



AGENDA

**Regular Meeting of the Village of Tahsis Council
to be held on December 2, 2025 at 7 p.m. in the Council Chambers
Municipal Hall, 977 South Maquinna Drive and by electronic means**

Remote Access **To attend this meeting remotely via Microsoft Teams/ phone
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A. Call to Order **Mayor Davis will call the meeting to order.**

Land Acknowledgement **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

E. Public Input #1

F. Adoption of the Minutes

- 1 November 18, 2025 Regular Council Meeting Minutes.
- 2 November 21, 2025 Committee of the Whole Meeting Minutes.

G. Rise and Report

H. Business Arising

- 1 Draft Reserve and Surplus Policy Amendment

J. Council Reports

- 1 Mayor Davis
- 2 Councillor Fowler
- 3 Councillor Northcott
- 4 Councillor Lenahan
- 5 Councillor Moore

K. Bylaws

- 1 Reserve Funds Bylaw No 676, 2025 Amendment No. 2, Bylaw No. 666, 2024
1st 2nd and 3rd Readings

L. Correspondence

- November 20, 2025 from Aidan McLaren-Caux, UBCM Small Community Representative, Councillor, Village of Nakusp Re: Update from the November UBCM Executive Meeting & opportunity for virtual check-in.
- 2 November 14, 2025 email from George Anderson, MLA, Nanaimo- Lantzville Re: Bill M 216- Professional Reliance Act.
- 3 November 12, 2025 email from Housing Reset to Mayor and Council Re: Risks of Bill M 216- Professional Reliance Act.

M. New Business

- 1 Dave Leitch, CAO, Strathcona Regional, District Staff Report - Re: Municipal Participation in Land Use Planning Services.
- 2 Grant Application Re: 2026 Youth Canada Summer Jobs

Public Input # 2

Public Exclusion

Recess

Reconvene

Rise and Report

O. Adjournment



Minutes

<u>Meeting</u>	Regular Council Meeting
<u>Date</u>	November 18, 2025
<u>Time</u>	7:00 PM
<u>Place</u>	Municipal Hall - Council Chambers and by electronic means

<u>Present</u>	Mayor Martin Davis Councillor Sarah Fowler Councillor Brenda Lenahan Councillor Ryan Moore Councillor Cheryl Northcott	by video by video
<u>Staff</u>	Mark Tatchell, Chief Administrative Officer Adia Mavrikos, CPA, CA, Director of Finance Janet StDenis, Corporate Services Manager	by video by video
<u>Guests</u>	Sgt. Greg Young, Nootka Sound RCMP	
<u>Public</u>	15 members of the public.	8 by video

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

Land Acknowledgement

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

B. Introduction of Late Items None.

C. Approval of the Agenda

Fowler/Lenahan: VOT 0421/2025

THAT the Agenda for the November 18, 2025 Regular meeting of Council be adopted as presented.

CARRIED

E. Public Input # 1

There was a question regarding the status of the tendering process for Phase 3 of the Flood Wall Project and the N. Maquinna Integrated Corridor Project. Mayor Davis clarified that neither project has gone out to tender and the grant application for the N. Maquinna Integrated Corridor Project is still pending.

A question was raised regarding the need for an updated environmental impact study for Phase 3 of the Flood Wall Project to which Mayor Davis responded the study was done.

A resident expressed her concerns about the prevalence of derelict vehicles as defined under the Property Maintenance Bylaw No. 614. Council explained that bylaw enforcement is complaint-driven, meaning residents must file complaints for issues to be addressed by the bylaw enforcement officer.

F. Adoption of the Minutes

1 November 4, 202 Standing Committee of Business Liaison Minutes.

Lenahan/Fowler: VOT 0422/2025

THAT the Standing Committee of Business Liaison Meeting minutes of November 4, 2025 be adopted as presented.

CARRIED

2 November 4, 2025 Regular Council Meeting Minutes.

Lenahan/Fowler: VOT 0423/2025

THAT the Regular Council Meeting minutes of November 4, 2025 be adopted as presented.

CARRIED

G. Rise and Report

None.

H. Business Arising

1 Nootka Sound RCMP- Village of Tahsis quarterly report Sgt. Greg Young, NCO i/c Nootka Sound RCMP Detachment

Fowler/Lenahan: VOT 0424/2025

THAT this Report to Council be received.

CARRIED

Sgt. Greg Young provided Council with a comprehensive update on policing activities since August 1st, 2025 which included file statistics, crime trends, staffing changes, traffic enforcement and the introduction of body-worn cameras. Sgt. Greg Young responded to detailed questions from council about service levels, mental health and community safety training.

Fowler/Lenahan: VOT 0425/2025

THAT the public be permitted to speak.

There was a discussion around youth safety training through positive reinforcement, the need for helmets and options to improve road users' visibility at night.

2 Report to Council Re: Q3 Operating Results to September 30, 2025

Moore/Fowler: VOT 0426/2025

THAT this Report to Council be received.

CARRIED

The Director of Finance presented the Q3 Operating results, highlighting a net operating surplus, major revenue and expense variances and projections for year-end. The net operating surplus is primarily due to the timing of revenue recognition and pending expenses.

Key revenue variances reported were attributed to higher than expected landfill revenue, higher user fees, slightly higher daycare revenue and the timing of grant payments. Key expenditure variances reported were attributed to increased demand for public works staff to address operational issues arising from the South Treatment Plant Upgrades, higher MIABC insurance premiums and project delays.

3 Report to Council Re: Tahsis Visitor Centre and Museum Project - Procurement

Fowler/Lenahan: VOT 0427/2025

THAT this Report to Council be received for information.

CARRIED

The CAO spoke to the direct award procurement process. The Village proceeded with direct award contracts for the millwork and the flooring for the Museum Upgrade Project due to time constraints and the contractual obligation to complete the Museum Upgrade Project by December 31, 2025.

4 Report to Council Re: SPARC Community Accessibility Grant Application- Financial and Operational Implications.

Councillor Lenahan declared a conflict of interest and exited the Council Chambers.

Fowler/Northcott: VOT 0428/2025

THAT this Report to Council be received.

CARRIED

Council and staff extensively debated the operational and financial implications of the SPARC Community Accessibility Grant Application. The grant application included a pool access ramp, privacy curtains and a power-adjustable mobile adult change table. Installation and operational cost would likely exceed the \$1000 budgeted, potentially requiring up to \$5000 in additional village funds.

Concerns were raised about equitable access to the change table for all genders, the practicality of storing and moving equipment and the impact on staff workload.

Fowler/Northcott: VOT 0429/2025

THAT resolution **VOT 0385/2025** be reconsidered.

CARRIED

Fowler/Northcott: VOT 0430/2025

THAT resolution **VOT 0385/2025** be rescinded.

CARRIED

Councillor Lenahan returned to the Council Chambers.

J. Council Reports

Mayor Davis

I recently attended a health care summit in Nanaimo along with our CAO. One of the big issues is recruitment to deal with the shortage of trained doctors and nurses. Due to the political issues south of the border, many medical professionals are emigrating to Canada to work which will alleviate these pressures. Steps are being taken to streamline the approval process for medical professionals, which has in a large part been responsible for the shortages. We are doing ok in Tahsis at the moment with our current need being for a second receptionist. I have noticed that in the years that I have lived here that waits for appointments have increased from one week to four though.

Following our last council meeting I had directed staff to add more comprehensive information and plans regarding Phase 3 of our flood and tsunami control project. The Village website has now been updated. At the regional district level, I have been providing input regarding the Heritage Conservation Act which is being updated following province-wide consultation. One of the most common concerns is regarding slow response times and increasing costs around development permit applications which has a chilling effect on new housing development. The provincial government will need to recruit and fund more archaeologists in order to speed up assessments and reduce backlogs. I was also advocating for education, interpretive and conservation signage for sites such as burial caves, which are common along our coast and are subject to plundering by souvenir collectors. People are not allowed to plunder our cemeteries and First Nation internment sites deserve the same level of respect. Penalties need to be tightened up and enforced.

The Island Coastal Economic Trust, of which I am a Board member, is undergoing a provincial legislative review along with all trusts, which is a first step to recapitalizing. Last year, we received a \$10 million cash infusion to keep it running until 2027. We are seeking enough funding to enable it to continue operating using future investment revenue alone ensuring financial stability and sustainability. Tahsis and communities across the Island apply to fund economic development projects. All communities are represented on the Regional Advisory Committee and we have recently extended that representation to First Nation bands with their consultation and approval. I have just sent a letter representing mayors across our provincial riding to our MLA asking to meet regarding this.

Once again, I was honoured to attend Remembrance Day ceremonies. As part of an immigrant family to Canada, I grew up with the stories of WW2, which had ended just 12 years before my birth day. My six uncles fought in the war and miraculously all survived. My parents, who were the youngest of each family, grew up during the war with the constant threat of bombing. A bomb destroyed a house on our street. Both my parents served in the military just after the war. They emigrated because they thought WW3 was coming and would be nuclear. They did not want to raise their children under this threat and so we moved to Canada. What a blessing they gave to their kids and future offspring. But it doesn't mean the threat of totalitarianism has ever gone away. In fact it seems closer than it has been in years when you see what is going on south of the border. But I feel like Canada is on the right track at least for now. It continues to remain true that if we don't remind ourselves of the evils of the past, that we condemn ourselves to a bleak future. May we continue to build a world which is kind and equitable to all, no matter their race or beliefs.

Councillor Northcott

No report.

Councillor Lenahan

I just returned from Ottawa where I had the opportunity to see our federal democracy in action at Question Period and met in the West Block with the federal Parliamentary Secretary to the Minister of Health.

I also was honoured to attend an event for Indigenous Disability Awareness Month where the Accessibility Commissioner addressed us and I was honoured to meet several dignitaries, Ministers and MP's.

It was an interesting time exploring our Capital city.

Councillor Moore

No report.

Councillor Fowler

Councillor Fowler noted Mayor Davis' article "Guided by Nature" on page 56 of Strathcona Collective, Volume 12, Fall & Winter 2025.

Fowler/Lenahan: VOT 0431/2025

THAT the Council Reports be received.

CARRIED

K. Bylaws**1 Village of Tahsis Official Community Plan Bylaw No 675, 2025****Third Reading****Fowler/Lenahan: VOT 0432/2025**

THAT the Village of Tahsis Official Community Plan Bylaw No 675, 2025 be received for consideration.

CARRIED**Fowler/Lenahan: VOT 0433/2025**

THAT the Village of Tahsis Official Community Plan Bylaw No 675, 2025 be reconsidered, finally passed and adopted this 18th day of November 2025.

CARRIED**L. Correspondence****1 November 3, 2025 letter from Laura MacKenzie to Mayor and Council Re: Proactive removal of "weed trees".****2 November 4, 2025 letter from Mervyn Brown to Mayor and Council Re: Flood Protection Project.****3 November 6, 2025 email from Sara Darling, Director of Corporate Services, Port Alberni, BC to VIRL Board and all member municipalities Re: Resolution for consideration and endorsement - VIRL Funding Model.****4 November 3, 2025 email sent from the Honourable Jodie Wickens, Minister of Children and Family Development to Mayor Davis and Council Re: Proclamation of November as Adoption and Permanency Month.****Fowler/Lenahan: VOT 0434/2025**

THAT these correspondence items be received.

CARRIED**Fowler/Lenahan: VOT 0435/2025**

THAT correspondence item L1 and L4 be pulled for discussion.

CARRIED**L1 November 3, 2025 letter from Laura MacKenzie to Mayor and Council Re: Proactive removal of "weed trees".**

Council discussed a resident's letter about proactive tree maintenance and the challenges of addressing risks on both private and village property, emphasizing the importance of communication and resource constraints.

L4 November 3, 2025 email sent from the Honourable Jodie Wickens, Minister of Children and Family Development to Mayor Davis and Council Re: Proclamation of November as Adoption and Permanency Month.

Mayor Davis spoke to this correspondence item.

Council debated the implications of formally proclaiming November as Adoption and Permanency Awareness Month, ultimately deciding to acknowledge the minister's letter and share available resources without committing additional staff time.

M. New Business

1 Report to Council Re: Grant Application for Canada Day 2026

Fowler/Lenahan: VOT 0436/2025

THAT this grant application be received.

CARRIED

Council's discussion on the annual grant application for Canada Day celebration included the following topics: eligible expenses; event location; accessibility and the inclusion of free transportation for the members of the Mowachaht/ Muchalaht.

Fowler/Lenahan: VOT 0437/2025

THAT this grant application be approved.

CARRIED

2 Councillor Fowler's Motion Re: Invitation to the 2026 BC COFI (Council of Forest Industries) Convention - Forestry is a Solution.

WHEREAS forestry planning in TFL 19 has future impacts on the Village of Tahsis and surrounding areas of Nootka Sound,

THEREFORE, be it resolved to claim this chance for cost reduction by registering Councillor Fowler as a delegate at the Council of Forest Industries Conference on April 8-10, 2026 in Vancouver B.C. before the January deadline.

Fowler/Lenahan: VOT 0438/2025

THAT this resolution be received for consideration.

CARRIED

Council Fowler proposed attending the 2026 Council of Forest Industries Convention to represent the Village, but after discussion about costs, benefits and priorities, council decided not to proceed with the proposal.

Fowler/

THAT this resolution be approved.

motion failed

N. Public Input #2

A resident question the rationale for Council's decision on the SPARC grant. A discussion followed.

Individual travel budgets for the Mayor and Councillors were suggested as a way of providing council members the opportunity to choose which conferences they wish to attend.

O. Adjournment

Lenahan/Fowler: VOT 0439/2025

THAT the meeting be adjourned at 9:15 p.m.

CARRIED

Certified Correct this

2nd Day of December, 2025

Chief Administrative Officer

Northcott: COW 0114/2025

THAT this presentation be received.

CARRIED

The Director of Finance outlined the schedule for the 2026 budget meetings.

Topics covered included: wages and benefits; staffing changes and full-time equivalents (FTE's); water utility fund operations; sewer utility fund operations; and budget considerations and assumptions.

Council debated the adequacy and structure of their remuneration, considering options such as increasing the base amount, adjusting the ratio between mayor and councillor pay and allowing for cash in lieu of benefits.

The Director of Finance will prepare and present a range of options for council remuneration increases, including scenarios for percentage-based increases, flattening the disparity between mayor and councillor pay, and the financial impact for each option.

The water and sewer utility budgets, anticipated operating deficits and projected required rate increases were presented.

The water utility rate may require a 5% increase due to required reservoir cleaning and other repairs and maintenance.

The sewer utility budget faces a significant operating deficit that is projected to result in a 15% increase in user fees. This deficit is driven by increased staff time at the treatment plant, higher insurance rates and the start of long-term debt repayment.

Lenahan: COW 0115/2025

THAT public input be permitted.

CARRIED

A member of the public commented on council remuneration.

Adjournment**Fowler: COW 0116/2025**

THAT the meeting adjourn at 2:45 p.m.

CARRIED

Certified correct this
2nd day of December, 2025

Corporate Officer

Amendment – FOR DISCUSSION PURPOSES



VILLAGE OF TAHSIS			
Policy Title:	Reserve Policy	Policy No.	4026
Effective Date	March 4, 2025	Supersedes	4025
Approval	Council	Resolution Number	VOT 113/2025
Amended	December 2, 2025	Resolution Number	VOT *

1. PURPOSE

This Reserve and Surplus Policy provides for the establishment of Reserves and Unappropriated Surplus Funds, and their use in meeting short-term and long-term financial goals of the Village. The aim of the framework is to maintain a level of financial resources sufficient enough to protect against reductions in service levels or raising of property taxes and fees due to temporary revenue shortfalls or unpredicted one-time expenditures.

2. PRINCIPLES

Healthy reserves and surplus levels are important in achieving community goals including financial health and stability. The Village will strive to be proactive in terms of financial health and stability by ensuring that;

- Actual reserves and surplus balances will be benchmarked with other jurisdictions and with pre-determined targets on an ongoing basis to gauge whether financial health is being achieved;
- Reserves and surplus goals will be consistent with The Village's Long Term Financial Plan (in progress) and Asset Management Plan;
- The Village will avoid the use of reserve funds for recurring operating expenditures. If the use of a reserve fund balance to pay for operating expenditures is necessary to maintain the quality or level of current services, an explanation of the circumstances of the use of the fund balance and the strategy to eliminate the future use of the fund balance will be disclosed during the annual financial planning process.

3. TERMS

This policy refers to the Community Charter, the Local Government Act, Community Building Fund Administrative Agreement, Generally Accepted Accounting Principles (GAAP) and Public Sector Accounting Board (PSAB). The following terms are used within this policy and are defined as follows:

Accumulated Surplus means the accumulated excess of revenues over expenditures from prior years which has not been set aside for specific purposes.

Amendment – FOR DISCUSSION PURPOSES

Annual Surplus means the accumulated excess of revenues over expenditures for the current year.

Reserve Funds means funds that are set aside for a specified purpose by Council pursuant to subsection 188 (1) of the *Community Charter*. These reserves are established via Village bylaws and are discretionary on the part of Council.

Reserves means all of the Village’s Reserve Funds and Statutory Reserve Funds.

Statutory Reserve Funds means funds set aside for specified purposes as required by and pursuant to specific legislation. These Reserves are established via Village bylaws and are non-discretionary on the part of Council.

Unappropriated Surplus means the accumulated surplus built up in the Village’s various operating funds that has not been designated for specific uses.

4. OPERATING (WORKING) CAPITAL

The Village will maintain an Unappropriated Surplus balance in its General Operating Fund for working capital purposes, i.e. to provide for operating expenditures before property taxes and/or user fees are collected. Maintaining minimum working capital levels eliminates or reduces the need to borrow externally and/or internally for operations. Given the relative stability of revenues and moderate financial risk this has been set at a level equal to six months tax revenue.

5. RESERVES - OPERATING AND CAPITAL RESERVE FUNDS

Pursuant to subsection 188 (1) of the *Community Charter*, Council may, by bylaw, establish a reserve fund for a specified purpose and direct that money be placed to the credit of the reserve fund.

The following reserve funds have been established for specific operating and capital purposes and do not require an establishing bylaw:

5.1. Economic Development Reserve

The Economic Development Fund was not established through bylaw. The Community Charter stipulates that reserve funds may be established for certain types of activities, which is how this fund was established. Money from current revenue, General Operating fund surpluses, or as otherwise provided in the Local Government Act may be transferred into the Reserve Fund.

5.2. COVID-19 Safe Restart Grant

~~COVID-19 Restart Grant was established to account for funds received under the COVID-19 Safe Restart Grant for Local Governments. This grant funding was provided to support local governments with increased operating costs and lower revenue due to the COVID-19 pandemic and ensure local governments can continue to deliver the services people depend on in the community.~~

5.3.2 Financial Stabilization Reserve Fund

Amendment – FOR DISCUSSION PURPOSES

The Financial Stabilization Reserve has been established for the following purposes:
For Major Emergent Operating Issues - the Village is exposed to major non-reoccurring costs from various emergency events or situations, e.g., inclement weather, environmental hazards, etc. These emergent situations cannot be anticipated, and it is not feasible to absorb the cost of such events in other budget areas in any given year.
For One-Time and Intermittent Projects - the Village undertakes one-time and/or intermittent projects that are larger in cost. If these projects were funded from property taxation, annual spikes and subsequent declines in taxation would result; therefore, it is not prudent to fund these projects from on-going property taxation revenue.

5.3 Daycare Operating Fund

The Daycare Operating Fund is hereby established as a separate and distinct reserve dedicated to supporting non-capital daycare operating needs within the Village. Surplus revenue directed to this fund may include Council-approved contributions, donations, and interest earned, and all amounts may be used solely for daycare program support, professional development, studies, and related operating costs.

6. STATUTORY RESERVE FUNDS

If monies are received from specific sources, certain Reserve Funds must be established for administering these funds, as per specific legislation. These Reserve Funds are termed by the Village to be Statutory Reserve Funds as noted below.

6.1. Canada Community Building Reserve Fund

The Canada Community Building Reserve has been established to account for funds received and used pursuant to the Canada Community Building Fund Administrative Agreement. Funds in this reserve are required to be used for eligible projects under that agreement.

6.2. Capital Works, Machinery and Equipment Reserve

The Capital Works, Machinery and Equipment Reserve was established by Bylaw 364 to provide for new capital works, extensions or renewals of existing works and to provide for machinery and equipment necessary for capital projects for the maintenance of municipal property or for the protection of persons and property. Money from the sale of land, current revenue or General Operating Fund surpluses may be transferred into the Reserve Fund.

6.3. Fire Hall Reserve

The Fire Hall Reserve fund was established by Bylaw 400 to provide for the cost of a new fire hall including land, buildings, machinery and equipment. Money from current revenue. General Operating Fund surpluses or as otherwise provided in the Local Government Act may be transferred into the Reserve Fund.

6.4. Recreation Centre Capital Works, Machinery and Equipment Reserve

The Recreation Centre Capital Works, Machinery and Equipment Reserve Fund was established by Bylaw 418 to provide for the cost of the recreation centre. Money from current revenue, General Operating fund surpluses, or as otherwise provided in the Local Government Act may be transferred into the Reserve Fund.

6.5. Water Replacement Capital Reserve Fund

The Water Replacement Capital Reserve has been established for capital Water projects, as the Village has a water infrastructure that needs be renewed on an ongoing basis. Water

Amendment – FOR DISCUSSION PURPOSES

Operating Fund surpluses or as otherwise provided in the Local Government Act may be transferred into the Reserve Fund.

6.6. Sewer Replacement Capital Reserve Fund

The Sewer Replacement Capital Reserve has been established for capital sewer projects, as the Village has a sewer infrastructure that needs to be renewed on an ongoing basis. Sewer Operating Fund surpluses or as otherwise provided in the Local Government Act may be transferred into the Reserve Fund.

6.7. Land Sale Reserve Fund

Per subsection 188 (2) (e) of the *Community Charter*, funds received from the sale of land and improvements must be set aside for paying any debt remaining in relation to the property and for acquiring land, improvements and other assets of a capital nature. The Land Sale Reserve has been established for accumulating and expending monies as per this requirement. (No specific funding level is established).

6.8. Growing Communities Reserve Fund

This reserve is established as a requirement of British Columbia's Growing Communities Fund (GCF) program to fund planning costs and capital investments in community infrastructure and amenities. Project eligibility will be determined by the GCF program. Transfers from this fund to other reserve funds or reserve (surplus) accounts are not permitted.

6.9. Solid Waste Machinery and Equipment Replacement Reserve Fund

The Solid Waste Machinery and Equipment Replacement Reserve Fund has been established for Solid Waste projects, Machinery and Equipment, as the Village has Solid Waste Machinery and equipment that needs to be renewed on an ongoing basis. Money from current revenue, General Operating fund surpluses, or as otherwise provided in the Local Government Act may be transferred into the Reserve Fund.

7. ADMINISTRATION

Reserves management is a corporate responsibility that involves senior staff and members of Council in the effective implementation of sustainable service delivery.

7.1. Responsibilities

Council is responsible for:

- adopting this Reserves and Surplus Policy and future updates;
- allocation of resources;
- providing high level oversight of the organization's reserves management; and

The Village's Chief Financial Officer is responsible for:

- Recommending the necessary contributions and transfers so that the Village's Operating/Capital Reserve Funds, Unappropriated Surpluses and Statutory Reserve Funds are maintained in accordance with this Policy;
- Conducting an annual review of all Operating/Capital Reserve Fund, Unappropriated Surplus and Statutory Reserve Fund balances and reporting the results of such a review to Council during the annual budget/financial planning/financial reporting process;
- Recommending changes to the minimum and optimal balance guidelines shown in this

Amendment – FOR DISCUSSION PURPOSES

Policy; and,

- Recommending any revisions or amendments to this Policy, as may be required from time to time, as a result of changes in applicable statutes, accounting standards or economic conditions.

7.2. Reserve Contributions

Annual and/or periodic contributions to Reserve Funds shall be specific to each Reserve, as approved by Council through the Village's annual financial planning/budgeting process.

7.3. Minimum and Optimal Reserve Balances

Minimum and optimal fund balance guidelines have been set for some of the Village's Capital Reserves Funds, Unappropriated Surpluses and Statutory Reserve Funds as shown in attached example Appendix "A". The purpose and sources of funding applicable to each fund are also shown in this Appendix. The minimum balances ensure that the respective reserves are not depleted to the degree that they are no longer able to serve their intended purpose.

The optimal balances ensure that the Village's guiding principles are achieved and that the reserves do not grow beyond their intended purpose and create idle assets that could be otherwise used for other priorities.

A comparative review of actual, minimum and optimal fund balances shall be undertaken annually.

7.4. Internal Borrowing

Internal borrowing from specific Reserve Fund, Unappropriated Surplus and Statutory Reserve Fund balances shall be permissible as allowed for by legislation, if a clearly defined and attainable payback plan, including payment of foregone interest, is in place, as internal borrowing allows for more flexibility in terms of payback amounts and loan duration than that of external borrowing. Paybacks shall be executed according to plan.

7.5. Interest

Operating/Capital Reserve Funds and Statutory Reserve Funds shall be allocated interest based on balances and the Village's average rate of return on investments.

7.6. Guide and Transition

The minimum and optimal fund balance guidelines shown in this Policy serve as a guide in moving the Village towards the financial goals or targets it wishes to attain.

8. SCOPE

This policy applies to all Village of Tahsis activities.

9. LEGISLATION

Reserves and surplus appropriations will conform to the statutory/legal requirements of the Local Government Act and the Community Charter, generally accepted accounting principles (GAAP) and Public Sector Accounting Board (PSAB) recommendations.

10. RELATED DOCUMENTS

Strategic Plan, Asset Management Plan, Long Term Financial Plan (in Progress), and Five-Year Financial Plan.

Amendment – FOR DISCUSSION PURPOSES

11. REVIEW DATE

This policy has a life of 5 years. It will be reviewed in 2030.

Appendix A -Reserves Scorecard Example 2025

Village of Tahsis -Reserves Scorecard			
	Policy Target		Status
	Minimum Balance	Preferred	
Working Capital			
Operating (Accumulated) Surplus	3 Months	6 Months	Good
Financial Stabilization Reserve Fund	Min \$75,000	\$150,000	Low
Economic Development Reserve Fund	No Minimum	As Received	
Daycare Operating Reserve Fund	No Minimum	As Received	Low
Statutory Reserves			
Canada Community Building Reserve Fund	No Minimum	As Received	Low
Capital Works, Machinery and Equipment Reserve	Min \$250,000	Per AMP	Low
Fire Hall Reserve	Min \$150,000	Per AMP	
Recreation Centre Capital Works, Machinery and Equipment Reserve	Min \$200,000	Per AMP	Low
Water Replacement Capital Reserve Fund	Min \$150,000	Per AMP	Low
Sewer Replacement Capital Reserve Fund	Min \$150,000	Per AMP	Low
Land Sale Reserve Fund	No Minimum	As Received	
Growing Communities Reserve Fund	No Minimum	As Received	
Solid Waste Machinery and Equipment Replacement Reserve Fund	Min \$50,000	Per AMP	Low



VILLAGE OF TAHSIS
Bylaw No. 676, 2026

A Bylaw to Amend the “Reserve Funds Bylaw 666, 2024.

The Council of the Village of Tahsis in an open meeting assembled enacts as follows:

1. THAT “Reserve Funds Bylaw No.666” be amended as follows:

- a) Remove the Table under Section 2. Reserve Funds Established, and replace with the following table:

Column 1 - Reserve Fund	Column 2 - Reserve Fund Purpose
Canada Community Building (Gas Tax) Reserve Fund	To fund eligible capital projects under the Community Works Gas Tax Agreement
Capital Works, Machinery & Equipment Reserve Fund	To fund purchase of new capital works, extensions or renewals of existing works and to provide for machinery and equipment necessary for capital projects for the maintenance of municipal property or for the protection of persons and property
Fire Hall Reserve fund, Vehicles and Equipment Replacement Reserve Fund	To provide for the cost of a new fire hall including land, buildings, machinery and equipment
Recreation Centre Capital Works, Machinery and Equipment Reserve	To provide for the cost of the recreation centre
Water Replacement Capital Reserve Fund	To provide for the renewal of water infrastructure
Sewer Replacement Capital Reserve Fund	To provide for the renewal of Sewer infrastructure
Land Sale Reserve	For payment of any debt remaining in relation to municipal property sold and for acquiring land and related improvements of a capital nature
Growing Community Fund Reserve	This reserve is established as a requirement of British Columbia’s Growing Communities Fund (GCF) program to fund planning costs and capital investments in community infrastructure and amenities
Solid Waste Machinery and Equipment Replacement Reserve Fund	To provide for Solid Waste Projects, Machinery and Equipment
Daycare Operating Reserve Fund	To support non-capital daycare needs.
Economic Development Reserve Fund	To support economic development activities
Financial Stabilization Reserve Fund	This fund is used for major emergent operating issues, one-time projects, and to offset unrealized revenues.

2. This Bylaw may be cited for all purposes as “Reserve Fund Bylaw No. 676, 2025 Amendment No. 2, Bylaw No. 666, 2024.”

READ A FIRST TIME this 2nd day of December, 2025.

READ A SECOND TIME 2nd day of December, 2025.

READ A THIRD TIME this 2nd day of December, 2025.

ADOPTED this day of month, year.

Mayor

Corporate Administrator



November 20, 2025

To my fellow small community colleagues,

It my pleasure to be reaching out to you from the UBCM Executive as your Small Community Representative.

We had our first executive meeting in Richmond last week, and I wanted to touch base with you for a few reasons:

- First of all, I would like all of you to know that I am here for you: if you would like to discuss what's going on in your community, if there is work that UBCM can assist you with, or if you just need someone to talk to about the challenges of local government. My cell phone number and email are below. Please feel free to reach out anytime.
- Second, I want to share what we your executive is doing; please see my notes below.
- Lastly, I would like to set up regular virtual check-ins for us small community folks throughout the year. If you would be interested in joining for an hour or so in the near future, *please RSVP to my email to say so and include a few topics of interest*, so I can facilitate a loose agenda.

Thank you for your support in taking on this important role at UBCM, and please know that I am here to support you in the important work you are doing in your own community.

Here is some of what we covered at the November UBCM Executive Meeting:

- analysis of our 2024 and 2025 resolutions from convention
- UBCM's response to the proposed changes to the Heritage Conservation Act: <https://conta.cc/4hWb0v3>
- received a delegation from Minister of Housing and Municipal Affairs, Christine Boyle and Minister of State for Local Governments and Rural Communities, Brittany Anderson,
- endorsed the creation of a new committee to support local government engagement in the development of a comprehensive emergency management plan
- endorsed an extension of the end date of the Local Government Advisory Committee on Emergency and Disaster Management Act (EDMA) Regulations until June 30, 2026
- approved the Gitaanmax Band for membership, and
- arranged a workshop with legal counsel on the Cowichan Tribes Supreme Court decision at the February executive meeting.

For more detailed information about UBCM's ongoing work, subscribe to The Compass, our periodical newsletter, here: <https://www.ubcm.ca/thecompass>

Aidan McLaren-Caux

UBCM Small Community Representative

Councillor

Village of Nakusp

PO Box 280, 91 1st Street NW, Nakusp, BC V0G 1R0

Phone: 250-265-3689. **Cell:** 250-265-8764 **Fax:** 250-265-3788

Email: amclarencaux@nakusp.com

Web: www.nakusp.com



Fw: Working together, the Professional Reliance Act

From Janet St. Denis <J.St.Denis@villageoftahsis.com>

Date Sun 11/16/2025 7:14 PM

To Janet St. Denis <J.St.Denis@villageoftahsis.com>

From: Anderson, George <G.Anderson@leg.bc.ca>

Sent: Friday, November 14, 2025 1:17 PM

Cc: Anderson.MLA, George <George.Anderson.MLA@leg.bc.ca>

Subject: Working together, the Professional Reliance Act

Dear Mayors & Councillors,

My name is George Anderson. I am the MLA for Nanaimo-Lantzville.

Recently, I tabled a Private Members Bill M 216 *Professional Reliance Act*. The goal of the *Act* is to uplift the work that is already occurring in British Columbia.

Several municipalities, such as the City of Prince George, Town of Ladysmith, City of Surrey, and many others across British Columbia already utilize professional reliance or a certified professional program.

On November 6, 2025, I met with the Union of British Columbia President Cori Ramsey and Executive Director Maclsaac regarding the bill, and I am hopeful that UBCM and I can work together to deliver what British Columbians expect of us.

Attached to this email you will find the following:

- A briefing note on the bill, with a Q&A fact sheet;
- A letter of Support from Homes for Living a Non-Profit based in Victoria; and
- A Joint Letter of Support signed by the Greater Vancouver Board of Trade and Urban Development Institute.

Lastly, you will find an op-ed that I've written titled "British Columbia can Build the Homes we need faster, if We Trust the People Who know how to build them." It makes the case for reform that lets municipalities accept certified work from provincially regulated professionals to accelerate housing approvals without lowering standards. Moreover, the piece uses examples of where this practice is already in place in British Columbia, such as in Vancouver, Surrey, the town of Ladysmith, and City of Prince George.

Lastly, I have included a few articles on the bill:

<https://www.beautifulnanaimo.ca/posts/2025/11/01/bill-m216>

<https://businessexaminer.ca/victoria-articles/item/editorial-professional-reliance-act-could-speed-up-home-building-significantly/>^{L2}

<https://nanaimobulletin.com/2025/10/30/nanaimo-lantzville-mla-introduces-bill-to-streamline-housing-approvals/>

As a former City Councillor and Regional District Director, I have tremendous respect for the work that all of you do to build our communities.

If you have suggestions on how we can make this bill work for your community, please do not hesitate to reach out to my office to set up a meeting or send your comments directly to me. Sincerely,

George



LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA

George A.G. Anderson | MLA, Nanaimo – Lantzville

g.anderson@leg.bc.ca

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Briefing Note re: Professional Reliance Act

Prepared by: MLA George Anderson, Nanaimo - Lantzville

RE: *Professional Reliance Act*

Purpose: To strengthen local government capacity, accelerate housing approvals, and reduce costs by trusting qualified professionals under existing provincial regulation.

Overview

British Columbia needs to build housing and community infrastructure faster without compromising safety or accountability.

Right now, many local governments are required to re-review the technical work of provincially licensed professionals (engineers, architects, etc.), even though those professionals are already accountable under the *Professional Governance Act* (PGA).

This duplication drains staff time, delays housing, and increases costs for families and local taxpayers.

The *Professional Reliance Act* fixes that.

It allows municipalities to **accept certified work from qualified professionals** and move projects forward faster, freeing up staff for community planning and public engagement.

Key Benefits

For young people:

- More homes coming to market sooner, making home ownership and renting more attainable.

For families:

- A better chance to find or own a home in the community they love.

For local governments:

- Less red tape, more capacity, and reduced administrative costs.

For taxpayers:

- Savings on staff duplication and lower development costs over time.

How It Works

- If a professional certified under the *Professional Governance Act* (PGA) seals their work, local governments can accept it without a second technical peer review.
- The professional remains fully liable and accountable through their regulatory body (Architectural Institute of British Columbia, Engineers and Geoscientist of British Columbia, etc.).
- Municipalities maintain control over zoning, design guidelines, and policy decisions — this reform only streamlines *technical* approvals.
- Disputes between professionals can be referred to the Office of the Superintendent of Professional Governance (OSPG).

What It's Not

- Not privatization - accountability stays public through OSPG oversight.
- Not deregulation - standards stay the same. The process just becomes faster.
- Not a download to municipalities. Simply a reduction in administrative pressure.

Q&A Sheet – Professional Reliance Act

Q1: Why is this bill needed?

A: Many housing projects are delayed because local governments have to re-review work already completed by licensed professionals.

This duplication adds time, costs, and frustration. The bill modernizes that process so projects move faster and local governments can focus on planning great communities.

Q2: Will this reduce oversight or lower standards?

A: No. Professionals are still regulated, insured, and accountable under the *Professional Governance Act* and the Office of the Superintendent of Professional Governance. Oversight remains public and strong.

Q3: How does this help housing affordability?

A: Every month of delay adds cost. Both for builders and, eventually, for families. By removing redundant steps, we reduce those costs and get homes to market faster.

Q4: Does this take power away from local governments?

A: No. Local councils still decide zoning, design, and land-use policy. The *Act* streamlines technical review so staff can focus on community priorities instead of paperwork.

Q5: How does this help smaller municipalities?

A: Smaller towns often struggle to hire engineers or architects for peer review. This bill saves them those costs and lets them rely on provincially regulated professionals instead.

Q6: Is this a “developer giveaway”?

A: No. Developers still meet all local requirements and hire qualified, accountable professionals. The difference is that cities won't waste months re-checking certified work.

Q7: What about unionized staff in local governments?

A: This bill doesn't eliminate positions; it helps municipal staff focus on higher-value work like long-term planning, housing strategy, and public consultation.

Q8: Is this costly to implement?

A: No. It uses existing provincial structures under the *Professional Governance Act* and the OSPG. Local governments may make small bylaw or process adjustments, but the overall effect is cost-saving.

Q9: What about RidgeView Place in Langford? Couldn't this potentially lead to more of that?

A: The issues at Ridgeview Place occurred under the existing system and partially informed this bill.

This bill would make it clear that the professionals remain fully liable and accountable through their regulatory body. Further clarifying that local governments will not be liable for the actions of certified professionals.

Q10: Are there any other municipalities using this model or Professional Reliance?

A: Yes, there are several certified professional programs in British Columbia, for example:

- | | |
|-----------------------------|------------------------|
| *City of Vancouver | *City of Surrey |
| *City of Burnaby | * District of Squamish |
| *District of West Vancouver | *City of Maple Ridge |
| *Town of Ladysmith | *City of Abbotsford |
| * City of Prince George | |

Anderson.MLA, George

From: Homes For Living <hello@homesforliving.ca>
Sent: November 10, 2025 9:59 PM
To: Homes For Living
Subject: Support for Bill B216 - Professional Reliance Act

Dear Member of the Legislative Assembly,

Homes for Living supports a move towards increasing reliance on qualified professionals to streamline building permits in urban areas, and supports [Member Bill M216](#), the *Professional Reliance Act*.

Homes for Living is a community housing advocacy group, made up of volunteers concerned about the housing crisis in the Capital Regional District. The region has a dire housing shortage, with housing completions falling [well short](#) of what is needed to achieve broad affordability. The shortage is driven by zoning codes that make new multifamily housing illegal, high fees on new housing, and lengthy permitting timelines that means that families can only move into new housing years after it is first proposed by a proponent.

These challenges are most acute in built-up urban areas, such as the City of Victoria, where infill housing is both the most sustainable and cost-effective type of new housing, but also the most difficult, expensive, and time-consuming to build. To meet affordability goals, we must ensure that it is faster and easier to build dense infill housing rather than suburban sprawl.

The changes proposed by Bill M216, the *Professional Reliance Act*, would help alleviate one aspect of this challenge. While additional, substantial reforms are needed to ensure that municipal zoning is not a constraint on new housing, reducing approval timelines after a project receives zoning approval is also critical. We have received feedback from developers that the process and degree of inspections and verifications varies widely between CRD municipalities, with some trusting professionals to do their due diligence, while others require duplicative review and inspection of projects that are certified by an applicant's Architect and Engineers.

We would submit that infill housing is a good candidate for a consistent Professional Reliance framework. Infill housing is typically built in areas with no or minimal environmental concerns (environmental engineering being an area with past concerns about Professional Reliance approaches). It should be noted that similar frameworks have been adopted in other jurisdictions where quickly building housing is a priority. For instance, the County of LA implemented a pilot [self-reliance approval](#) process that allowed builders of certain categories of homes to self-certify that their home designs meet code.

Best regards,

The Homes for Living team

ABOUT HOMES FOR LIVING: We are a community housing advocacy group, made up of volunteers concerned about the housing crisis in the capital region. Homes for Living is advocating for more homes through policy reform to make Victoria more affordable for people across the income and housing needs spectrum. We are a volunteer-funded non-profit, and our voting members cannot be developers, politicians, or their relatives.

More: <https://homesforliving.ca/about-us>

 **Homes for**



November 14, 2025

Hon. George Anderson
MLA, Nanaimo-Lantzville
George.Anderson.MLA@leg.bc.ca

RE: Support for Bill M 216 – Professional Reliance Act

Dear Mr. Anderson,

On behalf of the Greater Vancouver Board of Trade (GVBOT) and the Urban Development Institute (UDI), we wish to express our support for the intent of *Bill M 216 – Professional Reliance Act*.

This proposed legislation will help address a major concern of the development community by recognizing the importance of improving the efficiency and predictability of the development approvals process across British Columbia. Expediting the development approvals process by reducing redundancies in the review process, while upholding the professional standards of qualified professionals (QPs), is another regulatory tool which would support the more timely delivery of new homes for British Columbians who need more housing options.

A significant portion of the cost to build a new home is attributed to government-imposed measures – whether it be fees, long review processes, or new requirements. Of particular concern is rising construction costs, which are being largely driven by building code requirements. One builder recently reviewed their project proformas over the past 15 years, which revealed that construction costs have soared to over \$562.59 per square foot – up from under \$204.19 per square foot. This is well beyond the Consumer Price Index rate of inflation. These costs ultimately fall to homebuyers and renters, compounding the affordability crisis across the province.

This professional reliance initiative comes at a time when the cost of delivering new homes has reached a breaking point. Higher construction costs, increased interest rates, and government fees combined with lengthy approval timelines make it increasingly difficult to bring new housing to market that homebuyers and renters can afford.

As has been noted in the debate on *Bill M 216*, municipalities already depend extensively on QPs to support the development approval process, and the proposed framework recognizes that work in a constructive and transparent way. For example, the municipalities of Vancouver, Burnaby, and Surrey all utilize a Certified Professionals

Program for the issuance of Building Permits. These programs would be enhanced through this legislation, by ensuring the original purpose of the programs (rapid permit issuance through professional review and reliance) are achieved.

The *Professional Reliance Act* offers an opportunity to apply those learnings province-wide, so that all communities can benefit from timely growth and responsible oversight. That said, there may have to be regulatory powers that differentiate between technical and urban design-related Development Permit requirements. Where technical requirements are definitive, urban design-related requirements require a more nuanced by nature and may be better suited for review by local governments.

Some additional issues for consideration at the Committee stage include:

- Ensuring the legislation applies to the City of Vancouver, which is under the *Vancouver Charter*;
- Ensuring the legislation applies to all trade permits, such as sprinklers, plumbing, and electrical permits;
- Instead of relying on the Superintendent for dispute resolution, move this task to the regulated professions (e.g. Engineers and Geoscientists of BC, Architectural Institute of BC); and
- Ensuring the legislation is coordinated with the *Building Act*.

Our organizations want more British Columbians to have more housing options available to them. Establishing a more consistent, streamlined, and professionally informed process will help support more timely approvals for new housing supply by reducing the uncertainty, risks, and carrying costs that currently delay projects and reduce affordability. We encourage all MLAs to pass *Bill M 216*, and would be pleased to discuss in greater detail as this makes its way through the legislative process

Sincerely,



Bridgitte Anderson
President and CEO
Greater Vancouver Board of Trade



Anne McMullin
President and CEO
Urban Development Institute

Opinion: British Columbia can Build the Homes we need faster, if We Trust the people who know how to build them

By George Anderson, MLA for Nanaimo–Lantzville

Date: November 5, 2025

British Columbia is at a crossroads where the urgency of the moment around housing meets the opportunity to do things differently. Across the province from Nanaimo to Prince George, to Coquitlam, to Vernon: people want homes built faster, communities planned better, and governments that deliver.

However, our ability to build homes can be trapped in a process that mistakes repetition for rigour. Across the province, housing projects sit waiting not for financing or workers, but for busy municipal staff to recheck the work that has been completed by qualified professionals.

This isn't due to mistakes or distrust, but instead because the system of approvals hasn't kept up to meet the needs of community.

Right now, we have reached a point where delay is the most expensive material in construction. As a former City Councillor and Commercial lawyer at one of Canada's largest law firms, I have witnessed this firsthand.

That's why on October 21, 2025, as a private member, I introduced the *Professional Reliance Act*. A reform designed to move housing approvals from backlog to breakthrough.

The premise is simple: when a provincially regulated professional, such as an architect or engineer, certifies their work that certification should stand. These individuals are licensed under the *Professional Governance Act*, accountable to the Province, and insured for the public interest.

Under this proposed legislation, local governments across BC would be empowered to accept certified work with confidence instead of double checking the work which causes an extensive backlog. The accountability remains, but it rests where the expertise already exists.

Some people might wonder whether or not this approach can be done. However, this approach is already working in multiple municipalities in British Columbia. In Vancouver, the Certified Professional Program facilitates the issuance of building permits for new or existing buildings, thereby allowing construction to start earlier. Certified professionals are trusted to sign off on specific design and structural components, expediting reviews without compromising safety.

In Surrey, a fast-growing city on track to becoming the largest city in British Columbia, managing thousands of permits annually, utilizes professional reliance principles to streamline engineering and building applications, giving staff more capacity to focus on infrastructure planning.

In Prince George, a smaller municipality, a professional reliance building permit stream allows certified experts to take responsibility for technical submissions. This process saves both time and taxpayer resources while maintaining full public oversight.

The *Professional Reliance Act* builds on the successful approaches already taken by Local Governments and extends them province-wide.

This is not deregulation. This bill demonstrates trust through structure creating a framework where local governments retain control over zoning, land-use planning, and design, while relying on professional certification to move projects forward faster.

The result: British Columbians keep what we value: safety, public accountability, and professional standards. Removing what we can no longer afford: unnecessary duplication, months of delay, and rising costs that push homes further out of reach for everyday people.

When housing approval drags on, the cost doesn't disappear. Every day, month, and year of delay is passed down to: renters, first-time buyers, and to families who are saying their hopes for stability fade a little more with every delay.

For young people, this bill provides the hope of homes coming to market sooner.

For families, this bill provides hope of a better chance to own a place in the community they love.

For local governments, this bill means more results, less red tape, and the capacity to serve British Columbians more efficiently.

For British Columbia's economy, this bill means aligning the skills of professionals, skilled trades, and planners toward a common shared goal of building together.

Lastly, housing is a non-partisan issue. As legislators, regardless of our political stripes, we want to achieve the same goal of ensuring British Columbians can afford homes, work in their community, and live a good life. Through this bill we can demonstrate that when legislators put outcomes ahead of ideology, we can show good governance allowing British Columbia to thrive.

My hope in introducing the Professional Reliance Act is start a conversation about how we realize our potential as a province.

British Columbia is a province defined by ambition. British Columbia leads in clean technology, innovation, and sustainable development. However, leadership means matching our vision with velocity, aligning our systems with the urgency British Columbians feel, and ensuring our systems match our ambition.

Should the bill become law, it will be a signal that in British Columbia we still believe in what is possible.

We can build faster without cutting corners.

We can build smarter without losing oversight.

And we can build a province where young people see their future, not their exit.

When we create the conditions to build easier and smarter, we make it easier to belong.

That's what British Columbians expect and deserve.

And that's what this legislation delivers.



Fw: All BC municipal councils: Risks of Bill M216 (Professional Reliance Act) - Expert Letter to BC Govt

From Janet St. Denis <J.St.Denis@villageoftahsis.com>

Date Thu 11/13/2025 9:51 AM

To Janet St. Denis <J.St.Denis@villageoftahsis.com>

1 attachment (164 KB)

2025-11-07 Letter to Province re Bill M216-Professional Reliance Act -Final-1.pdf;

From: Housing Reset <info@housingreset.ca>

Sent: Wednesday, November 12, 2025 10:30 AM

To: info@housingreset.ca

Subject: All BC municipal councils: Risks of Bill M216 (Professional Reliance Act) - Expert Letter to BC Govt

(To City Clerk: This is a critical matter for all BC municipalities, returning to BC Legislature on November 17, likely for a vote. We hope you will share this e-mail/letter with your City Council and City Manager. There has been virtually zero media coverage so far, but just today, the Delta Optimist covered the story - "New B.C. law could make cities take the word of professionals" ([link](#)). The Metro Vancouver Mayor's Committee, representing municipalities with about half the B.C. population, held a special meeting on November 7, coming out strongly against Bill M216 ([video link](#).)

To All Mayors and Councils in British Columbia:

This message and attached letter was sent to the BC Government, including all MLAs. It expresses serious concerns about Bill M216 (Professional Reliance Act), from thirty urbanists, urban planners, architects, and academics, most with decades of experience.

This letter makes the following points.

Bill M216, introduced as a Member's Bill on Oct 21 (and set for a vote in BC Legislature as early as Nov 17)...

- Amounts to a quiet revolution in local governance
- Is a technical bill with profound consequences
- Is part of a pattern of Provincial overreach
- If passed, will institutionalize conflict of interest.
- If passed, will erode municipal self-determination
- Represents centralization without affordability
- Lacks transparency and accountability

The signatories are calling for democratic restraint on Bill M216. In other words, **it should be withdrawn**, lest considerable harm be done to the relationship between the Province,

municipalities, and the people of British Columbia. The open letter enumerates many problems with the Bill. Removing democratic checks does not guarantee affordability, and risks handing over unprecedented control to private actors and provincially appointed officials—for no discernible benefit and at great expense to the public good.

The full text of the open letter is attached in PDF format, and also available at the Housing Reset link, which compiled a series of open letters to all levels of government sent this year. <https://housingreset.ca/2025/11/07/govbc-bill-m216-professional-reliance-act/>

Presumably you have also noted that the Union of BC Municipalities has also expressed serious concerns about Bill M216 ([link](#)).

The letter is also being sent to all mayors and councils across this province. Please take these matters seriously.

Open letter signatories:

Larry Beasley, Lance Berelowitz, Patrick Condon, Frank Ducote, Alexandra Flynn, and more (see attached PDF for full list of 30 signatories)

Attached:

2025-11-07 Letter to Province re Bill M216-Professional Reliance Act -Final-1.pdf

HOUSING RESET

Urbanist experts on housing policy

info@housingreset.ca

www.housingreset.ca

Metro Vancouver based professionals and academics with decades of experience in housing policy, urban planning, architecture, urban design, and real estate development -- broadening the search for enduring housing solutions.

November 7, 2025

To: Premier David Eby and Honorable Members of the Legislative Assembly

Re: An Open Letter to the Government of British Columbia - Urging Restraint on Bill M216, the Professional Reliance Act

We are a Metro Vancouver region-based group of urbanists, urban planners, architects, and UBC/SFU academics, most with decades of experience, some with a background in development, who have joined together to broaden the search for enduring housing solutions.

We are writing to you to address our concerns about [Bill M216](#), the Professional Reliance Act, that was recently introduced to the provincial legislature on [October 21, 2025](#) as a member's bill.

A Quiet Revolution in Local Governance: There is a quiet revolution underway in British Columbia—one that few citizens, and perhaps even few councillors, have yet noticed. With the introduction of Bill M216, the Professional Reliance Act, the provincial government is edging closer to a full-scale assumption of municipal planning powers, effectively rewriting the relationship between local democracy and development.

A Technical Bill with Profound Consequences: At first glance, the bill appears technical: a procedural adjustment to allow developers to hire certified professionals (“PGAs”) to review and approve projects. That may sound harmless, even efficient. Yet beneath its bureaucratic language lies a profound shift. Developers would be able to bypass municipal oversight, relying instead on provincially certified agents whose work local governments could not “peer review” (outside consultants) without provincial permission.

Part of a Broader Pattern of Provincial Overreach: This is not an isolated reform. As others have pointed out, Bill M216 builds upon a continuum of provincial interventions—Bills 44, 47, (2023) 13, and 15 (2024)—that expand provincial control over zoning and approvals, especially around transit corridors. Those laws already permit the province to dictate densities, override official community plans, and issue development permits directly if a city fails to comply. Bill M216 goes even further, embedding these powers in a professional governance framework that replaces local accountability with a provincially managed technocracy.

Institutionalizing Conflict of Interest: Even more troubling, this model institutionalizes conflict of interest. When certified professionals hired by developers are empowered to approve the very projects from which they earn their income, the integrity of the system collapses. The bill also eliminates the hard-won practice of incentivizing better urbanism through locally negotiated, taxpayer-informed zoning processes.

For decades, municipalities have used discretionary tools—community amenity contributions, design panels, and density bonusing—to secure parks, childcare facilities, and affordable housing. Bill M216 dismantles that tradition, substituting the private judgment of consultants for the collective will of local citizens.

Eroding Municipal Self-Determination: The bill’s provisions go so far as to allow the province to designate an alternative “local government” to handle approvals if an elected council proves too slow or resistant. This power effectively nullifies the principle of municipal self-determination.

Centralization Without Affordability: The pattern is unmistakable. Step by step, the tools of local planning—zoning, permitting, and density decisions—are being centralized under provincial authority, justified by the widely felt urgency of the housing crisis. Yet removing democratic checks does not guarantee affordability. On the contrary, it risks handing over unprecedented control to private actors and provincially appointed officials—for no discernible benefit and at great expense to the public good.

Lack of Transparency and Accountability: Equally concerning is how this legislation has been introduced. Instead of coming through the Minister of Housing or Municipal Affairs, Bill M216 arrived as a Private Member's Bill, tabled by an NDP MLA from Nanaimo. Substantive policy legislation is rarely advanced this way. The approach raises serious questions about transparency and accountability, especially given the sweeping implications for local democracy.

A Call for Democratic Restraint: We therefore urge restraint. Pause the progression of Bill M216. We note significant concerns also raised by the [Union of BC Municipalities](#) (UBCM). Engage municipalities, planning and design associations, and the public in a transparent review of how best to balance efficiency with democratic accountability.

In this tumultuous world, British Columbia should strengthen its reputation as a creative democracy, not weaken it.

Signed: (In alphabetical order on two pages below)

Larry Beasley, CM, FCIP, Former Co-chief Planner of Vancouver, author *Vancouverism*

Lance Berelowitz, AA Dipl RPP MCIP, Principal Urban Forum Associates.

Patrick Condon, Professor Emeritus UBC School of Landscape and Architecture, author *Broken City*. Former head city planner.

Frank Ducote, Principal, Frank Ducote Urban Design, former Senior Urban Designer, City of Vancouver

Dr. Alexandra Flynn, Associate Professor, Peter A. Allard School of Law, University of British Columbia and Co-Director, [Housing Research Collaborative](#) (which includes the [Housing Assessment Resource Tools project](#) and the [Balanced Supply of Housing Node](#))

Michael Geller, FCIP, RPP, MLAI, Ret Architect AIBC, urban planner, real estate consultant, developer and Adjunct Professor, SFU.

Barbara Gordon, Retired Architect AIBC and retired Director of Capital Planning, UBC

Penny Gurstein, PhD, MCIP (ret.) Professor Emeritus and Former Director, School of Community and Regional Planning, Co-Director, Housing Research Collaborative, UBC

Scot Hein, Retired Architect MAIBC/Formal COV and UBC Senior Urban Designer and Development Planner/Adjunct Professor Urban Design UBC/SFU Faculty Continuing Studies/Founding Board Member Urbanarium/Board Member Small Housing BC/Housing Advocate

Norman Hotson, Retired Architect AIBC, FRAIC, RCA, Hon PIBC

Sandy James, former City of Vancouver City Planner, Managing Director Walk Metro Vancouver

David Ley, OC, FRSC, PhD, Urban Geographer, Professor Emeritus UBC, Order of Canada

Mike Mangan, Barrister & Solicitor (Ret.), who worked with the real estate industry for many years, authored *The Condominium Manual* and taught at UBC for 25 years.

Signers Continued:

Darlene Marzari, first a Social Planner at City of Vancouver, fought the Freeway to save Chinatown/Gastown/waterfront, City of Vancouver Councillor, BC Minister of Municipal Affairs, and established the Liveable Region Strategic Plan (1990)

Bill McCreery, former registered architect AIBC & AAA, helped create North & South False Creek & thousands of units of developer, public & social housing in BC, Alberta & UK, developed several Vancouver residential projects

Sean McEwen, Architect, AIBC, FRAIC. Affordable housing advocate

Graham McGarva, FRAIC, Retired Architect AIBC, M.A.

Elizabeth Murphy, private sector project manager, and senior property development officer, formerly with the City of Vancouver's housing and properties department, BC Housing and BC Buildings Corp

Brian Palmquist, Award winning architect and author, AIBC MRAIC BEP CP LEED AP

Tom Phipps, Retired Senior Planner City of Vancouver (33 years)

Mary Pynenburg MRAIC (Retired) MCIP (Retired) Former Director of Planning City of New Westminster, Former Director of Planning and Development City of Kelowna, former Director of Design / Development CP Hotels

Robert Renger, BES, MCP; Consultant City Planner; Former Senior Development Planner and City's lead for UniverCity at SFU, City of Burnaby

Mary Beth Rondeau, Ret Architect AIBC Former Urban Designer City of Vancouver

Ralph Segal, MAIBC (ret.) Former Chief Urban Designer / Development Planner, City of Vancouver

Ray Spaxman, ARIBA (Rtd), MRTPI (Rtd,) FCIP, Hon AIBC, LL.D, Director of Planning, City of Vancouver 1973-1989

Sara Stevens, PhD, Associate Professor UBC School of Architecture and Landscape Architecture, Chair of Urban Design, Co-founder of Architects Against Housing Alienation

Erick Villagomez, Lecturer UBC School of Community and Regional Planning, Principal, Mētis Design | Build, Editor-in-Chief, Spacing Vancouver

Arny Wise, B. Comm., M.Sc., RPP, MCIP (ret), urban planner/ retired developer (President, Synergy Develop., VP Development, Goldfan Holdings), Board of Directors Toronto Economic Development Corporation (1990-1999)

David Wong, Architect, AIBC; formerly with Engineering & Planning Dept. City of Vancouver

Elvin Wyly, Urban Housing Researcher, Professor of Geography, UBC



STAFF REPORT

DATE: August 21, 2025 **FILE:** 0550-04

TO: Chair and Directors,
Municipal Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: MUNICIPAL PARTICIPATION IN ELECTORAL AREA PLANNING MATTERS

PURPOSE/PROBLEM

To consider a referral from the Regional Board regarding municipal participation in electoral area planning matters.

EXECUTIVE SUMMARY

At its August 20, 2025 meeting the Board considered the attached report and passed the following resolution:

Sinnott/Chapman: SRD 678/25

THAT the matter be referred to the Municipal Areas Services Committee for review and discussion.

Accordingly, the attached report is now presented for consideration by the Municipal Services Committee.

RECOMMENDATION

THAT the report from the Chief Administrative Officer be received.

Respectfully:



Dave Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachments: Copy of August 1, 2025 report to the Board



STAFF REPORT

DATE: August 1, 2025 **FILE:** 0550-04

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: MUNICIPAL PARTICIPATION IN ELECTORAL AREA LAND USE PLANNING

PURPOSE/PROBLEM

To consider information related to the participation by municipalities and First Nations in the electoral area land use planning service of the Regional District.

EXECUTIVE SUMMARY

At its April 23, 2025 meeting the Board considered the attached report and passed the following resolution:

Sinnott/Chapman: SRD 304/25

THAT a report be prepared for further consideration by the Regional Board regarding the participation by interested municipalities in the Regional District's land use planning service.

In order to better appreciate what is meant by the land use planning service, it may be described as the authorities applicable to the electoral areas contained in Part 14 of the *Local Government Act* including zoning and subdivision control bylaws, official community plans, development and development variance permits, temporary use permits, and other matters related to land use regulation. When the Strathcona Regional District was incorporated in 2008, all municipalities were, by default, participants in the electoral area planning service but opted out of the service shortly thereafter.

Questions have arisen regarding the process and timing of municipalities (including Treaty First Nations) that wish to re-join the electoral area planning service which they are entitled to do. The attached legal opinion has been obtained and contains information related to that process. In summary, the opinion states that municipalities that have opted out of the planning service may re-join the service at any time unless they have an agreement for partial participation in the service, in which case they would have to wait until that agreement had expired. None of the municipalities in the Regional District currently has an agreement allowing partial participation in the electoral area planning service. Similarly, any municipality that has opted back into the electoral area planning service can opt out again by serving notice on the Regional District by August 31 of the year in which their non-participation is to be effective.

The default provisions related to participation by municipal and First Nations jurisdictions in this service include the following:

- unweighted voting (ie. each director has a single vote) is used for all decisions. This means that a municipality or First Nation would have one vote for each of its directors on the Board.

- annual funding requirements for the service (net of other revenue) is shared by service participants on the basis of property assessments. There is no provision for a different cost sharing formula for full participation in the service.
- participation in a subset of planning decisions in lieu of full participation is possible through agreement between the participating municipality or First Nation and the Regional District. In this case, the amount charged for such participation would be negotiable.

The table below provides more information regarding the costs to be borne by full participants in the event the service is extended to include some or all municipalities and treaty First Nations in the region. The table is based on 2025 budget and property assessments and, given the large number of permutations that are possible, further direction would be required if there is interest in considering a different mix of service participants.

RECOMMENDATION

THAT the report from the Chief Administrative Officer be received.

Respectfully:



Dave Leitch
Chief Administrative Officer

Participating Area	2025 Requisition (current)	2025 Requisition (entire Board participating)	2025 Requisition (Campbell River participating)	2025 Requisition (small municipalities participating)
Electoral Area A	\$ 83,890	\$ 22,994	\$23,590	\$76,805
Electoral Area B	86,218	23,632	24,245	78,936
Electoral Area C	210,786	57,775	59,274	192,984
Electoral Area D	252,727	69,271	71,068	231,382
Campbell River	---	443,929	455,445	---
Gold River	---	9,238	---	30,858
Sayward	---	2,752	---	9,192
Tahsis	---	3,062	---	10,229
Zeballos	---	938	---	3,132
Ka:'yu:'k't'h'/Che:k'tles7et'h'	---	32	---	106
Total*	\$ 633,622	\$ 633,622	\$ 633,622	\$633,622

Note: all amounts rounded to the nearest dollar.

Prepared by: T. Yates, Corporate Services Manager

Attachments: July 9, 2025 letter from Young Anderson
Copy of April 11, 2025 report to the Board

VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council
From: Chief Administrative Officer
Date: 18 Nov 2025
Re: 2026 Canada Summer Jobs

PURPOSE OF REPORT:

To provide funding options for a 2026 Canada Summer Jobs grant application.

OPTIONS/ALTERNATIVES

1. Approve funding for the Village's contribution for two (2) full-time positions at the Visitor Centre and Museum.
2. Approve funding for the Village's contribution for Option 1 plus one (1) full-time public works position.
3. Any other option Council deems appropriate.

BACKGROUND:

Traditionally, the Village submits an annual application to the Canada Summer Jobs (CSJ) program to support staffing for the Visitor Centre and Museum. The 2025 funding application was denied, so the Village funded positions from general revenue. Funding was approved in 2024 for two (2) positions.

Program Requirements

- Positions must be full-time, between 30 and 40 hours per week.
- Any exceptions from full-time work (e.g., for youth with disabilities) require prior approval from Service Canada.
- Employment terms must range from 6 to 16 consecutive weeks.
- Position start dates may be no earlier than April 20, 2026.
- Position end dates may be no later than August 29, 2026.
- Mandatory Employment-Related Costs (EI, CPP, WCB, LOB) are not eligible for reimbursement.
- The program funds up to 50% of the applicable minimum wage.
- Eligible participants must be youth between the ages of 15 and 30.

Provincial Priorities – British Columbia, North Island—Powell River

Applications are assessed in part on alignment with local priorities, which include:

- Support for local sporting events;
- Support for key economic sectors, including agriculture, forestry, fishing, and hunting;
- Support for community and social well-being services, including mental health, addiction support, and food security initiatives;
- Support for local museums.

National Priorities

Applications that support the following areas are prioritized nationally:

- Work experience related to construction;
- Work experience related to green jobs and environmental protection;
- Work experience that provides exposure to technology and digital skills, including opportunities to gain foundational artificial intelligence skills in the workplace.

POLICY/LEGISLATIVE REQUIREMENTS:

N/A

FINANCIAL IMPLICATIONS:

If the grant is approved, the Village would be responsible for 50% of the wage plus all Mandatory Employment-Related Costs.

Option 1: two (2) Visitor Centre staff

	Hrs	rate	El, CPP, WSBC	cost plus	budget	covered rate	grant coverage	Village contribution
Tourist	720	\$18.00	1.2134	\$21.84	\$15,725.66	\$8.91	\$6,415.20	\$9,310.46

Option 2: two (2) Visitor Centre staff and one (1) Public Works staff

	Hrs	rate	El, CPP, WSBC	cost plus	budget	covered rate	grant coverage	Village contribution
Tourist	720	\$18.00	1.2134	\$21.84	\$15,725.66	\$8.91	\$6,415.20	\$9,310.46
Public Works	360	\$19.00	1.2134	\$23.05	\$8,299.66	\$8.91	\$3,207.60	\$5,092.06
				Total	\$24,025.32		\$9,622.80	\$14,402.52

STRATEGIC PRIORITY:

N/A

Respectfully submitted:



Amanda Knibbs, I.T. Coordinator

Approved for Council's consideration:

A handwritten signature in dark ink, appearing to be 'M. Tatchell', written in a cursive style.

Mark Tatchell, CAO