



Minutes

<u>Meeting</u>	Regular Council
<u>Date</u>	04-Aug-20
<u>Time</u>	7:00 PM
<u>Place</u>	Municipal Hall - Council Chambers and by electronic means

<u>Present</u>	Mayor Martin Davis Councillor Bill Elder Councillor Sarah Fowler Councillor Lynda Llewellyn Councillor Cheryl Northcott	by phone by video
<u>Staff</u>	Mark Tatchell, Chief Administrative Officer Janet StDenis, Finance and Corporate Services Manager	by video
<u>Guests</u>	Sgt. Josh Wiese, NCO i/c, Nootka Sound RCMP Detachment	by video
<u>Public</u>	5 members of the public	by phone/ video

A. Call to Order

Mayor Davis called the meeting to order at 7:03 p.m.
Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

B. Introduction of Late Items and Agenda Changes

None.

C. Approval of the Agenda

Fowler/Elder: VOT 0313/2020

THAT the Agenda for the August 4, 2020 Regular Council meeting be adopted as presented.

CARRIED

D. Petitions and Delegations

None.

E. Public Input # 1

None.

F. Adoption of the Minutes

1 Minutes of the Committee of the Whole Meeting held on July 7, 2020.

Fowler/Elder: VOT 0314/2020

THAT the Committee of the Whole meeting minutes of July 7, 2020 be adopted as presented.

CARRIED

2 Minutes of the Regular Council Meeting held on July 7, 2020.

Fowler/Elder: VOT 0315/2020

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

CARRIED

3 Minutes of the Public Hearing held on July 8, 2020.

Fowler/Elder: VOT 0316/2020

THAT the Public Hearing minutes of July 8, 2020 be adopted as presented.

CARRIED

4 Minutes of the Special Council Meeting held on July 13, 2020.

Fowler/Elder: VOT 0317/2020

THAT the Special Council Meeting minutes of July 13, 2020 be adopted as presented.

G. Rise and Report

None.

H. Business Arising

- 1 Nootka Sound RCMP Detachment update and current policing issues- Sgt. Josh Wiese, NCO i/c, Nootka Sound Detachment**
Sgt Weise provided Council with an update on the detachment and current policing issues and responded to questions from Council.

Fowler/Elder: VOT 0318/2020

THAT this verbal report be received.

CARRIED

- 2 Report to Council Re: Emergency Operations Centre - COVID-19 Response and Recovery Update**

The CAO spoke to his report and responded to questions from Council.

Fowler/Elder: VOT 0319/2020

THAT this Report to Council be received.

CARRIED

J. Council Reports

Mayor Davis (written report)

It has been a month since our last regular council meeting and I hope everybody is having an excellent summer and is finding the time to get out there and enjoy all that our region has to offer. Covid-19 continues to simmer away in the background but fortunately for us in BC, we are lucky to have a thoughtful, effective government response that has allowed most of us to continue to live our lives in a relatively normal way, with a few precautions. It is also crucial to our safety that the US border remains closed, where one in four deaths worldwide is now occurring, at the rate of about 1000 per day. What a difference government management and civic attitudes makes!

Since our last regular council meeting, we have had a zoning hearing in preparation for passing our new zoning bylaws for Tahsis. We have also had one special council meeting where we received our audited financial statements for the past fiscal year. They are available to the public on the municipal website. I also attended a virtual regional district meeting. I must say that I enjoy doing the online meetings as I don't spend hours and days travelling, staying in hotels and generally running up expenses that have proven largely unnecessary to conduct business. It also frees up much time and greatly reduces my personal carbon footprint as mayor.

One topic that bears mentioning is the future of Pete's Farm. Last time I was on council, we managed to buy it before logging interests did, effectively saving it for the benefit of the community. There were many potential ideas for use of the land and its various zones. I personally walked the entire property, documenting boundaries, features, and ecosystem, timber, heritage and recreational values. Since then, little has happened, apart from volunteer construction of a river trail from the previous Leiner boardwalk trails all the way to the Leiner campground. It also gets use from federal fisheries and the Tahsis Salmon Enhancement Society. Some of the potential plans included applying for Heritage status, establishing a site for events, whether music, retreats, public education, or Ranger or Scout camps. Other ideas for areas of the property were community forest, canopy walkway and property sales. If this council brings any long range plans forward, the community will be consulted in this process. In the meantime, we have accepted a proposal from a private group to host a short retreat in late August. They are potentially interested in longer term use but at the moment this is a one-off. In return for use of a small area of the property, they are willing to clean up garbage that continues to be an eyesore in the farm section of the property. This would be an excellent start, but in the long run, we need to fix the old bridge to the property in order to remove the derelict vehicles that were dumped there years ago. One of the reasons that I bring up Pete's Farm is that there has been a bit of a disinformation campaign on social media which has led to attempts to intimidate the potential user group into cancelling. I find this very unfortunate and it harkens back to negative campaigns in the past which had given us a bad name. Personally, I want this community to be open and welcoming if we are going to grow into the viable, caring village in the future and will oppose any attempts to take us back down the rabbit hole.

On another note, I have been in preliminary conversations with a small First Nation sawmilling operation that is interested in locating in Tahsis and will hopefully be reporting further as things firm up.

Lastly, I should mention that Stephane Dionne is resigning as our Fire Chief and will be moving on to a new position. On behalf of Council, I would like to thank him for his service in Tahsis. He has been responsible for the transformation and modernization of our fire department, with much training and upgrading of skill levels of our volunteers. He has definitely left the organization in much better shape and we wish him well in his future endeavours.

Councillor Elder

No report.

Councillor Fowler (written report)

TAAC meeting July 30th at 3 p.m. Last week we had our second Age Friendly Action Committee meeting and I am putting together a list of questions that Jack Taylor, the president of the Senior's Society has agreed to organize a phone call to the membership encouraging enthusiastic participation in our upcoming transportation survey.

The survey results will help us understand travel patterns but I am of course interested in how other seniors issues like chronic conditions, specialist appointments or prescription filling plays into the greater transit needs.

I am grateful to Dave Margiotta who shared with me his "new mistakes daily" motto from his transportation consultancy. The other thing that came up in the meeting was the Covid relief food bank partnership between the seniors and the St Vincent de Paul Community Cupboard. This Thursday we are launching into this pilot as we work with Terry Fassbender and the St Joseph Catholic Church to endeavor to get fruits and vegetables to financially compromised citizens in the Village.

Lastly I want to share the following news with my council and fellow residents. I have been selected to take part in the Climate Leadership course for elected officials (SEE below ATTACHED).

I have committed to personally covering cost associated with this opportunity and require no financial assistance for the village of Tahsis to participate.

Submitted respectfully,
Councillor Fowler

Attachment- Climate Leadership Course information

Councillor Llewellyn (written report)

At the last VIRL executive meeting the new budget was discussed. The news for Tahsis on this budget was not good. The money that has been allocated for a new library has been put back into reserves until such time as a site can be found. It does not mean we will never get a new library but it is not in the budget for the next couple of years. As I am sure everyone is aware there has been a great deal of difficulty in finding a site for the new library. We are not the only municipality who had their library site money taken off the books for this year.

The other project I was working on was affordable housing for Tahsis. With Erica Benson's help (she is the Health Network Coordinator) Tahsis has submitted an application for a Plan H Grant. Thank you also to Ian Poole for his help with the budget part of the application. I am technology challenged and there was a bit of a wobble getting the application in but we did receive confirmation of its submission.

It would seem summer has finally arrived in Tahsis and with it a lot of unfamiliar faces. I am trusting most of these visitors are from BC and the majority from somewhere else on the Island. These visitors bring much needed boost to our economy but they also bring with them the risk of the virus. I have noticed a higher level of anxiety among some of our residents...not all are happy to see strange faces this year. Wherever you stand on COVID and masks and distancing...please be aware that your neighbour may feel totally different than you and just because they think differently than you does not make them right and you wrong or vice versa...it means you have different coping methods and that is fine. Please be safe and play nice.

Finally, I want to acknowledge the loss of Stephane as our fire chief. He brought a great deal of professionalism to the fire department and leaves it in great shape. I did fire prevention presentations at the school with him the last 2 years and will miss him come Fire Prevention Week in October.

Respectfully Submitted,
Councillor Llewellyn

Councillor Northcott

No report.

Fowler/Elder: VOT 0320/2020

THAT the Council Reports be received.

CARRIED

K. Bylaws

Zoning Bylaw No. 630, 2020

3rd Reading

Fowler/Northcott: VOT 0321/2020

THAT the Zoning Bylaw No. 630, 2020 be received for consideration.

CARRIED

**1 "no vote" registered
Councillor Elder**

Fowler/Llewellyn: VOT 0322/2020

THAT the Zoning Bylaw No. 630, 2020 receive a third reading this 4th Day of August, 2020.

CARRIED

1 "no vote" registered
Councillor Elder

2 Bylaw No. 632, 2020

**Being a Bylaw to Amend the Village of Tahsis Fees and Charges Bylaw No. 594, 2017
Adoption**

Fowler/Elder: VOT 0323/2020

THAT Bylaw No. 632, 2020 be received for consideration.

CARRIED

Fowler/Elder: VOT 0324/2020

THAT Bylaw No. 632, 2020 be reconsidered, finally past and adopted as presented on this 4th day of August 2020.

CARRIED

3 Development Procedure Bylaw No. 633, 2020

First, Second and Third Reading

The CAO spoke to the scope of this bylaw.

Fowler/Elder: VOT325/2020

THAT Bylaw No. 633, 2020 be received for consideration.

CARRIED

Fowler/Elder: VOT 0326/2020

THAT Bylaw No. 633, 2020 receive a first reading this 4th Day of August, 2020.

CARRIED

Fowler/Elder: VOT 0327/2020

THAT Bylaw No. 633, 2020 receive a second reading this 4th Day of August, 2020.

CARRIED

Fowler/Elder: VOT 0328/2020

THAT Bylaw No. 633, 2020 receive a third reading this 4th Day of August, 2020.

CARRIED

L. Correspondence

1 UBCM Re: Flood Mitigation Preliminary Design project funding approval

2 Email from Ben Pires Re: Proclaiming a new INCLUSIVE name for our province and adopt a new flag and coat-of-arms.

3 Deane Johnson, Director of Instruction/Operations Supervisor, School District
84 Re: Disposition of Teacherage

4 Thomas Hartz, RPF, Stewardship Forester, FLNRORD-DCR Re: North Island TSA
TSR- Data Package Review and Comment

Llewellyn/Elder: VOT 0329/2020

THAT these correspondence items be received.

CARRIED

Fowler/Elder: VOT 0330/2020

THAT correspondence items #2,3 and 4 be pulled for discussion.

CARRIED

L2 Email from Ben Pires Re: Proclaiming a new INCLUSIVE name for our province
and adopt a new flag and coat-of-arms.

A discussion followed.

Davis/Northcott: VOT 0331/2020

THAT a letter be sent in support of a new name for our province and a new flag
that would be more inclusive to all people in BC and more historically accurate.

CARRIED

1 "no vote" registered
Councillor Elder

L3 Deane Johnson, Director of Instruction/Operations Supervisor, School District
84 Re: Disposition of Teacherage

Councillor Fowler briefly spoke to this correspondence item.

L4 Thomas Hartz, RPF, Stewardship Forester, FLNRORD-DCR Re: North Island TSA
TSR- Data Package Review and Comment

A brief discussion followed.

M. New Business

M1 Nootka Sound Watershed Society News Release- Re: Coastal Restoration Fund

Councillor Fowler's motion Re: NSWS use of the Village of Tahsis' logo for press
releases and communication purposes.

Councillor Fowler spoke to her motion.

Fowler/Elder: VOT 0332/2020

THAT this information be received.

CARRIED

Fowler/Elder: VOT 0333/2020

WHEREAS important restoration work is being done regionally;

THEREFORE, BE IT RESOLVED to submit the Village of Tahsis logo to the NSWS for press releases and communication purposes, to show our support for the local salmon kiosks.

CARRIED

2 Councillor Fowler Re: Letter of support from the Village of Tahsis to NSWS for the Conuma Autofish trailer BCSRIF Grant

Councillor Fowler spoke to her motion.

Fowler/Elder: VOT 0334/2020

THAT this motion be received for discussion.

CARRIED

Fowler/Elder: VOT 0335/2020

THAT WHEREAS marking salmon at the Conuma hatchery helps manage fisheries harvests;

THEREFORE BE IT RESOLVED to write a letter from the Village to the Nootka Sound Watershed Society in support of the autofish clipping trailer grant application.

CARRIED

3 Report to Council Re: Investing in Canada Infrastructure Program, Rural and Northern Communities (ICIP-RNC)

There was a discussion of the possible grant proposals under this program. Discussion to be continued in a Committee of the Whole Meeting on August 18, 2020.

Fowler/Elder: VOT 0336/2020

THAT this Report to Council be received.

CARRIED

N. Public Input #2

A member of the public spoke to her letter which she had handed to Council just prior to the Council meeting. Council agreed to add the letter to the agenda of the August 18th, 2020 Special Council meeting. Other members of the public raised questions about Pete's Farm to which Council responded.

Adjournment

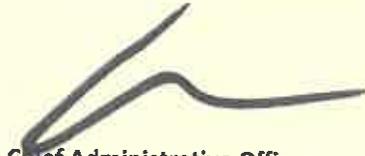
Fowler/Elder: VOT 0337/2020

THAT the meeting be adjourned at 8:55 p.m.

CARRIED

Certified Correct this

1st Day of September, 2020



Chief Administrative Officer

From:
To: FW: (Info) Climate Leadership Course for Elected Officials // Cours de leadership climatique pour les
Subject: représentants élus
August 5, 2020 4:22:54 PM
Date: [image002.png](#)
Attachments: [image004.png](#)



July 21st, 2020

Dear Sarah Fowler,

On behalf of Devin Causley, Manager, Capacity Building of FCM's Municipalities for Climate Innovation Program, I would like to congratulate you for being selected to participate in the online component of our new Climate Leadership Course for Elected Officials.

Throughout this course, you will hear from fellow peers and experienced leaders to discover lessons learned, best practices, and tools to help you achieve your community's sustainability objectives. You will learn about how you can enhance climate conversations in your municipality, why you should incorporate a climate lens into your initiatives and how to take climate action.

The online component of this course will be delivered from September 2020 to November 2020. Participants will be expected to complete three short assignments and attend three live chats. The time commitment will be approximately three hours a month, for a total of nine hours over three months. The live chats will be held on the last Wednesday of every month (September – November) from 1:00pm – 2:30pm ET.

You have also been selected to attend a 1.5 day in-person summit in Ottawa where you will receive skills training on climate change communication, public speaking, and community engagement. You will be asked to share your experience with your community upon returning. Please note that this summit is dependent on future travel and gathering recommendations from health authorities. Exact dates (anticipated for early 2021) will be provided in the coming months. Travel support is provided for your attendance and a minimum of two months notice will be provided when dates are confirmed. A live stream will be made available for portions of the event.

Please confirm your participation in both the online and in-person components through this [form](#) by Friday, August 7th, 2020, otherwise your spot at the in-person summit may be given to someone else. Once confirmed, FCM will announce the course participants on the FCM website.

Your main contacts throughout this course will be Jasmine Lum and Jean-Patrick Toussaint. We will be contacting you with more details in the coming weeks but please do not hesitate to reach out if you have any questions in the meantime.

Jasmine Lum: jlum@fcm.ca or 613-907-6309

Jean-Patrick Toussaint: jtoussaint@fcm.ca or 343-925-6458.

Thank you for your commitment to furthering climate action in your community. We look forward to supporting your development as a climate leader.

Sincerely,
Jasmine Lum

Jasmine Lum

Capacity Building Officer | Municipalities for Climate Innovation Program
Agente de renforcement des capacités municipales | Programme Municipalités
pour l'innovation climatique
T. 613-907-6309



thanks for your time,
smf



Minutes

Village of Tahsis

Meeting	Committee of the Whole
Date	07-Jul-20
Time	2:00 p.m.
Place	Municipal Hall - Council Chambers and by electronic means

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

Staff	Mark Tatchell, Chief Administrative Officer	by video
	Deb Bodnar, Director of Finance	
	John Manson, P. Eng	by video
	Janet StDenis, Finance and Corporate Services Manager	

Guests	Matt Friderichs, P. Eng., McElhanney	by video
	Jill Brocklehurst-Booth, Spiritual Director, Centre for Spiritual Living	by video
	Colette Ordano, Centre for Spiritual Living	by video
	Shaun Koopman, SRD Protective Services Coordinator	by video

Public	None
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Call to Order

Mayor Davis called the meeting to order at 2:00 p.m.

Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

Introduction of Late Items

None.

Approval of the Agenda

Fowler: COW 045/2020

THAT the Agenda for the July 7, 2020 Committee of the Whole meeting be adopted as presented.

CARRIED

**Business
Arising****1 Matt Friderichs, P. Eng., McElhanney: Re: Tahsis Municipal Wharf
Assessment Results and Recommendations**

Matt Friderichs spoke to the condition assessment and rehabilitation option of the municipal wharf. Council had questions regarding rehabilitation options and costs to which both Matt Friderichs and John Manson responded.

(presentation attached)

Fowler: COW 046/2020

THAT this information be received.

CARRIED**2 Jill Brocklehurst-Booth, Spiritual Director, Centre for Spiritual Living Re:
Proposal for a Summer Retreat at Pete's Farm**

Jill Brocklehurst-Booth spoke to the Vision and Mission of the Centre for Spiritual Living, Campbell River and their ideas for Pete's Farm and a retreat proposal for August.

(presentation attached)

Fowler : COW 047/2020

THAT this information be received for discussion.

CARRIED

Llewellyn : COW 048/2020

THAT the Village of Tahsis enter into an agreement to work with the Centre for Spiritual Living, Campbell River for a retreat in August 2020 as a pilot project at Pete's Farm.

CARRIED

M1 SRD Emergency Programs Update – Shaun Koopman, SRD Protective Services Coordinator
Shaun Koopman provided Council with an update on Strathcona's Emergency Program including details on SRD Delivers, Regional Amateur Radio Emergency Communication Plan, the Tahsis Community Wildfire Protection Plan, Tsunami Modelling Project and the Connect Rock Test.
(presentation attached)

Fowler: COW 049/2020

THAT this information be received.

Adjournment

Fowler : COW 050/2020
THAT the meeting adjourn at 4:17 p.m.

CARRIED

Certified correct this
4th Day of August, 2020

Corporate Officer

Tahsis Municipal Wharf

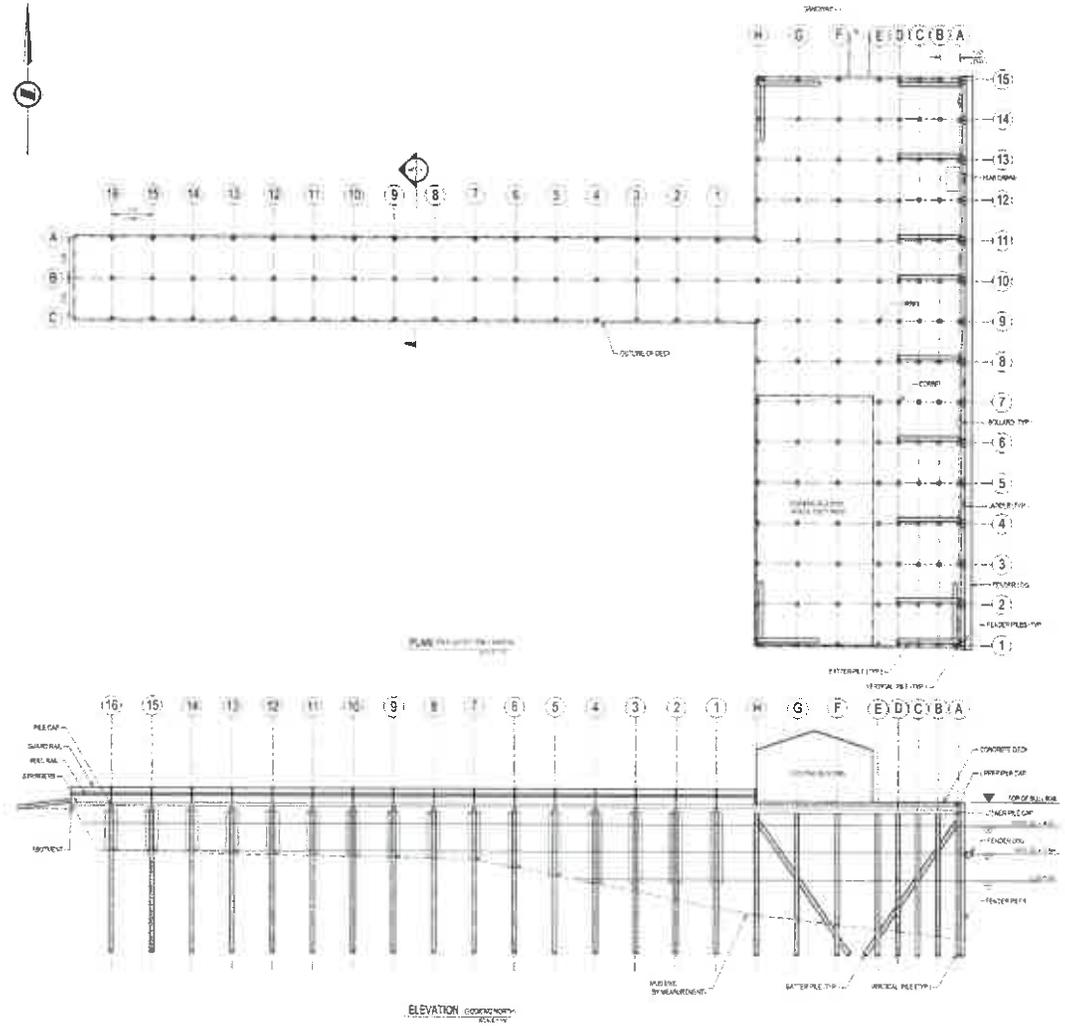
Condition Assessment and Summary of Findings



McElhanney

CANADA BEST
MANAGED
COMPANIES

Wharf Layout



Inspections Completed By McElhanney

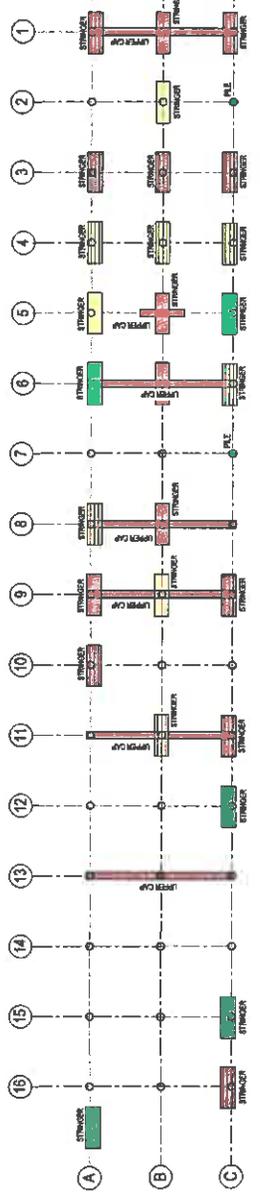
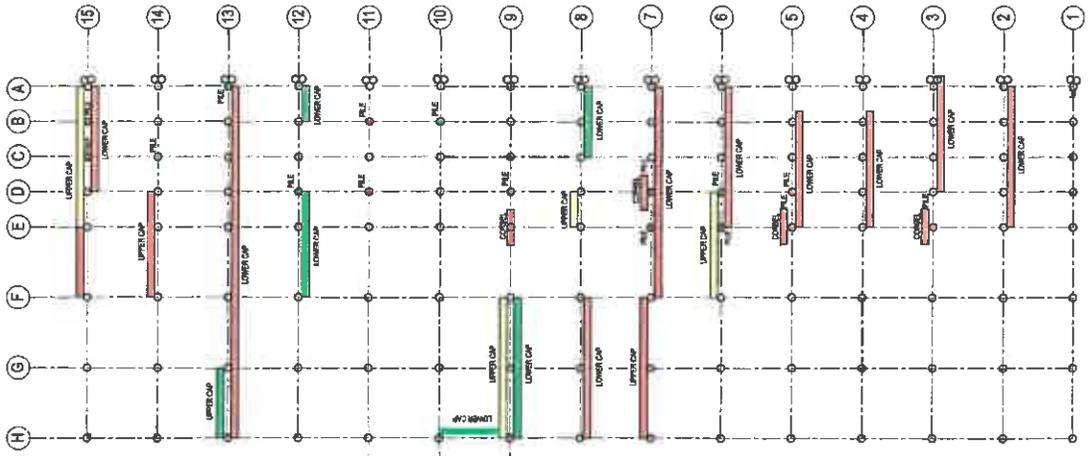
- May 2017 – Brief visual inspection
- April 5, 2019 – Detailed condition assessment with timber coring
- September 26, 2019 – Quarterly Monitoring Inspection
- January 24, 2020 – Quarterly Monitoring Inspection
- May 11, 2020 – Quarterly Monitoring Inspection



2019 Detailed Inspection Results

- Extensive fungal decay to the pile caps, most notably the approach pile caps and the lower pile caps (original) at the wharfhead.
- Historical fire affecting tops of piles and pile caps.
- Concrete deck panels are have minor-moderate deterioration due to cracking, spalling, etc.
- Timber piles have minor-moderate deterioration due to fungal decay. Minimal marine borer damage observed in the intertidal zone at low water.
- Damage mapped out



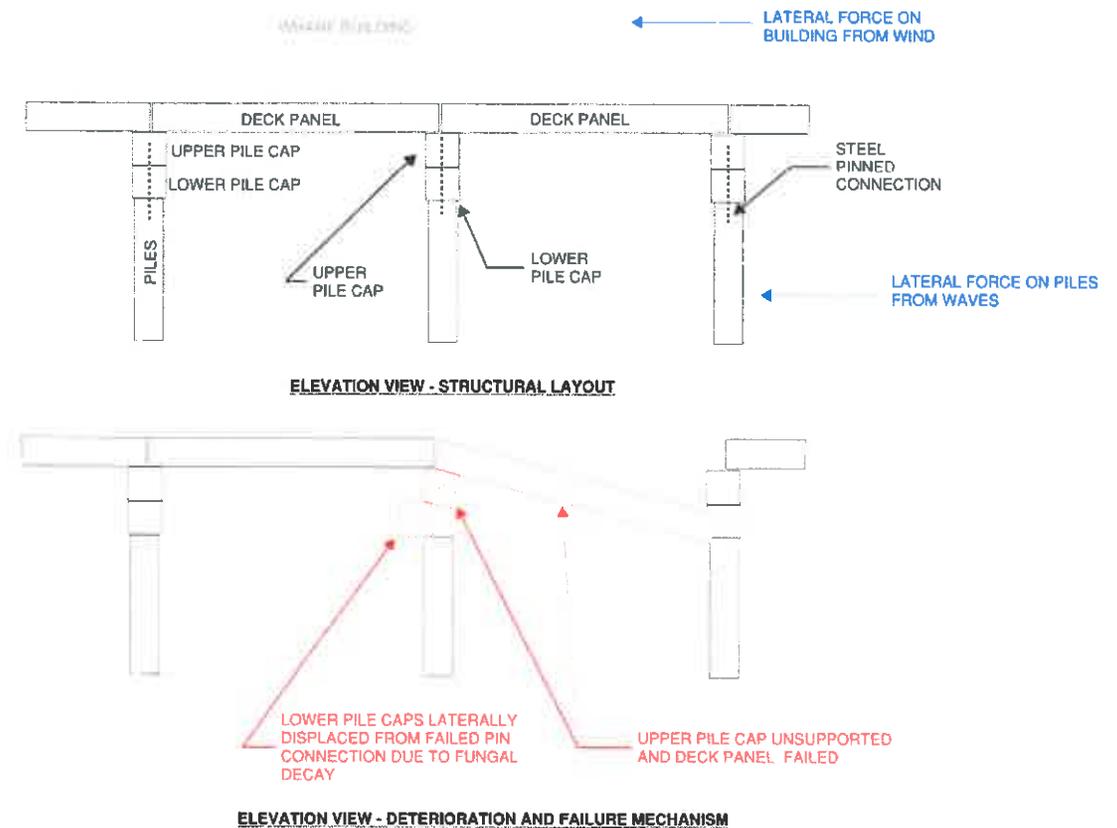


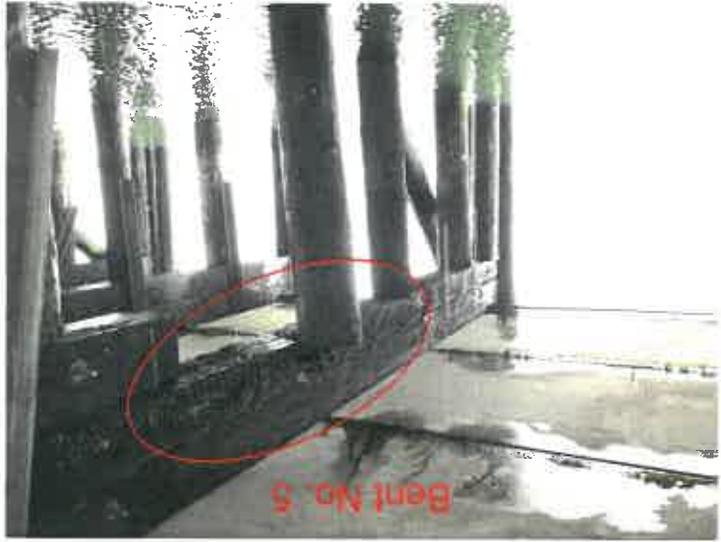
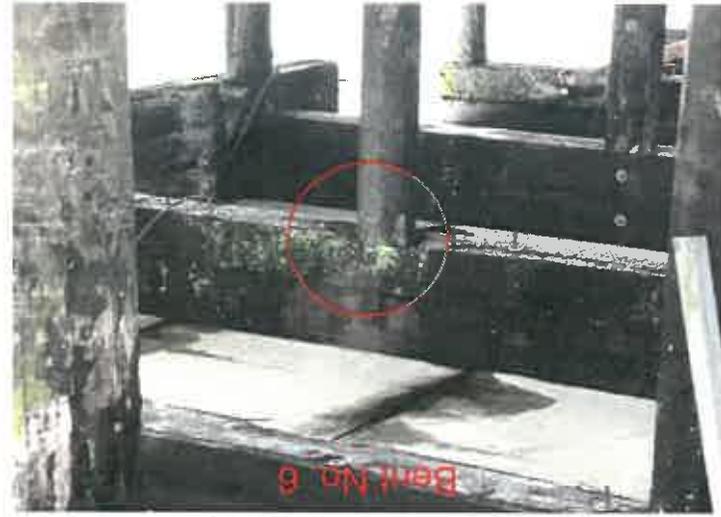
PLAN

LEGEND	
REFERENCE DIMENSION TYPE	REPRESENTED AS FOLLOWS
UPPER FLOOR CAP (UPC)	UPPER CAP
LOWER FLOOR CAP (LFC)	LOWER CAP
CORNER	CORNER
STRONGER	STRONGER
P.W.E.	P.W.E.
> 5% SECTION LONG	> 5% SECTION LONG
5% - 15% SECTION LONG	5% - 15% SECTION LONG
16% - 25% SECTION LONG	16% - 25% SECTION LONG

Quarterly Monitoring Inspections

- Completed every 3-4 months since April 2019.
- Notable increase in deterioration from Bent Nos. 4-6.
- Loss of lateral resistance from the drift pins due to “blow-out” of the pile cap side wall.





Capacity Analysis

- Completed in May 2019 based on the timber coring inspection.
- Intent to determine approximate capacity of the existing structure considering the deteriorated members.
- Highly variable based on assumptions made about remaining member capacity.
- Focused on severely deteriorated elements including approach stringers/pile caps, and wharfhead pile caps.

Structural	Original Capacity		Deteriorated Capacity		Capacity Reduction (%)	
	Mr	Vr	Mr	Vr	Mr	Vr
Approach Stringers	88.0	237.3	57.7	75.7	35%	68%
Approach Pile Caps	96.2	173.4	49.2	56.9	49%	67%
Wharfhead Pile Caps	96.2	173.4	49.2	56.9	49%	67%

Structural	Dead Load Only					
	Mf	Original D/C	Current D/C	Vf	Original D/C	Current D/C
Approach Stringers	29.5	34%	51%	35.8	15%	47%
Approach Pile Caps	---	---	---	35.8	21%	63%
Wharfhead Pile Caps	29.5	31%	60%	35.8	21%	63%

Structural	Dead Load + 2.4 kPa (50 psf) Pedestrian Load					
	Mf	Original D/C	Current D/C	Vf	Original D/C	Current D/C
Approach Stringers	48.9	56%	85%	59.3	25%	78%
Approach Pile Caps	---	---	---	59.3	34%	104%
Wharfhead Pile Caps	48.9	51%	99%	59.3	34%	104%

Structural	Dead Load + Vehicle Axle Load (5000 lbs)					
	Mf	Original D/C	Current D/C	Vf	Original D/C	Current D/C
Approach Stringers	62.5	71%	108%	75.8	32%	100%
Approach Pile Caps	---	---	---	75.8	44%	133%
Wharfhead Pile Caps	62.5	65%	127%	75.8	44%	133%

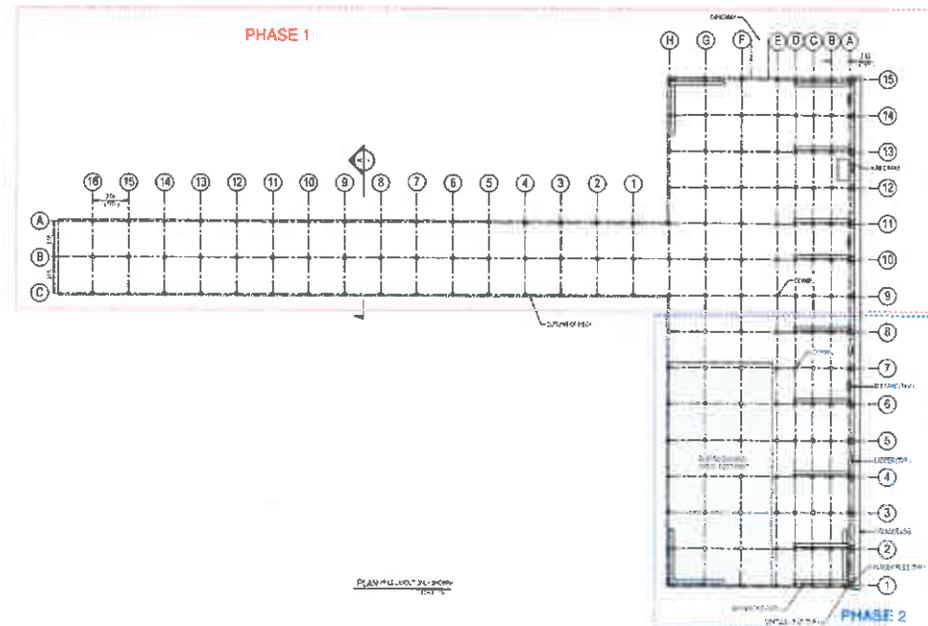
Structural Failure Implications

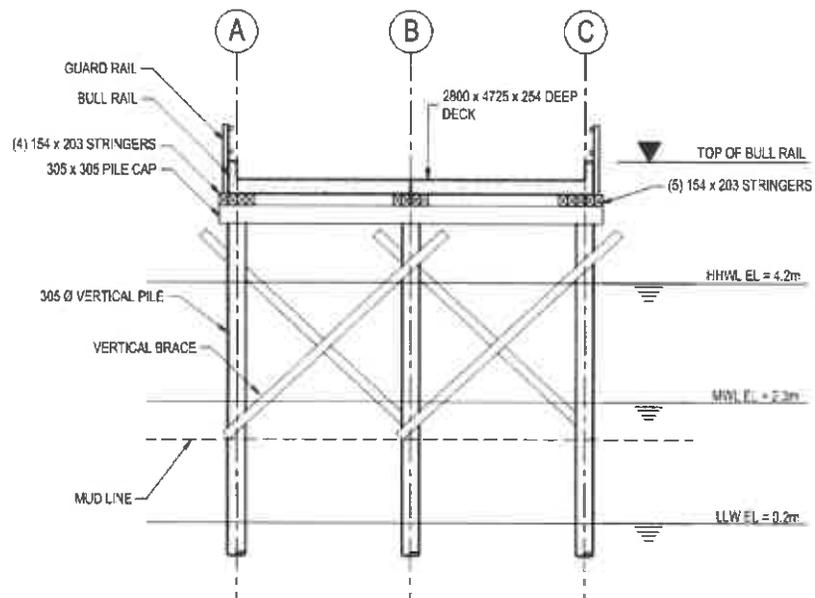
- Loss of property – hiab crane, building structure, building contents, gangway
- Public safety
- Environmental Considerations – considered to be a habitat impact by Fisheries & Oceans Canada



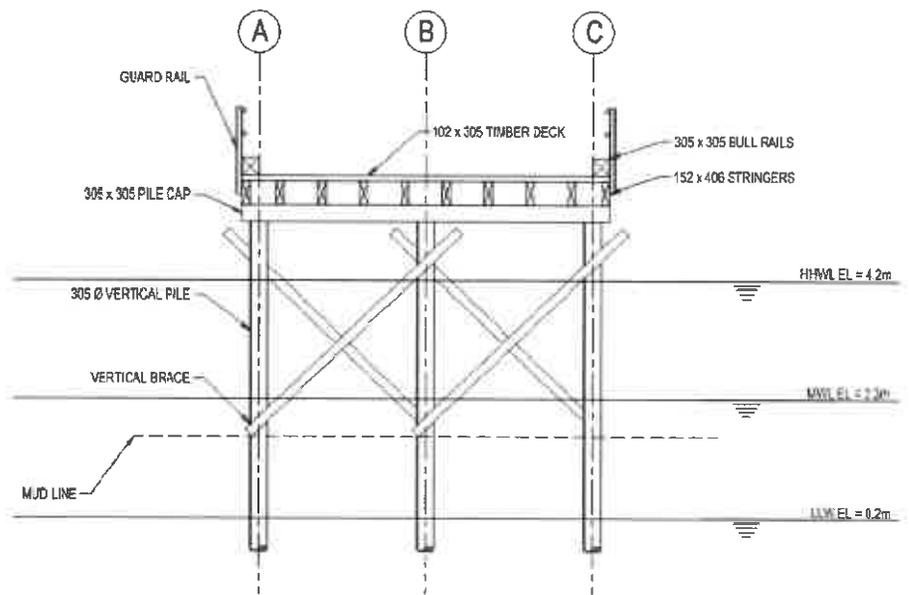
Wharf Rehabilitation

- Prioritize Bent Nos. 1 to 8 where there are adjacent pile caps with severe deterioration.
- Remove concrete deck panels and replace with a single pile cap and treated timber stringers and deck planks (traditional DFO style pier/wharf)
- No provisions for sea level rise
- Design loading would be pedestrian loads and light vehicle traffic (GVW Approx. 5000 lbs)





EXISTING ARRANGEMENT



PROPOSED ARRANGEMENT

Rehabilitation Cost Estimates

Item	Description	Units	Quantity	Unit Cost	Subtotal
Wharf Rehabilitation Program – Phase 1 Only					
1	Contractor Mobilization / Demobilization	Ea.	1	\$30,000	\$30,000
2	Prepare Deck Panels for Removal	Manhours	72	\$100	\$7,200
3	Temporary Removal of Deck Panels	LS	1	\$64,000	\$64,000
4	Approach - Pile Repairs / Replacement (Allowance)	Ea.	5	\$7,000	\$35,000
5	Approach - Pile Cap Replacement	Ea.	16	\$2,500	\$40,000
6	Approach - Stringer Replacement	Ea.	64	\$1,750	\$112,000
7	Approach - New Timber Deck	m2	348	\$150	\$52,200
8	Approach - Vehicle Guardrail / Handrail Replacement	m	97	\$350	\$33,950
9	Wharfhead - Pile Repairs / Replacement (Allowance)	Ea.	12	\$7,000	\$84,000
10	Wharfhead - Pile Cap Replacement	Ea.	21	\$2,500	\$52,500
11	Wharfhead - Stringer Installation	Ea.	60	\$2,000	\$120,000
12	Wharfhead - New Timber Deck	m2	278	\$150	\$41,700
13	Wharfhead - Vehicle Guardrail / Handrail Replacement	Ea.	10	\$350	\$3,500
14	Wharfhead - New Cross Bracing	LS	1	\$150,000	\$150,000
Subtotal					\$826,050
Engineering, Environmental Monitoring, & Project Management (10%)					\$82,605
Contingency (25%)					\$206,513
Total Estimated Cost (Taxes Excl.)					\$1,115,168

- Estimates updated from the 2019 report to reflect current material pricing estimates.
- The estimate is based on in-house experience and recent budget price quotation from contractors and suppliers for similar work.
- Taxes have not been included
- An allowance for contractor mobilization/demobilization has been made, however this is based on completing repair items concurrently by the contractor.
- A contingency of 25% has been assumed to provide for repair items/scope which is undefined at this point.
- The cost estimate is considered accurate to $\pm 50\%$.

Any Questions?

Thank-you



McElhanney





*Centre for
Spiritual Living™
Campbell River*

WHO IS THE CENTRE FOR SPIRITUAL LIVING?

Vision:

A community that is inspired, connected, supportive, and open for all.

Mission:

Provide an environment that supports connection and growth through education, experiences, and professional facilitation that empowers people.

We are a charitable community that has a mission to teach people about their infinite potential so that everyone creates the life they love.

We offer free or highly subsidized courses, workshops, retreats and tools for self empowerment. We believe that personal growth is ongoing and requires daily care and mindfulness. Through global practices individuals acquire conscious living habits that transform their personal life, the work place, and community.

We believe that empowered and inspired people make good decisions, care about their connection to all of life, and live from a place of equality, balance and peace, creating a world that works for everyone.

RAW NATURE. RICH HISTORY.
RARE ADVENTURE.



Radical Rara Row Rich

Nature

- Wildlife
- Counties
- Streams
- Plants
- Animals
- Fish
- Rivers
- Forestry
- Recreation
- Oceans
- Automation
- Mountains
- Mount Rain
- Old growth
- Forest
- Observation
- Coast
- Intermittent
- Art
- Recreation

History

- Historical Sites
- Storytelling
- Family history
- Language
- Landmarks
- Traditions
- Architecture

ONE Community

- Culture
- Smoking
- Impaired
- Hubs
- Partnerships
- Schools
- Case
- Education
- Men's
- Safe
- Unique
- Valuable
- Community
- Interactions
- History
- Industry
- Manufacturing
- Demographics
- Government
- Business
- Healthcare
- Transportation
- Energy
- Environment
- Technology
- Media
- Religion
- Arts
- Science
- Law
- Politics
- International
- Global
- Local
- Regional
- Urban
- Rural
- Suburban
- Exurban
- Metropolitan
- Post-metropolitan
- Non-metropolitan
- Urban fringe
- Suburban fringe
- Exurban fringe
- Metropolitan fringe
- Post-metropolitan fringe
- Non-metropolitan fringe
- Urban fringe
- Suburban fringe
- Exurban fringe
- Metropolitan fringe
- Post-metropolitan fringe
- Non-metropolitan fringe

Adventure

- Experiences
- Wild
- Spiritual
- Journal
- Retreats
- Earth
- Persepolis
- Camp
- Adventure

RETREAT

Alive Together: Immersion Into Self

RICH NATURE. RICH HISTORY.

RARE ADVENTURE.

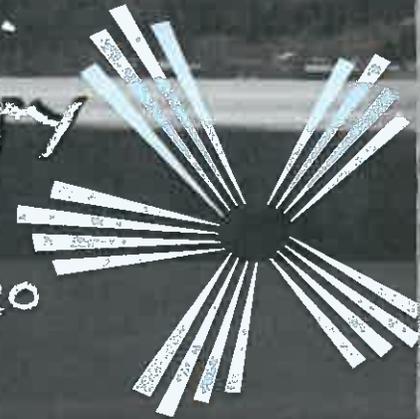
RADICAL COMMUNITY

August 24th - 28th, 2020

Village of Tahsis

Historic Pete's Farm

More info: office@cslcampbellriver.org



AUGUST 2020 PROGRAM

Using the clean-up and restoration of the site
as a communal effort
woven in with a personal development program.

Hosting 6 - 12 men and women in a retreat program.

LONG-TERM VISION FOR PETE'S FARM

- Several tent platforms
- Repair existing house for possible winter storage (no public access)
- Cooking station
- Large communal dry space
- Wash and cleaning station
- Long-term vision for sanitation (compostable toilets?)
- Rain water collection for washing





LONGER TERM VISION FOR COLLABORATION WITH THE VILLAGE

Intention is to clean-up and begin set-up to restore site as a historic location to be available for multi-user events/retreats/park.

Centre's agenda: we have first priority, in future, to book site for spring/summer activities and programs.

Work with the Village to establish a Historic site **committee** to oversee yearly upkeep and manage future user fees.

- **Drinking water** - bring your own water for onsite,
- **Solid waste** garbage (leave no trace practices)
- **Public access** to the site during the retreat (walk-in). Park at Leiner Estuary trails or at road into Pete's farm before bridge to drop off supplies.
- **Emergency response/First Aid plan** (first aid kit) and somebody with basic level CPR first aid, also SOS GPS device on site at all times.
- **COVID-19 protocol** (regular practice of social distancing and hand washing) Speak to the protocols as reminders each day and whenever switching sites. Any person displaying any of the check list symptoms will be asked to isolate from the group and/or forfeit participation
- **Food prep:** PPE's during kitchen duties. Individual eating ware for onsite lunches
- Access to the site by the **Tahsis Salmon Enhancement Society** for chinook salmon brood stock collection (if it turns out that DFO recommends brood stock collection at the time of the retreat) (We are happy to collaborate needs)
- **Sanitation**, build temporary outhouse, or use port-a-potty, or compost toilet... with hand washing station. Cleaned several times through-out the day.
- **"Yard waste"** to be discussed with Village
- **Vehicle** access by your group to the site NA

OUR QUESTIONS:

1. Contact information for Chief Mike Maquinna... to ask permission to host sweat lodge at Pete's farm?
2. Recommendations for accommodations 6 - 12 people?
3. Yard waste and site debris removal?
4. Sanitation options?

ANY QUESTIONS?



*Centre for
Spiritual Living™
Campbell River*

How does the SRD facilitate emergency planning?

The Strathcona Regional District is a member of Mid Island Emergency Coordinators and Managers

Master Emergency Plan (4 Parts) 1. Activation 2. Facilities 3. Authority (Evacuations & Declarations) 4. EOC Overview and Plan Checklists

Aircraft Incident, Civil Disturbance, Dam Breach, Hazardous Materials, Earthquake, Fire, Flood, Landslide, Marine, Nuclear, Pandemic, Power Interruption, Snowstorm, Terrorism, Transportation, Tsunami, Water Supply Interruption

Complimented by additional plans such as internal/external resource lists, crisis communications etc.

Update

- SRD Delivers
- Regional Amateur Radio Emergency Communication Plan
- Updated Tahsis Community Wildfire Protection Plan
- Tsunami modelling project
- Connect Rocket Test

Connect Rocket Test

Tahsis – 548 Signups			
<i>Calls</i>		<i>Texts</i>	
Completed	569	Completed	479
Busy	4	Carrier Filtered	4
Failed	51	Landline Unreachable	6
No-answer	17	Unreachable Handset	28

Calls

Busy: Call was successfully placed to the destination number but the line rang busy through the entire repeated redial cycle.

Failed: Call failed due to that phone number no longer being in service.

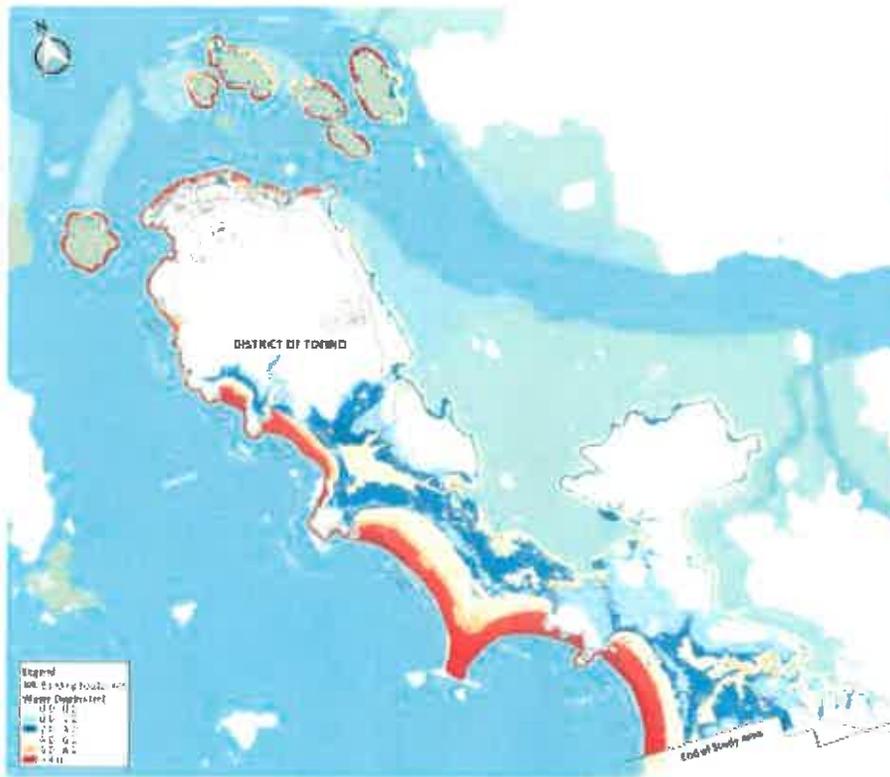
No Answer: Call was successfully placed but was not picked up or diverted to voicemail through the entire repeated redial cycle.

Texts

Carrier Filtered = Text message was not delivered because the telecommunications carrier blocked the text message from delivery.

Landline Unreachable = Text message was not delivered because the recipient entered a landline phone number as a mobile number or entered an invalid phone number.

Unreachable Handset = Text message was not delivered because of an unreachable carrier network (eg. service suspension due to unpaid invoice).



Legend

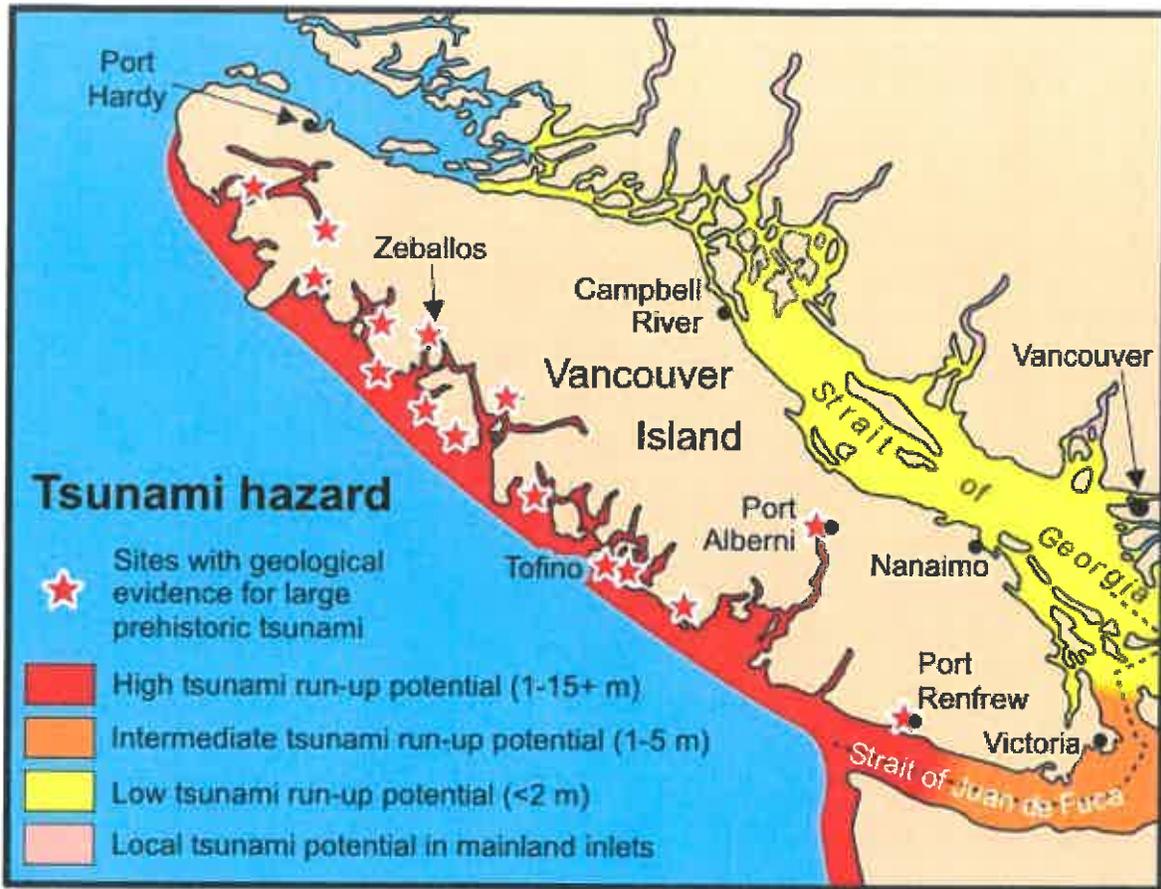
Water Depth (m)

1.0
2.0
3.0
4.0

Scale: 1:25,000

North Arrow	2000 ft
Scale Bar	0 1000 2000 ft
Map Date	1/15/2010
Map Title	District of Columbia
Map Author	USACE

**District of Columbia
Tsunami Flood Hazard Map**
USACE
2010-01-15



The Strathcona Regional District utilizes Connect Rocket to deliver local emergency notification. Provided that there is access to the internet in order to use the system, Connect Rocket Community will call/text numbers at a rate of 300 numbers per minute. The Connect Rocket Community system will always call a landline and cellphone from the number 778-762-3201 while the text message could be called from over 10 different numbers. Residents must setup their own account to register at <https://strathconard.connectrocket.com/>. The following notification lists are available in Connect Rocket Community and where setup due to geography (individual islands, legal jurisdictions) and hazard (floodplains, tsunamis).

Area A – Sayward Valley

Area B – Cortes Island

Area C - East Redonda Island

Area C - Maurelle Island

Area C - Quadra Island

Area C - Read Island

Area C - Sonora Island

Area C - West Redonda Island

Area D – Oyster Bay / Buttle Lake

Campbell River Floodplain

City of Campbell River

Kyuquot First Nation and Walter's Island

Oyster River Floodplain

Village of Gold River

Village of Sayward

Village of Tahsis

Village of Zeballos

Visitors

Wei Wai Kum First Nation

West Coast of Vancouver Island Tsunami Warnings

What is the difference between Connect Rocket and AlertReady?

Alert Ready is a Canada-wide program that allows Provincial/Territorial Emergency Management Organizations to issue emergency alerts. Alert Ready cannot be used by local Governments at this time and these alerts are reserved for Amber Alerts and Tsunami warnings. These alerts are sent to all mobile devices in an area and no enrolment is required. Alert Ready was most recently tested in B.C. on Wednesday November 28th. To receive Alert Ready emergency alerts, a wireless device must be:

- a smartphone able to use the LTE (or 4G) network for high-speed wireless communication
- wireless Public Alerting compatible;
- have up-to-date software
- connected to an LTE cellular network at the time the emergency alert is issued and
- within the emergency area.

Why don't we just have one alerting system?

Under Section 2(3)(e) of BC Reg.380/95 (Local Authority Emergency Management Regulation) requires that local authorities establish procedures by which those persons who may be harmed or who may suffer loss are notified of an emergency or impending disaster. This responsibility is recognized by public agencies who rely on the local authorities to be the primary source for public emergency alerts. The Strathcona Regional District's Emergency Program utilizes Connect Rocket to provide residents and visitors with meaningful local information and instruction to preserve life and property at time of emergency.



Minutes

<u>Meeting</u>	Regular Council
<u>Date</u>	07-Jul-20
<u>Time</u>	7:00 PM
<u>Place</u>	Municipal Hall - Council Chambers and by electronic means

<u>Present</u>	Mayor Martin Davis	
	Councillor Bill Elder	
	Councillor Sarah Fowler	
	Councillor Lynda Llewellyn	by video
	Councillor Cheryl Northcott	by video

<u>Staff</u>	Mark Tatchell, Chief Administrative Officer	by video
	Deb Bodnar, Director of Finance	
	Ian Poole, Director of Finance	by video
	Janet StDenis, Finance and Corporate Services Manager	

<u>Public</u>	1 member of the public	by phone
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A. Call to Order

Mayor Davis called the meeting to order at 7:00 p.m.

Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

B. Introduction of Late Items and Agenda Changes

None.

C. Approval of the Agenda

Fowler/Elder: VOT 0282/2020

THAT the Agenda for the July 7, 2020 Regular Council meeting be adopted as presented.

CARRIED

D. Petitions and Delegations

None.

E. Public Input # 1

None.

F. Adoption of the Minutes

2 Minutes of the Regular Council Meeting held on June 16, 2020.

Fowler/Elder: VOT 0283/2020

THAT the Regular Council meeting minutes of June 16, 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 and Recovery Update

Fowler/Elder: VOT 0284/2020

THAT this Report to Council be received.

CARRIED

2 Resolution to Authorise the Village's Signatories for Banking

Fowler/Elder: VOT 0285/2020

Be it resolved that Martin Davis, Mark Tatchell, Ian Poole, Janet St. Denis and Amanda Knibbs be the authorized signatories on the Village of Tahsis bank accounts with the Bank of Montreal.

CARRIED

J. Council Reports

Mayor Davis (written report)

I would like to start by saying that we had an excellent Canada Day celebration despite missing the regular events due to the pandemic. We may not have been able to eat hot dogs and cake together but we did have a parade! Thanks to everybody that participated and congrats to those that won for their creative float entries. Also, happy Tahsis 50th birthday since incorporation!

It is good to see the glimmers of reopening since the worst of Covid has passed for us here in BC. Our restaurants have reopened with social distancing protocols; the rec centre will be reopening soon, although the pool will take longer as staff is still trying to sort out the protocols for the change rooms. The sauna will also remain closed as it is a truly enclosed space with no social distancing option.

Since the last council meeting, I have remotely attended the Regional Board meeting as well as Comox Strathcona Solid Waste Management. I am trying to find out why our composter hasn't been installed yet and am still awaiting an answer.

Also of note, our infrastructure upgrades are completed for Tootouch Road and paving has been completed on it as well as some patching done on the Head Bay Road in front of the abandoned gas station.

I would like to close by mentioning that our chief financial officer, Deb Bodnar will be leaving us soon as she is taking a new position in Port Hardy. She brought great professionalism to her position and has left Tahsis in better financial shape than it was before. On behalf of Council I would like to thank her for her service and wish her well in her new job.

Councillor Elder

No report.

Councillor Fowler (verbal report)

This is my report. It is the Nootka Sound Watershed Society Project that Karenn Bailey put together. She is the project lead and the Nootka Sound Watershed Society is the project sponsor.

This project (assessment/desk top) proposes to examine the possibility of creating connection/augmenting fish access to a wetland on the west side of N Maquinna Drive in Tahsis, south of the town's waste management site.

It is also mentioned in the correspondence there is a map for the area of study. I am not sure if the area of study is in Tahsis or adjacent to the municipality or actually in the municipality.

It definitely is something that is of concern to many people here. It is a long term project.

(Councillor Fowler held up a pyramid). This is my pyramid that has 3 words on it; Food, Care and Wheels.

This is what the Tahsis Age-Friendly Action Committee decided are the top three priorities that we need to address. The first thing being food security and access to healthy food; the second being specialized health care and support for that and the third thing being the transport, "the wheels". I feel like the first meeting that we had was a jumping off point. So we have established these priorities and I am just letting council know about this. These are the two things that I have been focussing my time on.

(attachment Nootka Sound Watershed Society - Project Brief)

Councillor Llewellyn (verbal report)

The parade was a lot of fun. Tony said it was the largest parade that he had seen in years. The only other thing that I've been working on is the housing and I'll have something later on.

Councillor Northcott

No report.

Fowler/Elder: VOT 0286/2020

THAT the Council Reports be received.

CARRIED

K. Bylaws**Revenue Anticipation Bylaw No. 631, 2020
1st, 2nd, 3rd Reading and Adoption****Fowler/Elder: VOT 0287/2020**

THAT the Revenue Anticipation Bylaw No, 631, 2020 be received for consideration. **CARRIED**

Fowler/Elder: VOT 0288/2020

THAT the Revenue Anticipation Bylaw No. 631, 2020 receive a first reading this 7th Day of July, 2020. **CARRIED**

Fowler/Elder: VOT 0289/2020

THAT the Revenue Anticipation Bylaw No. 631, 2020 receive a second reading this 7th Day of July, 2020. **CARRIED**

Fowler/Elder: VOT 0290/2020

THAT the Revenue Anticipation Bylaw No. 631, 2020 receive a third reading this 7th Day of July, 2020. **CARRIED**

Fowler/Elder: VOT 0291/2020

THAT the Revenue Anticipation Bylaw No. 631, 2020 be reconsidered, finally passed and adopted as presented on this 7th day July, 2020. **CARRIED**

2 Bylaw No. 632, 2020**Being a Bylaw to Amend the Village of Tahsis Fees and Charges Bylaw No. 594, 2017****1st, 2nd, 3rd Reading****Fowler/Elder: VOT 0292/2020**

THAT Bylaw No, 632, 2020 be received for consideration. **CARRIED**

Fowler/Elder: VOT 0293/2020

THAT Bylaw No. 632, 2020 receive a first reading this 7th Day of July, 2020. **CARRIED**

Fowler/Elder: VOT 0294/2020

THAT Bylaw No. 632, 2020 receive a second reading this 7th Day of July, 2020. **CARRIED**

Fowler/Elder: VOT 0295/2020

THAT Bylaw No. 632, 2020 receive a third reading this 7th Day of July, 2020. **CARRIED**

L. Correspondence

1 **Sherry Ridout, On Behalf of Citizens for Safe Technology - email and attachment to Mayor and Council Re: Creating a Proactive Antenna Siting Protocol and Small Cell Agreement Policy.**

2 **Karenn Bailey, RB Tech, Nootka Sound Watershed Society, Stewardship Coordinator Re: Tahsis Landfill Stream Channel Reconnection.**

3 **Kathy Moore, Mayor of Rossland- email to Mayor and Council Re: City of Rossland Resolution - Global covenant of Mayors for Climate and Energy Change.**

4 **Brenda Butterworth-Carr, Tr'injà shär njit dintlät, Assistant Deputy Minister and Director of Police Services, Policing and Security Branch, BC Ministry of Public Safety and Solicitor General - letter Re: Options for the new RCMP Auxiliary Program (Tier 3).**

5 **Laura Jones, Executive Vice President, CFIB (Canadian Federation of Independent Business- June 19, 2020 letter Re: Showing your support for small business recovery by promoting #SmallBusinessEveryDay.**

6 **UBCM- June 17, 2020 letter to Mayor Davies Re: Gas Tax Agreement Community Works Fund Payment.**

Llewellyn/Fowler: VOT 0296/2020

THAT these correspondence items be received.

CARRIED

Davis/Fowler: VOT 0297/2020

THAT correspondence item #6 be pulled for discussion.

CARRIED

L6 UBCM- June 17, 2020 letter to Mayor Davies Re: Gas Tax Agreement Community Works Fund Payment.

Mayor and Council had questions about the types of projects which could be funded by the Village's annual grant from the Community Works Fund to which the CAO responded.

The program description and types of eligible projects can be found at this link to the UBCM webpage:

<https://www.ubcm.ca/EN/main/funding/renewed-gas-tax-agreement/community-works-fund.html>

M. New Business

M1 Open Meeting and Electronic Meeting Resolution

Llewellyn/Fowler: VOT 0298/2020

THAT, WHEREAS Ministerial Order 192 states that municipal councils must use best efforts to allow members of the public to attend an open meeting of council in a manner that is consistent with any applicable requirements or recommendations made under the Public Health Act; and

WHEREAS a council is not required to allow members of the public to attend a meeting if, despite the best efforts of the council or body, the attendance of members of the public cannot be accommodated at a meeting that would otherwise be held in accordance with the applicable requirements or recommendations under the Public Health Act; and

WHEREAS Tahsis residents have demonstrated a desire and commitment to social distancing during the pandemic; and

WHEREAS the Tahsis Council Chambers has an occupancy limit of 5 persons set by the Local Assistant to the Fire Commissioner in accordance with recommendations from the Provincial Health Officer; and

WHEREAS Tahsis residents and the public generally have become accustomed to meeting using conference calls and online meeting applications such as Zoom; and

WHEREAS conference calls and Zoom, the online meeting application, allow members of the public to hear, or watch and hear, the part of the meeting that is open to the public; and

WHEREAS Council's Procedure Bylaw No. 495, 2004 (as amended) authorizes meetings to be held electronically;

THEREFORE, BE IT RESOLVED THAT Tahsis Council will use conference calls and/or Zoom, an online meeting application, for holding all Council meetings, including committee meetings, except those meetings closed to the public under s. 90 of the Community Charter to ensure openness, transparency, accessibility and accountability until Ministerial Order 192 is rescinded.

CARRIED

- 2 Councillor Llewellyn - Re: Plan H Healthy Communities Grant Program**
<https://planh.ca/training-support-planh-funding/2020-healthy-community-engagement-grants>

Fowler/Elder: VOT 0299/2020

THAT this information be received for discussion.

CARRIED

Llewellyn/Fowler: VOT 0300/2020

THAT the Village of Tahsis, with the help of the SRD Table of Partners Health, Network submit an application for a Plan H Healthy Communities Grant to do a feasibility study on mixed affordable housing in Tahsis.

N. Public Input #2

A member of the public thanked Council for the parade and the opportunity to participate in it.

Adjournment

Fowler/Elder: VOT 0301/2020

THAT the meeting be adjourned at 7:38 p.m.

CARRIED

Certified Correct this

4th Day of August, 2020

Chief Administrative Officer



Nootka Sound Watershed Society

www.nootkasound.info

Project Brief Tahsis Landfill Stream Naturalization (Louis Channel)	Project Outline and Rationale		
	Project-critical Information		
	Project Name	Tahsis Landfill Stream Naturalization (Louis' Channel)	
	Project Description	This project (assessment/desk top) proposes to examine the possibility of creating connection/augmenting fish access to a wetland on the west side of N Maquinna Drive in Tahsis, south of the town's waste management site.	
	Project Lead	Karenn Bailey, RBTech (604) 970-0782	
	Project Sponsor	Nootka Sound Watershed Society	
	Requested by	Village of Tahsis Mayor and Council	
	Key Stakeholders	Town of Tahsis	
		DFO Community Coordinator	Stacey Larson
		DFO Fisheries Biologist	Shannon Anderson
		Uu-thluk Biologist	Roger Dunlop
		Mowachaht/Muchalaht Fisheries	unknown
	Date Requested	Proposed Start Date	Projected End Date
	June 2020	June 2020	March 2021
	Benefit of Project		
	Value of performing the proposed project	Improved fish habitat, ecosystem health and function. Increased marine accessible anadromous habitat within the Tahsis River floodplain. Identify and address landfill contamination. Proactively look at possibilities for land use, brownfield prescriptions, land uses and ecological restoration for landfill area after decommissioning (~3 yr). Community building activity, fisheries education/outreach component upon which to build citizen scientist capacity.	
	Impact of <i>not</i> performing this proposed project	Existing use and potential value of watercourse for fish will continue to be unknown. Historic hydrological function in floodplain will remain impaired.	
Proposed Delivery Approach – Phase 1			
Process & Deliverables	<ul style="list-style-type: none"> • Compile all known information and data sources • Prepare a preliminary report of findings (desktop) • Obtain fish sampling permit and engage citizens • Conduct presence/not detected fish sampling • Conduct field assessment of existing habitats • Map/confirm water flow through landscape • Prepare a final report with recommendations 		
Costs and Risk Management			

	Possible Costs (off-set by in-kind & donations)	There is no risk to manage in this initial phase and costs are nil or minimal as work would be conducted as part of the duties (with BOD approval) of the Nootka Sound Watershed Society Stewardship Coordinator.
	Risks	Human health & safety of participants.

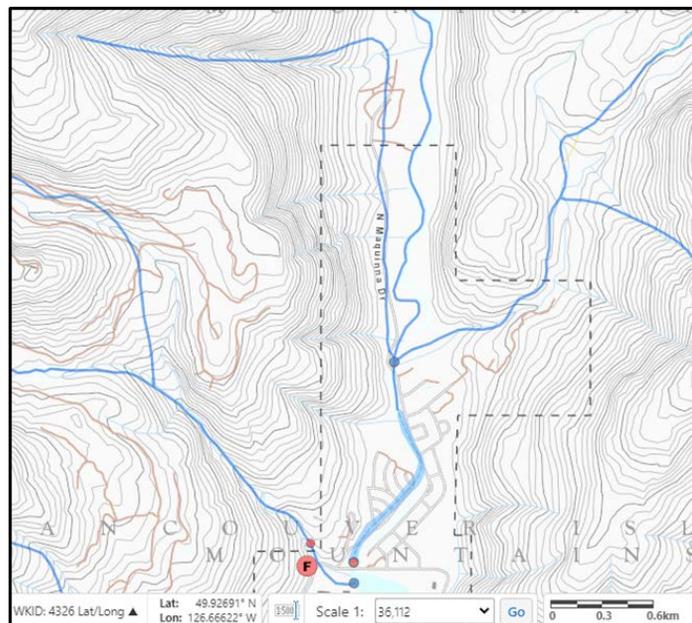
Background

On June 14, 2020 Karenn Bailey met with Village of Tahsis Mayor Martin Davis and Councillor Sarah Fowler to discuss fisheries restoration opportunities and concerns near the village waste management site. The initiative was informed by a long-time resident Louis Van Solkema who took the party to sites south and downstream of the landfill described as sedge meadow and open water wetland (confirmed 2m+ depth, beaver influenced system). It's assumed this water flows along the west valley wall in a channel draining to the Tahsis River just before the Perry Bridge (entering river right). This watercourse is presumably fed by upslope runoff as several streams are shown to contribute from the adjacent mountain slopes (see map below). This system is linked to the east side (under road) of the valley and likely to the Tahsis mainstem as four 1200mm CMPs situated at two locations (twin pipes) showed signs of high velocity, intermittent flows (large alluvium an inlet/outlet scour) and appeared to drain in that direction. Due to time constraints a full examination of the watercourse, vegetative and hydrologic characteristics was not possible. No fish information is available from the provincial data base (FISS) on this waterbody. A previous field assessment was completed by MC Wright/Van Solkema.

Pictured at right: the Tahsis River valley from estuary north to above the landfill, known streams mapped (dark blue lines), and unmapped streams indicated (light blue lines). Image – iMapBC (Habitat Wizard) June 2020.

Louis' Channel is not shown here but is believed to start near the top dashed line and runs roughly parallel to the blue line drawn along N Maquinna Rd. at the toe of the west side mountain slope.

It is likely that there were several functioning channels in the Tahsis River Valley before development and logging.



Multi-phase Approach

Phase 1 is fact-finding the results of which are the feasibility and value of connecting Louis' Channel to the Tahsis mainstem perennially. An expected ancillary benefit is information bearing light on the possible future restoration options for improved floodplain function possible when the landfill closes, something needing to be addressed by the Comox/Strathcona District's obligations of the site in future.



NOOKA SOUND WATERSHED SOCIETY

www.nootkasound.info

Phase 1 is primarily desk-top conducted by Ms. Bailey (June to July) complimented by three days of field work, one as a citizen/community outreach event (August) and a report in the fall.



Minutes

<u>Meeting</u>	Public Hearing
<u>Date</u>	July 8, 2020
<u>Time</u>	1:00 PM
<u>Place</u>	Municipal Hall - Council Chambers

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

Staff Mark Tatchell, Chief Administrative Officer by video

Public No public in attendance

A. Call to Order

Mayor Martin Davis called the meeting to order at 1:00 p.m.
 Mayor Martin Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

B. Opening by Mayor

This public hearing is being held in accordance Ministerial Order No. 192 and with Division 3 of the *Local Government Act* regarding Zoning Bylaw No. 630, 2020. Staff will introduce and describe the purpose of the Bylaw. After that, there will be an opportunity for public comment. Council members may then ask any questions. And we will end the meeting by considering a resolution.

C. Introduction of Bylaw by Staff

Village of Tahsis Zoning Bylaw, No. 630, 2020 Public Hearing

The proposed bylaw including zoning map is posted on the Village website at:

<https://villageoftahsis.com/wp-content/uploads/2020/06/proposed-zoning-bylaw.pdf>

Purpose of the Bylaw:

The Zoning Bylaw No. 630, 2020 will replace the current zoning bylaw which was adopted in 1981. The Bylaw establishes land use zones with permitted uses for each zone. It also regulates areas such as siting, building height, lot sizes, maximum lot coverage, urban agricultural use, types of buildings and occupations permitted in zones as well as the administration and enforcement of the bylaw.

E. Public Comment:

None.

F. Questions from Council

None.

G. Council Resolution

Llewellyn/Fowler: VOT 302/2020

THAT the July 8, 2020 Public Hearing be adjourned at 1:04p.m.;
AND THAT Village of Tahsis Zoning Bylaw No. 630, 2020 be returned to Council for third Reading.

CARRIED
1 No vote registered
Councillor Elder

Certified Correct this

4th Day of August, 2020

Chief Administrative Officer



Minutes

<u>Meeting</u>	Special Council
<u>Date</u>	13-Jun-20
<u>Time</u>	1:00 PM
<u>Place</u>	Municipal Hall - Council Chambers and by electronic means

<u>Present</u>	Mayor Martin Davis	
	Councillor Bill Elder	
	Councillor Sarah Fowler	
	Councillor Lynda Llewellyn	by video
	Councillor Cheryl Northcott	by video

<u>Staff</u>	Mark Tatchell, Chief Administrative Officer	
	Deb Bodnar, Director of Finance	
	Ian Poole, Director of Finance	by video

<u>Guests</u>	Derek M. Lamb, CPA, CA Chan Nowosad Boates	by video
	Lacey Service, CPA Chan Nowosad Boates	by video

<u>Public</u>	None.
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A. Call to Order

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

Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

B. Introduction of Late Items and Agenda Changes

Under New Business as "M2" the Village of Tahsis UBCM delegation meeting requests; "M3" the Canadian Coast Guard Dock Proposal and "M4" Donation and Condolences Re: Laurence Phillippsen.

C. Approval of the Agenda

Fowler/Elder: VOT 0303/2020

THAT the Agenda for the July 13, 2020 Special Council meeting be adopted as amended.

CARRIED

M. New Business

1 Village of Tahsis 2019 Audited Financial Statements

Fowler/Elder: VOT 0304/2020

THAT the Village of Tahsis' 2019 Audited Financial Statements be received. **CARRIED**

Fowler/Elder: VOT 0305/2020

THAT the Village of Tahsis' 2019 Audited Financial Statements be approved. **CARRIED**

2 Village of Tahsis UBCM delegation meeting request

Fowler/Elder: VOT 0306/2020

THAT this information be received. **CARRIED**

Fowler/Elder: VOT 0307/2020

THAT the Village of Tahsis UBCM delegation request meetings with the following Cabinet Ministers: **CARRIED**

Minister George Heyman - contaminated former mill site

Minister Claire Trevena - HBFSR and transportation options for seniors

Minister Selena Robinson - social housing (seniors and low income)

Minister Doug Donaldson - Community Unity Trail, Cave Protection Act, McKelvie Watershed protection

Minister Lisa Beare - tourism support for remote communities

Minister Adrian Dix - support for rural health care delivery

Minister Lana Popham - open net salmon farms, support for aquaculture

3 Canadian Coast Guard dock proposal

Fowler/Elder: VOT 0308/2020

THAT the Canadian Coast Guard Tahsis Dock proposal be received for consideration. **CARRIED**

Fowler/Elder: VOT 0309/2020

That the Canadian Coast Guard dock proposal be referred to McElhanney for a review, with an emphasis on the impact of the proposal on the Village's existing works and with respect to the navigability of vessels, including float planes, utilizing the Village's docks and the proposed coast guard dock.

4 Donation and Condolences Re: Laurence Phillippsen

Fowler/Elder: VOT 0310/2020

THAT this information be received. **CARRIED**

Fowler/Elder: VOT 0311/2020

THAT in the event that Laurence Phillippsen is confirmed to be deceased that Council send a condolence card to Laurence Phillippsen's family and donate \$100 to Campbell River Search and Rescue.

CARRIED

Adjournment

Fowler/Elder: VOT 0312/2020

THAT the meeting be adjourned at 2:53 p.m.

CARRIED

Certified Correct this

4th Day of August, 2020

Chief Administrative Officer

VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council

From: Mark Tatchell, CAO and EOC Director

Date: July 21, 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 recovery activities.

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

B.C.'s RESTART PLAN

On June 24th, B.C. moved into Phase 3 of the Restart Plan which green lighted travel within BC and provided guidance to those travelling to BC from other provinces. All sectors of the economy are now open and operating with safety plans. WorkSafe BC is conducting inspections to ensure that employers have implemented safety plans which reflect good practices and guidelines from the Provincial Health Officer.

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.

In-person service began on May 27th 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.

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. The public is not permitted entry into the public works building. Vehicle interiors are disinfected daily. Where social distancing is not possible, for example, working on underground utilities, masks are 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. The WorkSafe BC safety plan has been written, staff have been consulted on it and it is posted at the public works yard.

Recreation Centre

The Rec Centre opened on July 13th. However, the aquatics area (swimming pool, sauna and change rooms) remains closed until a specific safety plan is completed. Front counter staff have been recalled from lay-off and trained on the new protocols.

Rec centre safety protocol includes:

- Dedicated entry and exit doors
- Social distancing floor decals
- Signage
- Occupancy limits
- Booking requirements for weight/cardio room and bowling lanes

Daycare re-opened on June 15th to all families wanting child care.

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:

WorkSafe BC safety plans have been written, shared with staff and implemented for the following settings:

- Village office
- Outdoor spaces and trails
- Operations/Public Works
- Fire Department
- Daycare
- Rec Centre (except aquatics)

Tahsis Museum/Tourist Information Centre

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

Other Plans

Council approved the Business Continuity Plan at its June 16th regular meeting. Exposure Control Plans are being prepared by the Village's principal wastewater treatment operator.

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 -	10

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 five claims and five 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 formally informed all local governments that recovery related activities by local governments and First Nations are ineligible for reimbursement. This may result in the Village absorbing additional costs to meet provincial requirements.

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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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.

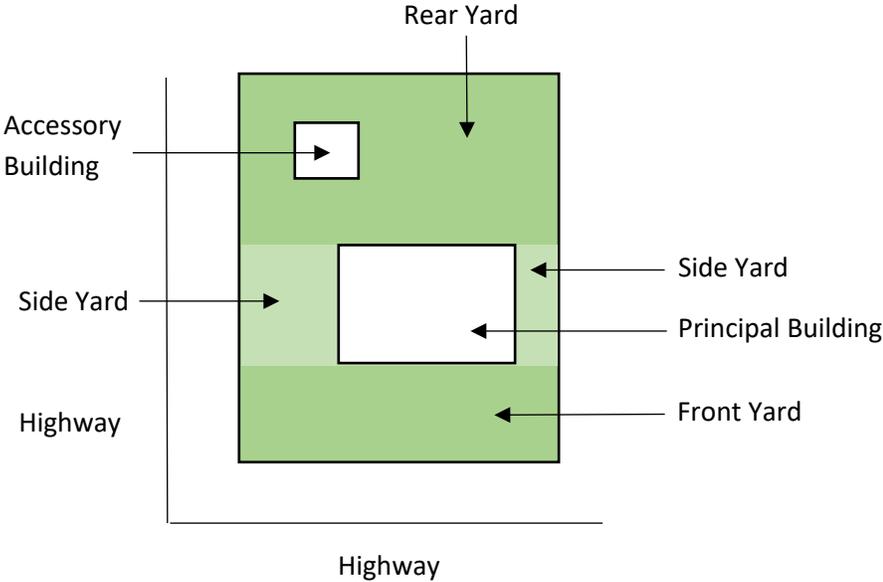
Term	Definition
Building Official	means the person employed or contracted to administer the <i>Village of Tahsis Building Bylaw No. XXX, 2020</i> , as amended or replaced from time to time.
Church	means a building, not ordinarily used for residential purposes, wherein persons regularly assemble for religious 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 <i>Apis</i> , 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 light green background. A large white rectangle represents the 'Principal Building' in the center. A smaller white rectangle represents an 'Accessory Building' in the upper-left corner. The space between the buildings and the lot boundaries is shaded in a darker green. Labels with arrows point to: 'Rear Yard' (top area), 'Front Yard' (bottom area), 'Side Yard' (left and right areas), 'Accessory Building' (top-left), 'Principal Building' (center), and 'Highway' (bottom and left edges).</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:

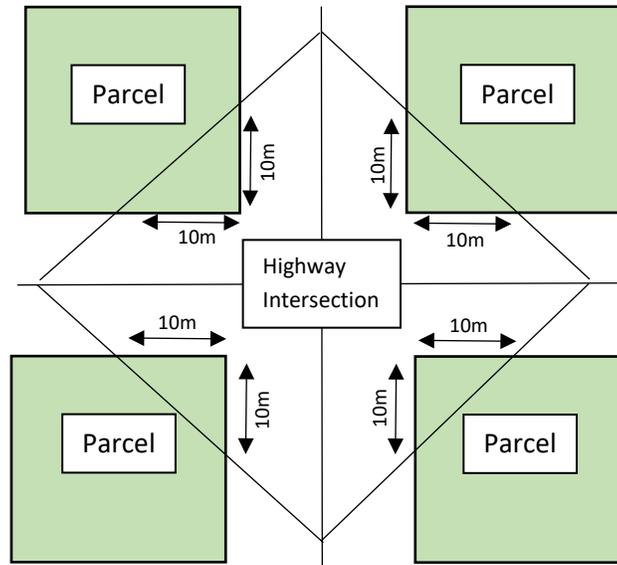


Figure B.

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

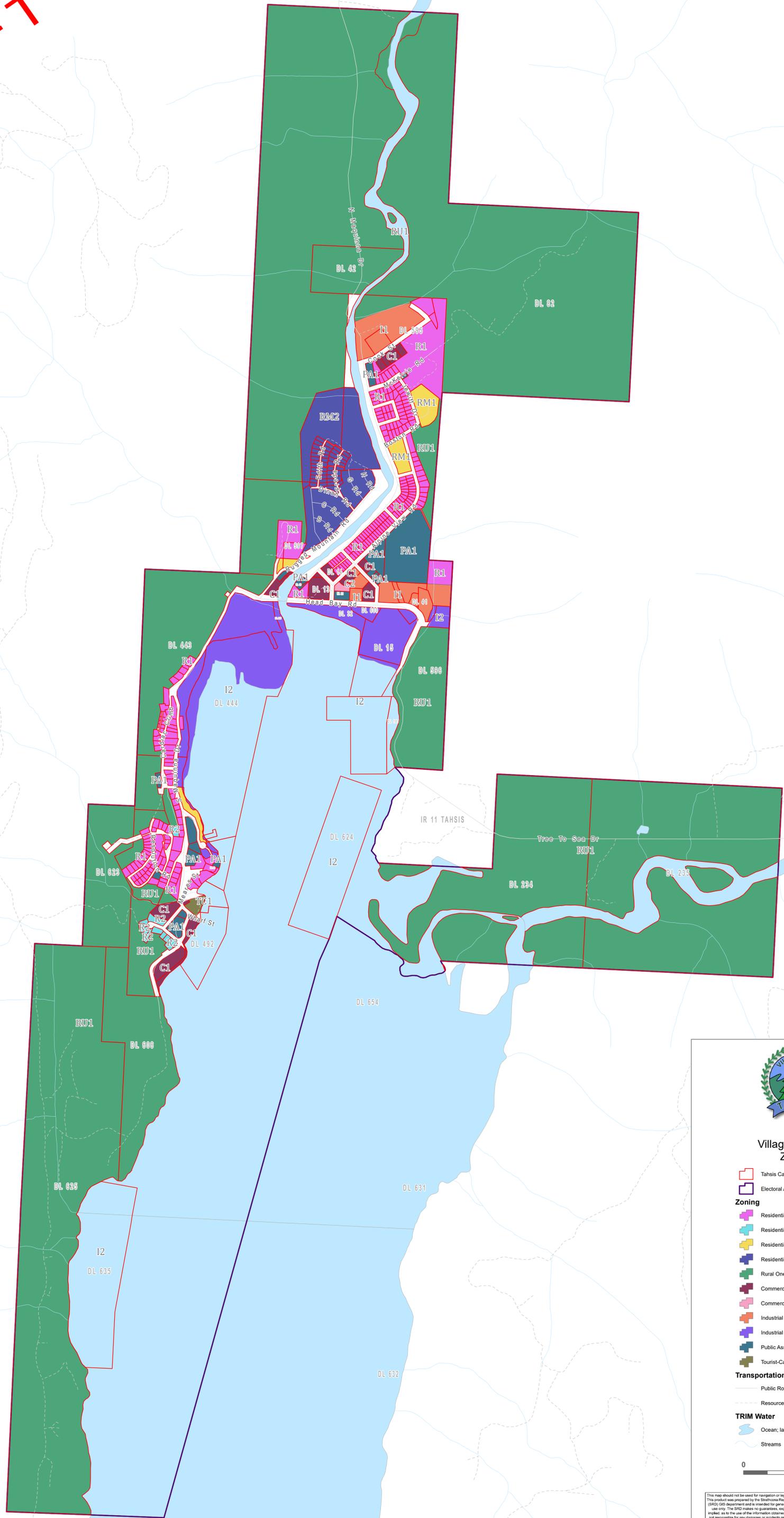
MAYOR

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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VILLAGE OF TAHSIS

BYLAW NO. 632, 2020

BEING A BYLAW TO AMEND THE VILLAGE OF TAHSIS FEES AND CHARGES BYLAW NO. 594, 2017

WHEREAS the Council of the Village of Tahsis wishes to amend the *Fees and Charges Bylaw No. 594, 2017* to allow local community organizations to use the Tahsis Recreation Centre without paying a facility rental fee;

The Council of the Village of Tahsis, in open meeting assembled, enacts the following amendment to Fees and Charges Bylaw No. 594, 2017 as follows:

Schedule "H" is amended by:

Adding " 'Community Organizations' means local non-profit, voluntary and/or charitable groups and organizations which undertake activities and events to benefit the community"

replacing "\$5.00 per hour (all rooms)" as the rate for Community Organizations with "No Room Rental Charge".

Citation

This bylaw may be cited for all purposes as the "Fees and Charges Amendment Bylaw No. 632, 2020."

READ a first time this 7th day of July, 2020

READ a second time this 7th day of July, 2020

READ a third time this 7th day of July, 2020

Reconsidered, Finally Passed and adopted this 4th day of August, 2020

MAYOR

CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 632, 2020 duly passed by the Council of the Village of Tahsis on this 4th day of August 2020.

CORPORATE OFFICER



VILLAGE OF TAH SIS

DEVELOPMENT PROCEDURES BYLAW No. 633, 2020

A BYLAW TO ESTABLISH PROCEDURES FOR THE PROCESSING OF LAND DEVELOPMENT APPLICATIONS WITHIN THE VILLAGE OF TAH SIS.

WHEREAS the Council of the Village of Tahsis has adopted an Official Community Plan and a Zoning Bylaw;

AND WHEREAS the Council shall, pursuant to the *Local Government Act*, establish procedures to amend an Official Community Plan or Zoning Bylaw, or issue a Development Permit or Development Variance Permit;

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

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PART ONE: ADMINISTRATIVE PROVISIONS

1.1 Title

- 1) This bylaw may be cited for all purposes as “Village of Tahsis Development Procedures Bylaw No. 633, 2020.”

1.2 Application

- 1) This bylaw is applicable to all lands and surface of the water within the Village of Tahsis that are subject to any permit or application procedure as outlined by this Bylaw.

1.3 Scope

- 1) This Bylaw shall apply to the following applications:
 - a) Amendment applications to the:
 - i. Zoning Bylaw
 - ii. Official Community Plan
 - b) Permit applications for the issuance of a:
 - i. Development Permit
 - ii. Development Variance Permit
 - iii. Temporary Use Permit

1.4 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 following definitions apply to this Bylaw:

Term	Definition
Agent	means a person, firm, corporation, partnership, or society representing the owner by contract with the owner or by designation by the owner.
Applicant	means any person who makes an application for development under the provisions of this Bylaw as authorized by the owner of the parcel of land subject to the application.
Chief Administrative Officer	means the person appointed by Council under Section 147 of the <i>Community Charter</i> to carry out the duties of this position.
Council	means the Council of the Village of Tahsis.
Development Permit	means a permit issued under Section 490 of the <i>Local Government Act</i> authorizing subdivision of land, the alteration of land, or the construction of, addition to, or alteration of a building.
Development Permit Area	means an area, identified within the Official Community Plan, that requires special treatment for certain purposes including the protecting of development from hazards, establishing objectives for form and character in specified circumstances, or revitalization of a commercial or industrial use area. A development permit must be acquired prior to the commencement of any development activities within these designated areas.
Development Variance Permit	means a permit approved by Council under Section 498 of the <i>Local Government Act</i> to vary regulations under the Zoning Bylaw or Subdivision Control Bylaw.
Inactive	means any application that remains incomplete, or during processing, becomes dormant due to an applicant’s failure to fulfill requests or requirements of staff or Council.
Official Community Plan (OCP)	means the <i>Village of Tahsis Official Community Plan Bylaw No. 623, 2020</i> , as amended or replace from time to time.
Owner	means the registered owner of the property as recorded in Office of the Land Title and Survey Authority of British Columbia.

Term	Definition
Qualified Environmental Professional (QEP)	means a professional biologist, engineer, forester, geoscientist or other professional with relevant environmental experience registered in good standing with the appropriate association for their profession, as defined under Section 21 of the Riparian Areas Protection Regulations.
Qualified Registered Professional	means a professional engineer, architect, planner, biologist or other professional with experience relevant to the applicable matter registered in good standing with the appropriate association for their profession.
Riparian Areas Protection Regulations (RAPR)	means the Riparian Areas Protection Regulations (RAPR) B.C. Regulation 178/2019 under the <i>Riparian Areas Protection Act</i> as amended and replaced from time to time.
Temporary Use Permit	means a permit under Section 493 of the <i>Local Government Act</i> to allow a use of land that does not comply with the Zoning Bylaw on a temporary basis.
Streamside Protection and Enhancement Area (SPEA)	means an area adjacent to a stream that links aquatic to terrestrial ecosystems and includes both the riparian area vegetation and the adjacent upland vegetation that exerts an influence on the stream, as defined under the Riparian Areas Protection Regulations.
Subdivision Control Bylaw	means the <i>Village of Tahsis Subdivision Control Bylaw No. 5, 1970</i> as amended or replaced from time to time.
Village	means the area within the boundaries of the Village of Tahsis.
Zoning Bylaw	means the <i>Village of Tahsis Zoning Bylaw No. XXX, 2020</i> as amended or replaced from time to time.

PART THREE: AMENDMENT APPLICATIONS

3.1 Zoning Bylaw and Official Community Plan Amendment

- 1) Applications to amend the Zoning Bylaw and the Official Community Plan may be submitted and processed concurrently if an amendment to the Official Community Plan is required to proceed with an amendment to the Zoning Bylaw.
- 2) An amendment application shall be completed upon a form provided by the Village which then shall be delivered to the Village together with such additional plans and particulars as may be required. The application is considered as being accepted when all required information (including fees) has been received.
- 3) All completed application shall include the following:
 - a) A completed application form including the application fee in the amount set out in the *Village of Tahsis Fees and Charges Bylaw No. 594, 2017*;
 - b) A copy of the certificate of title;
 - c) A written authorization from the owner of the subject property or from an agent authorized to act on the owner's behalf;
 - d) A legal description and municipal address of properties included in the application;
 - e) A written explanation of the rationale for the proposed amendment;
 - f) Identification of the text and/or schedule map requested for amendment, including a citation of all relevant sections of the bylaw;
 - g) In the case of an amendment to the Zoning Bylaw, identification of supporting goals, objectives or policies of the Official Community Plan;
 - h) A site plan and other supporting plans which contain the following minimum information about the subject property:
 - i. Location map including existing and proposed land uses and buildings on and adjacent to the subject property,
 - ii. Significant physical features and topographic information including all existing watercourses and wetlands,
 - iii. North arrow and drawing scales,

- iv. Dimensions for all elevations and site plans,
 - v. Residential unit or building layout and/or a comprehensive plan illustrating unit distribution,
 - vi. Existing and proposed roads,
 - vii. Open space;
 - i) A completed “site profile” for the subject property if required under Section 40 of the *Environmental Management Act*.
- 4) All applications shall be subject to the following conditions:
- a) Where the Village has received a site profile for the subject property under Section 40 of the *Environmental Management Act*, the Village shall not approve the application unless one of the conditions referred to in section 557(2)(a) to (g) of the *Local Government Act* has been satisfied;
 - b) An application that has been refused by Council shall not be reconsidered for a period of twelve (12) months immediately following the date of refusal, except when permitted pursuant to Section 460 of the *Local Government Act*. A re-application is considered a new application which shall be subject to the same prescribed application fee;
 - c) An application which has been inactive for six (6) months is deemed to be abandoned. A re-opened application is considered a new application which shall be subject to the same prescribed application fee.
- 5) Within ten (10) days of the application being made, the applicant shall install a public notice sign advising of the application in a location visible from the road adjoining subject property. If the property has two frontages, two signs may be required. The sign shall adhere to regulations set out in the Zoning Bylaw. The sign must remain in place until the date of the application is either approved or refused by Council, and shall be removed within ten (10) days of that date.
- 6) If the amendment alters the permitted use or density of any area then the Village shall provide a notice to be mailed or otherwise delivered to the owners and occupiers of all

properties within a 75-metres radius of the lot lines of the subject property at least ten (10) days before the date of the required public hearing.

- 7) Amendment applications shall be submitted to Council accompanied by a staff report which may include:
 - a) A copy of the proposed amendment;
 - b) A schedule of the proposed public hearing;
 - c) Advice from internal committees or external government agencies;
 - d) A review and analysis of the proposed amendment;
 - e) A recommended course of action for Council to consider;
 - f) Any additional information Village staff consider relevant.
- 8) Following the close of the public hearing, Council may:
 - a) Proceed with the third reading of the amending bylaw (including the imposition of conditions);
 - b) Defer the third reading; or
 - c) Deny the application.
- 9) Once the applicant has adequately addressed all of the conditions identified by Council at third reading, Council may consider the adoption of the bylaw amendment.

PART FOUR: PERMIT APPLICATIONS

4.1 Development Permits

- 1) A development permit application shall be completed upon a form provided by the Village which then shall be delivered to the Village together with such additional plans and particulars as may be required. The application is considered as being accepted when all required information (including fees) has been received.
- 2) All completed applications shall include the following:
 - a) A completed application form including the application fee in the amount set out in the *Village of Tahsis Fees and Charges Bylaw No. 594, 2017*;
 - b) A written authorization from the owners of the subject property or from an agent authorized to act on the owner's behalf;
 - c) A copy of the certificate of title;
 - d) A legal description and municipal address of properties included in the application;
 - e) A written explanation of how the proposal satisfies all relevant Development Permit Area guidelines;
 - f) A site plan and other supporting plans which contain the following minimum information about the subject property:
 - i. Location map including neighbouring land uses,
 - ii. Existing and proposed buildings in relation to legal property boundaries,
 - iii. Significant physical features and topographic information including all existing watercourses and wetlands,
 - iv. North arrow and drawing scales,
 - v. Dimensions for all elevations and site plans,
 - vi. Geodetic elevation,
 - vii. Residential unit or building layout and/or comprehensive plan illustrating unit distribution,
 - viii. Existing or proposed roads,

- ix. Landscaping plan showing location, type and quantities of all plants and ground cover material including a written estimated cost for the proposed plan,
 - x. Open space;
- g) A Surveyors Certificate prepared by a BCLS Surveyor;
 - h) A completed “site profile” for the subject property if required under Section 40 of the *Environmental Management Act*.
- 3) If the subject property is located in a Natural Environment Development Permit Area, then the development permit application shall also include the following:
- a) A detailed assessment completed by a qualified environmental professional (QEP) that complies with the Riparian Areas Protection Regulations (RAPR) B.C. Regulation 178/2019 under the *Riparian Areas Protection Act* and included the following:
 - i. Certification that the QEP is qualified to conduct the assessment;
 - ii. Certification that the RAPR assessment methods have been adhered to;
 - iii. Establishment of the Streamside Protection and Enhancement Area (SPEA) in accordance with the RAPR;
 - iv. Outline of measures to protect the SPEA from development and any alteration of land; and
 - v. Confirmation that all development will occur outside the defined SPEA and development shall be conducted in accordance with all measures and requirements specified in the assessment report.
 - b) An erosion control plan prepared by a QEP.
- 4) If the subject property is located in a Flood Hazard Development Permit Area, then the development permit application shall also include the following:
- a) A site-specific investigation and reports by a qualified registered professional with appropriate education, training and experience in floodplain mapping and analysis in British Columbia. The report shall include:
 - i. Potential for erosion or flooding,

- ii. Potential impacts of proposed development relative to flood condition hazards,
 - iii. Required flood proofing or other measures needed to provide suitable protection of structure intended for human occupancy.
- 5) If the subject property is located in a Steep Slope Hazard Development Permit Area, then the development permit application shall also include the following:
- a) A site-specific investigation and reports prepared by a qualified registered professional with specific experience in geotechnical engineering and/or engineering geology. The report shall include:
 - i. Site plans and slope profiles on the potential soil and rock slope instability, including the potential for rockfalls or landslip, supported by documentation of the extent of anticipated instability, accurate field determination of slope crest location or other geological features,
 - ii. Geotechnical considerations of cut and fill slope stability with recommendations and restrictions on excavation, blasting and filling,
 - iii. Possible building envelopes in relation to natural or cut slope crests and possible rockfall zones,
 - iv. Possible evidence of slope conditions that might indicate an imminent landslide or rockfall hazard,
 - v. Groundwater conditions and the potential slope instability which might be caused by groundwater seepage due to drainage and septic field system,
 - vi. In all areas underlain by limestone, the potential for the existence of solution cavities and sinkholes and the implications of such features for the proposed development,
 - vii. Erosion potential by ocean waves or drain discharges,
 - viii. The maintenance of vegetation on soil slopes within the setback zone above the slopes to minimize erosion, the necessity for selective scaling,

sock bolting and tree removal to improve stability conditions, on a site-specific basis, in areas of bedrock,

ix. Confirmation that the property is safe for the intended use.

6) If the subject property is located in an Anthropogenic Hazard Development Permit Area, then the development permit application shall also include the following:

a) A site-specific investigation and design report prepared by a registered professional engineer qualified in geotechnical engineering. The report shall include:

- i. The subsurface conditions including the areal extent and thickness of all site fills and the natural strata within the depth of influence of the proposed development including structures, services and access roads,
- ii. The anticipated settlement and any mitigative measures required to prevent or accommodate excessive settlement of the proposed development including structures, services and access roads,
- iii. Foundation design requirements including foundation area treatment, foundation types and allowable bearing pressures for shallow (footing or raft) foundations, and allowable working loads, depths and bearing strata for piled foundations,
- iv. The potential for slope instability and erosion, and any mitigatable measures required,
- v. The mitigative measures of design and construction means necessary to protect against the build-up of toxic, explosive or combustible gases to hazardous levels,
- vi. The measures necessary to protect against combustion of any fill materials,
- vii. Confirmation that the property is safe for intended use.

7) All Form and Character Development Permit applications shall also include the following:

a) A detailed plan including:

- i. A summary of how the development complies with regulations in the Zoning Bylaw,
 - ii. The footprint of the building and any impermeable areas, all building setbacks adjacent to lot lines, identification of parking spaces, and any other matters deemed significant by Council,
 - iii. Elevation drawings for all sides of buildings and structures,
 - iv. A description of all materials and colours to be used on the exterior of the buildings,
 - v. Identification of how parking and storage areas shall be screened or covered by either informal landscaping or fencing.
- 8) All applications shall be subject to the following conditions:
- a) Where the Village has received a site profile for the subject property under Section 40 of the *Environmental Management Act*, the Village shall not approve the application unless one of the conditions referred to in section 557(2)(a) to (g) of the *Local Government Act* has been satisfied;
 - b) Where an application contains multiple parcels, each legal parcel shall be considered a separate application, unless otherwise determined by the Chief Administrative Officer;
 - c) An application that has been refused by Council shall not be reconsidered for a period of twelve (12) months immediately following the date of refusal, except when permitted pursuant to Section 460 of the *Local Government Act*. A re-application is considered a new application which shall be subject to the same prescribed application fee;
 - d) An application which has been inactive for six (6) months is deemed to be abandoned. A re-opened application is considered a new application which shall be subject to the same prescribed application fee.
- 9) Development permit applications shall be submitted to Council accompanied by a staff report which may include:
- a) A copy of the proposed development permit;

- b) Advice from internal committees or external government agencies;
- c) A review and analysis of the proposed development;
- d) A recommended course of action for Council to consider;
- e) Any additional information Village staff consider relevant.

10) The applicant shall be notified within ten (10) days of Council's decision to:

- a) Authorize the issuance of the development permit;
- b) Authorize the issuance of the development permit as amended by Council; or
- c) Refuse to authorize the issuance of the development permit.

11) Pursuant to Section 502 of the *Local Government Act*, security may be required as a condition of a development permit subject to the following regulations:

- a) Security shall only be required in relation to:
 - i. A condition in a development permit respecting landscaping,
 - ii. An unsafe condition or damage to the natural environment that may result as a consequence of a contravention of a condition in a permit.
- b) Security shall be in the form of cash or an irrevocable letter of credit, effective for the term of the permit;
- c) The amount of security required shall be 125% of the costs to undertake or supervise the works for which the securities are required, as determined by the Village of Tahsis using an estimate or quote provided by the applicants as prepared by a qualified registered professional;
- d) Security shall be returned, without interest, to the applicant once all conditions of the permit have been met.

12) After Council has approved a development permit, Village staff shall:

- a) Register a Notice of Permit against the title of the property at the Office of the Land Title and Survey Authority of British Columbia;
- b) Update databases and file all information pertaining to the application;
- c) Administer any further conditions of the development permit as specified within each individual permit as required.

4.2 Development Variance Permits

- 1) A development variance permit application shall be completed upon a form provided by the Village which then shall be delivered to the Village together with such additional plans and particulars as may be required. The application considered as being accepted when all required information (including fees) has been received.
- 2) All completed applications shall include the following:
 - a) A completed application form including the application fee in the amount set out in the *Village of Tahsis Fees and Charges Bylaw No. 594, 2017*;
 - b) A written authorization from the owner of the subject property or from an agent authorized to act on the owner's behalf;
 - c) A copy of the certificate of title;
 - d) A legal description and municipal address of properties included in the application;
 - e) Identification of all relevant land use bylaw regulations and the proposed variance request, including specific dimensions and number of parking spaces (if applicable);
 - f) A written explanation of the purpose of the request, including the rationale and a description of the proposed development;
 - g) A site plan and other supporting plans which contain the following minimum information about the subject property:
 - i. Location map including neighbouring land uses;
 - ii. Existing and proposed buildings in relation to legal property boundaries;
 - iii. Significant physical features and topographic information including all existing watercourses and wetlands;
 - iv. North arrow and drawing scales;
 - v. Dimensions for all elevations and site plans;
 - vi. Geodetic elevation;
 - vii. Residential unit or building layout and/or comprehensive plan illustrating unit distribution;

- viii. Existing and proposed roads;
 - ix. Landscaping plan showing location, type and quantities of all plants and ground cover material including a written estimated cost for the proposed plan;
 - x. Open space.
- h) A Surveyors Certificate by a BCLS Surveyor;
 - i) A completed "site profile" for the subject property if required under Section 40 of the *Environmental Management Act*.
- 3) All applications shall be subject to the following conditions:
- a) Where the Village has received a site profile for the subject property under Section 40 of the *Environmental Management Act*, the Village shall not approve the application unless one of the conditions referred to in section 557(2)(a) to (g) of the *Local Government Act* has been satisfied;
 - b) Where an application contains multiple parcels, each legal parcel shall be considered as a separate application, unless otherwise determined by the Chief Administrative Officer;
 - c) An application that has been refused by Council shall not be reconsidered for a period of twelve (12) months immediately following the date of refusal, except when permitted pursuant to Section 460 of the *Local Government Act*. A re-application is considered a new application which shall be subject to the same prescribed application fee;
 - d) An application which has been inactive for six (6) months is deemed to be abandoned. A re-opened application is considered a new application which shall be subject to the same prescribed application fee.
- 4) The Village shall provide a notice to be mailed or other delivered to the owners and occupiers of all properties within a 75-metre radius of the lot lines of the subject property at least ten (10) days before the meeting where Council will make a decision on the application.

- 5) Development variance permit applications shall be submitted to Council accompanied by a staff report which may include:
 - a) A copy of the proposed development variance permit;
 - b) Advice from internal committees or external government agencies;
 - c) Any public submissions received;
 - d) A review and analysis of the proposed variance;
 - e) A recommended course of action for Council to consider;
 - f) Any additional information Village staff consider relevant.
- 6) The applicant shall be notified within ten (10) days of Council's decision to:
 - a) Authorize the issuance of the development variance permit;
 - b) Authorize the issuance of the development variance permit as amended by Council; or
 - c) Refuse to authorize the issuance of the development variance permit.
- 7) Pursuant to Section 502 of the *Local Government Act*, security may be required as a condition of the development variance permit subject to the following regulations:
 - a) Security shall only be required in respect to:
 - i. A condition of the development variance permit respecting landscaping,
 - ii. An unsafe condition or damage to the natural environment that may result as a consequence of a contravention of a condition in a permit;
 - b) Security shall be in the form of cash or an irrevocable letter of credit, effective for the term of the permit;
 - c) The amount of security required shall be 125% of the costs to undertake or supervise the works for which the securities are required, as determined by the Village of Tahsis using an estimate or quote provided by the applicant as prepared by a qualified registered professional;
 - d) Security shall be returned, without interest, to the applicant once all conditions of the permit have been met.
- 8) After Council has approved a development variance permit, Village staff shall:

- a) Register a Notice of Permit against the title of the property at the Office of the Land Title and Survey Authority of British Columbia;
- b) Update databases and file all information pertaining to the application;
- c) Administer any further conditions of the development variance permit as specified within each individual permit as required.

4.3 Temporary Use Permits

- 1) Temporary use permits shall not exceed three (3) years and may be renewed for an additional three (3) years upon a new application to Council.
- 2) A temporary use permit application shall be completed upon a form provided by the Village which then shall be delivered to the Village together with such additional plans and particulars as may be required. The application is considered as being accepted when all required information (including fees) has been received.
- 3) All completed applications shall include the following:
 - a) A completed application form including the application fee in the amount set out in the *Village of Tahsis Fees and Charges Bylaw No. 594, 2017*;
 - b) A written authorization from the owner of the subject property or from an agent authorized to act on the owner's behalf;
 - c) A copy of the certificate of title;
 - d) A legal description and municipal address(es) of properties included in the application;
 - e) A written outline of the proposed use and the duration of the proposed activity including plans for mitigating potentially harmful impacts on the environment, adjacent lands, and the local community as well as plans for the rehabilitation of the site following the discontinuance of the proposed temporary use;
 - f) A site plan and other supporting plans which contain the following minimum information about the subject property:
 - i. Location map including neighbouring land uses;
 - ii. Existing and proposed buildings in relation to legal property boundaries;

- iii. Significant physical features and topographic information including all existing watercourses and wetlands;
 - iv. North arrow and drawing scales;
 - v. Dimensions for all elevations and site plans;
 - vi. Geodetic elevation;
 - vii. Residential unit or building layout and/or comprehensive plan illustrating unit distribution;
 - viii. Existing and proposed roads;
 - ix. Open space.
- g) A Surveyors Certificate by a BCLS Surveyor;
 - h) A completed "Site Profile" as per the *Environment Management Act* for the subject property or release from the Ministry to proceed.
- 4) All applications shall be subject to the following conditions:
- a) Where an application contains multiple parcels, each legal parcel shall be considered as a separate application, unless otherwise determined by the Chief Administrative Officer;
 - b) An application that has been refused by Council shall not be reconsidered for a period of twelve (12) months immediately following the date of refusal, except when permitted pursuant to Section 460 of the *Local Government Act*. A re-application is considered a new application which shall be subject to the same prescribed application fee;
 - c) An application which has been inactive for six (6) months is deemed to be abandoned. A re-opened application is considered a new application which shall be subject to the same prescribed application fee.
- 5) Residents shall be notified of the consideration of a temporary use permit application through the following:
- a) Within ten (10) days of the application being made, the applicant shall install the public notice sign advising of the application in a local visible from the road adjoining the subject property. If the property has two road frontages, two signs

may be required. The sign shall adhere to the regulations set out in the Zoning Bylaw. The sign must remain in place until the date the application is either approved or refused by Council, or becomes inactive, and shall be removed within ten (10) days of that date;

- b) The Village shall provide a notice to be mailed or otherwise delivered to the owners and occupiers of all properties within a 75-metre radius of the lot lines of the subject property at least fourteen (14) days before the meeting where Council will make a decision on the application.
- 6) Temporary use permit applications shall be submitted to Council accompanied by a staff report which may include:
- a) A copy of the proposed temporary use permit;
 - b) Advice from internal committees or external government agencies;
 - c) Any public submissions received;
 - d) A review and analysis of the proposed variance;
 - e) A recommended course of action for Council to consider;
 - f) Any additional information Village staff consider relevant.
- 7) The applicant shall be notified within ten (10) days of Council's decision to:
- a) Authorize the issuance of the temporary use permit;
 - b) Authorize the issuance of the temporary use permit as amended by Council; or
 - c) Refuse to authorize the issuance of the temporary use permit.
- 8) Pursuant to Section 502 of the *Local Government Act*, security may be required as a condition of permit subject to the following regulations:
- a) Security shall only be required in relation to:
 - i. A condition of the temporary use permit respecting landscaping,
 - ii. An unsafe condition or damage to the natural environment that may result as a consequence of a contravention of a condition in a permit;
 - b) Security shall be in the form of cash or an irrevocable letter of credit, effective for the term of the permit;

- c) The amount of security required shall be 125% of the costs to undertake or supervise the works for which the securities are required, as determined by the Village of Tahsis using an estimate or quote provided by the applicant as prepared by a qualified registered professional;
 - d) Security shall be returned, without interest, to the applicant once all conditions of the permit have been met.
- 9) After Council has approved a temporary use permit, Village staff shall:
- a) Register a Notice of Permit against the title of the property at the Office of the Land Title and Survey Authority of British Columbia;
 - b) Update databases and file all information pertaining to the application;
 - c) Administer any further conditions of the development variance permit as specified within each individual permit as required.

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. 633, 2020 duly passed by the Council of the Village of Tahsis on this ___ day of ___, 2020.

CORPORATE OFFICER



June 5, 2020

Sent via email

Mark Tatchell
Chief Administrative Officer
Village of Tahsis
Box 219
Tahsis, BC V0P 1X0

RE: CEPF: 2020 Flood Risk Assessment, Flood Mapping and Flood Mitigation Planning – Approval Agreement & Terms of Conditions of Funding – IN CONFIDENCE

Dear Mark Tatchell,

Thank you for submitting an application for the 2020 Flood Risk Assessment, Flood Mapping and Flood Mitigation Planning funding stream under the Community Emergency Preparedness Fund.

I am pleased to inform you **in confidence** that the Evaluation Committee has approved funding for your project, *Flood Mitigation Preliminary Design Project*, in the amount of \$149,895.00.

As outlined in the Program & Application Guide and in this letter, an initial grant payment of \$74,947.50, equal to 50% of the approved grant, will be issued when the signed Approval Agreement is received. The balance will be paid when the approved project is complete and UBCM has received and approved the Final Report and financial summary.

The Ministry of Transportation & Infrastructure has provided funding for this program and the general Terms & Conditions are attached. In addition, in order to satisfy the terms of the contribution agreement, we have the following requirements:

- (1) This approval agreement is required to be signed by the CAO, Band Manager, or designate and returned to UBCM;
- (2) To provide the Province of BC with the opportunity to make announcements of funding approvals under this program, please keep information regarding this funding approval in confidence until July 10, 2020;
- (3) The funding is to be used solely for the purpose of the above named project and for the expenses itemized in the budget that was approved as part of your application;
- (4) All expenditures must meet eligibility requirements as defined in the Program & Application Guide;

- (5) All spatial data acquired/produced with CEPF funds must meet BC LiDAR standards and be provided to the Province of BC with free and clear access and distribution rights, specifically a perpetual, royalty-free, non-exclusive, worldwide license to use, reproduce, modify and distribute, any and all of the spatial data products acquired/produced using CEPF funding.
- (6) All project activities must be completed within 12 months and no later than June 5, 2021;
- (7) The Final Report Form is required to be submitted to UBCM within 30 days of the project end date and no later than July 5, 2021;
- (8) Any unused funds must be returned to UBCM within 30 days following the project end date;
- (9) As a condition of grant approval, recipients may be required to meet with Emergency Management BC and/or the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, or applicable provincial agencies, to discuss the project prior to commencing work.

Please note that descriptive information regarding successful applicants under the 2020 Flood Risk Assessment, Flood Mapping and Flood Mitigation Planning grant program will be posted on the UBCM and/or the provincial government website and all final report materials will be made available to the Province of BC.

On behalf of the Evaluation Committee, I would like to congratulate Village of Tahsis for responding to this opportunity to assess and plan for flood risks in your community to support the resiliency of BC communities.

If you have any questions or if your approved application includes a component that may be affected by COVID-19 restrictions, please feel welcome to contact Local Government Program Services at 250-387-4470 or cepf@ubcm.ca.

Sincerely,



Rebecca Bishop
CEPF Program Officer

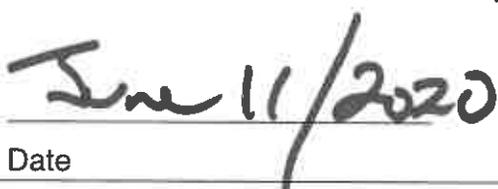
Enclosure

Approval Agreement (to be signed by the CAO, Band Manager or equivalent)

MANU TATCHEL have read and agree to the general Terms & Conditions and the requirements for funding under the 2020 Flood Risk Assessment, Flood Mapping and Flood Mitigation Planning funding stream.



Signature



Date

Village of Tahsis

Please return a scanned copy of this signed Approval Agreement to cepf@ubcm.ca

Janet St. Denis

Subject:

From: test <benpires@shaw.ca>

Sent: July 21, 2020 12:58 PM

To: Reception Account <Reception@villageoftahsis.com>

Subject: Colonial name of our province

Dear Mayor and Council:

I would like to request council to urge the provincial government, through a council resolution, to proclaim a new INCLUSIVE name for our province and adopt a new flag and coat-of-arms on the 150th anniversary of the province's entry into the Canadian confederation on July 20, 2021.

The intent is not to revise our history but to greatly expand its limited focus under the province's current name and symbols. It will create new economic activity, post COVID-19, and will generate world-wide attention [new world maps, atlases] and recognition that our province is inclusive of all its peoples. It will be a boon to tourism, particularly in an interest in our indigenous cultures.

The government should consult with our indigenous communities on a new name that will reflect the province's more than 10,000 years of indigenous history, its awesome grandeur, diverse bio-geoclimatic zones and mosaic of multi cultures.

The new name should be short and easily pronounceable and spelled.

Today, it has become a practice, before a public event, to have an indigenous land acknowledgement. Is this mere tokenism, under the guise of Truth and Reconciliation, even when our province continues to have a COLONIAL name, flag and coat-of-arms?

Queen Victoria, a monarch who never set foot in these parts, chose the name "British Columbia" on July 24, 1858, by. Her decision, though said to be hesitant, was unilateral. She did not consult with the mostly indigenous people who lived here.

Vancouver Island was a British colony for just 22 years. The mainland was a colony for 13 years. British rule ended in 1871. Yet we cling to the "British" moniker while ignoring [a] the more than 10,000 years that indigenous communities inhabited these lands, and [b] our 149 years in the Canadian confederation.

Some will argue that a name change will dishonour British roots and heritage, and, oh yes, tradition. They conveniently forget the roots, heritage and traditions of our indigenous communities, who have lived here for more than 10,000 years, and those of us who are not of British [today a minority] ancestry.

We are not British. And Columbus never came here. It is meaningless name, particularly when abbreviated to BC, and confusing [there is a Colombia country and BC is mostly commonly interpreted as ‘Before Christ’ or, tongue in cheek, “British Colonists”]. We have laboured under this colonial pretension for too long.

There were many Canadians who had their knickers in a knot when Prime Minister Lester B. Pearson proposed a new flag on June 15, 1964, that was inaugurated on February 15, 1965, a mere eight months later. Was this a mistake? Should we have kept the old Canadian Red Ensign with the Union Jack and coat of arms on a red background so that we could continue to show our gratitude to the British?

Today the Maple Leaf is the pride of all Canadians.

When can we take pride in our province’s name, flag and coat-of-arms?

A new name, flag and coat of arms would be in accordance with Premier John Horgan’s recent challenge of “thinking outside the box” in the “new normal” after the COVID-19 pandemic.

It will demonstrate solid confidence in our selves as a province that is inclusive of all its residents, rather than clinging to coattails of British colonists.

The name, of course, cannot be fully changed overnight because it is a complex matter. However, many countries had the fortitude to make a start and go through a liberating process of choosing a new name [i.e. Ghana, Indonesia, Sri Lanka, Zambia, Mali, etc.] and implementing it fast.

If we keep the status quo, we are only confirming that many in our midst still have the “colonizers’ supremacy culture” and all their talk about reconciliation with our indigenous peoples and being a multicultural province is only tokenism and not full and respectful inclusion.

Sincerely

Ben Pires

804 Mann Avenue

Victoria, V8Z 3C4

250-479-8781

My take on our province's flag:

It is a COLONIAL flag.

The top depicts the Royal Union Flag
with a crown in the centre.

This only reflects **22** years of Vancouver
Island and **13** years of the Mainland
as British colonies.

It **IGNORES 149** years of the province
in the Canadian Confederation
and the more than **10,000** years of
indigenous communities on these lands.



Ben Pires, Victoria

Sent from [Mail](#) for Windows 10



School District 84 Vancouver Island West

Box 100, #2 Highway 28, Gold River, BC V0P 1G0
Office: 250-283-2241 Fax: 250-283-7352
www.sd84.bc.ca



July 15, 2020

Mayor Martin Davis
Village of Tahsis
PO Box 219
Tahsis, BC
V0P 1X0

Dear Mayor Davis:

RE: Disposition of Teacherage

The Board of Education of School District No. 84 (Vancouver Island West) wishes to sell a teacherage located at 210 Alpine View Road in Tahsis.

The Board is contractually obligated to "guarantee the availability of rental accommodation to all teachers outside of Gold River". This home has sat vacant for the most part for the previous 10 years as there is more affordable accommodations available for rent in Tahsis. The Board is confident it can still meet its contractual obligation in Tahsis without this property.

The sale of this property will not have any adverse effect on the quality of educational services in School District 84 (Vancouver Island West).

A condition of this disposition is that we consult with you to see if you have any thoughts, insights or objections to this. Please let us know.

Sincerely,

Deane Johnson
Director of Instruction/Operations Supervisor
djohnson@viw.sd84.bc.ca
(250) 283-2241, Local 230

*In partnership with our diverse communities, School District 84
will provide all students with a quality education
relevant to the demands of a modern society.*

File: 12820-20/048 - Public Review

July 13, 2020

NORTH ISLAND TSA TSR – DATA PACKAGE REVIEW AND COMMENT

To Whom It May Concern:

The Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) is conducting a timber supply review that will assist the Chief Forester in determining a new allowable annual cut (AAC) for the North Island Timber Supply Area (TSA). First Nations, forest licensees, and the public are invited to review and provide comments on the data package (DP) between July 15 and September 28, 2020.

The North Island TSA, located on the northern half of Vancouver Island, was created in January 2017 when the *Great Bear Rainforest (Forest Management) Act* and regulations came into effect. Under the regulations, this new TSA was created from the Vancouver Island portions of the former Kingcome and Strathcona TSAs. The TSA land base area affected by this AAC decision is approximately 714,726 hectares (522,557 forested hectares) and it is administered by the Campbell River Natural Resource District (DCR) office in Campbell River, and the North Island-Central Coast Natural Resource District (DNI) office in Port McNeill.

The data package provides a general description of the TSA, a brief history of the TSA, and a draft of the data and management assumptions that will be applied to the upcoming timber supply analysis. The timber supply analysis provides the province's chief forester with information required to determine the AAC — the maximum volume of timber to be harvested from the TSA — for the next 10 years.

The data package, along with links to additional information on both the North Island TSA and the TSR process can be found at the following website:
<https://www2.gov.bc.ca/gov/content/industry/forestry/managing-our-forest-resources/timber-supply-review-and-allowable-annual-cut/allowable-annual-cut-timber-supply-areas/north-island-tsa>

It may also be reviewed (by appointment only) between 8:30am and 4:30pm at the following FLNRORD districts below. Please note that meetings to review the data package will likely

be held via phone or video conferencing, depending on how the Covid-19 restrictions develop in terms of allowing members of the public in FLNRORD offices:

- Campbell River, 370 South Dogwood Street, Campbell River, Ph (250) 286-9300
- North Island–Central Coast, 2217 Mine Road, Port McNeill, Ph (250) 956-5000

Please email or mail your written comments to:

Thomas Hartz, Stewardship Forester
370 South Dogwood Street
Campbell River, BC V9W 6Y7
Email: Thomas.M.Hartz@gov.bc.ca

Murray Estlin, Stewardship Forester
PO Box 7000
Port McNeill, BC V0N 2R0
Email: Murray.Estlin@gov.bc.ca

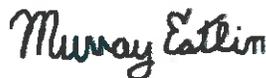
Please provide comments prior to September 28, 2020. There is further opportunity for review and comment at the time the timber supply analysis report is completed. You will be notified of this review period as well. The Chief Forester will consider public input, and other information required under the *Forest Act* when a new AAC is determined.

Thank you again for your interest in the North Island TSA TSR.

Yours truly,



Thomas Hartz, RPF
Stewardship Forester, FLNRORD - DCR



Murray Estlin, RPF
Stewardship Forester, FLNRORD - DNI

Attachment: Overview Map of the North Island TSA

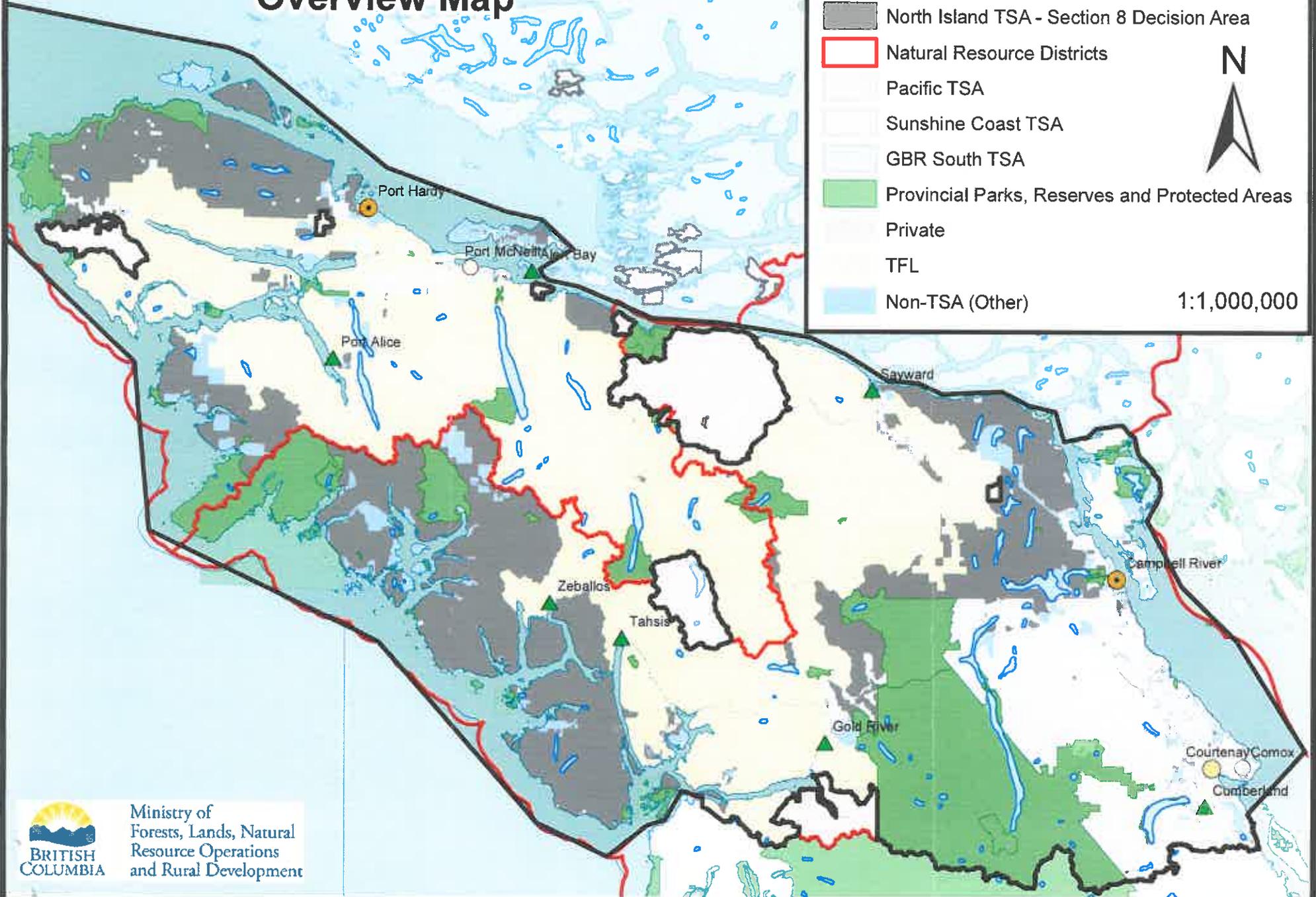
pc: Erin Moore, Timber Supply/Geomatics Forester
Forest Analysis and Inventory Branch

North Island Timber Supply Area Overview Map

Legend

L4

-  North Island TSA Boundary
 -  North Island TSA - Section 8 Decision Area
 -  Natural Resource Districts
 -  Pacific TSA
 -  Sunshine Coast TSA
 -  GBR South TSA
 -  Provincial Parks, Reserves and Protected Areas
 -  Private
 -  TFL
 -  Non-TSA (Other)
- 1:1,000,000



Ministry of
Forests, Lands, Natural
Resource Operations
and Rural Development



Nootka Sound Watershed Society

www.nootkasound.info

PO 293 • Gold River • BC • V0P 1G0

FOR IMMEDIATE RELEASE

Contact: Karenn Bailey, Stewardship Coordinator

Phone: 604-970-0782

Email: stewardshipcoordinator@nootkasound.info

Six Tahsis/Zeballos Salmon Streams Receive Riparian Silviculture Restoration Treatments.

Coastal Restoration Fund project addresses riverbank instability and large woody debris deficit.

[Tahsis, Vancouver Island, June 15, 2020]

Forestry crews arrived today to conduct riparian surveys along the Tahsis River with the aim of identifying ways to promote long-lived conifers. Planting and accelerating the growth of spruce and cedar can repair streambanks, and encouraging natural decay processes contributes to in-stream habitat needed by salmon. Large woody debris (LWD) is a critical component of fish habitat and happens naturally when trees fall into the river over time. LWD is lacking in the Tahsis system. Unstable streambanks in the Tahsis deliver sediment detrimental to salmon health that big trees can help hold back. A healthy riparian area has trees of varying stages of growth and decay and supports fish and biodiversity.

This riparian restoration initiative is led by the Nootka Sound Watershed Society (NSWS) and funded by the Coastal Restoration Fund (CRF) which is managed by the Department of Fisheries and Oceans (DFO). The Nootka Sound Watershed Society was awarded \$900K to conduct this work over three years that will see long-term benefits to six streams in the Tahsis to Zeballos region.

This March the first of six streams was completed. The Sucwoa River located between the villages of Gold River and Tahsis saw over 1200 trees planted and 30 hectares of silviculture treatment. This grant has created regional jobs and training for area residents and economic benefits for local businesses like Nootka Reforestation (Tahsis), Strategic Natural Resources (Campbell River) and the businesses that house and support the crews while in the field. The Sucwoa River was the first river in the NSWS CRF project and the Tahsis is the second. Two more are planned in the Tahsis area this year, and next year two in the Zeballos area.

Silviculture treatments addressing unstable streambanks and LWD are just two activities that can improve salmonid habitat. The NSWS is actively pursuing other grants tackling watershed issues and restoration and enhancement initiatives. Our volunteer-run, not-for-profit organization works across all sectors and looks to create community-led projects that improve salmon returns and safeguards biodiversity. We welcome donations of time, expertise and cash.

For more information go to Nootka Sound Watershed Society: <https://www.nootkasound.info/>

VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council

From: Mark Tatchell

Date: July 22, 2020

Re: Investing in Canada Infrastructure Program (Rural and Northern Communities Infrastructure) project options

PURPOSE OF REPORT:

To provide Council with information and analysis regarding possible grant proposals under this program.

OPTIONS/ALTERNATIVES

1. Prepare and submit a grant application to establish a community kitchen in the Tahsis Recreation Centre, including improvements to the Recreation Centre;
2. Prepare and submit a grant application to improve the Tahsis Recreation Centre;
3. Prepare and submit a grant application to improve the Tahsis municipal wharf; or
4. Any other option that Council deems appropriate.

BACKGROUND:

The ICIP - RNC program targets capital infrastructure projects in communities with a population of 25,000 or less. A Village of Tahsis project would be funded at 100%. Eligible applicants are Local Governments, Indigenous Ultimate Recipients (both on and off-reserve), Not-for-Profit organizations and For-Profit organizations (when partnered with a local government or Indigenous government).

The ICIP - RNC program is focused on infrastructure that will support a variety of areas including food security; reliable road, air or marine infrastructure; broadband connectivity; efficient and reliable energy; Indigenous health and educational facilities; community, culture and recreation; local public transit; improved resilience to natural disaster events; and, environmental quality.

Projects must meet related federal outcomes to be eligible. Eligible projects will support public infrastructure, defined as tangible capital assets primarily for public use and benefit.

Eligible projects must meet one of the following core outcomes or alternative outcomes:

CORE OUTCOMES:

Rural and Northern Communities (RNC) Outcomes

- Improved food security
- Improved and/or more reliable road, air and/or marine infrastructure
- Improved broadband connectivity
- More efficient and/or reliable energy
- Improved education and/or health facilities (specific to the Truth and Reconciliation Commission of Canada's Calls to Action)

ALTERNATIVE OUTCOMES:

Community, Culture and Recreation (CCR) Outcome

- Improved access to and/or increased quality of cultural, recreational and/or community infrastructure for Canadians, including Indigenous peoples and vulnerable populations

Green Infrastructure – Environmental Quality (EQ) Outcomes

- Increased capacity to treat and/or manage wastewater
- Increased capacity to treat and/or manage stormwater
- Increased access to potable water
- Increased capacity to reduce and/or remediate soil pollutants
- Increased capacity to reduce and/or remediate air pollutants (through solid waste diversion)

Green Infrastructure - Adaptation, Resilience and Disaster Mitigation Outcome

- Increased structural capacity and/or increased natural capacity to adapt to climate change impacts, natural disasters and/or extreme weather events

Public Transit Outcomes

- Improved capacity of public transit infrastructure
- Improved quality and/or safety of existing or future transit systems
- Improved access to a public transit system

To be eligible a project must be for broad public use or benefit and clearly demonstrate this in the application.

A project may not be funded if the applicant does not demonstrate it can manage to maintain and finance the project over the long run and/or if the project does not have public support.

The selection and evaluation criteria are attached to this report.

Option 1:

Establish a community kitchen in the Tahsis Recreation Centre, including improvements to the Recreation Centre.

This would expand the kitchen in the Rec Centre with the aim of operating a community kitchen so residents could can their own products such as fish or learn methods of food preparation to assist with food security.

Pros:

- Food security is a core outcome of the program
- Improved access to community infrastructure is an alternative outcome of the program.
- Promoting and supporting activities that improve food security is a strategic priority for Council
- Would support food security and improve the Rec Centre facility, including structural and system deficiencies and improve accessibility
- As it meets two federal outcomes with a wide range of benefits, Ministry staff state it would be a “robust” proposal

Cons:

- Would not address building deficiencies caused by poor/no maintenance
- Demand for a community kitchen is unknown (no feasibility study)
- Creates a new service without an identified revenue source to support it
- Would require upfront expenditures to prepare grant application

Option 2:

Improve the Tahsis Recreation Centre with replacing the HVAC system, accessibility improvements, and site grading and drainage.

Pros:

- Improved access to community and recreational infrastructure is an alternative outcome of the program.
- Would remove building maintenance-related deficiencies which may have detracted from the previous unsuccessful application
- The building has structural deficiencies which require attention.
- Relatively low cost to prepare the grant application, as much of the design and engineering work has been completed.

Cons:

- Relatively low number of users make the business case challenging
- Grant applications to improve the Rec Centre have been denied twice previously
- Is not a strategic priority for Council
- Operating costs for the Rec Centre remain

Option 3:

Improve the existing Tahsis municipal wharf or construct a new dock in the same location

Pros:

- Marine infrastructure is a core outcome
- Pursuing external funding sources to repair or replace the wharf is a Council strategic priority
- Condition assessment has been completed
- Cost (\$1m) is about half of the average grant award under the program.

Cons:

- No feasibility study or business case has been prepared
- Economic development projects or projects which have costs related to dedicated space for emergency services are ineligible
- The wharf does not have broad public use
- Applying for a grant may complicate negotiations with the Canadian Coast Guard

Option 4:

Any other option that Council deems appropriate

Other potential projects are:

Improved broadband connectivity

The desired outcome of the broadband connectivity stream is to increase the number of households that have access to the highest broadband range in their jurisdiction. Transmission or last mile projects are eligible within the stream.

Recreational Trails

Increase access to community and recreation by making improvements to a local trail. The improvements will allow residents and visitors to have improved recreational activities.

Increased structural capacity and/or increased natural capacity to adapt to climate change impacts, natural disasters and/or extreme weather events.

Engineered/structural infrastructure that will increase the capacity to adapt to climate change impacts, natural disasters and extreme weather events, such as:

- Dikes – raising of a dike as increased spring freshet occurs in the community
- Seawalls and breakwaters – decrease shoreline erosion, wave damage and protect from flooding from storm surges.

Improved capacity of public transit infrastructure

The projects will improve the capacity of public transit systems within the community and work towards increased use, such as:

- Community bus service facilities

POLICY/LEGISLATIVE REQUIREMENTS:

1. N/A

FINANCIAL IMPLICATIONS:

A successful project would be funded at 100%. The Village would be responsible for cost overages and in-kind contributions.

STRATEGIC PRIORITY:

Options 1, 3 and some Option 4 projects are strategic priorities.

RECOMMENDATION:

No recommendation.

Respectfully submitted:



Mark Tatchell, CAO

5.3 SELECTION PROCESS AND CRITERIA

The Program is merit based and projects are subject to a comprehensive technical ranking assessment and internal provincial review, with a list provided to the Oversight Committee and recommendations submitted to Canada for final approval. Previous intakes have been oversubscribed, and not all good applications have been able to be awarded funding.

Applicants must ensure that their application demonstrates how the project will be eligible for funding (Section 3.2), how the project benefits align with one or more of the outcomes (Section 3.1), how the project aligns with program criteria described in the application form and in this guide, and how the project is supported by sustainable management and planning.

In addition to consideration of the required information in Section 5.1 and 5.2, projects will be evaluated with regard to the degree to which they meet the following:

- represent good value for money;
- contribute to community objectives and is based on community need for services;
- enhance and protect public health;
- enhance and protect environmental health;
- support sustainability principles;
- are consistent with integrated long-term planning and management;
- demonstrate efficient use of resources throughout the life of the assets created;
- are situated within, and advances, the organization's capital works and financial plans;
- exhibit long-term sustainability, including operational viability, asset management for sustainable service delivery, and environmental sensitivity;
- will be able to be financially supported by the organization over the life of assets created including lifecycle and renewal costs;
- are supported by a high level of planning including identifying appropriate levels of service and demand;
- contribute towards reduction in demand for natural resources;
- consider adaptation and mitigation to climate change; and
- use the best available economically feasible technology, if applicable.

Projects that support the key actions identified as part of British Columbia's commitments under the Pan-Canadian Framework on Clean Growth and Climate Change may also be given additional priority.

The internal provincial review may include consideration of factors such as regional distribution of funding, previous funding, communities in need, and unmitigated project risks.

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