



AGENDA

Agenda for the Regular Meeting of the Tahsis Village Council
to be held on June 2, 2020 in the Council Chambers
Municipal Hall, 977 South Maquinna Drive

Remote access: To attend this meeting remotely please dial
1-877-385-4099 then enter the participant code **5509888#**

A. Call to Order Mayor Davis will call the meeting to order at 7:00 p.m.

Mayor Davis will acknowledge and respect that we are meeting upon
Mowachaht/Muchalaht territory.

**B. Introduction of
Late Items**

**C. Approval of the
Agenda**

**D. Petitions and
Delegations** None.

E. Public Input # 1

**F. Adoption of the
Minutes** 1 Minutes of the Regular Council Meeting held on May 19, 2020.

G. Rise and Report

H. Business Arising 1 Report to Council Re: Emergency Operations Centre - COVID-19 Response Update

J. Council Reports

- 1 Mayor Martin Davis
- 2 Councillor Elder
- 3 Councillor Fowler
- 4 Councillor Llewellyn
- 5 Cheryl Northcott

K. Bylaws **Zoning Bylaw No. 630, 2020**

L. Correspondence **1** **May 21, 2020 Press Release: BC wood products under fire as government considers relaxing log export rules.**

M. New Business **None.**

N. Public Input #2 _____

Rise and Report

P. Adjournment



Minutes

<u>Meeting</u>	Regular Council
<u>Date</u>	19-May-20
<u>Time</u>	7:00 PM
<u>Place</u>	Municipal Hall - Council Chambers and by electronic means

Present

Mayor Martin Davis
 Councillor Bill Elder
 Councillor Sarah Fowler
 Councillor Lynda Llewellyn by phone
 Councillor Cheryl Northcott

Staff

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

Public

1 member of the public by phone

A. Call to Order

Mayor Davis called the meeting to order at 7:04 p.m.
 Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

B. Introduction of Late Items and Agenda Changes

Report to Council Re: Puddle Ducks Daycare under "K1".

C. Approval of the Agenda

Fowler/Elder: VOT 0221/2020

THAT the Agenda for the May 19, 2020 Regular Council meeting be adopted as amended.

CARRIED

D. Petitions and Delegations

None.

E. Public Input # 1

A member of the public urged Council not to cancel Tahsis Days in light of COVID-19 but try to hold it in a safe way.

F. Adoption of the Minutes

1 Minutes of the Regular Council Meeting held on May 5, 2020.

Fowler/Elder: VOT 0222/2020

THAT the Regular Council meeting minutes of May 5, 2020 be adopted as amended.

CARRIED**2 Minutes of the Special Council Meeting held on May 12, 2020****Fowler/Elder: VOT 0223/2020**

THAT the Special Council meeting minutes of May 12, 2020 be adopted as presented.

CARRIED**G. Rise and Report**

None.

H. Business Arising**1 Report to Council Re: Emergency Operations Centre - COVID-19 Response Update**

Since this report was written, Safety Plans are being prepared for the Village Office, Operations/Public Works, Daycare, Recreation Centre, Outdoor spaces/parks and the Museum in accordance with the Province's Phase 2 Plan.

Fowler/Elder: VOT 0224/2020

THAT this Report to Council be received.

CARRIED**2 COVID-19- April 9, 2020 Notice to Visitors****Fowler/Elder: VOT 0225/2020**

THAT this item be received for discussion.

CARRIED**Martin/Elder: VOT 0226/2020**

THAT the April 9th the Notice to Visitors be replaced with a new Notice emphasizing that:

Tahsis is open for business/ tourism

But,

* Please stay away if you have any COVID-19 symptoms

* Please respect provincial COVID-19 guidelines including handwashing and social distancing

* Please note Tahsis has a high senior/ vulnerable population

* Please note Tahsis has limited access to emergency medical services

CARRIED**J. Council Reports****Mayor Davis (written report)**

Today is the day that a phased reopening our economy begins in BC. I know that for many of us, we have mixed feelings about this and the safety of the population in Tahsis. To put it in context of what we have seen so far in BC, our deaths due to Covid-19 represent .003% of our population, one of the lowest in North America and Europe. We have recorded only 126 cases on Vancouver Island and 5 deaths. I think we can attribute this to an excellent government response led by our provincial health officer, Doctor Bonnie Henry, and a population largely willing to take the recommended precautions in order to control the outbreak. Testing is finally becoming more widely available. As we phase in reopening's of our businesses, standard precautions will still be in place such as social distancing, use of hand sanitizers and barriers to cashiers and service areas. Indeed, these methods will have to be enforced so that we don't make the mistake that is happening across the USA where new outbreaks are appearing in small communities. It is also imperative that the US border remains closed to casual traffic due to their general failure at containment. Currently, forest service rec sites are reopening to day use and BC Parks will be reopening June 1st. In regard to Canada Emergency Business Account loans, sole proprietors, businesses dependent on contractors and family owned businesses where income is less than \$20,000 can now qualify.

Since our last regular council meeting, we have had a special meeting where we adopted the annual Village financial plan. I have attended a virtual regional district board meeting and an online meeting with our MLA, Claire Trevena, where myself and other mayors in our area discussed Covid-19 and plans for reopening of the economy, among other issues. I voiced concerns from our constituents over the potential impacts of continued closures on our economy and the viability of our businesses. In a discussion over plexiglass shortages in regard to creating physical barriers, I suggested the use of flexible clear vinyl, which doesn't seem to have been contemplated. She will be bringing this forward to the medical experts for consideration.

In the last few days it was great to see the response to the Community Garden request for squash plants to enhance food security in our community; I also donated to this. There were more donated than have found homes, so don't be surprised if you see squash plants popping up in the flower boxes around town!

One of the questions that keeps coming back to me as mayor is why we haven't started work on the Unity Trail to Zeballos, for use by ATV's and other ORV's. In March, we finally signed off on right of way access that was the last hurdle before we could complete our application to the Ministry of Forests, Lands and Natural Resource Operations and Rural Development to designate the trail and authorize approval for construction under provincial legislation. We have yet to hear back. It should be said that with the Covid-19 situation, governments are preoccupied and regular work has been slowed down as they adapt to the new reality. Once we have permission to proceed on the trail, then a contract needs to be tendered, bid on and awarded. I hope that we can still start the project this year but there are no guarantees. At this time, there is ORV access up the old Extravagant Mainline to around Coral Cave, but it is grown in after that. I can assure you that work will begin as soon as it is possible for us to proceed.

Councillor Elder

No report.

Councillor Fowler (written report)

Mayor, fellow council members and public citizens.

Since last weeks special tax rate bylaw I have attended the following webinars:

The MIABC's COVID-19 Think Tank Series: Local Government Facilities; BCEDA EDRP COVID19 - Economic Response and Recovery (Restart) Conference Call and From Crisis to Opportunity: COVID-19 and the Future of our Rivers.

Next week I hope to attend the NSWS Monthly Meeting- May 27th via Zoom.

I was happy to be involved in the squash project this past weekend as some people endeavour to grow food security in our village during this covid crisis.

Submitted with sincere respect,

Sarah Fowler

attachments

How to video conference at round tables

Zoom instructions

Councillor Llewellyn (Verbal report)

Thank you Councillor Fowler for attending all the webinars that you do.

Councillor Northcott

No report.

Fowler/Elder: VOT 0227/2020**THAT** the Council Reports be received.**CARRIED****K. Bylaws****Amendment to the Fees and Charges Bylaw No. 629, 2020****1st , 2nd, 3rd Readings and Adoption****Report to Council Re: Puddle Ducks Daycare Fees****CARRIED****Fowler/Elder: VOT 0228/2020****THAT** this Report to Council be received.**CARRIED****Fowler/Elder: VOT 0229/2020****THAT** the Amendment to the Fees and Charges Bylaw No. 629, 2020 be received for consideration.**CARRIED****Fowler/Elder: VOT 0230/2020****THAT** the Amendment to the Fees and Charges Bylaw No. 629, 2020 receive a first reading this 19th Day of May, 2020.**CARRIED****Fowler/Elder: VOT 0231/2020****THAT** the Amendment to the Fees and Charges Bylaw No. 629, 2020 receive a second reading this 19th Day of May, 2020.**CARRIED****Fowler/Elder: VOT 0232/2020****THAT** the Amendment to the Fees and Charges Bylaw No. 629, 2020 receive a third reading this 19th Day of May, 2020.**CARRIED****Fowler/Elder: VOT 0233/2020****THAT** the Amendment to the Fees and Charges Bylaw No. 629, 2020 be reconsidered, finally passed and adopted as presented this 19th Day of May, 2020.**CARRIED****L. Correspondence****Letter to Mayor Davis from Katrina Chen, B. C Minister of State for Child**

- 1 Care Re: Thank you for letter in support of expanding the \$10 a day childcare universally across B.C.**

- 2 UBCM letter Re: CEPF 2020 Emergency Support Services Program - Approval Agreements and Terms of Conditions of Funding**

- 3 John Baker, Mayor, Lake County Letter Re: Interest Charges on Deferred Mortgage Payments**

- 4 Al Siebring, Mayor, North Cowichan letter to The Honourable Selina Robinson, Minister of Municipal Affairs and Housing Re: Reinstatement of Financial Hardship Property Tax Deferment Program**

- 5 Linda Buchanan, Mayor of the City of North Vancouver, letter to Honourable Selina Robinson Re: Supporting British Columbians during the COVID-19 pandemic**

Fowler/Elder: VOT 0234/2020

THAT these correspondence items be received.

CARRIED

Fowler/Elder: VOT 0235/2020

THAT correspondence item #4 be pulled for discussion.

CARRIED

- L4 Al Siebring, Mayor, North Cowichan letter to The Honourable Selina Robinson, Minister of Municipal Affairs and Housing Re: Reinstatement of Financial Hardship Property Tax Deferment Program**

Fowler/Elder: VOT 0236/2020

THAT Staff on behalf of the Mayor and Council write to the Provincial government requesting that a Financial Hardship Program be added to the Provincial Property Tax Deferment Program for a limited time, similar to the program that was introduced during the 2008 economic recession.

CARRIED

- M1 Wayne Pirson Re: The Canadian Cannabis Craft/ Micro Licenses**

A discussion followed

Fowler/Elder: VOT 0237/2020

THAT this email/ information be received for discussion.

CARRIED

Davis/Elder: VOT 0238/2020

THAT Mr. Pirson be advised that Council has considered his interest but has decided not to proceed.

CARRIED

- M2 Tahsis Day' - Consideration of proceeding in light of the Provincial Public Health Officer's advice and orders.**

Fowler/Elder: VOT 0239/2020

THAT this item be received for discussion.

CARRIED

Davis/Elder: VOT 0240/2020

THAT the Village suspend the traditional "Tahsis Days" but replace it with a "Virtual Tahsis Days" AND THAT photos and videos from past Tahsis Days be solicited from the public and posted on social media and the Village website during the 2020 Tahsis Days.

CARRIED

- M3 Canada Day Celebrations- consideration of proceeding in light of the Provincial Public Health Officer's advice and orders**

Fowler/ Llewellyn: VOT 241/2020

THAT the Canada Day Celebration be cancelled.

CARRIED

Davis/ Llewellyn: VOT 242/2020

THAT a parade with the theme "Tahsis' 50th Anniversary" be held on Canada Day.

N. Public Input #2

None.

Adjournment

Fowler/Elder: VOT 0243/2020

THAT the meeting be adjourned at 8:28 p.m.

CARRIED

Certified Correct this

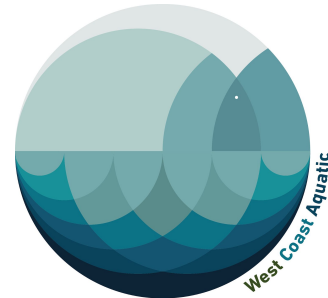
5th Day of June, 2020

Chief Administrative Officer

Date: April 8th, 2020

To: All Area 23 Roundtable participants

Subject: Video Conference guideline suggestions for Spring Roundtables



As we were reminded by one of our participants recently, “if we want to be effective and make best use of everyone's time, we are going to have to get good at working remotely, and video conferencing”. We agree.

To that end, we have prepared a few guidelines and tips to help meetings run smoothly, help us meet our objectives and be respectful of everyone's contribution and time.

1. Make sure you have access to the conferencing software (in this case zoom) and have tested it out on whatever hardware you plan to be using. (including wireless / internet source)
 - a. We have set up a test day on April 17th. We will be there to help you with questions and set up as much as possible. This is in advance enough of our meeting that if there are any persistent issues, we will be happy to help work them out as best we can.
Please take advantage of this if you are uncertain about anything.
2. Call in a few minutes early, late entry “chimes” are disruptive.

3. Make sure your computer/phone is on mute when you join the meeting
4. Raise your hand (virtually), or indicate in the chat that you would like to speak. Talking over others is even more disruptive in this environment.

We will cover this in our session on the 17th and you can read this to find out how.

<https://support.zoom.us/hc/en-us/articles/200941109-Attendee-Controls-in-a-Meeting>

If you need to, write down your comment or question so you remember. We will be making a speaker list as we see hands raised.

5. Go back on mute when finished speaking. Working from home, it's very normal to expect children, dogs, turkeys or other interruptions. By using the mute button, you will significantly improve the flow of the meeting for everyone else.
6. We are learning too! We would really appreciate your feedback following the meeting. How did it go for you? Any glitches? Did you feel like you were able to contribute? What would make this a better experience?

On that note, we have all been logging more time on virtual conferencing lately. What tips and best practices do you have to share that didn't make our list? Please let us know and we can share with the rest of the group.

By following some simple guidelines, we can keep our objectives on track and be respectful of each other's time and contributions. We're looking forward to making this a better experience for everyone with each new meeting.

Thank you! Please contact marc@westcoastaquatic.ca or tawney@westcoastaquatic.ca with any questions

Zoom Instructions for Participants

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. You will receive notice for a videoconference. The notification will include a link to “**Join via computer**”. It will also include the 9-digit (usually) Meeting ID.

To join the videoconference:

1. At the start time of your meeting, click on the link in your invitation to **join via computer**. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without clicking on the invitation link by going to join.zoom.us on any browser and entering the Meeting ID provided.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen, you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View Participant list – opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” shows the active speaker. “Gallery view” tiles all of the meeting participants.

VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council

From: Mark Tatchell, CAO and EOC Director

Date: May 28, 2020

Re: Emergency Operations Centre - update

PURPOSE OF REPORT:

To provide Council with an update from the Village's EOC regarding COVID-19 response and related activities.

The report is structured according to the standard EOC organization sections.

B.C.'s RE-START PLAN

Beginning May 19th, B.C. moves into Phase 2 of the Re-Start Plan (Phase 1 included essential services operating since the State of Provincial Emergency was declared on March 17, 2020). Under Phase 2, the following workplaces and services, which specifically pertain to Village operations, will re-open, under enhanced protocols:

- Museums
- Office-based worksites
- Recreation and sports
- Parks, beaches, and outdoor spaces
- Child care

Work is under way to develop and implement the enhanced protocols so services can be provided. The status of the work to prepare these protocols is described in this report.

OPERATIONS:

Social distancing has been implemented since March 17th in all municipal work places. All Village facilities (Municipal Hall, Fire Hall, Public Works and Rec Centre) are sanitized at least once per day Monday to Saturday.

Municipal Hall:

All finance, administrative, planning and project activities are fully operational.

On June 1, in-person service will begin at the Village office. A WorkSafe BC compliant COVID-19 safety plan has been developed, shared with staff and posted in the office. Key measures are:

- Two work “pods” of two person pods alternate working in the office. When working remotely all staff are connected to the Village’s network and server to ensure we meet FOIPPA requirements and for cyber-security reasons. The work “podding” will continue as long as social distancing is required by the PHO and WorkSafe BC.
- Occupancy limits have been established for the staff area and Council Chambers
- Plexiglass barrier installed at the front counter
- Decals affixed to the floor to demarcate 2-meter distances
- Signage posted restricting access to no more than one person
- Workstation and peripheral equipment installed at the front counter for staff
- Staggered breaks and protocol for communal space, e.g., kitchen area
- Detailed procedures for cleaning

A protocol has been developed for greeting customers and processing financial transactions. Staff are encouraged to wear a mask if they believe they have been in contact with a person or space where there is a heightened risk of infection transmission. However, mask wearing is not required as long as social distancing is maintained. Further details on the protocols for re-opening are described in the Planning Section below.

Operations/Public Works

All Village operations are continuing and infrastructure is being maintained. Social distancing has been implemented as much as possible. One person per vehicle at all times and breaks are staggered to reduce the number of personnel in the office. Vehicle interiors are disinfected daily. Where social distancing is not possible, for example, working in the sanitary sewer trench on Tootouch, masks are being worn. If tailgate meetings are required, personnel stand at least 2 metres apart. The Free Store remains open as social distancing is being observed at this site. Operational Guidelines have been written and implemented for wastewater operations and solid waste and recycling services.

Recreation Centre

The Rec Centre remains closed, but beginning to plan the re-opening. Outdoor recreational programming is being offered.

Daycare has been providing service to essential service worker families, but will re-open in the near future to all families wanting child care. Details on the Daycare safety plan under Phase 2 are described in the Planning section.

The Director of Recreation is working from the Recreation Centre. All other staff have been laid off or re-deployed.

Tahsis Volunteer Fire Department and Protective Services

The Fire Department is fully operational. Wednesday night drill practice has recommenced. Members are wearing masks when traveling together in the apparatus.

An acting Fire Chief has been appointed to ensure continuity the service. All fire apparatus are sanitized and ready to be deployed in response to any emergency. All fire department members have been trained on the COVID-19 medical protocol to assist with BC ambulance. BC Fire Chiefs' Association provides updates on medical protocols and fire response practice in the COVID-19 environment

There is no bylaw enforcement officer, due to a lag in SRD hiring. Building inspection services are available, but subject to SRD COVID-19 protocols.

The RCMP continue to deliver essential services, i.e., response to call policing and routine patrols. The Nootka Sound detachment is at full strength. The detachment commander checks in at least weekly. The RCMP provides some bylaw enforcement services.

PLANNING:

Office Setting

Details on the WorkSafe BC compliant safety plan are above. Staff will monitor any issues that arise during June and relay feedback and concerns to the EOC.

Outdoor spaces and Trails

A safety plan has been prepared for municipal trails. Once reviewed and approved by the EOC, this will be implemented.

Operations/Public Work

A WorkSafe BC compliant safety plan has been prepared based on previous COVID-19 operational guidelines.

Fire Department

A WorkSafe BC compliant safety plan has been prepared for the Tahsis Volunteer Fire Department.

Child Care Setting

WorkSafe BC released guidelines for child care facility safety plans on May 26th. With the release of these guidelines staff are reviewing the Village's draft policies and procedures and will revise as necessary. Once the EOC has completed the safety plan, the daycare will re-open for all families.

Recreation Centre

WorkSafe BC released the sector guidelines for Gyms and Fitness Centres on May 23rd. Staff are working on developing the safety plan which will include rules on social distancing, occupancy limits, cleaning, plexiglass barriers and other measures. As an aside, Seniors' Centres are also required to have WorkSafe BC safety plans.

Tahsis Museum/Tourist Information Centre

Work has not started on the WorkSafe BC compliant safety plan for this facility.

Other Plans

A comprehensive Business Continuity Plan has been written and reviewed by management staff. This will be included on Council's June 16th regular meeting agenda.

LOGISTICS:

The Village has a 3 to 4 week supply on hand of the requisite PPE. Staff continue to place orders and receive shipments. Supply has not been an issue. As of this date, the Village has the following key PPE supplies:

N95 masks –	120
Face Shields -	4
Nitrile gloves -	10 boxes
Tyvek suits -	20

Other PPE are in supply as well. The Logistics section head is monitoring PPE and other supplies to ensure supply continuity. The Village is well-stocked with cleaning supplies, hand sanitizer and disinfectant wipes.

FINANCE AND ADMINISTRATION:

Staff have submitted three claims and three Expenditure Authorization requests to EMBC for approval and reimbursement of Village COVID-19 response costs. The Expenditure Authorizations have been approved. No payments have been received to date. EMBC has verbally indicated that recovery related activities by local governments and First Nations are ineligible for reimbursement, however, this information has not been confirmed in writing. Moreover, EMBC has not provided details as to which activities constitute “recovery” especially as Province has extended the SOPE.

Respectfully submitted:



Mark Tatchell, CAO and EOC Director



VILLAGE OF TAHSIS

ZONING BYLAW No. 630, 2020

A BYLAW TO DIVIDE THE VILLAGE OF TAHSIS INTO ZONES, TO REGULATE THE USE OF LAND, BUILDINGS AND STRUCTURES, INCLUDING THE SURFACE OF WATER, AND TO REGULATE THE LOCATION, SIZE AND SHAPE OF BUILDINGS AND STRUCTURES ERECTED THEREON PURSUANT TO THE LOCAL GOVERNMENT ACT

WHEREAS Section 479 of the *Local Government Act* provides that a local government may, by bylaw, divide the whole or part of the municipality into zones and define each zone to regulate within the zones, the use of land, buildings and structures, the density of the use of land, buildings and structures, and the area, shape and dimensions of all parcels of land that may be created by subdivision;

AND WHEREAS the Council of the Village of Tahsis deems it necessary and expedient to reconsider the zoning regulations in the Village of Tahsis;

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

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6.1 Bylaw Repeal 41

PART ONE: APPLICATION AND ADMINISTRATION

1.1 Title

- 1) This bylaw may be cited for all purposes as “Village of Tahsis Zoning Bylaw No. 630, 2020.”

1.2 Application

- 1) The regulations of this bylaw apply to the whole of the area within the boundaries of the Village of Tahsis.

1.3 Administration

- 1) The building official and such other persons as may be appointed by the Council for that purpose are authorized to administer this Bylaw.
- 2) Persons appointed under sub-section (1) may enter any building or premises at all reasonable times, in accordance with Section 16 of the *Community Charter*, to inspect and determine whether the regulations under this Bylaw are being complied with.

1.4 Prohibition

- 1) No person shall use, occupy, or subdivide, or shall permit any person to use, occupy or subdivide any land, building or other structure contrary to the regulations in this Bylaw.
- 2) Any use of land, or of a building or structure, that is not expressly permitted in this Bylaw is prohibited.

1.5 Non-Conforming Use

- 1) Lawful non-conforming uses of land and buildings are governed by Division 14 of Part 14 of the *Local Government Act*.

1.6 Conflicting Use or Siting

- 1) No land may be subdivided, no building, structure, land or water surface may be used, and no building or structure may be sited in a manner which renders any existing use, building or structure on the same parcel non-conforming with respect the provisions of this Bylaw.

1.7 Violation

- 1) A person who causes, suffers, or permits any building or structure to be constructed, reconstructed, altered, moved, extended or used, or land to be occupied or used, in contravention of this Bylaw, or who otherwise contravenes or fails to comply with this Bylaw, commits an offence.

1.8 Penalty

- 1) A person who violates the provisions of this Bylaw is liable on summary conviction to a penalty not exceeding:
 - a) A fine of fifty thousand (\$50000.00) dollars;
 - b) imprisonment for not more than six (6) months.
- 2) Each day during which a violation of this Bylaw continues constitutes a new and separate offence.
- 3) This Bylaw may be enforced by Municipal Ticket Information issued under the *Village of Tahsis Ticketing for Bylaw Offences Bylaw No. 601, 2018*.

1.9 Severability

- 1) If any provision of this Bylaw is found invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

PART TWO: INTERPRETATION

2.1 Definitions

- 1) The definitions provided in this Bylaw supersede any interpretation or definition of the same word in a provincial statute that would otherwise apply to this Bylaw. The definitions provided shall also supersede the normal or common meaning of the same word.
- 2) The following definitions apply to this Bylaw:

Term	Definition
Accessory Building or Accessory Use	means a building or use which is ancillary to that of a principal building or use on the same lot.
Agricultural Use	means providing for the growing, rearing, producing, harvesting and sale of agricultural products; includes the storage and sale on an individual farm of the products harvested, reared or produced on that farm; and, the storage of farm implements and supplies; and, repairs to farm machinery and implements used on that farm; and specifically excludes all manufacturing, processing, storage and repairs not specifically included in this definition, and livestock and poultry processing, piggery use, and feedlots.
Apartment	means any building divided into not less than three (3) dwelling units, each of which is occupied or intended to be occupied as a permanent home or residence, distinct from a hotel, motel, or similar transient accommodation. Excludes townhouses.
Bed and Breakfast Accommodation	means the use of not more than four (4) bedrooms within a dwelling to provide temporary accommodation to the travelling public which includes food service and the operator as a permanent resident of the dwelling.
Boarding Use	means a structure where the building or buildings on a lot contain one or more sleeping units contained within a dwelling unit and which are used by persons other than members of the family sharing the dwelling unit.
Building	means a structure that is designated, erected or intended for the support, enclosure or protection of persons or property and includes any part of a building as the context requires.

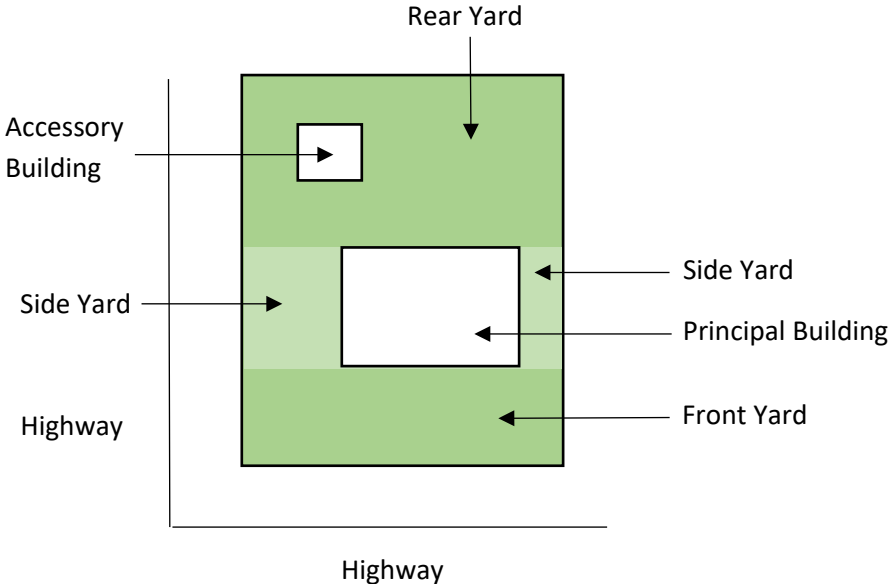
Term	Definition
Building Official	means the person employed or contracted to administer the <i>Village of Tahsis Building Bylaw No. XXX, 2020</i> , as amended or replaced from time to time.
Church	means a building, not ordinarily used for residential purposes, wherein persons regularly assemble for religious worship, and which is maintained and controlled by a religious body organized to sustain public worship.
Community Care Facility	means a facility licensed pursuant to the <i>Community Care and Assisted Living Act</i> .
Council	means the council of the Village of Tahsis.
Duplex	means any dwelling divided into two (2) units each of which is occupied or intended to be occupied as a permanent home or residence, distinct from a hotel, motel or similar transient accommodation.
Dwelling	means any building or portion thereof that is designated or used for residential purposes.
Dwelling Unit	means accommodation for residential occupancy with sleeping and sanitary facilities, and not more than one set of cooking facilities. Excludes recreational vehicles.
Gasoline Service Station	means premises used primarily for the retail sale of gasoline, lubricating oil, motor vehicle accessories and convenience items and the servicing of motor vehicles but does not include body works and painting.
Gross Floor Area	means the total area of all floors measured to the extreme outer limits of the building.
Height of Buildings	means the vertical distance of the mean grade level to the highest point of roof surface on a flat roof, to the deck line of a mansard roof, and to the mean level between eaves and the ridge of a gable, hip, gambrel or other sloping roof and in the case of a structure without a roof to the highest point of the structure.
Hen	means a domesticated female chicken that is at least four (4) months old.
Highway	means a street, road, land, bridge, viaduct or any other way open to the use of the public, and does not include a private right-of-way on private property.

Term	Definition
Hive	means a manufactured receptacle or container prepared for the use of honey bees that includes movable frames, combs and substances deposited into the hives by honey bees.
Home-Based Business	means an occupation, profession, service or other business which is clearly accessory and incidental to the use of a dwelling unit for residential purposes, or to the residential use of a lot occupied by a dwelling, and which conforms to the regulations under Section 3.2(1) of this Bylaw. Activities that qualify as a home-based business include but are not limited to the following: a) retail establishments, b) service establishments, c) small engine repair, d) assembly, processing, and repair of finished products, e) artist's studio and gallery, f) bakery, g) hair salon, barbershop, or other personal services, h) bed and breakfast accommodation and short-term rental accommodation, and i) produce stands for urban agricultural use. But exclude professional occupations.
Honey Bee	means a subset of bees in the genus Apis, primarily distinguished by the production and storage of honey and the construction of perennial, colonial nests out of wax.
Institutional Use	means the use of land, buildings or other structures provided by a government or agency of government to address social, education, health, cultural and recreational needs, and may include: museum, public library, parks, fire or police station, public works, hospital or medical center, school, recreation center, and municipal office.
Junkyard	means the use of any land, building or structure for a salvaging operation, including but not limited to the storage and/or sale of waste wood products, paper, scrap metal, and any discarded materials and the collection, dismantlement, storage and salvage of any vehicle or boat, subject to the provisions in Section 3.11(1) of this Bylaw.
Lane	means a public thoroughfare not exceeding ten (10) metres in width, which provides a secondary means of access to a site.
Light Industrial Use	means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, or repairing of goods, materials or things, but shall not include those uses similar to or including wood processing and log storage, except as permitted under Section 5.8 of this Bylaw, auto-wrecking, refuse disposal grounds, gravel extraction, manufacturing of concrete products, fish or shellfish processing, or bulk fuel depots.

Term	Definition
Livestock	means chickens, horses, turkeys, cattle, hogs, rabbits, sheep and goats raised for agricultural purposes, such as food production.
Loading Space	means an area used to provide free access for vehicles to a loading door, platform or bay.
Lot	means an area of land designated as a separate and distinct parcel on a legally recorded subdivision plan, including a bare land strata plan, filed in the Office of the Land Title and Survey Authority of British Columbia.
Lot Area	means the area of the land within the boundaries of a lot but excludes the area of the panhandle in the case of a panhandle lot.
Lot Coverage	means the total horizontal area within the outermost walls of the building on a lot, expressed as a percentage of the lot area.
Lot Line	means a line which marks the boundary of a lot.
Lot Line, Front	means the lot line that divides the lot from the highway. In the case of a corner lot the shortest lot line which abuts the highway shall be deemed to be the front lot line but shall not include the radial or straight-line corner cut created for the purpose of highway intersection widening.
Lot Line, Rear	means the lot line opposite to and most distant from the front lot line. Where the rear portion of the lot is bounded by two intersecting side lot lines, it shall be the point of such intersection.
Lot Line, Side	means a lot line which is neither the front nor rear lot line.
Mean Grade Level	means the average of the elevation of the ground surface in its natural state, before alteration or construction, as it adjoins each face of a building or structure.
Mobile Home	means any structure, whether or not ordinarily equipped with wheels, that is designated, constructed or manufactured to be moved from one place to another by being towed or carried, and to provide a dwelling, house, or premises, that is registered or capable of being registered in the Manufactured Home Registry established under the <i>Manufactured Home Act</i> , and complies with the specifications for manufactured homes set out in the Manufactured Home Regulation B.C. Regulation 441/2003.
Motel	means a use where the building or group of buildings provide separate sleeping or dwelling units having direct access to the outside, intended to be occupied primarily by the travelling public.

Term	Definition
Natural Boundary	means the visible high-water mark of any lake, river, stream, or other bodies of water where the presence and action of the water is so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinctive from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself.
Non-Conforming Building or Use	means any building or use which does not conform with all the regulations of the Bylaw or amendments thereto, for the zone in which such building or use is located.
Non-Medical Cannabis Retail Store	means a retail store for the sale of cannabis that is licensed under the <i>Cannabis Control and Licensing Act</i> .
Panhandle	means a narrow, elongated portion of a lot, the primary purpose of which is to provide access to the building area.
Parcel	see “ Lot. ”
Parking Area	means an area of land used for the parking of vehicles of owners, occupiers, visitors, customers, or employees, but does not include streets or driveways.
Principal Building	means the main building or structure on a parcel of land which reflects the primary use of that land.
Professional Occupation	means the following professions: a) doctor, b) dentist, c) chiropractor, d) veterinary surgeon, e) lawyer, and f) accountant and which conforms to the regulations under Section 3.2(2) of this Bylaw.
Public Utility Use	means a use providing water, sewer, electrical, telephone, and similar services where such use is established or authorized by the Village of Tahsis, or by another government body, and includes public utility regulated by federal or provincial authorities.
Recreational Vehicle	means any camper, vehicle, trailer, fifth wheel, coach, structure or conveyance designed to travel or to be transported on the highways and constructed or equipped to be used as a temporary living or sleeping quarters by travelers.
Retaining Wall	means a structure constructed for the purpose of retaining, stabilizing or supporting an earthen bank as a result of differences in lot grades.
Road	see “ Highway. ”

Term	Definition
Screening	means a continuous opaque fence, wall compact evergreen hedge or combination thereof of sufficient height, supplemented with landscape planting, that would effectively screen the property which it encloses and is broken only by access drives and walks.
Shipping/Cargo Container	means an intermodal freight container that is used for the transportation and storage of goods and materials which are loaded into trucks, trains or ships for the purpose of moving goods and materials and which does not have wheels and does not include a truck body, trailer or transport trailer.
Short-Term Rental Accommodation	means the rental of all or a portion of a dwelling for a period of less than thirty-one (31) days.
Site Triangle	means the triangular area bounded by the intersection of lot lines at a street or lane corner, and a line joining points along the lot lines ten (10) metres from their point of intersection.
Structure	means an erection or construction of any kind whether fixed to, supported by, or sunk into land or water, but does not include fences or walls that are less than or equal to the height permitted under this Bylaw.
Temporary Building	means a building, either constructed on-site or off-site, that is intended to be placed on a property for a temporary use or purpose during the construction of a principal building on the same lot.
Townhouse	means a building or buildings divided into not less than three (3) dwelling units with each dwelling unit having direct access to the outside and is intended to be occupied as a permanent home or residence, distinct from a hotel, motel or similar transient accommodation. Excludes apartments.
Urban Agricultural Use	means the growing of fruits and vegetables, flowers, native and ornamental plants, edible berries and food perennials and includes the keeping of honey bees and backyard hens, operating in accordance with Section 3.3 of this Bylaw. Excludes agricultural use.
Use	means the purpose for which any lot, site, building or structure is designed, arranged or intended.
Watercourse	means any natural or man-made depression with a well-defined bed zero point six (0.6) metres or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year and includes any lake, river, stream, creek, spring, ravine, swamp, wetland or the sea.

Term	Definition
<p>Yard</p>	<p>means the space on a lot adjacent to a building extending to the lot lines as illustrated in Figure A:</p>  <p>The diagram shows a rectangular lot with a principal building in the center and an accessory building in the upper left. The lot is divided into three horizontal sections: a front yard at the bottom, a side yard in the middle, and a rear yard at the top. A highway is shown at the bottom of the lot. Labels with arrows point to the 'Rear Yard', 'Accessory Building', 'Side Yard', 'Principal Building', and 'Front Yard'. The highway is labeled at both the bottom and left sides.</p> <p>Figure A.</p>
<p>Yard, Front</p>	<p>means that portion of the lot between the front lot line and the closest point of the outer wall of the principal building facing the front lot line. In the case of a through lot, being a lot with road frontage at opposite ends, there shall be two front yards. In the case of a lot with panhandle access, the front yard is defined as the narrowest or panhandle portion of the lot with road frontage.</p>
<p>Yard, Rear</p>	<p>means that portion of the lot between the rear lot line and the closest point of the outer wall of the principal building facing the rear lot line.</p>
<p>Yard, Side</p>	<p>means that portion of the lot, excluding the front yard, between the side lot line and the closest point of the outer wall of a principal building facing that side lot line.</p>

PART THREE: GENERAL REGULATIONS

3.1 Uses Permitted in All Zones

- 1) On any parcel, the use of land, buildings and structures for the following principal uses is permitted:
 - a) public utility use;
 - b) parks;
 - c) urban agricultural use
- 2) On a parcel of land with an area of zero point four (0.4) hectares or more, the use of land, buildings and structures for agricultural use is permitted, including the keeping of livestock for domestic purposes only.

3.2 Occupations Permitted in All Zones

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

based business may be conducted on the lot exterior to the building between the hours of 9:00 a.m. and 5:00 p.m. daily;

- f) there shall be no external storage of materials, equipment, containers or finished products;
 - g) the home-based business must be operated by a person who permanently resides within a dwelling unit on the lot where the home-based business is situated;
 - h) the gross floor area of the home-based business shall not exceed 50% of the gross floor area of the part of the dwelling unit that is used for a residential purpose;
 - i) for certainty, a home-based business may be carried out in whole or in part in an accessory building or structure, provided that the accessory building or structure conforms with the other regulations under this Bylaw; and
 - j) a maximum of one person who does not reside within a dwelling unit located on the lot where the home-based business is situated may be employed by the home-based business.
- 2) A professional occupation is permitted in any zone, subject to compliance with the following regulations:
- a) the professional occupation must not alter the essential residential character of the premises where the professional occupation is situated;
 - b) there shall be no external indication that any building on the lot is utilized for any purpose other than normally associated with a residential use except for a single sign not exceeding 3600 square centimetres;
 - c) the professional occupation shall not generate any off-site parking or vehicular traffic beyond that which is normally associated with a residential use within the Village;
 - d) the professional occupation shall not produce, discharge, or emit any smoke, dust, litter, vibration, odours, effluent, noise, fumes, or glare such as to create a nuisance to persons residing in the surrounding area;

- e) the professional occupation shall be conducted entirely within a building that conforms with the other regulations under this Bylaw; and
- f) there shall be no external storage of materials, equipment, containers or finished products.

3.3 Urban Agricultural Use

- 1) Urban agricultural use shall not generate any off-site parking or vehicular traffic beyond what is normally associated within the Zone in which it is located.
- 2) Urban agricultural use shall not generate odour, waste, noise, smoke glare, fire hazard, visual impact, or any other hazard or nuisance, in excess of that which is characteristic of the Zone in which it is located under normal circumstances wherein no urban agriculture exists.
- 3) Greenhouses shall:
 - a) be subject to the setback and location requirements of an accessory building;
 - b) direct artificial lighting downwards or provide a shield to prevent the spillage of light onto adjacent parcels;
 - c) only permit the use of artificial lighting between the hours of 8:00am and 10:00pm daily.
- 4) Compost bins and composting shall:
 - a) be subject to the setback and location requirements of an accessory building;
 - b) only consist of plant, plant-based material, or animal manure and shall not utilize any mechanized processes.
- 5) A produce stand shall be considered a home-based business and therefore subject to the regulations in Section 3.2(1) of this Bylaw.
- 6) The keeping of honey bees is a permitted urban agricultural use provided that:
 - a) bees shall be housed in hives
 - b) only two hives with colonies shall be permitted per lot;
 - c) hives shall be at least four (4) metres from any neighbouring house, sidewalks, streets and public areas;

- d) hives must be located at least a minimum of three (3) metres above grade level to ensure the flight path of the bee is over the neighbouring houses in order to minimize the volume of bees at ground level;
 - e) hives shall be securely located to prevent accidental disturbance or trespass by people and pets, and to prevent damage from wildlife;
 - f) hives shall be equipped with adequate ventilation and near a water source;
 - g) all beekeeping activities shall be in accordance to the Bee Regulation B.C. Regulation 3/2015 under the *Animal Health Act*.
- 7) The keeping of hens is a permitted urban agricultural use provided that:
- a) the maximum number of hens shall be six (6) per lot;
 - b) roosters are not permitted;
 - c) a coop must be provided to house the hens and said enclosure must provide a minimum of zero point three seven (0.37) square metres per hen;
 - d) coops shall not exceed three (3) metres in height;
 - e) coops shall be subject to the setback and location requirements of an accessory building;
 - f) coops shall be maintained in a clean condition and the coop shall be kept free of obnoxious odours, substances and vermin.
- 8) The keeping and raising of livestock for agricultural use is only permitted on lots greater than zero point four (0.4) hectares.

3.4 Height of Buildings and Structures

- 1) The maximum height of all buildings and structure shall not exceed ten (10) metres above mean grade level, except for public utility uses and industrial uses.
- 2) The following are not be subject to the height requirements prescribed in each given zone of this Bylaw: church spires, windmills, chimneys, flagpoles, masts, aerials, water tanks, domes, belfries, monuments, observation towers, elevators and ventilation machinery, solar panels, agricultural buildings including silos provided that such

structures occupy no more than 20% of the lot area, or if situated on a building, not more than 15% of the roof area of the principal building.

3.5 Siting of Principal and Accessory Buildings

- 1) No residential use building shall be located on the same lot as another residential use building, except as otherwise provided for in this Bylaw.
- 2) No accessory building shall be located on any lot where a principal building has not been constructed or under construction except where allowed as a temporary building.
- 3) Except as expressly permitted under this Bylaw, no building or structure, including accessory buildings, or any part of a building or structure, shall be located in the area of any lot designated under Part 5 of this Bylaw as the minimum front yard.
- 4) Except as expressly permitted under this Bylaw, no principal building or structure or any portion thereof shall be located in the area of any lot designated under Part 5 of this Bylaw as the minimum side yard or rear yard.
- 5) Accessory buildings may be located in the area of any lot designated under Part 5 of this Bylaw as the minimum rear yard or side yard, but not part of an accessory building may be less than one point five (1.5) metres from the property boundary.
- 6) Except within an industrial zone, any industrial use or public utility use building exceeding ten (10) metres in height shall not be sited within twelve (12) metres of any property line.

3.6 Siting Exceptions

- 1) Where chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows or ornamental features project beyond the face of a building, the minimum distance to an abutting lot line as required elsewhere in this Bylaw may be reduced by not more than zero point six (0.6) metres, providing that such reduction shall apply only to the projecting feature. For certainty, no such feature may project over a lot line.
- 2) Where steps, eaves, sunlight controls, canopies, balconies or open porches project beyond the face of a building, the minimum distance to a front, rear and side lot line

abutting a road as required elsewhere in this Bylaw for the projecting feature may be reduced by not more than two (2) metres and the minimum distance to an abutting side lot line not abutting a road as required elsewhere in this Bylaw for the projecting feature may be reduced by not more than 50% of such minimum distance. For certainty, no such feature may project over a lot line.

3.7 Siting of Buildings Adjacent to Watercourses

- 1) Notwithstanding any other provisions of this Bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended nor shall any mobile home unit, modular home or structure be located within thirty (30) metres of the natural boundary of the sea, a lake, swamp or pond or the natural boundaries of the Leiner River, the Tahsis River and other watercourses within the municipality.

3.8 Fences and Retaining Walls

- 1) The maximum height of all fences shall not exceed two (2) metres above mean grade level except where provided for elsewhere in this Bylaw.
- 2) The maximum height of all retaining walls shall not exceed one point two (1.2) metres above mean grade level except where provided for elsewhere in this Bylaw.

3.9 Visibility at Intersections

- 1) On a corner lot in any zone, nothing shall be erected, placed, or allowed to grow within the site triangle in such a manner as to impede vision between a height of one (1) metre and three (3) metres above the center-line grade of a street. The site triangle is illustrated in Figure B:

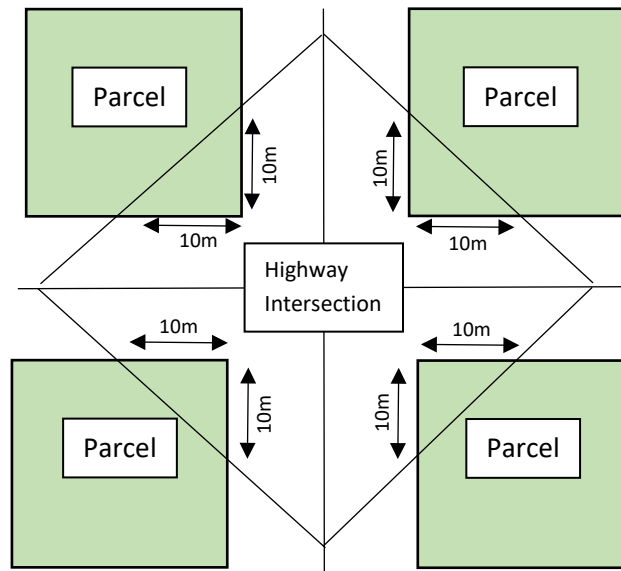


Figure B.

3.10 Temporary Buildings

- 1) A temporary building or structure may be erected or installed in conjunction with the permanent construction of a building or structure on the same lot.
- 2) A temporary building or structure shall be subject to the same siting, height and size requirements of an accessory building under this this Bylaw.
- 3) Prior to the construction or installment of a temporary building or structure, an application for a building permit shall be submitted to the building official and signed by the owner or agent in accordance with the Village of Tahsis Building Bylaw No. XXX, 2020.
- 4) If the building official is satisfied that the proposed temporary building or structure would not constitute or cause a public hazard or public nuisance, nor obstruct any public right-of-way, they may issue a building permit for the temporary building or structure for a period not exceeding twelve (12) months.
- 5) The twelve (12) months period shall commence when the building permit has been issued to the owner or agent.

- 6) Upon the expiration of the building permit for a temporary building, the temporary building or structure shall be removed by the owner and the site restored as nearly as possible to its former condition.
- 7) Where a residence is under construction, one temporary building or accessory building may be used as a temporary dwelling on the same lot for a period of not more than twelve (12) months.
- 8) A temporary building or accessory building may not be used as a temporary dwelling unless the building official issues an occupancy permit authorizing the temporary use.
- 9) At the expiration of the occupancy permit, the residential use of such temporary building or accessory building must be discontinued.
- 10) Permits for temporary buildings are renewable upon application to the building official, for one additional renewal period not to exceed six (6) months. An application for permit renewal must provide reasons why renewal is necessary.

3.11 Temporary Occupancy of a Recreational Vehicle

- 1) The residential use of a recreational vehicle (RV) as a temporary dwelling on a parcel while in the process of constructing a permanent dwelling on the same parcel is permitted, provided that the following conditions are met:
 - a) the occupancy of the RV must not commence until a building permit has been issued for the construction of a detached dwelling unit located on the same lot;
 - b) sewage must be disposed of at an approved off-site location, or be connected to an approved municipal sewer system;
 - c) the owner must apply for and obtain a permit from the building official authorising the use of the RV as a temporary dwelling.
 - d) the RV must be sited in accordance with the provisions of this Bylaw regulating the siting of accessory buildings;
 - e) the period of occupancy of the RV must not exceed twelve (12) months from its commencement, unless the permit issued under subsection (c) is renewed upon application to the building official, for period not to exceed six (6) months.

3.12 Storage

- 1) In all zones, except as provided for in the Industrial Zone Two (I-2), no parcel shall be used for the wrecking or storage of derelict automobiles or as a junkyard.
- 2) A vehicle which has not been licensed and insured for over twelve (12) months and which is not housed in a garage or carport shall be deemed to be a derelict vehicle or junk.
- 3) Shipping/cargo containers shall not be permitted as accessory storage buildings, except:
 - a) the temporary placement of shipping/cargo containers on residentially zoned lots, or on lots of which the principal use is residential, shall be permitted for a temporary period not exceeding six (6) months.
 - b) the placement of a shipping/cargo container shall be permitted in all commercial, industrial, institutional, and rural zones, subject to compliance with the siting regulations for accessory building under this Bylaw.

3.13 Off-Street Parking

- 1) Off-street parking shall be provided on each lot in accordance with the following table:

Use	Required Parking Space
Apartment/Condominium Building	1 space per dwelling unit + 1 visitor space per 4 dwelling units
Auto Repair	1 space per 2 employees + 1 space per 70m ² of sales floor + 1 space per service bay
Bed and Breakfast	1 space per guest room + the 2 spaces required for the principal dwelling in which the bed and breakfast is located
Boat Sales and Repair	1 space per 2 employees + 1 space per 90m ² of storage area + 1 space per 35m ² of retail area
Building Materials and Supply	1 space per 2 employees + 1 space per 90m ² of storage area + 1 space per 35m ² of retail area
Campground	2 spaces per campsite
Café/Dining Room	1 space per 3 seats
Commercial Office	1 space per office + 1 customer space per office

Use	Required Parking Space
Community Care Facility (Institutional)	1 space per person in care + 1 space per employee
Community Care Facility (Residential)	1 space per person in care + the 2 spaces required for the principal dwelling
Contractors Yard	1 space per 2 employees
Farmer's Market	1 space per 30m ² of sales area
Fish and Shellfish Processing	1 space per 2 employees
Gas Station	1 space per 2 employees + 2 spaces per service bay
Health and Beauty Salon	1 space per 10m ² of gross floor area
Home-Based Business	1 space + the 2 spaces required for the principal dwelling unit
Hospital	1 space per 2 employees + 1 space per 5 patient beds
Hotel/Motel	1 space per rentable room or sleeping unit
Laundromat	1 space per 3 washing machines
Library	1 space per 2 employees + 1 space per 35m ² gross floor area
Manufacture/Industrial	1 space per 2 employees
Marina	1 space per 2 employees + 1 space per 2 boat spaces
Medical Clinic	4 spaces per medical professional
Museum	1 space per 10m ² of gross floor area
Police Detachment	1 space per 2 employees + 1 space for each additional police vehicle stored at the detachment
Public Bus Depot	1 space per 2 employees + 1 space per 20m ² of waiting room
Residential (Single-Family)	2 spaces per dwelling unit
Residential (Multi-Family)	1 space per dwelling unit + 1 visitor space per 4 dwelling units
Recreation Center	1 space per 10m ² of gross floor area
School (Elementary)	1 space per classroom + 1 visitor space for every 2 classrooms
School (Secondary)	1 space per classroom + 1 visitor space for every 2 classrooms + 1 space per 10 students
Shopping Center	6 spaces per 90m ² of gross floor area
Short-Term Rental Accommodation	1 space per guest room + the 2 spaces required for the principal dwelling

Use	Required Parking Space
Swimming Pool	1 space per 4m ² of pool water surface
Retail Store/Liquor Store/Supermarket	1 space per 15m ² of gross floor area
Tire Repair	1 space per 2 employees + 1 space per service bay
Tourist Cabin	1 space per guest room
Produce and Farm Stand	1 space per 15m ² of gross floor area with a minimum of 2 spaces provided
Warehouse	1 space per 200m ² of gross floor area devoted to the warehouse/storage use + 1 space per 400m ² of area used for outdoor storage of boats and recreational vehicles

- 2) Only the following shall be parked or stored in the open of any residential zone for each dwelling unit on a site:
 - a) automobiles;
 - b) one commercial vehicle not exceeding a licensed gross vehicle weight of 907 kilograms;
 - c) trucks, commercial vehicles or equipment required for the construction, repair, serving or maintenance of the premises;
 - d) any dismantled or wrecked vehicle or boat for a period of not more than thirty (30) successive days;
 - e) recreational boats and vehicles for the personal use of the occupant.
- 3) Off-street parking may be provided collectively in a parking area provided that the total number of parking spaces, when used together, is not less than the sum of the requirements for the various individual uses, also provided that the nearest of such parking spaces shall be within fifty (50) metres of the building or uses for which they are required and that such parking spaces be contiguous.
- 4) All off-street parking areas shall:
 - a) have a clear length of not less than six (6) metres, a clear width of not less than two point eight (2.8) metres and a clear height of not less than two point one (2.1) metres except in the case of parallel parking where each space shall be a minimum of six point seven (6.7) metres in length;

- b) be marked and provided with adequate curbs in order to retain all vehicles and to ensure that fences, hedges or landscape areas, as well as any buildings, will be protected from parking vehicles;
 - c) where there are more than four (4) off-street parking spaces required, be provided with a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water;
 - d) be provided with adequate maneuvering aisles to facilitate vehicular movement from all individual parking spaces.
- 5) Required parking aisle widths shall be:
- a) six (6) metres for 90-degree parking
 - b) five (5) metres for 60-degree parking
 - c) four (4) metres for 45-degree parking
- 6) All off-street parking is to be provided at no charge to users except where approved by resolution of Council.
- 7) Off-street parking spaces for the use of persons with a disability shall be:
- a) provided where total vehicular parking requirements exceed ten (10) stalls, five (5) per cent of the total number of parking space (rounded to the nearest whole number) to a maximum of ten (10) stalls shall be designated for such purpose;
 - b) signed and pavement marked with the International Symbol for Accessibility;
 - c) located as near as practical to the building entrance designed for a person with a disability. Changes in elevations between the entrance and the parking space should be ideally non-existent, and if grade changes exist, they shall be gradual and clearly marked.

3.14 Lot Sizes

- 1) The minimum parcel area into which land may be subdivided is prescribed in the following table:

Zone	Minimum Lot Area
Residential	557.4m ²
Commercial	278.7m ²
Industrial	557.4m ²

PART FOUR: ESTABLISHMENT OF ZONES AND SCHEDULES

4.1 Zone Classification

- 1) For the purpose of this Bylaw, the Village of Tahsis shall be classified and divided into the following zone designations and their abbreviations:

Zone Classification	Abbreviation
Residential Zone One	R-1
Residential Zone Two	R-2
Residential Multiple Zone One	RM-1
Residential Multiple Zone Two	RM-2
Rural Zone One	RU-1
Commercial Zone One	C-1
Commercial Zone Two	C-2
Industrial Zone One	I-1
Industrial Zone Two	I-2
Public Assembly-Institutional Zone One	PA-1
Tourist-Campground Zone One	TC-1

4.2 Extent of Zone

- 1) The extent of each zone is shown on Map A which is attached to and forms part of this Bylaw.

4.3 Road Allowance/Creek Boundary

- 1) When the zone boundary is shown on Schedule A as following a road allowance or creek, the center-line of such road allowance or creek shall be the zone boundary.

4.4 Determination of Boundaries

- 1) Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule A.

PART FIVE: ZONES

5.1 Regulations for Each Zone

- 1) The Tables set out in this part set out the regulations that must be complied with in each zone, including but not limited to regulations for:
- permitted principal and accessory uses;
 - minimum setbacks;
 - maximum lot coverage;
 - maximum density;
 - conditions of use.

5.2 Residential Zone One (R-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> single-family dwellings 	<ul style="list-style-type: none"> accessory building or structure community care facility home-based business professional occupations bed and breakfast accommodations short-term rental accommodations urban agricultural use
Minimum Setbacks	
Front yard minimum	6 metres
Rear yard minimum	2 metres
Side yard minimum	1.5 metres (except where the side yard flanks a street in which case the minimum yard distance shall be 3 metres)
Maximum Height	
All buildings and structures	10 metres
Maximum Lot Coverage	
All buildings and structures	35%

5.3 Residential Zone Two (R-2)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • single-family dwellings • duplexes • boarding house (restricted to not more than 4 boarders) 	<ul style="list-style-type: none"> • accessory building or structure • community care facility • home-based business • professional occupations • bed and breakfast accommodations • short-term rental accommodations • urban agricultural use
Minimum Setbacks	
Front yard minimum	6 metres
Rear yard minimum	2 metres
Side yard minimum	1.5 metres (except where the side yard flanks a street in which case the minimum yard distance shall be 3 metres)
Maximum Height	
All buildings and structures	10 metres
Maximum Lot Coverage	
All buildings and structures	35%

5.4 Residential Multiple Zone One (RM-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • single-family dwellings • duplexes • boarding houses • townhouses • apartments 	<ul style="list-style-type: none"> • accessory building or structure • community care facility • home-based business • professional occupations • bed and breakfast accommodations • short-term rental accommodations • urban agricultural use
Minimum Setbacks	
Front yard minimum	6 metres
Rear yard minimum	10.5 metres
Side yard minimum	4.5 metres
Maximum Density	
Single-family dwellings, duplexes and boarding houses	18 dwelling units per hectare
Townhouses, apartments and bunkhouses	50 dwelling units per hectare
Maximum Height	
All buildings and structures	10 metres
Maximum Lot Coverage	
All buildings and structures	40%
Conditions of Use	
<p>1) Siting of Parking Areas</p> <p>a) parking spaces shall be located at least six (6) metres away from windows of habitable rooms at or below grade, or less than one point seven five (1.75) metres above grade;</p> <p>b) parking spaces shall be located at least two point five (2.5) metres away from windows of habitable rooms where the sill is one point seven five (1.75) metres or more above grade;</p> <p>c) no parking space or area shall be located within one point five (1.5) metres of any property line;</p> <p>d) no parking space, area or driveway shall be located within seven point five (7.5) metres of any playground.</p> <p>2) Playground</p> <p>a) a minimum landscaped area of fifty (50) square metres shall be provided for each four (4) units of three (3) bedrooms or more for the purpose of providing a playground</p> <p>3) Landscaping</p> <p>a) landscaping in the forms of grass, shrubs, plants, flowers and/or decorative boulders shall cover all portions of the site not developed with buildings, parking and driveway areas. The type and extent of landscaping and recreation areas shall be clearly indicated on plans submitted for a building permit;</p>	

5.4 Residential Multiple Zone One (RM-1)

- b) parking, playground and open storage areas shall be screened along all property lines, except where road vision may be impaired, by a landscaped hedge and/or fence not less than one point seven five (1.75) metres in height.

5.5 Residential Multiple Zone Two (RM-2)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • mobile homes 	<ul style="list-style-type: none"> • accessory building or structure • community care facility • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
<ol style="list-style-type: none"> 1) A seven point five (7.5) metre minimum yard shall be maintained along all exterior property lines in a mobile home park. 2) No mobile home shall be location within seven (7) metres of another mobile home 3) No part of any mobile home, or any addition or accessory building shall be located: <ol style="list-style-type: none"> a) within two (2) metres of an internal access road right-of-way or common parking area; b) within two (2) metres of rear and side mobile home space lines. 	
Maximum Density	
Mobile home park	20 dwelling unit per hectare
Maximum Height	
All buildings and structures	10 metres
Maximum Lot Coverage	
Mobile home and additions to it (exclusive of carport)	35%
Addition to a mobile home (exclusive of carport and/or patio)	20%
Minimum Lot Size and Lot Frontage	
Minimum area	325 square metres
Minimum frontage when abutting an internal roadway right-of-way	12 metres
Minimum frontage when abutting a cul-de-sac or panhandle mobile home space	6 metres (unless otherwise approved by Council)
Conditions of Use	
<p>4) Mobile Home Space/Lot</p> <ol style="list-style-type: none"> a) each mobile home space shall be clearly marked off by suitable means; b) all mobile home spaces shall be properly drained, clearly numbered and have a clearly discernible mobile home pad of compacted gravel or be surfaced with asphalt or concrete pavement; c) no more than one mobile home shall be located on a mobile home space. <p>5) Off-Street Parking</p> <ol style="list-style-type: none"> a) two (2) parking stalls shall be provided for each mobile home space; b) in addition, one stall for every five (5) mobile home spaces shall be provided in the mobile home park for common guest parking. 	

5.5 Residential Multiple Zone Two (RM-2)**6) General Provisions**

- a) the owner of a mobile home park shall provide within the mobile home park one or more recreation areas, protected from automobile traffic and having a total area of not less than 10% of the mobile home park. The buffer strip and street right-of-way shall not be included in calculating the recreation area provided;
- b) at least one open communal storage site having a surface area of a minimum average of twenty (20) square metres for each mobile home site shall be located within each mobile home park. The communal storage site shall be located in a section of the park where it will not create a nuisance, as to sight, sound or smell, and must be adequately landscaped, provide adequate security, and not be located in any buffer or recreation area. No structures shall be constructed in open communal storage sites.
- c) All accessory structures such as patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units, or of a quality equivalent thereto, so that the appearance, design and construction will complement the mobile home. The undercarriage of each mobile home shall be screened from view by skirting or such other means satisfactory to the building official.

5.6 Rural Zone One (RU-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • one single-family dwelling (including a mobile home) • agricultural use (including the sale of products grown on the property) • animal kennels and shelters • silviculture and commercial nurseries • airports, heliports, and associated uses • campsite and tenting sites (maximum density of 25 units per hectare) 	<ul style="list-style-type: none"> • accessory building or structure • single fully enclosed building to house a maximum of 3 people being employed in a business conducted on the lot and subject to the conditions of use in 5.5(1) • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
Front yard minimum	7.5 metres
Rear yard minimum	7.5 metres
Side yard minimum	3.5 metres (except where the width of a lot is 30 metres or less at the required front yard setback and where there is not street flanking the side yard, in which case the minimum is 1.75 metres)
Maximum Height	
All buildings and structures (excluding agricultural buildings)	10 metres
Maximum Lot Coverage	
All buildings and structures (excluding commercial greenhouses)	15%
All buildings and structures (excluding commercial greenhouses when located on a lot equal to or less than 1625 square metres)	35%
Conditions of Use	
<p>1) A single fully enclosed building to house a maximum of three (3) people being employed are subject to the following conditions:</p> <ol style="list-style-type: none"> a) no outdoor storage; b) building height to be no more than of four point five (4.5) metres; c) minimum yard clearance along all property lines of seven point five (7.5) metres; d) maximum gross floor area of 75 square metres. 	

5.7 Commercial Zone One (C-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • retail stores • offices • entertainment establishments • banks, credit unions, loan, and trust companies, pawnshops • coffee shops and restaurants • hotels, motels, lodges, pubs • personal service establishments • private clubs • repair establishments • printing and publishing shops • boat sales and service • building supply and lumber yards • retail sale of motor vehicle fuels and ancillary products • non-medical cannabis retail store 	<ul style="list-style-type: none"> • accessory building or structure • one single-family dwelling • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
Front yard minimum	Not required
Rear yard minimum	Not required (except where the abutting property is zoned residential in which case a 2 metre rear yard is required)
Side yard minimum	Not required (except where the abutting property is zoned residential in which case a 3.5 metre side yard is required)
Maximum Height	
All buildings and structures	10 metres
Conditions of Use	
<ol style="list-style-type: none"> 1) No activity on a lot for a permitted use shall cause nuisance to surrounding area by reasons of unsightliness, odor emissions, liquid effluents, dust, noise, fumes, smoke or glare. 2) No parking, loading or storage areas shall be located in any required yards where the abutting property is zoned residential. 	

5.8 Commercial Zone Two (C-2)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • automobile sales and service • mobile home and recreational vehicle sales • plumbing, sheet metal, welding and machine shops • gasoline service stations • auto body repair • warehousing • open-air recreation and entertainment establishments • restaurants and coffee shops • non-medical cannabis retail store 	<ul style="list-style-type: none"> • accessory building or structure • one single-family dwelling • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
Front yard minimum	Not required
Rear yard minimum	Not required (except where the abutting property is zoned residential in which case 2 metres shall be maintained)
Side yard minimum	Not required (except where the abutting property is zoned residential in which case 3.5 metres shall be maintained)
Maximum Height	
All buildings and structures	10 metres
Conditions of Use	
<ol style="list-style-type: none"> 1) No activity on a lot for a permitted use shall cause nuisance to surrounding area by reasons of unsightliness, odor emissions, liquid effluents, dust, noise, fumes, smoke or glare. 2) No parking, loading or storage areas shall be located in any required yards where the abutting property is zoned residential. 	

5.9 Industrial Zone One (I-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • all light industrial uses, not including those listed in (I-2), but including lumber storage, lumber dry kilns, lumber remanufacturing, and shake and shingle manufacturing • building supply and lumber yards • automobile sales and service • mobile home and recreational vehicle sales • plumbing, sheet metal, welding and machine shops • gasoline service stations • auto body repair • warehousing • open-air recreation and entertainment establishments • restaurants and coffee shops • non-medical cannabis retail store 	<ul style="list-style-type: none"> • accessory building or structure • one single-family dwelling • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
Front yard minimum	Not required
Rear yard minimum	Not required (except where the abutting property is zoned residential in which case 2 metres shall be maintained)
Side yard minimum	Not required (except where the abutting property is zoned residential in which case 7.5 metres shall be maintained)
Conditions of Use	
<ol style="list-style-type: none"> 1) No parking, loading or storage areas shall be located in any required side yard or in any other required yard where the abutting property is zone residential. 2) All manufacturing shall be housed within a completely enclosed building. 3) All outdoor storage or supply yard shall be screened from any abutting property by solid fencing or screening not less than one point seven five (1.75) metres or greater than two (2) metres in height. 4) No activity on a lot for a permitted use shall cause nuisance to surrounding area by reasons of unsightliness, odor emissions, liquid effluents, dust, noise, fumes, smoke or glare. 	

5.10 Industrial Zone Two (I-2)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • wood processing including sawmills, shake mills, pulp and paper • bulk fuel storage • auto wrecking • refuse disposal • fish and shellfish processing • aquaculture • barge loading and freight handling facilities • commercial marina facilities • manufacture of concrete products • non-medical cannabis retail store 	<ul style="list-style-type: none"> • accessory building or structure • one single-family dwelling • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
Front yard minimum	Not required
Rear yard minimum	Not required (except where the abutting property is zoned residential in which case 2 metres shall be maintained)
Side yard minimum	Not required (except where the abutting property is zoned residential in which case 7.5 metres shall be maintained)
Minimum Lot Size	
Minimum area (all upland uses)	0.4 hectares
Conditions of Use	
<ol style="list-style-type: none"> 1) All outdoor storage or supply yards shall be screened from any abutting property which is zoned residential by solid fencing or screening not less than two (2) metres in height. 2) Auto wrecking yards shall be screen along all property lines by solid fencing not less than two point five (2.5) metres in height. 	

5.11 Public Assembly – Institutional Zone One (PA-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • churches • community care facility • day care facility • fire hall • government offices and facilities • hospitals and related medical facilities • libraries • museums and galleries • police detachment • public assembly use • public utility use • playgrounds • recreational facilities • schools 	<ul style="list-style-type: none"> • accessory building or structure • one single-family dwelling • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
Front yard minimum	6 metres
Rear yard minimum	2 metres
Side yard minimum	1.5 metres (except where the side yard flanks a street in which case the minimum yard distance shall be 3 metres)
1) No building or structure shall be located within three point five (3.5) metres of an accessory building on the same lot.	
Maximum Height	
All buildings and structures (excludes public utility uses)	10 metres
Maximum Lot Coverage	
All buildings and structures	35%

5.12 Tourist-Campground Zone One (TC-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • campground • nature park 	<ul style="list-style-type: none"> • accessory store • accessory storage of recreational vehicles • campground office • caretaker's residence
Minimum Setbacks	
Front and exterior lot lines	5 metres
Rear and interior lot lines	7.5 metres
Maximum Density	
Maximum number of camping spaces	70 per hectare
Maximum number of campsites	140 per parcel
1) No buildings other than one caretaker residence, one accessory store building, one accessory campground office building, accessory washrooms and one storage and maintenance building permitted on a lot.	
Maximum Height	
All buildings and structures	10 metres
Maximum Lot Coverage	
All buildings and structures	10%
Open site area (excluding areas occupied by buildings, structures, concrete, and other impervious surfacing)	Not less than 55%
Minimum Lot Size	
Minimum area	0.4 hectares
Conditions of Use	
<p>2) Maximum Building and Storage Area Sizes</p> <ul style="list-style-type: none"> a) the caretaker's residence shall have a maximum gross floor area of 125 square metres; b) an accessory store shall have a maximum gross floor area of fifty (50) square metres; c) a campground office shall have a maximum gross floor area of fifty (50) square metres; d) any other accessory building shall have a maximum gross floor area of seventy-five (75) square metres; e) area for the storage of recreational vehicles shall not exceed 10 per cent of the total area of the parcel. <p>3) Structure Area</p> <ul style="list-style-type: none"> a) a structure or system of structures to support a parked recreational vehicle including concrete, asphalt or other impervious pads shall not exceed an area of twenty (20) square metres; 	

5.12 Tourist-Campground Zone One (TC-1)

- b) one accessory unenclosed deck or patio may be constructed adjacent to each recreational vehicle provided that such structures shall not exceed a maximum area of fourteen (14) square metres and no canopy over such a structure shall exceed the height of the adjacent recreational vehicle.

4) Accessory Storage Area

- a) the perimeter of an accessory storage area for recreational vehicles shall be screened by a solid fence or landscaping hedge.

PART SIX: REPEAL

6.1 Bylaw Repeal

- 1) The Village of Tahsis Zoning Bylaw No. 176, 1981 and amendments thereto, is hereby repealed.

READ a first time this ___ day of __, 2020

READ a second time this ___ day of __, 2020

READ a third time this ___ day of __, 2020

Reconsidered, Finally Passed and Adopted this ___ day of __, 2020

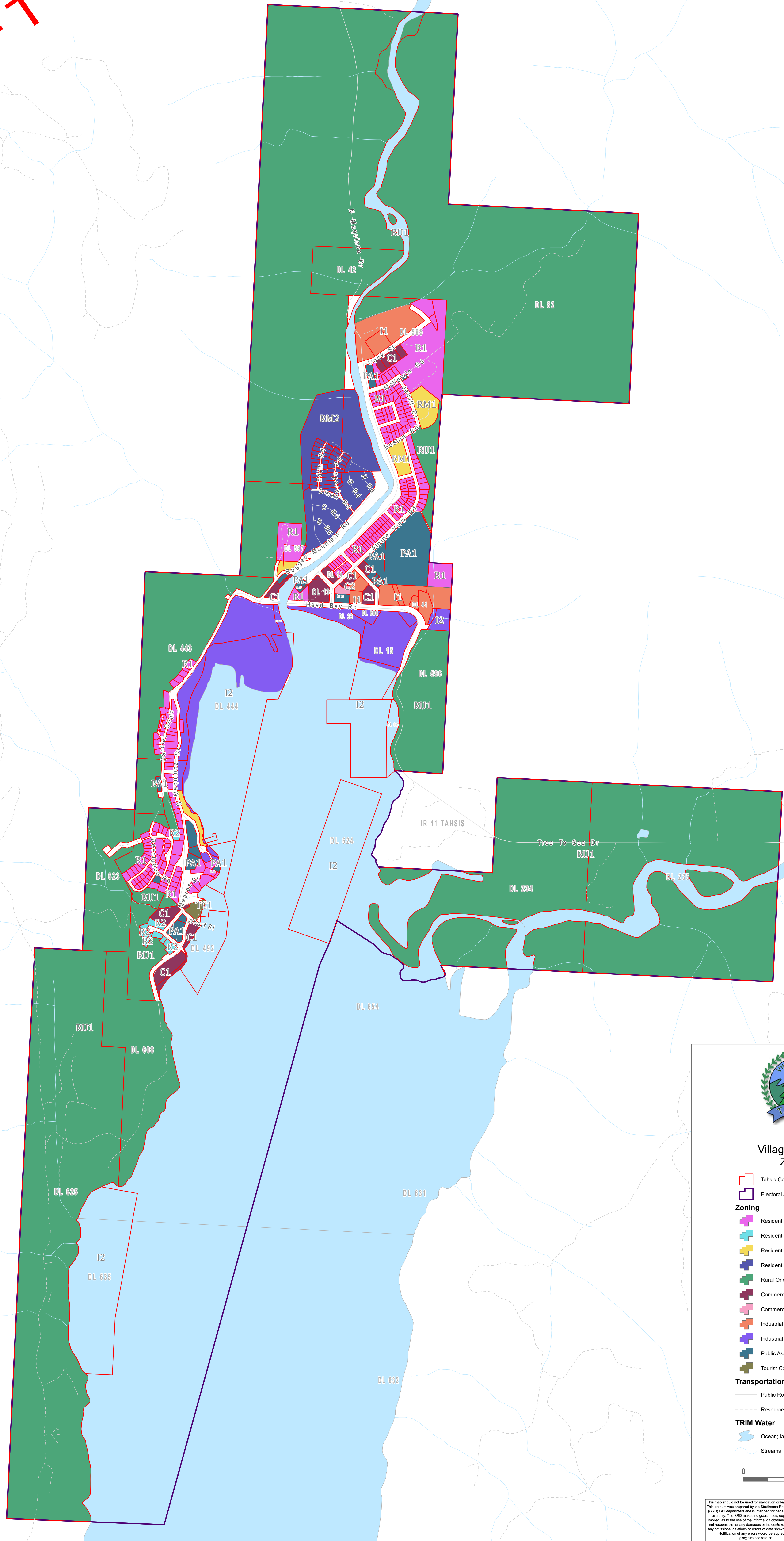
MAYOR

CORPORATE OFFICER

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

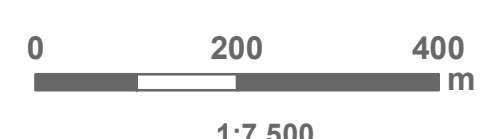
CORPORATE OFFICER

DRAFT



Village of Tahsis Zoning

- Tahsis Cadastre
- Electoral Area
- Zoning**
- Residential One (R1)
- Residential Two (R2)
- Residential Multiple One (RM1)
- Residential Multiple Two (RM2)
- Rural One (RU1)
- Commercial One (C1)
- Commercial Two (C2)
- Industrial One (I1)
- Industrial Two (I2)
- Public Assembly-Institutional One (PA1)
- Tourist-Campground One (TC1)
- Transportation**
- Public Road
- Resource Road
- TRIM Water**
- Ocean, lake, river
- Streams



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Map Created By: William Johnson
Mapping provided by: StrataGIS

Updated on: Mar. 18, 2020

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May 21, 2020

B.C. WOOD PRODUCTS UNDER FIRE AS GOVERNMENT CONSIDERS RELAXING LOG EXPORT RULES

In 2019, the Provincial Government made a public commitment to ensure more B.C. logs and fibre would be processed in B.C. Mosaic Forest Management's push for unrestricted log exports would achieve the exact opposite.

A new agreement by Mosaic Forest Management (Mosaic), the timberlands manager for TimberWest and Island Timberlands, and the United Steelworkers Union (USW) was publicly announced on May 12, 2020. This agreement was accompanied by multiple media reports calling for a change to the logs export policy that currently regulates private forest lands located in British Columbia. The proposal, if agreed to by Government, would allow Mosaic to freely export the average volume of logs it has sold internationally over the prior five years.

This open letter serves as a response to that announcement, and was co-authored by a diverse group of forestry companies operating in British Columbia's coastal region. Our companies, in alphabetical order, are CIPA Lumber, Coastland Wood Industries, Jemico Enterprises, Ledcor Forest Products Partnership, Nanaimo Forest Products, Paper Excellence Group, Paulcan Enterprises, Richmond Plywood Corporation, Riverside Forest Products, the San Group, Shannon Lumber, and the Teal Jones Group. Our respective businesses span the full gamut of forestry products, including logs, lumber, veneer, plywood, pulp and paper, and a variety of other value-added wood products. This letter was also unanimously endorsed by the Board of Directors of the Independent Wood Producers Association, representing 57 member companies operating remanufacturing plants that are dependent on domestically produced lumber.

In aggregate, our companies directly employ more than 7,000 workers, of which approximately 50% are unionized, and support upwards of 24,000 indirect jobs in the communities where we operate, many of which are rural areas where we rank as the top or one of the top employers.

The export of logs from British Columbia are regulated by Notice 102, which stipulates that all logs earmarked for international sale be the subject of a Surplus Test. Under this test, log exporters must advertise the logs they wish to export, and may only proceed with an international sale if a domestic manufacturer does not make an offer to buy that wood. Notice 102 is therefore designed to ensure that a sufficient volume of logs is made available to domestic manufacturers to support local companies and workers before those logs can be exported to international markets.

We believe that Notice 102 in its current form allows for a healthy balance between domestic production and the export of logs. As a business practice, log exports are an important component of a healthy coastal forestry economy. Having said that, log exports have increased exponentially over time. As noted in the Coast Forest Sector Revitalization Information Booklet, "Rebuilding B.C.'s Coast Forest Sector: Keeping the Wealth in B.C.", published in 2019 by the Provincial Government, log exports on the coast increased from 1% to approximately 30% from 1998 to 2017.

We were surprised to see that last week's announcement included a quote from Premier Horgan that may be construed by some as support for the proposed change. We do have sympathy, however, for the enormous pressure Mosaic's continued shutdown since November 25, 2019, with the related loss in union and non-union jobs in local communities, may have placed on the Premier's office.

It should be noted that Mosaic's log exports over the last five years were at elevated levels, and therefore, their proposal would further skew the volume they would be able to freely export, and reduce the fibre volume available to domestic manufacturers that protects local jobs.

Mosaic has curtailed the majority of its operations since November 25, 2019, citing poor market conditions, exacerbated by the impact of the corona virus and global supply chains. We believe that Mosaic has used this "burning platform" of lost economic contribution, wages and government revenue to aggressively lobby the government to relax restrictions on export policy.

We would ask the Provincial and the Federal Government to consider how the rest of the coastal logging industry is responding to the challenges it faces today. The majority of license holders are harvesting their licenses, many at full capacity. A portion of these logs are being exported internationally while the balance is being processed into finished wood products and wood chips for the pulp and paper industry. Domestic log demand and pricing are strong and international log demand is on a path of recovery regardless of the impact of COVID 19.

It should be noted that, with the exception of Mosaic, the vast majority of the harvestable land on the coast is under public tenure, which attracts government stumpage. How is the rest of the industry able to profitably harvest the logs on their lands, while Mosaic is unable to do so? Mosaic benefits disproportionately from not paying stumpage on their private lands, which constitutes the majority of their operations, their superior economies of scale, and the superior quality of their wood basket.

It is our view that Mosaic's decision to curtail their operations for five months and counting, with the related loss of thousands of direct and indirect jobs, has been motivated more by their lobbying efforts than by business necessity. Given our own knowledge of coastal harvesting economics, we find it hard to believe that Mosaic could not have operated its business profitably for 2020 year-to-date, had it chosen to do so. While the proposal by Mosaic to change the log export laws for their private lands would quite possibly maximize their "bottom line", it would come at the expense of an entire industry that happens to be a lifeblood economic contributor for the people of British Columbia.

Mosaic's proposed path forward is being characterized by them as a "kick start to the Forest sector". A more appropriate characterization of what's transpiring here is that the rest of the industry is working, facing the current adversities head-on, while Mosaic continues to sit on the side lines.

We took particular exception to a reference in the media to the federal laws that regulate log exports from private lands as a "legacy policy". In our view, Notice 102 isn't some antiquated rule holding anyone back; it provides a fair mechanism to export logs while

ensuring a secure supply of fibre to domestic manufacturers to preserve and grow economic value, direct and indirect jobs, and thriving local and First Nations communities.

We live in an interconnected world, and work in a uniquely interconnected coastal industry. In these acutely challenging times, it is more important than ever for every business that can positively contribute to do so. We therefore make this appeal to Mosaic Forest Management to not use this moment to press their advantage. The time has come to put their logging contractors and many employees back to work and to start logging again.

If you value the domestic manufacturing industry and the direct and indirect jobs it supports, then please write, email and phone your local MLA to object to the proposed change to log export rules.