



AGENDA

**Regular Meeting of the Village of Tahsis Council
to be held on November 4, 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
Join the Village of Tahsis Microsoft Teams Meeting
[Click here to join the meeting](#)
Or call in (audio only)
Toronto, Canada
+1 437-703-5480
Phone Conference ID: 693 613 527#**

Microsoft Teams may be hosted on servers in the U.S., so the name you use with Microsoft Teams and metadata about how you use the application may be stored on servers outside of Canada. If you have privacy concerns: a) don't create your own account with Microsoft Teams, b) provide only your first name or a nickname when you join a session, c) keep your camera off and microphone muted, as much as you can, and d) try to avoid sharing any identifying information.

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 None.

C. Approval of the Agenda

D. Petitions and Delegations None.

E. Public Input #1

- F. Adoption of the Minutes**
- 1 **October 21, 2025 Committee of the Whole Meeting Minutes**
 - 2 **October 21, 2025 Public Hearing Minutes**
 - 3 **October 21, 2025 Regular Council Meeting Minutes**
- G. Rise and Report**
- None.
- H. Business Arising**
- 1 **Comox Strathcona Waste Management Services- Presentation to Council Re: Solid Waste Management Plan Renewal Update.**
 - 2 **Report to Council Re: Capital Project Status Report**
- J. Council Reports**
- 1 **Mayor Davis**
 - 2 **Councillor Fowler**
 - 3 **Councillor Northcott**
 - 4 **Councillor Lenahan**
 - 5 **Councillor Moore**
- K. Bylaws**
- Village of Tahsis Official Community Plan Bylaw No 675, 2025 Third Reading**
- L. Correspondence**
- 1 **October 15, 2025 letter from Mervyn Brown to Mayor and Council Re: Tahsis Flood Protection Phase 3.**
 - 2 **October 28, 2025 email from Raj and Santosh Sharma to Mayor Davis - Re: The Raj and Santosh Sharma Award (\$500 per student per year).**
- M. New Business**
- 1 **2026 Regular Meeting Dates**
 - 2 **2026 Appointment of Directors for:**
 - a) **Strathcona Regional District**
 - b) **Comox Strathcona Regional District Hospital Board**
 - c) **Comox Strathcona Solid Waste Management Board**
- 2026 Appointment of Alternate Directors for:**
- a) **Strathcona Regional District**
 - b) **Comox Strathcona Regional District Hospital Board**

c) Comox Strathcona Solid Waste Management Board

3 Municipal Insurance Association of BC - Appointment of Director

Municipal Insurance Association of BC - Appointment of Alternate Director

4 Vancouver Island Regional Library Board- Appointment of Director

5 Nootka Sound Watershed Society - Appointment of Director

Nootka Sound Watershed Society - Appointment of Alternate Director

6 Standing Committee of Business Liaison- 2026 Meeting Dates

7 Councillor Fowler's Notice of 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.

8 Report to Council Re: Ministry and other Agency Staff meetings held during the 2025 UBCM.

9 Report to Council Re: Request for Proposals (RFP) - External Audit Services.

Public Input # 2

Rise and Report None.

O. Adjournment



Minutes

Village of Tahsis

Meeting	Committee of the Whole
Date	October 21, 2025 Committee of the Whole Meeting
Time	9:06 a.m.
Place	Municipal Hall - Council Chambers and by electronic means

Present	Mayor Martin Davis Councillor Sarah Fowler Councillor Cheryl Northcott Councillor Ryan Moore Councillor Brenda Lenahan	by video by video
Staff	Mark Tatchell, Chief Administrative Officer Adia Mavrikos, CPA, CA, Director of Finance John Manson, P.Eng, Municipal Engineer Reginald Stratton, Project Manager Janet StDenis, Corporate Services Manager	by video by video
Guests	Sadaf Farzanehfar, P.Eng, McElhanney Matt Friderichs, P.Eng, McElhanney	by video by video
Public	3 members of the public.	1 by video

Call to Order

Mayor Davis called the meeting to order at 9:05 a.m.

Land Acknowledgement

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

Approval of the Agenda

Fowler: COW 0123/2025

THAT the Agenda for the October 21, 2025 Committee of the Whole Council Meeting be adopted as presented.

CARRIED

H. Business Arising	1	Bid Analysis Report from McElhanney Ltd Re: Community Boat Launch– Tender No. 2221-49140-06 – contract award
		Fowler: COW 0124/2025

THAT the bid analysis report from McElhanney Ltd be received and considered.

CARRIED

Discussions on the bids for the marine infrastructure project included: the bid evaluation process; comparison to the previous tender; contract type and risk allocation; award decision and project oversight.

Council posed question regarding cost overrun safeguards, inspection and project management, contractor performance, legal protections and requested regular project progress reports from staff.

Council discussed the potential use for the remaining project funds. The CAO will clarify with Ministry staff whether the remaining project funds can be used for additional scope items such as repairs to the old wharf, enhancements to the finger dock and/ or tourism related upgrades.

Fowler: COW 0125/2025

THAT public input be permitted.

Members of the public posed question regarding in-house monitoring of the marine project, responsibility of the engineering company with respect to design errors, reuse of old concrete and council's role in the project to which staff responded.

Fowler: COW 0126/2025

THAT the contract for this project be awarded to Black Creek Industries Ltd. with the CAO providing regular updates to Council.

Adjournment

Fowler: COW 0127/2025

THAT the meeting adjourn at 9:56 a.m.

CARRIED

Certified correct this
4th day of November, 2025.

Corporate Officer



Minutes

<u>Meeting</u>	Public Hearing
<u>Date</u>	October 21, 2025 1 p.m.
<u>Time</u>	1:00 PM
<u>Place</u>	Municipal Hall - Council Chambers and by electronic means.

Present Mayor Martin Davis
 Councillor Sarah Fowler
 Councillor Brenda Lenahan

Absent Councillor Cheryl Northcott
 Councillor Ryan Moore

Staff Mark Tatchell, Chief Administrative Officer
 Janet StDenis, Corporate Services Manager by video

Guests Corey Cooper, Planner, McElhanney

Public 2 members of the public. 1 by video.

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 Village of Tahsis Official Community Plan Bylaw No. 675, 2025. 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 Official Community Plan Bylaw No. 675, 2025

Village of Tahsis Official Community Plan Bylaw No. 675, 2025 received first and seconding readings by the Village of Tahsis Council on September 16, 2025. This Bylaw if adopted would implement the Housing Needs Report recommendations by updating the Official Community Plan (OCP).

D. Public Comment

A member of the public commented that the housing needs report focused heavily on seniors and as such may not fully capture the needs of remote workers.

A member of the public inquired into the process for adding an accessory dwelling to their property to which staff responded.

There was a discussion around the current floodplain restrictions and their impact on housing development and basement suites in the floodplain area. After the completion of Phase 3 of the flood protection project the floodplain maps will be updated. This may have the potential impact for legalizing basement suites in the affected areas.

E. Applicant Comment:

n.a.

F. Questions from Council

The use of remaining housing capacity grant funds for further planning was discussed. Planning initiatives such as tiny homes on R1 properties, conducting risk assessments for contaminated sites and partnering with BC Builds or non-profit housing agencies were discussed. Staff to inquire into the eligibility to use funds beyond the current deadline.

G. Council Resolution & H. Closing

Fowler/Lenahan VOT: 0380/2025

THAT Village of Tahsis Official Community Plan Bylaw No. 675, 2025 be returned to Council for Third Reading; and

THAT the October 21, 2025 Public Hearing be adjourned at 2:25 p.m.

CARRIED

Certified Correct this

4th day of November, 2025

Chief Administrative Officer



Minutes

<u>Meeting</u>	Regular Council Meeting
<u>Date</u>	October 21, 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	by video
<u>Absent</u>	Councillor Cheryl Northcott	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>Public</u>	10 members of the public.	3 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 0381/2025

THAT the Agenda for the October 21, 2025 Regular meeting of Council be adopted as presented.

CARRIED

E. Public Input # 1 A member of the public had questions regarding public hearing/ meeting notice procedures to which staff responded.

Access to detailed information on the Flood Wall Project was requested. Staff directed the resident to the Community Consultation page on the Village of Tahsis' website.

Several members of the public commented on the lack of hot water in the women's showers at the recreation centre.

A member of the public commented a recent Community Consultation event. Information on Village's contribution percentage for the SPARC grant was requested. Council noted the SPARC grant is 100% funded.

F. Adoption of the Minutes

1 October 3, 2025 Standing Committee of Business Liaison Meeting Minutes

Fowler/Lenahan: VOT 0382/2025

THAT the Standing Committee of Business Liaison Meeting minutes of October 3, 2025 be adopted as presented.

CARRIED

2 October 7, 2025 Regular Council Meeting Minutes

Fowler/Lenahan: VOT 0383/2025

THAT the Regular Council Meeting minutes of October 7, 2025 be adopted as presented.

CARRIED

G. Rise and Report

1 On October 21, 2025, the Village of Tahsis council authorized the following information to be released to the public:

1. On February 13, 2025, at an in camera meeting Council approved terminating the licence agreement of the Tahsis Marine Centre ("hangar building") at 1250 Wharf Street garage space tenant to facilitate the tenancy of Tahsis Lodge and Marina, ULC ("TLM") at the same monthly rental rate; and
2. On May 6, 2025, at an in camera meeting Council approved not completing the sale of Lot 2, Subdivision Plan EPP139570; and
3. On October 10, 2025, the Village entered into 5 year lease agreements with a 5 year right of renewal with TLM for the shop and retail spaces in the hangar building in accordance with the Village's Property Management Policy.

2 At the October 7, 2025 Closed Council meeting Council approved extending the CAO's employment contract.

H. Business Arising

1 Councillor Lenahan's Proposal Re: Tahsis Recreation Centre Accessibility Improvements.

Fowler/Lenahan: VOT 0384/2025

THAT this proposal be received.

CARRIED

Accessibility barriers such as heavy double doors, inadequate air and shower temperatures, narrow washroom stalls, low toilets, lack of grab bars, lack of adult change tables, lack of privacy spaces and the need for an pool access ramp were identified.

Council discussed applying for the SPARC Accessibility grant to fund a pool access ramp, adult-sized change table and privacy curtains. Council debated the use of rec centre reserve funds for accessibility barriers not covered by the SPARC grant.

The CAO highlighted the need to review the operation and financial implications of the proposed upgrades, including installation, maintenance, and storage of new equipment prior to purchase and clarified the procurement policy requirements for competitive quotes on purchases over \$5000.

Lenahan/Moore: VOT 0385/2025

THAT option #2 be approved (approve the SPARC grant for a pool access ramp, and adult size change table and two privacy curtains. Decide on other barrier removals at a later date).

**CARRIED
1 Registered
No vote
Councillor
Fowler**

K. Bylaws

None.

J. Council Reports

Mayor Davis

No report.

Councillor Northcott

No report.

Councillor Lenahan

I also attended the evening Tsunami Information Session.

Councillor Moore

No report.

Councillor Fowler

In addition to the West Coast Vancouver Island Forest Landscape Plan (Attachment #1 WCVI FLP) public engagement announcement that I have already sent to reception yesterday, indicating the opening of Phase 2 from October 15th to the December 15th, I wanted to highlight the date of our local open house on October 28th at our Recreation/Community Center from 3:30 to 7:00 p.m.

Today I received the attached Community Leaders Program letter from COFI, Council of Forest Industries (Attachment #2) and an invitation to the "Forestry is a Solution" conference April 8–10, 2026, at the JW Marriott Parq Vancouver.

This opportunity to participate in meaningful discussions shaping the future of BC's forest sector includes complimentary registrations, all sessions, meals, and receptions plus a complimentary hotel night and can be claimed until January 31, 2026, and additional colleagues may register at the government rate. It is available to Mayors, Regional District Chairs, and Executive Directors/Presidents of UBCM, AVICC, AKBLG, LMLGA, NCLGA and SILGA.

As I have added the WCVI FLP to my calendar for next week and understand the history and future of our Village to be inextricably linked with a working forest; I submit the following :

Notice of Motion

(For Council's consideration at the November 4th meeting.)

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 in for cost reduction by the enrollment of Councillor Fowler as delegate at the Council of Forest Industries Conference on April 8-10, 2026 in Vancouver B.C. before the January deadline.

Respectfully,
Councillor Fowler

Attachment #1. West Central Vancouver Island Forest Landscape Plan - Public engagement announcement

Attachment #2. Council of Forest Industries- Community Leaders Program.

Attachment #3. Tahsis Tsunami Evacuation Guide

I also went to SRD's tsunami talk and collected the following guides for which I have provided the link below.

- 1) Home Emergency Plan
- 2) Earthquake and Tsunami Preparedness Guide
- 3) Flood Preparedness Guide
- 4) In it Together Neighbourhood Guide
- 5) Severe Winter Weather and Storm Preparedness Guide

<https://www2.gov.bc.ca/gov/content/safety/emergency-management/preparedbc/guides-and-resources/>

Fowler/Lenahan: VOT 0386/2025

THAT the Council Reports be received.

CARRIED

L. Correspondence **1** **October 2, 2025 letter from Allison Bond, Deputy Minister, Ministry of Social Development and Poverty Reduction to Mayor Davis and Council Re: Meeting at UBCM.**

2 **October 9, 2025 letter from Christine Boyle, Minister of Housing and Municipal Affairs to Mayor Davis Re: Implementation of SSMUH (Small-scale multi-unit Housing) Legislation.**

Fowler/Lenahan: VOT 0387/2025

THAT these correspondence items be received.

CARRIED

Fowler/Lenahan: VOT 0388/2025

THAT correspondence items 1 and 2 be pulled for discussion.

CARRIED

L1 **October 2, 2025 letter from Allison Bond, Deputy Minister, Ministry of Social Development and Poverty Reduction to Mayor Davis and Council Re: Meeting at UBCM.**

Councillor Lenahan spoke to this correspondence item noting that there is a lot that can be done without grants.

L2 **October 9, 2025 letter from Christine Boyle, Minister of Housing and Municipal Affairs to Mayor Davis Re: Implementation of SSMUH (Small-scale multi-unit Housing) Legislation.**

Councillor Fowler spoke to this correspondence item noting it was a discussion topic at the Public Hearing today for the Village of Tahsis' Official Community Plan Bylaw.

M. New Business **1** **Report to Council Re: Grant Opportunity- Volunteer and Composite Fire Department.**

Fowler/Lenahan: VOT 0389/2025

THAT this Report to Council be received.

CARRIED

The CAO spoke to this 100% funded grant opportunity which provides up to \$30,000 for the purchase of replacement or new equipment for the volunteer fire department.

Fowler/Lenahan: VOT 0390/2025

THAT as part of the Village of Tahsis' commitment to community fire safety that an application to the 2025 UBCM Volunteer and Composite Fire Department grant funding be approved for submission; and
THAT the Village of Tahsis commit to overall grant management if the application is successful.

CARRIED

2 Report to Council Re: End of Season Report for the Tahsis Visitor

Fowler/Lenahan: VOT 0391/2025

THAT this Report to Council be received.

CARRIED

Council thanked staff for preparing the report, noting it was interesting to see where the tourist were from.

Council noted that tourists frequently request information about local trails and navigation, and suggested making maps available on-line and at the Tahsis Visitor Centre, as well as improving physical signage along the trails.

3 2026 UBCM Convention September 14-18, 2026- Vancouver BC

Fowler/Lenahan: VOT 0392/2025

THAT Council discuss the number of delegates from the Village of Tahsis to send to the 2026 UBCM Convention in Vancouver BC.

CARRIED

Council discussed the number of delegates to send to the 2026 UBCM. All member of Council that were present at the meeting were interested in attending.

Fowler/Lenahan: VOT 0393/2025

THAT Council send 3 delegates (plus the CAO) to the 2026 UBCM Convention in Vancouver BC.

CARRIED

N. Public Input #2

There was a discussion around the use of the Recreation Centre Reserve Fund.

A member of the public suggested charging user fees for Tourists using the Rec Centre.

O. Adjournment

Fowler/Lenahan: VOT 0394/2025

THAT the meeting be adjourned at 8:35 p.m.

CARRIED

Certified Correct this

4th day of November 2025

Chief Administrative Officer



FW: West Central Vancouver Island Forest Landscape Plan - Public engagement announcement

From Reception Account <Reception@villageoftahsis.com>

Date Mon 10/20/2025 12:58 PM

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

From: Sarah Fowler <sarahfowlertahsis@gmail.com>

Sent: Monday, October 20, 2025 12:07 PM

To: Reception Account <Reception@villageoftahsis.com>

Subject: West Central Vancouver Island Forest Landscape Plan - Public engagement announcement

Please consider the below email my report to council for October 21st.

Submitted respectfully,

Councillor Fowler

<https://calendly.com/sarahfowlertahsis>

appreciate your time & input

take it easy, smf

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

From: Nootka Sound Watershed Society <nswsinformation@gmail.com>

Date: Mon, Oct 20, 2025, 11:46 a.m.

Subject: Fwd: West Central Vancouver Island Forest Landscape Plan - Public engagement announcement

To: Kent O'Neill <kent@thelodgeatgoldriver.ca>, Leigh Stalker <lstalker@aatrading.com>, Craig Blackie <lakecharr@hotmail.com>, Paul Kutz <pkutz@westernforest.com>, Sarah Fowler <sarahfowlertahsis@gmail.com>

Hi Everyone,

Please see below regarding Forest Landscape Planning engagement sessions dates coming up in Zeballos, Gold River, Tahsis, and Campbell River.

I plan to attend the Gold River session and as NSWS has been identified as a stakeholder group in the planning area, please let me know if there are any contributions or inputs you would like included in this initiative shaping long-term forest management in the region.

Thank you and have a great day!

Best,

Nikki

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

From: Fettes, Lesley FOR:EX <Lesley.Fettes@gov.bc.ca>

Date: Wed, Oct 15, 2025 at 3:34 PM

Subject: West Central Vancouver Island Forest Landscape Plan - Public engagement announcement
To:

Good afternoon,

I am reaching out to invite your input into the [West Central Vancouver Island Forest Landscape Planning](#) (WCVI FLP) initiative.

Launched in 2023, the WCVI FLP is a collaborative project being developed through separate government-to-government tables with Mowachaht/Muchalaht First Nation, Ka:yu:'k't'h'/Che:k'tles7et'h' First Nations, and Ehattesaht Chinehkint First Nation. This planning process aims to shape a long-term vision for forest management in the region.

The project planning is now in phase 2, and from October 15 to December 15 we will be engaging with the public, local governments and stakeholders to gather feedback, answer questions and address any concerns.

The public are invited to:

- Attend [open houses](#) scheduled for October and November
 - October 16 – Zeballos
 - October 27 – Gold River
 - October 28 – Tahsis
 - November 4 – Campbell River
- Share their perspectives through an [online public survey](#).
- Learn more about the project at: [West Central Vancouver Island Forest Landscape Planning Project](#)

As a valued stakeholder/stakeholder group representative in the planning area we look forward to your participation and appreciate your contribution to shaping the future of forest landscapes in West Central Vancouver Island. Your participation and input will play a vital role in shaping the forest landscape plan.

Best regards,

Lesley Fettes, RPF | A/ Executive Director

Coast Area, Strategic Projects

Ministry of Forests

[370 S Dogwood, Campbell River, V9W 6Y7](#)

[Office: 250-850-1904](#)

Pronouns: she/her

I gratefully acknowledge that I live and work on the territories of the Kwakwaka'wakw, Nuu-chah-nulth and Coast Salish Peoples

--



PO BOX 293 | GOLD RIVER, BC | V0P 1G0



Dear Community Leader,

It is my pleasure to invite you to send one representative from your community to join us at the **2026 COFI Convention**, taking place **April 8–10**, at the **JW Marriot Parq in Vancouver**.

Under the theme “**Forestry is a Solution,**” the 2026 COFI Convention will bring together leaders from industry, government, First Nations, and communities to rebuild competitiveness and chart a stronger future for BC’s forest sector.

Forestry is at a crossroads — facing real challenges, yet also leading the way on solutions that matter most to local communities across the province: housing, wildfire resilience, reconciliation, and economic growth.

The COFI Convention is the largest gathering of forest sector leaders in Western Canada and a vital platform for collaboration and dialogue on the path forward.

Community Leaders Program - What’s included

- **One complimentary full registration** (all sessions, meals, and receptions)
- **One complimentary hotel night** at the **JW Marriott Parq Vancouver**.
(Additional nights at your own expense)

How to Register & Book

- **Claim your complimentary registration** by **January 31, 2026**, by contacting us to receive a registration code.
- **Need extra seats?** Colleagues from local government may register at the Government Rate (\$800) at the [Convention Website Here](#)
- **Hotel booking:** [Book here](#) and your complimentary night will be applied after.

If you can’t attend, a designated **CAO, councillor or director** may use the complimentary registration on your behalf.

We look forward to welcoming you in Vancouver, and to your continued partnership in supporting BC’s communities and forest sector.

Warm regards,

A handwritten signature in blue ink, appearing to read 'Kim Haakstad'.

Kim Haakstad
President and CEO
BC Council of Forest Industries



Tahsis

Tsunami Evacuation Guide

To Learn More:



srd.ca/tsunami



250-830-6702



preparedness@srd.ca

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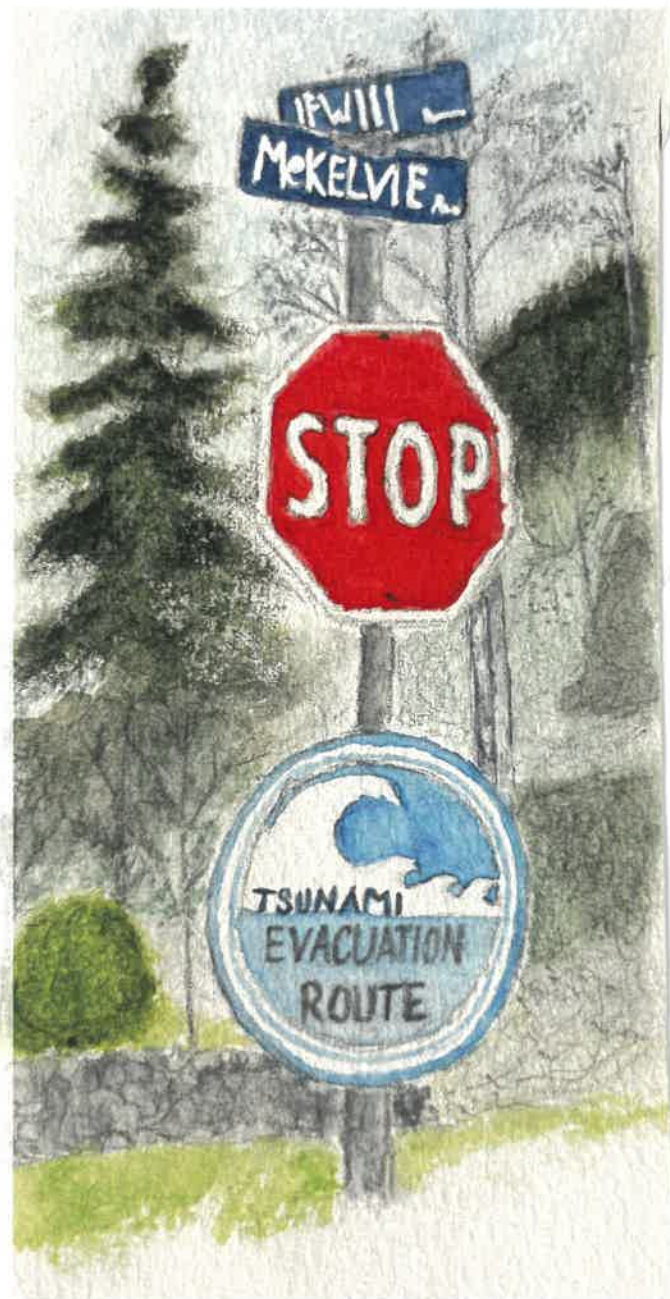
About this Guide

Tsunamis are series of long, surge-like waves usually resulting from a large, sudden displacement of the ocean floor during an earthquake. They contain considerable energy and can travel further inland than ordinary waves.

Tsunamis can also be caused by landslides, meteor strikes, and explosions. This guide focusses on tsunamis caused by earthquakes, which are the most common cause of tsunamis in this area.

Tsunamis that affect this coastline can originate from both local and distant earthquakes, and both types pose a high risk to the Village of Tahsis.

The purpose of this guide is to share the recommended protective actions to take during both distant and local tsunamis.



Local (Cascadia) Tsunamis

Earthquakes on the Cascadia Subduction Zone (CSZ), which runs north-south off the west coast of Vancouver Island, pose the most significant tsunami threat to Tahsis. All of the buildings in Tahsis are susceptible to damage from a CSZ earthquake, and over 200 buildings may be directly impacted by the resulting tsunami waves. Following a CSZ earthquake, you will likely need to evacuate to high ground by foot or bicycle/dirt bike, as roads and bridges may be severely damaged.

How high could the tsunamis be?

Up to 10.9 meters (35.8 feet) tall

When will the tsunamis arrive?

54 minutes after the CSZ earthquake



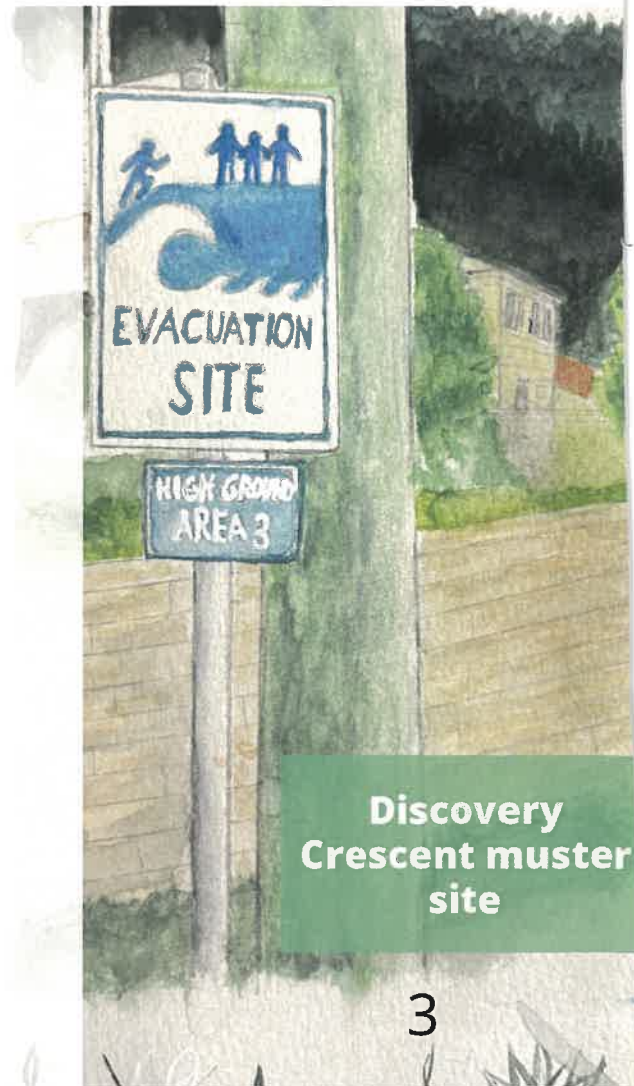
Evacuating From a Local Tsunami

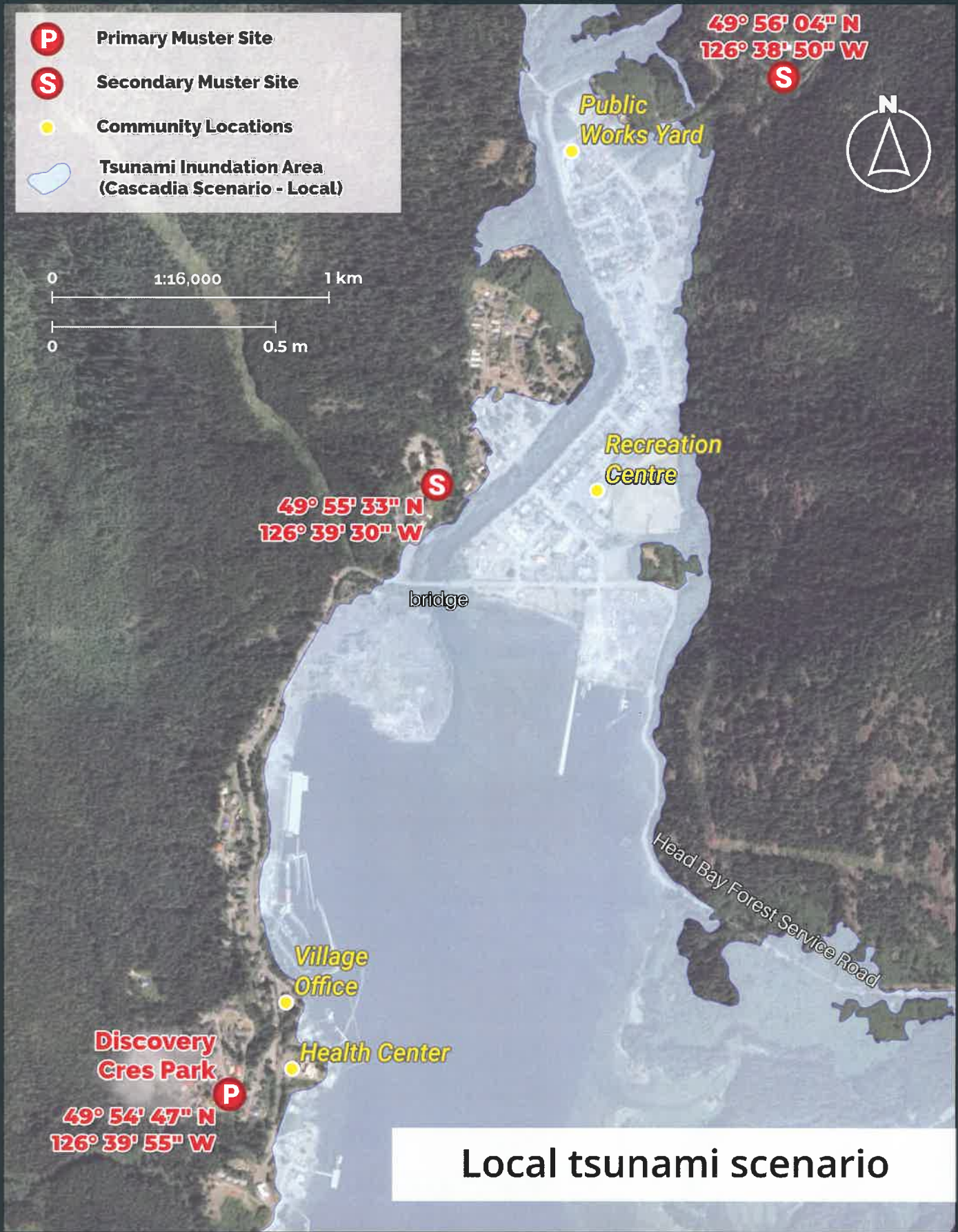
- 1 Drop, cover and hold on during the earthquake.
- 2 If you feel strong shaking, notice a sudden change in sea level, hear loud roaring from the ocean, or are knocked off your feet, **SEEK HIGHER GROUND IMMEDIATELY**, as this means tsunamis are coming. "If it knocks you down, get to high ground."
- 3 Save yourself, not your possessions. Help neighbours and those needing special assistance. Bring all your emergency supplies that you can realistically carry (ideally already packed in your evacuation bag).

4 While evacuating, stay away from buildings, trees, streetlights, and overhead lines. Crouch down and cover your head while you are moving.

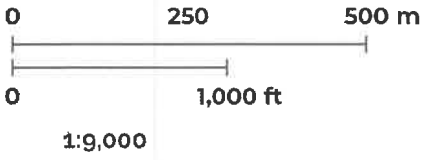
- 5 The 3 Tsunami Muster Sites are on
1) Discovery Crescent,
2) School Hill Road, and
3) McKelvie Road

If possible, evacuate to Discovery Crescent, because that is where emergency provisions are stored. If the bridge is damaged during the earthquake and it's impossible to reach Discovery Crescent before waves arrive, go to another muster site or get high uphill wherever you can.





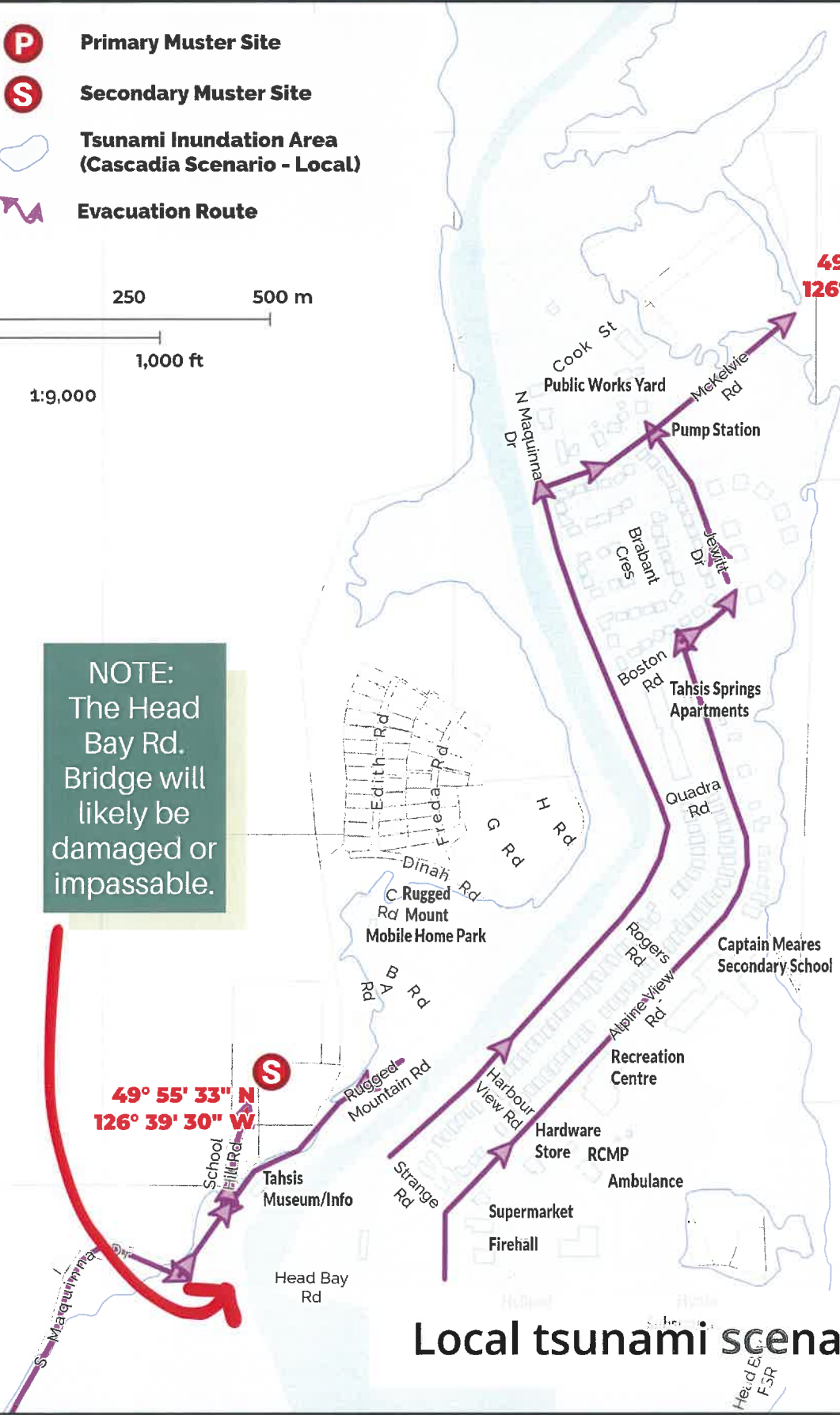
- P** Primary Muster Site
- S** Secondary Muster Site
- Tsunami Inundation Area (Cascadia Scenario - Local)
- Evacuation Route



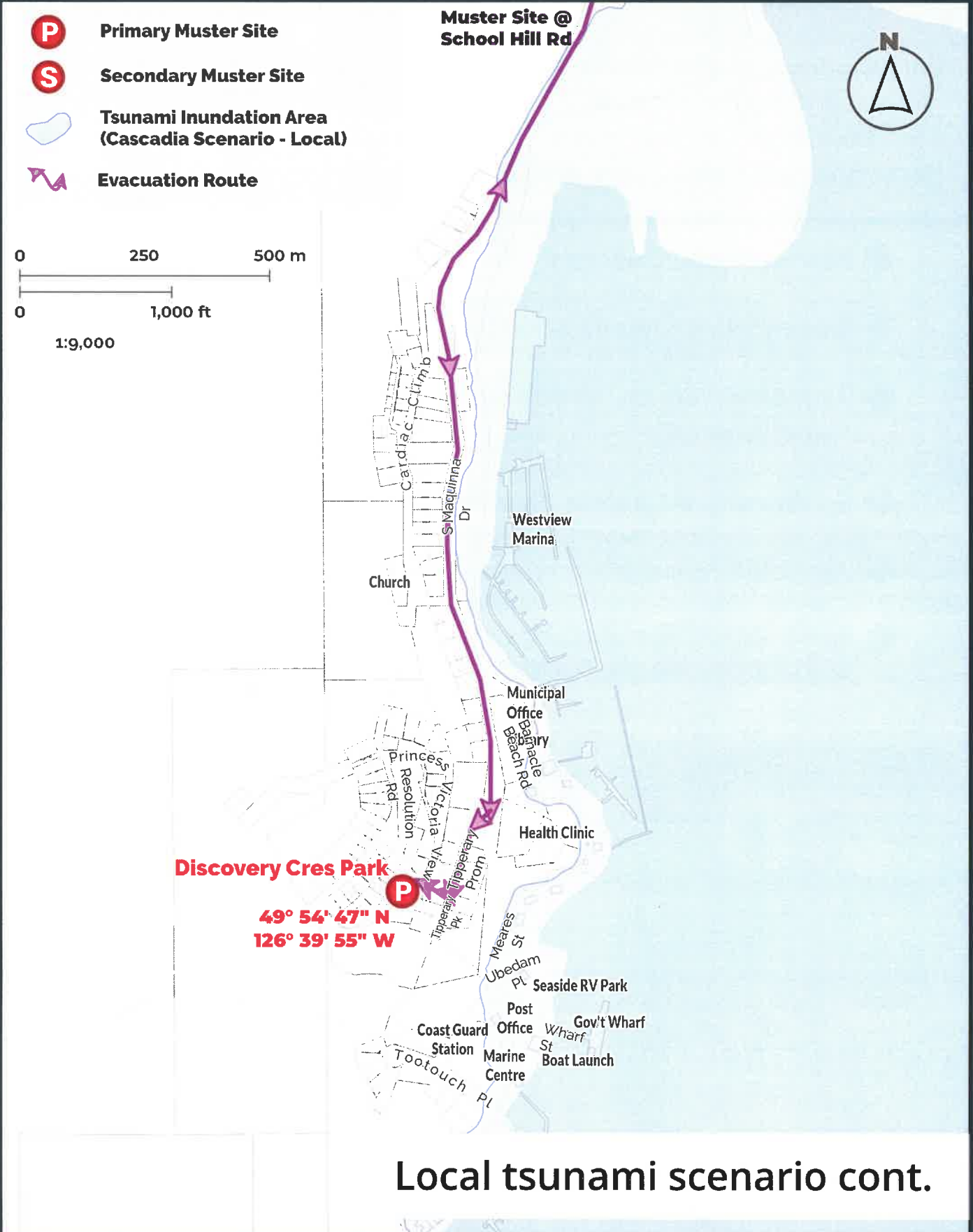
NOTE:
The Head Bay Rd. Bridge will likely be damaged or impassable.

S
49° 56' 04" N
126° 38' 50" W

S
49° 55' 33" N
126° 39' 30" W



Local tsunami scenario cont.



Local tsunami scenario cont.

Distant (Alaskan) Tsunamis

Earthquakes on the Alaska-Aleutian Subduction Zone (AASZ) pose the second-highest tsunami risk to Tahsis and may damage over 150 buildings. In the event of a distant tsunami, emergency personnel will make every effort to notify you via:

- ◆ Marine Radio Channel 16
- ◆ Door-to-Door Notifications
- ◆ Tsunami Warning Sirens (located at the Fire Hall and Health Centre)
- ◆ Environment Canada Weather Radio
- ◆ Alertable regional
- ◆ Alert Ready (broadcast on TV, radio, and compatible cell phones via push notifications)



How high could the tsunamis be?

Up to 5 meters (16.4 feet) tall

When will the tsunamis arrive?

3 hours and 30 minutes after an earthquake on the AASZ


Evacuating From a Distant Tsunami

- 1 Receive the tsunami warning.
- 2 Grab your evacuation kit for each member of your family, including pets. The kits should be adapted to your needs, but kept light and manageable.
- 3 Check on your neighbours and those who may need special assistance.
- 4 If using a vehicle to evacuate, stay calm and follow the evacuation route signs to Discovery Crescent.
- 5 When you arrive at Discovery Crescent, remain calm and follow instructions.

Why can't I just drive to Gold River?

Approximately 20 km of the Head Bay Forest Service Road (FSR) runs close to the shoreline, which will likely be affected by AASZ-generated tsunamis. FSRs are not built to accommodate large volumes of traffic. In 2020, McElhanney Ltd. modelled a full vehicle evacuation taking ~3 hrs 15 mins to complete. Since not all of Tahsis will be able to safely reach Gold River before an AASZ tsunami arrives, it is not recommended that you attempt to drive to Gold River.



- P** Primary Muster Site
- S** Secondary Muster Site
- Community Locations
-  Tsunami Inundation Area (Alaska Scenario - Distant)

49° 56' 04" N
126° 38' 50" W

S



Public Works Yard

0 1:16,000 1 km

0 0.5 m

49° 55' 33" N
126° 39' 30" W

S

Recreation Centre

bridge

Head Bay Forest Service Road

Village Office

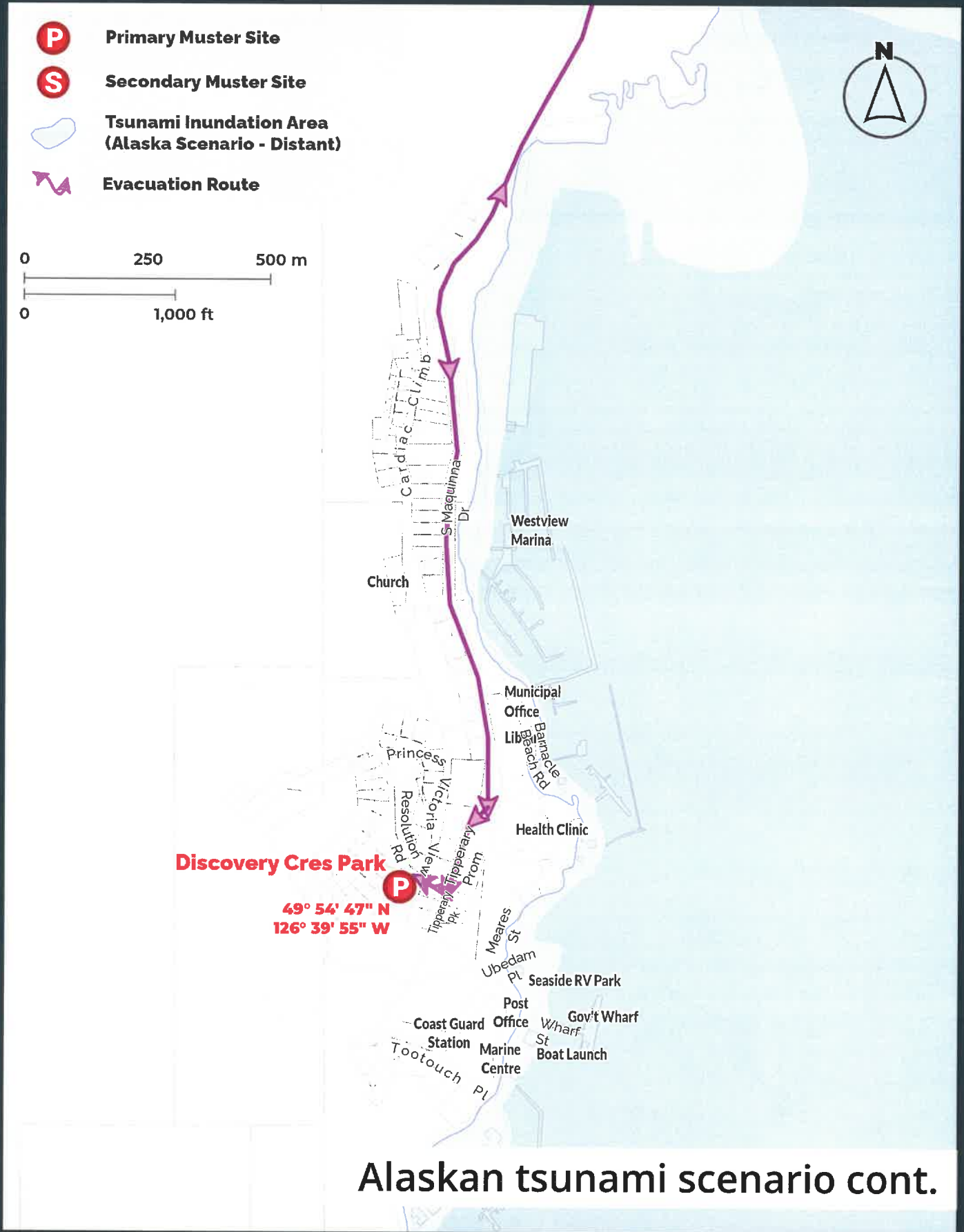
Discovery Cres Park

P

Health Center

49° 54' 47" N
126° 39' 55" W

Alaskan tsunami scenario

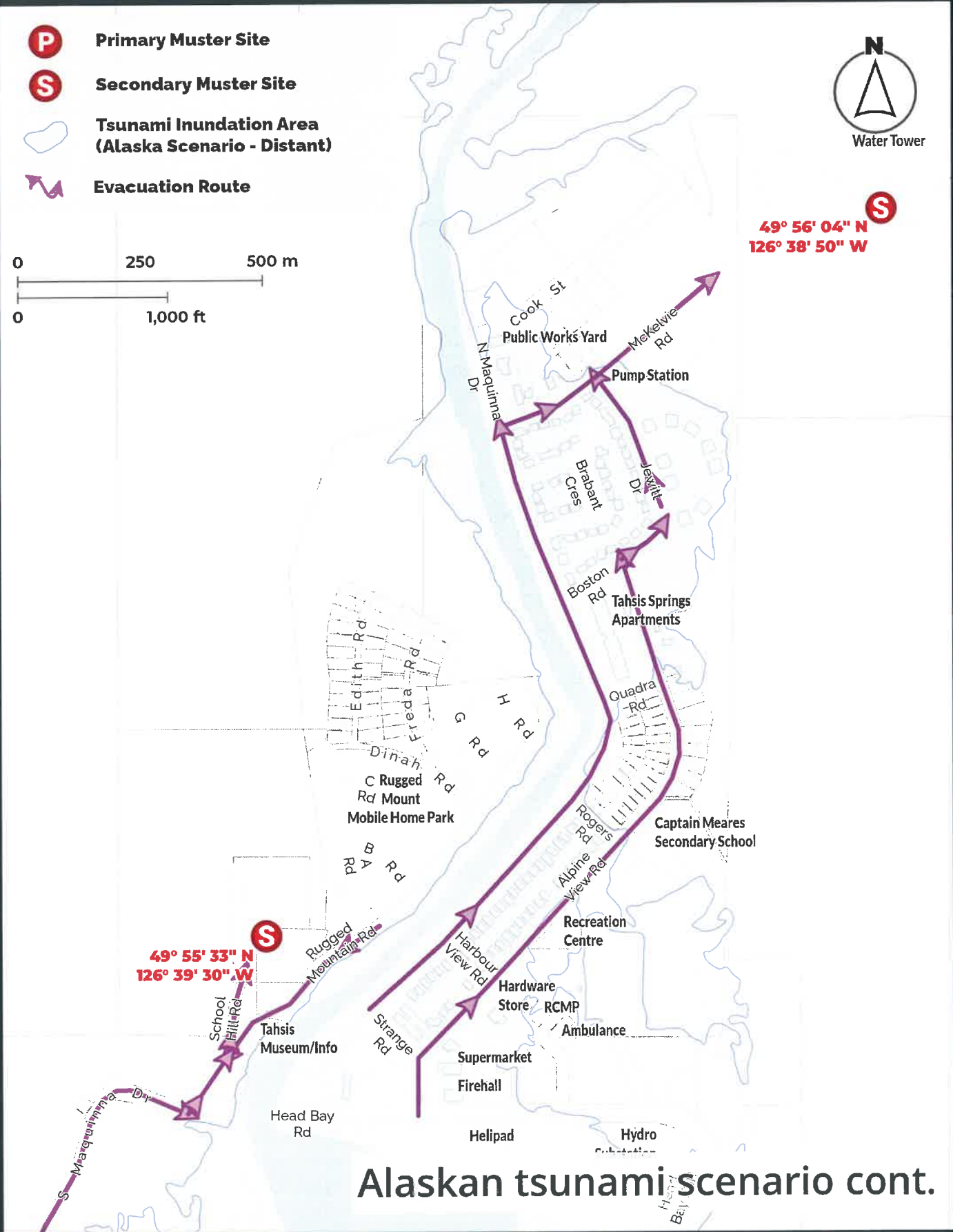
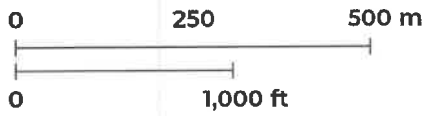


Alaskan tsunami scenario cont.

- P** Primary Muster Site
- S** Secondary Muster Site
- Tsunami Inundation Area (Alaska Scenario - Distant)
- Evacuation Route



S
 49° 56' 04" N
 126° 38' 50" W



Alaskan tsunami scenario cont.

How to Receive Emergency Notifications

Residents and visitors in Tahsis can receive local emergency notifications from Strathcona Regional District via Alertable. Sign up FREE at www.srd.ca/alerts.



You can also download the free App to receive geographically relevant emergency alerts from other sources such as the provincial Alert Ready system, Environment Canada weather warnings, and Drive BC.

You can manage what type of alerts you'd like to receive in the App settings.



Interpreting Tsunami Alert Levels

! In the event of a distant tsunami, you will likely receive an official alert. Most of the information in this guide is for a Distant Tsunami *Warning* scenario: instructions for what to do *when* a tsunami is coming.

If a distant tsunami *is possible* but not confirmed, you may receive a Tsunami Advisory, Watch, or Information Statement notification via Alertable. Read the information below to learn what to expect and how to stay safe in each scenario.

TSUNAMI ALERT LEVELS EXPLAINED



LEVEL

THREAT

ACTION

WARNING

Dangerous coastal flooding & powerful currents are imminent. West coast communities will be flooded.

Go to high ground immediately. If possible, evacuate to muster site.

ADVISORY

An advisory is issued due to the threat of a tsunami with potential to produce strong, dangerous currents.

Stay out of water & above high tide line. Secure boats.

WATCH

A distant earthquake has occurred, and a tsunami is possible. Danger level is not yet known.

Stay alert for more information. Know your evacuation route.

INFORMATION STATEMENT

An earthquake has occurred, but there is no threat of a destructive tsunami. Minor waves at most.

No action required at this time.

CANCELLATION

Cancels any previously-issued tsunami messages. Evidence of tsunami waves no longer observed at tide stations.

Resume normal activities.



Want to receive tsunami notifications?

Sign up to receive free emergency alerts at www.srd.ca/alerts and download the free Alertable app.

Prior to arrival of the March 11, 2011 tsunami along the California coast, many boat owners took their boats offshore without adequate supplies or knowledge of how long they would need to stay offshore. As a result, boaters tried to re-enter harbors too early, while dangerous tsunami conditions still existed. They put themselves and harbor personnel at risk of injury and death. If you do not have a long-term supplies of essential disaster preparedness items in your boat, DO NOT attempt to take your boat offshore. Secure your boat to the dock and leave the dock area before the tsunami arrives.

WHAT IS A TSUNAMI?

A tsunami is a series of water surges usually caused by an earthquake beneath the sea floor. These can cause strong, dangerous currents inside harbors and bays.

TSUNAMIS CAN TRICK YOU!

- The first surge may not be the largest.
- It is not unusual for tsunami surges to continue for days afterwards and in some cases much longer.
- Just when you think it is all over, another very large surge may come.

2 ways to know if a tsunami is coming:

Natural Warnings

On shore: GROUND SHAKING, a LOUD OCEAN ROAR, or the WATER RECEDING UNUSUALLY FAR exposing the sea floor.

On the water: You may still feel the earthquake through the hull of your boat. You could see a rapid and extreme shift to an outgoing tide.

Official Warnings

On shore: You may hear an outdoor siren.

On the water: You may receive a Tsunami Advisory or Warning on your marine VHF radio's CHANNEL 16 or weather frequency (as long as your radio has the Alert feature).

There are a number of TSUNAMI HAZARDS that could affect boats/boaters:

- Sudden water-level fluctuations Boats that hit bottom as water level drops
- Strong and unpredictable currents
Tsunami bores and amplified waves
- Eddies/whirlpools
- Drag on large keeled boat
- Collision with boats, docks, and debris

What to do if you receive a warning?

IF ON LAND

or tied up at the dock
Leave your boat and go to high ground on foot as soon as possible. You don't have time to save your boat in this situation and could die if you try to do so if you are on the water but very near shore

IF IN SHALLOW WATER

If you can beach or dock your boat and get to high ground on foot, then this is your best chance. If that is not possible, head to deep water as quickly as possible.

IF IN DEEP WATER

or very close, take your vessel further offshore beyond a depth of at least 100 meters (328 feet).

After a major earthquake
For a locally-generated tsunami from a major earthquake, there will be no time to motor a boat into deep water because waves can come ashore within minutes. Leave your boat at the pier and physically move to higher ground.

Should you take your boat OFFSHORE?

The answer to this question depends on:

1. The SIZE of the tsunami.
2. How much TIME you have.
3. The PREPAREDNESS of the boat/
4. The WEATHER at sea could be as dangerous as the tsunami itself.

Note for trailer boat owners:

Expect congested boat ramps and remember that you have to get your boat to the trailer, out of the water, and out of the tsunami zone before the tsunami arrives.

For more information on the Tsunami risk in this area please visit www.srd.ca/tsunami-mapping



Protect Yourself During Earthquakes!

**IF
POSSIBLE**



**USING
CANE**



**USING
WALKER**



**USING
WHEELCHAIR**




www.EarthquakeCountry.org/disability

Want more information?
Contact preparedness@srd.ca or
250-830-6702 to learn more.



 srd.ca/tsunami

 250-830-6702

 preparedness@srd.ca

Solid Waste Management Plan Renewal Update



Village of Tahsis
November 4, 2025

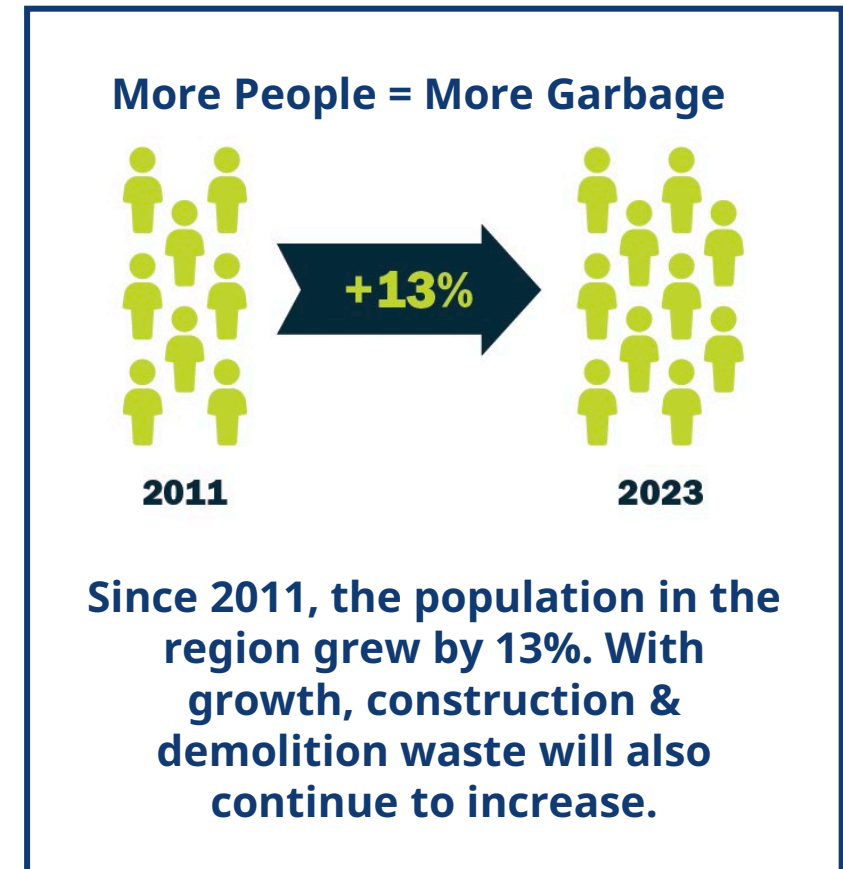
What is a Solid Waste Management Plan?



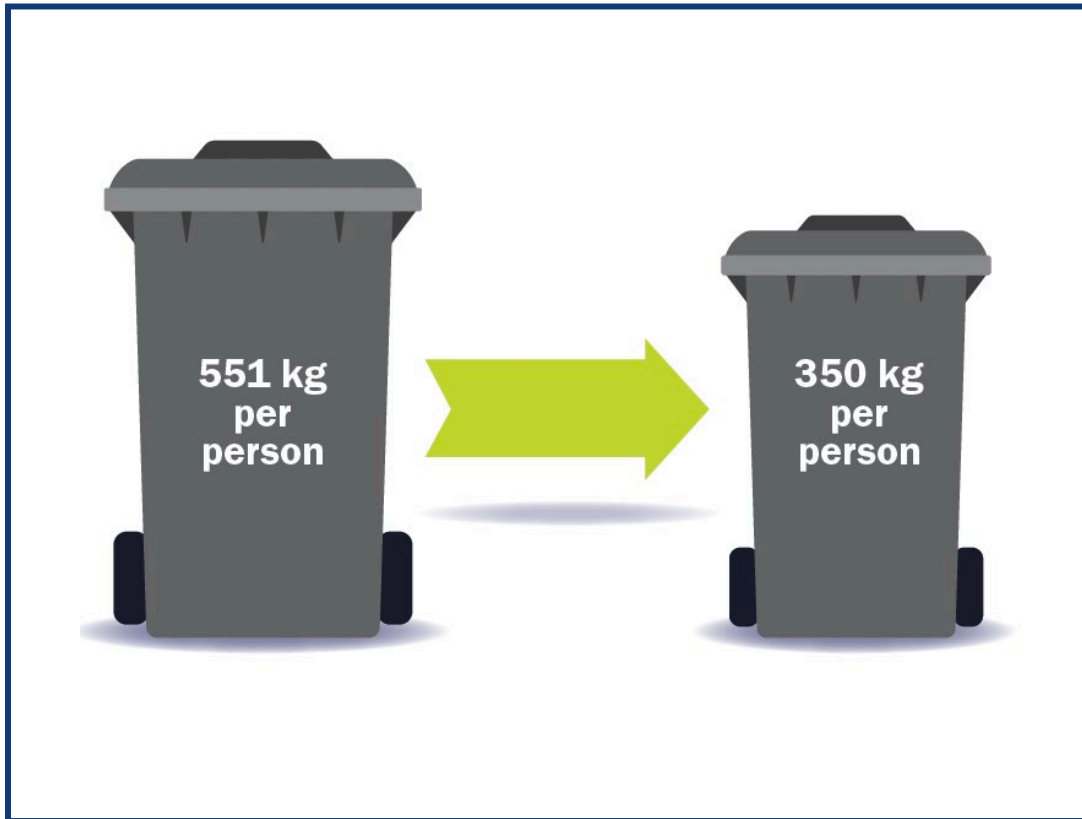
- The long-term vision for garbage and recycling.
- Presents the programs, services, infrastructure and policies that guide the design and implementation of solid waste for the next decade.
- The current Regional Solid Waste Management Plan was approved by the Ministry of Environment & Climate Change Strategy in 2013.

Why is a Solid Waste Management Plan Needed?

- The Ministry of Environment and Climate Change Strategies recommends plans be renewed every 10 years.
- As communities, regulations, and public needs change, CSWM must adapt to meet the evolving environment through the delivery of effective, cost efficient and convenient solid waste management services.
- Waste disposal is a long-term problem, without quick solutions.



What is the goal of a SWMP?



The goal is to produce less garbage.

On average, each person in the service area generates 551 kg of waste annually. The provincial target is 350 kg per person.

The CSWM service manages over 75,000 tonnes of waste and recycled materials annually and oversees diversion and education programs for the CVRD and the SRD.

The SWMP Renewal Process



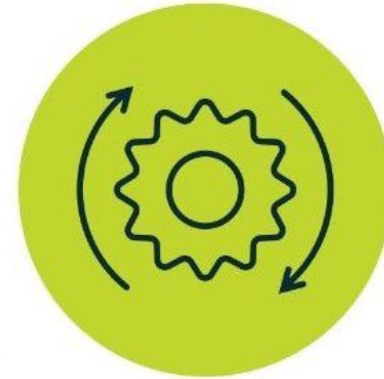
1.
Initiate the Process
2022



2.
Set the Plan Direction
2022-2023



3.
Evaluate Options
2024-2025



4.
Prepare and Adopt the Plan
2026

Step 3 - Evaluating Options

Strategies & Actions + Costs & Impacts

- Community input helped to form the goals and principles, and a technical evaluation has identified strategies and actions to get there.
- We are asking the public, businesses and interested parties to **review the strategies and actions, along with their costs and impacts.**
- Survey, open houses, landfill tours, education booth at local community events.



Weigh In On Waste



Sept. 5 to Oct. 16, 2025

[EngageComoxValley.ca/SWMP](https://engagecomoxvalley.ca/SWMP)

- Actions
- Strategies
- Costs
- Webinars
- Timeline
- Q&A

Waste Reduction Strategies

① Support reuse



② Encourage repair



③ Educate and reach out to communities



④ Support multi-family waste separation



⑤ Reduce industry, commercial and institutional waste



⑥ Reduce construction, renovation and demolition waste



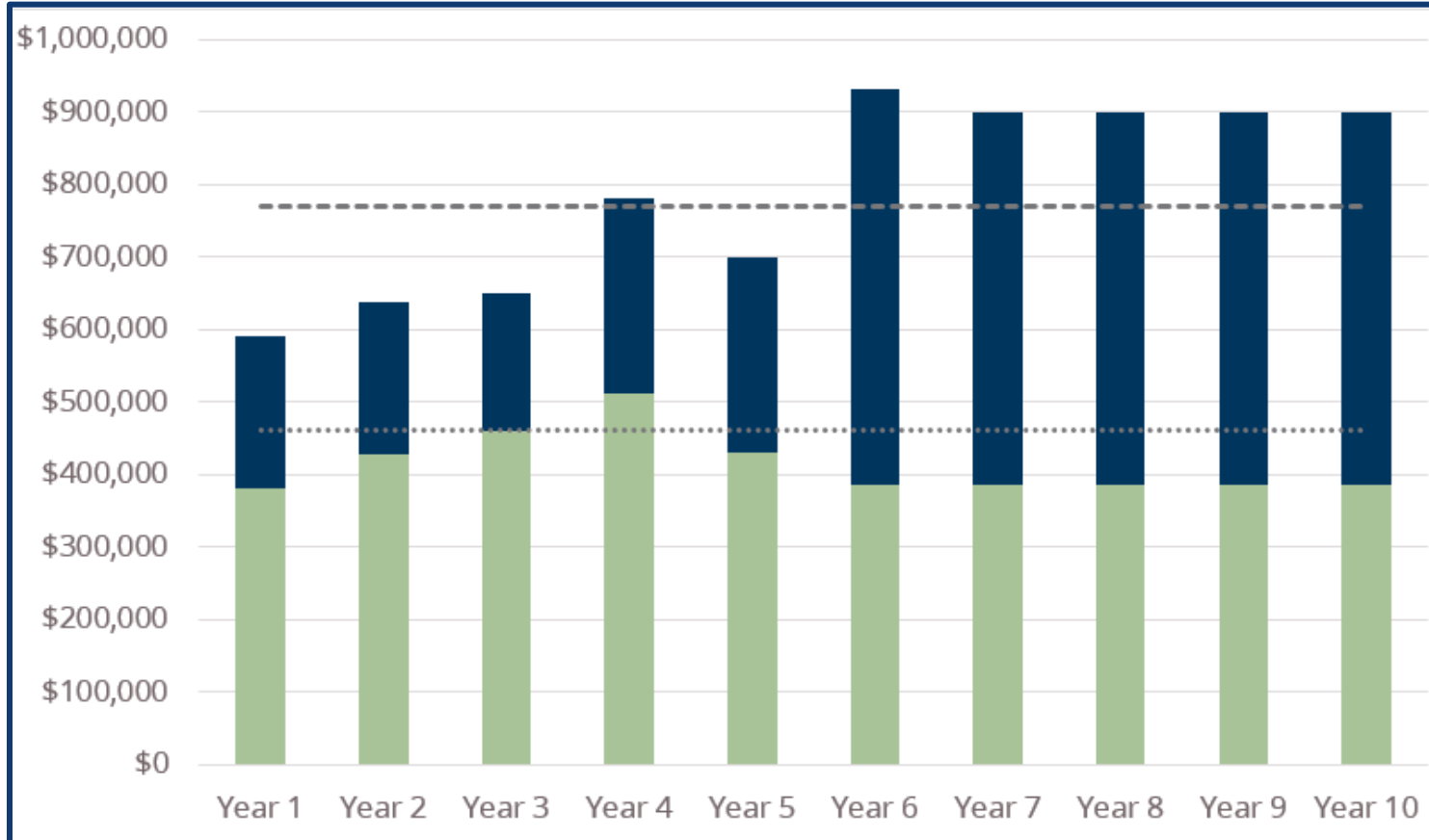
⑦ Equalize access to services



⑧ Track solid waste



What Could This Cost?

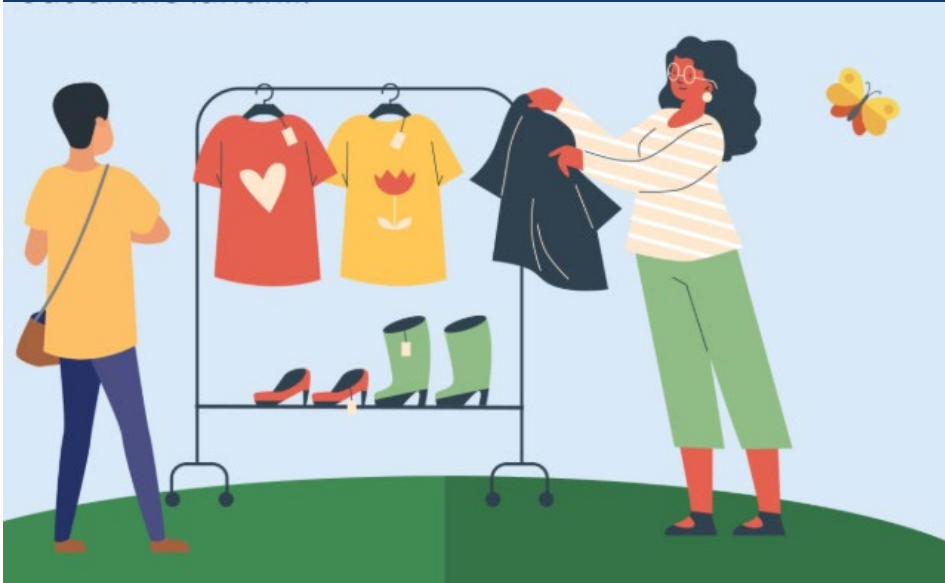


The general revenue cost increase would be about \$7.50 per year for a household with a \$670,000 home.

- Cost Recovery Potential Through Fees
- Cost Recovery Potential Through General Revenue
- 3% of 2024 Operational Budget
- 5% of 2024 Operational Budget

Strategy 1: Support Reuse Initiatives

Work with existing reuse organizations,
Share sheds and non-profits to keep
reusable waste out of the landfill.

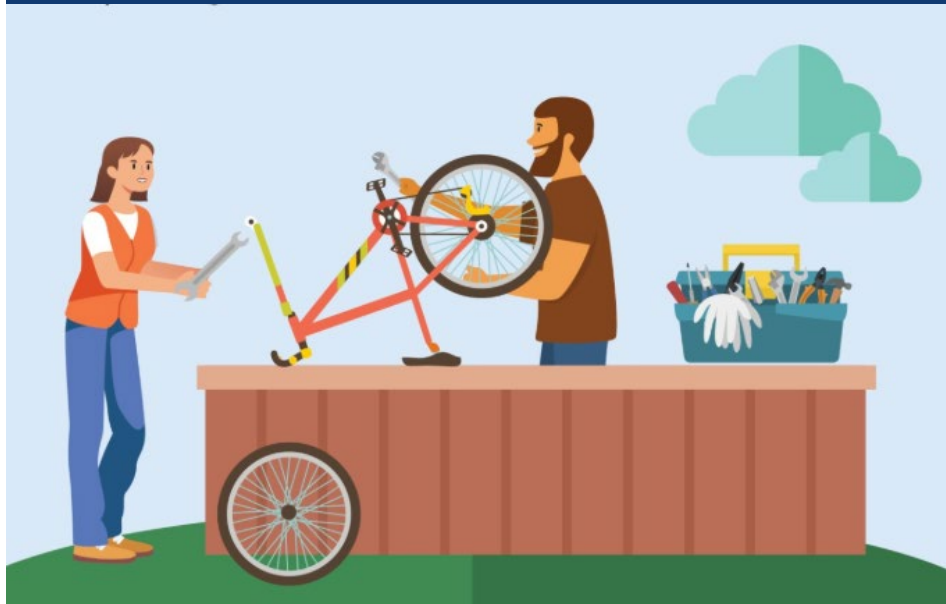


Supporting Actions:

- **Action 3:** Provide \$1 per permanent resident to volunteer organizations and local governments who run remote share sheds.

Strategy 2: Encourage Repair

Support repair cafés and advocate for right to repair regulations.



Supporting Actions:

- **Action 5:** Introduce grants to help coordinate repair cafés.

Strategy 3: Encourage Waste Diversion Through Education and Outreach

Expand education and outreach to more sectors, communities and events.



Supporting Actions:

- **Action 10:** Invest in infrastructure and education to support waste diversion at community events.

Strategy 5: Improve Industrial, Commercial & Institutional (ICI) Waste Reduction & Diversion

Encourage waste diversion through advocacy, policy, education and technical support. Model waste diversion at local government facilities.



Supporting Actions:

- **Action 19:** Encourage local government facilities to model good practices.

Strategy 6: Reduce Construction, Renovation, and Demolition Waste

Provide policies, funding, resources, and infrastructure upgrades to divert more building material.



Supporting Actions:

- **Action 20:** Prioritize deconstruction and relocation of homes through policy recommendations to local governments.
- **Action 21:** Require relocation or deconstruction over demolition where recommended through assessment by local governments.
- **Action 23:** Develop policies and supports for local governments to speed up creation of policies that make it easier to move or deconstruct a building.

Strategy 7: Equalize Access to Services

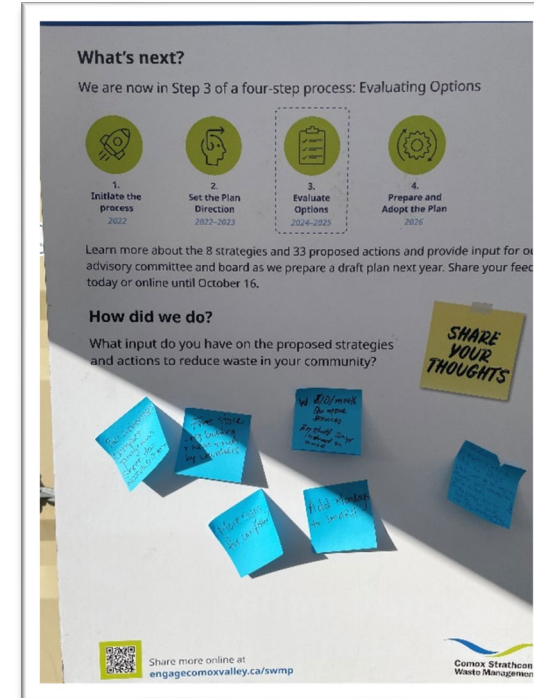
Review standards and offer more diversion options to areas where service is limited.



Supporting Actions:

- **Action 27:** Review service standards and add materials, depots or collection events so more people can access waste and recycling services equally across the CSWM service.
- **Action 29:** Require all businesses and households to separate their garbage, recycling, and compost before disposal.

SWMP in Your Community



**Tahsis Recycling Depot
October 9, 2025**

Thank You



Questions?

VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council
From: Chief Administrative Officer
Date: October 27, 2025
Re: Capital Projects Status Report

TAHSIS FLOOD PROTECTION IMPROVEMENTS PROJECT PHASE 3

Project Description

In this third phase, structural flood protection will be extended along North Maquinna Drive from north of Rogers Street to Head Bay Road to protect Tahsis North Village from riverine and coastal floods up to 1:200 year rainfall levels (accounting for storm, tide and sea level rise effects). An estimated~\$41 million worth of public and private assets and essential infrastructure is currently at risk in the North Village – including the public works yard, water supply well pumping station, salmon hatchery, ambulance station, RCMP detachment, fire hall, recreation complex/emergency reception centre, daycare, and elementary/secondary school.

Works completed to date:

- Survey of the proposed project area
- Bathymetric study
- Storm Surge Analysis
- Flood Modelling
- Design Concept – approved by Council on June 10, 2025
- Geotechnical assessment of proposed designs
- Assessment of diking construction and material options
- Initial environmental assessment
- *Fisheries Act*, Request for Review submitted to Fisheries and Oceans Canada (FOC)
- Community presentation and consultation held at the Tahsis Recreation Centre on July 15, 2025

Next Steps:

- Prepare cost estimates based on current scope and design
- Prepare tender drawings following FOC determination and scope confirmation

Project Budget

The project budget is \$2,892,152 which is funded with \$2,120,815 in federal/provincial contributions, plus an additional \$482,122 in provincial funding for a total of \$2,602,937 from senior levels of government. The Village's contribution is \$289,215.

As of October 16, 2025 we have expended \$200,096.35.

COMMUNITY BOAT LAUNCH PROJECT

Project description:

The project will increase access to the Village of Tahsis by constructing a boat launch, adjacent float, and optional washroom and washdown station (budget dependent). Project scope includes:

- Replacing the boat launch with a new launch ramp with improved performance for larger vessel and lower tides;
- construction of a launch float adjacent to the ramp; and
- construct a seasonal washroom and washdown station

Works completed to date:

- Environmental assessment
- DFO Avoid and Mitigate letter issued
- Indigenous consultation
- Marine Construction Project Manager hired
- Re-design of boat launch and launch float
- Phase 1 and Phase 2 scope and budgets prepared
- DFO Avoid and Mitigate extension until August 2025
- Island Coastal Economic Trust (ICET) Capital and Innovation draft grant application for Phase 2 submitted
- Phase 1 tender drawings prepared
- Phase 1 invitation to tender posted on BC Bid
- Phase 1 tender bids received
- Phase 1 Contract Awarded to Black Creek Industries

Next steps:

- Initiate in water construction during the 2025-2026 winter fish window construction period

Project Schedule – Behind schedule. Current projected completion date May 2026.

Project Budget

The grant amount allocated for this project is \$2,475,547.

As of October 16, 2025, we have expended a total of \$370,354 The estimated budget is \$1,620,969.

WASTEWATER TREATMENT RECONFIGURATION AND UPGRADE PROJECT (PHASE 1)

Project description:

The project works include:

- Installation of approximately 835 metres of sewer force main and gravity main;
- Lift station upgrades related to system realignment;
- Upgrades to south wastewater treatment plant including:
 - Repairing corroded equipment/infrastructure;
 - Installation of new plant safety equipment and walkways;
 - Replacement of return activated sludge trough;
 - Upgrades to building (roof, fencing, yard);
 - Replacement of HVAC components;
 - Installation of a new back up generator;
 - Installation of submersible pumps; and,
- Decommissioning of North treatment plant.

Works completed to date:

- Replacement of LS 4 pump
- Contract awarded to Berry & Vale Contracting Ltd.
- Installation of approximately 835 metres of sewer force main and gravity main;
- Installing of new flow meter at the south treatment plant
- Upgrade work at the south treatment plant
- Installation of new aeration pumps and controls at the south treatment plant
- Installation of sani-dump at north treatment plant
- Drum screener and activated sludge trough installed
- Repairs of corroded equipment and infrastructure

- Installation of walkways
- Upgrades, including asbestos abatement, to blower building;
- Replacement of HVAC components
- Re-purposing of north treatment plant tank as equalization chamber
- Design of containment system for south treatment plant overflows
- Installation of electronic flow and power monitoring technology in the lift station and south treatment plant
- Installation of a new backup generator
- Installation of submersible pumps
- Substantial completion confirmed

Next steps

- Minor work deficiencies rectified;
- north plant tank conversion to equalization tank;
- construction of containment system at south treatment plant; and
- Application to the Ministry of Environment for discharge permit increase for the south treatment plant

Project Schedule – project has achieved substantial completion. Minor deficiencies are being corrected. Post project work is underway.

Project Budget

The initial grant amount allocated for this project is \$1,308,941 with a total project cost of \$1,785,000. The Village's share of the project is to be funded by long-term debt (Loan Authorization Bylaw No. 653, to a maximum amount of \$490,000).

As of October 16th, 2025, we have expended a total of \$2,410,627. Even though the successful contractor's bid was under the estimated budget, this project is under budgetary pressure driven by inflation-driven construction costs. Currently, we are projecting a budget overrun of \$ 863,665 which will be funded by Canada Community Building Reserve (Gas Tax) and the Sewer Capital Reserve.

TAHSIS FIRE HALL RELOCATION PROJECT

PROJECT COMPLETED SEPTEMBER 2025

TAHSIS TOURIST CENTRE UPGRADE PROJECT

Project description:

Improve mobility and accessibility features to meet current standards; resolve building code, structural/geotechnical and safety issues by undertaking building renovations and upgrades; redecorating the lobby welcome space for respectful acknowledgement of the territory, history and culture of the Mowachaht/Muchalaht First Nation; and making space available for local artisans and small businesses to display and sell products.

Works completed to date:

- Geotechnical investigation
- Renovation preliminary design
- Structural repairs, roofing and exterior construction completed
- Interior and exterior design
- Community and First Nation (Mowachaht/Muchalaht Council of Chiefs) consultation

Next steps

- Complete interior construction, electrical, plumbing, finish work, painting, and minor exterior construction (install skirting).

±

Project Schedule – behind schedule (estimated completion date December 31, 2025)

Project Budget

The grant amount allocated for this project is \$497,479. As of October 16, 2025, we have expended a total of \$310,642. Based on current estimates, we expect to exceed the budget by about \$15,000.

Respectfully submitted:



Mark Tatchell, CAO



A Bylaw to amend the Village of Tahsis Official Community Plan Bylaw No. 675, 2025

WHEREAS Council has the authority under the provisions of the Local Government Act to adopt an Official Community Plan Bylaw;

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

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

Short Title

1. This bylaw may be cited for all purposes as the “Village of Tahsis Official Community Plan Bylaw No. 675, 2025”.

Application

2. This Bylaw applies only to those areas of the Village to which a bylaw adopted pursuant to Part 14 of the **Local Government Act**.

Interpretation

3. For the purpose of this bylaw:

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

Council means the Council of the Village of Tahsis

Village means the Village of Tahsis.

Sea means the Tahsis Inlet.

Severability

4. If any Section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction,

the invalid portion shall be severed and the decision that it is invalid, shall not affect the validity of the remaining portions of the Bylaw.

Amendments

- The following amendments are to be made to Bylaw No. 623, 2020 known as the Official Community Plan:

Amend Section 1.6.8 from:

Future housing needs are difficult to determine in the absence of population data that identifies both full-time and part-time residents, and household income data suppressed by Statistics Canada due to the population size of Tahsis.

A declining permanent population does not entirely reflect future housing needs. With a growing but undocumented part-time population, that includes retirees, and seasonal workers, housing needs for Tahsis cover a broader spectrum.

An estimate of housing affordability for both ownership and rental tenure for full-time residents is provided in Table 1-7. To determine homeownership, conventional mortgage qualifications (3.0% interest, 25-year amortization, minimum 5% down payment) were used to estimate maximum affordable home purchase. For rental tenure, 30% of monthly gross income was used to estimate the maximum affordable monthly rent.

Table 1-7: Housing Affordability

	Average Annual Household Income	Maximum Affordable Monthly Rent	Maximum Affordable Home Purchase
All Households	\$39,592	\$900	\$122,500

Note: Average household income data is from Census 2016 and inflated to 2019 dollars.

To

Future housing needs are difficult to determine in the absence of population data that identifies both full-time and part-time residents, and household income data suppressed by Statistics Canada due to the population size of Tahsis.

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Table 1-7: Housing Affordability

	Average Annual Household Income	Affordable Monthly Shelter Cost	Maximum Affordable Home Purchase 2022
Median Income	\$33,921 to \$50,880	\$635 to \$955	Approximately \$130,000

Note: Average household income data is from UBC Housing Assessment Resource Tools.

By 2041, Tahsis will need 89 new housing units within the next 20 years, with 37 required within the next five years to meet the demand as identified in the Housing Needs Report. Despite this need for new housing, the community is faced with the reality that existing housing is in need of significant repairs, which are difficult to undertake due to a lack of skilled labor in the community. The Village has a hotel currently under construction, but it is not operational. Those visiting must rely on a handful of short-term rentals. Additionally, as with many remote island communities, the ageing population does not have enough housing options in place to allow for them to remain in the community. Housing that is easily accessible and affordable, or supportive housing for greater assistance are needed in Tahsis.

Addressing these housing gaps will be critical to ensuring that Tahsis can provide suitable and sustainable housing options for its residents in the years to come.



The Village has over 25 hectares of residentially zone land which can facilitate redevelopment to meet the project housing needs. Further, there is an additional 30 hectares of land that is outside of the flood and anthropogenic hazard areas that could facilitate additional residential development.

Amend Section 3.2.2 from:

Policies

- a. Ensure that the Village's short-term rental accommodation policy continues to be supported by residents and businesses.
- b. Encourage property owners to offer affordable well-maintained rental housing.

To

Policies

- a. Ensure that the Village's short-term rental accommodation policy continues to be supported by residents and businesses.
- b. Encourage property owners to offer affordable well-maintained rental housing.
- c. Develop a system (dedicated rental options, ride sharing, etc.) to encourage contractors to relocate to the community, or increase their visits to the Village.
- d. Provide an increase of rental units to restore the healthy rate for vacancies (3% to 5%).
- e. Support the renovation of existing home to include secondary suites.

Add the following as Sections 3.2.4, 3.2.5, 3.2.6, and 3.2.7:

3.2.4 Low Barrier Housing

Policies

- a. Acknowledgement that the need for in-person health care services is more important than ever after the Covid pandemic.
- b. Focus on encouraging community participation through programs that address the needs of the population of Tahsis, creating a greater sense of community.
- c. Ease the permitting of home occupations to provide financial opportunities to help create the necessary funds for homeowners' repairs.

d. Establish a fund to facilitate community events that encourage participation from citizens of all ages and that align with the vision of the OCP.

3.2.5 Housing For Seniors

Policies

a. Establish partnerships with contractors and builders in the Village, or that frequent the village, to jointly fund and facilitate the construction of a Village owned and operated care and/or living facility.

b. Pre- zone the following properties to Residential to facilitate housing development outside of the Flood Hazard DPA and the Anthropogenic Hazard DPA: a. DISTRICT LOT 595, NOOTKA DISTRICT, EXCEPT THOSE PARTS IN PLANS 1734R, 23844, 24047, 24168, 24450, 25028, 25406, 26480, 26664, 27736, 28043, 30676, 30721, 31999, 35184, 35185, 38135, VIP52009, VIP56914, EPP104193, EPP114890 AND EPP131408

c. Establish a Public/Private Transportation Partnership through a Ride-Sharing Program. Host a public information session and have Uber/Lyft participate via teleconference. Show residents how they could benefit from driving for a ride share company. Establish if there is a way for the Village to subsidize costs of trips, particularly within Tahsis.

3.2.6 Housing for Families

Policies

a. Pursue funding opportunities and grants to assist homeowners with making necessary upgrades to the current housing stock.

b. Encourage the repurpose of existing buildings to accommodate necessary services and amenities

c. Establish guides for applicants looking to apply for a permit (building permit, development permit, etc.).

3.2.7 Addressing Homelessness

Policies

a. Establish a yearly reporting system to determine the need for units to address homelessness in the Village.

b. Direct the creation of a liaison with local not-for-profit organizations and assist unhoused people with locating vacant units and resources to subsidize their rent.

Adoption

READ A FIRST TIME this	16th day of September, 2025.
READ A SECOND TIME this	16th day of September, 2025.
ADVERTISED on this	14th day of _October,_ 2025.
PUBLIC HEARING HELD this	21st day of October, 2025.
READ A THIRD TIME this	4th day of November, 2025.
ADOPTED this	___ day of _____ 2025.

MAYOR

CORPORATE OFFICER

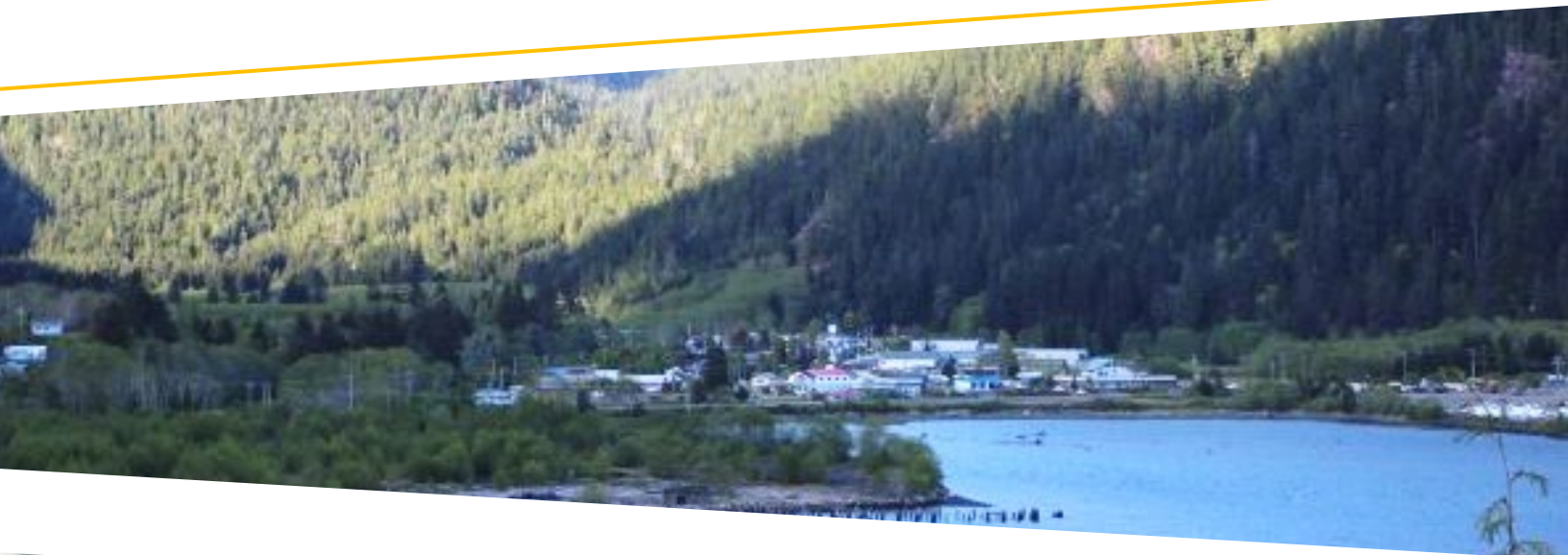
I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 675, 2025 duly passed by the Council of the Village of Tahsis on this

_____ day of _____, 2025.

CORPORATE OFFICER



Village of Tahsis Official Community Plan



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1.0 Introduction and Context

1.1 Role of Municipalities

Municipalities such as the Village of Tahsis, have specifically defined responsibilities that have been delegated by the province of British Columbia (B.C.) and which are established under the *Community Charter*. These responsibilities include:

- Municipal services – including water supply and management, solid waste pickup and transfer, maintenance of municipal roads and fire protection,
- Public Places – including recreation centres, and parks,
- Protection of natural environment – including watercourses and areas subject to environmental risks such as flooding and steep slopes,
- Community well-being and safety, and
- Land use regulation.

Given the specifically defined authority and powers granted to municipalities, they must work collaboratively with other levels of government, including federal and provincial governments, regional districts, school districts and First Nations to achieve desired outcomes that are beyond their direct responsibility, but yet impact the health, welfare and safety of its residents.

1.2 Purpose of OCP

Municipal land use regulation is implemented through two primary mechanisms, Official Community Plans (OCPs) and Zoning Bylaws. An OCP is a long-term vision for a community with respect to uses of land, community facilities, and infrastructure. OCPs provide a decision-making framework for a local government to achieve certain objectives including:

- Prioritizing projects and services and the spending of finite public money
- Locating compatible and supportive uses in proximity to each other
- Avoiding, minimizing and/or mitigating any potential negative impacts associated with development,
- Guiding uses where they can be supported by infrastructure and minimizing impact on the natural environment, including watercourses, steep slopes and flood prone areas.

1.3 Relationship to other bylaws

Per the *Local Government Act* (LGA), the provincial act which provides authority for municipalities to plan and manage land use, once an OCP all bylaws enacted or works undertaken by a local government must be consistent with the OCP. OCPs do not commit or authorize a local government to proceed with any project specified in the plan, but they influence all other municipal plans (including strategic and

financial plans), bylaws, and ultimately capital projects within a municipality. As a result, OCPs help municipalities prioritize significant aspects of their operations and responsibilities.

1.4 Scope of an OCP

The LGA, specifies what the OCP must and may include with respect to policies and map designations that pertain to land use, housing, public facilities, infrastructure and the environment (Figure. 1). Tahsis' OCP includes these LGA requirements, but also includes additional topics important to the community, including community well-being, food security, and emergency management.

Fig. 1-1: OCP Chapters and Local Government Act Requirements.

Local Government Act OCP Requirements (Summarized)	Introduction and Context	Environment and Natural Areas	Housing	Economy and Employment	Infrastructure and Transportation	Climate Action and Energy	Parks and Recreation	Learning, Culture, Community Well-Being	Hazard and Emergency Management	Land Use
REQUIRED										
Residential development			✓							✓
Affordable housing, rental housing, special needs housing			✓							
Commercial, industrial, institutional, agricultural, recreational and public utility land uses				✓	✓		✓	✓		✓
Public facilities including schools, parks and waste treatment and disposal sites					✓		✓	✓		✓
Use of land with hazardous conditions or environmentally sensitive to development		✓							✓	✓
Major road, sewer, and water infrastructure systems					✓					✓
Greenhouse gas emissions (GHG)						✓				
Housing needs assessment	✓		✓							
OPTIONAL										
Social well-being, social needs, and social development								✓		
Natural environment		✓					✓			✓

1.5 Relationship with levels of government and agencies

Given the need for municipalities to collaboratively work with other government entities, it is important these groups and their relationship to Tahsis are recognized.

1.5.1 Mowachaht/Muchalaht First Nation

The Village of Tahsis is located on the traditional territory of the Mowachaht/Muchalaht First Nation. The Nation's traditional territory extends inland to Gold River and south to Nootka Sound. Tahsis' name stems from the Mowachaht word, *Tashees*, meaning "gateway or passage".

The Nation's centre is Yuquot, (Friendly Cove), located at the mouth of Tahsis Inlet on Nootka Sound, on the south end of Nootka Island where the Yuquot Historic Village, designated a National Historic Site, has been opened for visitors to experience Mowachaht/Muchalaht history and culture.

The Nation is working to pass on their history, culture, stories and experiences to others and are making major investments to upgrade and develop Yuquot historic infrastructure, including dock and moorage facilities, camping and cabin accommodations, a gift shop and maintaining access to the Nootka Trail. Given common interests, partnerships between the Nation and the Village in the areas of economic development, environmental management, and culture have the potential to provide synergistic benefits.

1.5.2 School District

The LGA requires municipalities and local school districts to consult at least once each calendar year to discuss anticipated needs for school facilities and support services in the school district and during the preparation of an OCP when an OCP is amended. This communication provides the opportunity to ensure the anticipated needs of a municipality and school district are coordinated. Vancouver Island West School District 84 is responsible for providing elementary, middle and high school education for the west coast of Vancouver Island. The School District operates the Captain Meares Elementary Secondary School in Tahsis which provides kindergarten through grade 12 education.

1.5.3 Strathcona Regional District

The Strathcona Regional District (SRD) provides emergency management services supporting the Tahsis Emergency Management program, bylaw enforcement and GIS services. The Comox Strathcona Waste Management service provides landfill and recycling services for Tahsis and the surrounding watershed. The SRD is not required to prepare a regional growth strategy, and therefore, the OCP does not contain a regional context statement.

1.5.4 Province and Federal Government

The province, as noted, grants authorities to local governments and provides grants to help municipalities achieve some of its mandated functions. The province is also responsible for the stewardship of provincial Crown Land, forests and natural resources, highways and maintains several provincial parks within the vicinity of Tahsis including Weymer Creek Park.

The federal government is responsible for marine and coastal water waters, including the Tahsis Inlet. Aquaculture licensing, including shellfish and marine fish licensing, is a responsibility of the Department of Fisheries and Oceans (DFO).

The Village does not contain any land within the ALR and is therefore not required to consult with the Agriculture Land Commission prior to the adoption of this OCP.

1.5.5 Health Authority

The province has delegated the provision of public health care to health authorities. Vancouver Island Health is the health authority responsible for health care services throughout Vancouver Island and operates the Tahsis Health Centre. Island Health also supports programs to address health and well-being to help prevent illness including the Strathcona Community Health Network, which is a partnership with local governments, First Nations and community organizations.

1.6 Tahsis Context

Prior to articulating OCP policies, it is essential to understand the historical contexts, of growth and change from demographic (i.e., population) and housing perspectives.

1.6.1 Population and Dwelling Occupancy

Though Tahsis' permanent population has been declining over the past 25 years, there is a growing part-time population. This is evidenced by the steady rate of maintained dwelling units over the past 15 years. Despite a decrease in full-time population the total number of dwellings in Tahsis has remained at or around 400.

Table 1-1: Population, Dwellings and Full-time Occupancy Rates, 2001-2016.

	2001	2006	2011	2016
Total Full-time Population	607	367	314	260
Total Maintained Dwellings	405	406	397	400
Total Occupied Dwellings	270	195	170	150
Full-time Occupancy Rate	67%	48%	42%	37.5%

Source: Statistics Canada, Census 2001-2016.

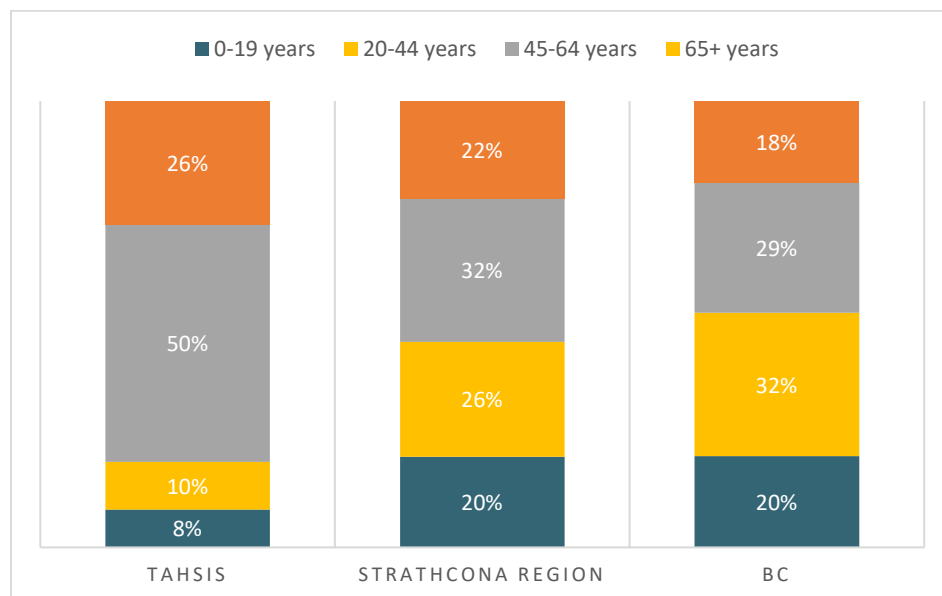
Implications

Low full-time occupancy rates and a steady number of maintained dwellings indicates there is a significant part-time resident population. Assuming the persons per household rate of 1.6 (Table 1-2) and 100% occupancy of dwellings in the summer, the estimated population of both full-time and part-time residents would be 640, a significant increase from the 250 estimated full-time residents in the 2016 Census. The needs of part-time residents can be quite different than full-time residents. A part-time population also creates demand for a seasonal workforce needing short-term rental accommodation.

1.6.2 Age of Residents

The average age of communities across Canada and BC is increasing and Tahsis is no exception. Approximately 26% of Tahsis' population is over the age of 65 and just 8% are under the age of 20. The largest proportion of residents, 50%, are between 45-64 years (Figure 1-2). This age distribution is quite distinct when compared to Strathcona Regional District and BC which have a more even distribution of residents between age groups.

Figure 1-2: Percent Population by Age Group, 2016



Source: Statistics Canada, Census 2016.

Implications

Aging residents require quality, specialized health care, recreation and social activities and infrastructure that accommodates active (non-vehicular) modes to maintain well-being.

1.6.3 Household Size

Average household sizes (number of persons per household) have been decreasing (Table 1-2). This trend is typical for aging populations that contain households without children or spouses. Tahsis’ household size has been averaging less than two persons over the past ten years.

Table 1-2: Average Number of Persons per Household – 2006, 2016

Location	2006	2011	2016
Tahsis	1.8	1.8	1.6
Strathcona Regional District	2.3	2.3	2.2
British Columbia	2.5	2.5	2.4

Source: Statistics Canada, Census 2011-2016.

Further, the number of one-person households in Tahsis increased from 75 in 2011 to 85 in 2016, which represents 55% of all households.

Implications

The increase in one-person households affirms the need to provide social and community services that prevent social isolation. The design of public facilities and provision of public services will need to

consider this demographic shift, including other daily services and amenities to help residents “age in place” and to support ongoing, independent living.

1.6.4 Housing Tenure

Tenure refers to whether persons living within the dwelling own or rent it. In Tahsis, 94% of dwellings are owner occupied (Table 1-3).

Table 1-3: Housing Tenure, 2016

Location	% Owner Occupied	% Renter Occupied
Tahsis	94%	6%
Strathcona Regional District	74%	26%

Source: Statistics Canada, Census, 2016.

Another housing indicator available from the Census is “housing suitability”. In Tahsis, 100% of housing is considered suitable for persons occupying the housing, meaning the dwelling has enough bedrooms for the size and composition of the household.

1.6.5 Housing Types

The majority (74%) of Tahsis’ dwellings are single-detached dwellings with 16% classified as movable dwellings.

Table 1-4: Tahsis Occupied Dwellings by Structural Type - 2016

Structural (Dwelling) type	2016	%
Single-detached house	115	74%
Apartment in a building that has five or more storeys	0	0%
Apartment in a building that has fewer than five storeys	5	3%
Row house	5	3%
Semi-detached house	0	0%
Apartment or flat in a duplex	0	0%
Other single-attached house	5	3%
Movable Dwelling	25	16%
Total	155	100%

1.6.6 Age of Housing Stock

The majority (90%) of Tahsis’ housing was built prior to 1981. In comparison, Strathcona Regional District (SRD) housing stock age is more evenly distributed through the decades.

Table 1-5: Period of Construction - Percent (%) of Housing Stock

Time Period	Tahsis	SRD
Pre 1945	6%	2%
1946-1960	31%	8%
1961-1970	17%	13%
1971-1980	36%	22%
1981-1990	10%	18%
1990-2016	0%	37%
Total	100%	100%

Source: Statistics Canada, Census, 2016.

1.6.7 Housing Value

Housing value refers to the amount an owner expects to obtain if the dwelling is sold. The average value of dwellings noted in Table 1-6 were obtained through the Census and have been inflated to 2019 dollars.

Table 2-6: Housing Value – Average Value of Dwellings, 2006 and 2016

	Tahsis 2006	Tahsis 2016	SRD 2016
Average Value of Dwellings	\$109,855	\$94,490	\$331,364
Average Value in 2019 \$	\$116,768	\$101,500	\$352,208

Source: Statistics Canada, Census 2006-2016 and Bank of Canada Consumer Price Inflation Index data.

1.6.8 Housing Needs Assessment

Future housing needs are difficult to determine in the absence of population data that identifies both full-time and part-time residents, and household income data suppressed by Statistics Canada due to the population size of Tahsis.

A declining permanent population does not entirely reflect future housing needs. With a growing but undocumented part-time population, that includes retirees, and seasonal workers, housing needs for Tahsis cover a broader spectrum.

An estimate of housing affordability for both ownership and rental tenure for full-time residents is provided in Table 1-7. To determine homeownership, conventional mortgage qualifications (3.0% interest, 25-year amortization, minimum 5% down payment) were used to estimate maximum affordable home purchase. For rental tenure, 30% of monthly gross income was used to estimate the maximum affordable monthly rent.

Table 1-7: Housing Affordability

	Average Annual Household Income	Affordable Monthly Shelter Cost	Maximum Affordable Home Purchase 2022
Median Income	\$33,921 to \$50,880	\$635 to \$955	Approximately \$130,000

Note: Average household income data is from UBC Housing Assessment Resource Tools.

By 2041, Tahsis will need 89 new housing units within the next 20 years, with 37 required within the next five years to meet the demand as identified in the Housing Needs Report. Despite this need for new housing, the community is faced with the reality that existing housing is in need of significant repairs, which are difficult to undertake due to a lack of skilled labor in the community. The Village has a hotel currently under construction, but it is not operational. Those visiting must rely on a handful of short-term rentals. Additionally, as with many remote island communities, the ageing population does not have enough housing options in place to allow for them to remain in the community. Housing that is easily accessible and affordable, or supportive housing for greater assistance are needed in Tahsis.

Addressing these housing gaps will be critical to ensuring that Tahsis can provide suitable and sustainable housing options for its residents in the years to come.



The Village has over 25 hectares of residentially zone land which can facilitate redevelopment to meet the project housing needs. Further, there is an additional 30 hectares of land that is outside of the flood and anthropogenic hazard areas that could facilitate additional residential development.

1.7 Engagement

A community survey distributed to all Tahsis households was completed as part of the development of this OCP. Extensive feedback was received and to the extent possible is reflected in the OCPs Community Vision and Policy Directions. In addition, a community workshop was held, and questionnaires sent to all Tahsis households to obtain comments on the draft OCP, including government organizations and entities responsible for providing services to Tahsis residents, and/or potentially affected by the OCP.

2.0 Community Vision

2.1 Plan Themes

Several themes emerged from the community survey. These themes have formed the basis for the Vision, outlined below, and desired outcomes and policy directions outlined in Chapter 3. The themes include:

- **Natural Environment** - environmental assets are intrinsically valuable and should be sustainably managed for the benefit of current and future generations.
- **Economic Vibrancy** – promote what Tahsis naturally has to offer and support residents in their entrepreneurial and creative endeavors.
- **Infrastructure and Service** – prioritize public dollars and spend where its needed most.
- **Sense of Community** – the appearance of Tahsis is important and has a bearing on tourism.
- **Culture** – strengthening the relationship with Mowachaht/Muchalaht First Nation has multiple benefits for both the Nation and the Village.
- **Community well-being** – having access to healthy, fresh food and sufficient, reliable health care services is essential to quality of life.

In many ways these themes are intricately linked together. Recognizing the interdependence between environmental, social, and economic systems ultimately makes a community self-sustaining to support both current and future generations. Becoming more self-supportive and reducing dependence on external resources, to the extent feasible, makes communities more resilient and better able to respond to ongoing changes resulting from a range of externalities, including natural disasters and climate change related impacts.

Chapter 3 – Policy Directions, provides desired outcomes (goals) and policies for the plan themes, in addition to other topic areas. Though these goals and policies are noted independently, in many ways, their implementation impacts and supports other policy directions. How each policy direction relates to others is identified as “Relationship to other Policy Directions” throughout Chapter 3. Together, as a whole, the policies can facilitate the overall vision of the plan.

2.2 Vision Statement

Tahsis is a healthy, thriving community that showcases its spectacular natural environment, recreation opportunities, and indigenous culture, where residents have pride in their community, access to safe, affordable housing, reliable health care, nutritious food, and facilities and services that support all stages of life.

3.0 Policy Directions

3.1 Environment and Natural Areas

Overview

Tahsis is located within a biologically rich and diverse area with an extensive marine shoreline, the Tahsis Inlet, and three extensive watersheds, Tahsis River, Leiner River and McKelvie Creek. Cave systems, located both within the municipality and its environs, are the most extensive known in Canada, are biologically unique, and contain ancient natural records of climate change. Tahsis' remarkable setting is a fundamental part of its identity and thriving natural systems are intrinsically valuable to residents and visitors alike. Tahsis residents place an extremely high value on protecting environmental assets. McKelvie watershed, the ridge east of the Village, and its old growth forest is an area residents place have identified as a special place the Village should work to protect and preserve for future generations.

DESIRED OUTCOME:

- Healthy protected watersheds and inlet that support future generations and sustain natural ecosystems.

Relationship to other Policy Directions

Sec.	Policy Direction	Interrelationship
3.2	Housing	Environmental best management practices help reduce impacts on housing.
3.3	Economy and Employment	Protected natural areas attract tourists and help maintain healthy rivers and creeks that support local fisheries and other resource sectors.
3.4	Infrastructure and Transportation	Preserved, managed and protected natural areas help to protect water quality and quantity.
3.5	Climate Action and Energy	Trees, vegetation and soil help sequester carbon dioxide (CO ₂), store carbon and help moderate local temperatures and climate and minimize erosion.
3.6	Parks and Recreation	Natural areas support opportunities for passive and active recreation.
3.7	Learning Culture and Community Well-Being	Natural areas intrinsically support individual and community well-being.
3.8	Hazard and Emergency Management	Managing local environmental systems can help mitigate potential hazards or natural disasters.

3.1.1 Watershed Management and Forest Sustainability

Policies

- a. Complete watershed protection plans that aid in ensuring the delivery of safe and sustainable drinking water.

- b. In partnership with Mowachaht/Muchalaht First Nation, pursue the development of a community forest agreement with the province that allows innovative and sustainable forest management practices. (SEE ALSO SECTION 3.3 – ECONOMY AND EMPLOYMENT)
- c. Continue to implement the Development Permit Areas established for the protection of the natural environment, including watercourses, steep slopes, flood prone areas. (SEE ALSO SECTION 5.2 – DEVELOPMENT PERMIT AREAS)

3.1.2 Marine Ecosystems

Policies

- a. Develop policies and procedures for the Development Permit Area established for the protection of development in flood prone areas. (SEE ALSO SECTION 5.2 – DEVELOPMENT PERMIT AREAS)
- b. Restore shoreline features through redevelopment of sites along the Inlet and through the development of a shoreline trail system. (SEE ALSO SECTION 3.6 - PARKS AND RECREATION)

3.1.3 Environmental Stewardship and Education

Policies

- a. Provide through community partners, outreach and education programs, information on the value of Tahsis’ biologically rich and diverse natural environment.
- b. Establish and maintain partnerships with senior governments and community partners to ensure ongoing protection of sensitive ecosystems, including the McKelvie Creek, Tahsis River and Leiner River watersheds and Tahsis Inlet.
- c. Work with the Tahsis Salmon Enhancement Society and Nootka Sound Watershed Society to restore vital fish bearing streams and rivers and enhance salmon stocks.
- d. Develop a Cave Protection Bylaw to protect and potentially restore entrances to caves within the municipality.

3.2 Housing

Overview

Providing a range of housing for individuals with different needs allows for more inclusive and socially sustainable communities and allows residents to “age in place”. Given Tahsis’ aging population, there is a growing need to provide housing to accommodate seniors. There is also a rising need for housing to accommodate seasonal workers given Tahsis’ developing tourist economy.

DESIRED OUTCOME:

- Residents have access to appropriate, secure, and affordable housing that meets their needs throughout their lifespan.

Relationship to other Policy Directions

	Policy Direction	Interrelationship
3.1	Environment and Natural Areas	Environmental best management practices reduce environmental impacts on new and existing housing.
3.3	Economy and Employment	Through digital communications, homes are convenient and sustainable locations to conduct business.
3.4	Infrastructure and Transportation	Decisions regarding infrastructure impact the ability to service existing and future housing.
3.5	Climate Action and Energy	Energy consumed in homes can represent a significant portion of GHG emissions in a community.
3.6	Parks and Recreation	Parks and recreation facilities provide physical and social well-being opportunities to support living.
3.7	Learning Culture and Community Well-Being	Housing provides the social stability that enables people to work, play, and learn, providing community well-being. Ground-oriented housing provides yard space for growing food.
3.8	Hazard and Emergency Management	Locating new housing outside of hazard areas and mitigating the potential impacts of existing housing located within hazard areas helps reduce impacts on property and people.

3.2.1 Housing Affordability

Policies

- a. Pursue partnerships with other levels of government, agencies, private industry, and community organizations to implement affordable housing initiatives for residents in need.
- b. Communicate and provide information to residents about provincial and federal housing-related programs.

3.2.2 Rental Housing

Policies

- a. Ensure that the Village's short-term rental accommodation policy continues to be supported by residents and businesses.
- b. Encourage property owners to offer affordable well-maintained rental housing.
- c. Develop a system (dedicated rental options, ride sharing, etc.) to encourage contractors to relocate to the community, or increase their visits to the Village.
- d. Provide an increase of rental units to restore the healthy rate for vacancies (3% to 5%).
- e. Support the renovation of existing home to include secondary suites.

3.2.3 Special Needs Housing

Policies

- a. Support provision of seniors housing, including innovative care options, such as shared accommodation, and assisted living and residential care facilities.
- b. Support development of services to facilitate seniors aging in their own homes.
- c. Support temporary workers and reduce seasonal vacant housing rates by linking the Village website to potential listing services for short-term accommodation services.

3.2.4 Low Barrier Housing

Policies

- a. Acknowledgement that the need for in-person health care services is more important than ever after the Covid pandemic.
- b. Focus on encouraging community participation through programs that address the needs of the population of Tahsis, creating a greater sense of community.
- c. Ease the permitting of home occupations to provide financial opportunities to help create the necessary funds for homeowners' repairs.
- d. Establish a fund to facilitate community events that encourage participation from citizens of all ages and that align with the vision of the OCP.

3.2.5 Housing For Seniors

Policies

- a. Establish partnerships with contractors and builders in the Village, or that frequent the village, to jointly fund and facilitate the construction of a Village owned and operated care and/or living facility.
- b. Pre- zone the following properties to Residential to facilitate housing development outside of the Flood Hazard DPA and the Anthropogenic Hazard DPA:
 - a. DISTRICT LOT 595, NOOTKA DISTRICT, EXCEPT THOSE PARTS IN PLANS 1734R, 23844, 24047, 24168, 24450, 25028, 25406, 26480, 26664, 27736, 28043, 30676, 30721, 31999, 35184, 35185, 38135, VIP52009, VIP56914, EPP104193, EPP114890 AND EPP131408
- c. Establish a Public/Private Transportation Partnership through a Ride-Sharing Program. Host a public information session and have Uber/Lyft participate via teleconference. Show residents how they could benefit from driving for a ride share company. Establish if there is a way for the Village to subsidize costs of trips, particularly within Tahsis.

3.2.6 Housing for Families

Policies

- a. Pursue funding opportunities and grants to assist homeowners with making necessary upgrades to the current housing stock.
- b. Encourage the repurpose of existing buildings to accommodate necessary services and amenities.
- c. Establish guides for applicants looking to apply for a permit (building permit, development permit, etc.).

3.2.7 Addressing Homelessness

Policies

- a. Establish a yearly reporting system to determine the need for units to address homelessness in the Village.
- b. Direct the creation of a liaison with local not-for-profit organizations and assist unhoused people with locating vacant units and resources to subsidize their rent.

3.3 Economy and Employment

Overview

Tahsis' economic future is closely linked to its natural environment. The highest priority of residents and greatest opportunity for future growth is seen in the area of recreation including tourism.

The condition of Head Bay Road (i.e., "The Road") between Tahsis and Gold River is seen as the most important investment to help develop the local economy. However, pending substantive investment in improving this forest service road, efforts to make it an opportunity rather than a barrier should continue to be pursued.

Many rural areas of B.C. are also successfully transitioning from a resource-based economy to a digital, on-line service-based economy that neither requires a shop-front or, residents living within close proximity. Rural communities have made this transition with the availability of digital services.

DESIRED OUTCOME:

- An economic development strategy that supports and enhances the best of what Tahsis has to offer – a high quality natural environment, recreation opportunities, First Nations culture, and small-town rural atmosphere.

Relationship to other Policy Directions

	Policy Direction	Interrelationship
3.1	Environment and Natural Areas	Protected natural areas attract tourists and contribute to Tahsis' distinct identity. Natural resources contribute to jobs which must be managed carefully to ensure these assets are enjoyed by future generations.
3.2	Housing	Home occupations provide a convenient, cost-effective, and sustainable means to conduct business.
3.4	Infrastructure and Transportation	Safe and convenient access to the Village supports tourism. Communications infrastructure supports a digital, on-line economy. Safe, reliable transportation corridors and modern communication technology are necessary conditions for economic growth.
3.5	Climate Action and Energy	Energy conservation and renewable energy generation is a growing industry sector in BC and supports GHG reduction targets.
3.6	Parks and Recreation	Provision of parks and recreation facilities including marinas and boat launching facilities supports tourism.
3.7	Learning Culture and Community Well-Being	A diversified local economy creates demand for new skills. Post-secondary learning opportunities will increase training and skills development.
3.8	Hazard and Emergency Management	Appropriate management minimizes potential for job earnings to be interrupted as a result of a natural disaster or other emergency. Public safety is a key consideration for potential home buyers and investors.

3.3.1 Tourism Industry

Policies

- a. Partner with the Mowachaht/Muchalaht First Nation to support their initiative to promote the Yuquot Historic Village.
- b. Promote the cultural and historical significance of Tahsis for the Mowachaht/Muchalaht and the connection with Yuquot.
- c. Strive to implement opportunities to make Head Bay Road a tourist experience by advertising recreation and tourism opportunities along it.
- d. Promote tourism services and experiences through a variety of websites and develop a social media presence to promote Tahsis.
- e. Consider creating a digital app that provides information on tourist services and activities.
- f. Promote Tahsis as a destination highlighting the natural amenities and outdoor recreation opportunities in Tahsis and the surrounding area.

3.3.2 Aquaculture

Policies

- a. Promote the provincial shellfish license of occupation to potential operators.

- b. Promote closed containment and land-based fish aquaculture.

3.3.3 On-line Service Industry

Policies

- a. Pursue through partnerships with the province, Strathcona Regional District, and potential internet service providers, the development of digital internet services to the Village. (SEE ALSO SECTION 3.4 - INFRASTRUCTURE AND TRANSPORTATION)
- b. Support an entrepreneurial culture for residents to develop on-line businesses and services through training and development of web-based programs and on-lines services.

3.3.4 Film Industry

Policy

- a. Promote Tahsis and its immediate area as a filming location.

3.3.5 Community Forest

Overview

Community forests are managed by local governments, community groups, First Nations or a non-profit organization for the benefit of an entire community with tenures granted by the province through a community forest agreement as provided under the *Forest Act*. These agreements are granted only to legal entities representing community interests and give the party exclusive rights to harvest timber on Crown Lands for up to a 25-year period. The agreements allow for innovative and unconventional forest management practices, that is, sustainable forestry practices, to be exercised.

Policies

- a. In partnership with the Mowachaht/Muchalaht First Nation, pursue a community forest agreement with the provincial government. (SEE ALSO SECTION 3.1.1 – WATERSHED MANAGEMENT AND FOREST SUSTAINABILITY)
- b. Use the community forest to promote sustainable logging that reduces clear-cuts and creates value-added milling jobs.

3.4 Infrastructure and Transportation

Overview

Infrastructure includes physical assets such as water management and supply, storm water management, sewage treatment, solid waste management, roads and marine facilities managed by the Village, as well as electricity, natural gas, telecommunications, facilities operated by other entities. Decisions regarding infrastructure impact both the conditions and opportunities for development.

Developing a sustainable infrastructure system, including a sustainable funding model for the ongoing maintenance and replacement of infrastructure is critical to community resiliency including adapting to the impacts of climate change.

DESIRED OUTCOMES:

- Infrastructure facilities deliver the right services to residents and business operators while utilizing best asset management practices.
- Tahsis' healthy, high-quality drinking water is used prudently and maintained for future generations.

Relationship to other Policy Directions

Sec	Policy Direction	Interrelationship
3.1	Environment and Natural Areas	Illegally dumped waste can negatively impact natural areas and can contaminate surface and groundwater sources. Composting and recycling diverts household, food and garden waste from the Tahsis landfill. The Wellhead Protection Plan ensures that the groundwater well is protected from all sources of potential contamination through a multi-barrier system.
3.2	Housing	Decisions regarding infrastructure impact the ability to service existing and future housing.
3.3	Economy and Employment	Efficient transportation systems support goods and services movement, provides improved access to support tourism and overall investment.
3.5	Climate Action and Energy	Solid waste, in particular food waste, generates greenhouse gas (GHG) emissions and represents a significant portion of landfill volume. Composting food wastes can greatly reduce the need for waste collection and reduce GHGs emissions. Promoting walking trails will reduce fossil fuel usage.
3.6	Parks and Recreation	Active transportation routes, such as waterfront and hiking trails, can promote walking and cycling.
3.7	Learning Culture and Community Well-Being	Providing appropriate infrastructure, such as sidewalks, supports residents with mobility challenges. Active transportation options, such as walking and biking, can contribute to improved overall health.
3.8	Hazard and Emergency Management	Ensuring infrastructure and transportation systems are resilient to hazards and natural disasters is essential to the safety of residents during an emergency.

3.4.1 Asset Management

Policies

- a. Develop, and update on a regular basis, an asset management plan that prioritizes investment for the replacement and upgrading of municipal infrastructure, including roads, water, sewer and storm water systems, and marine facilities along with a funding plan.
- b. Routinely report on the physical condition of civic infrastructure and resources required for maintenance, upgrade and replacement.

- c. Evaluate options to monetize underfunded Village facilities to both improve these facilities and provide income to the Village.

3.4.2 Water Supply Management

Overview

Groundwater, accessed from a well, is the primary source of the Village's drinking water which is pumped to two reservoirs. The Village also maintains a surface water intake on McKelvie Creek as a backup source of drinking water. The health of both the Tahsis' River and McKelvie Creek watersheds are important to the ongoing provision of clean, high-quality drinking water for residents given surface water and snow melt within these watersheds recharge the underground aquifer which supplies the Village's water.

Policies

- a. Strive to implement on an ongoing basis the Well-head Protection Plan (2018) which includes ongoing monitoring and testing of the Village's water supply.
- b. Develop a community outreach program to increase public awareness and educate the community about the importance of protecting the groundwater aquifer and watersheds.
- c. Develop and strive to implement a watershed protection plan for the McKelvie Creek community watershed.

3.4.3 Stormwater Management

Overview

According to the Canadian National Assessment on Climate Change, by year 2100 the seas in coastal B.C. will have risen one meter from current levels and the management of storm water will play a significant role in the overall effect and impact of sea level rise.

Policies

- a. Strive to implement the recommendations of the Flood Risk Assessment Study (2019) to address impacts of flooding and sea level rise, including adoption of a flood control bylaw.
- b. Improve Tahsis' dikes to mitigate the impact of future flood events.
- c. Pursue options for rainwater storage to address impacts of decreasing rainfall frequency. (SEE ALSO SECTION 5.2.2 – FLOOD HAZARD DEVELOPMENT PERMIT AREA)

3.4.4 Solid Waste Management

Overview

Tahsis operates a landfill on behalf of the Comox Strathcona Waste Management (CSWM), a public entity under the Comox Valley Regional District. CSWM manages waste and recycled material within the Comox Valley and Strathcona Regional Districts. Tahsis is a member of the CSWM service.

The Tahsis landfill, located on Crown Land outside of the municipal boundary, is slated to close by 2025. At that time, Tahsis will transition to a transfer station as its means of handling solid waste. The Tahsis

Strathcona Regional District director is a member of the CSWM board, and the Village operates the landfill under a multi-year contract with CSWM.

Tahsis also operates a recycling program on behalf of CSWM in partnership with Recycle BC, a non-profit organization responsible for recycling of residential packaging materials and paper products for the majority of households in BC. A “free store” is located adjacent to the facility which further redirects items that may otherwise enter the waste stream.

Policies

- a. Strive to implement an organics waste (composting) program that reduces solid waste volume and GHG emissions at the landfill. (SEE ALSO SECTION 3.7.3 – FOOD SYSTEMS AND SECURITY)
- b. Continue to pursue other solutions that improve waste recovery, re-use, recycling and composting of resources that will extend the life of the Tahsis landfill and improve the Village’s environmental footprint.

3.4.5 Sanitary Sewer Services Management

Overview

Tahsis’ sanitary sewer system contains two treatment plants with a capacity to accommodate a population of 12,000.

Policies

- a. Continue to seek infrastructure grants to improve system efficiency and retain capacity for future growth.

3.4.6 Road Transportation

Policies

- a. Continue to advocate to the provincial government for improvements to Head Bay Road emphasizing the road’s importance in providing safe access to essential goods and services that must be obtained outside of Tahsis, and overall benefits to the region from an economic development perspective.
- b. Monitor the Ministry of Transportation and Infrastructure’s road maintenance contract management.
- c. Continue to improve municipal roads as infrastructure funding from senior levels of government becomes available.

3.4.7 Marine Transportation

Policies

- a. Provide improved access options into the Inlet, for a variety of marine transportation options including small boats, kayaks, and canoes.
- b. Given the importance of access to the Inlet for tourism, consider prioritizing improvements to marine infrastructure for the benefit of residents and visitors.

- c. Consider options for providing improved vehicle parking to facilitate marine water access.
- d. Pursue external funding for improvements to the municipal wharf and docks.
- e. Evaluate options to implement user fees to generate revenue for the expansion and improvement of marine infrastructure. Promote and communicate the purpose of the fee and how it will be used for the further benefit of residents and visitors.

3.4.8 Communications Infrastructure

Communications infrastructure includes telecommunications, and digital on-line services. In rural communities throughout BC obtaining adequate communication infrastructure and services is an ongoing challenge, given they are typically provided by private operators who require a viable business model. This barrier has been recognized by other levels of government and support for these services through provincial funding to assist with the initial infrastructure costs is being made available in many parts of BC, including the west coast of Vancouver Island.

Policies

- a. Work with service providers, and other levels of government to coordinate the delivery of fiber-optic to Tahsis.
- b. Work with telecommunication service providers to install and implement cellular phone service.
- c. Promote economic development opportunities facilitated by fibre optic internet service.

3.5 Climate Action and Energy

Overview

Climates around the world are changing and human activities related to deforestation, waste decomposition and fossil fuel combustion have been identified as primary causes by the Intergovernmental Panel on Climate Change, a United Nations body which makes periodic assessments on the current state of knowledge of climate change.

Even with efforts to mitigate climate change, the Canadian National Assessment on Climate Change estimates that communities should prepare for sea level rise, extreme weather events, and an increased frequency in storms. In 2010, the BC Climate Adaptation Strategy recommended municipal governments develop climate change adaptation plans and the province implemented changes to the *Local Government Act* requiring local governments to include GHG reduction targets, policies and actions in their OCPs.

DESIRED OUTCOMES:

- Tahsis is more resilient and prepared for climate change through implementation of adaptation measures that reduce impacts on public health, public safety, property, the local economy and the natural environment.
- Consistent with the *Climate Change Accountability Act*, Tahsis will strive to reduce GHG emissions by 40% from 2007 levels by 2030.

Relationship to other Policy Directions

Sec.	Policy Direction	Interrelationship
3.1	Environment and Natural Areas	Sustainably managing natural areas helps reduce the impacts of climate change related impacts. Trees, vegetation and soil help sequester carbon dioxide (CO ₂), store carbon, and moderate temperatures.
3.2	Housing	Retrofitting housing to become more energy efficient reduces GHG emissions.
3.3	Economy and Employment	Energy conservation and renewable energy is a growing industry sector in the province and supports GHG reduction targets.
3.4	Infrastructure and Transportation	Reducing emissions from solid waste, in particular food waste, reduces GHG emissions.
3.6	Parks and Recreation	Trees in parks and other public spaces help sequester carbon dioxide (CO ₂).
3.7	Learning, Culture and Community Well-Being	Addressing and adapting to the impacts of climate change helps improve community well-being.
3.8	Hazard and Emergency Management	Renewable, local energy sources help reduce recovery times in an emergency.

3.5.1 Building performance

Policies

- Monitor and evaluate the performance of municipal facilities through energy audits to improve low-performing buildings. Retrofit buildings to reduce operating costs and energy use, as budgets permit.
- Consider climate change and energy resiliency in municipal infrastructure asset management, in particular the maintenance, repair and replacement of assets relative to their life expectancy.
- Develop partnerships with energy providers to promote the replacement of inefficient heating and cooling systems for private residences with more energy efficiency systems and/or renewable heating systems.

3.5.2 Renewable Energy

Policy

- Work with the Strathcona Regional District, utility providers, and other potential partners to explore the feasibility of renewable energy for providing electricity and the heating and cooling of private and public buildings.

3.5.3 Transportation

Policies

- Consider replacing, over time, the Village's vehicle fleet with electric vehicles or other potential zero or low emission vehicles, as the technology evolves, and it becomes more cost effective to procure energy efficient all-terrain vehicles.

- b. Pursue with BC Hydro, non-government organizations, and other possible partners, the potential to supply and install electric vehicle charging stations in the Village as the technology evolves to accommodate all-terrain vehicles.

3.6 Parks and Recreation

Overview

Parks, including trails, and recreation facilities are essential for improving the overall livability of a community and help support a growing tourism industry in the community. Developing additional recreation facilities, including marine facilities is considered a high priority by residents for future growth and development.

DESIRED OUTCOME:

- Everyone enjoys convenient, affordable access to community parks, open spaces, recreation facilities, amenities and programs.

Relationship to other Policy Directions

Sec.	Policy Direction	Interrelationship
3.1	Environment and Natural Areas	Natural areas support opportunities for passive and active recreation.
3.2	Housing	Convenient access to parks and recreation facilities from a resident's home supports livability and quality of life.
3.3	Economy and Employment	Provision of parks and recreation facilities including marinas and boat launching facilities supports the tourism economy.
3.4	Infrastructure and Transportation	Trails and waterfront pathways encourage walking and cycling as alternative modes of transportation.
3.5	Climate Action and Energy	Trees in parks and other public spaces help sequester carbon dioxide (CO ₂).
3.7	Learning Culture and Community Well-Being	Parks and recreation are essential for community well-being and improving overall livability.
3.8	Hazard and Emergency Management	Parks are an alternative land use in hazard areas that reduce risk to property and residents.

3.6.1 Parks, Trails, Walkways

Policies

- a. In support of improving access and enjoyment of the Inlet, work towards a continuous pedestrian waterfront walkway through the strategic acquisition of land or rights-of-way for public use.
- b. Through the redevelopment of lands adjacent to the Tahsis River and Inlet, provide for a connected trail system that ultimately links to other trails within and beyond the Village boundaries. These trails will be obtained through rezoning and subdivision application review.

- c. Identify new opportunities for sharing Tahsis' history for the benefit of new residents and visitors, including display signage along the waterfront, public spaces and trails.
- d. Formalize and promote trail systems locally by expanding and building upon communication methods through the Village website, tourist accommodation websites and other appropriate platforms that can inform potential users.
- e. Continue to work with the Village of Zeballos, the Mowachaht/Muchalaht First Nation and the Ehattesaht/Chinehkint First Nation in developing the multi-purpose trail between Tahsis and Zeballos.

3.6.2 Recreation Centre

Policies

- a. Periodically assess with recreation centre users and potential users, the type of facilities most needed and the best hours and times of day for the centre to be open.
- b. Consider initiating passive recreation, social, and learning uses for the recreation centre to accommodate the needs of less physically active residents.

3.7 Learning, Culture, and Community Well-Being

Overview

Learning, culture and community well-being are central to quality of life. Continuous learning opportunities give residents the opportunity to develop new job skills or hobbies. Culture includes heritage, cultural practices and values, and the arts, which can represent culture through various media. Community well-being includes supporting and ensuring the basic needs of residents are met and that residents are able to contribute to their own well-being, as well as the well-being of the community.

DESIRED OUTCOMES:

- Residents are healthy and have access to facilities, services and programs that promote wellness and overall well-being.
- Residents have diverse opportunities for social interaction, and access to high quality, affordable education and training.
- Residents have a deep sense of pride in their community and what it has to offer.

Relationship to other Policy Directions

Sec.	Policy Direction	Interrelationship
3.1	Environment and Natural Areas	The use of trails and natural areas contributes to spiritual and physical health.
3.2	Housing	Safe and appropriate housing is critical for living a well-balanced and healthy lifestyle. Access to housing and associated outdoor space supports the ability to grow food.

Sec.	Policy Direction	Interrelationship
3.3	Economy and Employment	The arts and culture sectors provide potential for job and business growth. Post-secondary (after high school) education contributes to the development of critical skills needed for jobs in the creative sector. Health and recreation service providers support economic activity in the community.
3.4	Infrastructure and Transportation	Maintaining high-quality drinking water is essential to the well-being and health of residents. Transportation infrastructure provides safe access to vital goods and services, fundamental to resident health and well-being.
3.5	Climate Action and Energy	Growing food locally reduces the need to transport food from distant locations.
3.6	Parks and Recreation	Recreation experiences create opportunities to bring people together for celebration.
3.8	Hazard and Emergency Management	Growing food locally reduces Tahsis' vulnerability to global food system disruptions and natural disasters which may prevent food from reaching the west coast of Vancouver Island and Tahsis. Improving accessibility helps residents with limited mobility to better respond to natural disasters.

3.7.1 Sense of Community and Place

Overview

There are several volunteer organizations in Tahsis that provide learning, cultural, recreation, and environmental enhancement services. These organizations play a key role in supporting Tahsis' social infrastructure which are essential to community well-being. Volunteerism and volunteer organizations help address a community's social, cultural, and well-being needs when there are limited public funding resources available. Volunteerism also provides a foundation for a continued sense of pride in the community and supports overall community well-being. Social well-being, in turn, supports physical and mental health.

Policies

- a. Continue to support and develop events that are oriented to a variety of interests, cultures, age-groups and range of abilities.
- b. Work with community partners and residents to maintain and further promote a culture of volunteerism and community service to implement community projects.
- c. Strive to implement a program that recognizes community volunteers and groups on an annual or semi-annual basis.

3.7.2 Accessibility

Overview

With an aging population accessibility will become an increasing challenge, whether it be walking along public streets, the ability to access and enter public facilities, or access and enjoy public spaces and natural areas.

Policy

- a. Complete an analysis of the recommendations from the Age-Friendly Community Action Plan and prioritize implementation based on available resources.

3.7.3 Food Systems and Food Security

Overview

The availability of nutritious, affordable food is critical to the health and well-being of residents and the lack of available daily goods is a significant concern for residents. The reliance on outside sources, including grocery stores in other locales, creates food security challenges, especially for residents no longer able to drive.

The agricultural sector on Vancouver Island is declining due to a number of factors, including aging farmers, limited desire by younger generations to farm, and loss of critical food system infrastructure. Vancouver Island imports a majority of its food, creating concerns for future cost and stability of the food supply given rising energy costs and climate change.

Given these vulnerabilities, local solutions will be paramount to establish and maintain a more food secure environment including improved opportunities to grow and sell local produce.

Policies

- a. Provide access to skills, knowledge and resources to residents to produce and process their own food.
- b. Identify additional opportunities for local food production on private and public lands.
- c. Pursue a seasonal produce stand to make locally grown food available to residents.
- d. Coordinate an organic waste recovery collection program that directs food waste to a composting system that is directly available for local food growers. (SEE ALSO SECTION 3.4.4 – SOLID WASTE MANAGEMENT)
- e. Consider options to cook and prepare locally grown food and make it available to residents not able to grow or buy produce within the allowance of the provincial “Food Premises Regulation”, under the *Public Health Act*.
- f. Identify opportunities to celebrate local food culture and cuisine, and indigenous local food traditions.

3.7.4 Health Care Services

Overview

Access and availability of professional health care is an ongoing and growing challenge for residents with many needing to travel to other locations to obtain the services they need. The need for adequate and appropriate health care will only increase with an aging population.

Policies

- a. Continue to work with the Vancouver Island Health Authority to ensure physical and mental health care services are available to residents on an ongoing basis.
- b. Investigate with the Vancouver Island Health Authority alternatives to in-person health care services including on-line appointments with health care providers.

3.7.5 Education

Overview

Continued education and training are integral to social well-being and provide economic opportunity options for residents. Captain Meares Elementary Secondary School provides kindergarten through grade 12 learning and has an adult learning centre that offers high school upgrading and general interest courses. Tahsis also has a public library with internet access and wireless capabilities.

Policies

- a. Support post-secondary education and skill development opportunities with businesses, non-governmental organizations, the school district and other levels of government.
- b. Support development of on-line training and education options.
- c. Support School District #84's efforts to maintain Captain Meares Elementary Secondary School.
- d. Support community members who want to teach or share their skills and knowledge with interested members of the community.

3.7.6 Mowachaht/Muchalaht First Nation

Policies

- a. Identify and initiate opportunities for Mowachaht/Muchalaht First Nation to share and teach their history and culture with the Village's residents and visitors through cultural awareness initiatives and learning exchanges.
- b. Identify common interests shared between the Village and Mowachaht/Muchalaht Nation and formulate partnerships based on those interests that result in successful and mutually beneficial outcomes.

3.8 Hazard and Emergency Management

Overview

The objective of hazard and emergency management is to save lives, reduce human suffering and protect property and the natural environment resulting from an emergency or disaster.

Provincial legislation requires local governments to develop and maintain an emergency plan which identifies methods for preparing, responding and recovering from an emergency. These emergency plans must also assess the likelihood and anticipated impacts of natural and human-made hazards that exist within a municipality.

DESIRED OUTCOMES:

- The community is prepared to effectively respond to an emergency when it occurs.
- The community manages known hazards to limit adverse impacts on property and people.

Relationship to other Policy Directions

Sec.	Policy Direction	Interrelationship
3.1	Environment and Natural Areas	Sustainably managing natural areas helps reduce the risk of hazards and the impacts of natural disasters.
3.2	Housing	Locating new housing outside of hazard areas and mitigating the potential impacts of existing housing located within hazard areas helps reduce impacts on property and people.
3.3	Economy and Employment	Managing and responding to emergencies and reducing recovery times helps reduce the impact on job earnings of residents.
3.4	Infrastructure and Transportation	Ensuring infrastructure and transportation systems are resilient to hazards and natural disasters is important to the safety of residents during an emergency.
3.5	Climate Action and Energy	Renewable, local energy sources help reduce recovery times in an emergency.
3.6	Parks and Recreation	Parks are an alternative land use in hazard areas that reduce risk to property and residents and may be used to accommodate residents immediately after a disaster.
3.7	Learning Culture and Community Well-Being	Effectively managing and responding to an emergency and minimizing the potential impacts of hazards provides improved community well-being.

3.8.1 Hazards

Overview

There are several potential hazards types in Tahsis, given its topography, location at the head of a marine inlet, and history as a forest mill community. These known hazards types include steep slope hazards, flood hazards and anthropogenic (human caused) hazards primarily resulting from hog fuel and mineral fill areas used as structural landfill for buildings.

Policies

- a. Seek to prevent unsafe timber harvesting on slopes located above and adjacent to the municipality.
- b. In order to reduce risk and mitigate the potential impacts of hazards to existing housing, continue to implement the development permit areas established for steep slope hazards, flood hazards and anthropogenic (human caused) hazards. (SEE SECTION 5.2 – DEVELOPMENT PERMIT AREAS AND GUIDELINES)

3.8.2 Emergency Services and Preparedness

Overview

Tahsis has a volunteer fire and rescue department with two fire trucks and a BC ambulance station. These services provide for basic and small-scale emergency needs of residents and visitors, however, in the event of larger, more significant events, other resources will be required.

Emergency events that pose the greatest risk to Tahsis are wildfires, earthquakes, tsunamis, landslides, and flooding. An earthquake could disrupt access to and from Vancouver Island, a wildfire, access into and out of Tahsis along Head Bay Road, and a tsunami or flooding event could impact both water and road access.

Policies

- a. Complete the Evacuation Plan and strive to implement its recommendations.
- b. Pursue implementation of an emergency operations centre and an emergency communications system.
- c. Develop a local online warning system for potential localized tsunamis.
- d. Strive to implement an automated localized tsunami warning system.
- e. Update the Community Wildfire Protection Plan (2011) identifying potential wildfire risks within the community and possible methods to reduce risks.
- f. Facilitate volunteer training to coordinate activities in the event of a disaster.

4.0 Land Use

Land use designations outlined in this section are depicted in Schedule A: Land Use Designations Map. Each land use designation definition outlines what may be possible on sites with that designation.

Interpretation

The land use designations on Schedule A typically follow parcel boundaries; however, OCP boundaries should be considered approximate as it reflects potential land uses on a site.

Outline

Each of the land use designations are described below and include the following elements:

- **Purpose:** An explanation of the vision and objectives of this designation.
- **Principal Uses:** The primary uses expected on parcels with the land use designation.
- **Corresponding Zones:** The zones or potential zones in the Zoning Bylaw that are typically applied to implement the land use designation. Existing zoning on parcels can be consistent with either existing land uses or Schedule A land uses designations.

4.1 Land Use Designations

Residential

Purpose: This designation allows for a full spectrum of residential uses and dwelling types to accommodate permanent and seasonal residents throughout the year and through a resident’s life span.

Principal Uses: Rural residential, single-detached residential, duplex, boarding homes, townhouses, apartments, and mobile homes.

Corresponding Zones: Residential Zone One (R-1), Residential Zone Two (R-2), Residential Multiple Zone One (RM-1), Residential Zone Three (R-3), Residential Multiple Zone Two (RM-2)

Neighbourhood Reserve

Purpose: This designation notes lands to be considered for future residential, recreation, tourist accommodation, or other uses to support future growth. These lands would require further land use review and servicing assessment to determine specific land uses and the associated amendments required to Schedule A: Land Use.

Principal Uses: Forestry, Recreation

Corresponding Zones: Rural One (RU-1)

Commercial

Purpose: This designation provides for retail, service and office commercial uses which support the community.

Principal Uses: Retail, offices, entertainment, personal and professional services, eating and drinking establishments, tourist accommodation

Corresponding Zones: Commercial Zone One (C-1), Commercial Zone Two (C-2), Commercial Zone Three (C-3)

Village Core

Purpose: This designation, generally located along the western waterfront, provides for commercial, institutional and residential uses that form the primary village centre area.

Principal Uses: Retail, offices, entertainment, personal and professional services, eating and drinking establishments, tourist accommodation, residential, institutional.

Corresponding Zones: Commercial Zone One (C-1), Residential Zone One (R-1), Residential Zone Two (R-2), Residential Multiple Zone One (RM-1)

Marine Commercial

Purpose: This designation, located within the Inlet waters, provides for marine recreation support services adjacent to the Village Core.

Principal Uses: Moorage facilities, boat docks, commercial marina facilities, tourist accommodation, aquaculture activities and associated processing.

Corresponding Zones: Industrial Zone Two (I-2), Commercial Zone One (C-1)

Mixed Use

Purpose: This designation provides for commercial, service commercial and light industrial and accessory residential uses. Intent is to allow for a diversity of uses in these areas to support redevelopment of community entryway sites.

Principal Uses: Retail, light manufacturing, warehousing and distribution, open space, parks,

Corresponding Zones: Industrial One (I-1), Commercial Zone One (C-1), Commercial Zone Two (C-2)

Industrial

Purpose: This designation provides for light and heavy industrial uses.

Principal Uses: Processing of natural resources, marine resources, freight handling and distribution facilities, manufacturing, warehousing.

Corresponding Zones: Industrial One (I-1), Industrial Two (I-2)

Institutional

Purpose: This designation provides for services and operations that are institutional in nature.

Principal Uses: Schools, child-care centres, health care facilities, fire hall, civic uses and facilities, postal service facilities, recreation centre

Corresponding Zones: All zones in the Zoning Bylaw.

Park

Purpose: This designation provides for park uses providing accessible recreation opportunities.

Principal Uses: Parks, trails, playgrounds, nature parks, natural areas, open space, campgrounds

Corresponding Zones: All zones in the Zoning Bylaw permit park uses.

Areas of Park Interest

Purpose: This designation notes areas for potential future parks and park interest.

Principal Uses: Parks, open space, natural areas

Corresponding Zones: Public Assembly Zone 1 (PA-1)

Forestry

Purpose: This designation provides for areas to be used for forestry.

Principal Use: Forestry

Corresponding Zones: Rural One (RU-1)

Community Forest

Purpose: This designation provides for areas to be used for sustainable forestry for the benefit of the community through a community forest agreement as provided under the *Forest Act*.

Principal Uses: Sustainable forestry

Corresponding Zones: Rural One (RU-1)

Open Space

Purpose: This designation notes areas that contain steep slopes, ravines and/or natural watercourses.

Principal Uses: Open space, natural areas

Corresponding Zones: Rural One (RU-1)

Agriculture

Purpose: This designation provides for agricultural uses as a primary use and supports the ability for the community to become more food secure.

Principal Use: Agriculture

Corresponding Zones: Rural One (RU-1)

5.0 Implementation

An OCP does not commit or authorize a municipality to proceed with any project, program or initiative specified within it; however, after an OCP has been adopted, all bylaws enacted or works undertaken by Council must be consistent with the OCP as outlined in the *Local Government Act*.

The OCP also provides policy direction that guides land use and investment toward implementing the OCP's Vision. As decisions are made regarding development, infrastructure improvements, programs, initiatives, and the overall delivery of the Village's core services, the OCP will serve as a directional document to help facilitate those decisions and will help prioritize the spending of finite financial resources. In addition, the OCP provides policy guidance as initiatives are developed in partnership with other municipalities, the Strathcona Regional District, First Nations, the province, private industry and community groups.

Achieving the desired outcomes (goals) and policies of the OCP can be challenging, requiring coordination and commitment to address factors that may be outside the Village's control. Building public awareness and understanding of the OCP's goals and policies will be integral to achieving support for the Plan and its effective implementation.

5.1 Implementation Tools

Several implementation tools are available to municipalities to facilitate OCP implementation.

Financial Plan

Under the *Community Charter*, a municipality must have a financial plan that covers a five-year time period. The OCP provides guidance and direction to a municipality in preparing their financial plan by helping prioritize financial resources. In turn, the financial plan funds projects, programs and services outlined in the OCP.

Zoning Bylaw

The Zoning Bylaw is one of the principal tools used to implement OCP land use plans and policies. It regulates and provides for permitted uses, densities, and building siting on individual lots. Zoning classifications on a lot must be consistent with an OCP land use designation. If existing zoning is inconsistent with the OCP land use designation, the zoning may continue, but any subsequent rezoning must be consistent with the applicable land use designation.

Subdivision

Subdivision of land is subject to the approval of the Village's Approving Officer, consistent with the policies of the OCP, the provisions of the Village's Zoning Bylaw, other relevant municipal bylaws, and in accordance with the *Land Title Act* and/or other provincial regulations.

Development Permit Areas and Guidelines

The *Local Government Act* (sec. 488) allows municipalities to establish development permit areas as a method of managing development design, addressing potential hazards and/or protecting the natural environment, among other purposes. Where areas are designated as a development permit area, the

objectives and/or special conditions which justify the designation must be described and guidelines identifying how conditions will be mitigated and objectives will be achieved must be provided with a development permit application.

Several development permit areas are established within the Village's boundaries and are further outlined in Section 5.2.

Temporary Use Permits

The *Local Government Act* (sec. 492) provides municipalities the authority to issue temporary use permits by resolution of Council within a temporary use permit area. Temporary use permits permit a use on a specified property that is not otherwise permitted in the Zoning Bylaw for a period not exceeding three years.

A temporary use permit area is established within the Village's boundaries and is further outlined in Section 5.3.

5.2 Development Permit Areas and Guidelines

The *Local Government Act* (sec. 488) allows development permit areas (DPAs) to be established for the purpose of, among other subjects:

- Protecting the natural environment, its ecosystems and biological diversity,
- Protecting development from hazardous conditions,
- Establishing objectives for the form and character of intensive residential development,
- Establishing objectives for the form and character of commercial, industrial or multi-family residential development.

Within Tahsis, several development permit areas are established. The location, purpose, objectives and guidelines associated with each of these development permit areas is provided in the following subsections. A development permit may vary or supplement the regulations of the Village's Zoning Bylaw. However, a development permit may not vary the permitted use, density, residential rental tenure, or a floodplain specification.

5.2.1 Natural Environment Development Permit Area

Category: Natural Environment (LGA Sec. 488(1)(a))

Area

The DPA shown on Schedule C-1 are subject to these Natural Environment Development Permit Guidelines.

The natural environment development permit area designated on Schedule C-1 includes land within 30m of the natural boundary of a watercourse.

Purpose

The Village of Tahsis recognizes the importance of preserving watercourse habitats and ecosystems. These ecosystems provide many functions necessary for health and wellbeing. Any development intended within 30 m of the natural boundary of a watercourse is to be subject to an assessment completed by a qualified environmental professional (QEP).

Objectives

The following guidelines are intended to allow land to be used for its planned purpose(s), while also protecting, enhancing and/or restoring natural environment areas, prevent the introduction and spread of invasive species, and protect water quality and quantity.

Guidelines

1. Prior to issuance of a development permit, the applicant will be responsible for obtaining, at their cost, an assessment report prepared by a qualified environmental professional (QEP) in accordance with the Riparian Areas Regulation (RAR) under the provincial *Fish Protection Act*.
2. The QEPs assessment report must provide the following:
 - Certification they are qualified to conduct the assessment,
 - Certification the RAR assessment methods have been adhered to,
 - Establish the Streamside Protection and Enhancement Area (SPEA) in accordance with the RAR,
 - Outline measures that protect the SPEA from development and any alterations of land,
 - Ensure all development will occur outside the defined SPEA and development shall be conducted in accordance with all measures and requirements specified in the assessment report.
3. The boundaries of the SPEA shall be located and clearly marked on site using temporary fencing or another highly visible method to prevent encroachment during clearing and construction.
4. Consideration by the Village of a development permit application is subject to notification from the Ministry of Environment and/or Fisheries and Oceans Canada that they have been notified of the development proposal and provided a copy of the QEP assessment report.
5. The Village may require that development activities be conducted at times of the year where the potential for deleterious impacts on the SPEA are minimized.
6. The Village may require that an erosion control plan prepared by a qualified professional be submitted and form part of the development permit.

5.2.2 Flood Hazard Development Permit Area

Category: Hazardous Conditions (LGA Sec. 488(1)(b))

Area

The DPA shown on Schedule C-2 are subject to these Flood Hazard Development Permit Guidelines.

Purpose

All watercourses creeks and lands around the Inlet are subject to moderate to high water flood hazards based on the Flood Risk Assessment Study (2019).

Objectives

The following guidelines are intended to allow land to be used for its planned purpose(s), while also protecting residents and property from the potential risk of natural hazards.

Guidelines

Prior to issuance of a development permit, the application 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.

5.2.3 Steep Slope Hazard Development Permit Area

Category: Hazardous Conditions (LGA Sec. 488(1)(b))

Area

The Development Permit Areas shown Schedule C-3 are subject to these Steep Slope Hazard Development Permit Guidelines.

Purpose

Steep ravine slopes are subject to potential risk of hazards such as landslides and erosion. Steepness of slope, however, does not necessarily correlate with slope stability, which depends on many factors. As a result, precautions are needed to ensure development activity does not create hazardous conditions.

Objectives

The following guidelines are intended to allow land to be used for its planned purposes, while also protecting residents and property from the potential risk of natural hazards.

Guidelines

1. Prior to issuance of a development permit, the potential for both rock and soil slope instability and the impact of the proposed development should be addressed by a site-specific investigation and report prepared by a qualified registered professional with specific experience in geotechnical engineering and/or engineering geology.
2. The report should address the following:
 - a. The potential for soil and rock slope instability, including the potential for rockfalls, supported by documentation of the extent of anticipated instability, accurate field determination of slope crest location or other geological features. Site plans and slope profiles should be provided.
 - b. Geotechnical considerations of cut and fill slope stability with recommendations and restrictions on excavation, blasting and filling.
 - c. Possible building envelopes in relation to natural or cut slope crests and possible rockfall zones.
 - d. Possible evidence of slope conditions that might indicate an imminent landslide or rockfall hazard.
 - e. Groundwater conditions and the potential slope instability which might be caused by groundwater seepage due to drainage and septic field system.
 - f. In all areas underlain by limestone, the potential for the existence of solution cavities and sinkholes and the implications of such features for the proposed development.
 - g. Erosion potential by ocean waves or drain discharges.
 - h. The maintenance of vegetation on soil slopes and within the setback zone above the slopes to minimize erosion; the necessity for selective scaling, rock bolting and tree removal to improve stability conditions, on a site-specific basis, in areas of bedrock.

5.2.4 Anthropogenic Hazard Development Permit Areas

Category: Hazardous Conditions (LGA Sec. 488(1)(b))

Area

The DPA shown on Schedule C-4 are subject to these Anthropogenic Hazard Development Permit Guidelines.

Purpose

Based on available information, these areas are inferred to be underlain with non-natural fill. Risks associated with non-natural fill sites include the potential for site settlement, potential generation of toxic or combustible gases, and the potential for combustion of fill materials.

Objectives

The following guidelines are intended to allow land to be used for its intended purposes, while also protecting residents and property from the potential risk of natural hazards.

Guidelines

1. Prior to issuance of a development permit, the extent of fill should be determined by site specific investigations for the proposed developments and a design report should be prepared by a Registered Professional Engineer qualified in geotechnical engineering.
2. The report must address the following:
 - a. The subsurface conditions including the areal extent and thickness of all site fills and the natural strata within the depth of influence of the proposed development and the depth to ground water.
 - b. The anticipated settlement, and any mitigative measures required to prevent or accommodate excessive settlement of the proposed development including structures, services and access roads.
 - c. Foundation design requirements including foundation area treatment, foundation types and allowable bearing pressures for shallow (footing or raft) foundations, and allowable working loads, depths and bearing strata for piled foundations.
 - d. The potential for slope instability and erosion, and any mitigative measures required.
 - e. The mitigative measures or design and construction means necessary to protect against the build-up of toxic, explosive or combustible gases to hazardous levels; and
 - f. The measures necessary to protect against combustion of the any fill materials.

5.2.5 Commercial Development Permit Area

Category: Form and character (LGA Sec. 488(1)(f))

Area

This DPA applies to all commercial development and uses in the Village of Tahsis and are subject to these Commercial Development Permit Guidelines.

Objectives

The objectives of the commercial development permit area are as follows:

1. Identify development and siting criteria for commercial activity in order to minimize the potential for negative impacts on adjacent properties, existing residential neighbourhoods, the environment, and the Inlet viewscales.
2. Provide guidelines which enhance social interaction and increased pedestrian opportunities as part of new commercial development.
3. Promote a high-quality standard of the built environment.

Guidelines

1. Prior to the issuance of a development permit, the applicant must submit a detailed plan for the proposed development.
2. The detailed plan must include:
 - a. A detailed site plan which includes the footprint of the building and any impermeable areas, all building setbacks to adjacent lot lines, identification parking spaces, and any other matters deemed significant by Council.
 - b. Detailed elevation drawings for all sides of proposed buildings and structures.
 - c. A detailed description of all materials and colors to be used on the exterior of the building
 - d. A detailed landscaping plan and a written estimate for the costs of the proposed landscaping
3. Natural vegetation and trees should be maintained wherever possible for screening of parking and storage areas, and where required, supplemented by informal landscaping and fencing to provide adequate screening.
4. Commercial developments which are in close proximity to waterfront locations should ensure through design and siting considerations that public access corridors and views both to and from the water are respected.
5. Buildings should be sited to ensure adjacent residential properties are protected from site illumination and noise.
6. Forms of development should incorporate small scale, residential “style” building designs and the provision of internal pedestrian and cycle circulation patterns designed to tie into existing and/or future road and trail systems.
7. Signage should be un-illuminated or softly lit, non-oscillating, constructed of natural materials, and of a small scale in compliance with Zoning Bylaw provisions. Wherever possible, signage should be consolidated.
8. The creation of impermeable surfaces should be minimized to encourage natural drainage and maximize green ground cover.
9. Applicants should retain existing trees to the extent feasible and plant new trees as part of the commercial development.

5.2.6 Industrial Development Permit Area

Category: Form and character (LGA Sec. 488(1)(f))

Area

The Development Permit Area applies to industrial development and uses in the Village of Tahsis and are subject to these Industrial Development Permit Guidelines.

Objectives

The objectives of the industrial development permit area include:

1. Identify development and siting criteria for industrial activity in order to minimize the potential for negative impacts on adjacent properties and existing residential neighbourhoods, and the environment.
2. Provide guidelines which aim to protect the integrity of viewscales in close proximity to industrial zoned properties.

Guidelines

1. Prior to the issuance of a development permit, the applicant must submit a detailed plan for the proposed development. This plan must include:
 - a. A detailed site plan which includes the footprint of the building and any impermeable areas, all building setbacks to surrounding lot lines, identifying parking spaces, and any other matters deemed significant by Council.
 - b. Detailed elevation drawings of all sides of proposed buildings and structures.
 - c. A detailed description of all materials and colours to be used on the exterior of buildings.
 - d. A detailed landscaping plan and a written estimate for the costs of the proposed landscaping
2. Natural vegetation and trees should be maintained wherever possible for screening of garbage receptacles, transformers, parking, shipping, storage and loading areas. Where required, these areas should be supplemented by informal landscaping and fencing to provide adequate screening.
3. Wide buffers of natural vegetation should be retained, or alternatively landscaped buffers provided along property lines fronting public roads or adjacent to residential properties.
4. Wherever possible forms of development should incorporate low, small scale building designs.
5. Buildings should be sited to ensure any adjacent residential properties are protected from site illumination, noise, dust, and/or odours.
6. Signage should be un-illuminated or softly lit, non-oscillating, constructed of natural materials, and of a small scale in compliance with Zoning Bylaw provisions. Wherever possible, signage should be consolidated
7. The creation of impermeable surfaces should be minimized to encourage natural drainage and maximize green ground cover.
8. Applicants should retain existing trees to the extent feasible and plant new trees as part of the industrial development.

9. The creation of impermeable surfaces should be minimized to ~~ensure~~ ^{maintain} natural drainage and maximize natural ground cover.

5.2.7 Development Permit Exemptions

If the DPA has been established for the purpose of protecting **the natural environment**, its ecosystems and biological diversity, the following development permit exemptions apply:

- A development permit is not required for internal alterations to a building.
- A development permit is not required for external alterations to a building provided the alterations are within the existing building footprint.

If the DPA has been established for the purpose of protecting development from **hazardous conditions**, the following development permit exemptions apply:

- A development permit is not required for internal alterations to a building.
- A development permit is not required for external alterations to a building provided the alterations are within the existing building footprint.
- A development permit is not required for the replacement or reconstruction of a structure located within the footprint of a previously permitted structure.

5.3 Temporary Use Permits

5.3.1 Procedures

All lands shall be designated as being eligible for consideration for the issuance of temporary use permits.

The consideration of applications for a temporary use permit shall be conditional upon the applicant providing:

- a. A detailed description of the proposed use and the duration of the proposed activity;
- b. Plans for mitigating potentially harmful impacts on the environment, adjacent lands, and the local community;
- c. Applicable provincial and federal government approvals or permits;
- d. A plan for rehabilitation of the site following the discontinuance of the proposed temporary use;
- e. Other information required to fully evaluate the application.

5.3.2 Conditions

In considering the issuance of a Temporary Use Permit, Council will use conditions it deems reasonable which may include:

- a. The temporary use will operate at an intensity suitable to the surrounding area;

- b. The temporary use will be compatible with respect to use, design and operation with other surrounding land uses;
- c. The temporary use will operate on a temporary basis only and includes, plans, or a letter of undertaking, to terminate the use prior to the expiry date of the permit;
- d. A financial security to ensure the temporary use is removed and the site appropriately restored.

5.4 Development Approval Information Requirements

For the purposes of *Local Government Act Sec's. 485-487*, an applicant for a Zoning Bylaw amendment, a development permit or a temporary use permit may be required to provide development approval information if any of the following apply:

1. The development may result in impacts on:
 - infrastructure including sewer, water, drainage, electrical supply or distribution, and roads,
 - public facilities including schools and parks,
 - community services, or
 - the natural environment.
2. The development may result in other impacts that would be relevant to the decision of Council or its delegate on whether to approve the development.
3. The information is required to determine whether the development is in accordance with any applicable development permit guidelines or any other relevant bylaws or guidelines to which the Village may refer in relation to a decision on a zoning amendment or temporary use permit application.

The objective of the above provisions is to ensure that applicable studies and relevant information are provided to the Village prior to development, for the Village to evaluate the impact of the development on the community.

6.0 Monitoring

Ensuring successful implementation of the OCP will require ongoing commitment. A monitoring program is central to this effort. Monitoring on a regular basis is an effective means in determining how well OCP goals and policies are being met and can help show which policy areas are being adequately addressed and which may require further attention. Monitoring methods may include the development of targets or indicators to track progress or can be as simple as a checklist confirming if a policy has been achieved.

List of Schedules

A: Land Use

B: Public Facilities and Parks

C: Development Permit Areas

C-1: Natural Environment Development Permit Area

C-2: Flood Hazard Development Permit Area

C-3: Steep Slope Hazard Development Permit Area

C-4: Anthropogenic Hazard Development Permit Area

C-5: Combined Development Permit Areas



Village of Tahsis,
977 S. Maquinna Dr.,
Tahsis, B.C., VOP 1X0

Post Office Box 104,
Tahsis, B.C., VOP 1X0

October 15, 2025

To: Mayor Davis & Council

Dear Mayor Davis,

Thank you for your letter of October 7, 2025 in regards your refusal to provide a referendum on the *Tahsis Flood Protection Project, Phase 3*. Please note that your letter did not effectively address all the relevant issues associated with this lack of accountability.

It is obvious that houses located along N. Maquinna will be detrimentally impacted by this project. The continuation of any wall will have a negative effect on property values - especially if the construction is similar to Phase 2 where ugly disjointed cement blocks now obstruct what was once a pleasant and picturesque river view.

The Village website is constructed in a manner that does not enable specific information to be easily located in a search. Why are details of *Phase 3* only depicted in miniature text and virtually hidden from view? The public meeting on this topic had almost no publicity and was held in July when most property owners were out of town or unaware a meeting was being scheduled.

Why hasn't there been a direct mailing on the details of Phase 3 - especially to property owners along N. Maquinna? These taxpayers should be promptly notified that the view from their home will soon be blocked by a tall ugly wall: especially when this is obviously going to have a negative impact on their property values.

Phase 2 of this project is starkly visible to property owners who live nearby. It must be a daily reminder of the incompetence and substandard construction of a project that was overseen by our municipality. This ugly wall should be an embarrassment for this administration: not a reason to continue with the next phase.

One can only conclude that little thought was given to aesthetics, safety and road noise associated to *Phase 2*. What was once a tranquil walk beside a quaint and attractive river, is now a risky hike that has the possibility of entrapment by bears - and with no quick escape. The owners of houses that are adjacent to this wall, have to now contend with increased road noise and their pleasant views are obliterated.

Extending this ugly monstrosity, unnecessarily, along additional sections of N. Maquinna; will be a disservice to even more property owners. It will also reduce the attractiveness and desirability of living in Tahsis. To continue this construction and planning - without a proper referendum, direct mailing, and public consultation - violates the fundamentals of honest government.

In your October 7, 2025 letter, you have stated that the design concept for *Phase 3* of the *Flood Protection Project*, was approved at a closed meeting. It is my understanding that the engineer of this project is Mark DeGagne of McElhanney and a brief review is in order.

Relevant facts include: [i] the design failure of Phase 2; [ii] a public record depicting that Mr. DeGagne signed off or identified errors in McElhanney's *2019 Salmon & White Rivers Flood Risk Assessment*; [iii] notations indicating that the new flood barrier will unnecessarily reach a height of approximately five feet above the road surface and [iv] approval for this project was at a meeting closed to the public.

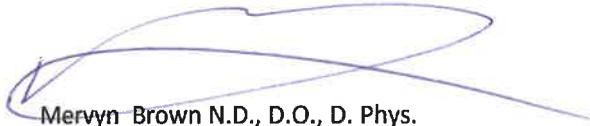
This planned wall must be placed on hold unless it is properly approved after a referendum or public vote. This ballot should only occur after there has been a comprehensive direct mailing campaign that comprehensively notifies taxpayers of all relevant details.

In the *2021 Village of Tahsis Annual Report*, you have stated that at that time, grants made up approximately 30% of the Village operating revenue. I believe this percentage has dramatically increased and with it, the associated risks of contractor incompetence and cost overruns.

Given that *Phase 3* amounts to a combined flood probability forecast of only a 1 in 200 year flood event, and that predictions are based on worst case scenarios at each point in the study: there is an appearance that this project is simply an irresponsible and unnecessary grab for generous federal and provincial grant money. It is unreasonable to believe that this municipality is truly interested in the well being of next century residents when it fails to provide for the needs and best interests of current residents.

Phase 3 must be re-evaluated in conjunction with enabling proper public input and providing full disclosure. It is inadequate and deceptive to enact measures after secretive decisions based on private negotiations, closed meetings, restricted publicity and minimal public communication. I trust that *Phase 3* will only proceed if there is a distinct record that depicts universal support from a majority of Tahsis residents and taxpayers.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mervyn Brown', with a large, sweeping flourish extending to the right.

Mervyn Brown N.D., D.O., D. Phys.

cc:

HMA.Minister@gov.bc.ca
Anna.Kindy.MLA@leg.bc.ca
Aaron.gunn@parl.gc.ca

 Outlook

Re: Student Award

Date Tue 10/28/2025 10:29 AM

To

Cc Mayor Davis <Mayor@villageoftahsis.com>; Mark Tatchell <MTatchell@villageoftahsis.com>; Janet St. Denis

Thanks, that's wonderful news! I will forward it to staff to include as correspondence.

Cheers
Martin



On Tue, Oct 28, 2025, 10:12 a.m. Raj S < wrote:

Mayor,

We are sharing the attachment to spread the word to ensure that people are aware. Unsure if it's appropriate to attach to a Council meeting as correspondence.

Rajinder and Santosh Sharma



The Raj and Santosh Sharma Award

\$500 per student per year

To provide financial assistance to a graduating student of Captain Meares Elementary/Secondary School to pursue post - secondary education.

Eligibility Requirements - The award is open to **any graduating student** from Captain Meares Elementary Secondary School who meets the following criteria:

- Must be a **graduating student** of CMESS in the current academic year.
- Must be accepted to, and successfully attend, a recognized **post - secondary institution** for a minimum of one (1) year.
- The award **must be claimed and utilized** (i.e., the student must begin their post - secondary studies) within **one (1) year** of their CMESS graduation date.

Selection Criteria - Selection for the Raj and Santosh Sharma Award is based solely upon demonstrated financial need.

- **Financial Need:** This is the exclusive criterion for the award. Applicants must clearly articulate their need for financial assistance to pursue post - secondary education.
- **Performance Consideration:** While academic performance is noted in the application, it will only be used to confirm the student is in good standing and is **not** a factor in the final selection decision.

Application Process - Applicants must submit a single application document to the CMESS Principal/Awards Committee by the specified annual deadline.

Required Document - Applicant Letter: A personal letter addressed to the CMESS Awards Committee that clearly highlights two distinct areas:

- **Financial Need:** A detailed explanation of the applicant's financial situation and why they require the bursary to attend post - secondary education.
- **Performance Summary:** A brief summary of the applicant's overall performance at CMESS (including academic success, school involvement, or personal growth) to demonstrate their readiness for post - secondary studies.

Award Administration - The CMESS Awards Committee is solely responsible for reviewing applications and selecting the recipient based on the criteria outlined above.

- The recipient will be required to provide **proof of enrollment** at a qualifying post - secondary institution must be submitted to the School Board Office before the funds are dispersed.
- Funds will be paid directly to the student.

***Administered by Captain Meares Elementary Secondary School
Administration Awards Committee***



Village of Tahsis

2026 Regular Council Meeting Dates

January 6, 2026

January 20, 2026

February 3, 2026

February 17, 2026

March 3, 2026

March 17, 2026

April 7, 2026

April 21, 2026

May 5, 2026

May 19, 2026

June 2, 2026

July 7, 2026

August 4, 2026

September 1, 2026

September 22, 2026

October 6, 2026

November 3, 2026

November 17, 2026

December 1, 2026



Administration
 Box 3333 | 6250 Hammond Bay Road
 Nanaimo, BC Canada V9R 5N3
 t: 250.758.4697
 e: info@virl.bc.ca w: www.virl.bc.ca

October 21, 2025

Mayor Martin Davis
 Village of Tahsis
 Box 219, 977 South Maquinna Drive
 Tahsis, BC V0P 1X0
 Sent via: mayor@villageoftahsis.com

Dear Mayor Davis,

Re: December 8 deadline - 2026 VIRL Board Appointments

Per S17(2) of the [Library Act](#), at your Council's first meeting in November your 2026 VIRL Board Trustee and Alternate are to be appointed.

Reappointment of sitting members is encouraged for continuity, if they have not served more than 8 consecutive years. The term of appointment is January 1 – December 31. A draft 2026 meeting schedule is on page 2.

Appointees should note their obligations include a duty of care and a duty of loyalty to VIRL. Per VIRL's Procedural Bylaws, conflicts of interest for VIRL Trustees are defined as those in which "...a Trustee, or person related to a Trustee, has a personal interest (including but not limited to a direct or indirect pecuniary interest) that conflicts or could conflict with the Trustee's obligations to VIRL. Conflicts of interest may be actual, potential, or perceived."

S55 of *the Library Act* speaks to expenses eligible for reimbursement.

By December 8, please submit for your Trustee and Alternate appointments, supported by:

1. Certified copy of Resolution
2. 2026 VIRL Appointment Forms (Contact info., Recording release & Electronic funds transfer)
3. [2026 Financial Statement of Disclosure](#)

Return completed forms to mpatterson@virl.bc.ca.

If you have any questions, contact Mariah Patterson, Executive Assistant at 250-729-2310 or [email](#).

Thank you for your continued support of Vancouver Island Regional Library!

Sincerely,

Eileen Gillette

Executive Director (Interim)

cc: Mark Tatchell, CAO, Village of Tahsis
 Janet St. Denis, Manager of Corporate Services, Village of Tahsis

2026 DRAFT Meeting Schedule

February's meetings are entirely in-person. All meetings thereafter are hybrid, with limited seating for in-person attendees at the Nanaimo North branch boardroom.

2026 Board & Committee Schedule

	Time	Meeting	Meeting Date	Meeting Format	Audit & Financial Plan
Q1	AM	Orientation	Feb. 21	<i>In</i>	
	AM	AGM	Feb. 21	<i>Person</i>	Election(s): Chair, Vice Chair, Executive Committee
	PM	Board	Feb. 21		
Q2	AM	AFSC	May 1	Hybrid	2025 Audit Reports & Auditor Presentation *All Trustees are invited to the Presentation. 2025 SOFI Report 2027-2031 Financial Plan Assumptions
	PM	EC	May 1	Hybrid	2025 Audit Reports 2025 SOFI Report 2027-2031 Financial Plan Assumptions
	AM	Board	May 30	Hybrid	2025 Audit Reports 2025 SOFI Report 2027-2031 Financial Plan Assumptions
Q3	AM	AFSC	June 19	Hybrid	2027-2031 Financial Plan Draft 1
	AM	AFSC	July 24	Hybrid	2027-2031 Financial Plan Draft 2
	PM	EC	July 24	Hybrid	2027-2031 Financial Plan Draft 2
	AM	Board	Sept. 12	Hybrid	2027-2031 Financial Plan Final Proposal
2026 General Local Election Oct. 17					

Dear Community Leader,

It is my pleasure to invite you to send one representative from your community to join us at the **2026 COFI Convention**, taking place **April 8–10**, at the **JW Marriot Parq in Vancouver**.

Under the theme “**Forestry is a Solution**,” the 2026 COFI Convention will bring together leaders from industry, government, First Nations, and communities to rebuild competitiveness and chart a stronger future for BC’s forest sector.

Forestry is at a crossroads — facing real challenges, yet also leading the way on solutions that matter most to local communities across the province: housing, wildfire resilience, reconciliation, and economic growth.

The COFI Convention is the largest gathering of forest sector leaders in Western Canada and a vital platform for collaboration and dialogue on the path forward.

Community Leaders Program - What’s included

- **One complimentary full registration** (all sessions, meals, and receptions)
- **One complimentary hotel night** at the **JW Marriott Parq Vancouver**.
(Additional nights at your own expense)

How to Register & Book

- **Claim your complimentary registration** by **January 31, 2026**, by contacting us to receive a registration code.
- **Need extra seats?** Colleagues from local government may register at the Government Rate (\$800) at the [Convention Website Here](#)
- **Hotel booking:** [Book here](#) and your complimentary night will be applied after.

If you can’t attend, a designated **CAO, councillor or director** may use the complimentary registration on your behalf.

We look forward to welcoming you in Vancouver, and to your continued partnership in supporting BC’s communities and forest sector.

Warm regards,



Kim Haakstad
President and CEO
BC Council of Forest Industries

VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council

From: Chief Administrative Officer

Date: October 24, 2025

Re: Ministry and Other Agency Staff meetings held during the 2025 UBCM Convention

PURPOSE OF REPORT:

To summarize key points from the meetings held with Ministry staff as well as Island Health and ICBC. For Information.

Ministry of Housing and Municipal Affairs

Implementing 2025 Housing Needs Report

- Ministry staff (John Thomson, ADM) was unable to answer questions regarding the counterintuitive findings of projected population decline and the demand for increased housing.
- Committed to pass on concerns and questions to Tejinder Parhar, ADM, Housing and Land Use Policy.
- Also committed to answer whether housing capacity funding could be used for other eligible purposes during 2026.

Insurance Corporation of British Columbia

Crash data from reported crashes on the Head Bay FSR

- ICBC agreed that the crash data system is not very useful for collecting and reporting crashes on industrial and many rural roads.
- ICBC also agreed that their call takers can do a better job in understanding and recording crash information from industrial and rural roads.
- Agreed to take feedback to the relevant group at ICBC.
- Also provided information on funding for speed bumps and speed reader signs.

Ministry of Social Development and Poverty

Accessibility grants for local governments

- SPARC will likely have surplus funds after March 31, 2026 which might be re-appropriated next fiscal year for local government and/or community accessibility projects.
- Rick Hansen Foundation is a potential source of funding
- See also October 2nd Allison Bond, Deputy Minister, letter to Council for other resources

Service Navigator Resource

- Community Integration Specialists are located in larger centres who are homeless or are at risk being homeless to connect them with financial assistance and navigating government and community supports and services. There are 2 CI Specialists in Campbell River.
- Discussed holding community integration clinics in rural and remote communities, including Tahsis.
- See also October 2nd letter noted above.

Island Health

Mental health care service gaps

- Hiring of new social worker is a positive development
- VoT described the transportation gap affecting mental health patients in crisis discharged from the Campbell River hospital
- Island Health acknowledged the seriousness of the issue but does not have an immediate solution.

Health care service gaps

- Committed to explore options for other health care services, e.g., vision and hearing tests, children's vaccinations, mammograms to be delivered in Tahsis.

Ministry of Environment

Leiner River Recreation Site maintenance

- Senior ministry staff to follow up with VoT staff directly to discuss options for providing services and maintenance as well as information for the Village office and Visitor Centre.
- Committed to following up to pay the invoice for VoT services delivered to the Ministry.

Ministry of Health (Island Health attended)

Funding model for health care deliver in rural and remote communities

- Ministry explained there is no one model that drives funding levels for rural and remote communities
- A number of factors are used in setting funding for the health authorities and the health authorities set service levels for communities served in their regions.
- Acknowledged that recruiting health care professionals to rural and remote communities can be challenging.
- Ministry is working on a provincial rural health sustainability plan (see [Developing a Rural and Remote Health Strategy](#))

Minister of Jobs and Economic Growth

Regional tourism strategy and implementation

- Commended VoT for partnering with VoGR and the MMFN
- Noted that a DMO is not required to seek funding and support from Destination BC
- Noted the current REDIP grant opportunity and opportunities for skills training, e.g., guide outfitters.

Ministry of Forests

Expand old growth protected areas in addition to McKelvie Creek watershed

- The deferral for McKelvie Creek watershed has expired. The process for determining the future of this watershed will be through the relevant Forest Landscape Plan.
- Forest Landscape Plans are being prepared for the “West Coast Vancouver Island” region which includes TFL 19. The process includes considerable engagement with First Nations and consultation with stakeholders, including communities. Tahsis Open House is being held on October 28th.
- In the interim, the Chief Forester will take the Letter of Understanding between Western Forest Products and VoT and the MMFN’s Salmon Park declaration into account in setting the annual allowable cut for TFL 19.

Head Bay Forest Service Road condition

- No commitment to impose load limits to preserve chip sealed sections
- VoT noted the lack of communication and coordinator by MoF staff with MoTI, although quarterly meetings with Tahsis Council has improved ministry accountability.
- Highlighted the problems caused by the poor construction of the new Canton River tributary bridge.

Utilize FSRs as land evacuation routes in the Village’s emergency response plan

- Encouraged VoT to pursue this with the Campbell River district office and through the FLP engagement.

Respectfully submitted:

A handwritten signature in dark ink, consisting of a stylized, cursive 'M' followed by a horizontal line that tapers to the right.

Mark Tatchell, CAO

VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council

From: Director of Finance

Date: October 10, 2025

Re: Request for Proposals (RFP) – External Audit Services

PURPOSE OF REPORT:

The purpose of this report is to inform Council that staff will be issuing a Request for Proposals (RFP) for the provision of External Audit Services for the Village of Tahsis for a five-year term (2025–2029), with an option for a two-year extension.

BACKGROUND:

The Village's last RFP for audit services was issued in 2017 for the fiscal years 2017–2021. Following that contract term, Council approved a three-year extension covering the fiscal years 2022–2024.

With the extension now expiring, it is timely to proceed with a new competitive process to ensure continued compliance with Section 169 of the Community Charter and to confirm that the Village receives high-quality, independent audit services at a fair cost.

The proposed RFP outlines a five-year engagement period (2025–2029) with the option for a two-year extension (2030–2031). It reflects updated municipal standards, allows for remote audit work due to Tahsis' remote location, and includes clear evaluation criteria emphasizing qualifications, audit approach, and cost.

The RFP will be publicly posted on the Village website, CivicInfo BC and BC bid.

Next Steps

- Issue Date: November 5, 2025
- Closing Date: December 5, 2025
- Following the evaluation process, staff will present a report to Council recommending the preferred proponent for appointment as the Village's auditor for the 2025–2029 term.

POLICY/LEGISLATIVE REQUIREMENTS:

1. *In accordance with Section 169 of the Community Charter, Council must appoint an independent auditor to examine the Village's financial statements each year and report to Council on the results. This process ensures transparency, accountability, and compliance with statutory financial reporting requirements*

FINANCIAL IMPLICATIONS:

The cost of annual audit services will be funded from the Village's general operating budget.

RECOMMENDATION:

THAT Council receive this report for information regarding the issuance of a Request for Proposals (RFP) for External Audit Services for the fiscal years 2025–2029, with an option for a two-year extension

Respectfully submitted:



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Director of Finance