



AGENDA

**Regular Meeting of the Village of Tahsis Council
to be held on September 16, 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 September 2, 2025 Standing Committee of Business Liaison Meeting Minutes**

2 September 2, 2025 Regular Council Meeting Minutes

- G. Rise and Report** None.
- H. Business Arising** 1 **Presentation Re: West-Central Vancouver Island Forest Landscape Planning**
- 2 **2025 UBCM Official Opposition Meeting Opportunities**
- 3 **Report to Council Re: SPARC Local Community Accessibility Grant**
- J. Council Reports** 1 **Mayor Davis**
- 2 **Councillor Fowler**
- 3 **Councillor Northcott**
- 4 **Councillor Lenahan**
- 5 **Councillor Moore**
- K. Bylaws** 1 **Report to Council Re: OCP Updates- Housing Needs**
- Village of Tahsis Official Community Plan Bylaw No 675, 2025**
- First and Second Reading**
- L. Correspondence** 1 **August 31, 2025 email from Mervyn Brown to Mayor and Council - Re: The Flood Project .**
- September 10, 2025 email from Ellena Gjesdal, Executive Assistant, School**
- 2 **District 84- Vancouver Island West to Mayor and Council Re: meeting invitation with SD84 Board of Education on October 15, 2025.**
- September 5, 2025 email from Dallas Brodie, MLA, Vancouver-Quilchena Re:**
- 3 **2025 UBCM - Invitation to a one-on-one meeting and or/ DRIPA round table event.**
- M. New Business** 1 **September 3, 2025 letter from Mark Baker, Chair, Strathcona Regional District to the Ministry of Transportation and Transit Re: Village of Tahsis Meeting Request.**
- 2 **Report to Council: Tahsis Canada Day Celebration**
- 3 **Village of Tahsis- Appointment of Chief Election Officer and Deputy Election Officer**
- Public Input # 2**
- Rise and Report** None.
- O. Adjournment**



Village of
Tahsis

Minutes

Meeting Standing Committee of Business Liaison
Date September 2, 2025
Time 10:02 a.m.
Place Municipal Hall - Council Chambers and by electronic means

Committee Members
 Councillor Ryan Moore, Committee Chair
 Councillor Brenda Lenahan, Committee Vice Chair
 Dan Dahling, Local Business Community Representative
 Linda Jordan, Local Business Community Representative
 Amit Sharma, Local Business Community Representative by video

Absent Sheryl Roger, Local Business Community Representative

Staff Paige Sawyer, Economic Development Coordinator (Ex Officio) by video
 Janet StDenis, Corporate Services Manager (Ex Officio)

Public None.

Call to Order

Councillor Moore called the meeting to order at 10:02 a.m.

Land Acknowledgement

Councillor Moore acknowledged and respected that the Standing Committee of Business Liaison is meeting upon Mowachaht/Muchalaht territory.

Introduction of Late Items

None.

Approval of the Agenda

Dahling: COW 0098/2025

THAT the Agenda for the September 2, 2025 Standing Committee of Business Liaison be adopted as amended.

CARRIED

H. Business Arising

- 1 Community Consultation/ Open House event - Finalization of plans**

Dahling: COW 0099/2025

THAT the Standing Committee of Business Liaison continue discussions from the August 21, 2025 meeting in preparation for the Community Consultation/ Open House event.

CARRIED

Discussion on the Open House event planning included: the event layout and materials; poster distribution and communication; refreshments; rec centre kitchen use and the event set-up time.

Topic discussed regarding the Community Survey included: format (digital/ hard copy); survey platform; content and approval; QR code and digital access; survey poster; distribution of the survey/timelines and data collection and collation.

The committee discussed having an additional meeting in September to review the survey results and consultation feedback.

Dahling: COW 0100/2025

THAT a Standing Committee of Business Liaison meeting be scheduled for Thursday September 11, 2025 at 1 p.m. in the Council Chambers and by electronic means.

CARRIED**Adjournment****Dan: COW 0101/2025**

THAT the Standing Committee of Business Liaison adjourn at 10:55 a.m.

CARRIED**Certified Correct this**

16th day of September, 2025.

Chief Administrative Officer



Minutes

<u>Meeting</u>	Regular Council Meeting
<u>Date</u>	September 2, 2025
<u>Time</u>	7:00 PM
<u>Place</u>	Municipal Hall - Council Chambers and by electronic means

Present

Mayor Martin Davis
 Councillor Sarah Fowler
 Councillor Brenda Lenahan
 Councillor Ryan Moore
 Councillor Cheryl Northcott by video

Staff

Mark Tatchell, Chief Administrative Officer by video
 Adia Mavrikos, CPA, CA, Director of Finance by video
 Paige Sawyer, Economic Development Coordinator by video
 Janet StDenis, Corporate Services Manager

Public 12 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

Moore/Fowler: VOT 0311/2025
THAT the Agenda for the September 2, 2025 Regular meeting of Council be adopted as amended. **CARRIED**

E. Public Input # 1	<p>Members of the public expressed their concerns over the design, ecological impact, traffic and roadway changes and community consultation/ communication process with regards to the Flood Mitigation Project, Phase 3.</p> <p>A member of the public commented on the cost of the Tahsis Tourist Centre Upgrade Project.</p>	
F. Adoption of the Minutes	<p>1 August 5, 2025 Standing Committee of Business Liaison Meeting Minutes</p>	
	<p>Fowler/Moore: VOT 0312/2025</p> <p>THAT the Standing Committee of Business Liaison Meeting minutes of August 5, 2025 be adopted as presented.</p>	CARRIED
	<p>2 August 5, 2025 Committee of the Whole Meeting Minutes</p>	
	<p>Moore/Fowler: VOT 0313/2025</p> <p>THAT the Committee of the Whole Meeting minutes of August 5, 2025 be adopted as presented.</p>	CARRIED
	<p>3 August 5, 2025 Regular Council Meeting Minutes</p>	
	<p>Moore/Fowler: VOT 0314/2025</p> <p>THAT the Regular Council Meeting minutes of August 5, 2025 be adopted as presented.</p>	CARRIED
	<p>4 August 21, 2025 Standing Committee of Business Liaison Meeting Minutes</p>	
	<p>Moore/Fowler: VOT 0315/2025</p> <p>THAT the Standing Committee of Business Liaison Meeting minutes of August 21, 2025 be adopted as presented.</p>	CARRIED
G. Rise and Report	None.	
H. Business Arising	<p>1 2025 UBCM Small Talk Forum - Potential agenda / discussion topics.</p>	
	<p>Fowler/Moore: VOT 0316/2025</p> <p>THAT this information be received.</p>	CARRIED

Councillor Fowler spoke to the Village of Tahsis "success stories" that she plans to speak about during the 2025 UBCM Small Talk Forum.

2 Report to Council Re: Village of Tahsis Q2 Operating Results to June 30, 2025.

Fowler/Moore: VOT 0317/2025

THAT this Report to Council be received.

CARRIED

The Director of Finance presented the Q2 operating results to Council, detailing the revenue and expenditure variances to date and projected variances for year end. Both revenue and expenditure variances were explained.

A net operating surplus was projected for year end.

The Q3 report will be presented in October and this report will include expenditures over \$10,000 as requested by Mayor Davis.

J. Council Reports

Mayor Davis

I hope everybody has had a good summer. Once again, the road to Tahsis started the summer in good condition but was allowed to deteriorate to a dangerous state that is always harmful to our economy as it is the chief deterrent to tourism. There have also been a few accidents this summer. We have always heard the same excuses as to why it isn't maintained regularly: too dry, too wet. We know that dry roads can be graded in concert with water trucks. This has been done in the past, but the contractor is unwilling to do this. I have said it before, but maintaining roads for profit is a failed model and will never lead to maintenance levels that we used to enjoy before it was passed to the private sector.

The Union of BC Municipalities Convention is coming up in September, a time to meet with provincial ministers and ministries regarding our local issues. We have once again been turned down by the Minister of Transportation and Transit for a direct meeting. At the last Strathcona Regional District meeting I brought forward a motion for the SRD board to provide support in advocating for a direct meeting with Minister Farnworth; it passed unanimously. This is not necessarily tied to UBCM and is in fact a better option in my opinion, given our poor history there in regard to road advocacy. If this works, I believe our best strategy is to use the history of this road and its politics, along with the growth in tourism and other economic activity to advocate for full sealcoating and other improvements. I personally spent \$1000 last week replacing a spring and shocks due to pothole damages.

As an update to our wharf plan, the revised tender is going out to rebuild our boat launch to the proper grade and to build a launch float beside it.

Our old airplane dock was recently closed due to safety concerns. Repairs will be quite expensive and we will be meeting soon to discuss our options. In the meantime, it is fenced off. Please do not attempt to use it as we don't want anybody getting hurt or worse.

The museum rebuild is proceeding with replacement of rotted sections, strengthening foundations, replacing wiring and plumbing, new windows and interior renovations. It will be reopening next year with new displays that will include First Nation history, mill history, natural history and an expanded display of the unique cave resources of the region.

Its pleasing to see the uptick in tourism in our area as it expands beyond sport fishing to include growth in cycle tours, kayaking and hiking, primarily of the Nootka Trail. Water taxi use is expanding rapidly with more boats entering service. While US tourism may have decreased due to political instability south of the border, we have seen a flood of European and Canadian tourism to Tahsis. The opening of new meal services provide more choice and are popular new additions to our community.

Last week I attended the ceremonies in Gold River around the launch of the 'Explore Nootka' water taxi, a recent acquisition of Mowachaht/ Muchalaht First Nation. It will be used to provide direct access for MMFN members to Yuquot and other communities in the region. It was good to meet again with Chiefs Maquinna and Jack and to keep those paths of communication open. The MMFN have recently begun land claim negotiations over their traditional territory. This will not impact municipalities or privately held lands.

A boardwalk has been built on the south side of Malaspina Lake, with a small landing platform to be built soon. A composting toilet is also under construction nearby.

Our wastewater upgrade project is nearing completion but there are still a few bugs in the system that need working out. One interesting finding is that decommissioning the north plant produced a massive amount of wet wipes which caused huge problems for the plants and prevented their proper function. They were removed and landfilled. Now we can extract wet wipes before treatment. Its notable that wet wipes generate 1-2 garbage cans full every day, which public works has to landfill. This takes them away from doing other work and increases costs. Wet wipes are garbage; they are not recyclable or biodegradable. They should be banned or redesigned to be biodegradable as this is a problem wherever they are sold. The city of London, UK is currently removing an 'island' of wet wipes from the Thames River!

One more item of note: starting last year I participated in a radon detection program, as part of a national study. I placed it in my basement and it showed radon gas there to be almost double the safe limit. This is a common problem and there are ventilation strategies to mitigate it. It can cause lung cancer over time.

Councillor Northcott

I attended the Vancouver Island Regional Library Audit Finance Special Committee special meeting on Aug 14 and was briefed on the 2026 member levies. The apportionment is determined using the apportionment calculation legislated by the library act.

The Village of Tahsis levies increased by \$5001, and our total levies will be \$21,167 for 2026. This works out to \$0.06/\$100 of shared cost.

Councillor Lenahan

No report.

Councillor Moore

No report.

Councillor Fowler

Please find below the volunteer call out schedule for NSWS on the Burman and Gold Rivers.

Submitted respectfully,
Councillor Fowler

From: sarah fowler <farmeveryfoot@gmail.com>
Sent: Monday, September 1, 2025 9:40 AM
To: Reception Account <Reception@villageoftahsis.com>
Subject: Fowler report. NSWS - Gold & Burman Rivers Broodstock Collection Volunteer Call-out

Hi Everyone,

I hope this message finds you well and you have had a fantastic summer wherever your adventures have taken you.

We have some tentative dates planned for broodstock collection in the Gold and Burman Rivers. We are looking for volunteers to help with this fun and important collaborative event with MMFN, the Conuma Hatchery, and NSWS.

The dates and details are as follows. Please let me know if you have any questions at all or plan to attend for an idea of numbers:

Burman River Brood Collection:

September 9th & 10th

Meet at the Gold River dock at 8am

(boats to shuttle volunteers to the sea pen)

Gold River Brood Collection:

September 12th & 13th

Meet at the Pumphouse at 8am

* Fish numbers, locations, temps and forecasts are being monitored and plans may change accordingly

Moore/Fowler: VOT 0318/2025**THAT** the Council Reports be received.**CARRIED****K. Bylaws**

None.

L. Correspondence

1

August 13, 2025 email from Councillor Trish Mandewo, UBCM President to Mayor and Council Re: Canada Community - Building Fund : First Community Works Fund Payment for 2025/2026.

2

August 8, 2025 email from Tony Luck, MLA to Mayor and Council Re: 2025 UBCM Official Opposition Meeting Opportunities.

Fowler/Moore: VOT 0319/2025**THAT** these correspondence items be received.**CARRIED****Lenahan/Moore: VOT 0320/2025****THAT** correspondence item "L2" be pulled for discussion.**CARRIED**

Councillor Lenahan spoke to this correspondence item and the opportunity to voice Council's concerns regarding Head Bay Forest Service Road (HBFSR).

Council discussed this opportunity.

L2 Lenahan/Moore: VOT 0321/2025**THAT** this item be put on the September 16, 2025 Regular Council Meeting agenda.**CARRIED****M. New Business**

1

Report to Council Re: SPARC Local Community Accessibility Grant- Village Website Improvements

Moore/Lenahan: VOT 0322/2025**THAT** this Report to Council be received.**CARRIED**

The CAO spoke to this 100% funded grant opportunity that would enable the Village of Tahsis to bring its website into provincial compliance (Accessible British Columbia Act).

Council discussed the proposed Village website improvements and requested more details of the scope of quote.

Alternative uses for the grant along with grant timelines and the decision process were discussed.

Councillor Lenahan advocated for consulting with community members to identify urgent accessibility barriers, such as pool access and privacy in change rooms, before finalizing the grant application.

Moore/Lenahan: VOT 0323/2025

THAT the staff report be tabled and staff investigate other options for this grant opportunity.

CARRIED

2 Village of Tahsis Standing Committee of Business Liaison - Draft Open House event plan - for information.

Moore/Fowler: VOT 0324/2025

THAT the draft plan be received for information.

CARRIED

3 Village of Tahsis Standing Committee of Business Liaison - Strategic Economic Development Plan survey questions.

Moore/Lenahan: VOT 0325/2025

THAT the draft survey questions be received.

CARRIED

Council discussed the draft survey question and made the following recommendations: number the questions; incorporate a rating system for the questions and delete the second survey question on page 47 of the agenda (as it is no longer relevant).

Fowler/Lenahan: VOT 0326/2025

THAT the draft survey questions be approved as amended.

CARRIED

4 August 18, 2025 email from Councillor Lenahan Re: Airplane Dock Closure

Fowler/Moore: VOT 0327/2025**THAT** this email be received for discussion.**CARRIED**

Councillor Lenahan spoke to her concerns about the air plane dock closure and proposed some potential solutions.

The condition of the airplane dock, safety concerns, repair options, budget constraints, timing of repairs and obtaining a new conditional assessment were discussed.

The CAO noted that the airplane dock repair is an operational matter for which Staff will come up with a plan to address.

N. Public Input #2

A member of the public commented on "M1" the SPARC Local Community Accessibility Grant.

Alternativities and options for the airplane dock were discussed.

A member of the public inquired into which sections of N. Maquinna would become a one-way street to which the CAO responded. The resident was directed to the Village's website for specific details.

<https://www.villageoftahsis.com/community-consultations/>

There was a discussion regarding impaired driving and speeding on North Maquinna Drive and Alpine View Road to which Councillor Moore responded.

O. Adjournment**Fowler/Moore: VOT 0328/2025****THAT** the meeting be adjourned at 8:59 p.m.**CARRIED**

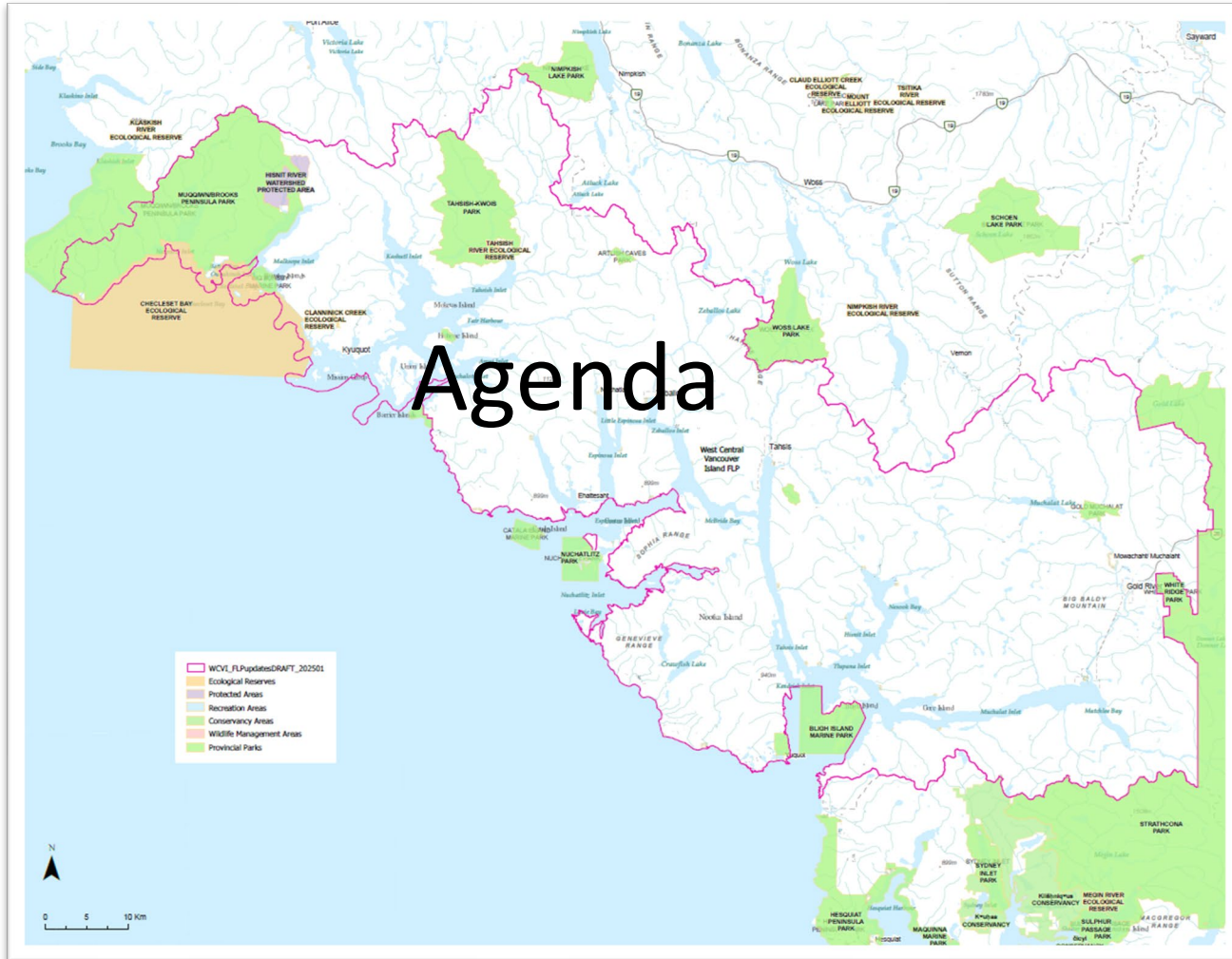
**Certified Correct this
16th day of September, 2025**

Chief Administrative Officer

West-Central Vancouver Island Forest Landscape Planning

Presentation to: Village of Tahsis

September 16, 2025



- Refresher on Forest Landscape planning
- Structure of the West-Central Vancouver Island FLP
- Progress & next steps



H1

Ministry of
Forests

Forest Landscape Planning

Different scales of planning

Land Use Planning

- Broad scale planning that applies to multiple sectors (e.g. forestry, mining, tourism)
- e.g. Vancouver Island Land Use Plan (VILUP)
- Can include zoning of uses, e.g. tourism focus

- & other stakeholders
- Will set outcomes or targets for specific
- Will define planning guidelines for forest development

Map 2: Vancouver Island Land Use Plan Area

MAP 2: Vancouver Island Land Use Plan Area



- Licencees will develop Forest Operations Plan that is consistent with Forest Landscape Plan

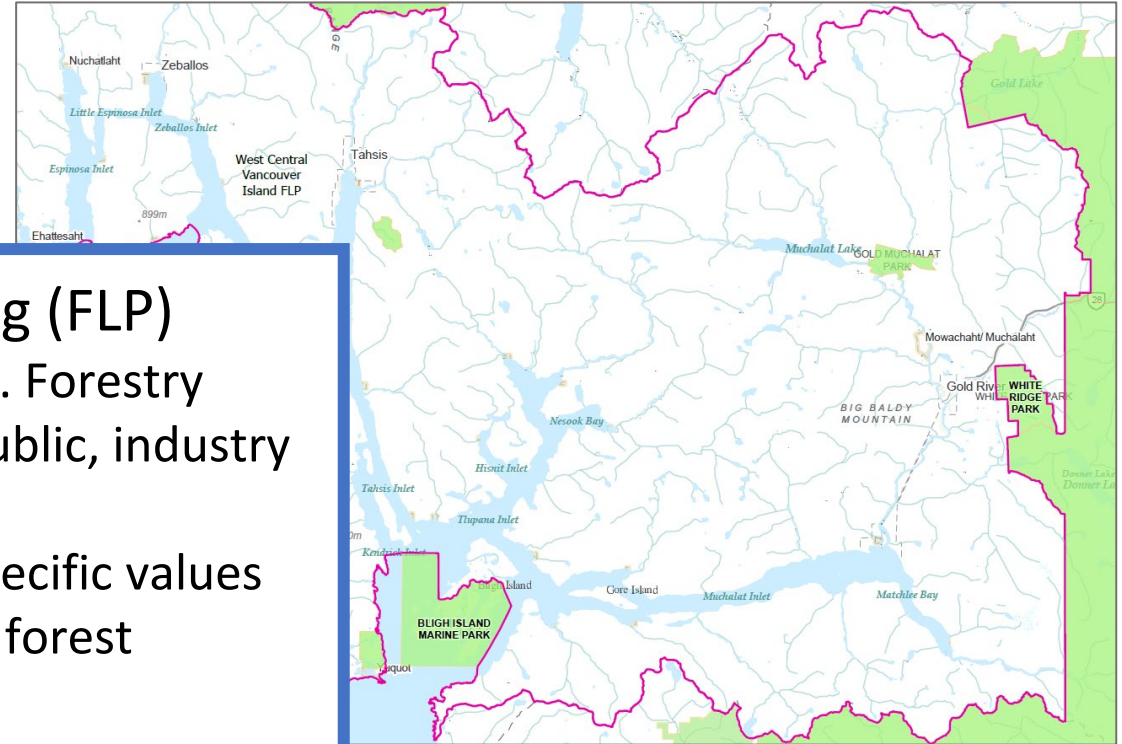
Different scales of planning

Land Use Planning

- Broad scale planning that applies to multiple sectors (e.g. forestry, mining, tourism)
- Vancouver Island LUP
- Can include zoning

Forest Landscape Planning (FLP)

- Landscape level, single-sector – i.e. Forestry
- Developed G2G with input from public, industry & other stakeholders
- Will set outcomes or targets for specific values
- Will define planning guidelines for forest development



blocks and roads

- Licencees will develop Forest Operations Plan that is consistent with Forest Landscape Plan

Different scales of planning

Land Use Planning

- Broad scale planning that applies to multiple sectors (e.g. forestry, mining, tourism)
- Vancouver Island
- Can include zoning

Forest Landscape Planning

- Landscape level, single-sector – i.e. forestry
- Developed G2G with input from private industry & other stakeholders
- Will set outcomes or targets for specific values
- Will define planning guidelines for future development



Site Level Planning

- Describes cut blocks and roads
- Licencees will develop Forest Operations Plan that is consistent with Forest Landscape Plan

FIVE NEW FLP PLANNING OBJECTIVES



Managing the values placed on forest ecosystem
by Indigenous Peoples



Managing the values placed on ecosystems
by local communities



Supporting the protection and conservation
of the environment



Supporting production & supply of timber
in the forest landscape area

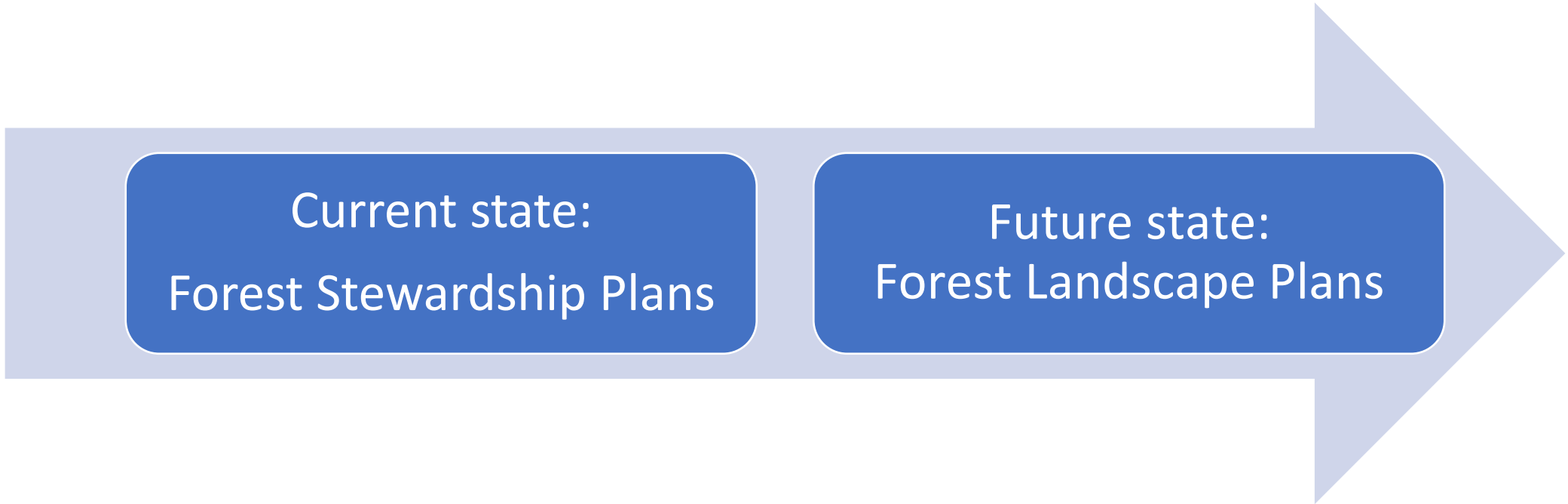


Preventing, mitigating, and adapting to impacts
caused by significant disturbances to forests
and forest health

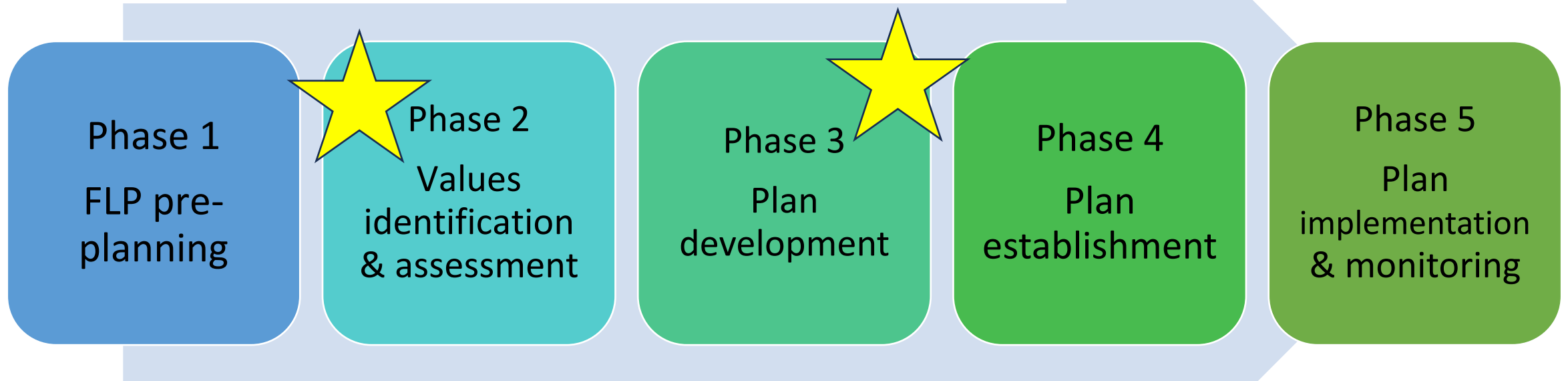
***Forest Landscape
Plans will describe
where (map) and
how (planning)
harvesting can
occur***



What's different under FLP?



Forest Landscape Planning - Phases





KA:'YU:'K'T'H' / CHE:K'TLES7ET'H'
KYUQUOT / CHEKTLESETH



MOWACHAHT | MUCHALAHT
— FIRST NATION —

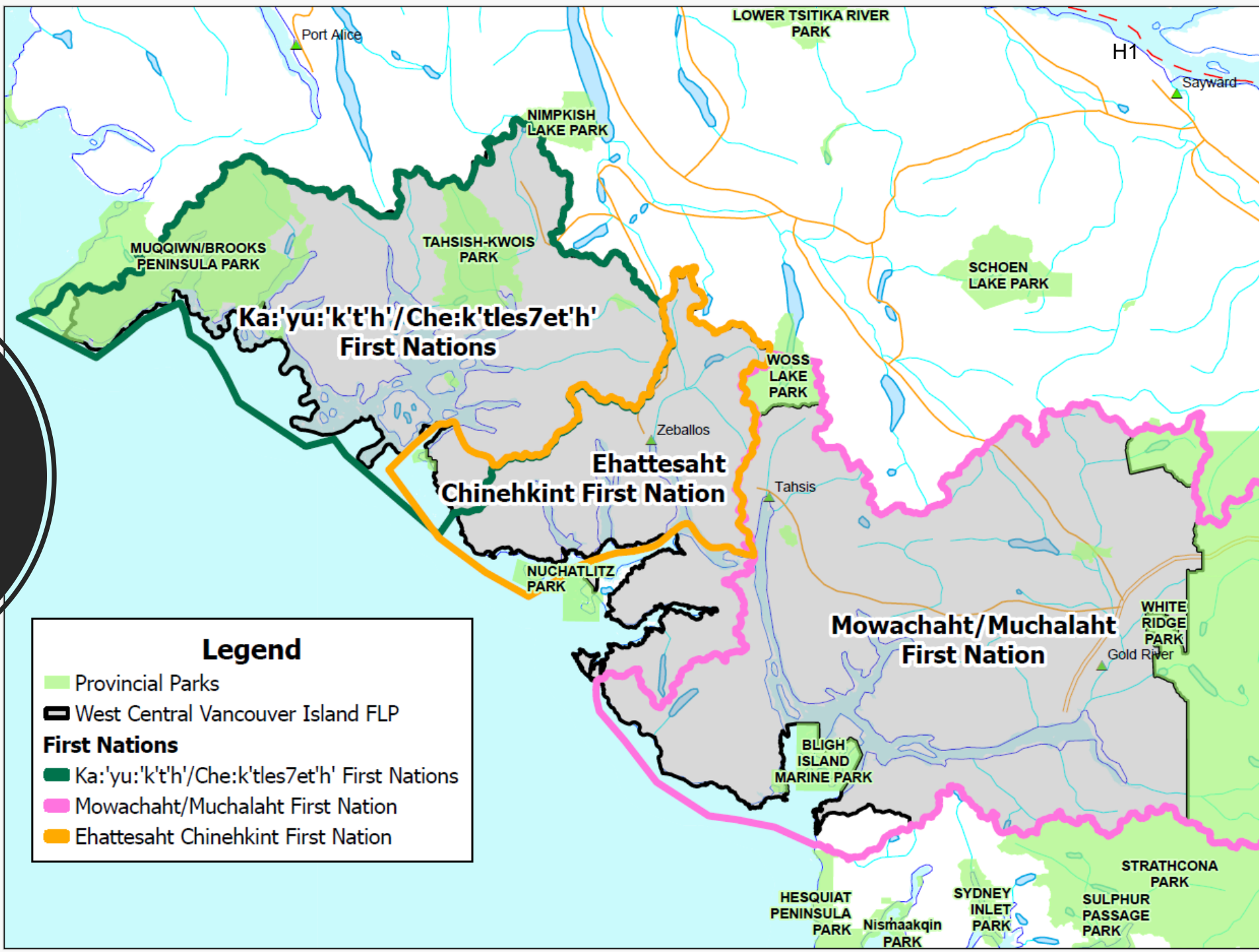


West Central Vancouver Island Forest Landscape Plan

WCVI Plan Area



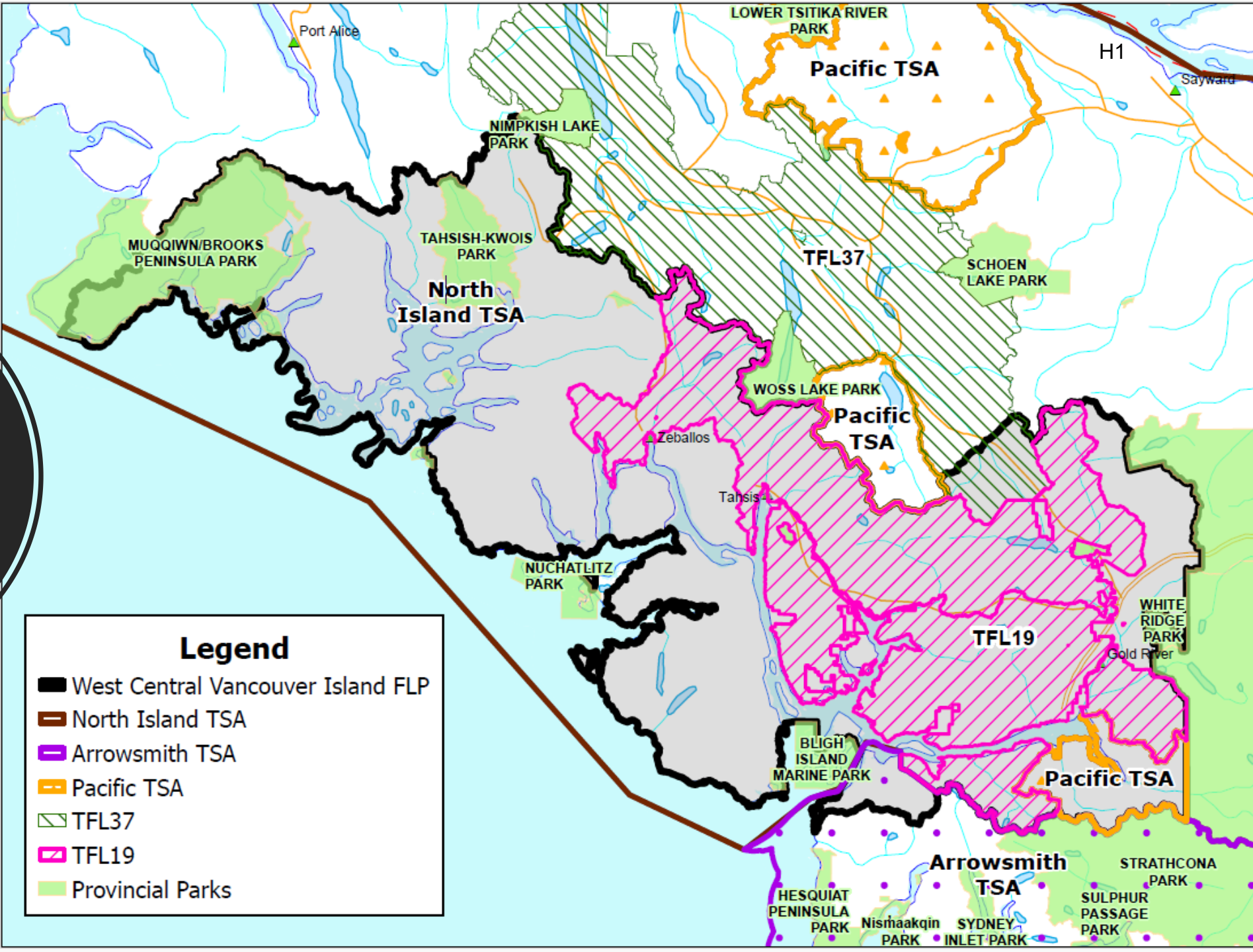
WCVI
Plan Area



Legend

- Provincial Parks
- West Central Vancouver Island FLP
- First Nations**
- Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations
- Mowachaht/Muchalaht First Nation
- Ehattesaht Chinehkint First Nation

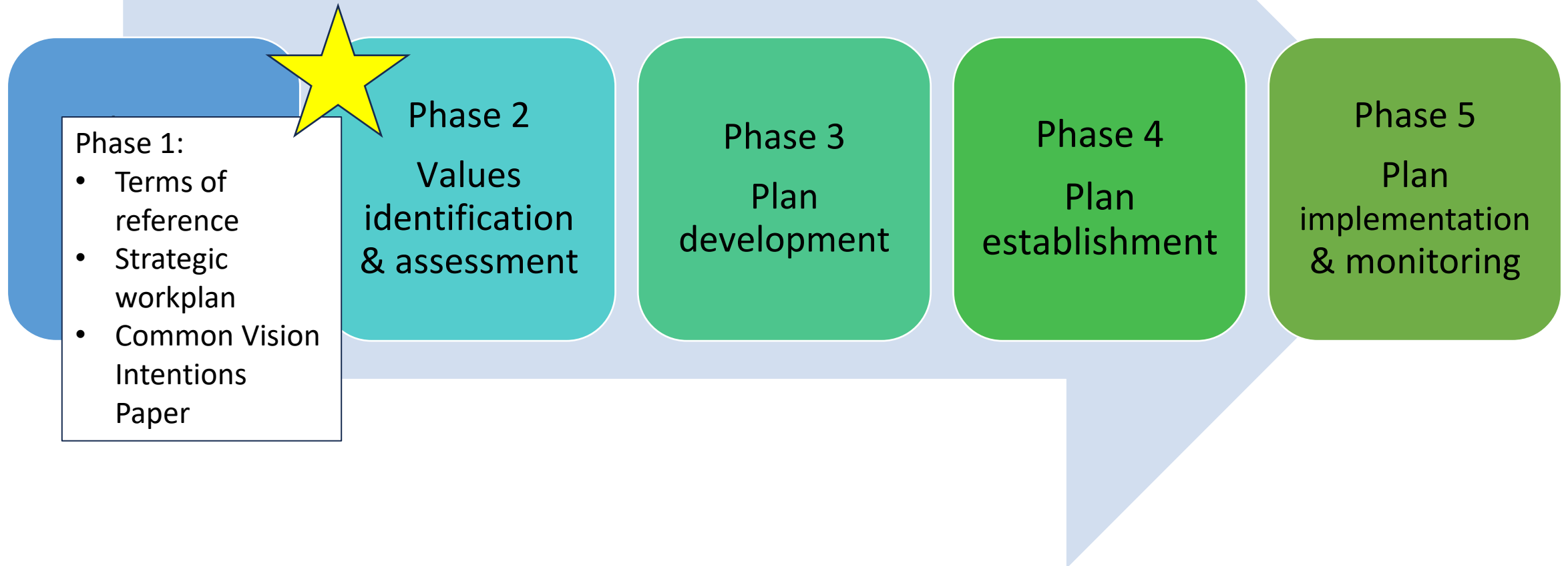
WCVI Plan Area



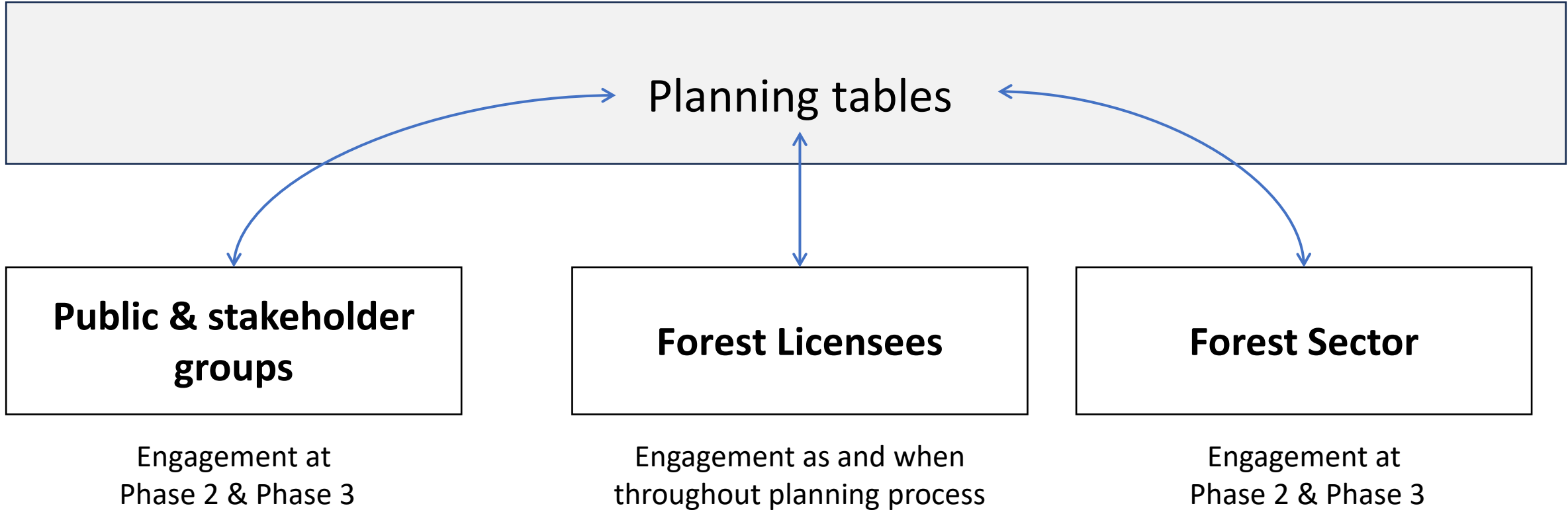
Legend

-  West Central Vancouver Island FLP
-  North Island TSA
-  Arrowsmith TSA
-  Pacific TSA
-  TFL37
-  TFL19
-  Provincial Parks

Forest Landscape Planning - Phases



Government to Government Governance Tables



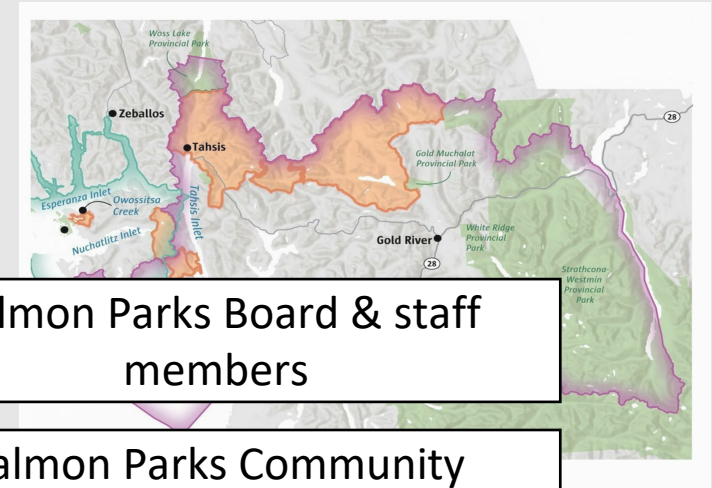
Forest Landscape Plan



MMFN & BC

MMFN & BC & Salmon Parks are working jointly on the Forest Landscape Plan to develop wholistic conservation and economic modelling initiatives

Salmon Parks



Salmon Parks Board & staff members

Salmon Parks Community Advisory Group

G2G Governance table FLP & Salmon Parks



Ministry of Forests staff

MMFN staff



MOWACHAHT | MUCHALAHT
— FIRST NATION —

Salmon Parks staff



Ministry of Water, Land and Resource staff



MMFN and Salmon Parks

MMFN, governed by the Council of Chiefs, and the Salmon Parks Stewardship Society are working towards more **sustainable forest management practices** that will benefit both the ecosystems and all the communities that depend on them.

MMFN's work is guided by the foundational principles of the Nuu-chah-nulth people:

hišukʔiš čawaak (everything is one)

ʔiisaak (respect with caring)

ʔuʔaatuk (taking care of)

FLP Public Engagement – Fall 2025

Goals of engagement:

- Provide information on what forest landscape planning is
- Seek input on the values placed on ecosystems by local communities



Public Engagement Dates

Presentations to local governments

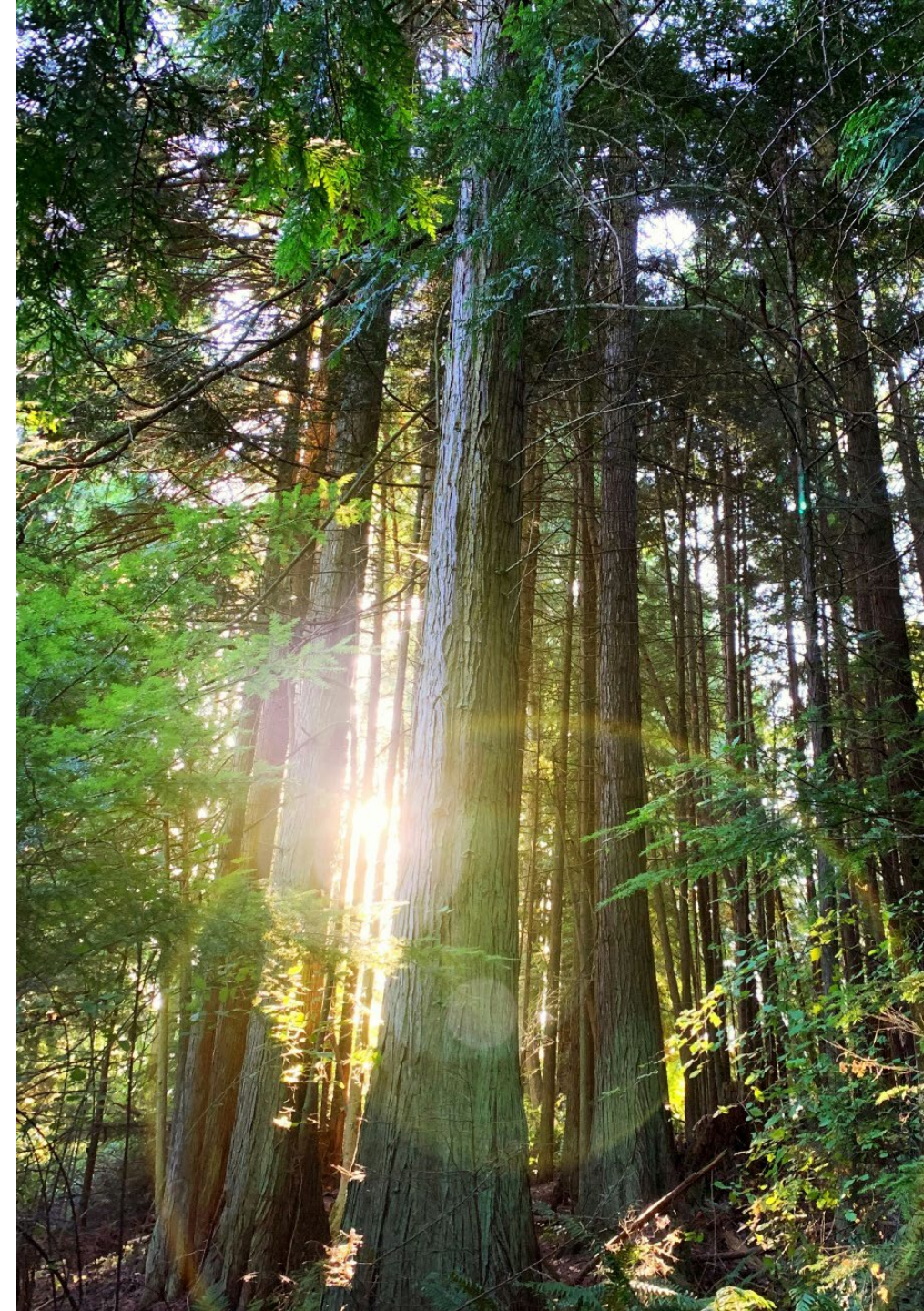
- September 15 – Village of Gold River Council
- September 16 – Village of Tahsis Council
- TBD – Village of Zeballos Council
- TBD – Strathcona Regional District

Public Open Houses

- October 16, Zeballos Community Hall
- October 27, Gold River, Gerry Morgan Community Hall
- October 28, Tahsis Recreation Centre
- November 4, Campbell River Museum

Public Survey

- October 1 to November 30



Engagement opportunities



Project specific information [online](#)



Presentations upon
request



Fall 2025 open houses in Campbell
River, Gold River, Tahsis & Zeballos



Written
submissions



Survey open October 1 to November
30



Bi-lateral or tri-lateral
meetings upon request



Questions?

For more information:

[WCVI FLP Project Details -
Land Use Planning](#)

Email:

forestlandscapeplanning@gov.bc.ca



Fw: 2025 UBCM Official Opposition Meeting Opportunities

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

Date Mon 8/25/2025 5:39 PM

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

From: Conservative Caucus <Conservative.Caucus@leg.bc.ca>

Sent: Friday, August 8, 2025 1:39 PM

To: Reception Account <Reception@villageoftahsis.com>

Subject: 2025 UBCM Official Opposition Meeting Opportunities



8 August 2025

Mayor Davis & Council
977 South Maquinna
Drive
Tahsis, BC
VOP 1X0

Dear Mayor Davis and Council,

Re: 2025 UBCM Official Opposition Meeting Opportunities

With the 2025 Union of BC Municipalities (UBCM) Convention in Victoria fast approaching, the Members of the Official Opposition would like to cordially invite you to meet during the Convention. As the Official Opposition, we respect deeply the critical role Local Governments play in strengthening our communities throughout British Columbia and remain dedicated to robustly representing your interests in Victoria and throughout the province. As the Official Opposition Critic for Municipal Affairs, I am committed to understanding the specific opportunities and challenges your community faces.

I am pleased to share the following engagement opportunities arranged by the Official Opposition for you throughout the UBCM Convention:

1. For a one-on-one meeting with me or any of our Opposition Critics at the UBCM Convention, please contact Hannah Driedger at Conservative.Caucus@leg.bc.ca or via telephone at 250-387-3507.
2. Our Caucus is hosting three roundtable discussions on the topics noted below in the Penwell Room at the Chateau Hotel on September 23rd and 25th. If you are interested in attending, please take a moment to let us know at Conservative.Caucus@leg.bc.ca

Topic	Critic(s)	Date & Time
Crime	Elenore Sturko Bryan Tepper Steve Kooner Tony Luck	Tuesday, September 23 rd 1:30-2:30 pm
Health	Anna Kindy Brennan Day Claire Rattée Tony Luck	Tuesday, September 23 rd 3:00 - 4:00 pm
Housing	Linda Hepner Kristina Loewen Tony Luck	Thursday, September 25 th 4:30-5:30 pm

3. On Thursday, September 25th, the Leader of the Official Opposition will be giving an address at the Victoria Convention Centre at 11:10 am.
Local governments often serve as the primary interface for our shared constituents, adeptly addressing their needs. Your capacity to respond effectively during crises and maintain consistent, high-quality daily services is fundamental to the well-being of British Columbians. Your commitment to enhancing your communities is commendable, and as the Official Opposition we are dedicated to ensuring government accountability and advocating for the provincial resources necessary to support your delivery of essential services.

In keeping with the 2025 UBCM Convention theme of *Charting the Course*, I hope each of you will take the time to connect with Official Opposition MLAs during the UBCM Convention so we can speak directly, discuss the shifting challenges our communities face and act collaboratively on solutions.

Sincerely,



Tony Luck, MLA
Official Opposition Critic for Municipal Affairs

VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council
From: Chief Administrative Officer
Date: September 6, 2025
Re: SPARC Local Community Accessibility Grant

PURPOSE OF REPORT:

This is a follow up report to the August 25, 2025 staff report to provide Council with additional information to support a potential SPARC Local Community Accessibility Grant Program application to address accessibility barriers.

BACKGROUND:

The SPARC Local Community Accessibility Grant provides 100% funding to local governments to address accessibility gaps. As stated in the program guide, “this initiative provides one-time funding for local governments, of up to \$25,000, to remove barriers for persons with disabilities by implementing one of the initiatives identified in their accessibility plan, or by their accessibility committee or feedback mechanism.”

The program guide also states:

“The project that is to be funded through this grant program, must be part of your local Accessibility Plan and must have the support of the local Council and Accessibility Committee. Please supply a letter of support from your Accessibility Committee. Council support can be shown in the form of a formal council or Board resolution, or in the form of a letter of support from the CAO for the local/ regional government.”

The next SAIAC meeting originally scheduled for September 18th has been cancelled, a new date has yet to be determined. Should Council approve preparing and submitting an application to SPARC, SAIAC will be asked to provide a letter of support.

At the September 2nd regular Council meeting, Council received and considered a staff report which included a proposal to prepare and submit a grant application to SPARC to seek funding to improve the accessibility of the Village’s website to meet the Website Content Accessibility Guidelines (WCAG) 2.0 Level AA standards. This proposed project is part of the SAIAC Accessibility Plan, and, therefore meets the program eligibility requirements.

Following discussion, Council passed a motion to table the staff report and requested staff to investigate other options for this grant opportunity.

The SAIAC's feedback mechanism includes a Sharepoint site which lists and describes reported accessibility barriers. At the time of this report, four reported barriers were listed for the Village of Tahsis. Given the program eligibility requirements, only these barriers were considered as additional options for Council's consideration.

Of these, three additional proposed projects to address reported barriers can be completed with the maximum grant funding available.

All projects must be completed by March 31, 2026. The reported barriers are:

1. Municipal swimming pool inaccessible Tahsis – reported by the Advisory Committee on January 27, 2024
2. Bench project in Tahsis created inaccessible seating – reported by the Advisory Committee on January 27, 2024
3. Municipal workforce inclusion and discrimination policies Tahsis – reported by the Advisory Committee on January 27, 2024
4. Coal Creek Roasters does not have a ramp for access which creates barriers for wheelchair users and those who cannot use stairs. This is a Village of Tahsis owned property. A universal entrance should be built to ensure access for all.

The Village responded to reported barrier #3 by submitting the following to SAIAC.

“The Village of Tahsis (the "Village") has a Respectful Workplace Policy which states, in part, that the Village endorses a working environment where all employees are treated in a fair and respectful manner. Achieving this environment depends on mutual respect, cooperation, and understanding among all workers. Each individual has a right to a work environment where they are treated with dignity and respect and has a responsibility to treat others the same way.

The fundamental objectives of this policy are to prevent discrimination or bullying and harassment from occurring in the workplace and to provide procedures for resolving complaints when discrimination or bullying and harassment do occur. Discrimination and bullying and harassment will not be tolerated or condoned; it undermines the dignity, self-esteem and productivity of any employee.

The Village of Tahsis is also an Equal Employment Opportunity employer.”

Initial budget estimates for addressing reported barriers 1,2 and 4.

1. Install a removable swimming pool access ramp (\$13,900) plus installation costs.
2. Construct two additional benches in locations that are readily accessible (\$5,000) plus installation costs.
4. Construct and install a ramp and universal entrance to the Village-owned building leased by Coal Creek Roasters (\$11,000).

As per the August 25, 2025 staff report, to improve the Village website accessibility (\$6250-\$8,000, subject to an updated quote from Array.)

The SPARC grant can be applied to reimburse wages and benefits of local government forces performing the project works, e.g., construction.

OPTIONS:

1. Approve one or more of the above accessibility projects, including the website improvement, for inclusion in an application for a SPARC Local Community Accessibility grant, to be prepared by staff, subject to confirming budget estimates and receiving a letter of support from SAIAC.
2. Approve one or more other accessibility projects which meet the program eligibility requirements for inclusion in an application for a SPARC Local Community Accessibility grant, to be prepared by staff, subject to confirming budget estimates and receiving a letter of support from SAIAC.
3. Do not proceed with making an application under the SPARC Local Community Accessibility grant program
4. Any other options that Council deems appropriate.

POLICY AND LEGISLATIVE REQUIREMENTS:

Accessible British Columbia Act: Municipalities must ensure compliance with the Accessible British Columbia Act

Strathcona Accessibility Plan

“Partners commit to incorporating Web Content Accessibility Guidelines (WCAG) standards when revising websites, ensuring improved online accessibility for all users.”

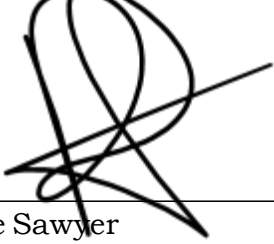
STRATEGIC PRIORITIES:

Update the Village website to improve communication and accessibility, including implementing a newsletter to residents. (Deferred to 2026)

RECOMMENDED OPTION:

Option 1

Respectfully submitted:



Paige Sawyer
Economic Development Coordinator

Approved for Council's consideration



Mark Tatchell, CAO

VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council
From: Chief Administrative Officer
Date: August 29th, 2025
Re: OCP Updates – Housing Needs

PURPOSE OF REPORT:

The purpose of this report is to present the results of McElhanney’s assessment of the 2024 Housing Needs Report and the recommended updates to the Official Community Plan to reflect the present and future needs of the Village of Tahsis to Council for 1st and 2nd Readings.

OPTIONS/ALTERNATIVES

1. That Council receives the recommendations and associated report, gives First and Second Reading to Bylaw No. 675, 2025 and schedules a Public Hearing on October 21, 2025, from 1:00 to 3:00PM for review and comment from the community.
2. That Council defer consideration and request additional information.
3. Any other option that Council deems appropriate.

BACKGROUND:

A Housing Needs Report was prepared for the Village of Tahsis in late 2024. The Housing Needs Report was developed as required by the Province’s Bill 44’s legislative changes, which must then be followed by an OCP update, which must be adopted by the end of 2025. This report presented six (6) key areas to be addressed:

Affordable Housing – 14.0% of local households reported spending more than 30.0% of their total income on shelter expenses in 2021.

Rental Housing – At least twenty-eight (28) of the ninety (90) units, as determined to be needed by the Housing Needs Report, should be rental units (including some non-market adjustments).

Low Barrier Housing – To retain and attract residents, partnerships with regional and provincial agencies should be formed to offer housing that caters to the needs of existing and future community members and provide necessary support services, as well as accessible housing options for both new and old residents of Tahsis.

Housing for Seniors – The population of Tahsis is ageing, which results in a growth in senior-led households and elevated disability rates which generates an increasing need for senior housing advocacy.

Housing for Families – As families are vital for the sustainability of the community, Tahsis should ensure that family-suitable dwelling sizes exist across various housing types.

Addressing Homelessness – Efforts are to be made to gain a better understanding of the hidden homelessness that exists in the Village.

Through the review of this report, as well as conducting Public Open House meetings in the Village, McElhanney drafted a report that identifies the gaps existing within the current Official Community Plan.

The following key recommendations are proposed:

- 1) Update the Housing Needs Assessment data and targets to reflect the 2024 data;
- 2) Include additional Rental Housing policies to restore a healthy vacancy rate;
- 3) Add policies to encourage the construction of Low Barrier and Seniors dedicated Housing, while assisting existing and future families find suitable housing or utilize the existing housing stock.
- 4) Acknowledge the homeless population that exists in the Village.

POLICY/LEGISLATIVE REQUIREMENTS:

Recent housing legislation in British Columbia, including Bill 44, requires local governments to update their Official Community Plans (OCPs) and zoning bylaws to support housing diversity and meet provincial housing targets.

The OCP must designate sufficient residential land to accommodate the housing targets outlined in the Housing Needs Report. The Village may need to assess current land use designations and ensure there is enough capacity for housing development to address the needs outlined in the Report. Ensuring OCP and Zoning Bylaw alignment with provincial targets will be essential for accessing funding opportunities and demonstrating compliance with legislated housing mandates.

The Village must align with provincial regulations that limit off-street parking requirements for multi-unit housing. Reducing parking minimums can lower development costs, making housing more affordable while also encouraging alternative transportation methods such as walking, or cycling. This approach supports more compact and sustainable development, particularly in areas where land availability is limited; however, the need for accessible parking stalls should not be limited by these changes.

FINANCIAL IMPLICATIONS:

A new provincial funding commitment of \$61 million supports local governments building capacity to meet new housing-density initiatives, including the implementation of anticipated changes to development approval processes, planning and zoning, such as small-scale multi-unit housing.

From the provincial funding commitment, Tahsis has received \$151,000 to support the implementation of the measures described above.

STRATEGIC PRIORITY:

The works included and supported by the required OCP update reflect the following strategic Village priority:

Dispose of developable Village land parcels, under the Property Management Policy.

RECOMMENDATION:

THAT Council receives the recommendations and associated report, and gives First and Second Reading to Bylaw No. 675, 2025;

AND schedules a Public Hearing on October 21, 2025 from 1:00 to 3:00PM for review and comment from the community.

Respectfully submitted:

Corey Cooper

Corey Cooper, Planner

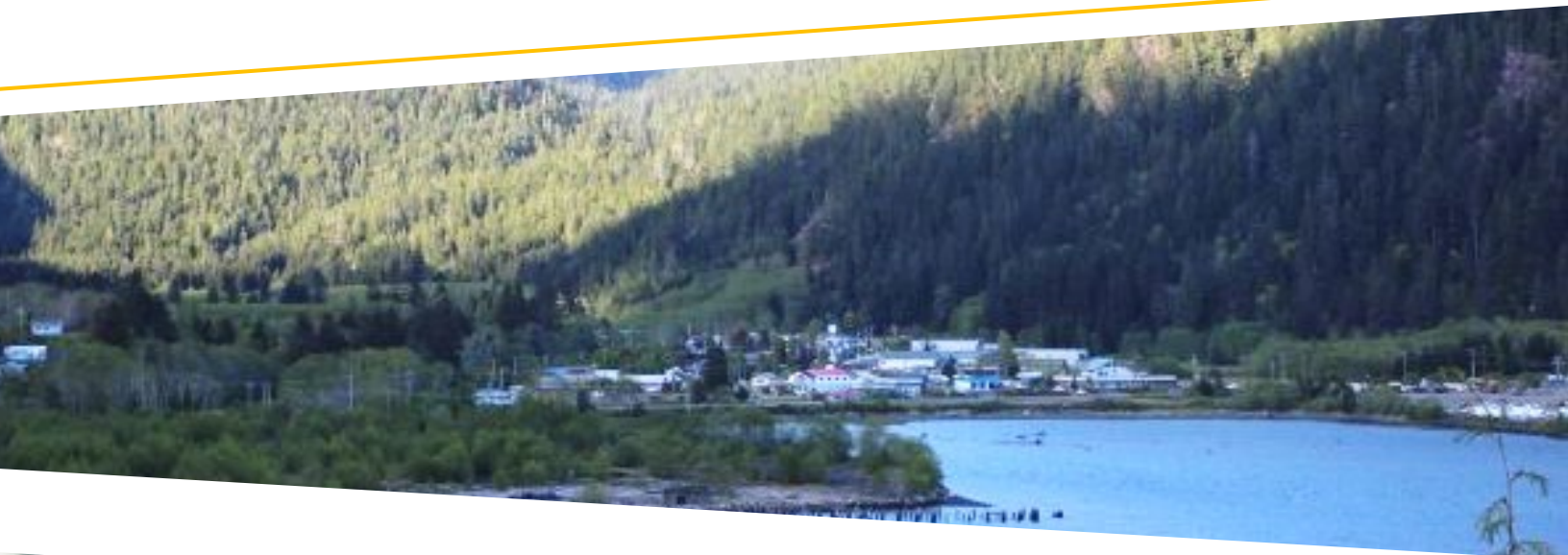
Approved for Council's consideration



Mark Tatchell, CAO



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.

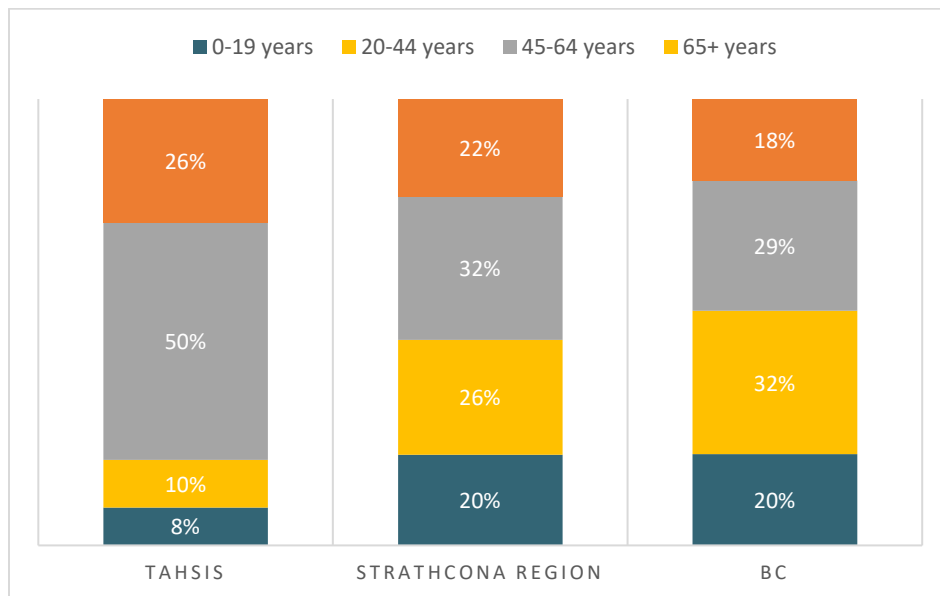
Implications

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	<p>Illegally dumped waste can negatively impact natural areas and can contaminate surface and groundwater sources.</p> <p>Composting and recycling diverts household, food and garden waste from the Tahsis landfill.</p> <p>The Wellhead Protection Plan ensures that the groundwater well is protected from all sources of potential contamination through a multi-barrier system.</p>
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	<p>Solid waste, in particular food waste, generates greenhouse gas (GHG) emissions and represents a significant portion of landfill volume.</p> <p>Composting food wastes can greatly reduce the need for waste collection and reduce GHGs emissions.</p> <p>Promoting walking trails will reduce fossil fuel usage.</p>
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	<p>Providing appropriate infrastructure, such as sidewalks, supports residents with mobility challenges.</p> <p>Active transportation options, such as walking and biking, can contribute to improved overall health.</p>
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

- a. 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.
- b. 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.
- c. 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

- a. 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

- a. 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



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 26 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.

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.

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 _____ day of _____ 2025.

READ A SECOND TIME this _____ day of _____ 2025.

ADVERTISED on this _____ day of _____ 2025.

PUBLIC HEARING HELD this _____ day of _____ 2025.

READ A THIRD TIME this _____ day of _____ 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



Fw: Flood Barrier On N. Maquinna

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

Date Tue 9/2/2025 9:19 AM

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

From: Merv Brown <mervg2017@gmail.com>

Sent: Sunday, August 31, 2025 2:52 PM

To: Mayor Davis <Mayor@villageoftahsis.com>; Sarah Fowler <SFowler@villageoftahsis.com>; Cheryl Northcott <CNorthcott@villageoftahsis.com>; Ryan Moore <RMoore@villageoftahsis.com>; Brenda Lenahan <BLenahan@villageoftahsis.com>; Mark Tatchell <MTatchell@villageoftahsis.com>; ScottyMcNeil@gmail.com

Subject: Flood Barrier On N. Maquinna

Post Office Box 104,

Tahsis, B.C., V0P 1X0

Village of Tahsis,
977 S. Maquinna Drive,
Tahsis, B.C., V0P 1X0

August 30, 2025

To: Mayor & Council

Mr. Tatchell,

Thank you for your recent response in regards the *Tahsis Flood Protection Project Phase 3* and the *Special Council Meeting Minutes* that you provided.

I previously conducted a *Petition* on this flood barrier protection plan and it was signed by many Tahsis residents - especially those with properties along N. Maquinna. This was served on the Village of Tahsis and stamped by this office, on April 12, 2024. Attached is a copy of my letter and the petition. At this time, I was promised there would first be a referendum on these projects before the plans materialized into completed projects. Has this occurred without my knowledge?

Please explain why the fire hall conversion lease was structured and funded without a referendum. The flood barrier along N. Maquinna appears to be heading in the same direction. It is my understanding that this flood-barrier project can only proceed after a council vote at a Public Council Meeting. Has this procedure occurred or was a decision made in secret and without my knowledge?

During our brief discussion at the Village office, on August 25, 2025, you pointedly hedged and refused to say whether or not a decision had been made on the flood wall design or been voted on by Council. In your recent email, it is apparent that you have the same reticence to

answer this question. However you have equated the words from a "Rise & Report" printout of a *Special Council Meeting* on June 25, 2025 as it being in the affirmative - but without actually saying so. The public was excluded from this meeting and if what you are implying is true: I believe it translates into a serious violation of the Community Charter.

This envisioned flood barrier should only be ratified if the complete details have first been competently presented and adequately clarified at a council meeting that is open to the public and at which this entire project is discussed in a reasoned debate, with residents properly informed, beforehand - especially owners with properties on North Maquinna that will be visually impacted by this project.

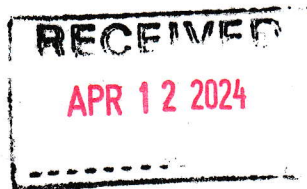
There also needs to be a public referendum as promised: not a secret jerry-rigged vote enabling contractors to profiteer from grants that are probably being provided in good faith but result in taxpayers subsidizing large cost overruns. Secretly enabling projects to be sneaked through officialdom merely to benefit contractors: is not democracy. This scheme appears to disregard a stark reality: that water finds its own level! Has this project been evaluated by expert geologists and if so; where are the reports?

My questions need precise and proper answers. Please provide a yes and a no - including the details. Once again: ***"Has the Council of the Village Of Tahsis voted on and approved [at a Public Council Meeting] the construction of a new flood wall along North Maquinna"*** If so, on what date and please provide all the details? This question has not been answered in your email. The words " *approval of a design concept* " needs a far more comprehensive description and answer - including all the design details.

Thank you.

Yours truly,

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

COPY

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

Village of Tahsis,
977 South Maquinna Drive,
Tahsis, B.C., VOP 1X0

April 11, 2024

To: MAYOR & COUNCIL

Enclosed are copies of a petition I recently circulated in Tahsis. It depicts supportive signatures for two legal challenges. These were acquired at different times and localities in Tahsis. Pages may depict only a few signatures because these were acquired separately and through help from other participants. Please be advised that if there is any duplication or confusion on the issues outlined: it was not intentional and can be corrected later.

For this petition: an initial door to door campaign in Tahsis was undertaken. However, because only a few residents were home and available to sign during the time frame of gathering these signatures, it soon became apparent that with such a large representative level of adherents compared to the few canvassed, there is a distinct indication that both of the issues described in this petition need to be debated in a public forum as soon as possible. It is only reasonable to demand that all ongoing plans, decisions and contracts related to the subject matter of these petitions, be suspended until such time as there is deemed to be universal public support for the two projects being challenged.


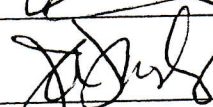




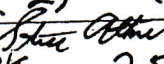
Sincerely

A handwritten signature in black ink, appearing to be "Mervyn Brown".

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

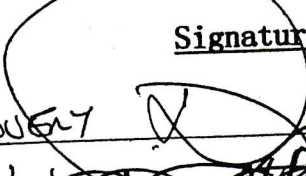
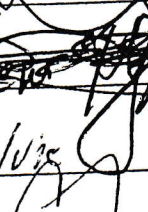
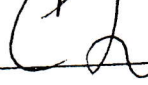
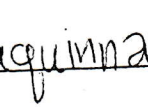
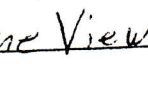
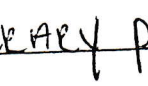
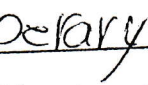

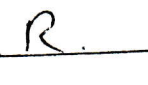
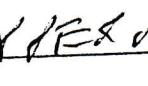

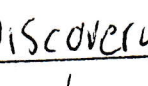
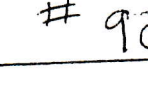
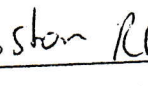
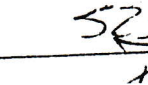
PETITION

We, the undersigned, eligible electoral voters, residents and/or property owners in the Village of Tahsis, British Columbia, do not agree with recent decisions of our municipality [the Village of Tahsis] to build or continue building a retaining wall along North Maquinna and relocating a fire hall in a section of Alpine View that is situated in a school zone, and request that these projects be halted until such time as they are comprehensively evaluated by an independent and non partisan third party and that a subsequent decision is only made after a public hearing and formal vote by Tahsis residents, property owners and taxpayers.

<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Tel No</u>
MERVYN BROWN	344 Alpine View		934-694
JANICE FISTER	182 Alpine View		778-554-0
SAM ADAMS	164 ALPINE VIEW		289-823-12
RANISY TAYLOR	288 ALPINE VIEW		258-282-57
HELENE PUENTE	344 ALPINE VIEW		934-694
DOUG EMMERS	420 ALPINE VIEW		934-5545
GEORGE HANSON	444 ALPINE VIEW		896-7468
Kyla Hockenby	623 Alpine View		250-510-220
SCOTT Marshall	481 ALPINE VIEW		250-999-377
Nicola Lapointe	721 N - M QUINNA		250-2056
Ron Taylor	461 Alpine		934-5584
Alexandria Finnie	215 North Maquinna		250 830 4384
Deborah Elliott	1167 Discovery CR Tahsis		250-895-4640 cell
FRANK WATSON	1155 Tipperary PK		250 934 5595
STEVE ATKINSON	1153 TIPPERARY PK		250 893 1891

PETITION

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<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Tel No</u>
DOUG ELLIOTT	1167 DISCOVERY		934-5510
THOMAS BERG	244 ALPINE VIEW	[Signature]	250-934-5570
Steven Choquette	141 mckelvie		250-934-6958.
Cleo Gardiner	14 Freda		250 934 5570
Ehren Stillman	215 N. Maquinna		250-830-4820
Shawn Hendra	230 Alpine View		(250) 268-3060
CATHERINE CHARTIER	1154 TIPPERARY park		450-834-709
Pat Gray	1131 Tipperary Park		587 3388
Noreen M. Yowfe.	13. Edilk Road		934-7698.
Grant Eirik	126 R M R.		403 218 776
F MATHISEN	1145 TIPPERARY		250 202 6800
W. Dewdney	145 N. Maquinna		934 37
Mikaila Nielsen	1154 Discovery Cres		778 89985
Shalimar Finnie	# 909		801 Jewit
Diego Pinzone	21 Boston Rd.		778 914 2501.
TASCOLO P. PELLICIONI	525 N. Maquinna		



School District 84 Vancouver Island West

Box 100, #2 Highway 28, Gold River, BC V0P 1G0

Office: 250-283-2241 Fax: 250-283-7352

www.sd84.bc.ca

Village of Tahsis
Mayor and Council
Box 219
Tahsis, BC V0P 1X0
reception@villageoftahsis.com

September 10, 2025

To the Mayor and Council,

Please accept this letter as an invitation to meet with the Board of Education for School District 84 on October 15, 2024, at Captain Meares Elementary Secondary School at 2:00 pm.

Please call or email the School Board Office the acceptance to attend.

Please let us know if you have any questions, many thanks.

Yours truly,

Ellena Gjesdal

Ellena Gjesdal
Executive Assistant
School District 84-Vancouver Island West
PO Box 100, #2 HWY 28, Gold River BC
gjesdal@viw.sd84.bc.ca
250-283-2241 EXT 9

CC: reception@villageoftahsis.com

***In partnership with our diverse communities, School District 84
will provide all students with a quality education
relevant to the demands of a modern society.***



September 5, 2025

Dear Council Member,

I hope this letter finds you well. As we prepare for the upcoming annual UBCM convention taking place the week of **September 22, 2025**, I would like to extend an invitation for you to meet with me to discuss the needs and priorities of your community.

This year marks an important milestone as we introduce **OneBC**. **Our caucus** is fighting for the prosperity of every British Columbian. We are committed to major tax cuts, defending our democratic institutions, and delivering worldclass public infrastructure.

I will be hosting a roundtable event on What DRIPA Means for Local Governments on Wednesday, September 24 at 12:30pm at the Parkside Hotel. Space is limited. Please contact our caucus assistant, **Shir Shmerling**, by email at shir.shmerling@leg.bc.ca or by phone at **250-208-0954 to confirm attendance**. **You are also invited to schedule** a one-on-one meeting with me during available timeslots on Tuesday or Wednesday that week.

I look forward to the opportunity to engage with you and learn more about your priorities and goals. Thank you for your service to your community and to this beautiful province

Yours sincerely,

Dallas Brodie, MLA
Vancouver-Quilchena

cc: Shir Shmerling Legislative Assistant for the OneBC Caucus



OFFICE OF THE CHAIR

M1

990 Cedar St. Campbell River, BC V9W 7Z8
250-830-6700 • 1-877-830-2990

corporate@srd.ca • www.srd.ca

September 3, 2025

Email only: Minister.Transportation@gov.bc.ca

Ministry of Transportation and
Transit
PO Box 9055, Stn Prov Govt.
Victoria, BC V8W 9E2

Attention: Honourable Mike Farnworth

Dear Minister Farnworth:

RE: VILLAGE OF TAHSIS MEETING REQUEST

At its regular meeting held August 20, 2025 the Strathcona Regional District Board passed the following resolution:


THAT the SRD support writing a letter to the Minister of the Ministry of Transportation to ask for a meeting regarding the condition of the Head Bay Forest Service Road

This road serves as a vital transportation link for residents, businesses, and visitors. Its current condition has raised significant concerns related to safety, accessibility, and economic impacts on the region. The Board believes that improvements and a clear plan for ongoing maintenance are essential to support the communities and industries that depend on this route.

Accordingly, the Board supports a meeting with you, your Ministry staff, and representatives from the Village of Tahsis at your earliest convenience to discuss the condition of the Head Bay Forest Service Road and potential next steps.

The Village of Tahsis Chief Administrative Officer can be contacted by email at mtatchell@villageoftahsis.com

Sincerely,



Mark Baker
Chair

VILLAGE OF TAHSIS

Report to Council

To: Mayor and Council
From: Amanda Knibbs, I.T. Coordinator
Date: 16 September 2025
Re: Tahsis Canada Day Celebration

PURPOSE OF REPORT:

This report is intended to inform Council on the local Canada Day event, organized by the Village.

OPTIONS/ALTERNATIVES

1. For Information Only

BACKGROUND:

The Tahsis Canada Day celebration is an annual event organized by Village staff and volunteers. The event was sponsored by Celebrate Canada, the Tahsis Literacy Society, the Village and other volunteers. The Village received a grant from Celebrate Canada which was spent on cupcakes, decorations, music, BBQ supplies, and photography. Under the grant program, the Village was required to contribute a minimum of 50% of the event costs. The Village's contribution included purchasing hotdogs, fruit and vegetables, printing, and staff time. The Literacy Society funded the trivia contest. This year, the event was held at the Recreation Centre due to construction at the Information Centre. The new location offered several benefits: less staff time was required since tables, chairs, or set up the large tent was not needed; the gym provided a cool space for people to eat and escape the heat; and the kitchen offered more usable workspace and better equipment; there is a park for the children and youth to play on; space was more optimal for the people to enjoy the live music.

POLICY/LEGISLATIVE REQUIREMENTS:

N/A

FINANCIAL IMPLICATIONS:

Celebrate Canada awarded the Village with an \$1600.00 grant. This is a larger amount than what was received last year. This year we were able to add fruit and vegetables with

the extra money received from the Grant. The largest expense was salaries. These wages were used as the main contribution of the Village's expenses for the event. The Village contributed \$1605.55 and the Tahsis Literacy Society contributed \$150.00 towards prizes. All grant funds were spent on this event.

Canada Day Expense 2025						
<u>Grant Expense</u>	<u>Cost</u>	<u>Village Expense</u>	<u>Hrs/amt</u>	<u>rate</u>	<u>total</u>	<u>comments</u>
Decorations	\$610.43	Hot dogs, Bun, Onions	1	\$311.40	\$311.40	
cake	\$375.00	Labour set up/clean up (non-admin)	12	\$35.00	\$420.00	4 ppl/3 h
Music	\$200.00	Labour running event (non-admin)	8	\$35.00	\$280.00	4 ppl/2 h
photography	\$200.00	Labour Organization (admin)	1	\$35.00	\$35.00	1 ppl/1 h
BBQ supplies	\$214.57	Labour grant application (admin)	2	\$35.00	\$70.00	1 ppl/2 h
		printing trivia sheets	200	\$0.50	\$100.00	
		printing flyers	10	\$1.00	\$10.00	
		BBQ Supplies	1	\$253.45	\$253.45	
		Food For BBQ	1	\$125.70	\$125.70	
left to use	\$0.00					
Sub Total	\$1,600.00		Sub Total		\$1,605.55	
		Lit Money for prizes	Sub Total		\$150.00	
Total Project	\$3,355.55					

STRATEGIC PRIORITY:

N/A

Respectfully submitted:



Amanda Knibbs