



Minutes

<u>Meeting</u>	Public Hearing
<u>Date</u>	January 23, 2024
<u>Time</u>	1:00 PM
<u>Place</u>	Municipal Hall - Council Chambers

Present Mayor Martin Davis
Councillor Sarah Fowler
Councillor Cheryl Northcott

Absent Councillor Meggan Joseph
Councillor Douglas Elliott

Staff Mark Tatchell, Chief Administrative Officer by video
Adia Mavrikos, CPA, CA, Director of Finance by video
John Manson, P.Eng., Municipal Engineer by video
Janet StDenis, Corporate Services Manager by video
Lauren Roth, Finance and Administrative Assistant by video
Wanda Waksdale, Administrative Assistant

Guests Kevin Brooks, Division Manager Planning, McElhanney by video
Jennifer Barber, Senior Building Official, Strathcona Regional District by video
Bruce Carpenter on behalf of 3122880 B.C. Ltd. by video

Public 10 members of the public.

A. Call to Order

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

B. Opening by Mayor

This public hearing is being held in accordance with Division 3 of the *Local Government Act* regarding the amendment to Zoning Bylaw No 630, 2020. Staff will introduce and describe the purpose of the Bylaw. After that, there will be an opportunity for public comment. Council members may then ask any questions. The property owner will have an opportunity to speak and answer questions. And we will end the meeting by considering a resolution. The procedures for public comment have been distributed and more copies are available from staff.

C. Introduction of Bylaw by Staff

Village of Tahsis Zoning Amendment Bylaw, No. 660, 2023

Purpose of the Bylaw:

The property owner has applied to the Village to rezone the two parcels which constitute the mobile home park to permit permanent residency of recreational vehicles and tiny homes. The goal is to diversify housing types and also permit increased revenue to help make the operation of the park financially viable long term. The site is located within the Anthropogenic Hazard Development Permit Area making land excavation challenging. Any development that would result in ground disturbance will trigger the Anthropogenic Hazards development permit requirements. Due to the issues with ground stability and excavation, the provision of housing that avoids excavation is a suitable use for the property. The bylaw also includes provisions for density, setbacks, laundromat facilities and a prohibition against permanent foundations.

Kevin Brooks, Division Manager Planning, McElhanney gave a presentation on the rezoning proposal to allow for the permanent residency of Recreational Vehicles and Tiny Homes within the existing mobile home park .

D. Public Comment

Questions and concerns from members of the public included the following topics: health and safety issues; property maintenance and other bylaw infractions; adequate services such as a laundromat facility; fire regulations and safety; utility services; housing density; set backs and easements; appropriate zoning for this use; definitions and explanation of a permanent structure and permanent residency; insurance; bear proof garbage bins; wording of the legal description in the bylaw; revenue generation required for maintenance and improvements and a number of pros and cons associated with the bylaw amendment.

Village of Tahsis Council, Kevin Brooks, Division Manager Planning, McElhanney, Jennifer Barber, Senior Building Official, SRD, John Manson, Municipal Engineer and Bruce Carpenter, the property representative responded to questions from the public.

E. Applicant Comment:

Bruce Carpenter spoke to his application for the zoning amendment and responded to questions from the public, Council and Staff.

F. Questions from Council

The concept of rezoning to commercial was raised to which Kevin Brooks responded.

G. Council Resolution

Fowler/ Northcott: VOT 0042/2024

THAT the January 23, 2024 Public hearing be adjourned; and

THAT the Village of Tahsis Zoning Amendment Bylaw No. 660, 2023 be returned to Council for a third reading.

CARRIED

H. Closing

The public hearing was adjourned at 2:37 p.m.

Certified Correct this

6th Day of February, 2024

Chief Administrative Officer

