household income data is from Census 2016 and inflated to 2019 dollars.
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 it’s 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 self-sustaining to support 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, where 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 three 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, 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 its old growth forest is an area residents have identified as a special place 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

<table>
<thead>
<tr>
<th>Sec.</th>
<th>Policy Direction</th>
<th>Interrelationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.2</td>
<td>Housing</td>
<td>Environmental best management practices help reduce impacts on housing.</td>
</tr>
<tr>
<td>3.3</td>
<td>Economy and Employment</td>
<td>Protected natural areas attract tourists and help maintain healthy rivers and creeks that support local fisheries and other resource sectors.</td>
</tr>
<tr>
<td>3.4</td>
<td>Infrastructure and Transportation</td>
<td>Preserved, managed and protected natural areas help to protect water quality and quantity.</td>
</tr>
<tr>
<td>3.5</td>
<td>Climate Action and Energy</td>
<td>Trees, vegetation and soil help sequester carbon dioxide (CO2), store carbon and help moderate local temperatures and climate and minimize erosion.</td>
</tr>
<tr>
<td>3.6</td>
<td>Parks and Recreation</td>
<td>Natural areas support opportunities for passive and active recreation.</td>
</tr>
<tr>
<td>3.7</td>
<td>Learning Culture and Community Well-Being</td>
<td>Natural areas intrinsically support individual and community well-being.</td>
</tr>
<tr>
<td>3.8</td>
<td>Hazard and Emergency Management</td>
<td>Managing local environmental systems can help mitigate potential hazards or natural disasters.</td>
</tr>
</tbody>
</table>

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 development in 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, information 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 rising need for housing to accommodate seasonal workers given Tahsis’ developing tourist economy.

**DESIRED OUTCOME:**

> Residents have access to appropriate, secure, and affordable housing that meets their needs throughout their lifespan.
### Relationship to other Policy Directions

<table>
<thead>
<tr>
<th>Policy Direction</th>
<th>Interrelationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 Environment and Natural Areas</td>
<td>Environmental best management practices reduce environmental impacts on new and existing housing.</td>
</tr>
<tr>
<td>3.3 Economy and Employment</td>
<td>Through digital communications, homes are convenient and sustainable locations to conduct business.</td>
</tr>
<tr>
<td>3.4 Infrastructure and Transportation</td>
<td>Decisions regarding infrastructure impact the ability to service existing and future housing.</td>
</tr>
<tr>
<td>3.5 Climate Action and Energy</td>
<td>Energy consumed in homes can represent a significant portion of GHG emissions in a community.</td>
</tr>
<tr>
<td>3.6 Parks and Recreation</td>
<td>Parks and recreation facilities provide physical and social well-being opportunities to support living.</td>
</tr>
<tr>
<td>3.7 Learning Culture and Community Well-Being</td>
<td>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.</td>
</tr>
<tr>
<td>3.8 Hazard and Emergency Management</td>
<td>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.</td>
</tr>
</tbody>
</table>

#### 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 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 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

<table>
<thead>
<tr>
<th>Policy Direction</th>
<th>Interrelationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 Environment and Natural Areas</td>
<td>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.</td>
</tr>
<tr>
<td>3.2 Housing</td>
<td>Home occupations provide a convenient, cost-effective, and sustainable means to conduct business.</td>
</tr>
<tr>
<td>3.4 Infrastructure and Transportation</td>
<td>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.</td>
</tr>
<tr>
<td>3.5 Climate Action and Energy</td>
<td>Energy conservation and renewable energy generation is a growing industry sector in BC and supports GHG reduction targets.</td>
</tr>
<tr>
<td>3.6 Parks and Recreation</td>
<td>Provision of parks and recreation facilities including marinas and boat launching facilities supports tourism.</td>
</tr>
<tr>
<td>3.7 Learning Culture and Community Well-Being</td>
<td>A diversified local economy creates demand for new skills. Post-secondary learning opportunities will increase training and skills development.</td>
</tr>
<tr>
<td>3.8 Hazard and Emergency Management</td>
<td>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.</td>
</tr>
</tbody>
</table>
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. Strive to implement opportunities to make Head Bay Road a tourist experience by advertising recreation and tourism opportunities along it.
d. Promote tourism services and experiences 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 on-lines 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.

Policies
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

<table>
<thead>
<tr>
<th>Sec</th>
<th>Policy Direction</th>
<th>Interrelationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Environment and Natural Areas</td>
<td>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.</td>
</tr>
<tr>
<td>3.2</td>
<td>Housing</td>
<td>Decisions regarding infrastructure impact the ability to service existing and future housing.</td>
</tr>
<tr>
<td>3.3</td>
<td>Economy and Employment</td>
<td>Efficient transportation systems support goods and services movement, provides improved access to support tourism and overall investment.</td>
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</tbody>
</table>

VILLAGE OF TAHYSIS | OFFICIAL COMMUNITY PLAN
Final (20Dec2019)
### Interrelationship

<table>
<thead>
<tr>
<th>Sec</th>
<th>Policy Direction</th>
<th>Interrelationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.5</td>
<td>Climate Action and Energy</td>
<td>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.</td>
</tr>
<tr>
<td>3.6</td>
<td>Parks and Recreation</td>
<td>Active transportation routes, such as waterfront and hiking trails, can promote walking and cycling.</td>
</tr>
<tr>
<td>3.7</td>
<td>Learning Culture and Community Well-Being</td>
<td>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.</td>
</tr>
<tr>
<td>3.8</td>
<td>Hazard and Emergency Management</td>
<td>Ensuring infrastructure and transportation systems are resilient to hazards and natural disasters is essential to the safety of residents during an emergency.</td>
</tr>
</tbody>
</table>

### 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 maintenance, upgrade and replacement.

c. Evaluate options to monetize underfunded Village facilities to both improve these facilities and 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. Strive to 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 strive to implement a watershed protection plan for the McKelvie Creek community 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. Strive to implement the recommendations of the Flood Risk Assessment Study (2019) to address impacts of flooding and sea level rise, including adoption of a flood control bylaw.

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 operates a recycling program on behalf of CSWM 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. Strive to 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.

Policies
a. Continue to seek infrastructure grants to improve system efficiency and retain capacity for future growth.

3.4.6 Road Transportation

Policies
a. Continue to advocate to the provincial government for improvements to Head Bay Road emphasizing the road's importance in providing safe access to essential goods and services that must be obtained outside of Tahsis, and overall benefits to the region from an economic development perspective.

b. Monitor the Ministry of Transportation and infrastructure’s road maintenance contract management.

c. 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 user 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 periodic 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

<table>
<thead>
<tr>
<th>Sec.</th>
<th>Policy Direction</th>
<th>Interrelationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Environment and Natural Areas</td>
<td>Sustainably managing natural areas helps reduce the impacts of climate change related impacts. Trees, vegetation and soil help sequester carbon dioxide (CO2), store carbon, and moderate temperatures.</td>
</tr>
<tr>
<td>3.2</td>
<td>Housing</td>
<td>Retrofitting housing to become more energy efficient reduces GHG emissions.</td>
</tr>
<tr>
<td>3.3</td>
<td>Economy and Employment</td>
<td>Energy conservation and renewable energy is a growing industry sector in the province and supports GHG reduction targets.</td>
</tr>
<tr>
<td>3.4</td>
<td>Infrastructure and Transportation</td>
<td>Reducing emissions from solid waste, in particular food waste, reduces GHG emissions.</td>
</tr>
<tr>
<td>3.6</td>
<td>Parks and Recreation</td>
<td>Trees in parks and other public spaces help sequester carbon dioxide (CO2).</td>
</tr>
</tbody>
</table>
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.

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<table>
<thead>
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<th>Sec.</th>
<th>Policy Direction</th>
<th>Interrelationship</th>
</tr>
</thead>
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<tr>
<td>3.1</td>
<td>Environment and Natural Areas</td>
<td>Natural areas support opportunities for passive and active recreation.</td>
</tr>
<tr>
<td>3.2</td>
<td>Housing</td>
<td>Convenient access to parks and recreation facilities from a resident’s home supports livability and quality of life.</td>
</tr>
<tr>
<td>3.3</td>
<td>Economy and Employment</td>
<td>Provision of parks and recreation facilities including marinas and boat launching facilities supports the tourism economy.</td>
</tr>
<tr>
<td>3.4</td>
<td>Infrastructure and Transportation</td>
<td>Trails and waterfront pathways encourage walking and cycling as alternative modes of transportation.</td>
</tr>
<tr>
<td>3.5</td>
<td>Climate Action and Energy</td>
<td>Trees in parks and other public spaces help sequester carbon dioxide (CO2).</td>
</tr>
<tr>
<td>3.7</td>
<td>Learning Culture and Community Well-Being</td>
<td>Parks and recreation are essential for community well-being and improving overall livability.</td>
</tr>
<tr>
<td>3.8</td>
<td>Hazard and Emergency Management</td>
<td>Parks are an alternative land use in hazard areas that reduce risk to property and residents.</td>
</tr>
</tbody>
</table>

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. Through the redevelopment of lands adjacent to the Tahsis River and Inlet, provide for a connected trail system that ultimately links to other trails within and beyond the Village boundaries. These trails will be obtained through rezoning and subdivision application review.

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 the Village of 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 includes supporting and 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.

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<table>
<thead>
<tr>
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<th>Policy Direction</th>
<th>Interrelationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Environment and Natural Areas</td>
<td>The use of trails and natural areas contributes to spiritual and physical health.</td>
</tr>
<tr>
<td>3.2</td>
<td>Housing</td>
<td>Safe and appropriate housing is critical for living a well-balanced and healthy lifestyle. Access to housing and associated outdoor space supports the ability to grow food.</td>
</tr>
<tr>
<td>3.3</td>
<td>Economy and Employment</td>
<td>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.</td>
</tr>
<tr>
<td>3.4</td>
<td>Infrastructure and Transportation</td>
<td>Maintaining high-quality drinking water is essential to the well-being and health of residents. Transportation infrastructure provides safe access to vital goods and services, fundamental to resident health and well-being.</td>
</tr>
<tr>
<td>3.5</td>
<td>Climate Action and Energy</td>
<td>Growing food locally reduces the need to transport food from distant locations.</td>
</tr>
</tbody>
</table>
3.6 Recreation experiences create opportunities to bring people together for celebration.

3.8 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. Social well-being, in turn, supports physical and mental health.

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. Strive to 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 an increasing challenge, whether it be walking along public streets, the ability to access and enter public facilities, or access and enjoy public spaces and natural areas.

Policy
   a. Complete an analysis of the recommendations from the Age-Friendly Community Action Plan and prioritize implementation based on available resources.
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 available 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, limited desire by younger generations to farm, and loss of critical food system infrastructure. 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 within the allowance of the provincial “Food Premises Regulation”, under the Public Health Act.

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 provide economic opportunity options for residents. Captain Meares Elementary 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 Secondary School.
d. Support community members who want to teach or share their skills and knowledge with interested members of the community.

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

<table>
<thead>
<tr>
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</tr>
</thead>
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<td>Sustainably managing natural areas helps reduce the risk of hazards and the impacts of natural disasters.</td>
</tr>
<tr>
<td>3.2</td>
<td>Housing</td>
<td>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.</td>
</tr>
<tr>
<td>3.3</td>
<td>Economy and Employment</td>
<td>Managing and responding to emergencies and reducing recovery times helps reduce the impact on job earnings of residents.</td>
</tr>
<tr>
<td>3.4</td>
<td>Infrastructure and Transportation</td>
<td>Ensuring infrastructure and transportation systems are resilient to hazards and natural disasters is important to the safety of residents during an emergency.</td>
</tr>
<tr>
<td>3.5</td>
<td>Climate Action and Energy</td>
<td>Renewable, local energy sources help reduce recovery times in an emergency.</td>
</tr>
<tr>
<td>3.6</td>
<td>Parks and Recreation</td>
<td>Parks are an alternative land use in hazard areas that reduce risk to property and residents and may be used to accommodate residents immediately after a disaster.</td>
</tr>
<tr>
<td>3.7</td>
<td>Learning Culture and Community Well-Being</td>
<td>Effectively managing and responding to an emergency and minimizing the potential impacts of hazards provides improved community well-being.</td>
</tr>
</tbody>
</table>

#### 3.8.1 Hazards

**Overview**

There are several potential 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, landslides, 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 strive to 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. Strive to implement an automated localized tsunami warning system.
e. Update the Community Wildfire Protection Plan (2011) identifying potential wildfire risks within the community and possible methods to reduce risks.
f. Facilitate volunteer training to coordinate activities in the event of a disaster.

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 on parcels with the land use designation.
- **Corresponding Zones:** The zones or potential zones in the Zoning Bylaw that are typically applied to implement the land use designation. Existing zoning on parcels can be consistent with either existing land uses or Schedule A land uses designations.

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 homes, 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:** Forestry, Recreation

**Corresponding Zones:** Rural One (RU-1)

**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), Residential Zone One (R-1), Residential Zone Two (R-2), Residential Multiple Zone One (RM-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, tourist accommodation, aquaculture activities and associated processing.

**Corresponding Zones:** Industrial Zone Two (I-2), Commercial Zone One (C-1)
Mixed Use

Purpose: This designation provides for commercial, service commercial and light industrial and accessory residential uses. Intent is to allow for a diversity of uses in these areas to support redevelopment of community entryway sites.

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

Corresponding Zones: Industrial One (I-1), Commercial Zone One (C-1), Commercial Zone Two (C-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 services and operations that are institutional in nature.

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

Corresponding Zones: All zones in the Zoning Bylaw.

Park

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

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

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

Areas of Park Interest

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

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.

Principal Use: Forestry

Corresponding Zones: Rural One (RU-1)
Community Forest

**Purpose:** This designation provides for areas to be used for sustainable forestry for the benefit of the community through a community forest agreement as provided under the *Forest Act*.

**Principal Uses:** Sustainable forestry

**Corresponding Zones:** Rural One (RU-1)

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Open Space

**Purpose:** This designation notes areas that contain steep slopes, ravines and/or natural watercourses.

**Principal Uses:** Open space, natural areas

**Corresponding Zones:** Rural One (RU-1)

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Agriculture

**Purpose:** This designation provides for agricultural uses as a primary use and supports the ability for the community to become more food secure.

**Principal Use:** Agriculture

**Corresponding Zones:** Rural One (RU-1)
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 polices 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. 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, other relevant municipal bylaws, and in accordance with the Land Title Act and/or other provincial regulations.

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 purposes. Where areas are designated as a development permit area, the
objectives and/or 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 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 is 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. A development permit may vary or supplement the regulations of the Village’s Zoning Bylaw. However, a development permit may not vary the permitted use, density, residential rental tenure, or a floodplain specification.

#### 5.2.1 Natural Environment Development Permit Area
Category: Natural Environment (LGA Sec. 488(1)(a))

**Area**
The DPA 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 the natural boundary 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 the natural boundary of a watercourse is to be subject to an assessment completed by a qualified environmental professional (QEP).

Objectives
The following guidelines are intended to allow land to be used for its planned 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

The DPA 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 based on the Flood Risk Assessment Study (2019).

Objectives

The following guidelines are intended to allow land to be used for its planned 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:
   - The potential impacts of proposed development relative to flood hazards.
   - 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

The Development Permit Areas shown Schedule C-3 are subject to these Steep Slope Hazard Development Permit Guidelines.

Purpose

Steep ravine slopes are subject to potential risk of hazards such as landslides and erosion. Steepness of slope, however, does not necessarily correlate with slope stability, which depends on many factors. As a result, precautions are needed to ensure development activity does not create hazardous conditions.

Objectives

The following guidelines are intended to allow land to be used for its planned 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

The DPA 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

This DPA applies to all commercial development and uses in the Village of Tahsis and are subject to these Commercial Development Permit Guidelines.

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 viewscapes.

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 (LGA Sec. 488(1)(f))

Area

The Development Permit Area applies to industrial development and uses in the Village of Tahsis and are subject to these Industrial Development Permit Guidelines.
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 viewscapes 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 enhance natural drainage and maximize natural ground cover.

5.2.7 Development Permit Exemptions

If the DPA 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 DPA 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's. 485-487, 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:
   - infrastructure including sewer, water, drainage, electrical supply or distribution, and roads,
   - public facilities including schools and parks,
   - community services, or
   - 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.

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.
List of 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
Notes:
Natural Environment Development Permit Area 30m setback is offset from natural boundary of watercourse. Waterbody and watercourse data obtained from Strathcona Regional District.
Schedule C-2

Flood Hazard Development Permit Area

SCALE: 1:16,000

Legend

- Village Boundary
- Watercourse
- Watershed
- Flood Hazard Development Permit Area

Source:
"Tahsis Flood Risk Assessment", June 30, 2019, McElhanney Ltd
Schedule C-3
Steep Slope Hazard Development Permit Area

SCALE: 1:16,000

Legend

- Village Boundary
- Watercourse
- Waterbody
- Steep Slope Hazard Development Permit Area

Source:
See Inset

Legend

- Village Boundary
- Watercourse
- Waterbody
- Anthropogenic Hazard Development Permit Area

Source:
"Results of Hazard Land Assessment Study for the Village of Tahsis", December 1993,
Golder Associates
Attention: Tahsis Mayor and Council;               December 31, 2019

We have been corresponding with the existing bylaw officer regarding our industrial property at 177 Head Bay Road (Head Bay Station). We currently have 8 vehicles of which do not meet your current bylaw requirements. Four of these vehicles definitely need to be removed. However the remaining four only come under one heading in your bylaw and this is the reason for this letter.

Three tow trucks and the freight (uhaul) truck. To currently license the tow trucks would be approximately $300 a month each because they are commercial vehicles. They are in running condition and are part of the business we hope to reopen soon. The freight truck is also in good running condition, however at the time of me writing this letter I do not have the cost of monthly insurance available for it.

Because of the way the new bylaw has been written these 4 vehicles fall under the derelict heading. As you can see the cost of well over a thousand dollars a month, when we are thinking of reopening, is an expense that is very high.

The bylaw reads:

"Derelict vehicle" means a vehicle or trailer which meets any one or more of the following criteria:

- fully or partially junked, scrapped, dismantled, disassembled, wrecked, disabled, or in a condition otherwise harmful to public health, welfare or safety;
- not capable of being used or operated for its intended purpose;
- not displaying a current and valid licence plate in accordance with the Motor Vehicle Act or any other applicable enactment;

These vehicles are considered to be derelict under the Property Maintenance Regulation Bylaw, 2019, No. 614 because they do not display current and valid licence plates in accordance with the Motor Vehicle Act.

It has been brought to our attention that a request to council can be made. (Re: Section 37, the Owner or Occupier of the Land or Building shall be given the opportunity to be heard by Council in respect of the matter contained in the notice from the Bylaw Enforcement Officer.), since there is no process for appealing this bylaw other than by this means.

Since this is Industrial property and is the site of a gas station where these vehicles would be necessary, we have a couple of options we would like you to please consider:

- We move the tow trucks into the compound behind the gas station and/or
- We be granted an exemption on the four vehicles in question

We have been informed that the Village of Tahsis is willing to extend the original deadline to a timeline that is attainable and reasonable for both parties, and as for the remaining four vehicles are hoping to maybe partner with the village to have them hauled away when the metal dealer is in town next.

Thank you for your attention in this matter, we look forward to your response.

Sincerely,

Dan and Corrine Dahling – Head Bay Station
The “50Th Anniversary” only comes along once. By making the most of this chance; funds can be raised for the future sustainability of the community of Tahsis.

However, raising revenue for the community must have a focused goal within a bigger vision to be successful. Sierra McGerrigle and I are now collaborating on the “Tahsis Revitalization” project. The funds raised from the new, special events will be going to this project. Specifically it involves restoring Pete’s Farm. The combined tourism and economic benefits can just be the beginning. I cannot elaborate on this new, revised proposal as it was submitted past the deadline for this council meeting. Sierra McGerrigle will be presenting at next council meeting. That is part two, I am now presenting part one.

We are asking permission to use the “50 Anniversary” theme, logo and official designs for commemorative items to fund raise. The Silent Auction Bazaar and “50th Anniversary” party are just two ideas. The commemorative items are just suggestions. The dates, duration and schedule of events of this week long “Mardi-Gras” celebration will be determined by the number of new events added. Local residents, committees and the Mowachaht/Muchalaht First Nations will have their own suggestions and ideas for fund-raising events. The actual available funds will be a major factor towards this proposal being passed so I will elaborate more on advertising and fund-raising opportunities.

I have already mentioned advertising mediums. I have the name of a D.J. from 99.7 in Campbell River. Ashley Clark can be reached on Facebook. It could also create more opportunities for promotion and economic benefits if higher level Government officials are contacted and made aware of the “50th Anniversary” of B.C. While advertising promotes awareness and brings attention to the world; fund-raising must be done locally and other options looked into.

We are working towards implementing funds through starting charities, P.A.C and local fund raising events. Another option we would like to implement is grants for celebrations. Advertising and fund-raising need to be addressed but there is one area that is essential and needs to be included into the planning from the beginning. This is security, the event must be safe in order for there to be happy memories taken away.

There will potentially be 600+ tourists, fishing enthusiasts and former residents converging on Tahsis. There must be an organizational structure for the whole event made up of committees with Chair-Persons and sub-committees in place. The Security Committee is foundational to the success of this endeavour. Clear, two-way communication has to be set-up between the different agencies, event organizers, Municipal Administration, Mayor and Elected Representatives. It may become necessary to communicate with the local R.C.M.P regarding resources available. It may also be beneficial to contact Provincial ministries, such as; Ministry of Environment, Lands and Parks, Ministry of Transportation and Highways, Ministry of Agriculture, Fisheries and Food, Ministry of Health and Ministry of Attorney General and Western Forest Products.

Public Works, Fire Department, Ambulance, E.S.S., Fire-Fighters Association, Recreation Director and the Rangers would be co-ordinating operations and logistics. The areas of concern are traffic control, crowd control, liquor distribution and management, fire protection and emergency rescue. Communicating with event organizers about the schedule of events and facilities being used will help the Security Committee plan for personnel, resources, equipment and supplies needed to effectively co-ordinate this operation. I have started communicating with key agencies and there already are potential local resources in place.
The "50th Anniversary" celebration is really about the commitment and vision of the people that made it possible for Tahsis to be incorporated on June 17, 1970. Without them this community would not have been possible. I believe that same vision and commitment is here today.

It shows in the interest already being shown by local residents-young and old and businesses. Volunteering, producing DVD's, selling promotional items and providing accommodations are some of the areas they would like to help in and be a part of.

It shows through the leadership being shown by the Mayor and Elected Representatives and the V.O.T. They are the key decision makers that will carry Tahsis into the future. Their combined knowledge, experience and resources will be invaluable assets to making this practical and do-able. I welcome all feedback that can only improve this project.

By catching the torch of "leadership" of past generations a legacy can be built today for the continuing growth and prosperity of the community of Tahsis.

Sierra McGerrigle will be presenting part two next council meeting. Thank you for your time.

Michelle Harrod  

[Signature]
Pete's Farm Tahsis Revitalization Proposal

Sierra McGerrigle

1082 Tipperary Park

Tahsis BC V0P 1X0

250 220 0671 or 250 934 7945

Honorable Mayor and Council,

Michelle Harrod and I, Sierra McGerrigle would like to ask permission to plan an event for Tahsis 50th Anniversary outlined in Michelle Harrod’s “Tahsis 50th Anniversary” Proposal. We would like to use the proceeds raised by this event to start restorations on Pete's Farm starting with the bridge and shoreline, Provided that the parcel of land in question is not sold off after the project is completed and is to be kept as Village property, Community owned and ran. There is Historical, Agricultural and Tourism potential that could be tapped into with the proper guidance and backing. If this project is approved it can help stimulate the economy by creating jobs.

We are in contact with organizations that could provide training and funding to set up Organic farming in our area. We could begin growing various organic produce, such as fruits, vegetables and perhaps start tapping maple trees for syrup. I have experience with various farm animals such as horses, cow’s, chickens, pigs, goats and sheep, we could potentially breed livestock.

Tourism will be the next wave of economic growth. Tahsis is the Birth Place of British Columbia and the Historical significance could help get funding to restore some of the buildings on the property. This farm could be setup to house Retreats and off grid camping. Provide Yoga, Health and Wellness Classes. Offer Rock Climbing, Zip line, Caving and Kayak Tours. Perhaps get assistance to erect a canopy walk with tree houses and yurts for lodging.

We have started to consult with the community residents, businesses, Firefighting Association, Public works, Ambulance, ESS, PAC, the Rec Centre and the RCMP about Tahsis 50th Celebration with positive feedback. We will be potentially involving Salmon Enhancement, Park’s Canada, Mowachaht / Muchalaht First Nation, Literacy society, Rotary Club, Ubedam Theatre, Lions
Club, The Museum of British Columbia. These associations may have access to resources that can help set up Historical Tourist attractions.

"Tree to Sea shuttle Service". In Tahsis transportation is challenging and a busing system to transport Tourist in the summer and more accessibility for locals would be beneficial and even profitable.

We could open a gift shop where we could sell Local Art's and Craft's and fresh local produce, There could be room to have Storage units for rent, Thrift Store perhaps even a Bottle depot on the property to help generate income for the Town.

Tahsis Municipal Administration and Elected Representatives are responsible for making decisions that benefit the community as a whole and we are open to any suggestions that may change or improve this project.

Tahsis is a Beautiful, Quaint Little Village and we would love to help generate funding to revive its Economy and secure its Future.

I can be reached at 250 220 0671 during the week and 250 934 7945 on weekends

Or by Email ssierraah@hotmail.com

Thank you for your time and consideration!

Sincerely,

Sierra McGerrigle and Michelle Harrod
VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council

From: Mark Tatchell, CAO

Date: January 17, 2020

Re: Tahsis Flood Mitigation Preliminary Design Project

PURPOSE OF REPORT:

For Information:

To inform Council of the proposed activities, deliverables and outcomes that will be included in this proposed grant application to the Community Emergency Preparedness Fund, Flood Risk Assessment, Flood Mapping and Flood Mitigation Planning program.

BACKGROUND:
In 2019, McElhanney Ltd. provided the Village of Tahsis with updated flood maps and a comprehensive flood risk assessment report on the Tahsis and Leiner Rivers. Based on the findings of the report, several deficiencies were identified in the Village's existing flood protection infrastructure which present significant risk to the Village in moderate to severe flood events.

Following discussions with Provincial Government officials, staff proceeded to work with McElhanney Ltd. on developing a grant application for a flood mitigation preliminary design project to adequately address the flood protection deficiencies.

The flood mitigation plan would provide recommendations and preliminary design details on required flood protection works to protect the Village from flood events up to and including the predicted 1:200-year flood under a year 2100 climate change scenario. From the recently completed report, it is known that both the Cook Street Dike and the floodwall along North Maquinna Street are vulnerable to larger flood events, and the emphasis on the preliminary design program will be to bolster these structures, while more definitively defining immediate, mid-term and long-term needs.

PROJECT ACTIVITIES:

To achieve the stated goals, more comprehensive flood modelling including additional flood scenarios is necessary to identify detailed breach areas which aids in establishing the above needs. Therefore, further topographic survey of the Tahsis River, existing storm drains and ditches, North Maquinna Road flood wall, and Cook Street dike will be required.
A visual inspection survey of the dike and flood walls adherent to the BC FLNRORD Flood Protection Works Inspection Guide is needed to assess the current conditions. Additionally, Geotechnical testing including drilling test holes along North Maquinna Road and the Cook Street dike will determine the existing soil conditions which is necessary in determining mitigation options that will conform to Provincial Requirements for seismic events.

From the hydrotechnical and geotechnical assessments, preliminary designs and cost estimates for priority work packages will be prepared with enough detailed information on available drawings and sketches to proceed to the next stage quickly, which would entail detailed design and construction, either by a design-build or design-bid-build scenario depending on timing and funding.

**POLICY/LEGISLATIVE REQUIREMENTS:**

1. *Dike Maintenance Act*, RSBC1995, Ch. 95
2. Provincial Flood Hazard Area Land Use Guidelines

**FINANCIAL IMPLICATIONS:**
The scope of work and detailed budget is attached. Maximum funding available under the program is $150,000.

**STRATEGIC PRIORITY:**
N/A

Respectfully submitted:

Mark Tatchell, CAO
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**Note:** The above table includes detailed hours and cost estimates for various activities related to the Village of Tahsis 2020 Flood Mitigation Preliminary Engineering Design Services.