



AGENDA

Special Council Meeting of the Tahsis Village Council
to be held on Tuesday June 2, 2020 at 1:00 p.m. in the Council Chambers
Municipal Hall, 977 South Maquinna Drive and by electronic means

Remote Access

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

Call to Order

Mayor Davis will call the meeting to order at 1:00 p.m.

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

Introduction of Late Items

None.

Approval of the Agenda

New Business

**M1 Neudorf, Gary, 19 Freda Road, Tahsis Re: Failure to Comply with Notice issued on
May 19, 2020 under the Property Maintenance Regulation Bylaw No. 614, 2019**

**M2 Read, Mark, 41 McKelvie Road, Tahsis Re: Failure to Comply with Notice issued on
May 15, 2020 under the Property Maintenance Regulation Bylaw No. 614, 2019**

**M3 Dahling, Daniel and Corrine, 177 Head Bay Road, Tahsis Re: Failure to Comply with
Notice issued on May 19, 2020 under the Property Maintenance Regulation Bylaw**

**M4 Ministry of Municipal Affairs and Housing - Re: Community Housing Fund -
Request for Proposals**

May 21, 2020 correspondence from Minister Selena Robinson
<https://www.bchousing.org/projects-partners/Building-BC/CHF>

Adjournment

All Regular Council Meetings,
Committee of the Whole Meetings,
Special Council Meetings are recorded
unless otherwise specified.

Village of Tahsis
Special Council Meeting Agenda
June 2, 2020



Village of Tahsis

May 19, 2020

Gary Neudorf
4190 Ross Road
Nanaimo, BC
V0P 1X0

BY REGISTERED MAIL

RE: 19 Freda Road
Lot 35, Plan VIP35980, District Lot 82 and DL 595, Nootka Land District

On December 4, 2019 the Village of Tahsis Bylaw Compliance Officer served you with a Notice to Comply (attached) pursuant to s. 34 of the Property Maintenance Regulation Bylaw No. 614, 2019.

The relevant sections of the Bylaw are attached.

You failed to comply with the Bylaw by the date stated in the Notice.

On June 2, 2020 at 1 PM Council will decide whether to order you, as the Property Owner, to comply with the Bylaw. Prior to making that decision, Council will provide you with an opportunity to be heard at the Council meeting. If you choose not to participate in the meeting, Council will make a decision based on the information included in this letter.

Please contact the Village office (reception@villageoftahsis.com or 250-934-6344) to advise if you will address Council at this meeting. When you contact the office, you will be given instructions for participating in the meeting by phone.

Sincerely,

Mark Tatchell
Chief Administrative Officer

Attachments

Village of Tahsis
977 South Maquinna Drive
P.O. Box 219 Tahsis BC V0P 1X0
TEL: (250) 934-6344 FAX: (250) 934-6622
www.villageoftahsis.com

Property Maintenance Regulation Bylaw No. 614 (ss 34-40)

NOTICE TO COMPLY

34. *In addition to any other remedy under any enactment or otherwise available at law, if a Bylaw Enforcement Officer determines that the Owner or Occupier of Land or a Building or any other person, does not comply with this Bylaw, the Bylaw Enforcement Officer may, by written notice, require the Owner, Occupier or other person to comply with this Bylaw.*
35. *Each notice pursuant to this Bylaw must contain the following:*
- (a) in the case of a notice to an Owner or Occupier,*
 - (i) the name of the Owner or Occupier to which it is directed, and the municipal address or location of any Land or Building to which it applies;*
 - (ii) particulars to describe how the Owner or Occupier fails to comply with this Bylaw;*
 - (iii) reasonable particulars of what is required in order to bring the Owner or Occupier into compliance with this Bylaw;*
 - (iv) a reasonable time within which to complete any repairs, work or other actions necessary to bring the Owner or Occupier into compliance with this Bylaw;*
 - (v) a statement that if such repairs, work or other actions are not completed within the time given, the matter may proceed to Council for an order to comply; and*
 - (vi) a statement that if such repairs, work or other actions are not completed within the time given in an order to comply issued by the Council, the Village may proceed to carry out such repairs, work or other actions, and the costs of the Village in doing so will be charged to the Owner or Occupier and may be recovered as a debt to the Village, and if not paid by December 31st of the year in which the costs are incurred, will be added to the property taxes for the Land and Building of the Owner or Occupier as taxes in arrears;*
 - (b) in the case of a notice to another person,*
 - (i) the name of the person to which it is directed, and the municipal address or location of any Land or Public Place to which it applies;*
 - (ii) particulars to describe how the person fails to comply with this Bylaw; (iii) reasonable particulars of what is required in order to bring the person into*

compliance with this Bylaw; (iv) a reasonable time within which to complete any work or other actions necessary to bring the person into compliance with this Bylaw;

(v) a statement that if such work or other actions are not completed within the time given, the matter may proceed to Council for an order to comply; and

(vi) a statement that if such work or other actions are not completed within the time given in an order to comply issued by the Council, the Village may proceed to carry out such work or other actions, and the costs of the Village in doing so will be charged to the person and may be recovered as a debt to the Village.

36. *Any notice required to be given pursuant to this Bylaw must be served by one of the following methods:*

(a) being personally delivered to the person to whom it is addressed;

(b) being left with a person apparently over the age of sixteen years at the location of the Land or Building to which it relates;

(c) being mailed by registered mail to the most recent address of the person to whom it is addressed as shown on the Village's property tax records; or

(d) being posted in a conspicuous place on the Land or Building to which it relates, including near the front entrance of any Building on the Land.

ORDER TO COMPLY

37. *If an Owner or Occupier fails to comply with a notice from a Bylaw Enforcement Officer, Council may order the Owner or Occupier to comply, within a time specified in the order, with the requirements of this Bylaw that are not being met in respect of the Land or Building of the Owner or Occupier.*
38. *Prior to Council making an order under section 37, the Owner or Occupier of the Land or Building shall be given the opportunity to be heard by Council in respect of the matter contained in the notice from the Bylaw Enforcement Officer.*
39. *If the Owner or Occupier fails to comply with an order of Council under section 37, the Village, by its employees, contractors or agents, may act in accordance with section 17 of the Community Charter to fulfil the requirements of the order and to recover the costs of doing so as a debt due to the Village from the Owner or Occupier of the Land or Building which is the subject of the order.*
40. *If any of the costs of carrying out the order of Council under section 37 remains unpaid on December 31st of the year in which the costs were incurred, the costs may be added to the property taxes for the Land and be recovered as taxes in arrears.*

19 Freda Rd.

May 5, 2020




Stephane Dionne


Date



Sent by mail on
Dec. 4, 2019

Garry Neudorf
4190 Ross Road
Nanaimo, B.C.
V9T 4P3

Dear Garry Neudorf,

Re: FINAL WARNING- 19 Freda Road, Tahsis, BC
Lot 35, Plan VIP35980, District Lot 82, Nootka Land District, & DL 595

Further to the letter sent to you on June 19, 2019 regarding the unsightly state of your property at the above-mentioned address, a site visit conducted on November 20, 2019 confirmed that you have not followed the request that was prescribed to you in the letter. You were asked to remove the invasive broom from your property no later than August 19, 2019.

You remain in contravention of the *Property Maintenance Regulation Bylaw, 2019, No. 614*. Please see excerpt below:

"An Owner of Occupier must not cause or permit Weeds or other unintended plants to grow or accumulate on the Land of that Owner of Occupier, including on or near the perimeter of that Land so as to create a fire hazard or obstruct access to that Land in the case of an emergency"

Please remove the invasive broom and the accumulation of other bushes from your property no later than January 4, 2019. 2020.

This is the final warning that the Village of Tahsis will issue to you. If you fail to bring your property into compliance by the deadline, this matter will proceed to Council for an order to comply.

Be advised that if the broom removal is not completed within the time given in an order to comply, the Village may proceed to carry out the removal of the offending material which will be charged to the Owner of Occupier and may be recovered as debt to the Village.

Thank you for your immediate attention and cooperation in this matter.

Sincerely,

Kaila Schaefer
Bylaw Compliance Officer
kschaefer@villageoftahsis.com

Sent June 19/19
M1
KS.



June 19, 2019

4190 Ross Road
Nanaimo, B.C.
V9T 4P3

Dear Property Owners,

Re: 19 Freda Road, Tahsis, BC

Lot 35, Plan VIP35980, District Lot 82, Nootka Land District, & DL 595

The Village of Tahsis has received a complaint regarding the unsightly condition of the above noted property.

After a site visit conducted on June 5, 2019, it was confirmed that the property is not in compliance with the *Property Maintenance Regulation Bylaw, 2019, No. 614*. Please see excerpt below:

"An Owner of Occupier must not cause or permit Weeds or other unintended plants to grow or accumulate on the Land of that Owner of Occupier, including on or near the perimeter of that Land so as to create a fire hazard or obstruct access to that Land in the case of an emergency"

Please remove the invasive broom and the accumulation of other bushes from your property no later than August 19, 2019.

If you fail to bring your property into compliance by this date, this matter may proceed to Council for an order to comply.

Be advised that if the broom removal is not completed within the time given in an order to comply, the Village may proceed to carry out the removal of the offending material which will be charged to the Owner of Occupier and may be recovered as debt to the Village.



Dec. 4, 2019 2:08:53 p.m.

19 Freda.





Village of Tahsis

May 15, 2020

BY REGISTERED MAIL

Mark Read
41 McKelvie Road
PO Box 130
Tahsis, BC
V0P 1X0

RE: 41 McKelvie Road, Tahsis, BC
Lot 58, Plan VIP24168, District Lot 595, Nootka Land District

On July 17, 2019 the Village of Tahsis Bylaw Compliance Officer served you with a Notice to Comply (attached) pursuant to s. 34 of the Property Maintenance Regulation Bylaw No. 614, 2019.

The relevant sections of the Bylaw are attached.

You failed to comply with the Bylaw by the date stated in the Notice.

On June 2, 2020 at 1 PM Council will hold a Special Council Meeting to decide whether to order you, as the Property Owner, to comply with the Bylaw. Prior to making that decision, Council will provide you with an opportunity to be heard at the Special Council meeting. If you choose not to participate in the meeting, Council will make a decision based on the information included in this letter.

Please contact the Village office (reception@villageoftahsis.com or 250-934-6344) to advise if you will address Council at this meeting. When you contact the office, you will be given instructions for participating in the meeting by phone.

Sincerely,

Mark Tatchell
Chief Administrative Officer

Attachments

COPY

Village of Tahsis
977 South Maquinna Drive
P.O. Box 219 Tahsis BC V0P 1X0
TEL: (250) 934-6344 FAX: (250) 934-6622
www.villageoftahsis.com

Property Maintenance Regulation Bylaw No. 614 (ss 34-40)

NOTICE TO COMPLY

34. *In addition to any other remedy under any enactment or otherwise available at law, if a Bylaw Enforcement Officer determines that the Owner or Occupier of Land or a Building or any other person, does not comply with this Bylaw, the Bylaw Enforcement Officer may, by written notice, require the Owner, Occupier or other person to comply with this Bylaw.*
35. *Each notice pursuant to this Bylaw must contain the following:*
- (a) in the case of a notice to an Owner or Occupier,*
 - (i) the name of the Owner or Occupier to which it is directed, and the municipal address or location of any Land or Building to which it applies;*
 - (ii) particulars to describe how the Owner or Occupier fails to comply with this Bylaw;*
 - (iii) reasonable particulars of what is required in order to bring the Owner or Occupier into compliance with this Bylaw;*
 - (iv) a reasonable time within which to complete any repairs, work or other actions necessary to bring the Owner or Occupier into compliance with this Bylaw;*
 - (v) a statement that if such repairs, work or other actions are not completed within the time given, the matter may proceed to Council for an order to comply; and*
 - (vi) a statement that if such repairs, work or other actions are not completed within the time given in an order to comply issued by the Council, the Village may proceed to carry out such repairs, work or other actions, and the costs of the Village in doing so will be charged to the Owner or Occupier and may be recovered as a debt to the Village, and if not paid by December 31st of the year in which the costs are incurred, will be added to the property taxes for the Land and Building of the Owner or Occupier as taxes in arrears;*
 - (b) in the case of a notice to another person,*
 - (i) the name of the person to which it is directed, and the municipal address or location of any Land or Public Place to which it applies;*
 - (ii) particulars to describe how the person fails to comply with this Bylaw; (iii) reasonable particulars of what is required in order to bring the person into*

compliance with this Bylaw; (iv) a reasonable time within which to complete any work or other actions necessary to bring the person into compliance with this Bylaw;

(v) a statement that if such work or other actions are not completed within the time given, the matter may proceed to Council for an order to comply; and

(vi) a statement that if such work or other actions are not completed within the time given in an order to comply issued by the Council, the Village may proceed to carry out such work or other actions, and the costs of the Village in doing so will be charged to the person and may be recovered as a debt to the Village.

36. *Any notice required to be given pursuant to this Bylaw must be served by one of the following methods:*

(a) being personally delivered to the person to whom it is addressed;

(b) being left with a person apparently over the age of sixteen years at the location of the Land or Building to which it relates;

(c) being mailed by registered mail to the most recent address of the person to whom it is addressed as shown on the Village's property tax records; or

(d) being posted in a conspicuous place on the Land or Building to which it relates, including near the front entrance of any Building on the Land.

ORDER TO COMPLY


37. *If an Owner or Occupier fails to comply with a notice from a Bylaw Enforcement Officer, Council may order the Owner or Occupier to comply, within a time specified in the order, with the requirements of this Bylaw that are not being met in respect of the Land or Building of the Owner or Occupier.*
38. *Prior to Council making an order under section 37, the Owner or Occupier of the Land or Building shall be given the opportunity to be heard by Council in respect of the matter contained in the notice from the Bylaw Enforcement Officer.*
39. *If the Owner or Occupier fails to comply with an order of Council under section 37, the Village, by its employees, contractors or agents, may act in accordance with section 17 of the Community Charter to fulfil the requirements of the order and to recover the costs of doing so as a debt due to the Village from the Owner or Occupier of the Land or Building which is the subject of the order.*
40. *If any of the costs of carrying out the order of Council under section 37 remains unpaid on December 31st of the year in which the costs were incurred, the costs may be added to the property taxes for the Land and be recovered as taxes in arrears.*

41 McKelvie Rd

May 4, 2020




Stephane Dionne


Date



July 17, 2019

Mark Read
41 Mckelvie Road
PO Box 130
Tahsis, B.C.
VOP 1X0

Dear Mr. Read,

Re: 41 Mckelvie Rd., Tahsis, B.C.
Lot 58, Plan VIP24168, District Lot 595, Nootka Land District

The Village of Tahsis has received a complaint regarding the unsightly condition of the above noted property.

After a site visit conducted on June 19, 2019, it was confirmed that the property is not in compliance with the *Property Maintenance Regulation Bylaw, 2019, No. 614*. Please see excerpt below:

"Derelict Boat" means a vessel for travel on or over water, propelled by oars, sails, or an engine, which meets any one or more of the following criteria:

- (a) fully or partially junked, scrapped, dismantled, disassembled, wrecked, disabled, or in a condition otherwise harmful to public health, welfare or safety;
- (b) not capable of being used or operated for its intended purpose;
- (c) not undergoing repairs or maintenance;

As stated under section 12 of the same bylaw:

an Owner or Occupier must not cause or permit any of the following to be stored or to accumulate on the Land of the Owner or Occupier:

- (a) all or any part of a Derelict Boat;

Please remove the derelict boat off of your property or repair the boat so it does not meet the requirements of "derelict" as set out in the bylaw no later than August 31, 2019.

If you fail to take the necessary steps to bring your property into compliance by the given date, this matter may proceed to Council for an order to comply.

Be advised that if the removal of the unsightly and untidy materials on your property is not completed within the time given in an order to comply, the Village may proceed to carry out the removal/repairs of the offending material which will be charged to the Owner or Occupier and may be recovered as debt to the Village.

Thank you for your immediate attention and cooperation in this matter.

Sincerely,

Kaila Schaefer
Bylaw Compliance Officer
Strathcona Regional District
kschaefer@villageoftahsis.com

Oct. 9, 2019 1:07:41 p.m. M2





M2





Village of Tahsis

May 19, 2020

Daniel Dahling
Corrine Dahling
PO Box 386
Tahsis, BC
V0P 1X0

sent by email to:

rgr.daniel.dahling@gmail.com
dahlingcorrine@gmail.com

RE: 177 Head Bay Road
Lot 2, Plan VIP27485, District Lot 22, Nootka Land District

On January 29, 2020 the Village of Tahsis Bylaw Compliance Officer served you with a Notice to Comply (attached) pursuant to s. 34 of the Property Maintenance Regulation Bylaw No. 614, 2019.

The relevant sections of the Bylaw are attached.

You failed to comply with the Bylaw by the date stated in the Notice.

On June 2, 2020 at 1 PM Council will decide whether to order you, as the Property Owners, to comply with the Bylaw. Prior to making that decision, Council will provide you with an opportunity to be heard at the Council meeting. If you choose not to participate in the meeting, Council will make a decision based on the information included in this letter.

Please contact the Village office (reception@villageoftahsis.com or 250-934-6344) to advise if you will address Council at this meeting. When you contact the office, you will be given instructions for participating in the meeting by phone.

Sincerely,

Mark Tatchell
Chief Administrative Officer

Attachments

Village of Tahsis
977 South Maquinna Drive
P.O. Box 219 Tahsis BC V0P 1X0
TEL: (250) 934-6344 FAX: (250) 934-6622
www.villageoftahsis.com

Property Maintenance Regulation Bylaw No. 614 (ss 34-40)

NOTICE TO COMPLY

34. *In addition to any other remedy under any enactment or otherwise available at law, if a Bylaw Enforcement Officer determines that the Owner or Occupier of Land or a Building or any other person, does not comply with this Bylaw, the Bylaw Enforcement Officer may, by written notice, require the Owner, Occupier or other person to comply with this Bylaw.*
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- (a) in the case of a notice to an Owner or Occupier,*
 - (i) the name of the Owner or Occupier to which it is directed, and the municipal address or location of any Land or Building to which it applies;*
 - (ii) particulars to describe how the Owner or Occupier fails to comply with this Bylaw;*
 - (iii) reasonable particulars of what is required in order to bring the Owner or Occupier into compliance with this Bylaw;*
 - (iv) a reasonable time within which to complete any repairs, work or other actions necessary to bring the Owner or Occupier into compliance with this Bylaw;*
 - (v) a statement that if such repairs, work or other actions are not completed within the time given, the matter may proceed to Council for an order to comply; and*
 - (vi) a statement that if such repairs, work or other actions are not completed within the time given in an order to comply issued by the Council, the Village may proceed to carry out such repairs, work or other actions, and the costs of the Village in doing so will be charged to the Owner or Occupier and may be recovered as a debt to the Village, and if not paid by December 31st of the year in which the costs are incurred, will be added to the property taxes for the Land and Building of the Owner or Occupier as taxes in arrears;*
 - (b) in the case of a notice to another person,*

(i) the name of the person to which it is directed, and the municipal address or location of any Land or Public Place to which it applies;

(ii) particulars to describe how the person fails to comply with this Bylaw; (iii) reasonable particulars of what is required in order to bring the person into compliance with this Bylaw; (iv) a reasonable time within which to complete any work or other actions necessary to bring the person into compliance with this Bylaw;

(v) a statement that if such work or other actions are not completed within the time given, the matter may proceed to Council for an order to comply; and

(vi) a statement that if such work or other actions are not completed within the time given in an order to comply issued by the Council, the Village may proceed to carry out such work or other actions, and the costs of the Village in doing so will be charged to the person and may be recovered as a debt to the Village.

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(c) being mailed by registered mail to the most recent address of the person to whom it is addressed as shown on the Village's property tax records; or

(d) being posted in a conspicuous place on the Land or Building to which it relates, including near the front entrance of any Building on the Land.

ORDER TO COMPLY

37. *If an Owner or Occupier fails to comply with a notice from a Bylaw Enforcement Officer, Council may order the Owner or Occupier to comply, within a time specified in the order, with the requirements of this Bylaw that are not being met in respect of the Land or Building of the Owner or Occupier.*

38. *Prior to Council making an order under section 37, the Owner or Occupier of the Land or Building shall be given the opportunity to be heard by Council in respect of the matter contained in the notice from the Bylaw Enforcement Officer.*

39. *If the Owner or Occupier fails to comply with an order of Council under section 37, the Village, by its employees, contractors or agents, may act in accordance with section 17 of the Community Charter to fulfil the requirements of the order and to recover the costs of doing so*

as a debt due to the Village from the Owner or Occupier of the Land or Building which is the subject of the order.

40. *If any of the costs of carrying out the order of Council under section 37 remains unpaid on December 31st of the year in which the costs were incurred, the costs may be added to the property taxes for the Land and be recovered as taxes in arrears.*

Sent on:

January 29, 2020



Sent my mail and email: dahlingcorrine@gmail.com

rgr.daniel.dahling@gmail.com

Daniel Dahling
Corrine Dahling
PO Box 386
Tahsis, BC
V0P 1X0

Dear Dan and Corrine Dahling,

Re: NOTICE TO COMPLY- 177 Head Bay Road

Legal: Lot 2, Plan VIP27485, District Lot 22, Nootka Land District, & DL 600

I am writing to you as the Bylaw Enforcement Officer authorized by the Council of the Village of Tahsis to enforce the Property Maintenance Regulation Bylaw, 2019 No. 614.

As you are aware, you were issued a Notice to Comply on November 6, 2019 which set out a deadline to remove the 8 derelict vehicles that are located on your property at 177 Head Bay Road, Tahsis, BC. Since the original Notice was sent, I have been in contact with you via email to discuss the validity of the bylaw and to clarify why you are in non-compliance, and what you need to do to bring your property into compliance.

Because of the back and forth correspondence and clarification that was necessary during that time, I am rescinding the former Notice to Comply dated November 6, 2019, and issuing a new Notice to Comply as contained in this letter. With the issuance of a new Notice, a new deadline for compliance is noted as required by section 36 (a) (iv) of the Bylaw. Please see below:

On October 9, 2019, a site visit was conducted at your property located at 177 Head Bay Road, Tahsis which confirmed that you are not in compliance with the Property Maintenance Regulation Bylaw, 2019, No. 614. Please see excerpt below:

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

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

According to section 12 of the same bylaw, "An Owner or Occupier must not cause or permit any of the following to be stored or to accumulate on the Land of the Owner or Occupier:

- b) all or any part of a Derelict Vehicle".

During the site inspection it was confirmed that there are 8 derelict vehicles on your property that do not display current and valid license plates in accordance with the *Motor Vehicle Act*.

Please remove the 8 derelict vehicles from your property or obtain and display current and valid license plates on each vehicle that remains on the property no later than February 26, 2020.

If you fail to bring your property into compliance by this date, this matter will be referred to Council. Please see excerpt below from the bylaw regarding the Order to Comply process and authority:

ORDER TO COMPLY

37. If an Owner or Occupier fails to comply with a notice from a Bylaw Enforcement Officer, Council may order the Owner or Occupier to comply, within a time specified in the order, with the requirements of this Bylaw that are not being met in respect of the Land or Building of the Owner or Occupier.

38. Prior to Council making an order under section 37, the Owner or Occupier of the Land or Building shall be given the opportunity to be heard by Council in respect of the matter contained in the notice from the Bylaw Enforcement Officer.

39. If the Owner or Occupier fails to comply with an order of Council under section 37, the Village, by its employees, contractors or agents, may act in accordance with section 17 of the Community Charter to fulfil the requirements of the order and to recover the costs of doing so as a debt due to the Village from the Owner or Occupier of the Land or Building which is the subject of the order.

40. If any of the costs of carrying out the order of Council under section 37 remains unpaid on December 31st of the year in which the costs were incurred, the costs may be added to the property taxes for the Land and be recovered as taxes in arrears.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Kaila Schaefer". The signature is fluid and cursive, with the first name "Kaila" and last name "Schaefer" clearly distinguishable.

Kaila Schaefer

Bylaw Compliance Officer

kschaefer@villageoftahsis.com

CC: Mark Tatchell, CAO of the Village of Tahsis

177 Head Bay Rd

May 5, 2020






Stephane Dionne

5 May 2020
Date

Attention: Tahsis Mayor and Council;

December 31, 2019

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

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

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

The bylaw reads:

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

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

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

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

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

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

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

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

Sincerely,

Dan and Corrine Dahling – Head Bay Station



May 21, 2020

Ref: 254635

Dear Local Government Leader:

During these uncertain times, it is clearer than ever that safe, secure, appropriate, and affordable housing is critical for all British Columbians.

I am writing today to share with you that we will be opening the next Request for Proposals (RFP) for the Community Housing Fund, working with our partners to deliver more homes for the people of B.C.

The Community Housing Fund helps to create affordable rental homes for middle and low-income British Columbians. The fund supports projects that are a mixed-income model, with 20% of the housing in each building for low-income households, 50% rent geared to income (housing income limit) and 30% for moderate income households (up to \$74,000). Proponents must be a non-profit housing society, Indigenous housing society, First Nation, housing co-operative or municipality, which want to develop and operate rental housing projects for individuals, seniors and families with low to moderate incomes.

BC Housing will issue the Request for Proposals on May 27, 2020, and it will be open until mid-January 2021, giving proponents time to prepare their submissions. While the RFP will be open until mid-January, BC Housing will proceed with pre-allocation to successful proponents as early as September 2020. For more information, please visit <https://www.bchousing.org/projects-partners/funding-opportunities>.

These homes are the next step in our 10-year housing plan. In just over two years we've already made great progress together, providing thousands of secure homes to families, individuals and seniors in communities across the province through our housing programs:

- **Community Housing Fund** will provide close to \$1.9 billion over 10 years to build and operate 14,350 affordable new rental homes for seniors, families, low-income and middle-income earners. As of December 31, 2019, 5,200 units are complete or in progress.
- **Indigenous Housing Fund** will provide \$550 million over 10 years to build and operate 1,750 units of social housing for projects for Indigenous peoples both on and off Nation. As of December 31, 2019, 1,165 units are complete or in progress.

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Women's Transition Housing Fund will provide \$734 million over 10 years to build 1,500 new supportive homes for women and children fleeing violence, including transition houses, safe homes, second-stage and long-term housing. As of December 31, 2019, 679 units are complete or in progress.

- **Programs for supportive housing** will provide \$1.4 billion over 10 years to build and operate 4,900 units of supportive housing for those who are experiencing homelessness or at risk of homelessness. As of December 31, 2019, 3,072 units are complete or in progress.
- **HousingHub**, a new branch of BC Housing, promotes, facilitates and coordinates housing partnerships to create affordable homes. As of December 31, 2019, 2,800 units are complete or in progress.

In addition to the Community Housing Fund RFP, there are other ongoing opportunities available to partner with BC Housing:

- **Building BC funds:** BC Housing welcomes discussions with partners interested in developing new housing through the Supportive Housing Fund and the Women's Transition Housing Fund. Visit <https://www.bchousing.org/partner-services> to learn more or contact your local Director of Regional Development (contact list below).
- **Major Repairs for Existing Social Housing:** The Province is providing \$1.1 billion over 10 years to non-profit housing providers and housing co-operatives to support capital projects that maintain or benefit an existing social housing building's condition or improve the building's seismic or fire safety, as well as for projects focused on energy performance. Visit <https://www.bchousing.org/partner-services/asset-management-redevelopment/capital-planning-repairs> to learn more about eligibility criteria and how to apply or speak with your local Regional Non-Profit Portfolio Manager.
- **HousingHub** was established to seek innovative partnerships with local housing organizations, community land trusts, Indigenous groups, faith-based groups, charities, the development community, financial institutions and other industries to create affordable rental housing and homeownership options for middle-income British Columbians. As a centre for housing expertise and collaboration, affordable housing will be developed through the HousingHub either through new construction or through the redevelopment of existing sites. Partners bring suitable land, equity and/or the catalyst for development. The HousingHub can provide:

Local Government Leader
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- Expertise and assistance in the planning and development process
- Access to pre-development funding
- Low-cost financing
- Project coordination advice
- A place for organizations to collaborate

To learn more, visit: www.bchousing.org/partner-services/housinghub

There are many ways that municipalities can help to partner with BC Housing, such as providing city-owned land, waving Development Costs Charges and prioritizing affordable housing projects in the development approvals process. We also hope that you will help share these opportunities to partner with BC Housing with organizations in your area.

If you are interested in providing housing but are unsure of how to connect with non-profit housing operators, BC Housing or the [BC Non-Profit Housing Association](#) can help you identify housing non-profits in your region.

If your government or a stakeholder in your community has a housing proposal of any kind, please contact your local Director of Regional Development for more information:

Region	Director of Regional Development	Email
Interior Region	Danna Locke	dlocke@bchousing.org
Northern Region	Amy Wong	awong@bchousing.org
Vancouver Coastal & Fraser Region	Naomi Brunemeyer	nbrunemeyer@bchousing.org
	James Forsyth	jforsyth@bchousing.org
Vancouver Island	Malcolm McNaughton	mmcnaughton@bchousing.org
HousingHub	Raymond Kwong	rk Wong@bchousing.org

Thank you for all you are doing to bring more affordable housing to your community.

Sincerely,



Selina Robinson
Minister



NEW: BC Temporary Rental Supplement (BC-TRS) program is now open. For program details and the online application: [BC-TRS](#)



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Community Housing Fund - Program and Proposal Process



Share

As part of the biggest investment in housing affordability in BC history, \$1.9 billion over 10 years, the Province, through the Building BC: Community Housing Fund will be issuing a 2nd notice of funding spring 2020.

The Government of BC is inviting non-profit and Indigenous housing societies, First Nations, housing co-operatives and municipalities to propose new affordable housing projects for the second intake of the Building BC: Community Housing Fund.

Organizations are invited to submit project proposals to BC Housing beginning on **May 27, 2020**. The RFP will remain open until mid-January 2021; however, organizations are encouraged to apply early as an initial round of projects will be approved in fall 2020.

For more information about the CHF second call, read the [latest news release](#)

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Program overview

The Province recognizes there is an urgent need to create more options for those struggling to find suitable, adequate, and reasonably priced accommodation. Together with our housing partners, we're developing affordable rental homes for middle and low-income families, independent seniors and individuals in BC.

BC Housing will work with non-profit organizations, housing co-operatives, and local government to create this additional supply through the submission and approval of project proposals.

The program does not include housing with support services or residential care components.

Community Housing Fund projects

To view Community Housing Fund projects across BC, go to [Homes for BC](#)

Request for proposals (RFP)

The Government of BC is inviting non-profit and Indigenous housing societies, First Nations, housing co-operatives and municipalities to propose new affordable housing projects for the second intake of the Building BC: Community Housing Fund.

Organizations are invited to submit project proposals to BC Housing beginning on **May 27, 2020**. The RFP will remain open until mid-January 2021; however, organizations are encouraged to apply early as an initial round of projects will be approved in fall 2020.

The first Request for Proposals (RFP# 1070-1819/016) for new rental housing units under the Building BC: Community Housing Fund (CHF) was issued April 18, 2018 and closed on September 17, 2018.

Project proposals for the initial RFP will be evaluated and approval decisions made by November 2018. Approved buildings should be completed in approximately 18-24 months from the start of construction.

Project proposals must reflect the following mix of rents and incomes within a single building:

- 30% Affordable housing (moderate income)
- 50% Rent geared to income (housing income limit)
- 20% Deep subsidy

New projects can be combined with an existing mixed-use site or existing housing if the new project is a separate and independently operating rental housing development (e.g. separate legal parcels or separate financial operations).

RFP Submissions

Who should submit a project proposal?

Proponents must be a non-profit organization, housing co-op or municipal housing provider that is wholly government-owned and controlled.

Once operating, the organization will be wholly responsible for:

- Collection of rents
- Resident relations and selection of new residents
- Building maintenance and upkeep: internal and external
- Community relations
- Capital planning

Submission documents and funding resources

Details on requirements and deliverables, the proposal review process, submission requisites and forms, and the CHF program will be available soon.

Submission dates

RFP issued: May 27th 2020

Submission deadline: January 2021

Community Housing Fund - 2019 Webinar

A recording of the May 29, 2019 webinar explaining the CHF program and the RFP process is now available.

- [CHF Webinar Recording](#) 

Questions

For submission questions, please contact purchasing@bchousing.org



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