



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

5. 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.



- 0 units for extreme core housing need
- 3 units for people experiencing homelessness
- 37 units for suppressed household formation
- 24 units for anticipated household growth
- 0 units for rental vacancy rate adjustment
- 25 units for demand buffer
- 89 units total**



- 0 units for extreme core housing need
- 1 unit for people experiencing homelessness
- 9 units for suppressed household formation
- 21 units for anticipated household growth
- 0 units for rental vacancy rate adjustment
- 6 units for demand buffer
- 37 units total**

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

Amend Section 3.2.2 from:

Policies

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

To

Policies

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

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

3.2.4 Low Barrier Housing

Policies

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

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

3.2.5 Housing For Seniors

Policies

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

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

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

3.2.6 Housing for Families

Policies

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

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

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

3.2.7 Addressing Homelessness

Policies

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

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

Adoption

READ A FIRST TIME this 16th day of September, 2025.

READ A SECOND TIME this 16th day of September, 2025.

ADVERTISED on this ___ 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