



AGENDA

**Agenda for the Regular Meeting of the Tahsis Village Council
to be held on March 16, 2021 in the Council Chambers
Municipal Hall, 977 South Maquinna Drive and by electronic means**

Remote access: To attend this meeting remotely via Zoom/ phone

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

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

**B. Introduction of
Late Items** None.

**C. Approval of the
Agenda**

**D. Petitions and
Delegations** None.

E. Public Input # 1

**F. Adoption of the
Minutes** 1 Minutes of the Regular Council Meeting held on March 2, 2021

2 Minutes of the Committee of the Whole Meeting held on March 2, 2021

- | | |
|----------------------------|---|
| G. Rise and Report | None. |
| H. Business Arising | None. |
| J. Council Reports | <ol style="list-style-type: none"> 1 Mayor Davis 2 Councillor Elder 3 Councillor Fowler 4 Councillor Llewellyn 5 Councillor Northcott |
| K. Bylaws | <ol style="list-style-type: none"> 1 Village of Tahsis Floodplain Management Bylaw No. 635, 2020. Adoption 2 Zoning Amendment Bylaw No. 636, 2021
First, Second and Third Reading |
| L. Correspondence | <ol style="list-style-type: none"> 1 Letter from Cathy Peters, BC Anti-human Trafficking Educator Re: February 22- National Human Trafficking Awareness Day. 2 Letter from Brian Frenkel, UBCM President Re: 2020 Resolution pulled from the endorse block and referred to UBCM Executive (EB19 Public Highway Designation for Resource Roads). 3 Letter from Jonathan X. Cote, Mayor of the City of New Westminster to Honourable Harry Bains, Minister of Labour and Honourable Melanie Mark, Minister of Tourism, Arts, Culture and Sport Re: Support for Laid off Hotel and Tourism Industry Workers. |
| M. New Business | <ol style="list-style-type: none"> 1 Chan Nowosad Boates Re: Village of Tahsis Audit Planning Report 2 1400 S. Maquinna Drive RE: Order to Comply 3 Report to Council Re: 2021 FireSmart Economic Recovery Regional Grant Application |
| N. Public Input #2 | |
| P. Adjournment | |



FEDERATION
OF CANADIAN
MUNICIPALITIES

FÉDÉRATION
CANADIENNE DES
MUNICIPALITÉS

Certificate of completion of The Federation of Canadian Municipalities' Climate Leadership Course for Elected Officials

PROUDLY PRESENTED TO

Sarah Fowler

FCM applauds the initiative and dedication of the abovementioned individual to their community and its climate resilience. Through the course, offered by the Municipalities for Climate Innovation Program (MCIP), this individual deepened their knowledge and skills as a climate leader.

Congratulations!

A handwritten signature in black ink, reading 'Garth Frizzell'.

February 2021

Garth Frizzell
FCM President



Minutes

<u>Meeting</u>	Regular Council
<u>Date</u>	02-Mar-21
<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 Cheryl Northcott Councillor Lynda Llewellyn	by video by video
<u>Staff</u>	Mark Tatchell, Chief Administrative Officer Shelley Debruyne, Administrative Coordinator Janet St-Denis, Corporate Services Manager	by video by video
<u>Guests</u>	Mairi Edgar, Manager of Regional Business Development , Cascadia Seaweed Bill Collins, Chairman, Cascadia Seaweed	by video by video
<u>Public</u>	3 members of the public	by phone/video

A. Call to Order

Mayor Davis called the meeting to order at 7:01 p.m.

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

B. Introduction of Late Items and Agenda Changes

Letter from John (Jack) Taylor, President Seniors Society Tahsis Re: Good Food Access Fund (GFAF) under correspondence as "L3".

Nootka Sound RCMP February 2021 Monthly Report under Business Arising as "H1".

C. Approval of the Agenda

Fowler/Elder: VOT 0087/2021

THAT the Agenda for the March 2, 2021 Regular meeting of Council be adopted as amended.

CARRIED

D. Petitions and Delegations

Mairi Edgar, Manager of Regional Business Development and Bill Collins, Chairman of Cascadia Seaweed Re: Cascadia Seaweed Presentation

Fowler/Elder: VOT 0088/2021

THAT this presentation be received.

CARRIED

Mairi Edgar, Manager of Regional Business Development, Cascadia Seaweed introduced Bill Collins, Chairman of Cascadia Seaweed. Bill Collins provided an extensive overview of seaweed farming and Cascadia Seaweed's operations. A question and answer period followed.

E. Public Input # 1

1. A member of the public inquired about the status of the pool, to which staff responded.
2. A member of the public asked about the frequency of seaweed harvests. Bill Collins responded.

1 F. Adoption of the Minutes

Minutes of the Regular Council Meeting held on February 16, 2021

Fowler/Elder: VOT 0089/2021

THAT the Regular Council meeting minutes of February 16, 2021 be adopted as presented.

CARRIED

2 Minutes of the Committee of the Whole Meeting held on February 16, 2021

Fowler/Elder: VOT 0090/2021

That the Committee of the Whole meeting minutes of February 16, 2021 be adopted as presented.

CARRIED

G. Rise and Report

At the February 22nd closed committee of the whole meeting, Council requested a

- 1 staff report describing and analysing options and considerations for a new fire hall be prepared.

- 2 Also at the February 22nd closed committee of the whole meeting, Council approved proceeding to offer for sale to the public the Village owned land parcel located at the foot of Wharf Street (legal description:

District Lot 443, Nootka Land District, SHOWN OUTLINED IN RED ON PL 1748R, PID 009-807-837)

H. Business Arising

- 1 Nootka Sound RCMP Re: Monthly Report to Council

"We are having issues with Spartree residents, however, some have moved and the rest should be moving within the next couple of weeks.

Mental Health concerns are still one of our top priorities in Tahsis.

The Marine section spent two nights in Tahsis, (Thursday and Friday night), which was helpful in controlling and looking after a few tasks. "

Fowler/Elder: VOT 0091/2021

THAT this Report to Council be received.

CARRIED

J. Council Reports

Mayor Davis (written report)

Last week, myself and the other North Island Mayors had a meeting with representatives from the Ministry of Forests regarding the bad deal that all our communities are getting ever since logging was separated from local job creation, back in the late 90's. Some mayors were lobbying for a cut of stumpage rates, to help fund the things we can no longer afford without grants, such as fire halls and other infrastructure. I spoke in favour of establishing a locally-based community forest, which could create some local jobs and bring some revenue back into our towns. It was noteworthy that the parliamentary secretary mentioned that he was lobbying for the same for his community in the Kootenays.

I have attended a few meetings out of town (virtually), where elections were held for key positions. I was elected Vice-Chair of First Nations Relations Committee and Chair of the Municipal Services Committee at the Regional District. I was also elected to the Board of Island Coastal Economic Trust. Their function is to award economic development grants to communities across Vancouver Island. I was also at the Regional Hospital board meeting, where budget discussions are occurring, along with debate on whether to expand the board's mandate to help fund non-core programs such as Extended Care Facilities in Small Communities, Addiction Outreach and also Mental Health Services. I also attended three days of seminars through the Federal Oceans Protection Plan Forum. Issues discussed included oil spills, biodiversity protection, tsunamis, climate change, derelict boat and enforcement issues. I also met with the our CAO and the CAO of the Regional District to discuss a new funding model to complete the Last Mile portion of the Connected Coast fibre optic cable that will be coming to Tahsis in 2022. Instead of Tahsis kicking in \$240,000 toward completion, the regional district will be financing it and then charging it back via subscription revenue.

Tahsis was just awarded a \$82,800.00 grant through the Provincial Community Economic Recovery Infrastructure Program. The project will construct benches and shelters around the village.

Councillor Northcott

No Report

Councillor Fowler (written report)

I have included the below email as my report, as a way to expanding understanding into LWD (Large Woody Debris) and researching in the watersheds of Nootka Sound. There was a monthly meeting of the NSWS on February 24th, at 7pm, where I was able to virtually meet Alex Heckles who will be self directing a study around Solutions for Steelhead.

I bring this up because on Sunday, while packing boxes for the Community Cupboard, I had a discussion about the labels reading "Steelhead Salmon" on canned fish being distributed to and by seniors at risk, couples and families. It is important for me personally to connect the study of fish habitat with food security at home. We have been seeing a growing need for emergency food support over the last year and have been working very hard to respond by increasing capacity to meet the increased demand.

Meetings I have attended since the last Regular Meeting of Council are listed below.

Feb. 17th, 11:00 am Climate Caucus Elected Call
 Feb. 18th, 10:00 am UBCM Convention Committee
 Feb. 18th, 5:00 pm Compassion Charter, Global Reads "Save Our City"
 Feb. 19th, 8:30 am UBCM Executive
 Feb. 22nd, 10:00 am Closed Committee Of The Whole
 Feb. 22nd, 11:00 am Climate All Caucus Call
 Feb. 22nd, 7:00 pm Tahsis Literacy Society Annual General Meeting
 Feb. 23rd, 1:00 pm Childcare Planning Guide For Local Governments
 Feb. 23rd, 7:00 pm CMES School Board Consultation
 Feb. 24th, 10:00 am Climate Leadership Course Part Two - Session Three
 Hypertech: Optimizing Your Social Media Strategy
 Feb. 24th, 2:30 pm Geothermal Peer Learning For Municipal Elected Officials
 Feb. 24th, 7:00 pm NSWS Monthly Meeting (Last Wednesday Of month)
 Feb. 25th, Go To Webinar BC Business Recovery Grant Program explained.
 March 1st, 12:00 pm Community Cupboard Weekly Delivery

Submitted Respectfully,

Attachment: email from Karenn Bailey Re: Announcement- Partial funding (provisional) for your summer 2021 field MSc. Ecological Restoration research targeting prior in-stream restoration structures/ side channel creation.

Councillor Elder (verbal report)

I have attended all the regular meetings.

Councillor Llewellyn (verbal report)

I have been working with a practicum student for the Health Network with the SRD, on a Feasibility Study for Affordable Rental Housing in Tahsis, with the help of Mark and Janet. Thank you both.

Today the survey was printed and posted on social media as well. Please encourage residents to fill out study on line if they are able, this will make it easier for our student who is working from Nanaimo.

There are printed copies distributed throughout Tahsis; the Hardware Store, Grocery Store, Village Office, Rec Centre and probably the Library.

Fowler/Elder: VOT 0092/2021

THAT the Council Reports be received.

CARRIED

K. Bylaws

1 Village of Tahsis Floodplain Management Bylaw No. 635, 2020.

First, Second and Third Reading

Fowler/Elder: VOT 0093/2021

THAT the Village of Tahsis Floodplain Management Bylaw No. 635, 2020 be received for consideration.

CARRIED

Fowler/Llewellyn: VOT 0094/2021

THAT the Village of Tahsis Floodplain Management Bylaw No. 635, 2020 receive a first reading this 2nd Day of March, 2021.

CARRIED

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

Fowler/Llewellyn: VOT 0095/2021

THAT the Village of Tahsis Floodplain Management Bylaw No. 635, 2020 receive a second reading this 2nd Day of March, 2021.

CARRIED

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

Fowler/Llewellyn: VOT 0096/2021

THAT the Village of Tahsis Floodplain Management Bylaw No. 635, 2020 receive a third reading this 2nd Day of March, 2021.

CARRIED

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

L. Correspondence

- 1 UBCM letter Re: 2021 CRI FireSmart Community Funding & Supports - Approval Agreement and Terms of Condition of Funding**

- 2 Ombudsperson British Columbia Re: Quarterly Report for October 1- December 31, 2020- Village of Tahsis.**

- 3 Community Food Centre Letter from John (Jack) Taylor, President Seniors Society Tahsis Re: Requesting the Village of Tahsis act as designated trustee to receive the award.**

Fowler/Elder: VOT 0097/2021

THAT these correspondence items be received.

CARRIED

Fowler/Elder: VOT 0098/2021

THAT correspondence item # 3 be pulled for discussion.

CARRIED

- 3 Community Food Centre Letter from John (Jack) Taylor, President Seniors Society Tahsis Re: Requesting the Village of Tahsis act as designated trustee to receive the award.**

The CAO spoke to this letter and a discussion followed.

Fowler/Elder: VOT 0099/2021

That the Village of Tahsis Council support the Tahsis Seniors Society in administering their Community Food Centres Canada Grant. The Village will act as the designated trustee to receive the grant funds and be responsible for the financial reporting.

CARRIED

M. New Business

- 1 None**

N. Public Input #2

None

Adjournment

Fowler/Elder: VOT 00100/2021

THAT the meeting be adjourned at 8:26 p.m.

CARRIED

Certified Correct this

16th Day of March, 2021

Chief Administrative Officer

Subject: FW: Announcement: Partial funding (provisional) for your summer 2021 field MSc. Ecological Restoration research targeting prior in-stream restoration structures/side channel creation (2003).

----- Forwarded message -----

From: **Karenn Bailey** <stewardshipcoordinator@nsws@gmail.com>

Date: Mon, Feb 1, 2021 at 9:54 AM

Subject: Announcement: Partial funding (provisional) for your summer 2021 field MSc. Ecological Restoration research targeting prior in-stream restoration structures/side channel creation (2003).

To: Alex Heckels <alexheckels@gmail.com>

Cc: Kim Ives <kives@bcit.ca>, Kent O'Neill <kent@thelodgeatgoldriver.ca>, Roger Dunlop <Roger.Dunlop@nuuchahnulth.org>, Mike McCulloch <Mike.McCulloch@gov.bc.ca>, Smith, Shona <Shona.Smith@dfo-mpo.gc.ca>, McNabb, Melanie <Melanie.McNabb@dfo-mpo.gc.ca>, Mario Cottone <mario.cottone@snrc.ca>, Morgan Hocking <mhocking@ecofishresearch.com>, Sarah Fowler <SFowler@villageoftahsis.com>, Paul Kutz <pkutz@westernforest.com>, <Erica.McClaren@gov.bc.ca>

Good morning Alex,

I am pleased to announce that at last week's Nootka Sound Watershed Society regular meeting the Board of Directors agreed to partially fund a contract position* for you.

Please note that this funding source is provisional, that is it is tied to the BCSRIF projects we have developed, and thus contingent on obtaining the BCSRIF grant. So you know, we are told this announcement may not be until May, but we will keep you apprised of details as they come in.

I am now on the hunt for the other half of what would be a full summer work term for you and have high hopes that our BCSRIF project proposal will be accepted.

The thought is your contract would be a blend of self-directed research for your MSc. Major Research Project and other field work alongside Solutions for Steelhead and Mowachaht/Muchalaht Fisheries individuals and teams that have summer season work planned in the Muchalaht River Watershed. This work would be complemented by other NSW activities/objectives like public outreach and research in other priority streams we have identified in our operating area, (like the Tahsis). This work plan will evolve as we see what S4S Task Force and NSW grants are announced (expected through March).

Roger Dunlop, RPBio (S4S), Mario Conte (SNRC) and I attended the 17 year old restoration site that is at the heart of your research last week.

I was surprised to see wired log structures still intact (right bank) protecting banks at high flows only (the river's thalweg has changed location), and the off channel habitat inundated and functioning (left bank). There is the question if this becomes isolated from the mainstem and thus stranding and killing fish at low water, and there is a significant amount of unconsolidated hillslope material (originating from a slide) that has in-filled a key section of this man-made water body complex. Roger has provided me with the original documents including the engineered drawings and related communications (Aquaterra Environmental, North West Hydraulics) and I have Shaw Hamilton's Overview and Level 1 Fish Habitat Assessment Otkwanch River (1997) in hand. The latter would provide the foundation for the summer contract work and the deliverable NSW would expect outside your self-directed research, and is tied to riparian silviculture treatments proposed in the upper Otkwanch and the computer modelling tool output and selection of priority steelhead sites to be ground truthed (Restoration Opportunities Report).

At the 2003 restoration site Roger Dunlop also trialed a live staking project.

Upon investigation, the rows of willows and dogwood placements have proven successful in meeting some objectives, and key observations such as browse highgrading (for icecream species) reduction over time are all worth documenting. I believe that the NSWS would be supportive of this information and the presentation of your MSc. research at such symposia as the River Restoration Northwest (<https://www.rrnw.org>) in 2022.

In late March there will be more live staking in the Oktwanch at the restoration site, on newly scoured gravel bars needing this treatment.

This funding envelope is from the Coastal Restoration Fund NSWS currently manages as part of the Silviculture for Salmonids program, the live staking pilot a subcomponent within that. This second staking pilot provides a way to integrate site-specific learning from the first installations into the second for even greater impact. It would be an excellent opportunity for you to attend if you could. Better yet, the entire BCIT MSc. and BSc. ER classes are invited to lend a hand, but owing to Covid I am unsure how this would be achieved. Your attendance is easily managed safely (accommodation isolation and following established in-field distancing procedures) and could pave the way for BCIT ER to establish an annual work party in the Muchalat River Watershed, just at the BCIT River's Institute has been partnered with Logan Lake for the multi-year research/work term program.

Alex, can you provide a little introductory bio and photo of yourself (see Amanda Booth's from last summer by following this link to our web site: <https://www.nootkasound.info/post/announcing-nootka-sound-watershed-society-intern-pskf-volunteer>) and plan to attend our NSWS regular meeting February 24th at 7 pm. I am in Vancouver starting February 5, let's plan to meet (socially distanced - I am on the North Shore) and discuss further, and I can give you the material I have from Roger and a copy of our BCSRIF proposal. Below are photos from our 2003 site walk through conducted last week. Enjoy.

Karenn Bailey, RBTech
Nootka Sound Watershed Society Stewardship Coordinator
604-970-0782

* as the Nootka Sound Watershed Society is not able to employ people owing to the nature of our society structure, and BCIT does not have a ER Co-op program at this time, this would be a self-employment opportunity and you would be responsible for your taxes, health insurance, etc., the details of which we can discuss later - but for transparently, I wanted to let you know this upfront. If an 'employment' opportunity did presented itself, you'd decide which is best for you, but at this time my research has not produced results here.



(looking u/s) slide material (Roger and Mario stand on) have in-filled a side channel



live staking over 15 years ago persists (despite browse) and traps sediment



(in-filled) side channel outlet delta (in front of KB) at spawning channel (looking d/s)



(2003) LWD installation undermined but offers some high flow support/deflection



cabled root wads and LWD (2003) persist deflecting high flow toward thalweg

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thanks for your time,
smf



Minutes

Village of Tahsis

Meeting	Committee of the Whole
Date	2 March, 2021
Time	1:00 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 video

Staff	Mark Tatchell, Chief Administrative Officer	
	Ian Poole, Director of Finance	by video
	Janet St-Denis, Corporate Services Manager	by video

Public	1 member of the public
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Call to Order

Mayor Davis called the meeting to order at 1:01 p.m.

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

Introduction of Late Items

Island Coastal Economic Trust (ICET) - Rural Business and Community Recovery Program under New Business as "M1".

Approval of the Agenda

Fowler: COW 0018/2021

THAT the Agenda for the March 2, 2021 Committee of the Whole Budget meeting be adopted as amended.

CARRIED

H. Business Arising	1	Draft#2 2021 Operations Budget and 2021-2025 Capital Plan
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Fowler: COW 0019/2021

THAT this presentation be received.

CARRIED

The Director of Finance walked Council through the revised operating budget highlighting the changes from the original draft. There was a lengthy discussion on the water and sewer rates. In the next iteration of the operating budget, will include two options for increasing the utility rates to cover the full cost of operating the utilities.

The Director of Finance spoke to the need to revise the prior years operating surplus.

Mayor: COW 0020/2021

THAT Council recess for a short break.

CARRIED

Fowler: COW21/2021

THAT Council reconvene.

CARRIED

The revised 2021 -2025 Capital Plan was reviewed in detail.

Council discussed options for addressing the capital plan deficit. Staff will prepare another version for the April 6th budget meeting.

**M. New
Business**

1

Island Coastal Economic Trust (ICET) - Rural Business and Community Recovery Program

The CAO spoke to the details of the program. A discussion followed.

Fowler: COW 0022/2021

THAT this information be received.

CARRIED

Davis: COW 0023/2021

THAT an application to the Rural Business and Community Recovery Program under ICET be made in order to establish a social media marketing initiative for eco-tourism promoting Tahsis and the regional natural attributes.

CARRIED

Adjournment

Fowler : COW 0024/2021

THAT the meeting adjourn at 3:54 p.m.

CARRIED

Certified correct this
16th of March, 2021

Corporate Officer



A BYLAW TO ESTABLISH FLOODPLAINS, CONSTRUCTION LEVELS IN FLOODPLAINS, AND SETBACKS FOR LANDFILL AND STRUCTURES IN FLOODPLAINS

WHEREAS Section 524 of the **Local Government Act** allows a local government to designate land as a floodplain; specify the flood level for that floodplain; and specify setbacks for landfill or structural supports within the floodplain;

AND WHEREAS the Village of Tahsis has considered the Provincial Guidelines;

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

Short Title

1. This bylaw may be cited for all purposes as the “Village of Tahsis Floodplain Management Bylaw No. 635, 2020”.

Application

2. This Bylaw applies only to those areas of the Village to which a bylaw adopted under Section 524 (3) of the **Local Government Act** applies.

Interpretation

3. For the purpose of this bylaw:

Bylaw Enforcement Officer means persons employed or appointed under s. 36 of the Police Act (RSBC 1996, Ch. 367) from time to time by the Council.

Designated Flood means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate streamflow data available.

Designated Flood Level means the observed or calculated elevation for the Designated Flood and is used in the calculation of the Flood Construction Level.

Flood Construction Level means the Designated Flood Level plus the allowance for Freeboard and is used to establish the elevation of the underside of a wooden floor system or top of a concrete slab for any Habitable Area as measured from the natural boundary of a watercourse or the sea. In the case of a Mobile Home the Designated Flood Level is the Flood Construction Level for the top of the Pad.

Freeboard means a vertical distance added to the Designated Flood Level and is used to establish the Flood Construction Level.

Habitable Area means any room or space within a building or structure, which can be used for human occupancy, commercial sales, or storage of goods, possessions, or equipment (including furnaces) that would be subject to damage if flooded.

Landfill means the placement of sand, gravel, earth, rock or any combination thereof placed or deposited by persons to raise the level of the ground but does not include building or construction debris.

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 *Manufactured Home Act*, and complies with the specifications for manufactured homes set out in the Manufactured Home Regulation B.C. Regulation 441/2003.

Natural Boundary means the visible high water mark of any lake, river, stream, the sea or other body of water where the presence and action of the water are 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, the sea or other body of water a character distinct from that of the banks thereof, in respect of vegetation, as well as in respect to the nature of the soil itself. In addition, the Natural Boundary includes the best estimate of the edge of dormant or old side channels and marsh areas as confirmed by a BCLS.

Pad means a surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a Mobile Home, or other Habitable Area.

Professional Engineer means a person who is registered or licensed under the provisions of the Engineers and Geoscientists Act.

Village means the Village of Tahsis.

Sea means the Tahsis Inlet.

Setback means the required minimum distance, measured horizontally, that a structural support or landfill, required to elevate a floor system or Pad above the Designated Flood Level, must be separated from the Natural Boundary to maintain a floodway and to allow for potential erosion.

Stream means:

- (a) a natural watercourse, including a natural glacier course, or a natural body of water, whether or not the stream channel of the stream has been modified, or
- (b) a natural source of water supply,

including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether or not usually containing water, including ice, but does not include an aquifer.

Severability

4. If any Section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid, shall not affect the validity of the remaining portions of the Bylaw.

Enforcement

Every person who violates any provision of this Bylaw; causes or permits an act or thing to be done in violation to any provision of this Bylaw; neglects or omits to do anything required by this Bylaw; or fails to comply with an order, direction or notice made or delivered under this Bylaw commits an offence and is liable, upon conviction, to the penalties prescribed under this Bylaw and the **Offence Act**.

5. The Bylaw Enforcement Officer may enter, at all reasonable times, upon any premises to inspect and determine whether all regulations, prohibitions and requirements are being met, in accordance with Section 16 of the **Community Charter**.
6. Any person who violates any provision of this bylaw shall, upon summary conviction, be liable to a penalty of up to \$5,000.00 per offence.
7. Each day that an offence occurs constitutes a separate offence.

No Representations

8. By the enactment, administration or enforcement of this Bylaw, or the granting of a site-specific exemption, the Village does not represent to any person that any building or structure, including a Mobile Home, located, constructed, or used in accordance with the regulations of this Bylaw or in accordance with any

advice, information, direction, or guidance provided by the Village in the course of administration of this Bylaw will not be damaged by flooding.

General Prohibitions

9. No person shall construct, build, erect, or place, or allow to be built, erected, or placed any building or structure contrary to the provisions of this bylaw.

Floodplain Designations

10. The following lands are designated as flood plain.

- a. Land identified as floodplain on Schedule "A" the Tahsis and Leiner River 2100 Floodplain Map (prepared in 2019), forming part of this bylaw.
- b. Land within the floodplain Setbacks specified in Section 12 of this Bylaw.
- c. Land lower than the Flood Construction Levels specified in Section 13 of this bylaw.

Setback Requirements

11. Unless specified elsewhere in this Bylaw, and subject to Section 524 (6) of the ***Local Government Act***, no landfill or portion of a landfill slope, or structural support required to support a floor system or Pad above the Designated Flood Level, shall be constructed, reconstructed, moved, extended or located:

- a. within thirty (30) metres from the Natural Boundary of the Tahsis and Leiner Rivers
- b. within fifteen (15) metres from the Natural Boundary of McKelvie, Ubedam and Extravagant Creeks, or any other Watercourse including a lake, marsh, or pond;
- c. within thirty (30) metres from the Natural Boundary of the sea.

Flood Construction Level

12. Subject to Section 524 (6) of the ***Local Government Act***, no building, structure (including a Mobile Home), or any part thereof, shall be constructed, reconstructed, moved, extended, or located, where the underside of any wooden floor system or top of a slab or Pad of any Habitable Area is located below:

- a. the Flood Construction Level for a specific parcel, as determined by interpolation from those flood construction levels shown for land identified as floodplain on:
 - i. The "1:200 Year Storm Event" as outlined on the Tahsis and Leiner

Rivers 2100 Floodplain Map Schedule "A" attached to and forming part of this Bylaw;

or where such mapping is not available, the maximum elevation of;

- b. three (3) metres above the Natural Boundary of the Tahsis and Leiner Rivers, where that land is within a distance of 200 metres of that Watercourse; and,
 - c. one and one half (1.5) metres above the Natural Boundary of McKelvie, Ubedam or Extravagant Creeks, or any other Watercourse, as well as a lake, a marsh or a swamp where that land is within a distance of 100 metres of that Watercourse, a lake, a marsh or a swamp.
 - d. An elevation of five and one third (5.3) metres geodetic.
13. Subject to Section 13 of this Bylaw the required elevation may be achieved by structural elevation of the said Habitable Area, and/or by the placement of compacted landfill on which any building or structure is to be located. Any structural support or compacted landfill shall be protected from scour and erosion, and an engineer must certify the suitability of the landfill or structure as safe for the intended use.

General Flood Construction Level Exemptions

14. Section 524 (6) (a) of the ***Local Government Act*** and Section 13 of this Bylaw do not apply to:
- a. a renovation of an existing building or structure that does not involve an addition or expansion of habitable space under the flood construction level;
 - b. an addition to a building or structure, at the original non-conforming floor elevation, that would increase the size of the building or structure by less than 25 % of the ground floor area that was existing on March 16, 2021;
 - c. a building or that portion of a building to be used as a garage, carport, or storage building not used for the storage of goods damageable by flood waters, toxic materials, or materials that may contaminate the environment;
 - d. on-loading and off-loading facilities associated with water-oriented industry and portable sawmills provided the main electrical switchgear is placed above the Flood Construction Level;
 - e. that portion of a building used as crawl space (not exceeding 1.5 metres in height);
 - f. recreation shelters, stands, campsite washrooms and washhouses, and other outdoor recreation facilities not susceptible to flood damage;

- g. farm buildings other than dwelling units and closed sided livestock housing;

Site Specific Exemption Applications

15. Pursuant to Section 524 (7) of the **Local Government Act** a person may make application to Council to exempt a specific parcel of land or a use, building or other structure on that parcel of land, from Section 524 (6) of the **Local Government Act** and this bylaw provided that a complete application is made to the Bylaw Enforcement Officer on the application form prescribed by the Bylaw Enforcement Officer.
16. The Council of the Village of Tahsis may exempt a person from the application of Section 524 (6) of the **Local Government Act** or this Bylaw, in relation to a specific parcel of land or a use, building or other structure on the parcel of land where:
 - a. the Council considers the proposed exemption advisable;
 - b. a Professional engineer or geoscientist with experience in geotechnical engineering certifies that the property can be safely used for the intended use and, if applicable, that can reasonably be protected from a 1 in 200-year flood can be achieved; or,
 - c. the professional engineer or geoscientist providing the certification required under Section 16.b. of this Bylaw, provides a Flood Hazard and Risk Assurance Statement and information identified in EGBC Appendix I - Legislated Flood Assessments in a Changing Climate in BC, as amended from time to time; and
 - d. the owner grants a restrictive covenant under Section 219 of the Land Title Act respecting the use and development of the land which includes an indemnity in favour of the Village to indemnify and save harmless the Village against any loss or damage with respect to the flooding to the property, or flood damage to the land, structures, and contents thereof, or any injury (including death) to any person or animal arising from the flooding of the property or flood damage to the land.

***Schedule "A" - Tahsis and Leiner Rivers 2100 Floodplain Map
(prepared in 2019)***

READ a first time this 2nd day of March, 2021

READ a second time this 2nd day March, 2021

READ a third time this 2nd day of March, 2021

Reconsidered, Finally Passed and Adopted this _____ day of

_____, 2021

MAYOR

CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 630, 2020 duly passed by the Council of the Village of Tahsis on this

_____ day of _____, 2021.

CORPORATE OFFICER



Legend

- River Flood Isolines and FCL (0.3m Freeboard)
- Contours
- 1:200 Year Storm Event (Year 2100)
- Municipal Boundary
- Parcels

Use and Limitations of Floodplain Map:

1 – Under the provisions of the Flood Hazard Statutes Amendment Act, 2003 (Bill 56), local governments have the role and responsibility for making decisions about local floodplain development practices, including decisions about floodplain bylaws within their communities. Information on floodplain management guidelines can be found in the BC Flood Hazard Area Land Use Management Guidelines.

2- Users must note the dates of base mapping, aerial photography, ground or bathymetric surveys and issue of mapping relevant to dates of development in the map area. Subsequent developments or changes within the floodplain or channel will affect flood levels and render site-specific map information obsolete.

3 – The accuracy of the location of a floodplain boundary as shown on this map is limited by the base topography.

4 – The floodplain limits are not established on the ground by legal survey. A site survey is required to reconcile property location, ground elevations and designated flood level information. Building and floodproofing elevations should be based on field survey and established benchmarks.

5 – Flooding may still occur outside the defined floodplain boundary and the local government does not assume any liability by reason of the failure to delineate flood areas on this map.

6 – The required or recommended setback of buildings from the natural boundaries of watercourses to allow for the passage of floodwaters and possible bank erosion is not shown. This information is available from the local government. In addition, site-specific setbacks from the floodplain limit must be considered.

7 – Flood construction level is based on a global sea level rise of 1 m by the year 2100. May need to be revised in the future – see accompanying report dated June 30, 2019.

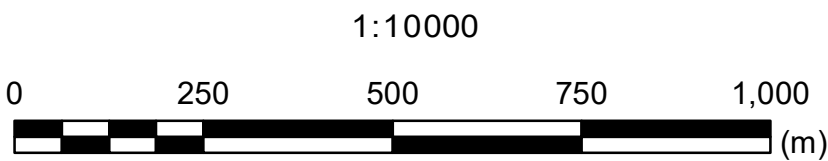
8 – All development along the coast of the Tahsis Inlet and within the municipal boundary shall build to the recommended Flood Construction Level (FCL) per the requirements of the Climate Change Adaptation Guidelines for Sea Dikes and Coastal Flood Hazard Land Use Guidelines for Management of Coastal Flood Hazard Land Use, Ausenco Sandwell, 2011.

Notes on Map Data:

A – ESRI Imagery Basemap, July 2013

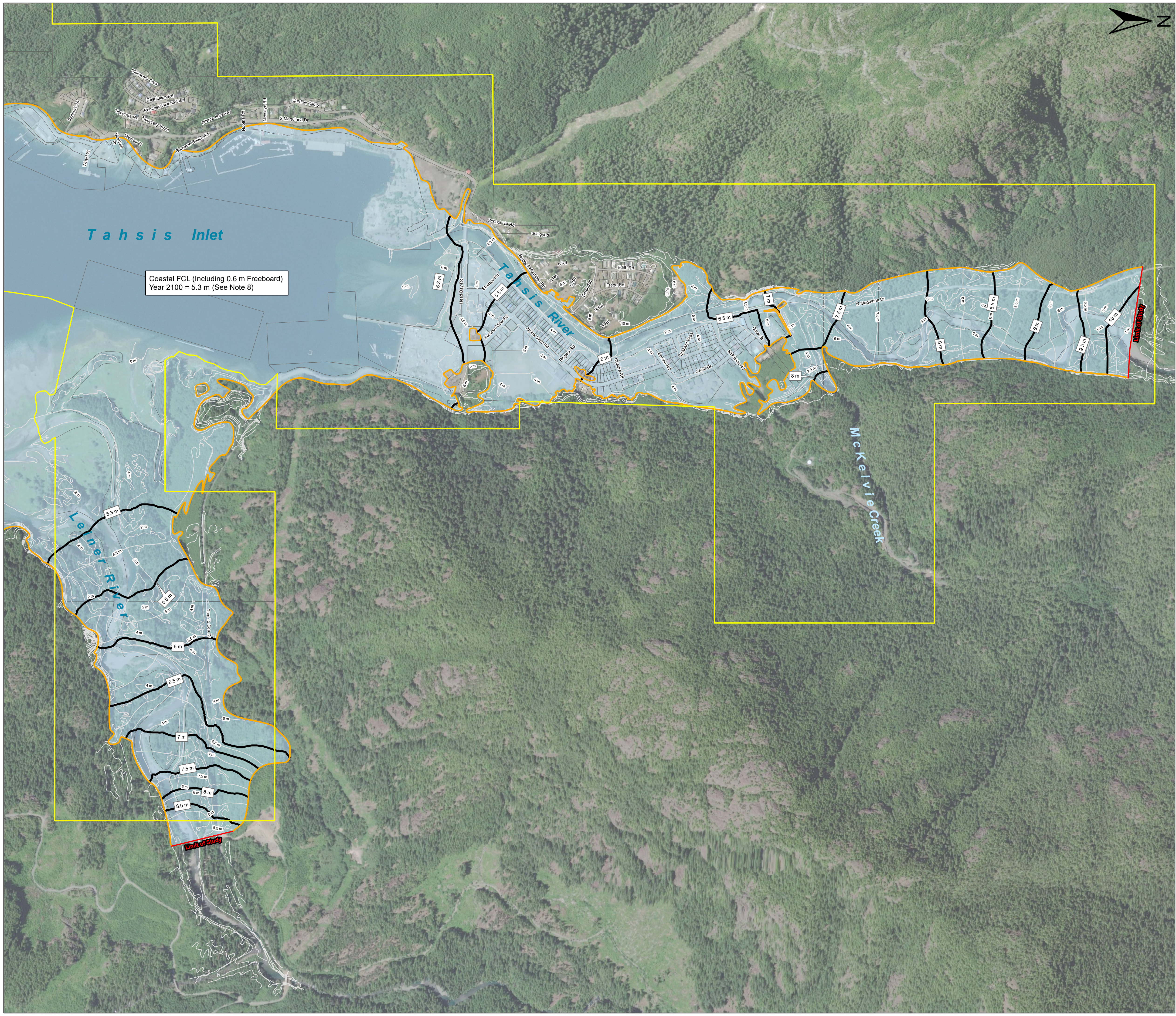
B – 1 m contours derived from LIDAR collected by McElhanney (December 2018)

Key Map



Project No.	Date	Drawn By
2221-49140-2010	January 12, 2021	CF

Village of Tahsis
Tahsis and Leiner River
2100 Floodplain Map





VILLAGE OF TAHSIS

ZONING AMENDMENT BYLAW No. 636, 2021

A BYLAW TO AMEND THE VILLAGE OF TAHSIS ZONING BYLAW No. 630, 2020 TO ZONE AN UNZONED PARCEL WITHIN THE MUNICIPAL BOUNDARY

WHEREAS it is deemed to be in the public interest to zone an unzoned parcel described below and attached;

NOW THEREFORE, the Council of the Village of Tahsis, in open meeting assembled, hereby enacts the following amendment to Zoning Bylaw No. 630, 2020 as follows:

1. **Citation**

- 1.1 This bylaw may be known and cited for all purposes as the “Zoning Amendment Bylaw No. 636, 2021”.

PART A - MAP AMENDMENT

1. That Part of District Lot 443, Nootka District, shown outlined in red on PL 1748R, and as coloured in green on the map attached as Schedule “A” of this Bylaw be zoned to Commercial C-1.

READ a first time this 16th day of March, 2021

READ a second time this 16th day of March, 2021

READ a third time this 16th day of March, 2021

Reconsidered, Finally Passed and Adopted this 6th day of April, 2021

MAYOR

CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 636, 2021 duly passed by the Council of the Village of Tahsis on this 6th day of April, 2021.

CORPORATE OFFICER

Meares St

Seaside RV Park

DFO
Residence
1288

Parking
Lot

W
Post
Office

1311 Marine Center Boat Launch

Index
Time
Grid 387

Gov't Wharf

RECEIVED

MAR - 3 2021

March 1, 2021

Dear Mayor Martin Davis and Tahsis Village Council,

FEBRUARY 22 is NATIONAL HUMAN TRAFFICKING AWARENESS DAY.

My name is Cathy Peters and as a private citizen I have been raising awareness regarding **Human Sex Trafficking, Sexual Exploitation and Child Sex Trafficking in British Columbia** to BC politicians (Civic, Provincial and Federal), police agencies and to the public for the past 7 years.

You may be aware of my advocacy. I had a booth at UBCM Vancouver Convention in 2019, "**An Anti-Human trafficking Initiative**".

I was a former inner city "life skills" high school teacher 40 years ago where my focus was to keep students out of gang life and the sex industry.

Due to **globalization, an unregulated internet, limited law enforcement and lack of prevention education**, the sex industry has grown rapidly and is specifically targeting the vulnerable, Indigenous, LGBTQ2, youth at risk, new migrants, runaway youth, youth in care, disabled and any girl under 14 years of age. Some boys are targeted as well. No community is immune.

The media narrative in BC is that "sex work" is legitimate as a choice and a job. However, there is "another side" that is not being reported. I speak for the voiceless; the 95%, who are coerced, tricked, manipulated, forced and lured into the sex industry. It is not a choice or a job.

Please view my new website: www.beamazingcampaign.org. Page 2 has two teaching video workshops; one for parents and one for youth.

I have worked on a Federal (paper) petition with a sponsoring BC MP. If you would like a copy of it please contact me.

ASK: to present to City Council and/or City Hall staff.

I have included useful resource information in this package. For background information refer to the **TIP (Trafficking in Persons) 2020 report** from the USA State Department that gives an assessment of 185 countries in the world. The summary on Canada is important to read. Ontario has been cited as best practices globally; BC is decades behind any province in addressing this crime.

Please contact me if you support my advocacy and forward my name and information to stakeholders in your area. CoVid has exacerbated the problem since the luring is taking place online and youth have more unsupervised screen time.

I look forward to hear from you.

Sincerely, Cathy Peters

BC anti-human trafficking educator, speaker, advocate

1101-2785 Library Lane, North Vancouver, BC V7J 0C3

Email: ca.peters@telus.net

www.beamazingcampaign.org

Phone: 604-828-2689

SEX TRAFFICKING is a **BOOMING** industry

DEFINED:

SEX TRAFFICKING occurs when someone uses force, fraud or coercion to cause a commercial sex act with an adult or causes a minor to commit a commercial sex act. A

COMMERCIAL SEX ACT includes prostitution, pornography and sexual performance done in exchange for any item of value, such as money, drugs, shelter, food or clothes.

It thrives because there is serious demand.

Buyer: fuels the market with their money

Trafficker/pimp: exploits victims to earn revenue from buyers

Victim: includes both girls and boys who are bought and sold for profit

Traffickers find victims through: Social network, Home/neighborhood, clubs or bars, internet, school,

And lure them through promises: Protection, Love, Adventure, Home, Opportunity.

TRAFFICKERS USE: FEAR, VIOLENCE, INTIMIDATION, THREATS

to ensure compliance and meet demand.

(now 12-14 years)

The **common age** a child enters sex trafficking is **14-16**; too young and naïve to realize what's happening.

Society may call it **PROSTITUTION**, but Federal Law calls it **SEX TRAFFICKING**.

Because of social stigma or misinformation, victims go:

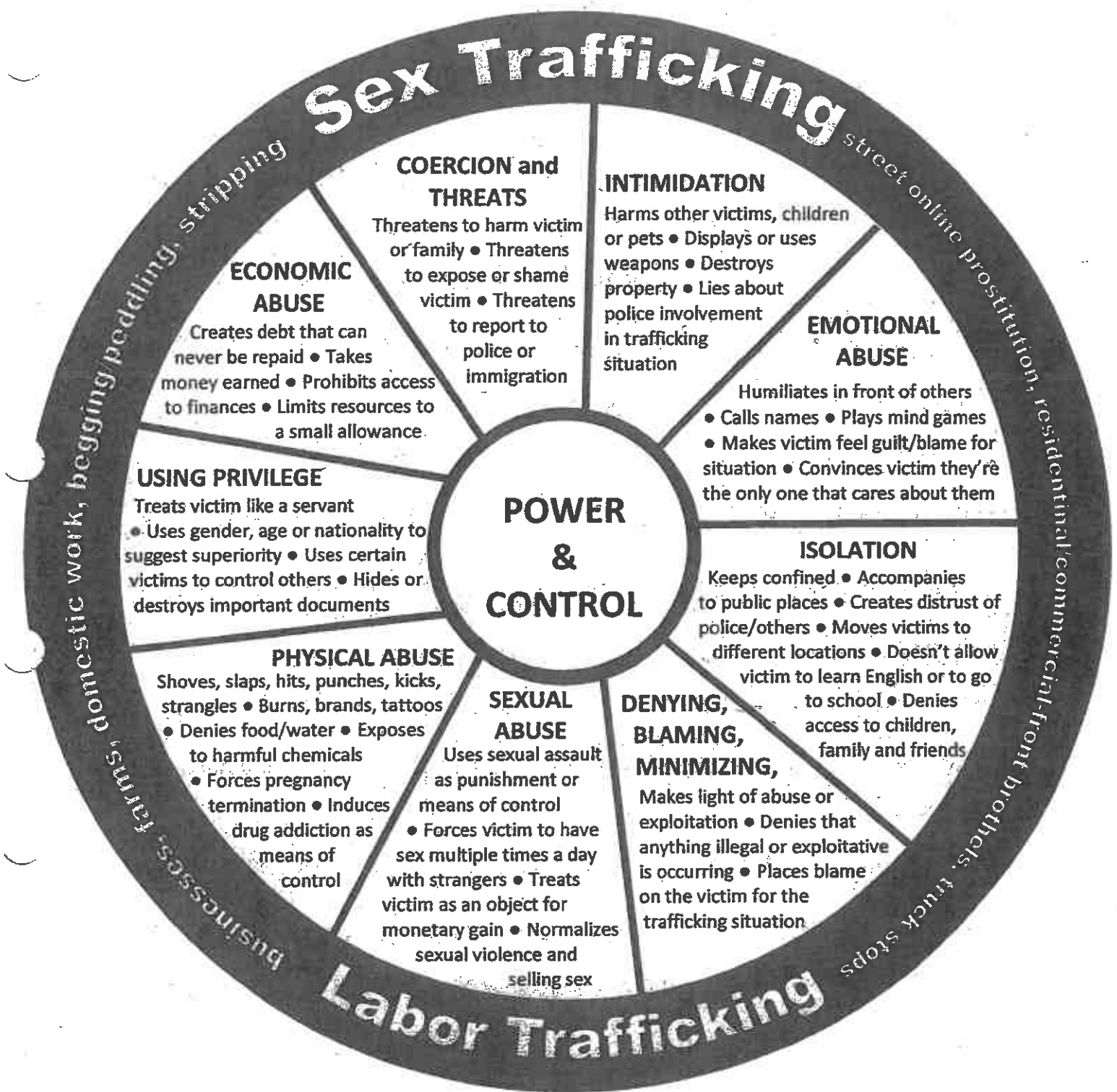
UNIDENTIFIED (silenced by fear and the control of the trafficker),

MISIDENTIFIED (pigeonholed into treatment for only surface issues).

So

Sex trafficked children are instead treated for:

drug abuse, alcohol abuse, domestic violence, delinquency, teenage pregnancy, STDS, abortion...all masking the true need...FREEDOM.



This wheel was adapted from the Domestic Abuse Intervention Project's Duluth Model Power and Control Wheel, available at www.theduluthmodel.org

Polaris Project | P.O. Box 53315, Washington, DC 20009 | Tel: 202.745.1001 | www.PolarisProject.org | Info@PolarisProject.org

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This publication was made possible in part through Grant Number 90XR0012/02 from the Anti-Trafficking in Persons Division, Office of Refugee Resettlement, U.S. Department of Health and Human Services (HHS). Its contents are solely the responsibility of the authors and do not necessarily represent the official views of the Anti-Trafficking in Persons Division, Office of Refugee Resettlement, or HHS.

10 strategies for cities and municipalities to consider:

Key: It is unacceptable for women and children to be bought and sold in a modern equal society.

1. Learn about the issue; Google “thetraffickedhuman.org”, read “Invisible Chains” by Benjamin Perrin, “Pornland” by Dr. Gail Dines (world expert on porn research). Have staff take the BC OCTIP (Office to Combat Trafficking in Persons) **free online course**. Encourage police to take HT course on the Police Knowledge Network.
2. Incorporate the United Nations 4 Pillars in a local strategy to stop Human trafficking/sexual exploitation: **Prevention, Protection, Prosecution, Partnerships**.
3. **Prevention:** raise awareness in community. “Education is our greatest weapon”. ie. Children of the Street Society does school and community programs. Encourage “Men End exploitation” movements: ie. Moosehide Campaign, Westcoast Boys Club Network. Support porn addiction services for youth; ie “Fightthenewdrug” program recognizing the public health effects to youth of viewing violent sexual material.
4. Use communications to support a cultural mindshift. Ontario has “Saving the girl next door program”, the RCMP has the “I’m Not for Sale” campaign. King County (Seattle) has “Buyer Beware” program. **Protection:** help victims, have exit strategies in place for them, consider 24-7 “wrap-around programs” ie. Salvation Army “Deborah’s Gate”, Covenant House, Servants Anonymous, Union Gospel Mission.
5. **Prosecution:** increase policing budget, training and priorities. Have “john” deterrents in place, **enforce the law; “Protection of Communities and Exploited Persons Act” which addresses “demand”** ie. perpetrators, johns, buyers of commercially paid sex.
6. **Train community stakeholders: Health care workers, fire department, municipal business licensing managers** to recognize human trafficking/sexual exploitation ie. Fraser Health Authority has a human trafficking protocol, Surrey Fire department is trained to recognize HT indicators. Train judges/criminal justice system.
7. **Partnerships: Collaboration:** with other cities and municipalities at local government associations, Police agencies and RCMP, 3 levels of government (civic, provincial, federal); UBCM, FCM with Resolutions.
8. No decriminalization of prostitution because the vulnerable (aboriginal girls/women, youth, children) in our communities will be targets to be lured, groomed and exploited for the sex trade. In the global sex trade today, which we are a part of, there is no demarcation between prostitution and trafficking. **Goal: safe, healthy, working, vibrant communities.**

CANADIAN FEDERAL LAW:

“The Protection of Communities and Exploited Persons Act”

1. **Targets the demand** by targeting the buyer of sex; the predator, pimp, trafficker, john are criminalized 2. Recognizes the seller of sex is a victim; usually female and is not criminalized 3. Exit strategies put in place to assist the victim out of the sex trade.

UBCM RESOLUTIONS September 2015:

B53

HUMAN TRAFFICKING; NCLGA Executive

WHEREAS human trafficking is a real and devastating issue in British Columbia; AND WHEREAS significant work & research has been done as of late to aid in the prevention and prosecution of human trafficking throughout Canada:

THEREFORE BE IT RESOLVED that UBCM call on the RCMP, local police forces and local governments to work collaboratively in order to implement the recommendations found within the National Task Force on Sex Trafficking of Women and Girls in Canada's recent report ("NO MORE' Ending Sex -Trafficking In Canada") as well as the Province of British Columbia's "Action Plan to Combat Human Trafficking."
 ENDORSED BY THE NORTH CENTRAL LOCAL GOVERNMENT ASSOCIATION
 UBCM RESOLUTIONS COMMITTEE RECOMMENDATION

B80

RAPE CULTURE IN CANADA; NCLGA Executive

WHEREAS sexual assaults continue to be committed across Canada, and victims are of every age, race, income and gender;

AND WHEREAS sexual assaults are under reported, and prosecution and conviction rates are low:

THEREFORE BE IT RESOLVED that UBCM advocate for an intergovernmental task force to be convened to determine the steps needed to erase the "rape culture" that is pervasive in schools, universities, workplaces and elsewhere across Canada;
 AND BE IT FURTHER RESOLVED that the task force be mandated to elicit testimony from victims in order to determine the steps needed to improve the reporting, arrest and conviction rates across Canada.

ENDORSED BY THE NORTH CENTRAL LOCAL GOVERNMENT ASSOCIATION
 UBCM RESOLUTIONS COMMITTEE RECOMMENDATION

CHAPTER 25

An Act to amend the Criminal Code in response to the Supreme Court of Canada decision in *Attorney General of Canada v. Bedford* and to make consequential amendments to other Acts

[Assented to 6th November, 2014]

Preamble

Whereas the Parliament of Canada has grave concerns about the exploitation that is inherent in prostitution and the risks of violence posed to those who engage in it;

Whereas the Parliament of Canada recognizes the social harm caused by the objectification of the human body and the commodification of sexual activity;

Whereas it is important to protect human dignity and the equality of all Canadians by discouraging prostitution, which has a disproportionate impact on women and children;

Whereas it is important to denounce and prohibit the purchase of sexual services because it creates a demand for prostitution;

Whereas it is important to continue to denounce and prohibit the procurement of persons for the purpose of prostitution and the development of economic interests in the exploitation of the prostitution of others as well as the commercialization and institutionalization of prostitution;

Whereas the Parliament of Canada wishes to encourage those who engage in prostitution to report incidents of violence and to leave prostitution;

And whereas the Parliament of Canada is committed to protecting communities from the harms associated with prostitution;

Now, therefore, Her Majesty, by and with the advice and consent of the Senate and House of Commons of Canada, enacts as follows:

SHORT TITLE

1. This Act may be cited as the *Protection of Communities and Exploited Persons Act*.

Short title

CHAPITRE 25

Loi modifiant le Code criminel pour donner suite à la décision de la Cour suprême du Canada dans l'affaire *Procureur général du Canada c. Bedford* et apportant des modifications à d'autres lois en conséquence

[Sanctionnée le 6 novembre 2014]

Préambule

Attendu :

que le Parlement du Canada a de graves préoccupations concernant l'exploitation inhérente à la prostitution et les risques de violence auxquels s'exposent les personnes qui se livrent à cette pratique;

que le Parlement du Canada reconnaît les dommages sociaux causés par la chosification du corps humain et la marchandisation des activités sexuelles;

qu'il importe de protéger la dignité humaine et l'égalité de tous les Canadiens et Canadiennes en décourageant cette pratique qui a des conséquences négatives en particulier chez les femmes et les enfants;

qu'il importe de dénoncer et d'interdire l'achat de services sexuels parce qu'il contribue à créer une demande de prostitution;

qu'il importe de continuer à dénoncer et à interdire le proxénétisme et le développement d'intérêts économiques à partir de l'exploitation d'autrui par la prostitution, de même que la commercialisation et l'institutionnalisation de la prostitution;

que le Parlement du Canada souhaite encourager les personnes qui se livrent à la prostitution à signaler les cas de violence et à abandonner cette pratique;

que le Parlement du Canada souscrit pleinement à la protection des collectivités contre les méfaits liés à cette pratique,

Sa Majesté, sur l'avis et avec le consentement du Sénat et de la Chambre des communes du Canada, édicte :

TITRE ABRÉGÉ

Forensic Nursing Service @ Fraser Health

Fraser Health Authority has designed a **Human Trafficking Screening Protocol**, with the following sample questions:

What type of work do you do?

Can you leave your job or situation if you want?

Can you come and go as you please?

Have you been threatened if you try to leave?

Have you been physically harmed in any way?

What are your working or living conditions like?

Where do you sleep and eat?

Do you sleep in a bed, cot or on the floor?

Have you been deprived of food, water, sleep or medical care?

Do you have permission to eat, sleep or go to the bathroom?

Are there locks on your doors and windows so you cannot get out?

Has anyone threatened your family?

Has your identification for documentation been taken from you?

Is anyone forcing you to do anything that you do not want to do?

Evaluation of safety: Are you feeling safe right now? Is it safe for me to talk to you? Do you have any concerns for your safety? Is there anything I can do for you?

INDICATORS OF HUMAN TRAFFICKING AND SEXUAL EXPLOITATION

Recognizing potential red flags and knowing the indicators of human trafficking is a key step in identifying more victims and helping them find the assistance they need.

Common Work and Living Conditions: The individual(s) in question:

Is not free to leave or come and go as he/she wishes. Is under 18 and is providing commercial sex acts. Is in the commercial sex industry and has a pimp / manager. Is unpaid, paid very little, or paid only through tips. Works excessively long and/or unusual hours. Is not allowed breaks or suffers under unusual restrictions at work. Owes a large debt and is unable to pay it off. Was recruited through false promises concerning the nature and conditions of his/her work. High security measures exist in the work and/or living locations (e.g. opaque windows, boarded up windows, bars on windows, barbed wire, security cameras, etc.)

Poor Mental Health or Abnormal Behavior

Is fearful, anxious, depressed, submissive, tense, or nervous/paranoid. Exhibits unusually fearful or anxious behavior after bringing up law enforcement. Avoids eye contact.

Poor Physical Health

Lacks health care. Appears malnourished. Shows signs of physical and/or sexual abuse, physical restraint, confinement, or torture.

Lack of Control

Has few or no personal possessions. Is not in control of his/her own money, no financial records, or bank account. Is not in control of his/her own identification documents (ID or passport). Is not allowed or able to speak for themselves (a third party may insist on being present and/or translating)

Other

Claims of just visiting and inability to clarify where he/she is staying/address. Lack of knowledge of whereabouts and/or do not know what city he/she is in. Loss of sense of time. Has numerous inconsistencies in his/her story.

This list is not exhaustive and represents only a selection of possible indicators. Also, the red flags in this list may not be present in all trafficking cases and are not cumulative. Learn more at www.traffickingresourcecenter.org.

Child Sex Trafficking in BC

Buying and selling children for sex is one of the fastest growing crimes in Canada, and it is happening in communities across BC.

Globalization, unregulated technology, lack of law enforcement and inadequate prevention education is allowing this crime to grow globally.

Human sex trafficking (HT) involves the recruitment, transportation or harbouring of people for the purpose of exploitation through the use of force, coercion, fraud, deception or threats against the victim or person known to them. It is known as modern day slavery. According to the US State department's annual global report on trafficking in persons (TIP), Canada is a source, transit and destination for sex trafficking. (<https://www.state.gov/j/tip/rls/>)

Child sex trafficking is a lucrative crime. It has low costs and huge profits; a trafficker can make \$280,000 per victim, per year. The average age of entry into prostitution in Canada is 12-14 years of age, although traffickers are known to target younger children. Traffickers seek young victims both to service the demand for sex with those who look young, and because these victims are easier to manipulate and control.

The biggest problem in Canada is that people do not know there is a problem; therefore, child sex trafficking is expanding in the dark. Every child can be a target and a potential victim, but learning about this issue is the first step.

Five things that parents can do to help prevent their children from being lured into sex trafficking:

1. Set a high standard of love within your home

The way you define and express love shapes your children's self-image, confidence and opinions of future relationships. Treat them the way you want their future partners to treat them. Help them to distinguish between real love and empty promises or cheap gifts.

2. Talk to your children about sexual abuse

According to the US Department of Justice, someone in the US is sexually assaulted every two minutes, of which 29% are between the ages of 12-17. Let your children know that if anyone has or ever does hurt them, they can talk to you. This is the most important thing you can say. Don't assume they have not been hurt by sexual violence before. Leave the door open for your child to talk about past circumstances that they haven't shared with you.

3. Talk to your children about sex trafficking

Discuss ways children and teens are targeted for sex trafficking. Let them know that traffickers specifically try to woo young girls and boys with promises of a better life – whether it's promises of love and attention, or promises of nice things and trips. Traffickers can be male or female, even classmates. Traffickers may even use kids to recruit other kids.

4. Talk to your children about the dangers of social media

It is important to provide practical safety tips, such as: don't share personal information on the internet; don't accept Facebook requests from unknown people; NEVER share naked photos of yourself with anyone; and tell a parent or a trusted adult if you feel threatened or uncomfortable online. Children also need help defining friendships. Teach them that a friend is not someone you met yesterday and that a "friend" on Facebook is not the same thing as a friendship.

5. Pay attention to your children

Monitor your children's social media accounts. Look for ways to meet their friends, their friends' parents and those they hang out with. Be alert to boyfriends who are much older, or friendships that tend to isolate your child from other friends or family. Notice if your child has new clothing items, makeup products, cell phone or other items and ask how they acquired them.

Resources and Links:

- Covenant House (crises program for ages 16-24): info@covenanthousebc.org, 604-685-7474
- Internet Safety Tips: www.Cybertip.ca
- Fraser Health Forensic Nurse Service (24 hours): 1-855-814-8194
- Kids Help Phone: 1-800-668-6868
- Office to Combat Trafficking in Persons (OCTIP): 1-888-712-7974 (24/7 interpretation available), 604-660-5199, octip@gov.bc.ca
- Plea Community Services Society (assisting youth 24/7): onyx@plea.bc.ca, 604-708-2647
- Vancouver Rape Relief and Women's Shelter (24/7): 604-872-8212, info@rapereliefshelter.bc.ca
- RCMP: Victims of Human Trafficking National Headquarters (24 hours): 1-866-677-7267
- Trafficking Resource Centre (USA): www.traffickingresourcecenter.org
- VictimLinkBC (24/7): 1-800-563-0808 Ministry of Public Safety, BC
- Youth Against Violence (24/7): info@youthagainstviolenceline.com, 1-800-680-4264

Authorities Contacts:

- RCMP: www.rcmp-grc.gc.ca; 1-855-850-4640 OR 1-800-771-5401
- Ministry of Child Protection Services: 1-800-663-9122 or 604-660-4927 (24 hours) or 310-1234 if a child is in danger to reach Ministry of Child and Family Development
- Crime Stoppers : 1-800-222-TIPS (8477)

About the Author:

Cathy Peters raises awareness of Child Sex Trafficking to all three levels of government in British Columbia, police agencies and the public. She is a former inner city high school teacher and has volunteered for two Members of Parliament (John Weston/BC, Joy Smith/Manitoba). She has made hundreds of presentations, including to City Councils, School Boards, Police Boards, high schools, universities and law enforcement agencies.

For information about her prevention education presentations, please contact Cathy Peters at ca.peters@telus.net

Additional Resources:

Children of the Street Society (Coquitlam) provides prevention education in BC schools; 25,000 students last school year Grades 3-12. They have an excellent website with tools/resources listed for every community in BC: <https://www.childrenofthestreet.com/>

Joy Smith Foundation (Manitoba) provides prevention education, resources and an overview of human sex trafficking Canada: <http://www.joysmithfoundation.com/>

Shared Hope International (Washington State) sponsors The JuST (Juvenile Sex Trafficking) Conference in the USA; an event that spotlights the most pressing issues in the anti-trafficking field. Visit: www.justconference.org for more information.

A MODERN EQUAL SOCIETY DOES NOT BUY AND SELL WOMEN AND CHILDREN.



February 26, 2021

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

Dear Mayor Davis:

Re: 2020 Resolution Pulled from Endorse Block and Referred to UBCM Executive

A resolution sponsored by your community was pulled from the Endorse Block for individual consideration by the Executive.

At the recent February Executive meeting, the Executive considered the resolutions pulled from the Endorsed Block, including your resolution. The Executive were provided with the Resolutions Committee comments and recommendations, as outlined within the Resolutions Book, as well as the reasoning provided for pulling the resolution, to assist them in their deliberations.

Upon review, the Executive decided to Endorse with an Amendment: EB19 Public Highway Designation for Resource Roads. As such, it will be conveyed to the appropriate order of government or organization.

Should you have any questions, please contact Jamee Justason, Resolutions and Policy Analyst, at 604-270-8226 Ext. 100 or jjustason@ubcm.ca

Yours truly,

Brian Frenkel
UBCM President

cc City of Williams Lake Council

Enclosure

2020 EB19 Public Highway Designation for Resource Roads**Tahsis**

Whereas many rural and remote communities throughout British Columbia rely on resource roads for food, fuel and medical services;

And whereas the lower maintenance standards for these roads compared with other provincial roads have contributed to motor vehicle injuries and fatalities:

Therefore be it resolved that the Province establish defined standards for construction, maintenance, and enforcement for resource roads that serve as the primary or secondary access roads for communities, funded similarly to the public highway system.

Convention Decision: **Referred to UBCM Executive**

Executive Decision: **Endorsed as Amended**

Resolutions Committee Comments***Amendment:***

*Therefore be it resolved that the Province establish ~~a new public highway designation clearly~~ defined standards for construction, maintenance, **and** enforcement for resource roads that serve as the primary or secondary access roads for communities, ~~which would have and be~~ funded ~~resourced~~ similarly to the public highway system.*



Jonathan X. Côté
Mayor

March 5, 2021

The Honourable Harry Bains
Minister of Labour
PO Box 9064, Stn Prov Govt
Victoria, BC V8W 9E2

Dear Minister Bains:

Re: Support for Laid-off Hotel and Tourism Industry Workers

I am writing to ask that the BC government protect the livelihoods of laid-off hotel and tourism industry workers and their rights to return to their jobs when the pandemic eases. These rights are at risk as there are reports of hotels refusing to commit to bringing workers back to their jobs when business returns. To this end, on March 1, 2021, the New Westminster City Council passed the following resolution:

WHEREAS the COVID-19 pandemic has exacerbated existing inequalities and its social, health, and economic impacts are particularly devastating for women and racialized communities;

AND WHEREAS the tourism and hospitality industries have been drastically impacted;

AND WHEREAS of the 50 000 hotel workers that were laid off in March 2020, the majority are women and people of colour;

AND WHEREAS the duration of the pandemic means that recall rights require extension;

AND WHEREAS there are reports of hotels in British Columbia refusing to commit to bringing workers back to their jobs when business returns;

AND WHEREAS the City of New Westminster is committed to a COVID recovery plan that takes better care of people, the environment, and the community than the systems we had before the pandemic;

AND WHEREAS the City of New Westminster recognizes hotel workers and people who work in the tourism industry as valued and valuable members of our community;

THEREFORE, BE IT RESOLVED THAT the City of New Westminster affirms that people should not lose their livelihoods due to the pandemic; and

BE IT FURTHER RESOLVED THAT the City of New Westminster write to the Ministers of Labour and Tourism expressing our support for the right for laid off workers to return to their jobs when the pandemic eases; and

BE IT FURTHER RESOLVED THAT this letter be forwarded to all BC municipalities asking to write their support; and

BE IT FURTHER RESOLVED THAT the City of New Westminster writes to the Lower Mainland Local Government Association and Union of BC Municipalities encouraging them to host future conferences and events in venues that respect worker rights and pay at least a living wage.

We appreciate your consideration of this important matter.

Yours truly,



Jonathan X. Cote
Mayor

Cc: Hon. Melanie Mark, Minister of Tourism, Arts, Culture and Sport
All BC municipalities



Jonathan X. Côté
Mayor

March 5, 2021

The Honourable Melanie Mark
Minister of Tourism, Arts, Culture and Sport
PO Box 9082, Stn Prov Govt
Victoria, BC V8W 9E2

Dear Minister Mark:

Re: Support for Laid-off Hotel and Tourism Industry Workers

I am writing to ask that the BC government protect the livelihoods of laid-off hotel and tourism industry workers and their rights to return to their jobs when the pandemic eases. These rights are at risk as there are reports of hotels refusing to commit to bringing workers back to their jobs when business returns. To this end, on March 1, 2021, the New Westminster City Council passed the following resolution:

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We appreciate your consideration of this important matter.

Yours truly,



Jonathan X. Cote
Mayor

Cc: Hon. Harry Bains, Minister of Labour
All BC municipalities

CHAN NOWOSAD BOATES
CHARTERED PROFESSIONAL ACCOUNTANTS





Village of Tahsis

Audit Planning Report

For the year ending December 31, 2020

February 16, 2021

Chan Nowosad Boates Inc., Chartered Professional Accountants



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AUDIT PLAN

We have prepared this audit plan to inform you of the planned scope and timing of the audit for the purpose of carrying out and discharging your responsibilities and exercising oversight over our audit of the financial statements.

WHAT HAS CHANGED

We have set out below a summary of changes that have been taken into consideration in planning the audit for the current period:

Your Organization

- Staffing changes during the year such as the replacement of Deborah Bodner, CPA, CMA, with Ian Poole, CPA, CA, in the Director of Finance role and the hiring of Lisa Illes, Fire Chief and Emergency Program Coordinator.
- The reduced admin staffing in the office in response to the added safety measures due to Covid-19.
- New Kubota equipment purchased during the year.
- No significant capital projects during the year.
- The effects of Covid-19 on certain revenue and operating expense streams.

Accounting Standards

- Please see the Appendices for the changes or upcoming changes and recent developments in Public Sector Accounting Standards.



ANNUAL INQUIRIES TO THE THOSE CHARGED WITH GOVERNANCE

PROFESSIONAL STANDARDS REQUIRE THAT WE ASK YOU THE FOLLOWING QUESTIONS:

- Are you aware of, or have you identified any instances of, actual, suspected, possible, or alleged fraud or non-compliance of laws and regulations, including misconduct or unethical behaviour related to financial reporting or misappropriation of assets?

If so, have the instances been appropriately addressed, and how have they been addressed?

- Are you aware of any significant fraud risks within the organization?
- Is there effective oversight of programs and controls to prevent, detect and deter fraud, including oversight of the internal controls management has established to mitigate fraud risks?
- Are you aware of the organization entering into any significant unusual transactions?

We ask that you consider the above inquiries and provide us your feedback. Should you have any questions or concerns about the above inquiries, please do not hesitate to contact us directly to discuss them in further detail. If no responses is provided, we will assume there are no concerns with respect to the above.

SCOPE OF THE AUDIT

The purpose of an audit is to enhance the degree of confidence of the users of the financial statements through the expression of an opinion on whether the financial statements fairly present, in all material respects, the financial position, statement of operations, and cash flows of the Village in accordance with Canadian public sector accounting standards.

In planning our audit, we have considered the level of audit work required to support our opinion, including each of the following matters:

OBJECTIVES OF THE AUDIT, OUR RESPONSIBILITIES, MANAGEMENT'S RESPONSIBILITIES

- The objectives of the audit, our responsibilities in carrying out our audit, and management's responsibilities, are set out in the engagement letter.

SCOPE OF THE AUDIT (CONTINUED)

MATERIALITY

- We determine materiality in order to plan and perform the audit and to evaluate the effects of identified misstatements on the audit and the effects of any uncorrected misstatements on the financial statements.
- For the current period financial statements, a preliminary materiality of 2% of projected gross revenues for 2020 will be determined (2019 - \$45,000).
- We will reassess materiality at year-end to confirm whether it remains appropriate for evaluating the effects of uncorrected misstatements on the financial statements.
- We will communicate uncorrected misstatements to you, other than those that are clearly trivial, being less than 5% of materiality (2019 - \$2,250).

SIGNIFICANT AUDIT AND FINANCIAL REPORTING MATTERS

As part of our audit planning, we identify significant financial reporting matters that, by their nature, require special audit consideration. By focusing on these risks, we are able to target our procedures and deliver a high quality audit that is both efficient and effective.

The significant financial reporting risk identified during our audit planning is listed below:

Journal Entry Testing

Risk of Management Override in Financial Reporting

Canadian Auditing Standards require an auditor to perform procedures to test the risk of management override in financial reporting and the risk of fraud associated with that override.

Summary of Planned Audit Approach

- Review, update, and test processes and controls around financial reporting and journal entries.
- Test a sample of journal entries from a population identified to have a higher risk of error or risk of management override.
- Use computer assisted audit techniques / programs to identify unusual journal entries or trends in journal entries.



SIGNIFICANT AUDIT AND FINANCIAL REPORTING MATTERS (CONTINUED)

Control Environment

Control Risk of Material Misstatement

Risk over controls failing to detect fraud and error, resulting in material misstatement of the financial statements.

Summary of Planned Audit Approach

- Update our understanding of the controls and processes implemented and evaluate their design and implementation of all identified controls.

SIGNIFICANT AUDIT AND FINANCIAL REPORTING MATTERS (CONTINUED)



Valuation of the Fire Hall

Inherent Risk of Material Misstatement

Risk over completeness, existence, accuracy, and valuation of the Fire Hall.

Summary of Planned Audit Approach

- Obtain an understanding of the process around determining the damages to the Fire Hall and the process surrounding its evaluation.
- Obtain an analysis prepared by management or an outside third-party as to the current status of the Fire Hall and estimated costs remaining around the removal or remediation.



SIGNIFICANT AUDIT AND FINANCIAL REPORTING MATTERS (CONTINUED)

Operating Expenses and Capital Additions

Summary of Planned Audit Approach

- Review and update processes and controls around the approval, input and payment of operating expenses.
- Perform substantive testing over operating expenses reported for the fiscal year ending December 31, 2020 and major capital additions, such as the new Kubota equipment.

Revenue Recognition

Summary of Planned Audit Approach

- Review and update processes and controls around the approval, input and collection of revenue.
- We will review and obtain signed contracts for all significant revenue streams to verify the recognition of revenue.
- We will perform substantive analytical procedures over significant revenues reported for the fiscal year ending December 31, 2020 to determine the reasonability of the revenues.

FEES AND ASSUMPTIONS

The fiscal 2020 fee is \$20,140 + GST as quoted in our proposal and subsequent engagement letters, with the most recently dated engagement letter being March 11, 2019, as well as an additional \$2,250 + GST to complete the financial statements and notes to the financial statements. Other changes that occur within the Village from the date of this plan to our audit report dates have not been considered.

PERFORMANCE IMPROVEMENT OBSERVATIONS

During the course of our audit, we may become aware of opportunities for improvements in financial or operational processes or controls.

We will discuss any such opportunities with management and provide our recommendations for performance improvement. We will also include a synopsis of these issues and our recommendations in our Audit Findings Report to be delivered to you at the completion of the audit.

AUDIT TIMING

We have discussed the key audit deliverables with management and the expected dates indicated below have been agreed upon:

Key deliverables and expected dates	
Deliverables	Expected dates
Year-end audit field work	March 1 – 5, 2021
Provide draft financial statements to management	March 22, 2021
Submission of draft financial statements to Mayor and Council	April 2021
Financial statements to be approved by Mayor and Council	April 2021

ENGAGEMENT TEAM

We value our relationship with the Village. We have strived to provide continuity and quality within our core service team, reflecting our commitment to ensure that professionals with the right experience remain focussed on your business.

Engagement Lead Partner	Derek Lamb, CPA, CA
Engagement Partner Quality Control Reviewer	Shelly Boates, CPA, CA
Audit Senior Manager	Danna Chan, CPA, CA
Audit Senior	Rosie Johnson, CPA

APPENDICES

1) PSAS Updates and Developments





THANK YOU

Derek Lamb, CPA, CA

980 Alder Street
Campbell River, BC
V9W 2P9

www.cnbcpa.ca

201-1532 Cliffe Avenue
Courtenay, BC
V9N 2K4

CHAN NOWOSAD BOATES
CHARTERED PROFESSIONAL ACCOUNTANTS





PS 3450 Financial Instruments

Effective Date: Accounting periods beginning on or after April 1, 2021.

Recognition - Recognition occurs when a government becomes a party to a financial instrument or non-financial derivative contract. A government should recognize a financial asset or a financial liability on its statement of financial position when, and only when, a government becomes a party to the contractual provisions of the instrument.

Measurement – Financial instruments should be measured at fair value, or amortized cost. A government may designate a contract to be a financial instrument carried at fair value if it contains one or more embedded derivatives unless

- the embedded derivative(s) do not significantly modify the cash flows that otherwise would be required by the contract, or
- separation of the embedded derivative(s) is prohibited

Impact to the Village: None for the current year as no financial derivatives are held.

PS 2601 Foreign Currency Translation

Effective Date: Accounting periods beginning on or after April 1, 2021.

Definition - A foreign currency transaction is a transaction that is denominated in or requires settlement in a foreign currency, including transactions arising when a government either:

- borrows or lends funds when the amounts payable or receivable are denominated in a foreign currency; or
- becomes a party to a contract involving foreign currencies.

Disclosure - A government should disclose the exchange gains and losses recognized in the statement of operations and the statement of remeasurement gains and losses.

Impact to the Village: None for the current year. Transactions are in Canadian currency.

PS 3041 Portfolio Investments

Effective Date: Accounting periods beginning on or after April 1, 2021, when PS 2601 and PS 3450 are adopted.

Recognition and Measurement – This new section revises and replaces PS 3030, *Temporary Investments*, and PS 3040, *Portfolio Investments*. Portfolio investments are investments that do not form part of the government reporting entity, and normally include debt or equity instruments. Primary features of this new standard are:

- There is no longer a distinct between temporary and portfolio investments, and requirements of PS 3450 conform.
- Investments previously accounted for in PS 3030, which includes non-cash equivalents, are now within the scope of this standard.

Impact to the Village: None for the current year as the Village does not hold any debt or equity instruments.

PS 1201 Financial Statement Presentation

Effective Date: Accounting periods beginning on or after April 1, 2021, when PS 2601 and PS 3450 are adopted.

Overview – This new section revises and replaces PS 1200, *Financial Statement Presentation*. The significant components of the new standard include:

- A new statement: the statement of remeasurement gains and losses, will be included to report remeasurement gains and losses.
- When a government includes the results of a government business enterprise and government business partnerships, other comprehensive income that arises will be reported in the statement of remeasurement gains and losses.
- Accumulated surplus or deficit is presented as the total of accumulated remeasurement gains and losses and the accumulated operating surplus or deficit.

Impact to the Village: None for the current year as the Village currently has no financial derivatives or portfolio investments.

PS 3280 Asset Retirement Obligations

Effective Date: Accounting periods beginning on or after April 1, 2021, with early adoption permitted.

Recognition and Measurement – An asset retirement obligation is a legal obligation associated with the retirement of a tangible capital asset controlled by public sector entity. Asset retirement obligations

associated with tangible capital assets include post-retirement operation, maintenance and monitoring costs. A liability for an asset retirement obligation would be recognized when:

- There is a legal obligation to incur retirement costs in relation to the tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that the future economic benefits will be given up; and
- A reasonable estimate of this amount can be made.

There will be a separate proposal to include landfill related asset retirement obligations. Section PS 3270, Solid Waste Landfill Closure and Post-closure Liability would be withdrawn and would result with the asset retirement obligations associated with landfills being recognized earlier than they are under the current guidance.

Impact to the Village: None for the current year as there has not been any significant tangible capital assets that require retirement.

PS 3400 Revenue

Effective Date: Accounting periods beginning on or after April 1, 2022, with early adoption permitted.

The intended outcome of this new handbook section is to provide guidance on:

- exchange transactions (where goods and services are provided as consideration).
- unilateral (non-exchange) transactions.

Definitions – Revenue is earned in exchange for the transfer of goods and services, such as the sale of a recycling bin or sale of a park pass, includes one or more performance obligations. For the Village, a performance obligation arises from an enforceable promise to transfer goods or services to a payor in return for promised consideration.

Transactions with no performance obligations arise when the Village's economic resources increase without a direct transfer of goods or services to a payor. There is no transfer as the Village is acting under its authority, such as when it issues a speeding ticket.

Royalties may be received to the Village for the use of intangible assets or the ability to access public resources. The Village has a performance obligation to provide access to a public resource in exchange for consideration. The ability to access a public resource, by a specific payor in return for promised consideration, is a transaction with performance obligations.

Recognition – the general criteria in PS 1000 – Financial Statement Concepts must be met. The Village will only recognize those future economic benefits as it expects to obtain. Revenue is expected when:

- a) A transaction or event has occurred; and
- b) The public sector entity expects to obtain future economic benefit.

For example, when a parking summons is unenforceable because the information collected is incomplete, revenue would not be recognized, as it is inherently uncollectible.

Performance Obligations – When a payor exchanges consideration for specific benefits in the form of enforceable promises made by the Village. The Village’s mandate or mission, nor does social policies or programs such as health care, does not create performance obligations on its own because it does not establish an enforceable promise to a specific payor.

Performance Obligations as Liabilities – An unfulfilled performance obligation for the Village has all three essential characteristics of a liability. It is a present obligation of the Village arising from past transactions or events, and the settlement of which is expected in the future sacrifice of economic benefits.

When the Village receives consideration prior to the provision of goods or services, unearned revenues would be recorded provided the definition of a liability is met. The Village still must satisfy the performance obligations identified in the exchange transaction. Although the Village is in possession of the economic resources associated with those performance obligations, it has not fulfilled its obligations and, therefore, the revenue has not yet been earned.

Evaluating Distinct Goods or Services - The Village should evaluate the good or services it has promised to provide. It should identify which goods or service (or which bundles of goods or services) are distinct and should be accounted for separately.

Impact to the Village: Should any of the above revenues be applicable for the year, these standards may be adopted next year in December 31, 2021.



Village of Tahsis

March 1, 2021

1031249 B.C. Ltd
353 Chemainus Road
Ladysmith, BC
V9G 1Y1

BY REGISTERED MAIL
BY EMAIL TO: ladysmithbc@yahoo.com

RE: 1400 S. Maquinna Drive
Lot 4, DL 443 and 493, Nootka District Plan - BYLAW VIOLATION NOTICE

On November 10, 2020 the Village of Tahsis Bylaw Compliance Officer served you with a Notice to Comply (attached) pursuant to s. 34 of the Property Maintenance Regulation Bylaw No. 614, 2019.

The relevant sections of the Bylaw are attached.

You failed to comply with the Bylaw by February 25, 2021.

On March 16, 2021 at 7 PM Council will decide whether to order you, as the Property Owner, to comply with the Bylaw. Prior to making that decision, Council will provide you with an opportunity to be heard at the Council meeting.

Please contact the Village office (reception@villageoftahsis.com or 250-934-6344) to advise if you will address Council at this meeting.

Sincerely,

Mark Tatchell
Chief Administrative Officer

pc: Enzo Calla, Bylaw Compliance Officer

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



Village of Tahsis

November 10, 2020

1031249 B.C. Ltd.
353 Chemainus Road
Ladysmith, BC
V9G 1Y1

By REGISTERED MAIL

Dear Property Owner,

Re: 1400 S. Maquinna Drive

Lot 4, District Lot 443 and 493, Nootka District Plan – Notice to Comply

The Village of Tahsis has received a complaint alleging the above referenced property is unsightly, has hazardous buildings, and has dilapidated, unfinished or collapsed buildings in contravention of the Property Maintenance Regulation Bylaw No. 614, 2019 ("the bylaw").

On November 4, 2020 the Strathcona Regional District ("SRD") building official, who is the Village's building inspector as per s. 32 of the bylaw, and the Local Assistant to the Fire Commissioner (LAFC) conducted an exterior inspection of the property, including all buildings.

The inspection revealed:

- Collapsed roof (ss. 9[4], 24, 27[1])
- Extensive water damage (ss. 9[3], 17[1])
- Evidence of black mould (ss. 9[2], 9[3])
- Rotted cladding (ss. 9[2], 29[1])
- Buildings missing eavestroughs, downspouts and roof drains (s. 27[2])

The above are contraventions of the bylaw as per the sections referenced.

Based upon this exterior inspection, the SRD building official has determined that the structural integrity of each building is potentially compromised due to extensive water damage.

To determine what is required to bring the property owner into bylaw compliance, the Property Owner is required to retain a professional engineer who is a member in good standing with the Engineers and Geoscientists of BC (APEGBC) and who has a structural engineering practice.

The professional engineer retained by the Property Owner is required to complete a complete assessment of the structural integrity of each building at this property and produce a stamped

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P.O. Box 219 Tahsis BC V0P 1X0

TEL: (250) 934-6344 FAX: (250) 934-6622

www.villageoftahsis.com

report. The professional engineer must send a copy of the stamped report to the Village by January 17, 2021.

As black mould is evident in the buildings, it is highly recommended that the Property Owner undertake black mould abatement and inform the professional engineer of the results of the abatement. Based on the age of the building and the visual collapse of ceilings, it is highly recommended that testing for asbestos and all other hazardous conditions as per Worksafe BC guidelines is also undertaken and all resulting information be provided.

It is not recommended that any person enter or occupy these buildings until the black mould abatement is completed and a structural engineer determines the buildings are structurally sound.

The link to the WorkSafe BC requirements regarding black mould is here:

<https://www.worksafebc.com/en/health-safety/hazards-exposures/mould>

If the professional engineer's report is not received by January 17, 2021, the matter may proceed to Council for an Order to Comply.

Be advised that if compliance is not achieved within the time given in an Order to Comply issued by Council, the Village will undertake the work necessary to bring the property into compliance, the cost of which will be charged to you as the Property Owner and may be recovered as debt to the Village.

This letter constitutes a Notice to Comply under s. 34 of the bylaw

Relevant sections of the bylaw are attached for your reference.

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

Sincerely,



Mark Tatchell
Chief Administrative Officer

cc: Karl Neufeld, SRD Building Official
Chief Lisa Illes, Tahsis Volunteer Fire Rescue Department

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

NOTICE TO COMPLY

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

work or other actions necessary to bring the person into compliance with this Bylaw;

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

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

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

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

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

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

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

ORDER TO COMPLY

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



BC Registry
Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For
1031249 B.C. LTD.

Date and Time of Search: November 05, 2020 09:44 AM Pacific Time

Currency Date: October 15, 2020

ACTIVE

Incorporation Number: BC1031249

Name of Company: 1031249 B.C. LTD.

Recognition Date and Time: Incorporated on March 23, 2015 01:17 PM Pacific Time **In Liquidation:** No

Last Annual Report Filed: March 23, 2020 **Receiver:** No

REGISTERED OFFICE INFORMATION

Mailing Address:
353 CHEMAINUS ROAD
LADYSMITH BC V9G 1Y1
CANADA

Delivery Address:
353 CHEMAINUS ROAD
LADYSMITH BC V9G 1Y1
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
353 CHEMAINUS ROAD
LADYSMITH BC V9G 1Y1
CANADA

Delivery Address:
353 CHEMAINUS ROAD
LADYSMITH BC V9G 1Y1
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
NIELSEN, STACE TINA

Mailing Address:
353 CHEMAINUS ROAD
LADYSMITH BC V9G 1Y1
CANADA

Delivery Address:
353 CHEMAINUS ROAD
LADYSMITH BC V9G 1Y1
CANADA

NO OFFICER INFORMATION FILED AS AT March 23, 2020.

TITLE SEARCH PRINT

File Reference:

2020-11-06, 12:56:25

Declared Value \$141000

Requestor: Mark Tatchell

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	CA4315753
From Title Number	ET105384
Application Received	2015-04-01
Application Entered	2015-04-13
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	1031249 B.C. LTD., INC.NO. BC1031249 353 CHEMAINUS ROAD LADYSMITH, BC V9G 1Y1
Taxation Authority	Courtenay Assessment Area Tahsis, Village of
Description of Land	
Parcel Identifier:	011-442-280
Legal Description:	LOT 4 DISTRICT LOT 443 AND 493 NOOTKA DISTRICT PLAN 46590
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	EASEMENT
Registration Number:	321100G
Registration Date and Time:	1966-02-25 12:09
Remarks:	DD 321099G, APPURTENANT TO DISTRICT LOT 608, NOOTKA DISTRICT, INTER ALIA, MODIFIED BY EB56713
Nature:	RIGHT OF WAY
Registration Number:	C67203
Registration Date and Time:	1974-05-24
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2020-11-06, 12:56:25

File Reference:

Requestor: Mark Tatchell

Declared Value \$141000

Nature: EASEMENT
Registration Number: J8550
Registration Date and Time: 1979-12-12 12:16
Remarks: PART OUTLINED IN GREEN AND YELLOW ON SCHEDULE B OF DD J8549, APPURTENANT TO J8549

Nature: EASEMENT
Registration Number: EB56713
Registration Date and Time: 1988-04-14 11:58
Remarks: INTER ALIA
MODIFICATION OF 321100G, APPURTENANT TO DISTRICT LOT 608, NOOTKA DISTRICT, SEE DD 321099G AND EB29620, (SEE B45625, G35670, G71897 AND N95383),

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

Mark Tatchell

From: TIANA STACE <ladysmithbc@yahoo.com>
Sent: Friday, February 19, 2021 4:13 PM
To: Mark Tatchell
Cc: Johnston Engineering
Subject: Fwd: 1400 S. Maquinna Dr

Sent from my iPhone

Begin forwarded message:

From: TIANA STACE <ladysmithbc@yahoo.com>
Date: February 16, 2021 at 10:16:12 PM PST
Subject: 1400 S. Maquinna Dr

Hello Mark,

I received a cc of the emails and the large volume of unsolicited attachments you sent directly to Don Johnston of Johnston Engineering and felt it resulted in his request for more time to submit a structural engineering report. You responded that you have no problem with giving him more time being till Feb. 25, 2021 providing that I agree.

I feel that based on the Covid Pandemic and the winter storm weather, considering it is the middle of winter, circumstances which are not in my control, and the fact that the property is currently locked and fully secured, your deadline should be postponed until the winter is over, at the very least to June 1st, 2021.

I had no idea how busy Dons' schedule is and he should not have to feel like he has to give priority to this structural engineering report and postpone work that he has already had scheduled because of an unwarranted and unreasonable deadline considering he is a professional engineer.

with the news the night before yesterday broadcasting that Environmental Canada severe storm warnings are in effect for some very powerful winter storms with heavy and significant snowfall with and treacherous and very dangerous adverse driving conditions for much of the island coupled with the fact that since the Provincial Health Minister has announced that the new Covid Variants are actively in BC and on Vancouver Island the Pandemic precautions and guidelines are strictly in place and ALL NON-ESSENTIAL TRAVEL IS HIGHLY DISCOURAGED and as a result of all this I feel very strongly that for the safety of the Vi and everyone concerned the date should be moved ahead to June 1st at the very earliest.

Sent from my iPhone

Mark Tatchell

From: Johnston Engineering <johnstonengineering@shaw.ca>
Sent: Friday, February 19, 2021 8:53 AM
To: 'TIANA'
Cc: 'Enzo Calla'; Mark Tatchell
Subject: RE: Stace Nielsen - 1400 S. Maquinna Drive, Tahsis

Hi Stace,

Thanks for your call yesterday afternoon. Based upon our discussion I understand that you want to delay the condition assessment and reporting until weather and access conditions improve at site. My workload remains very high so it would have been challenging for me to get to site next week.

Best Regards,

Don Johnston, P.Eng.
Office 250-923-9893
Cellular 250-202-4829

From: Mark Tatchell [<mailto:MTatchell@villageoftahsis.com>]
Sent: Sunday, January 24, 2021 12:04 PM
To: Johnston Engineering <johnstonengineering@shaw.ca>
Cc: 'Enzo Calla' <ecalla@srd.ca>; 'TIANA' <ladysmithbc@yahoo.com>
Subject: RE: Stace Nielsen - 1400 S. Maquinna Drive, Tahsis

Thanks Don.

Yes, that's fine assuming the property owner consents to your request for the February 25th deadline.

Mark Tatchell
Chief Administrative Officer/EOC Director
Village of Tahsis
(250)934-6344 (office)
(778)966-1012 (mobile)

We acknowledge and respect that we are on the territory of the Mowachaht/Muchalaht First Nation

From: Johnston Engineering <johnstonengineering@shaw.ca>
Sent: Sunday, January 24, 2021 11:05 AM
To: Mark Tatchell <MTatchell@villageoftahsis.com>
Cc: 'Enzo Calla' <ecalla@srd.ca>; 'TIANA' <ladysmithbc@yahoo.com>
Subject: RE: Stace Nielsen - 1400 S. Maquinna Drive, Tahsis

Hi Mark,

Thank you for your detailed response.

In terms of timing, would it be possible to extend the date for a deliverable even by 1 week to February 25, 2021? As you can appreciate a property condition assessment and reporting at a complex site with multiple buildings is a time consuming exercise. I am already fully booked to February 18, 2021 so in order for me to meet that deadline will involve delaying my deliverables to a number of clients.

Best Regards,

Don Johnston, P.Eng.
Office 250-923-9893
Cellular 250-202-4829

From: Mark Tatchell [<mailto:MTatchell@villageoftahsis.com>]
Sent: Sunday, January 24, 2021 10:50 AM
To: johnstonengineering@shaw.ca
Cc: Enzo Calla <ecalla@srd.ca>; TIANA <ladysmithbc@yahoo.com>
Subject: FW: Stace Nielsen - 1400 S. Maquinna Drive, Tahsis

Thank you Don.

For your reference I have attached the Notice to Comply and the link to the Village's Property Maintenance Regulation Bylaw which is posted on the Village website at the link below.

[KM C454e-20190523085827 \(villageoftahsis.com\)](#)

I will write to the property owner confirming that the deadline to satisfy the requirements in the Notice to Comply has been extended until February 18, 2021.

I have copied Enzo Calla, who is the Village's Bylaw Enforcement Officer. Mr. Calla will follow up with you regarding the status of the condition assessment.

Mark Tatchell
Chief Administrative Officer/EOC Director
Village of Tahsis
(250)934-6344 (office)
(778)966-1012 (mobile)

We acknowledge and respect that we are on the territory of the Mowachaht/Muchalaht First Nation

From: Johnston Engineering <johnstonengineering@shaw.ca>
Sent: Friday, January 22, 2021 6:10 PM
To: Mark Tatchell <MTatchell@villageoftahsis.com>
Cc: ladysmithbc@yahoo.com
Subject: Stace Nielsen - 1400 S. Maquinna Drive, Tahsis

Hi Mark,

This email is to confirm that I spoke with Stace Nielsen on December 1, 2020 at approximately 10:30 am regarding resolving reported building safety issues. We spoke again today in order to coordinate a condition assessment of buildings at the above noted address.

Best Regards,

Don Johnston, P.Eng.
Office 250-923-9893
Cellular 250-202-4829

Don Johnston, P.Eng.
Johnston Structural Engineering Inc.

(250) 923-9893 Work
(250) 202-4829 Mobile
johnstonengineering@shaw.ca

3835 Mitlenatch Drive
Campbell River, B.C.
V9H 1J7

VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council

From: M. Tatchell, Chief Administrative Officer
S. Koopman, Protective Services Coordinator, Strathcona Regional District

Date: March 4, 2021

Re: **UBCM 2021 FireSmart Economic Recovery Regional Grant Application**

PURPOSE OF REPORT:

To consider joining the Strathcona Regional District's regional application to the FireSmart Economic Recovery fund program through the Union of BC Municipalities (UBCM). The project aims to reduce the vulnerability of Village-owned critical infrastructure and buildings to damage from a wildfire event.

OPTIONS/ALTERNATIVES

1. *Approve the resolution as drafted*
2. *Approve an alternate resolution*
3. *Decline to support a resolution to participate with the SRD in an application*

Staff recommends **Option 1**. If the SRD application is approved, Tahsis will receive more fire prevention services at no direct cost to the Village.

BACKGROUND:

The intent of the FireSmart Economic Recovery Fund is to support immediate job creation in communities in order to build local wildfire resiliency and assist communities in recovering from the economic impacts of the COVID-19 pandemic. The Ministry of Forests, Lands, Natural Resource Operations and Rural Development has provided \$10 million for this funding stream. All local governments (municipalities and regional districts) and First Nations (bands and Treaty First Nations) in BC are eligible to apply. Eligible applicants can submit one application per intake, or as a partnering applicant in a regional application. It is proposed that the Village of Tahsis be a partner applicant in a regional application, led by the Strathcona Regional District as the primary applicant. The deadline for the current intake is March 19, 2021. If the grant is approved the Strathcona Regional District will allocate funding to hire a contractor to perform FireSmart Critical Infrastructure Assessments of Village community assets and critical infrastructure (treatment plants, groundwater well, bridges, etc). The Village of Tahsis would receive a report and recommendations

outlining priorities for future FireSmart projects. Appendix “A” lists actions and materials that could be recommended to better fireproof critical infrastructure and community assets.

POLICY/LEGISLATIVE REQUIREMENTS:

The Village of Tahsis is required to submit a Council resolution that clearly states their approval for the Strathcona Regional District to apply for, receive, and manage the grant funding on behalf of the Village. This assumes Council is supportive of the recommended option.

FINANCIAL IMPLICATIONS:

The Strathcona Regional District would manage the financial aspects of this project.

RECOMMENDATION:

1. THAT the report from the Chief Administrative Officer be received.
2. THAT an application for financial assistance under the UBCM FireSmart Economic Recovery fund be authorized for submission to the UBCM in collaboration with the Strathcona Regional District; and

THAT the Village of Tahsis authorizes the Strathcona Regional District to receive and manage the funds on behalf of the Village of Tahsis if the application is successful.

Respectfully submitted:



Mark Tatchell
Chief Administrative Officer

Appendix A Eligible Activities FireSmart Projects for Community Assets and Critical Infrastructure

Roof material and construction	<p>Install class A UL/ASTM fire rated roof covering (e.g. Metal, rated hot lay, clay tile or asphalt shingles)</p> <p>Remove unrated roof covering (including wood shakes and wood shingle roofs)</p>
Roof covering	Ensure there are no gaps, openings that expose combustible building components, or enclosed spaces where embers could accumulate, lodge, or penetrate
Community Asset or Critical Building	
Gutters (combustible or non-combustible)	<p>Ensure there are non-combustible gutters, no exposed combustible fascia/roof covering above gutters (metal or aluminum), or no gutters</p> <p>Remove combustible (plastic, vinyl, wood) and/or exposed combustible fascia/roof covering above gutter</p>
Cleanliness of roof and gutters	Remove all needles, leaves, or other combustible materials
Eaves	Ensure all eaves are closed or no eaves/no gaps or holes/no unprotected areas to attic /interior of building, vents with 3 mm (1/8") non- combustible screening, operational louvres and flaps/ASTM ember resistant rated vents.
HVAC/active ventilation systems	Ensure all HVAC/active ventilation system with 24 hour onsite operator, or remote shut-down capability
Exterior siding	<p>Install ignition resistant (cement fibre board, log) or noncombustible (stucco, metals, concrete, brick/stone)</p> <p>Ensure there are no gaps or cracks, missing siding, or holes</p>
Walls	Ensure there is no less than 15 centimetres non-combustible vertical ground-to-siding surface
Fire resistant windows or doors (including large doors/garage doors)	Install tempered glass in all doors and windows and treated Noncombustible Zone and Priority Zone 1; no gaps in ANY doors, OR no windows
Underside of the balcony, deck, porch, other building	Ensure balcony, deck, porch, or other building extensions/open foundations are sheathed in with fire resistant/non-combustible materials, or non-combustible

extensions or open foundation	siding, no gaps or cracks, OR open heavy timber, non-combustible or fire-rated construction OR noncombustible surface and no combustible debris under deck/extension AND treated Non-combustible Zone, Priority Zone 1 and Priority Zone 2 and slope set-back (if applicable)
Building set back from the edge of a slope	Ensure the building is located on flat ground that extends to the full distance of Priority Zone 2
Critical Structures – Utility Poles, Communications Towers, Bridges, Pipeline Valve Stations	
Valve station/substation/ Propane Tanks	Ensure a non-combustible surface is continuous under all combustible infrastructure
Utility line poles or critical component (weather stations, antennae masts, cellular towers)	<p>Ensure poles/ support structures are constructed of noncombustible material (metal or concrete)</p> <p>Ensure non-combustible or combustible poles or support structures are free of petroleum/ accelerant-based coatings, cracks and gaps where embers may accumulate, lodge, or penetrate and noncombustible surface is continuous under all combustible infrastructure</p>
Critical component	<p>Ensure critical components are not constructed of materials that are susceptible to damage from significant radiant or convective heat fluxes OR Critical components are constructed of materials that are susceptible to damage from significant radiant or convective heat fluxes and Non-combustible Zone and/or Priority Zone 1 and/or Priority Zone 2 are treated.</p> <p>Ensure critical components are not constructed of materials that are susceptible to damage from embers or OR Critical components are constructed of materials that are susceptible to damage from embers but are free any gaps, holes or areas where embers could accumulate, lodge, or penetrate.</p>
Bridge	<p>Ensure structure is constructed of non-combustible material (metal or concrete)</p> <p>Ensure combustible structure is free of cracks and gaps where embers may lodge</p>
1.5 metres from furthest extent of building or critical structure (includes overhangs, extensions and decks)	Create non-combustible surface, no combustible debris, materials, fences or plants present

Where flammable substances, or other combustible materials are stored (Vehicles, flammable liquids/gases construction materials, debris etc.)	Make sure there is more than 10 metres from the structure, or in an approved and ember resistant storage container
Where unmitigated non-critical outbuildings are located (buildings that are not-mitigated to the same standards as the primary building or critical structure)	Make sure they are more than 15 metres from primary structure
Type of forest that grows within 10 metres of the building, outbuilding or critical structures	Ensure no trees or healthy deciduous (i.e. poplar, aspen, birch)
Surface vegetation and combustible materials that are within 10 metres of the building, outbuildings or critical structures	Ensure no vegetation; Well maintained lawn (15 centimetres; 6 inches or shorter); low flammability; low growing discontinuous plants with treated Non-combustible Zone (0-1.5 metres)