AGENDA

Agenda for the Regular Meeting of the Tahsis Village Council
to be held on December 7, 2021 in the Council Chambers
Municipal Hall, 977 South Maquinna Drive and by electronic means

Remote access:

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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

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 November 16,2021.

2 Minutes of the Special Council Meeting held on November 16, 2021.

	3	**Minutes of the Committee of the Whole Meeting held on November 23, 2021.**
G. Rise and Report		
H. Business Arising	1	**Stephanie Valdal, CSWM Services Coordinator presentation Re: Composting Pilot Project.**
	2	**Nootka Sound Shellfish Re: Letter of Support from Mayor and Council for shellfish tenure in the McBride Bay area.**
J. Council Reports	1	**Mayor Davis**
	2	**Councillor Elder**
	3	**Councillor Fowler**
	4	**Councillor Llewellyn**
	5	**Councillor Northcott**
K. Bylaws	1	**Fees and Charges Amendment Bylaw No. 646, 2021** **1st Reading**
	2	**Solid Waste Management Amendment Bylaw No. 647, 2021** **1st Reading**
L. Correspondence	1	**Email to Mayor and Council from Cathy Peters, BC anti-human trafficking educator Re: Child Sex Trafficking.**
	2	**Email from Ted Oliver Re: 17th Annual Military Service Recognition Book**
	3	**FCM Membership Re: 2022-2023 Renewal**
M. New Business	1	**Report to Council Re: Development Permit application for Village-owned parcel, 663 Alpine View Road.**
	2	**2022 Appointment for Directors for:** **a) Strathcona Regional District** **b) Comox Strathcona Regional District Hospital Board** **c) Comox Strathcona Solid Waste Management Board** **d) Nootka Sound Watershed Society** **e) Municipal Insurance Association of BC**
	3	**Appointment of Alternative Directors for:** **a) Strathcona Regional District Board** **b) Comox Strathcona Regional Hospital District Board** **c) Comox Strathcona Solid Waste Management Board**

d) Nootka Sound Watershed Society
e) Municipal Insurance Association of BC

N. Public Input #2

P. Adjournment

Minutes

Meeting	**Regular Council**
Date	**November 16, 2021**
Time	**7:00 PM**
Place	**Municipal Hall - Council Chambers and by electronic means**

Present	Mayor Martin Davis	
	Councillor Bill Elder	
	Councillor Sarah Fowler	
	Councillor Cheryl Northcott	by video
	Councillor Lynda Llewellyn	by video
Staff	Mark Tatchell, Chief Administrative Officer	
	Shelley Debruyne, Administrative Coordinator	
	Janet St-Denis, Finance and Corporate Services Manager	by video
Public	4 members of the public.	by phone/video
	2 members of the public	

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

A letter from the President of the CMESS Parent Advisory Council under Correspondence as "L3".
A letter from Jack Taylor, President of the Tahsis Seniors Society Re: Good Food Access Fund (GFAF) under Correspondence as "L4"

C. Approval of the Agenda

Fowler/Elder: VOT 0416/2021

THAT the Agenda for the November 16, 2021 Regular meeting of Council be adopted as amended. **CARRIED**

D. Petitions and Delegations

None

E. Public Input # 1

A member of the public stated appreciation for in person public attendance at council meetings.

F. Adoption of the Minutes

1 Minutes of the Regular Council Meeting held on November 2, 2021

Fowler/Elder: VOT 0417/2021
THAT the Regular Council Meeting minutes of November 2, 2021 be adopted as amended. **CARRIED**

2 **Minutes of the Committee of the Whole Budget Meeting held on November 9, 2021**

Elder/Fowler: VOT 0418/2021
THAT the Committee of the Whole Budget Meeting minutes of November 9, 2021 be adopted as presented. **CARRIED**

G. Rise and Report
At a closed meeting held on May 18, 2021 Council agreed to subdivide the Village owned parcel located at 663 Alpine View Road into two lots and offer those lots for sale.

H. Business Arising
1 **Councillor Fowler notice of motion brought forward from the November 2, 2021 Regular Council meeting.**

Elder/Fowler: VOT 0419/2021
THAT this resolution be received. **CARRIED**

Fowler/Elder: VOT 0420/2021
WHEREAS there is incontrovertible scientific evidence that open net fish farms in Hecate Channel and Nootka Sound are a source of pathogens and diseases in the ocean environment which cause serious harm to native salmon species; and

WHEREAS Atlantic salmon escaping from an open net fish farm could cause irreparable damage to the marine ecosystem; and

WHEREAS the provincial and federal governments are devoting considerable resources and modernizing policies to ensuring the sustainability of native salmon species, particularly Fraser River Chinook; and

THEREFORE be it resolved that Tahsis Council call for the removal of open net fish farms in Hecate Channel and Nootka Sound; and

BE IT FURTHER RESOLVED THAT Tahsis Council express support for closed containment finfish aquaculture; and

BE IT FURTHER RESOLVED THAT Tahsis Council express support for all efforts to improve salmon habitat in the region, including salmon parks. **CARRIED**

L. Council Reports
Mayor Davis (written report)

Since our last council meeting, there was another meeting of coastal mayors with the Minister of Forests, Katrina Conroy, on November 8th. The Provincial Government has allocated almost $13 million in capacity funding to support the transition away from dependence on old growth logging and toward significant forestry reforms. In conjunction with this, I also attended an online meeting of Island mayors and councillors with the Forests Ministry regarding forestry modernization. This included issues such as better utilization of harvested wood, much of which is piled up for burning as is the standard practise today.

A lot if this waste wood can be used for value-added wood products, such making tiles, or for fuel pellet production, or simply as commercial or public firewood supply. There will also be transition funding for retraining and retirement bridging.

Given the government's old growth announcement, I followed up with a letter that detailed our letter of understanding with Western Forest Products and negotiated old growth areas. It seems like we are ahead of the curve on this one, especially considering we already have the blessing of Mowachaht-Muchalat First Nation regarding the McKelvie.

I attended a Strathcona Regional District meeting where there was a lengthy discussion regarding a regional transportation strategy, which I had brought forward previously via the municipal services committee. Staff has asked for financial resources to conduct this study and we voted to allocate them.

Council is now conducting meetings to set strategic priorities for 2022 and are also having preliminary budget discussions.

Councillor Elder (written report)
No report

Councillor Fowler (written report)
Since the last regular meeting of council I have compiled this list.

- Modernizing Forest Policy – Fall Local Government Engagement Session - West Coast
- BIG Difference BC 2021
- Budget- November 9
- Strategic priorities November 10
- Remembrance day
- Looking to reschedule a TAAC brainstorm session, but have spoken to a local senior about loneliness and isolation.

In addition to this regular workload there are many communities dealing with flooding and breached dikes. My concern is for my family in Crofton, as well as all the residents of Merritt who have had to evacuate the entire town. As I am writing this, people are stuck in their cars overnight between mudslides and cut off by roads that have been completely washed away.

I want to invite any available volunteers to help with a community cupboard delivery scheduled to arrive on Thursday November 18th. The St Vincent de Paul, Loaves and Fishes truck generally arrives at the Rec Centre parking lot to be unloaded in early afternoon, subject to conditions. After that we need volunteers with trucks, cars, and trailers to haul the goods up to the church.

Also relating to vulnerable sector food support the Knights of Columbus Christmas hampers forms are available at the Tahsis Building Supply. The limited number of hampers for our community will be assigned on a first come first served basis so don't wait until December 3rd to get them in. Delivery day is set for December 21st and I will be seeking neighborhood leaders to help with last mile deliveries and donations to offset freight costs.

Lastly, upcoming this week I have UBCM executive, economic development and community safety committee meetings. I also plan to travel to Gold River on November 22nd to take part in a fundraising committee for NSWS.

A deadline for panel submission to the AVICC is coming up on November 25th. I have reached out to a few peers from other small communities to gauge interest for a potential conversation plenary titled "it's easy to think big when you're small"

Councillor Northcott
No report

Councillor Llewellyn
No report

Elder/Fowler: VOT 0421/2021
THAT the Council Reports be received. **CARRIED**

K. Bylaws

1 Water System Regulation Bylaw No. 644, 2021
Adoption

Elder/Fowler: VOT 0422/2021
THAT the Water System Regulation Bylaw No. 644, 2021 be received for consideration. **CARRIED**

Fowler/Llewellyn: VOT 0423/2021

THAT the Water System Regulation Bylaw No. 644, 2021 be reconsidered, finally passed and adopted this 16th day of November, 2021. **CARRIED**

1 "no" vote registered
Councillor Elder

2 Sanitary Sewer System Regulation Bylaw No. 645, 2021 Adoption

Elder/Fowler: 0424/2021
THAT the Sanitary Sewer System Regulation Bylaw No. 645, 2021 be received for consideration. **CARRIED**

Fowler/Llewellyn: VOT 0425/2021
THAT the Sanitary Sewer System Regulation Bylaw No. 645, 2021 be reconsidered, finally passed and adopted this 16th day of November, 2021. **CARRIED**

1 "no" vote registered
Councillor Elder

L. Correspondence

1 **Email from Cory Heavener and Renna Bacy, Office of the Provincial Director of Child Welfare Re: Proclaiming November as Adoption Awareness Month.**

2 **Email from Spark BC Re: Accessible Parking Awareness Month & AccessAbility Grant**

L3 **A letter from the President of the CMESS Parent Advisory Council**

L4 **A letter from Jack Taylor, President of the Tahsis Seniors Society Re: Good Food Access Fund (GFAF)**

Elder/Fowler: VOT 0426/2021
THAT these correspondence items be received. **CARRIED**

Fowler/Elder: VOT 0427/2021
THAT correspondence items # **2, 3 and 4** be pulled for discussion. **CARRIED**

L2 **Email from Spark BC Re: Accessible Parking Awareness Month & AccessAbility Grant**
Councillor Fowler spoke to this grant program and will update Council with more information at a future meeting.

L3 **A letter from the President of the CMESS Parent Advisory Council**
Council had a brief discussion. The date for the Christmas Bazaar is Saturday, December 4th at Captain Meares School.

L4 **A letter from Jack Taylor, President of the Tahsis Seniors Society Re: Good Food Access Fund (GFAF)**

Fowler/Elder: VOT 0428/2021
THAT the Village of Tahsis function as the Trustee for the Tahsis Seniors' Society in its grant application to the Communities Food Centres Canada under the Good Food Access Fund. **CARRIED**

M. New Business

1 **Celebrate Canada 2022 Grant Application (Deadline November 21, 2021)**
The CAO Spoke to this item.

Elder/Fowler: VOT 0429/2021
THAT this grant application be received **CARRIED**

Elder/Fowler: VOT 0430/2021
THAT this grant application be approved. **CARRIED**

N. Public Input #2

A member of the public asked a question regarding the Water System Regulation Bylaw No. 644, 2021 and Sanitary Sewer System Regulation Bylaw No. 645, 2021 to which staff responded.

A member of the public spoke to the Accessible Parking Awareness Month & AccessAbility Grant, offering her assistance to Councillor Fowler with the application process as well as helping to organize an event if the grant is approved.

Adjournment

Elder/Fowler: VOT 0431/2021

THAT the meeting be adjourned at 7:31 p.m. **CARRIED**

Certified Correct this

the 7th day of December, 2021

Chief Administrative Officer

Minutes

Meeting	**Special Council Meeting**
Date	**2021-11-16**
Time	**1:00 PM**
Place	**Municipal Hall - Council Chambers and by electronic means**

Present	Mayor Martin Davis	
	Councillor Bill Elder	
	Councillor Sarah Fowler	
	Councillor Cheryl Northcott	by video
	Councillor Lynda Llewellyn	by video
Staff	Mark Tatchell, Chief Administrative Officer	
	Enzo Calla, Bylaw Compliance Officer, Strathcona Regional District	
	Janet St-Denis, Corporate Services Manager	by video
Public	2 members of the public	by phone/video

A. Call to Order

Mayor Davis called the meeting to order at 1:02 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/Llewellyn: VOT 0411/2021

THAT the Agenda for the November 16, 2021 Special meeting of Council be adopted as presented. **CARRIED**

M. New Business

Report to Council Re: 293 N. Maquinna Drive (Lot 40, Plan VIP 30721, DL 595, Nootka Land District) - Property Maintenance Regulation Bylaw non-compliance.

Elder/Fowler: VOT 0412/2021

THAT the Report to Council be received. **CARRIED**

Elder/Fowler: VOT 0413/2021

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

The property owner, Corrine Dahling received a letter inviting her to be heard at the meeting but she was not in attendance.

The CAO provided council with a chronological summary of the steps taken since the bylaw complaint was received by the Village and responded to questions from members of council.

Fowler/Elder: VOT 0414/2021 THAT

WHEREAS a Notice to Comply made under the Property Maintenance Regulation Bylaw, 2019, No. 614 (the "Bylaw") and dated October 8, 2021 was served on Corinne Dahling ("the Owner") on or about the same date in respect of the non-compliance of Lot 40, Plan VIP 30721, District Lot 595, Nootka Land District, civic address 293 North Maquinna Drive ("the "Property") with the Bylaw; and

WHEREAS the Property is an Unsightly Property as defined in the Bylaw and in contravention, of the Bylaw, including section 9 due to the presence of Refuse and other offensive and unwholesome objects, materials or items which have accumulated on or around the Land of the Owner and the Land has become and remains an untidy or Unsightly Property; and

WHEREAS the Property is in contravention of section 11 of the Bylaw by reason of the fact that the Owner has caused or permitted Weeds or other unintended plants to grow or accumulate on the Land, and the Owner has caused or permitted the lawn on the Land to grow to over 25.4 cm in height; and

WHEREAS the Property is in contravention of section 12 of the Bylaw due to the Owner having caused or permitted Derelict Vehicles to be stored or to accumulate on the Land of the Owner; and

WHEREAS the Notice to Comply provided a deadline for compliance of September 30, 2021, but the Village provided the Owner with extensions until October 25, 2021 and

WHEREAS the Owner has failed to comply with the Notice to Comply by the deadline of October 25, 2021 and there have been no improvements to the property to address the non-compliance with the Bylaw as set out in the Notice to Comply; and

WHEREAS Council is authorized under s. 37 of the Bylaw to make an Order to Comply,

THEREFORE, BE IT RESOLVED THAT:

Council makes the following order under s. 37 of the Bylaw:

1 The Property Owner must, by no later than December 16, 2021, comply with the Bylaw, including by doing the following:

a. Remove all refuse, materials and other items which cause the Land to be an Unsightly property as defined in the Bylaw;

b. Mow the lawn to a height of less than 25.4 cm;

c. Remove all weeds and other unintended plants from the Land; and

d. Remove all derelict vehicles from the Land

2 The Property Owner must comply with all other applicable bylaws, statutes, regulations, codes and other laws in undertaking the work required hereunder, including by obtaining all relevant and required work, safety, building and other permits for any construction or cleaning and remediation works;

3 If the Property Owner fails to comply with this Order to Comply of Council under section 37 of the Bylaw, 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 Property Owner that is the subject of the Order; and

4 If any of the costs of carrying out this Order of Council under section 37 of the Bylaw remain unpaid on December 31st of the year in which the costs were incurred, the costs may be added to the property taxes for the Property and be recovered as taxes in arrears from the Property Owner.

CARRIED

P. Adjournment

Elder/Fowler: VOT 0415/2021
THAT the meeting be adjourned at 1:25 p.m.

CARRIED

Certified Correct this
the 7th day of December, 2021

Chief Administrative Officer

Minutes

Village of Tahsis

Meeting	**Committee of the Whole**
Date	**23 November, 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 joined at 1:31 p.m.
	Councillor Cheryl Northcott	
Staff	Mark Tatchell, Chief Administrative Officer	
	Ian Poole, Director of Finance	by video
	Janet StDenis, Finance and Corporate Services Manager	by video
Public	1 member of the public.	by phone

Call to Order

Mayor Davis called the meeting to order at 1:03 p.m.
Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

Introduction of Late Items

None

Approval of the Agenda

Elder: COW 0092/2021
THAT the Agenda for the November 23, 2021 Committee of the Whole Budget meeting be adopted as presented. **CARRIED**

H. Business Arising

1 Budget Presentation #2 - 2022 Operations Budget Plan

Elder: COW 0093/2021
THAT this 2022 budget presentation be received. **CARRIED**

The Director of Finance briefed Council on the General Fund Operating Budget which includes all Village departments, programs and services as well as Council and explained the variances between the 2021 budget and actuals and the proposed 2022 operating budget. A discussion followed.

Pubic Exclusion

Elder: COW 0094/2021

THAT the meeting is closed to the public in accordance with section 90 (1)(a) of the Community Charter- personal information about an identifiable individual who holds or is being considered as an officer, employee or agent of the municipality or another position appointed by the municipality. **CARRIED**

Recess

Fowler: COW 0095/2021

THAT the Committee of the Whole Council meeting recess at 2:13 p.m. to go into the in camera meeting. **CARRIED**

Reconvene

Elder: COW 0103/2021

THAT the Committee of the Whole Council meeting reconvene at 4:11 p.m. **CARRIED**

Adjournment

Elder: COW 0104/2021

THAT the meeting adjourn at 4:12 p.m. **CARRIED**

Certified correct this
7th Day of December, 2021

_____

Corporate Officer

From: Stephanie Valdal <svaldal@comoxvalleyrd.ca>
Sent: Tuesday, November 23, 2021 1:34 PM
To: Mark Tatchell <MTatchell@villageoftahsis.com>
Cc: Greg Feser <GFeser@villageoftahsis.com>
Subject: RE: Composting pilot

Thanks Mark,

I sent the group a message and advised that there's no longer the requirement to weigh and record, now that we have collected all the appropriate data.

Curbside at this point is very premature, as participation was between 3-7% which equates to a lot of effort and cost for only a few households. Maybe something to look at after the transition to transfer station, once we have done some outreach in the community. I attended a zoom meeting today with the Province and they had an estimated cost to start-up of curbside organics, which was in the range of $60,000.

I have booked myself for the December 7th council meeting, is it zoom friendly or should I plan to head to the Village that day? I will have a PPT, if that's ok. And I will talk to Jesse in advance, so that I can speak to the landfill transition schedule as well.

Thanks!
Stephanie

From: Mark Tatchell [mailto:MTatchell@villageoftahsis.com]
Sent: November 22, 2021 9:23 AM
To: Stephanie Valdal <svaldal@comoxvalleyrd.ca>
Cc: Greg Feser <GFeser@villageoftahsis.com>
Subject: RE: Composting pilot

CAUTION! EXTERNAL EMAIL

Thanks Stephanie. I think it is wise to continue it. I am not sure where Council stands on it right now. The Mayor is a big advocate for the village to do a curbside program, but I'm not sure if the rest of council are as keen. A local

municipal composting program is not one of their priorities for 2022. Plus with an election in October next year, I doubt this will get much political traction. But who knows!

Council meets once in December (7th) at 7 pm. We have a budget meeting that afternoon so we could tag this on following the budget meet. The January meetings are the 4th and 18th. If you're also able to speak to the landfill transition schedule as well, that would be helpful.

From: Stephanie Valdal <svaldal@comoxvalleyrd.ca>
Sent: Monday, November 22, 2021 8:46 AM
To: Mark Tatchell <MTatchell@villageoftahsis.com>
Cc: Greg Feser <GFeser@villageoftahsis.com>
Subject: Re: Composting pilot

Hello Mark,

Before I send out a mass email, I just wanted to confirm with you that it is ok to continue the composting program in Tahsis until we receive further direction from the board and subsequently council? It appears as though some people have stopped using the composter, as I think they feel it's over.

Also, can you please send the available council dates for December and January? I would like to present to council regardless of the board decision, so that I can go over the information we collected through the pilot. If everything goes through as planned at board, I will have some options available for the council to choose from on how to proceed.

Thank you & regards,
Stephanie Valdal (she/her)
CSWM Services Coordinator, Comox Valley Regional District
770 Harmston Avenue, Courtneay, BC V9N 0G8

Office: 250-898-3718
Cell: 250-792-0026
www.cswm.ca

Remote Communities Composting Pilot

Comox Strathcona
Waste Management

Solid Waste Management Plan

SWMP Guiding Principles:

- Solid waste is a resource
- Consumption set at sustainable levels
- Focus on 5R's (zero waste)
- Strive towards zero pollution
- Resource consumption & waste generation (education)
- Reduction policies – public consultation (costs & benefits)

Food waste (FW)

Unavoidable and avoidable food waste

Food production globally = 50% not eaten
Distributed in Canada = 30% wasted
Residential food waste = 60% is avoidable

In Canada = $49 billion food sent to landfill
Factor in lost resources = $100+ billion

Canadian households' throw away ~ $1,100 in food annually
Equates to 79kg per person (Tahsis ~36kg)

National Zero Waste Council

Love Food Hate Waste (LFHW) Canada[H1]

Federal Gov't action

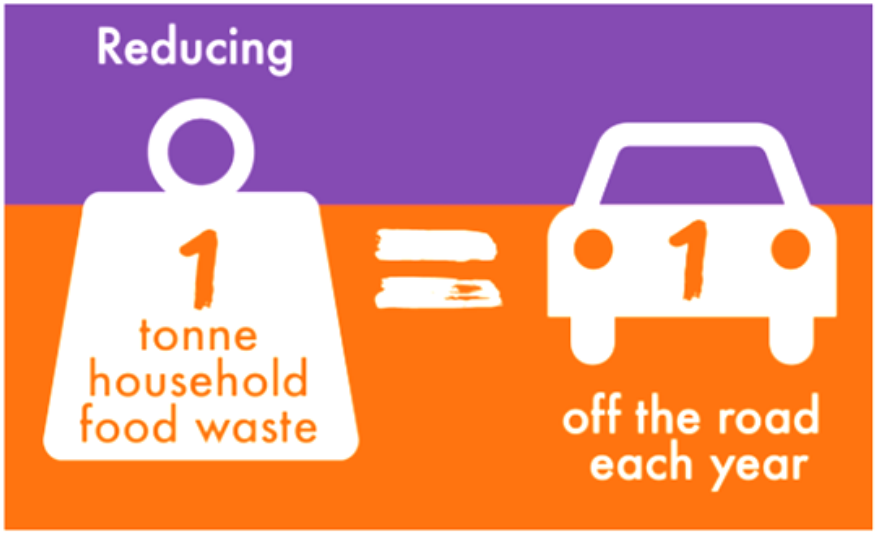
CSWM Partnership since 2018

Based on UK program = 21% reduction in food waste w/in 5 yrs

Environmental Toll

Wasting food means we are wasting the resources used to grow, produce and distribute that food to consumers. Getting food from farm to table, and then managing or disposing of food as waste, also has a significant carbon footprint – contributing to Canada's greenhouse gas emissions. Canada's 2.2 million tonnes of avoidable household food waste is equivalent to 9.8 million tonnes of CO_2 and 2.1 million cars on the road!

Diverting food waste to composting is better than sending it to a landfill, but preventing food from being wasted in the first place is an even better way to lessen our impact on the environment. Every tonne of household food waste that is avoided is the equivalent of taking one car off the road each year.



Comox Strathcona
Waste Management

Village of Tahsis

Goals:

- Food Sustainability
- Yard Waste Solution
- Convenience

Barriers:

- Bear issues
- Access to landfill (some don't drive)

Composting Pilot Summary

H1

Volumes, Technology, Participation and Viability

- Volume = ½ National average
- Joracan performance = A+
  - ✓ Bear proof (still accessed garbage)
  - ✓ Composts all food waste
  - ✓ Easy to troubleshoot / no odor
  - ✓ All paper products
- Low Participation (Tahsis 3 – 7 %)
- Not a solution for Yard Waste
  - ✖ Food waste : Yard Waste (10 : 1)
- Small amount of organic output
  - ✖ Food waste : Organic output (100 : 30)
- Viability - Unknowns (Livestock feed & On-Site composters)

Comox Strathcona Waste Management

Major Hurdles

- COVID (public engagement)
- Oversight = Contamination
- Unit too large (increase participation)
- Sea Can & Condensation
- Liquid production
- Financial viability considerations
  - Low Participation + population
  - Transportation costs
  - Labour costs
  - Economic issues (TF & Taxation)
- Not addressing issues of <u>food waste</u>
- Not able to compost <u>yard waste</u>

Participation Breakdown

Joracan sized to compost waste from 30 – 40 people in ~6-8 weeks

Pilot launched November 1, 2020 (ongoing)

- 9 households registered initially
- 21 in total
- 3 never participated
- 4 registered after June 2021
- 2 dropped out (moved/injury)
- Almost ½ = one resident/dwelling
- 4 will continue into 2022

Compost output = 3 batches of finished compost in one year

Options

H1

Option #1 (address current issues)

Continue to back haul net zero = food sustainability

Continue to grind clean yard waste (YW)

- Mix together (mulch organic mix) & provide to residents

YW & Organic mixture

Option #2 (in conjunction w/option #1)

- Remove sea can & continue w/Joracan in place or;
- Host drop off days on Wednesday /Saturdays & transfer to landfill to compost

Mix finished material w/mulch organic mix

* 6-8 week process (current 12-14 weeks)

Option #3 (in conjunction w/option #1)

Bokashi system (two part process)

- Higher organic value
- Repurposed blue barrels
- Requires bran or yeast (made or sourced in Tahsis)

Collect food waste @ current location on Wednesdays/Saturdays and transfer to landfill for fermentation & curing

Mix finished material w/mulch organic mix

* 2-4 week process

Costs, Considerations & Timeline

Option #1: 40 yards of net zero compost $300 + labor to mix w/YW

Option #2 & 3:

Labor cost assessment = 4-11 hrs/week (current & inc. troubleshooting)

Promotion and Advertising (monthly & ongoing)

Long term considerations:

Landfill closure & Transition to Transfer Station

- ✓ Residential tipping fees (1 tonne per capita)
- ✓ Transportation
  - → Resident to TS - covered by Village (curbside & garbage bins)
  - → TS to CVWMC - covered by CSWM service
- ✓ Logistics exporting organics vs. management onsite
  - Collection & management
  - Vector and odor issues
  - Leachate control

Food sustainability, supply chain issues & contingency planning/emergency preparedness

Long term costs for management vs. mitigation & education (cost reduction)

Questions?

THANK YOU!

On behalf of the Village of Tahsis, I am writing to offer support for an application for an 11.25 hectare scallop farm in McBride Bay, near Tahsis, by Nootka Sound Shellfish. As you may know, Tahsis has been struggling economically since the closure of the town's sawmills in the early 2000's with the attendant loss of hundreds of jobs. Since then the Village has been trying to find a path forward by creating new economic activity in the region. The Village sees aquaculture as an important component of its economic recovery as it creates ongoing local employment in both the growing and processing of aquacultural products. In addition, it is a sustainable form of economic activity that lacks the negative environmental consequences found with some other local industries. We were pleased to hear that Nootka Sound Shellfish was interested in investing in this area due to its assets of clean, calcium-rich water and sheltered bays required for reliable shellfish production, as well as the presence of a local workforce. We understand that for the last two years, the proponent has been struggling to have his application undergo active consideration by the provincial government. We respectfully request that the process be expedited so that we can strengthen our regional economic recovery and enhance our resiliency into the future. This application has the full support of the Mayor and Council of the Village of Tahsis.
Thanks for your consideration.

Regards,

Martin Davis
Mayor of Tahsis

VILLAGE OF TAHSIS

BYLAW NO. 646, 2021

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

WHEREAS the Council of the Village of Tahsis wishes to amend the *Fees and Charges Bylaw No. 594, 2017* to establish fees under the *Water System Regulation Bylaw No. 644, 2021* and to establish fees under the *Solid Waste Management Bylaw No. 590, 2017*.

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

NOW, THEREFORE, the Council of the Village of Tahsis in open meeting assembled ENACTS AS FOLLOWS:

1. The *Fees and Charges Bylaw No 594* is hereby amended:

a) by deleting Schedule "P" in the *Fees and Charges Amendment Bylaw No. 639, 2021* and replacing with the Schedule "P" to this Bylaw and

b) by adding Schedule "R" as annexed immediately following Schedule "Q".

Citation

This bylaw may be cited for all purposes as the "Fees and Charges Amendment Bylaw No. 646, 2021."

Effective Date

This bylaw comes into force upon adoption.

READ a first time this 7th day of December, 2021

READ a second time this 14th day of December, 2021

READ a third time this 14th day of December, 2021

Reconsidered, Finally Passed and adopted this 4th day of January, 2022

_____ _____

MAYOR CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 646, 2021 duly passed by the Council of the Village of Tahsis on this 4th day of January, 2022.

_____

CORPORATE OFFICER

Schedule "P"
Water Utility Rates and Charges

Classification of Users		Annual Fee
Each single family dwelling, duplex unit, apartment, suite, Guesthouse, condominium, and any short term rental accommodation unit	$	375.00
Mobile Home Park per pad with mobile home	$	375.00
Bed and Breakfasts, Boarding, Lodging and Rooming Houses	$	375.00
Hotels and Motels	$	375.00
plus each room to rent located on the property whether or not it is always available for rent.	$	173.00
Restaurants, cafes, dining rooms, pubs		
up to 60 seats	$	1,182.18
over 60 seats	$	1,412.85
Churches	$	375.00
Industrial premises	$	1,412.85
Schools	$	375.00
plus each classroom	$	173.00
Clubs, non-profits	$	375.00
Home based businesses	$	375.00
Retail premises	$	403.67
plus for each square foot gross area	$	0.13
Other commercial premises	$	1,412.85
Campground/RV park (per site)	$	62.47

A charge under this bylaw shall be paid by the owner of a serviced property for:

1. TURNING ON AND OFF SERVICES

The fee for turning off and turning on water supply at the curb stop is:

To turn on or turn off	During Business Hours	All Other Times
	$25 ($50 On and Off)	$150.00

2. ABANDONMENT[1] FEE

The fee for the permanent disconnection of an abandoned or discontinued connection is:

Connection size	Abandonment or Discontinued Fee
ALL	$1000.00

3. NON-EMERGENCY SERVICE CALL OUT AFTER HOURS[2] $200.00

4. CONNECTION FEES

Water connection application fee for all water service connections[3]	$500.00
Inspection fee	$100.00
Fees shall be charged on the basis of the cost of work required including but not limited to all pavement, sidewalk, cut/replacement and boulevards work	AT COST
The fee estimate must be paid prior to the work commencing. Excess fees will be refunded. Excess charges will be billed.	

5. SUPPLY OF WATER FROM FIRE HYDRANT

[1] When a building on a lot serviced by the Village's water system is abandoned or demolished, the Director may require the turn off and/or disconnection of the service and the cost will be recovered from the Owner as set out in the Bylaw.

[2] A non-emergency service call-out means Village crews dispatched to respond to an incident at a property where the likelihood of property damage is low and/or the risk of serious property damage is low.

[3] May be combined with sewer connection application fee

	During Business Hours	All Other Times K1
Opening and closing hydrant	$50	$150

1. The users of water supplied by the water system are classified in accordance with the classification of users set out in this bylaw, and the rates specified in the schedules must be paid by the owner of any real property to which water is supplied.

2. A charge under this bylaw shall be imposed on and from the first day of the month immediately following the date the water service connection to that property is turned on.

   (i) shall be due and payable in advance in the first calendar year of service; and

   (ii) shall be due and payable annually in advance thereafter on the 1st day of January in each year.

3. A charge under Section 2(ii) of this bylaw shall be billed on or before the 31st day of May in each year. A penalty in the amount of ten percent (10%) of the unpaid sum shall be added to any charge remaining unpaid on October 1st in the year of billing.

4. A charge imposed under this Bylaw which remains unpaid on the 31st day of December in any year shall be deemed to be taxes in arrears on the land or real property on which the charge was imposed and may be recovered as authorized in section 258 of the Community Charter.

5. No deduction in the charges under this bylaw shall be allowed on account of any waste of water.

6. Failure to receive an invoice or notice is not justification for the non-payment of an applicable fee.

7. When a building lot serviced by the water system is abandoned or demolished, the Director of Infrastructure and Operations may require the turn off and/or disconnection of the private system from the Village's water system.

8. All applicable fees and charges are payable on properties that are unoccupied and/or are unused.

Schedule "R"

Basic Service Fees	Annual Fee
Residential Dwelling Unit (as defined in the Solid Waste Management Bylaw No. 590, 2017)	$95.00
Multiple Famly Premises (as defined in the Solid Waste Management Bylaw No. 590, 2017)	$190.00
Commercial premises (as defined in the Solid Waste Management Bylaw No. 590, 2017)	$190.00

Extended Service Fees

Additional garbage tags	
Residential Dwelling Unit (as defined in the Solid Waste Management Bylaw No. 590, 2017)	$2/tag/pick up
Multiple Famly Premises (as defined in the Solid Waste Management Bylaw No. 590, 2017)	$5/tag/pick up
Commercial premises (as defined in the Solid Waste Management Bylaw No. 590, 2017)	$5/tag/pick up

Dumpster (price per dumpster)	
Annual (one pick up/ week) - January 1-December 31, regardless of start date	$900.00
Annual (two pick ups/week) - January 1-December 31, regardless of start date	$1,200.00
Monthly (one pick up/week()	$500.00
Monthly (two picks up/week)	$800.00
Seasonal (two pick ups/week from May 1- September 30)	$750.00

VILLAGE OF TAHSIS

SOLID WASTE MANAGEMENT AMENDMENT BYLAW No. 647, 2021

A Bylaw to Amend the Solid Waste Management Bylaw No. 590, 2017

Contents

1. Title
2. Amendments to the Solid Waste Bylaw
3. Effective Date

Under its statutory powers, including section 479 of the *Local Government Act* (RSBC 2015) c.1, the Council of the Village of Tahsis, in open meeting assembled, hereby enacts the amendment to the Solid Waste Management Bylaw No. 590, 2017 ("the *Solid Waste Bylaw*") as follows:

Title:

1. This bylaw may be cited as the "Solid Waste Management Amendment Bylaw No. 647, 2021"

Amendment to the *Solid Waste Bylaw*

2. The Solid Waste Bylaw is amended:

1) Section 2 i) is deleted and replaced with the following:

"Dumpster means a bin rented by the Village according to the fee schedule in the Fees and Charges Bylaw No. 594, 2017 (as amended).

2) Section 4 is deleted and replaced with the following:

"Schedule "R" in the Fees and Charges Bylaw No. 594, 2017 (as amended) is an integral part of this bylaw."

3) Section 11 is deleted and replaced with the following:

"A basic service user shall receive the extended service by using the garbage tags authorized by the Village."

4) Section 12 is deleted and replaced with the following:

"The Village imposes fees for the garbage tags as set out in Schedule "R" in the Fees and Charges Bylaw No. 594, 2017 (as amended)"

5) Section 23 is deleted and replaced with the following:

"In the event of solid waste not being contained withing the garbage container or when the owner causes or allows solid waste materials to be strewn in or around premises, the Director may order the clean up of the said solid waste. The fees for the clean up will be charged as per Schedule "F" of the Fees and Charges Bylaw No. 594, 2017 (as amended)"

6) Section 29 is deleted and replaced with the following:

"The fees for solid waste collection and related operations are set out in Schedules "F" and "R" in the Fees and Charges Bylaw No. 594, 2017 (as amended)"

7) Section 31 is deleted and replaced with the following:

"Tags for using additional garbage containers are available at the Village office during regular business hours for the fees set out in Schedules "F" and "R" of the Fees and Charges Bylaw No. 594, 2017 (as amended)"

8) Section 33 is deleted and replaced with the following:

"A 10% penalty shall be added to all fees set out in Schedule "R" of the Fees and Charges Bylaw No. 594, 2017 (as amended)"

9) Section 34 is deleted and replaced with the following:

"Solid waste fees and related fees enumerated in Schedules "F" and "R" in the Fees and Charges Bylaw No. 594, 2017 (as amended) are hereby imposed and levied for the solid waste service supplied or ready to be supplied by the Village. All rates, fees and charges shall form a charge on the parcels of the respective owners and may be recovered in the same manner and by the same means as overdue taxes including unpaid fees, rates and charges."

10) Schedule "A" is deleted.

Effective Date:

3. This Bylaw comes into force upon adoption.

READ a first time this 7th day of December, 2021

READ a second time this 14th day of December, 2021

READ a third time this 14th day of December, 2021

Reconsidered, Finally Passed and Adopted this 4th day of January, 2022

_____ _____

MAYOR CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 647, 2021 duly passed by the Council of the Village of Tahsis on this 4th day of January, 2022.

_____

CORPORATE OFFICER

From: ca.peters@telus.net <cathy@telus.net>
Sent: November 14, 2021 7:48 PM
To: Reception Account <Reception@villageoftahsis.com>
Subject: Child Sex Trafficking is increasing- How To Stop It

Dear Mayor Martin Davis and Tahsis Village Council,
ASKS:

1. The **Canadian Center to End Human Trafficking** (CCEHT) recently came out with their first report on Human Trafficking in Canada. Please read this important report to understand the Human trafficking trends in Canada.
2. BC needs a public awareness campaign on Human Trafficking in order to STOP IT. The CCEHT will mail your community posters and postcards (FREE) that can be distributed in the venues where youth and families congregate. The CCEHT operates the National Human Trafficking hotline; 1-833-900-1010.
3. I recently presented to the **Vancouver Police Board.** It is a 5 minute presentation. See attached. Please share this with your policing committee and local law enforcement.
4. Please alert your local MLA and MP that the full decriminalization of prostitution cannot occur in Canada becuase that policy will cause HARM to the most vulnerable; Indigenous women and girls, new migrants, disabled, LGBTQ2, youth at risk and any child under age 14 years of age. Canada has signed the **Palermo Protocol** which mandates discouraging DEMAND for buying sex (Article 9 section 5). Canada has a legal global obligation to fulfill this commitment. Special Advisor on Human Trafficking Valiant Richey in his recent OSCE (Organization for the Security and Co-operation in Europe- the world's largest security orgnaization) report called "**Discouraging Demand**" cites strategies and examples on how to do so, in order to Stop Human Trafficking globally.
5. Reminder of the **Connecting to Protect Global Summit** addressing the impact of Pornography on Youth (February 16-18, 2022). I will be presenting along with Vancouver Island University student Tagen Marshall. Please attend and alert Health/Wellness Committees of this important Summit.

Thank you to the many City Councils and Regional Districts that have asked me to present.
I am booking now for mid March.
Sincerely, Cathy Peters
BC anti-human trafficking educator, speaker, advocate
Be Amazing; Stop Sexual Exploitation
beamazingcampaign.org
1101-21785 Library Lane, North Vancouver, BC V7J 0C3
604-828-2689

Attachments area

Attachments area

Vancouver Police Board Meeting

October 21, 2021 @ 1 pm – 5 minutes

Human sex trafficking and sexual exploitation for the purpose of prostitution is the fastest growing crime in the world and here.

What is human trafficking? It is the recruiting, transporting, transferring, receiving, holding, concealing, harbouring or exercising control over a person for the purpose of exploiting them. The key word is EXPLOITATION.

STATS:

- 13 years old is the average age of recruitment, much younger for Indigenous girls. In the Lower Mainland the target age is 10-12-year-old girls. CoVid has made this worse; traffickers are organized and sophisticated.
- 54% in the sex trade are Indigenous- 70-90% in urban centers- they are severely over-represented in the sex industry- this is the worst case of systemic racism in the country.
- **82% involved in prostitution had childhood sexual abuse/incest**
- 72% live with complex PTSD
- 95% in prostitution want to leave- it is NOT a choice or a job
- 86% have housing needs
- 82% need drug rehab
- **84% of prostituted persons are pimped or trafficked** so organized crime and International crime syndicates are typically involved. Crime follows the money and traffickers make hundreds of thousands of dollars per victim per year.

I have been raising awareness about sexual exploitation and Child Sex Trafficking, to every City Council, MLA, MP and police agency in BC since **The Protection of Communities and Exploited Persons Act (PCEPA)** became Federal Law in 2014, so that police would enforce it, the public would understand it and be able to report it.

The Law has 4 parts:

1. **Targets the DEMAND by targeting the buyer of sex. The trafficker, facilitator, john, buyer of sex are criminalized**
2. **Recognizes the seller of sex as a victim; usually female and is immune from prosecution**
3. **Exit strategies are in place to assist the victim out of the sex trade.**
4. **There is a robust prevention education program in place so youth, children and the vulnerable are not pulled into the sex industry.**

This Law focuses on the **source of harm**: the buyers of sex and the profiteers. The clear statement from Parliament was that girls and women in Canada are **NOT FOR SALE**; that they are full human beings, with dignity and human rights.

This LAW is not enforced in BC or Vancouver.

Vancouver and Toronto are global sex tourism hotspots.

Canada is a **Child Sex Tourism** destination.

The global sex trade is growing FAST, targeting our children (children is where the money is), fueled by the internet where most of the luring is taking place.

Contributing factors to a rapidly growing sex industry is **globalization, unregulated technology, limited law enforcement and very little prevention education.**

Canada has a new **National Human Trafficking Hotline number: 1-833-900-1010.** Provincially OCTIP and VictimLink has a helpline.

Pornography is fueling the sex industry and creating the market for commercially paid sex. Men and boys are the buyers of sex and are the KEY to end exploitation. **Boys and men must understand that there is a sacred part of the woman they have no right to.**

What Can Vancouver Do?

Reduce Demand by targeting complicit businesses, **Diminish Supply** by Education/public awareness.

The businesses most involved in Vancouver; unregistered massage and body rub parlours- not giving licenses out to these would cut human trafficking drastically.

Nail spas, day spas, modelling agencies, tattoo parlours, escort services, cheap bars and hotels, men's clubs, Airbnb, VRBO, casinos, strip clubs, organized crime club houses, bus stops, homeless camps and tent cities can all be typical covers for sexual exploitation.

Crime club houses can be removed by land use bylaws. This was done in Manitoba. In Ontario, every motel and hotel guest has to be registered who is physically in the room.

The sex industry is targeting our youth, children and vulnerable in every BC community, and schools have become **recruiting grounds for gangs and sex trafficking.** A critical deterrent is the School Liaison Officer Program; the officers prevent crime and protect the vulnerable. An Anti-police narrative harms our communities; and VPD is now removed from Vancouver schools, so organized crime can move in.

BC is behind every Province in Canada by not enforcing the Federal Law or providing prevention education.

2 ASKS:

1. Could I do a deeper dive presentation to the Police Board and do a presentation to Vancouver City Council? Note: I have presented to over 100 communities in BC.

2. Could you alert the Premier and Solicitor General that this crime is a priority in BC and ask for considerable funding for Provincial law enforcement and a Provincial awareness campaign? BC needs an **inter-agency Human Sex Trafficking Task Force** similar to what is available for drugs and gangs.

From: Ted Oliver <toliver@campaign-office.com>
Sent: Thursday, November 25, 2021 1:02 PM
To: Mark Tatchell <MTatchell@villageoftahsis.com>
Subject: BC/YUKON COMMAND OF THE ROYAL CANADIAN LEGION- 17th Annual Military Service Recognition Book

Hi Mark. My name is Ted Oliver, and I am getting back in touch with you this year for the Royal Canadian Legion. I hope this e-mail reaches you ok.

Obviously, I want to profusely thank you, and everyone with the "**Village of Tahsis** for your kind, but much more importantly, consistent support of local Veteran's over the last several consecutive years. Just incredible! You all are first ballot hall of famers over here.

Please find enclosed a copy of our **Advertisement Letter** and **Rate Sheet** for the **British Columbia Yukon Command of The Royal Canadian Legion's 17th Annual Military Service Recognition Book** to honor and recognize our Veterans.

This unique remembrance publication includes past and present day Veterans biographies and photographs. With the help of our Veterans, their families and friends, submissions are collected at local legion branches and our next edition is scheduled for release in **November 2022,** in advance of our Annual Remembrance Day Ceremonies.

It is available for all to see at local legion branches and online at the BC/Yukon Command Legion's website: https://www.legionbcyukon.ca/what-we-do/military-service-recognition-book It helps us, and our younger generations, appreciate and never forget the Sacrifices made by our Veterans for the freedoms we enjoy today.

Each and every year the village has supported (including last year), it was always by sponsoring a very nice 1/10th page, black and white advertisement in past Remembrance Day publications. So, with this in mind, we would be absolutely honoured to count on you again this year.

Above is a copy of the most recent ad we have on file, for your approval. It may appear a little fuzzy/distorted, that is because I only have access to lower resolution files through my home computer system. It is crystal clear on our end.

Thank you very, very much again for all your help Mark, and all the best.

Ted Oliver

Advertising Rep/ Military Service Recognition Book

BC/Yukon Command

Royal Canadian Legion Campaign Office

1-866-354-6277

+ **mailto:bccl@fenety.com**

Legion

www.legionbcyukon.ca

This e-mail and any attachment(s) is for authorized use by the intended recipient(s) only. If you are

www.legionbcyukon.ca

British Columbia / Yukon Command
The Royal Canadian Legion

"Military Service Recognition Book"

Dear Sir/Madam:

Thank you for your interest in the **BC/Yukon Command / The Royal Canadian Legion,** representing **British Columbia** and the **Yukon's Veterans.** Please accept this written request for your support, as per our recent telephone conversation.

Our **BC/Yukon Command Legion** is very proud to be printing another **5,000 copies** of our 17th Annual "**Military Service Recognition Book",** scheduled for release by Remembrance Day 2022, to help identify and recognize many of the brave **Veterans** of British Columbia and the Yukon who served our Country so well during times of great conflict. This annual publication goes a long way to help the Legion in our job as the **"Keepers of Remembrance",** so that none of us forget the selfless contributions made by our **Veterans.**

We would like to have your organization's support for this Remembrance project by sponsoring an advertisement space in our **"Military Service Recognition Book."** Proceeds raised from this important project will allow us to fund the printing of this unique publication and will also help our Command to improve our services to **Veterans** and the more then 150 communities that we serve throughout British Columbia and the Yukon. The Legion is recognized as one of Canada's largest "Community Service" organizations, and we are an integral part of the communities we serve. This project ensures the Legion's continued success in providing these very worthwhile services.

Please find enclosed a rate sheet for your review, along with a detailed list of some of the many community activities in our **149 Branches and 80 Ladies Auxiliaries** in the **BC/Yukon Command**. Whatever you are able to contribute to this worthwhile endeavor would be greatly appreciated. For further information please contact **BC/Yukon Command Office** toll free at **1-866-354-6277**.

Thank you for your consideration and/or support.

Sincerely,

Val MacGregor
President of BC/Yukon Command of The Royal Canadian Legion

www.legionbcyukon.ca

British Columbia / Yukon Command
The Royal Canadian Legion

"Military Service Recognition Book"

Advertising Prices

Ad Size		Cost		GST		Total
Full Colour Outside Back Cover		$2,071.43	+	$103.57	=	$2,175.00
Inside Front/Back Cover (Full Colour)		$1,833.33	+	$91.67	=	$1,925.00
Full Colour 2-Page Spread (COLOUR)		$3,419.05	+	$170.95	=	$3,590.00
Full Page (Full Colour)	7" X 9.735"	$1,709.52	+	$85.48	=	$1,795.00
Full Page B&W	7" X 9.735"	$1,142.86	+	$57.14	=	$1,200.00
½ Page (Full Colour)	7" X 4.735"	$1,000.00	+	$50.00	=	$1,050.00
½ Page B&W	7" X 4.735"	$685.71	+	$34.29	=	$720.00
¼ Page (Full Colour)	3.375" X 4.735"	$619.05	+	$30.95	=	$650.00
¼ Page B&W	3.375" X 4.735"	$485.71	+	$24.29	=	$510.00
1/10 Page (Business Card-Full Colour)		$333.33	+	$16.67	=	$350.00
1/10 Page B&W (Business Card)	3.375" X 1.735"	$285.71	+	$14.29	=	$300.00

G.S.T. Registration # R10 793 3913

All typesetting and layout charges are included in the above prices.

A complimentary copy of this year's publication will be received by all advertisers purchasing space of 1/10 page and up, along with a Certificate of Appreciation from the BC/Yukon Command.

PLEASE MAKE CHEQUE PAYABLE TO:
BC/Yukon Command
The Royal Canadian Legion
(BC/Y RCL)
(Campaign Office)
P O Box 5555
Vancouver, BC V6B 4B5

BC/Yukon Command

L2

#101 – 17618 58 Avenue
Surrey, BC V3S 1L3
Tel: (604) 575-8840
Fax: (604) 575-8820
info@legionbcyukon.ca

legionbcyukon.ca

Dear Valued Supporter,

Thank you very much for your pledge of support of The BC/Yukon Royal Canadian Legion's Military Service Recognition Book Project. This annual publication recognizes the Veterans and Service Personnel of BC and the Yukon who have so honourably served our country. This keepsake book helps us to remember their selfless contributions. Your vital and generous contribution makes it possible to print 5,000 copies of this book free of charge to distribute to communities throughout BC and the Yukon.

The Royal Canadian Legion plays an active role in communities throughout BC and the Yukon. There is barely a citizen within our Command whose life isn't touched by The Royal Canadian Legion. Often times the public isn't aware of the extent of our work.

Who we are and what do we do?

The Royal Canadian Legion receives no Government funding for our operations. We rely on our member's dues, donations from the public and in-house fundraising activities. The over 45,000 Legion members in BC/Yukon are dedicated to assisting Veterans and local communities. Here are some ways we give back:

- $1,000,000 to sponsor the Veterans' transition and trauma counseling program at UBC for Veterans.
- The Legion has contributed to the education of over 200 rural family doctors through UBC Chair of Family Practice.
- $250,000 commitment to providing education transition services for Veterans at BCIT.
- Over $600,000 donated annually for Veterans' hospitals and extended care facilities.
- Over $350,000 donated to Youth Programs, sponsoring a variety of sports teams.
- Over $275,000 in Bursaries and Scholarships.
- Sponsor over 5,000 cubs, scouts, guides and cadet groups.
- $25,000 donated annually to send youth athletes to National Athletic Camps.
- Over $500,000 from poppy funds in direct assistance to Veterans and their dependents in need.

Again, we thank you for your sponsorship and support of this very important project. Consider the Legion for your charitable giving, volunteer opportunities and even for a great place to meet new friends when you join as a member of your friendly local branch!

Sincerely,

Valerie MacGregor,
President of BC/Yukon Command of The Royal Canadian Legion

P.S. Check out our organization at www.legionbcyukon.ca

Join The Legion to be part of a welcoming organization:

Where Belonging Matters

Legion Branches in 150 communities in British Columbia and the Yukon are open for new members and look forward to welcoming you! Legion membership is open to all Canadian citizens 18 and over.

If you'd like to be referred to a local Branch - call, email or go online.

Call: 604.575.8840 or 1.888.261.2211
Email: info@legionbcyukon.ca

legionbcyukon.ca

Legion
BRITISH COLUMBIA/YUKON COMMAND

From: Janet St. Denis
To: Janet St. Denis
Subject: FW: Renew your FCM membership: invoice attached
Date: December 1, 2021 8:59:08 AM
Attachments: Village of Tahsis 2022-2023.pdf

From: membership@fcm.ca <membership@fcm.ca>
Sent: Wednesday, December 1, 2021 8:06 AM
To: Mark Tatchell <MTatchell@villageoftahsis.com>
Subject: Renew your FCM membership: invoice attached

December 1, 2021

It's time to renew your FCM membership

Dear Mark Tatchell:

All pandemic long, municipal leaders have stepped up to protect people, businesses and vital services. We deliver concrete results every single day. And by working together through the Federation of Canadian Municipalities (FCM), we make each other stronger.

With our strong and united voice, FCM has secured new federal investments to help municipalities throughout the pandemic—from $4.3 billion in federal emergency operating support through the Safe Restart Agreement to major investments in infrastructure, housing, broadband, transit, and more.

Now, as Canada gears up for recovery, we need to grow our national voice. The Village of Tahsis has an important role to play.

Renew your FCM membership today so we can ensure a strong Canadian recovery that's rooted in communities of all sizes. Attached you will find your member invoice for 2022-2023.

A minority Parliament brings opportunities for collaboration. With a strong voice, we can continue to empower municipalities like yours with tools to support your community and make life better for people.

Plus, as an FCM member, you'll receive exclusive benefits to help you serve your community.

Whether you're from a big city, a mid-sized community, a rural area or a regional district, B.C. local governments play a key role in shaping FCM's national voice. And you'll be essential to driving Canada's post-COVID recovery. Together, with your support, we can ensure that every B.C. community is part of that recovery.

Canadians want their governments to work together to build a recovery they can see and feel. This is FCM's strength. We bring together thousands of local leaders from different backgrounds and perspectives—and we get things done.

So renew your FCM membership today and let's continue empowering local leaders on the front lines. That's how we'll drive the strong and inclusive recovery Canadians deserve.

Sincerely,

Joanne Vanderheyden
FCM President
Mayor, Strathroy-Caradoc, ON

PS: To learn more about how being an FCM member makes your community stronger, visit fcm.ca/membership.

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Membership / Adhésion

The Member Relations Team | Policy and Public Affairs
L'équipe de relations avec les membres | Politiques et affaires publiques
T. 613-241-5221

FEDERATION OF CANADIAN MUNICIPALITIES | FÉDÉRATION CANADIENNE DES MUNICIPALITÉS

Membership Invoice 2022-2023
Facture d'adhésion

24, rue Clarence Street
Ottawa, Ontario K1N 5P3
T. 613-241-5221
F. 613-241-7440

Mark Tatchell
Village of Tahsis
PO Box 219 977 South Maquinna Drive
Tahsis, BC, V0P 1X0
Attn: Chief Administrative Officer

INVOICE / FACTURE: INV-29884-V4C4M4
DATE: 10/13/2021
ACCOUNT / COMPTE: 32384
DUE DATE / DATE LIMITE: 04/01/2022

ITEM / DESCRIPTION	QTY / QTE	RATE / TAUX	SUB-TOTAL / SOUS-TOTAL	GST / TPS	TOTAL
Base fee per your population/ Taux de base selon votre population	1	$90.00	$90.00	$4.50	$94.50
Per capita dues calculated per your population/Frais de cotisation calculés selon votre population	248	$0.2041	$50.62	$2.53	$53.15
		TOTAL	$140.62	$7.03	$147.65

PAID AMOUNT / MONTANT PAYÉ: $0.00
BALANCE DUE / MONTANT DÛ: $147.65

PAYMENT / PAIEMENT

Cheque payable to / Chèque à l'ordre de
Federation of Canadian Municipalities
Fédération canadienne des municipalités

Your FCM membership helps empower local leaders with new tools to support their communities and drive Canada's recovery.
Learn more at https://fcm.ca/membership.

Electronic Funds Transfer / Transfert électronique de fonds
Royal Bank of Canada (RBC)
90 Sparks St, Ottawa, ON K1P 5T7
Transit Number/Numéro de transit: 00006

New / Nouveau
Account Number / Numéro de compte: **1113307**

accountsreceivable@fcm.ca/comptesrecevables@fcm.ca

HST # / No. de TVH: 11891 3938 RT0001 QST # / No. de TVQ: 1202728231 TQ 0001

VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council

From: Chief Administrative Officer

Date: November 15, 2021

Re: Development Permit Application for Village-owned Parcel

PURPOSE OF REPORT:

To submit a Development Permit Application for the Village owned parcel at 663 Alpine View Road for Council's consideration and approval. A Development Permit is required for the subdivision of the parcel to proceed.

OPTIONS/ALTERNATIVES

1. Issue the Development Permit as recommended by staff.
2. Issue a Development Permit other than as recommended by staff.
3. Do not issue a Development Permit.
4. Any other option Council deems appropriate.

BACKGROUND:

At its May 18th, 2021 in camera meeting Council agreed to subdivide the Village owned parcel located at 663 Alpine View Road into two lots and offer the lots for sale. (Council rose and reported on this at the November 16, 2021 regular meeting.) The Official Community Plan designates the area where this parcel is located as a Development Permit Area ("DPA") for flood hazard (see Attachment "A").

The Official Community Plan states the following guideline for issuing a Development Permit in a flood hazard DPA :

Prior to issuance of a development permit, the applicant shall be responsible for completing a report by a qualified registered professional with appropriate education, training and experience to provide professional services related to floodplain mapping and analysis in the province.

1. *The stormwater management potential for erosion or flooding, and the impact of the proposed development on, or by, flood hazard conditions should be addressed by a site-specific investigation and report.*
2. *The report should address the following:*

• The potential impacts of proposed development relative to flood hazards.
• Required flood proofing or other measures needed to provide suitable protection of structures intended for human occupancy.

The *Local Government Act* (s.490) requires a Development Permit to be issued for lands within a Development Permit Area to be subdivided.

(This particular matter is unusual in that the Village is the Development Permit applicant and Council is the approval authority.)

The Development Procedures Bylaw No. 633, 2020 does not include procedures for applications where the Village requires a development permit. Still, this application provides the documents and information that Council should require to make a decision and fulfills the requirements of the OCP guideline noted above.

Attached to this report are the following:

- A copy of the certificate of title, which includes the legal description
- A copy of the legal plan
- A copy of the drawing showing the Works Area for the Flood Protection Project
- the OCP map showing the land use designation of this parcel and neighbouring land uses
- Location of this parcel on the 2019 Floodplain map
- Location of this parcel on the OCP Flood Hazard DPA map
- Technical Memo from McElhanney Ltd. in support of the Development Permit application and with guidance for future development on the subdivided parcels. This meets the requirements of the OCP guidelines.

It is not legally necessary for the Village to raise the elevation of the parcel to 5.8 metres geodetic elevation (which is the flood construction level) as the Village is not undertaking construction on this parcel. However, it is recommended that the parcel be filled at least to the grade of Alpine View Road. The future property owner(s) will need to raise the lots by about 5 feet (1.8 metres) to comply with the Floodplain Management Bylaw.

POLICY/LEGISLATIVE REQUIREMENTS:

1. Local Government Act, RSBC, Ch 1, 2015
2. Development Procedures Bylaw No. 633, 2020
3. Village of Tahsis Official Community Plan 2020

FINANCIAL IMPLICATIONS:
By issuing the Development Permit, the Village can proceed with the subdivision and disposition of the lots which will generate revenue.

STRATEGIC PRIORITY:
Yes (for 2021)

"Develop and consider a strategic real estate plan, including options for subdividing and selling Village owned lands, specifically Lot 608")

RECOMMENDATION:
THAT Council issue a Development Permit for Lot 1, VIP27736, DL 595, Nootka Land District for flood hazard Development Permit Area and that the Village raise the parcel to the grade of Alpine View Road.

Respectfully submitted:

Mark Tatchell, CAO

TITLE SEARCH PRINT
File Reference:

2021-11-15, 14:11:49
Requestor: Mark Tatchell

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	SECTION 172 LAND TITLE ACT
Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	G38556
From Title Number	D20055
Application Received	1978-05-02
Application Entered	1978-05-09
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	VILLAGE OF TAHSIS, P.O. BOX 396 TAHSIS, BC
Taxation Authority	Courtenay Assessment Area Tahsis, Village of

Description of Land
Parcel Identifier: 002-182-386
Legal Description:
LOT 1, DISTRICT LOT 595, NOOTKA DISTRICT, PLAN 27736

Legal Notations NONE

Charges, Liens and Interests

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
Nature:	RIGHT OF WAY
Registration Number:	C64207
Registration Date and Time:	1974-05-29
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

TITLE SEARCH PRINT
File Reference:

2021-11-15, 14:11:49
Requestor: Mark Tatchell

Transfers	NONE
Pending Applications	NONE

Status: Filed

Plan #: VIP27736 App #: N/A Ctrl #:

RCVD: 1998-01-29 RQST: 2021-11-15 14.12.15

SUBDIVISION PLAN OF PART OF DISTRICT LOT 595, NOOTKA DISTRICT.

SCALE: 1 INCH = 100 FEET.

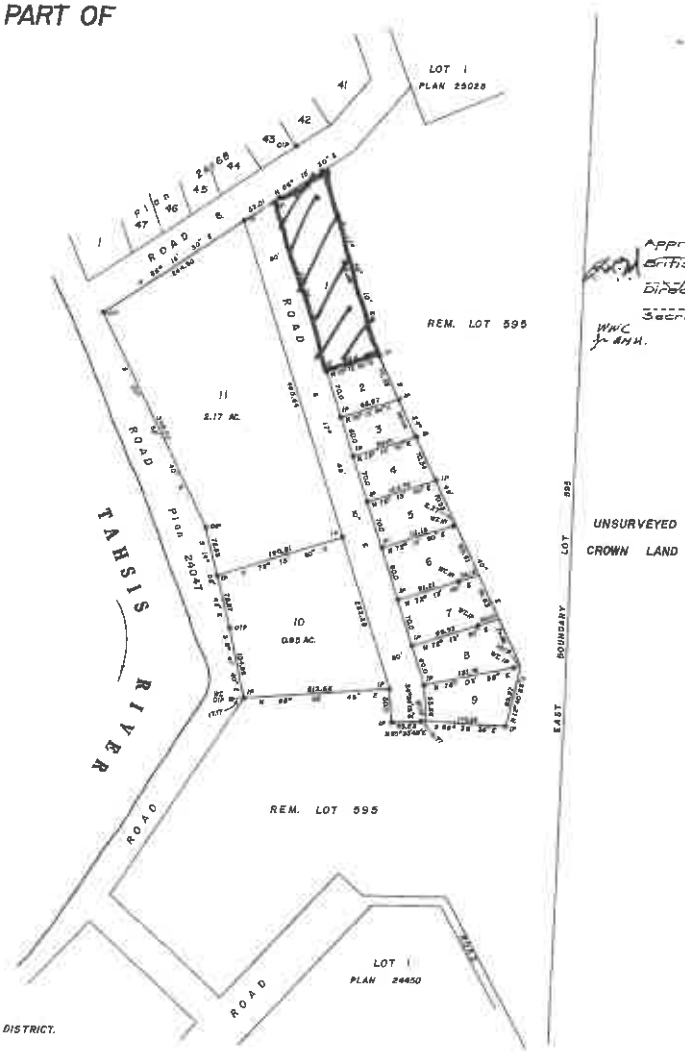
PLAN 27736

DEPOSITED IN THE LAND REGISTRY OFFICE AT VICTORIA, B.C. THIS 11th DAY OF September 1974

REGISTRAR

Approved as to dedication of road(s)
British Columbia Hydro & Power Authority
Director
Secretary

WNC for AMH.



LEGEND

- OIP DENOTES IRON POST FOUND
- IP DENOTES IRON POST SET
- WT DENOTES WITNESS

BEARINGS ARE ASTRONOMIC AND DERIVED FROM PLAN 24047.

I, D.S. MEREDITH OF THE CITY OF VANCOUVER BRITISH COLUMBIA LAND SURVEYOR, MAKE OATH AND SAY THAT I WAS PRESENT AT AND DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SAID SURVEY WAS COMPLETED ON THE 12th DAY OF JULY, 1974.

B.C.L.S.

SWORN BEFORE ME AT VANCOUVER THIS 19 DAY OF JULY 1974

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

APPROVED UNDER THE LAND REGISTRY ACT, THIS 27 DAY OF AUGUST 1974

APPROVING OFFICER FOR THE CORPORATION OF THE VILLAGE OF TAHSIS.

THIS PLAN LIES WITHIN THE COMOX-STRATHCONA REGIONAL DISTRICT.

OWNER:
TAHSIS [illegible] LTD.

PRESIDENT

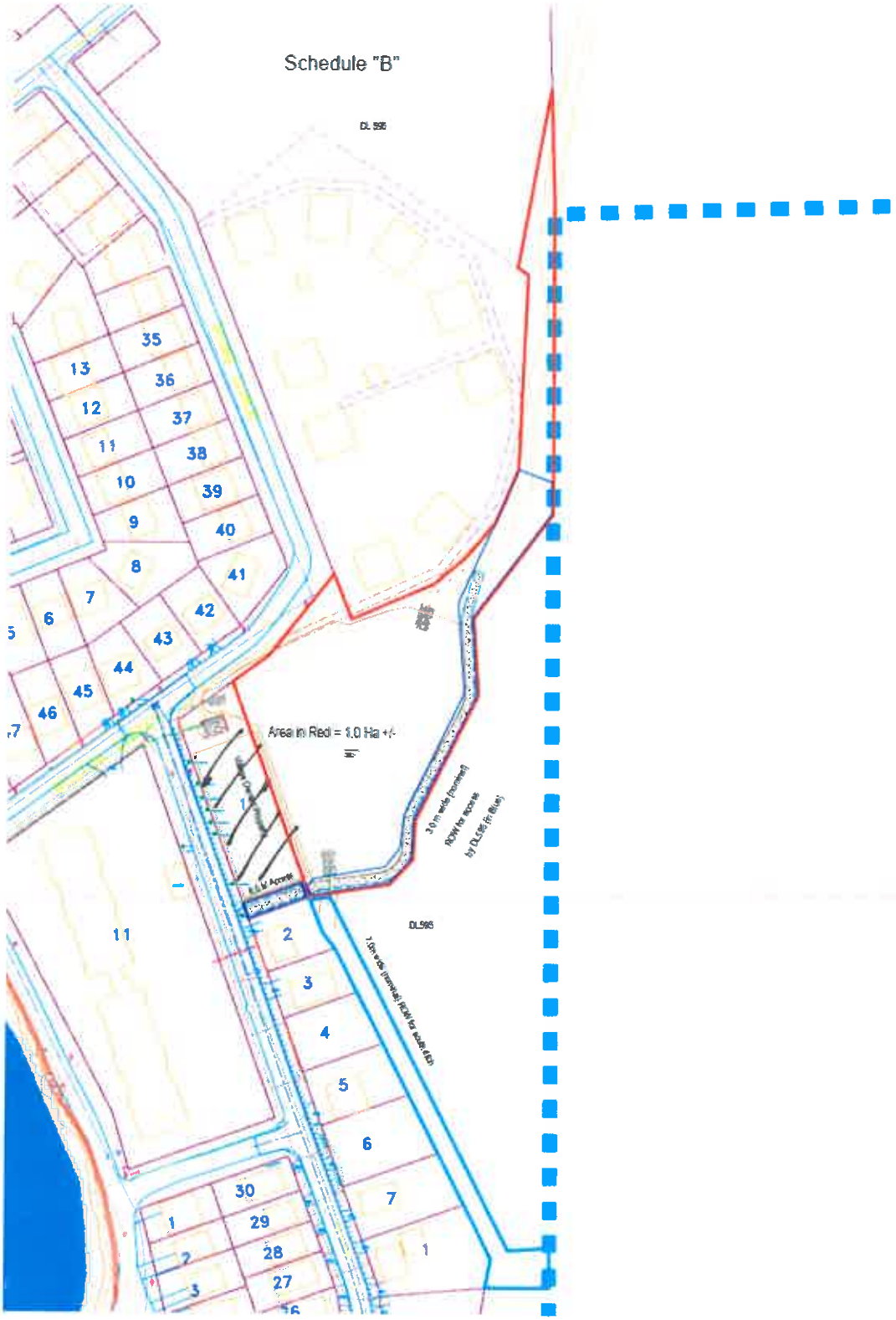
SECRETARY

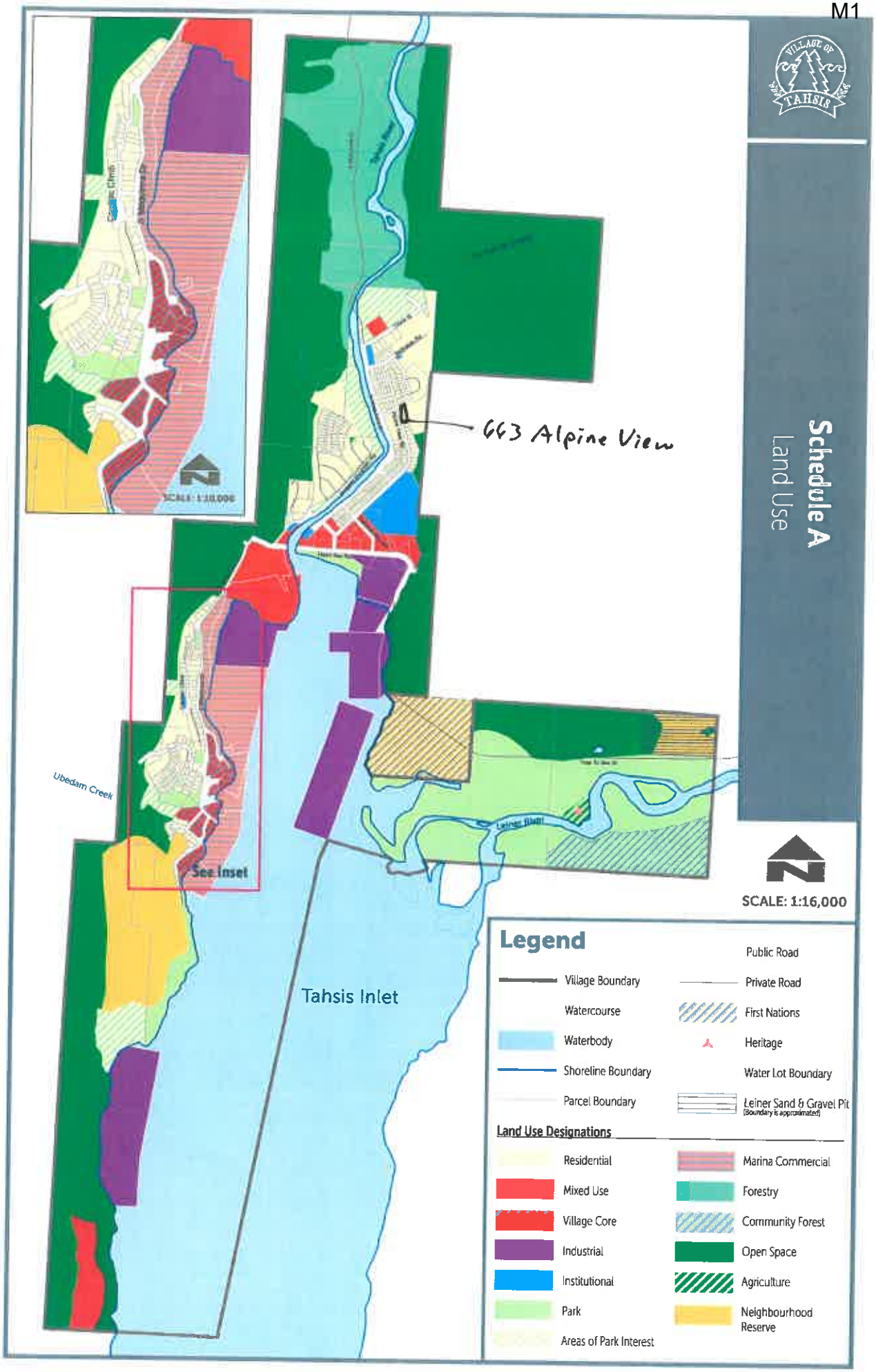
McELHANNEY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1200 WEST PENDER STREET
VANCOUVER 1, B.C.
FILE 03984-0

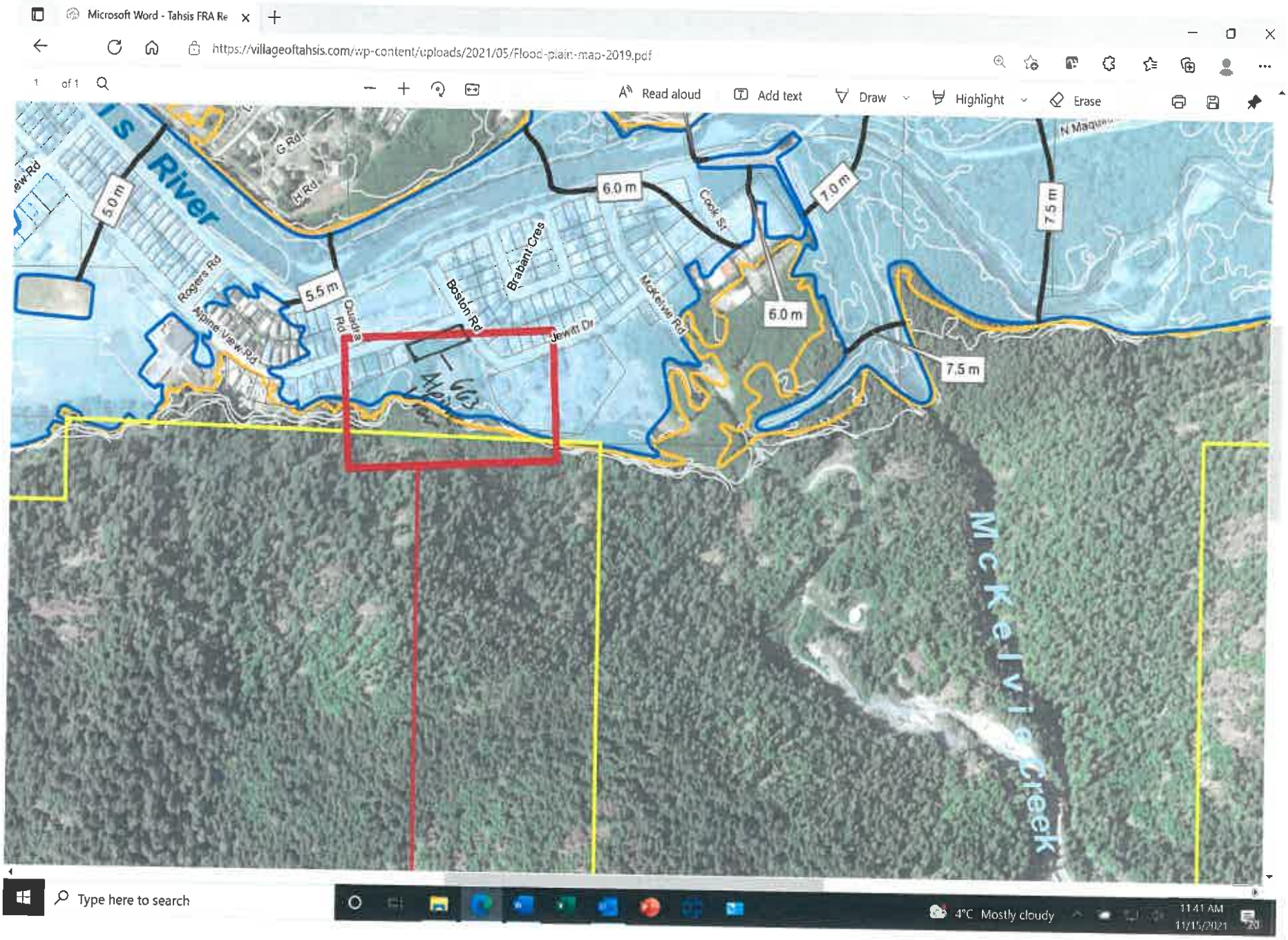
LAND TITLE ACT
FORM E

SCHEDULE

SCHEDULE B - Works Area




663 Alpine View
Ubedam Creek
See inset
Tahsis Inlet
Schedule A
Land Use
SCALE: 1:16,000
Legend
Village Boundary
Watercourse
Waterbody
Shoreline Boundary
Parcel Boundary
Public Road
Private Road
First Nations
Heritage
Water Lot Boundary
Leiner Sand & Gravel Pit
(Boundary is approximated)
Land Use Designations
Residential
Mixed Use
Village Core
Industrial
Institutional
Park
Areas of Park Interest
Marina Commercial
Forestry
Community Forest
Open Space
Agriculture
Neighbourhood Reserve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5.0 m
5.5 m
6.0 m
7.0 m
7.5 m
6.0 m
7.5 m
Rogers Rd
Alpine View Rd
Citadel Rd
Boston Rd
Brabant Cres
Jewett Dr
Cook St
McKenzie Rd
G Rd
B Rd
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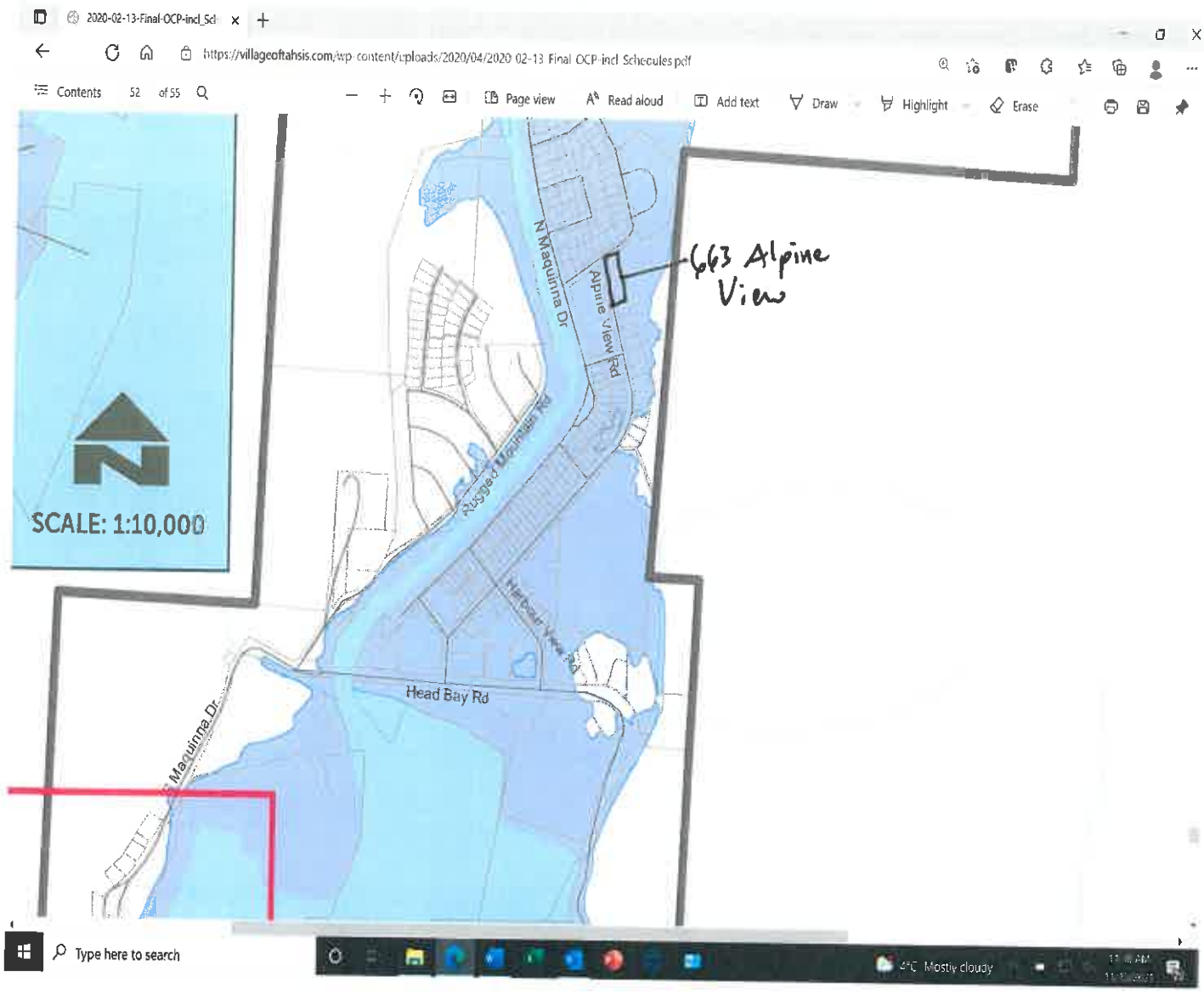
11/15/2021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Contents 52 of 55
Page view
Read aloud
Add text
Draw
Highlight
Erase
663 Alpine View
N Maquinna Dr
Alpine View Rd
Rugged Ridge Rd
Harbour View Rd
Head Bay Rd
Maquinna Dr
SCALE: 1:10,000
Type here to search
4°C Mostly cloudy

McElhanney

BEST MANAGED COMPANIES

Our File: 2221-49140-00

TECHNICAL MEMO

To
Mark Tatchell, CAO
Village of Tahsis

From
Mark DeGagné, P.Eng.

Re
Proposed Subdivision
Plan of Part District Lot 595, Nootka District

Date
October 20, 2021

1. Background

The Village is planning a subdivision of lands (See Attached Subdivision Plan Drawing 2222 02223-SUB) described as Lot 1, 2 and 3 of:

> SUBDIVISION PLAN OF LOT 1, DISTRICT LOT 595, PLAN 27736 AND PART OF DISTRICT LOT 595, EXCEPT THOSE PARTS IN PLANS 1734R, 23844, 24047, 24168, 24450, 25028, 25406, 26480, 26664, 27736, 28043, 30676, 30721, 31999, 35184, 35185, VIP52009, VIP56914 AND EPP104193, ALL OF NOOTKA DISTRICT

As part of the subdivision process in Tahsis, the Official Community Plan designates certain areas of town as development permit areas.

According to the OCP, the three new lots are in the Flood Hazard Development Permit Area (DPA, Schedule C-2), and the Village's Floodplain Management Bylaw requires a recommended Flood Construction Level (FCL) determining the safe building elevations for habitable spaces.

Figure 1 – Site Location within Flood Hazard DPA

2. Recommended Flood Construction Level (FCL)

The flood construction level is derived from the recently completed Tahsis Flood Risk Assessment Report (McElhanney, 2019), and is determined to be 5.80 metres above

mean sea level. Thus, all habitable living space must be above this level, which will ensure protection from future flooding events on the Tahsis River, and the risk of flooding from the adjacent pond, designed to mitigate internal flooding issues with runoff from the mountainside to the east.

The above assessment includes allowances for Sea Level Rise in accordance with the 2019 report.

Prior to building any structure, an assessment of the land for suitability of construction under Clause 16 of the floodplain bylaw must be performed in accordance with the following, if an exemption to the bylaw is being sought:

- "16 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

- 16 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 ..."

In regard to the above clauses, the following section is a risk assessment under section 16b, which is provided as guidance should proponents seeking building permits want an exemption under the bylaw.

3. EGBC GUIDELINES

This report follows the recommendations within the EGBC Guidelines, with specific guidance for new single family or duplex houses in Section F2.2.2, which states:

"Where a proposed building site is located in an area adjacent to a creek, river, lake, or ocean that is not protected by a Dike, the need for both Dike works, and Mitigation Measures must be considered. In general, new buildings should be considered for unprotected floodplains only if:

- *the local government has adopted an appropriate bylaw or land use regulation that provides for building Construction with knowledge of the Flood Hazard; or*
- *the QP concludes that the site may be suitable for the intended use.*

A Qualified Professional (QP) may conclude that the site may be suitable for the intended use if at least one of the following conditions applies:

- *A standard/adequate Dike or equivalent other Structural Mitigation Works is constructed with the pertinent approvals as part of the development*
- *The building site is not in a high hazard area of the floodplain (i.e., an avulsion path, a flood velocity greater than 1 m/s, a flood depth greater than 2.5 m, and where safe access and egress is not possible)*

- *A Risk Assessment is undertaken whereby the local government establishes a tolerable level of Risk, and the QP assessment confirms that the Risk would be within this level*

If the QP concludes that the land may be suitable for the intended use, the Flood Construction Level (FCL) should be at the 200-year return period flood level plus Freeboard (0.3 m for instantaneous peak floods and 0.6 m for daily peak floods). Particular attention needs to be given to the specification of appropriate on-site Mitigation Measures such as foundation design, method of achieving the FCL, and site grading."

4. FLOOD HAZARD ASSESSMENT

Flood Hazard Assessments (FHA), as defined in the EGBC Guidelines, determine the probability of floods of variable magnitudes and assess their intensities. Appendix D of the EGBC Guidelines provides the outline for an FHA. It is important to determine the appropriate level of effort that is to be applied to the FHA as the type of assessment changes with the size of the study and the potential elements at risk. As flooding on the Tahsis River is typically governed by rainfall and snowmelt, and bounding sea level conditions, Table D-1 from the EGBC guideline is referenced, as shown in **Figure 2**.

Table D - 1: Types of Flood Hazard Assessments for Rainfall- and Snowmelt-Generated Floods and Ice Jam Floods

CLASS	TYPICAL HAZARD ASSESSMENT METHODS AND ESTIMATE OF ENVIRONMENTAL CHANGE OVER DURATION	TYPICAL DELIVERABLES	APPLICATIONS	RETURN PERIODS FOR FLOOD HAZARD MAPS	APPLICATION FOR DEVELOPMENT TYPE
0	• Site visit and qualitative assessment of Flood Hazard • Identify any very low hazard surfaces in the consultation area (i.e., river terraces) • Estimate erosion rates along river banks	Letter report or memorandum with at least water levels and consideration of scour and bank erosion	Very low loss potential for rivers and floodplains; loss of life very unlikely	20-year 200-year 500-year (for Alluvial Fans)	Building Permit: • Renovations, expansions, new single house, new duplex house

Figure 2: Table D-1 from the EGBC Guidelines

Since this assessment is in support of a subdivision application, which will lead to a future building permit, a Class 0 hazard assessment is appropriate. A typical deliverable for a Class 0 assessment is a technical memorandum.

The hazards for this property are mainly tied to the water levels. The potential loss is mainly related to flooding of property and water damage to structures, while loss of life is unlikely. This is deemed so, as the main river channel, where the high velocity water is located, will be distanced from the structures.

5. FLOOD RISK ASSESSMENT

Appendix E of the EGBC Guidelines provides the grounds for a Flood Risk Assessment (FRA). A FRA involves the estimation of the likelihood that a flood will occur and cause some magnitude/type of damage or loss. The FRA must follow the steps listed below.

1. Identify flood hazard scenarios
2. Estimate the probability of hazard scenarios
3. Estimate the consequences
4. Define the tolerable risk
5. Prioritize risk reduction strategies

A summary of a typical FRA for building permit applications is shown in **Figure 3**.

Table E - 2: Types of Flood Risk Assessments

RISK LEVEL	CLASS	TYPICAL RISK ASSESSMENT METHODS	DELIVERABLES	APPLICATIONS	FLOOD RETURN PERIODS (YEARS)
Very Low	0	• Include a short site survey with qualitative assessment of potential Consequences	• Memorandum or Letter • Sketch Maps	• Building permits	

Figure 3: Types of Flood Risk Assessments as per the EGBC Guideline

Hazard Scenario

Based on the results of the FHA, the hazard scenarios for this property are related to high flow events and high river levels and include property damage.

Probability of Hazard Scenario

The probability of the hazard scenario occurring is estimated to be less than 0.5% per year or greater than the 200-year return period flood event. Therefore, the 200-year return period utilized for analyzing consequences and tolerable risks.

Estimated Consequence

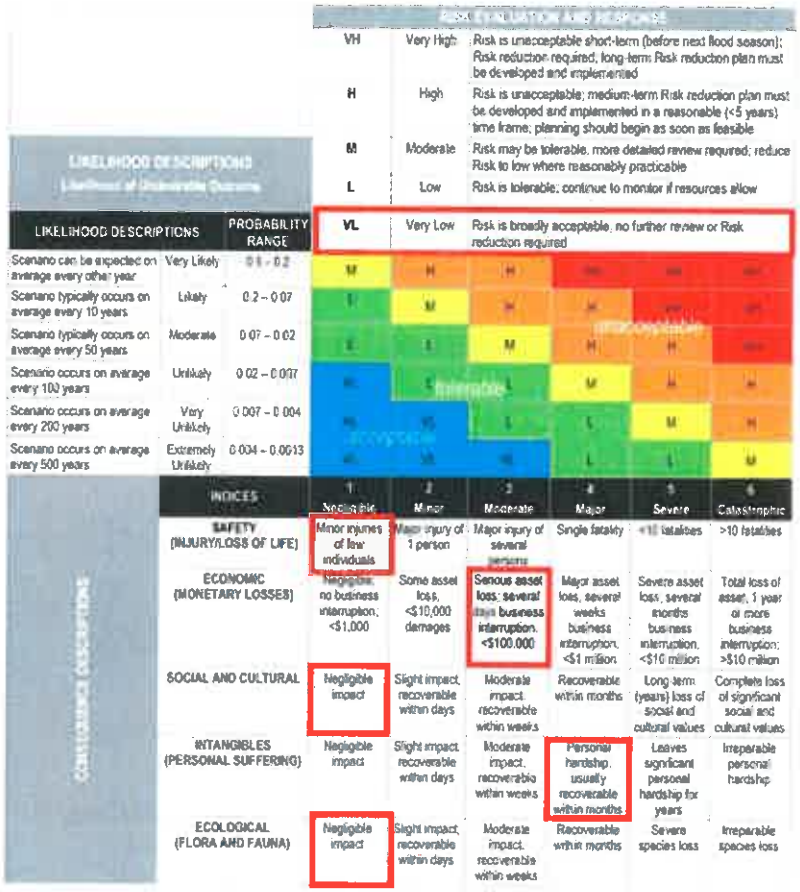
The consequences of flooding at the site location include the possibility of property damage and the potential for human suffering is very minimal as there are established points of egress fronting the property. The driveway access to the proposed property joins Alpine View Road at an elevation of approximately 4.0m, 1.8m below the highwater level during a 1:200-year flood. There should be considerable time prior to excessive flood levels to provide reasonable egress from the subject property. Flood durations should be less than 3 days, so the inconvenience of emergency evacuation is not significant. In addition, the Village is currently working on Flood Mitigation Improvement Projects to reduce the risk and consequence of flooding on the proposed new lots. Lot 3 is intended as a stormwater management facility and is not to be occupied for habitable means.

Tolerable Risk

Referring to figure E-4 in the Guidelines and as shown on **Figure 4**, the subject property is considered to be within the very-low to low risk categories, which is considered an acceptable / tolerable level of risk when planning for development. The categorization is based on the relatively low consequence of a flood event, which is considered to be primarily structural with low risk to a small number of human lives.

Risk Reduction Strategies

Due to the very low to low risk categorization, structural mitigation measures are not recommended. The recommended risk reduction strategies at the subject property will be to set and enforce the FCL, and construction considerations for the foundation. This will ensure that there is a place of refuge during the major flood event and will provide relief from the potential consequence to human life and therefore reducing the overall risk categorization to very low.



VH	Very High	Risk is unacceptable short-term (before next flood season); Risk reduction required; long-term Risk reduction plan must be developed and implemented
H	High	Risk is unacceptable; medium-term Risk reduction plan must be developed and implemented in a reasonable (<5 years) time frame; planning should begin as soon as feasible
M	Moderate	Risk may be tolerable, more detailed review required; reduce Risk to low where reasonably practicable
L	Low	Risk is tolerable; continue to monitor if resources allow
VL	Very Low	Risk is broadly acceptable, no further review or Risk reduction required

LIKELIHOOD DESCRIPTIONS		PROBABILITY RANGE
Scenario can be expected on average every other year	Very Likely	0.5 - 0.2
Scenario typically occurs on average every 10 years	Likely	0.2 – 0.07
Scenario typically occurs on average every 50 years	Moderate	0.07 – 0.02
Scenario occurs on average every 100 years	Unlikely	0.02 – 0.007
Scenario occurs on average every 200 years	Very Unlikely	0.007 – 0.004
Scenario occurs on average every 500 years	Extremely Unlikely	0.004 – 0.0013

CONSEQUENCE DESCRIPTIONS	1 Negligible	2 Minor	3 Moderate	4 Major	5 Severe	6 Catastrophic
SAFETY (INJURY/LOSS OF LIFE)	Minor injuries of few individuals	Major injury of 1 person	Major injury of several persons	Single fatality	<10 fatalities	>10 fatalities
ECONOMIC (MONETARY LOSSES)	Negligible, no business interruption, <$1,000	Some asset loss, <$10,000 damages	Serious asset loss; several days business interruption, <$100,000	Major asset loss, several weeks business interruption, <$1 million	Severe asset loss, several months business interruption, <$10 million	Total loss of asset, 1 year or more business interruption; >$10 million
SOCIAL AND CULTURAL	Negligible impact	Slight impact, recoverable within days	Moderate impact, recoverable within weeks	Recoverable within months	Long term (years) loss of social and cultural values	Complete loss of significant social and cultural values
INTANGIBLES (PERSONAL SUFFERING)	Negligible impact	Slight impact, recoverable within days	Moderate impact, recoverable within weeks	Personal hardship, usually recoverable within months	Leaves significant personal hardship for years	Irreparable personal hardship
ECOLOGICAL (FLORA AND FAUNA)	Negligible impact	Slight impact, recoverable within days	Moderate impact, recoverable within weeks	Recoverable within months	Severe species loss	Irreparable species loss

Figure 4: Flood Risk Evaluation Matrix

6. Structural Fill / Building Foundation

As required in Section 13 of the Floodplain Bylaw, the Building Permit submission will require an engineer's certification that the building can be built safely for the intended use. This certification will need to include recommendations for the design of the building foundation.

7. Closing

The flood risk and Flood Construction Level (FCL) has been reviewed for the proposed subdivision at Alpine View Road with the following recommendations:

- Building FCL of 5.80 metres geodetic elevation.

The proposed development is within the 1:200-year design flood event for the Tahsis River floodplain:

- The development is within a very low to low risk category.
- The identified risks for the proposed development should be deemed acceptable by the Village of Tahsis.
- The land should be considered by the Village of Tahsis as safe for the use intended.

Should development proponents seek an exemption under the Floodplain Management Bylaw, the Village should seek assurance statements from a qualified professional the the land will be "Safe for Intended Use", both from a flooding and building foundation perspective, in accordance with legislated guidelines.

This report should be made available to future landowners by registering a covenant on title.

Sincerely,
The McElhanney Team

Prepared by:

Mark DeGagné, PEng
Senior Municipal Engineer
mdegagne@mcelhanney.com

Reviewed by:

J. Peters

Jennifer Peters, P.Eng.
Senior Engineer
japeters@mcelhanney.com

8. Statement of Limitations

Use of this Report. This report was prepared by McElhanney Engineering Services Ltd. ("**McElhanney**") for the particular site, design objective, development and purpose (the "**Project**") described in this report and for the exclusive use of the client identified in this report (the "**Client**"). The data, interpretations and recommendations pertain to the Project and are not applicable to any other project or site location and this report may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client, without the prior written consent of McElhanney. The Client may provide copies of this report to its affiliates, contractors, subcontractors and regulatory authorities for use in relation to and in connection with the Project provided that any reliance, unauthorized use, and/or decisions made based on the information contained within this report are at the sole risk of such parties. McElhanney will not be responsible for the use of this report on projects other than the Project, where this report or the contents hereof have been modified without McElhanney's consent, to the extent that the content is in the nature of an opinion, and if the report is preliminary or draft. This is a technical report and is not a legal representation or interpretation of laws, rules, regulations, or policies of governmental agencies.

Standard of Care and Disclaimer of Warranties. This report was prepared with the degree of care, skill, and diligence as would reasonably be expected from a qualified member of the same profession, providing a similar report for similar projects, and under similar circumstances, and in accordance with generally accepted engineering and scientific judgments, principles and practices. McElhanney expressly disclaims any and all warranties in connection with this report.

Information from Client and Third Parties. McElhanney has relied in good faith on information provided by the Client and third parties noted in this report and has assumed such information to be accurate, complete, reliable, non-fringing, and fit for the intended purpose without independent verification. McElhanney accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this report as a result of omissions or errors in information provided by third parties or for omissions, misstatements or fraudulent acts of persons interviewed.

Effect of Changes. All evaluations and conclusions stated in this report are based on facts, observations, site-specific details, legislation and regulations as they existed at the time of the site assessment/report preparation. Some conditions are subject to change over time and the Client recognizes that the passage of time, natural occurrences, and direct or indirect human intervention at or near the site may substantially alter such evaluations and conclusions. Construction activities can significantly alter soil, rock and other geologic conditions on the site. McElhanney should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein upon any of the following events: a) any changes (or possible changes) as to the site, purpose, or development plans upon which this report was based, b) any changes to applicable laws subsequent to the issuance of the report, c) new information is discovered in the future during site excavations, construction, building demolition or other activities, or d) additional subsurface assessments or testing conducted by others.

Independent Judgments. McElhanney will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client, or others, who may come into possession of this report, or any part thereof. This restriction of liability includes decisions made to purchase, finance or sell land or with respect to public offerings for the sale of securities.