



Minutes

<u>Meeting</u>	Special Council
<u>Date</u>	2021-09-21
<u>Time</u>	2:30 PM
<u>Place</u>	Municipal Hall - Council Chambers and by electronic means

Present Mayor Martin Davis
Councillor Bill Elder
Councillor Sarah Fowler
Councillor Cheryl Northcott

by video
by video

Regrets Councillor Lynda Llewellyn

Staff Mark Tatchell, Chief Administrative Officer
Enzo Calla, Bylaw Compliance Officer, Strathcona Regional District
Janet St-Denis, Corporate Services Manager

by video
by video

Guests Mr H. Wenngatz, Lawyer for 1031249 B.C. Ltd.
Stace Nielsen, Sole director of 1031249 B.C. Ltd. The owner of the property located at 1400 S. Maquinna Drive.

by phone

Public 2 members of the public

by phone

A. Call to Order

Mayor Davis called the meeting to order at 2:32 p.m.

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

B. Introduction of Late Items and Agenda Changes

None.

C. Approval of the Agenda

Elder/Fowler: VOT 0324/2021

THAT the Agenda for the September 21, 2021 Special meeting of Council be adopted as presented.

CARRIED

D. Petitions and Delegations

None

K. Bylaws

None.

H. Business Arising

**Report to Council Re: 1031249 BC Ltd.- Lot 4, Plan VIP46590, District Lot 443,
1 Nootka Land District, & DL 493 (PID: 011-442-280), 1400 South Maquinna Drive,
Tahsis, B.C.**

Elder/Fowler: VOT 0325/2021

THAT Council receive and consider the Staff Report regarding the inspection of the property and related findings and recommendations.

CARRIED

Mr. Wengatz introduced himself as the lawyer for the property owner of 1400 S. Maquinna Drive.

Elder/Northcott: VOT 0326/2021

THAT Council play the video recording which forms part of the staff report.

CARRIED

Elder/Northcott: VOT 0327/2021

THAT Council engage in a discussion and permit the property owner to speak to this matter.

CARRIED

Stace Nielsen and Mr. Wengatz were permitted to speak and Council responded to their questions and complaints. Mr. Wengatz proposed that the Village and the property owner jointly retain a Geotechnical and Structural Engineer for purposes of assessing the property to which the Mayor and Council responded. Mr. Wengatz asked that the water to the property be turned on and Staff invited the property owner to complete a work order requesting that the water service be turned on.

Elder/Fowler: VOT 0328/2021

THAT Council pursuant to Division 12 of Part 3 of the Community Charter hereby resolves and orders THAT

CARRIED

1. The building more particularly described as the former commercial centre with white exterior paint and red paint trim located adjacent to South Maquinna Drive ("Building 2") on 1400 South Maquinna Drive, Tahsis, BC, legally described as Lot 4, Plan VIP46590, District Lot 443, Nootka Land District, & DL 493 (the "Property"), is so dilapidated and unclean as to be offensive to the community;

2. The building more particularly described as the former commercial centre adjacent to the foreshore of Tahsis Inlet with white exterior paint and red paint trim ("Building 3") on the Property is so dilapidated and unclean as to be offensive to the community;

3. The owner of the Property, 1031249 B.C. Ltd. (the "Owner"), is hereby ordered to take the following remedial actions within 60 days of its receipt of notice of this Order:

- a. demolish and remove Building 2 and Building 3 in accordance with all applicable statutes and regulations;
- b. dispose of the remains of Building 2 and Building 3 including any asbestos or hazardous materials in accordance with all applicable statutes and regulations; and
- c. permanently fill in any openings in the ground resulting from the removal of Building 2 and/or Building 3.

4. The Village of Tahsis, its employees, agents and contractors are hereby authorized, in default of such remedial measures being completed by the Owner by the date specified, to carry out or have such work carried out and the expense charged to the Owner. If unpaid on December 31st in the year in which the work is done, the expense shall be added to and form part of the taxes to be paid on the real property as taxes in arrears or be collected as a debt.

CARRIED

Elder/Fowler: VOT 0329/2021

THAT the meeting be adjourned at 3:35 p.m.

CARRIED

Certified Correct this

the 5th day of October, 2021

Chief Administrative Officer