



## AGENDA

Regular Meeting of the Village of Tahsis Council  
to be held on May 5, 2026 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#**

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**A. Call to Order**                    **Mayor Davis will call the meeting to order.**

**Land Acknowledgement**                    **Mayor Davis will acknowledge and respect that we are meeting upon Mowachaht/Muchalaht territory.**

**B. Introduction of Late Items**

**C. Approval of the Agenda**

**D. Petitions and Delegations**                    None.

**E. Public Input #1**

**F. Adoption of the Minutes**                    **1 Minutes of the April 21, 2026 Committee of the Whole Meeting Minutes**

**2 Minutes of the April 21, 2026 Regular Council Meeting**

**G. Rise and Report**

**H. Business Arising** 1 **Comox Strathcona Waste Management- Presentation of the Solid Waste Management Plan.**

2 **Report to Council Re: Tahsis Flood Protection Project- Phase 3, 2026 Budget and Schedule.**

3 **Draft Reserve and Surplus Policy Amendment**

**J. Council Reports**

1 **Mayor Davis**

2 **Councillor Fowler**

3 **Councillor Northcott**

4 **Councillor Lenahan**

5 **Councillor Moore**

**K. Bylaws**

1 **2026-2030 Financial Plan Bylaw No. 677, 2026.  
1st, 2nd and 3rd Reading**

2 **2026 Tax Rate Bylaw No. 678, 2026.  
1st, 2nd and 3rd Reading**

3 **Fees and Charges Amendment Bylaw No. 679, 2026.  
1st, 2nd and 3rd Reading**

4 **Reserve Fund Bylaw No. 680, 2026 Amendment No. 3, Bylaw No. 676, 2026  
1st, 2nd and 3rd Reading**

**L. Correspondence**

1 **April 22, 2026 email from Cheryl O'Donnell, President of the Tahsis Garden Society to Mayor and Council Re: Broom Cutting Initiative.**

2 **April 24, 2026 email from James Warren, CAO, Comox Valley Regional District Re: Request for a letter in support of Campbell River's Long-Term Care Hospital Project.**

3 **March 21, 2026 letter from Jenna Pham, Enterprise Account Executive, CityWest Re: Connected Coast Project Update.**

**M. New Business**

1 **Councillor Fowler's Notice of Motion for a letter of support- Re: March 6, 2026 Letter from the Village of Daajing Giids regarding Health Care Equity- Daajing Giids, Haida Gwaii and Rural and Remote British Columbia (F2 p.14).**

**WHEREAS** the Village of Tahsis has formerly used the UBCM meeting to bring up geographic health care inequities to the provincial ministry of health;

**THEREFORE**, it be resolved to direct staff to write a letter in support of Village of Daajing Giids and send it to the Prime Minister, Premier, Auditor General of Canada and the Auditor General of British Columbia.

## **Public Input # 2**

### **O. Adjournment**



**Minutes** **Village of Tahsis**

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**Meeting** **Committee of the Whole- Budget Meeting - Public Presentation**  
**Date** **April 21, 2026**  
**Time** **1 p.m.**  
**Place** **Municipal Hall - Council Chambers and by electronic means**

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**Present**

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

**Staff**

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

**Public** None.

**Call to Order**

Mayor Davis called the meeting to order at 1:05 p.m.

**Land Acknowledgement**

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

**Introduction of Late Items**

None.

**Approval of the Agenda**

**Northcott: COW 0039/2026**

**THAT** the Agenda for the April 21, 2026 Committee of the Whole meeting be adopted as presented.

**CARRIED**

**H. Business Arising** **1 Public Presentation of the Village of Tahsis 2026 Operating Budget and 2026-2030 Capital Plan.**

**Northcott: COW 0040/2026**

**THAT** this presentation be received.

**CARRIED**

**Fowler: COW 0041/2026**

**THAT** as part of Council's process of public consultation regarding the financial plan before it is adopted that the floor be **CARRIED** opened to the public for comments and questions.

The 2026-2030 Capital Plan was presented to council, detailing the capital projects along with their funding sources. The 2026 Capital Plan totals \$5,271,151 with \$3,750,000 coming from capital grants and the remainder from reserves.

The Director of Finance presented the highlights of the 2026 Operating Budget, detailing a 12.6% increase in taxation revenue to balance the budget, with user fees rising by 10% for solid waste, 15% for sewer and 7 % for water.

The Director of Finance explained that the overall 12.6% tax revenue increase does not translate directly to each property class due to changes in property class assessment values and changes to the property class tax multipliers. For example, the impact to the average residential property class is an 11% increase over 2025 and for the average business class is a 17.8% increase over last year.

Within the residential property tax class this translates to an impact a 11.9% (\$179) increase to the average single family home and an increase of 3.9% (\$24) to the average strata home.

**Moore: COW 0042/2026**

**THAT** Council agrees to proceed with the introduction of the Financial Plan and Tax Rate Bylaws at the May 5, 2026 Regular Council meeting.

**CARRIED**

**Registered "no  
vote" Councillor  
Lenahan**

**Adjournment**

**Fowler: COW 0043/2026**

**THAT** the meeting adjourn at 1:49 p.m.

**CARRIED**

Certified correct this

5th day of May, 2026

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**Corporate Officer**



Minutes

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<u>Meeting</u>	<b>Regular Council Meeting</b>
<u>Date</u>	<b>April 21, 2026</b>
<u>Time</u>	<b>7:00 PM</b>
<u>Place</u>	<b>Municipal Hall - Council Chambers and by electronic means</b>

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

Staff Mark Tatchell, Chief Administrative Officer **by video**  
 Adia Mavrikos, CPA,CA, Director of Finance **by video**  
 Janet StDenis, Corporate Services Manager

Public 3 members of the public. **2 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 0163/2026**  
**THAT** the Agenda for the April 21, 2026 Regular meeting of Council be adopted as presented. **CARRIED**

**D. Delegation** None.

**E. Public Input # 1** None.

**F. Adoption of the Minutes**  
**1 April 7, 2026 Standing Committee of Business Liaison Minutes**

**Moore/Fowler: VOT 0164/2026**

**THAT** the Standing Committee of Business Liaison meeting minutes of April 7, 2026 be adopted as presented.

**CARRIED****2 April 7, 2026 Regular Council Meeting Minutes****Moore/Fowler: VOT 0165/2026**

**THAT** the Regular Council Meeting minutes of April 7, 2026 be adopted as presented.

**CARRIED****3 April 8, 2026 Committee of the Whole Meeting Minutes****Moore/Fowler: VOT 0166/2026**

**THAT** the Committee of the Whole meeting minutes of April 8, 2026 be adopted as presented.

**CARRIED****G. Rise and Report**

None.

**H. Business Arising****1 Report to Council Re: Updated Strategic Economic Development Plan and Action plan and attachments.****Moore/Fowler: VOT 0167/2026**

**THAT** this Report to Council and attachments be received.

**CARRIED**

The CAO presented the proposed updated Strategic Economic Development Plan (SEDP) and Action Plan (AP).

Topics presented included: the reasons for the update; the update process; the key changes to the SEDP, implementation risks; changes to governance (annual reporting), and updates to the Action Plan. The Action Plan was reduced from 24 to 17 items, focusing on outdoor recreation, municipal infrastructure, tourism, resident attraction and connectivity.

Council reviewed their options: approve the plan as presented, refer it back to the committee for further consideration, or consider amendments.

The committee members expressed concerns that the committee's expertise and inputs were not sufficiently represented in the proposed plan. They discussed bringing forward to future council meetings for council's consideration and funding, specific action items, particularly those related to tourism, village beautification and trails.

After debate, including concerns about staff and volunteer time, council approved the plan as is.

**Fowler/Moore: VOT 0168/2026**

THAT option # 1 be approved (approve the SEDP and AP as presented).

Registered "no  
vote"  
Councillor  
Lenahan

**J. Council Reports****Mayor Davis**

No report.

"I just wanted to acknowledge the passing of Dan Dahling and to say that he always felt like the 5th councillor. "

**Councillor Northcott**

No report.

**Councillor Lenahan**

No report.

**Councillor Moore**

No report.

**Councillor Fowler**

Please include the below link as a report to council for April 21<sup>st</sup> regular meeting.

<https://www.orcbc.ca/events/tahsis>

**Attachment #1 Certificate of Completion- Community Infrastructure, Climate, and Equity: Training for BC Elected Officials.**

In addition to the previously submitted link from orcbc.ca/events and the infrastructure certificate of completion of my training, I hope that, if possible, this letter from the Village of Daajing Giids could come to council during a May meeting to consider a letter of support from Tahsis council.

**Attachment #2 Email from the Village of Daajing Giids Re: Health Care Equality- Daajing Giids, Haida Gwaii and Rural and Remote British Columbia.**

Submitted respectfully,  
Councillor Fowler

All council members acknowledged the passing of Dan Dahling, reflecting on his contributions to the community and at council meetings.

**Fowler/Moore: VOT 0169/2026**

**THAT** the Council Reports be received.

**CARRIED**

**K. Bylaws**

**1 Election and Assent Voting Bylaw No. 681, 2026**

**Adoption.**

**Moore/Fowler: VOT 0170/2026**

**THAT** Election and Assent Voting Bylaw No. 681, 2026 be received for consideration.

**CARRIED**

**Moore/Fowler: VOT 0171/2026**

**THAT** Election and Assent Voting Bylaw No. 681, 2026 be reconsidered, finally passed and adopted this 21st day of April, 2026.

**CARRIED**

**L. Correspondence**

**1 April 1st and April 2nd, 2026 letters from Lynn Gordon to Mayor and Council Re: Tourism.**

**Fowler/Moore: VOT 0172/2026**

**THAT** this correspondence item be received.

**CARRIED**

**Fowler/Moore: VOT 0172/2026**

**THAT** correspondence item # 1 be pulled for discussion.

**CARRIED**

**L1 April 1st and April 2nd, 2026 letters from Lynn Gordon to Mayor and Council Re: Tourism.**

Council reviewed in detail this correspondence item noting that it included many points related to signage, trails, and community goals but also noting that it contained some factual errors. Council debated whether to provide a detailed or summary response to this letter. Council decided that the mayor would personally acknowledge receipt of this correspondence item and offer to discuss the issues further with the author in person, rather than tasking staff with a point-by-by point reply.

**M. New Business**

None.

**N. Public Input #2**

A member of the public requested an update on the Community Dock and Boat Launch Project which staff provided.

**O. Adjournment**

**Fowler/Moore: VOT 0173/2026**  
**THAT** the meeting be adjourned at 8:15 p.m.

**CARRIED**

**Certified Correct this**  
**5th day of May, 2026**

**Chief Administrative Officer**

**THIS CERTIFICATE IS PRESENTED TO**

**Sarah Fowler**

for completing Asset Management BC's

**Community Infrastructure, Climate, and Equity: Training for BC  
Elected Officials**

earning 2.0 Professional Development Hours



March 6, 2026

Honourable Mark Carney  
Prime Minister  
House of Commons  
Ottawa, Ontario  
K1A 0A6  
*BY EMAIL:* [mark.carney@parl.gc.ca](mailto:mark.carney@parl.gc.ca)

Honourable Premier David Eby  
Office of the Premier  
PO BOX 9041 STN Prov. Govt.  
Victoria, BC  
V8W 9E1  
*BY EMAIL:* [Premier@gov.bc.ca](mailto:Premier@gov.bc.ca)

Auditor General Canada  
240 Sparks Street,  
Ottawa, ON  
K1A 0G6  
*BY EMAIL:* [communications@oag-bvg.gc.ca](mailto:communications@oag-bvg.gc.ca)

Auditor General of British Columbia  
PO BOX 9036 STN PROV GOVT,  
Victoria BC  
V8W 9A2  
*BY EMAIL:* [bcauditor@bcauditor.com](mailto:bcauditor@bcauditor.com)

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**Re: Health Care Equality – Daajing Giids, Haida Gwaii and Rural and Remote British Columbia**

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Thank you both for your extraordinary words and leadership during the aftermath of the recent tragedy in Tumbler Ridge. The thoughtful and genuine way you both steered the Country and the Province were greatly appreciated at a very difficult time for all of us. While in this period of recovery and evaluation, I am writing to request that **Health Care equality be reconsidered** for those living in geographical service gaps that require travel to access routine and specialized health care.

My constituents and others routinely travel long distances and endure large expenses for medical services that most British Columbians' (Canadians') take access for granted in their local areas. **I am writing to request a focused effort be undertaken to calculate this inequity, such as the cost of living has been studied with BC's Living Wage Study, specifically for health care to gauge services not available to all British Columbians (Canadians) locally and the real costs to those individuals accessing needed services.**

Haida Gwaii residents do not have access locally to health care such as

- Psychological and most Mental Health Services
- Addictions Facilities
- most diagnostics (the lack of availability of diagnostic tools such as CT fosters delayed diagnoses for critical conditions such as stroke, trauma, and cancer)
- Surgery
- most Cancer Care and Treatment
- many Eye Care and Dental procedures

For the residents of Haida Gwaii, and others living in parts of the regional catchment area with reduced Health Care Services, often the best-case scenario is a travel day on each side of a medical appointment, meaning a minimum of 3 days away from home. While portions of their BC Ferries transportation fees are provincially covered under MSP, most do not receive taxable travel benefits from employers to benefit fully from the Northern Residents Deductions medical travel, and the Medical Expense Tax Credit (METC) available to all Canadians is easily exceeded. Expenses such as accommodations, childcare and lost wages, costs that patients must cover out of pocket, add up quickly and substantially. Travel to larger centers such as Terrace, Prince George or Vancouver can take a week or longer for a single appointment. Often treatments are prolonged, may require multiple appointments, and/or trips are unexpected as with medivacs. **This can leave patients with both a health and a financial crisis.** It is not uncommon for island residents not to proceed with the off-island appointments and procedures simply because of affordability. Medical fundraising for individuals requiring travel to access health care is a regular occurrence in every community here. Quite the opposite of BC's stated purpose of "*access to necessary medical care is based on need and not an individual's ability to pay.*"

Health equity is created when individuals have fair opportunity to reach their fullest health potential. Achieving health equity requires reducing unnecessary and avoidable differences that are unfair and unjust and one group paying more per capita for healthcare because it is not reasonably accessible is unjust.

**I am requesting the Canadian and British Columbia governments**

- ensure ***The Working Together Plan*** recognizes and examines the inequity that requires substantial travel for some Canadians to obtain health care services, reviews service delivery gaps, length of travel required to obtain Health Care, and the associated costs and impact for individuals.
- define *reasonable access* and establish provincial standards of health care accessibility to ensure equitable access for those living in rural and remote communities in British Columbia.
- amend the *Canada Health Act* to add clear language under Accessibility Section 12 to address reasonable access geographically for all Canadians.
- enable a regional Health Care Service Delivery Study, modeled from *BC's Living Wage Study*, to identify service gaps and the costs endured by some British Columbians.
- pledge to address systemic challenges and harmonize health care service delivery throughout entire catchment areas.

**I am requesting the Auditor General, and the Auditor specific to British Columbia undertake a comprehensive audit and review of the real costs of health care for rural and remote British Columbian's requiring onerous and unreasonable travel to access services including**

- to review the inequity endured by my constituents, and those in other rural and remote areas, for failing to meet the guiding principles of the *Canada Health Act* and the *Medicare Protection Act (MPA)*.
- review the process or selection criteria that designates and allocates the locations of health care services and/or equipment, including diagnostic imaging.
- for an accounting of how the constitutional equity provisions are met in the current Canada Health Transfer Payments and provincial healthcare model.
- to evaluate the trend of downloading, even onto disadvantaged rural and remote communities, fundraising expectations to effect needed health care services and/or equipment locally, where there is a clear failure to consider socioeconomic and per capita impacts.
- reasonableness of expansive additional health care access costs only born by some.
- review of *Income Tax Reimbursements for Medical Travel* being directly tied to income for equity to all rural and remote British Columbian's and for the disproportionate burdening to groups who often face lower incomes such as women, seniors and those with prolonged medical issues.

It was clear to all Canadians during the recent heartbreaking tragedy in Tumbler Ridge, how you both were able to put yourself in their shoes. Prime Minister Carney and Premier Eby please do it again for rural and remote communities in British Columbia and consider the status quo of geographical inequity for those disadvantaged by living with a model of health care that does not meet rural and remote needs. Right in front of all our eyes is an unjust obstacle to access the health services we all need and value as a fundamental part of our Canadian National Identity.

Respectfully,



Her Worship,

Mayor Lisa Pineault

Village of Daajing Giids

PO Box 580, 903A Oceanview Drive V0T1S0

Office Phone: 250 559 4765 | Cell: 250 637 1339

Email: [mayor@daajinggiids.ca](mailto:mayor@daajinggiids.ca) | Web: <https://daajinggiids.ca/>

CC Mr. Ellis Ross, MP  
Honourable Josee Osborne, Minister of Health  
Honourable Tamara Davidson, MLA North Coast  
President Gaagwiis and Council of the Haida Nation  
North West Regional Hospital Board  
All Islands Protocol Table, [protocoltable@haidanation.com](mailto:protocoltable@haidanation.com)  
Aidan McLaren-Caux, UBCM Small Communities Group [amclarencaux@nakusp.com](mailto:amclarencaux@nakusp.com)  
Laurie Hopfl, Rural Mayors Health Group [lhopfl@lillooet.ca](mailto:lhopfl@lillooet.ca)  
Medical Services Commission MSC [hlth.bip@gov.bc.ca](mailto:hlth.bip@gov.bc.ca)  
BC Ombudsman

# Solid Waste Management Plan



## Step 4 Presentation to Village of Tahsis

May 5, 2026

Sarah Willie, CSWM  
Manager of Solid Waste Planning & Policy Development

# What is the Goal of an SWMP?



## **The goal is to produce less garbage.**

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

SWMP presents the programs, services, infrastructure and policies that guide the design and implementation of CSWM solid waste for the next decade.

# Step 3 – Evaluate Options 2024-2025

H1

① Support reuse



② Encourage repair



③ Educate and reach out to communities



④ Support multi-family waste separation



⑤ Reduce industry, commercial and institutional waste



⑥ Reduce construction, renovation and demolition waste



⑦ Equalize access to services



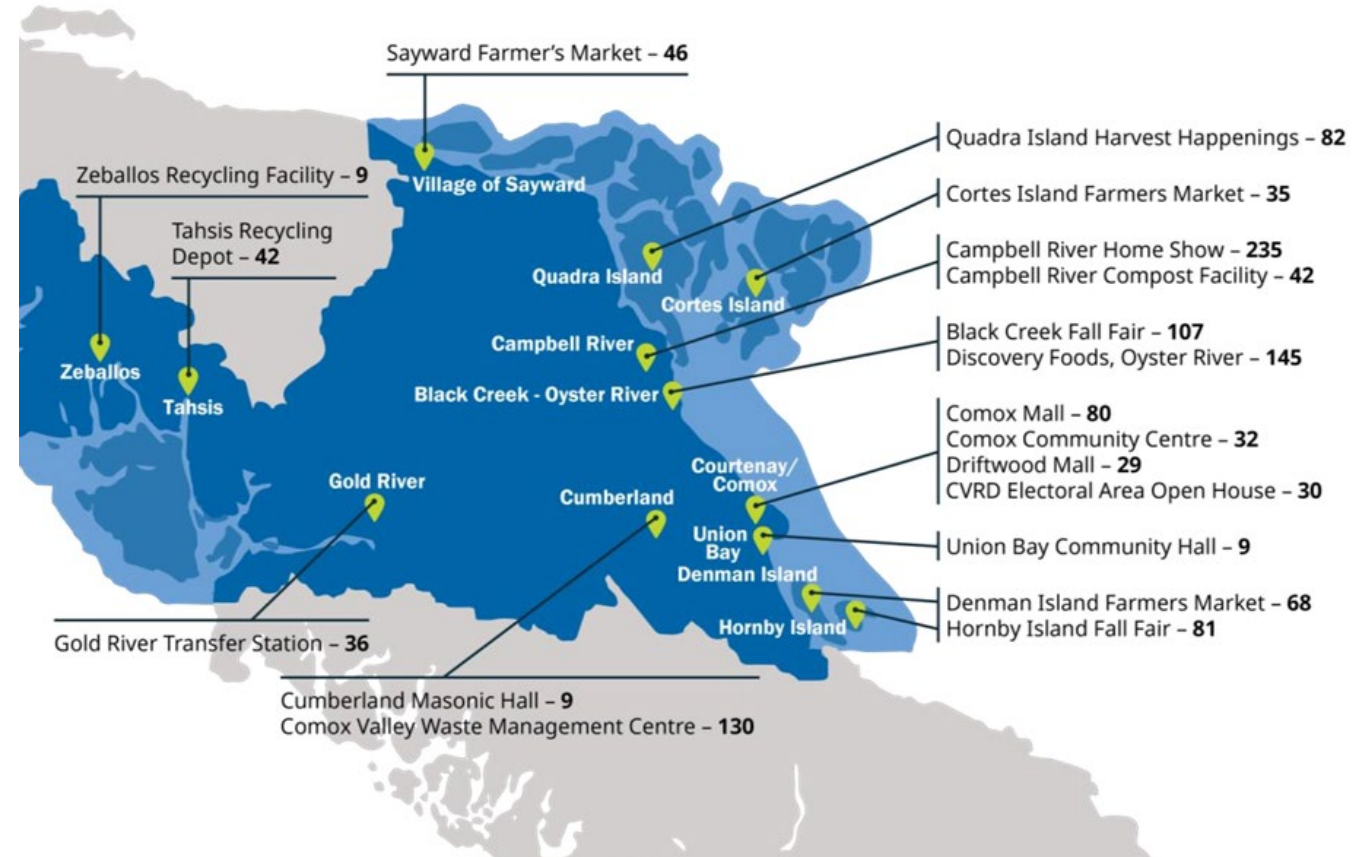
⑧ Track solid waste



## Waste Reduction Strategies

# 2025 - Step 3 Engagement on Strategies and Actions

- 1,247 people at 19 events in September and October 2025
- Promoted online survey, offered paper surveys to complete
- Captured themes of the conversations
  - Expand collection and drop-off
  - Improve communication
  - Fairness and consistency



# Online Survey on Strategies and Actions

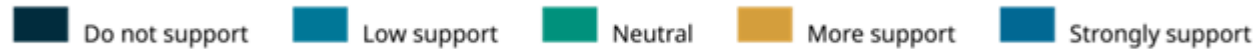
11. Require new multi-family buildings to have space for recycling and organics bins and pickup.



14. Advocate to increase access to recycling programs and expand materials accepted under the provincial regulations for waste producers.



13. Start organics collection in multi-family buildings.



- 624 responses
- 85% residents of single family or duplex
- Consistently finished the survey
- All actions were supported by CSWM Board to include in Draft

# You're Up to Speed!

Provided with CSWM Solid Waste Management Plan Backgrounder with agenda package

Link to our [Engagement Page](#) and the complete version of the [Draft Plan](#)

YouTube [Video](#) for Step 4



**1.**  
**Initiate the Process**  
2022



**2.**  
**Set the Plan Direction**  
2022-2023



**3.**  
**Evaluate Options**  
2024-2025



**4.**  
**Prepare and Adopt the Plan**  
2026

## Step 4 – Draft SWMP 2026

- Developed targets to support goals over the plan life
- An implementation schedule was provided on when actions will be initiated and funded
- Committee structure outlined



# Targets

Regional targets should be achievable, have clear timelines and results, and show continuous improvement towards the Provincial targets.

- Have 80% of B.C.'s population covered by organic waste disposal restrictions

## Goal 1

To support regional circular economy approaches, and to work towards a goal of zero waste.

### Target

- A 10% increase in participation at repair cafés from 2024 levels by 2031.



## Goal 2

To reduce and remediate environmental impacts from solid waste management activities.

### Target

- By 2035 to have all waste generated from within the region disposed of within a landfill with leachate capture and treatment, or a comparable modern waste management facility approved within this Plan.



## Goal 3

To reduce greenhouse gas emissions and to pursue beneficial use of landfill gas.

### Targets

- That all new multi-family developments constructed after 2030 have adequate space for waste, recycling and organics containers and implement collection.
- 80% of the CSWM population covered by an organic waste disposal restriction by 2036.
- 75% of landfill gas captured at the CVWMC to be used beneficially by 2031.



## Goal 4

To responsibly manage waste, and to minimize the amount of residual waste in landfills.

### Targets

- To have an MSW disposal rate of 200 kg/capita from households with curbside collection of waste, recycling and organics by 2031.
- Excluding CRD waste, to have a decreasing disposal rate targeting 400 kg/capita of in-region MSW by 2037.
- The long-term target for the CSWM service is to strive to achieve an MSW disposal rate of 350 kg/capita.



# Lower the MSW disposal rate to 350 kg per person per year

## Goal 5

To have informed residents, businesses and community partners empowered to participate effectively and consistently in proper waste management practices. To use CSWM enforcement powers when necessary.

### Targets

- A 10% increase to in-person community member interactions with educators from 2024 levels by 2031.
- Year over year increases to the CSWM solid waste mobile app unique users.
- To maintain a 3% (wet weight) contamination rate within organics collected at the curbside from residents.



## Goal 6

To ensure that the CSWM solid waste services are financially sustainable and delivered equitably across the region, recognizing and leveraging the unique challenges and cultures of our rural and remote communities.

### Target

- To fund and provision solid waste services in line with the Board approved fiscal sustainability framework and strategy.

# Plan Monitoring Advisory Committee (PMAC)

**Purpose:** Review and provide feedback on regular reporting regarding SWMP implementation and diversion.

- Desire for some continuity between PMAC and RSWAC
- Expecting one to two meetings per year
- Diverse geography, demography and political organization of the plan area and balance technical and non-technical interests
- Two-year term, optional renewal for two additional terms. Staggered expiry of terms
- Continue with financial support for participation and travel
- The CSWM Board remains the final authority on decisions

# PMAC: Composition

- Public Members – up to 6 members,
  - One member of the public residing in either the City of Courtenay, the Town of Comox or the Village of Cumberland
- Technical Members – up to 12 members, specified experience or employment
  - Inclusive of up to 4 members of local government staff
- First Nations – up to 10 members, one per nation
- The Co-Chairs of the CSWM Board will be the Co-Chairs of PMAC

# Next Steps

- Public and First Nations consultation on draft SWMP language April 7 to April 24, 2026
- CSWM will be seeking a letter of endorsement by June 1, 2026
- Return to the Board with consultation results and final package for submission to the Ministry in June
- When ready, submit to the minister for review. Review anticipated to take 6-18 months
- Establishment of PMAC following SWMP approval



Thank you.



[engagecomoxvalley.ca/swmp](https://engagecomoxvalley.ca/swmp)

# VILLAGE OF TAHSIS

## Report to Council

**To:** Mayor and Council

**From:** Chief Administrative Officer

**Date:** April 30, 2026 (for the May 5, 2026 Regular Meeting)

**Re:** Tahsis Flood Protection Project – Phase 3 budget and schedule

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### **PURPOSE OF REPORT:**

To update Council with revised budget estimate and provide options for addressing the estimated \$903,998 budget shortfall.

### **OPTIONS/ALTERNATIVES**

- Option 1: Delay the project until receiving a decision on the Canada Community Building Fund (Strategic Priorities Fund) grant application for the North Maquinna Integrated Corridor Project.
- Option 2: Proceed with the project and implement the cost saving measures described in the December 21, 2025 Class “B” Cost Estimate.
- Option 3: Identify scope reduction options, e.g., reduce the protected floodplain area, to achieve savings to offset estimated cost pressures.
- Option 4: Any other option that Council deems appropriate.

### **BACKGROUND**

In March 2024, the Village signed the Shared Cost Agreement (SCA) with the Province of British Columbia for the Tahsis Flood Protection Improvements Project, Phase 3, funded under the Investing in Canada Infrastructure Program (ICIP), Green Infrastructure – Adaption, Resilience and Disaster Mitigation.

This project is the 3rd of a 4-phase project to protect Tahsis’ North Village from riverine and coastal floods up to 1:200 year rainfall levels (taking into account storm, tide and sea level rise effects). There is an estimated ~\$41 million worth of public and private assets currently at risk in the North Village, including the public works yard, water supply well pumping station, salmon hatchery, ambulance station, RCMP station, fire hall, recreation complex

(which also serves as the Emergency Reception Centre), daycare, and elementary and secondary school.

This third phase of flood protection work includes:

- 140m long flood wall at an approximate height of 0.75m.
- 380m long flood wall at an approximate height of 1.50m.
- 60m long earth berm at an approximate maximum height of 2.5m.
- Internal drainage improvements (catch basins, leads, and flap gates) along the flood wall and berm.
- Various riprap bank stabilization along the riverbank to accommodate the wall and berm loads.

To date, the following work has been completed:

- Survey of the proposed project area
- Bathymetric study
- Storm Surge Analysis
- Flood Modelling
- Design Concept – approved by Council on June 10, 2025
- Geotechnical assessment of proposed designs
- Assessment of diking construction and material options
- Initial environmental assessment
- Community presentation and consultation held at the Tahsis Recreation Centre on July 15, 2025
- November 2025 “Avoid and Mitigate” letter from Fisheries and Oceans Canada, Ecosystem Management Branch

**FINANCIAL IMPLICATIONS:**

The project budget is \$2,892,152. British Columbia and Canada are contributing 90% of the cost and the Village’s contribution is 10% or \$289,215.

Before finalizing the design, the Village commissioned Upland Contracting Ltd, the prime contractor for Phase 2, to prepare a cost estimate for Phase 3. With this information, staff prepared a new cost estimate which is attached.

**DISCUSSION**

The \$903,998 budget shortfall will need to be funded for the project to proceed. Three options are offered to address this.

With reference to Option 1, the North Maquinna Integrated Corridor Project budget includes \$2,031,050 in Earth Works and Road Improvements. Some elements of this project overlap with the scope of the Phase 3 flood protection project. Moreover, there are potential efficiencies by tendering all or some of the Phase 3 project with the North Maquinna project. One prime contractor for both projects achieves savings in mob/de-mob costs and other economies of scale, including labour efficiencies, equipment utilization, purchasing, project management and administration, scheduling and sequencing efficiencies, reduced risk and contingency costs, consistency and standardization. There can be risks, such as, a delay in one project can impact the other, contractor capacity can be stretched too thin and this approach requires strong project management and scheduling discipline.

This approach might also assist in managing potential cost pressures with the North Maquinna Integrated Corridor Project.

We have learned that official decisions on SPF grant applications will be officially announced in September, but we might know as soon as July.

As per the SCA, the project completion date is no later than March 31, 2029.

Option 2 entails eliminating features, e.g., walkway, that Council deemed important for meeting community needs and expectations. It also assumes 2,310m<sup>3</sup> of locally sourced riprap is available that meets the engineered specifications. To achieve enhanced confidence in these projected cost savings likely requires further fact gathering.

Option 3 requires a project re-design, including new survey work, to support a scope change application to the Ministry of Emergency Management and Climate Readiness. Six to eight months is required to complete this process.

The Master Standing Agreement between the Village and McElhanney Ltd. expires in October 2026. A new Request for Proposal for consulting engineering services will be issued prior to that date, subject to Council approval.

**POLICY/LEGISLATIVE REQUIREMENTS:**

Local governments in B.C. are not legally required to provide flood protection.

The Village of Tahsis is contractually bound by the SCA.

**STRATEGIC PRIORITY:**

This is not a 2026 Council Strategic Priority

**RECOMMENDATION:**

Option 1: Delay the project until receiving a decision on the Canada Community Building Fund (Strategic Priorities Fund) grant application for the North Maquinna Integrated Corridor Project.

Respectfully submitted:

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

---

Mark Tatchell, CAO

Flood Protection Phase 3 - Dec 2025 Project Estimate

Description	Detail	2022 Budget	2026 Budget			Increase
			Spent to Date (March 2026)	Estimated Remaining Cost	Total Budget	
Project Planning - Permitting, First Nations Consultation, Archeology, Environmental Assessment	McElhanney, NWH		\$183,451	\$176,549	\$360,000	
	Environmental		\$13,826	\$0	\$13,826	
Design and Engineering	Concept Design	\$70,000	(in Above)	\$0	\$0	\$83,280
	Detailed Design	\$220,546			\$0	
	Construction services				\$0	
	Village Administration		\$3,574	\$5,000	\$8,574	
Soft Costs	Mobilization	\$200,364		\$75,000	\$75,000	\$919,996
	Traffic Control	\$20,000		\$40,000	\$40,000	
	Environmental Monitoring during Construction	\$20,000		\$50,000	\$50,000	
Construction		\$1,603,640		\$2,599,000	\$2,599,000	
Sub Total		\$2,134,550	\$200,851	\$2,945,549	\$3,146,400	
Contingencies*	25%	\$757,602		\$649,750	\$649,750	-\$107,852
<b>Total Estimated Costs/Budget</b>		<b>\$2,892,152</b>	<b>\$200,851</b>	<b>\$3,595,299</b>	<b>\$3,796,150</b>	

\* Original Contingency budget was 40%

Available Budget \$2,892,152  
Shortfall \$903,998

# Amendment – FOR DISCUSSION PURPOSES



VILLAGE OF TAHSIS			
Policy Title:	Reserve Policy	Policy No.	4027
Effective Date	December 3, 2025	Supersedes	4026
Approval	Council	Resolution Number	VOT 444/2025
Amended	May 5, 2026	Resolution Number	VOT ***/2026

## 1. PURPOSE

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

## 2. PRINCIPLES

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

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

## 3. TERMS

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

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

## Amendment – FOR DISCUSSION PURPOSES

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

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

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

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

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

### 4. OPERATING (WORKING) CAPITAL

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

### 5. RESERVES - OPERATING AND CAPITAL RESERVE FUNDS

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

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

#### 5.1. Economic Development Reserve

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

#### 5.2 Financial Stabilization Reserve Fund

The Financial Stabilization Reserve has been established for the following purposes:

*For Major Emergent Operating Issues* - the Village is exposed to major non-reoccurring costs from various emergency events or situations, e.g., inclement weather, environmental hazards, etc. These emergent situations cannot be anticipated, and it is not feasible to absorb the cost of such events in other budget areas in any given year.

*For One-Time and Intermittent Projects* - the Village undertakes one-time and/or intermittent projects that are larger in cost. If these projects were funded from property taxation, annual

## Amendment – FOR DISCUSSION PURPOSES

spikes and subsequent declines in taxation would result; therefore, it is not prudent to fund these projects from on-going property taxation revenue.

### 5.3 Daycare Operating Fund

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

## 6. STATUTORY RESERVE FUNDS

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

### 6.1. Canada Community Building Reserve Fund

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

### 6.2. Capital Works, Machinery and Equipment Reserve

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

### 6.3. Fire Hall Reserve

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

### 6.4. Recreation Centre Capital Works, Machinery and Equipment Reserve

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

### 6.5. Water Replacement Capital Reserve Fund

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

### 6.6. Sewer Replacement Capital Reserve Fund

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

## Amendment – FOR DISCUSSION PURPOSES

### 6.7. Land Sale Reserve Fund

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

### 6.8. Growing Communities Reserve Fund

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

### 6.9. Solid Waste Machinery and Equipment Replacement Reserve Fund

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

### 6.10. Roads Reserve Fund

The Roads Reserve has been established for operating and capital road projects, as the Village has a major road network that needs be renewed on an ongoing basis.

### 6.11. Museum Info Centre Capital Reserve Fund

The Museum and Info Centre Replacement Reserve has been established to assist in the replacement of Museum and Info Centre.

## 7. ADMINISTRATION

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

### 7.1. Responsibilities

#### Council is responsible for:

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

#### The Village's Chief Financial Officer is responsible for:

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

## **Amendment – FOR DISCUSSION PURPOSES**

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

### **7.2. Reserve Contributions**

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

### **7.3. Minimum and Optimal Reserve Balances**

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

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

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

### **7.4. Internal Borrowing**

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

### **7.5. Interest**

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

### **7.6. Guide and Transition**

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

## **8. SCOPE**

This policy applies to all Village of Tahsis activities.

## **9. LEGISLATION**

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

## **10. RELATED DOCUMENTS**

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

## **11. REVIEW DATE**

# Amendment – FOR DISCUSSION PURPOSES

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

## Appendix A -Reserves Scorecard Example 2025

### Village of Tahsis -Reserves Scorecard

Policy Target		Status
Minimum Balance	Preferred	

#### Working Capital

Operating (Accumulated) Surplus	3 Months	6 Months	Good
Financial Stabilization Reserve Fund	Min \$75,000	\$150,000	Low
Economic Development Reserve Fund	No Minimum	As Received	Good
Daycare Operating Reserve Fund	No Minimum	As Received	Low

#### Statutory Reserves

Canada Community Building Reserve Fund	No Minimum	As Received	Low
Capital Works, Machinery and Equipment Reserve	Min \$250,000	Per AMP	Low
Fire Hall Reserve	Min \$150,000	Per AMP	Good
Recreation Centre Capital Works, Machinery and Equipment Reserve	Min \$200,000	Per AMP	Low
Water Replacement Capital Reserve Fund	Min \$150,000	Per AMP	Low
Sewer Replacement Capital Reserve Fund	Min \$150,000	Per AMP	Low
Land Sale Reserve Fund	No Minimum	As Received	Good
Growing Communities Reserve Fund	No Minimum	As Received	Good
Solid Waste Machinery and Equipment Replacement Reserve Fund	Min \$50,000	Per AMP	Low
Roads Reserve Fund	Min \$50,000	Per AMP	Low
Museum Info Centre Capital Reserve Fund	Min \$25,000	Per AMP	Low





**Village of Tahsis**  
**2026-2030 Financial Plan – Bylaw No. 677, 2026**  
**Financial Plan Statement**  
**Schedule “B”**

In accordance with Section 165 (3.1) of the *Community Charter*, the Village of Tahsis is required to include in its 5-year Financial Plan (2026-2030):

- A) The objectives and policies of the municipality for the 5-year planning period in relation to each of the funding sources and the proportion of total revenue from each funding source; and
- B) The distribution of property value taxes among the property classes that may be subject to taxes; and
- C) The Use of permissive tax exemptions.

**A. Proportion of Total Revenues by Source**

Objective

The Village will continue to review the proportion of revenue that is received from each source and seeks to balance the sources by seeking out new user fees, available grants and maximizing investment returns.

Policies

The Village continues to review user-fees and charges to ensure that they adequately reflect the full cost of recovery within each utility. Where possible, the Village endeavours to supplement revenues from user fees and charges, rather than taxation, to lessen the burden on a limited tax base. Additionally, alternate revenue sources are continually examined to reduce the reliance on property taxes as the major source of funding.

**Table 1: Funding Sources, 2026**

<u>Revenue Source</u>	<u>Value</u>	<u>% of Revenue</u>
Property Taxation	\$1,235,826	39.1%
User Fees & Charges	1,013,040	32.0%
Grants	799,446	25.3%
Investment Income	107,900	3.4%
Other	6,000	0.2%
Total	<u>\$3,162,212</u>	<u>100.0%</u>

## B. Distribution of Property Taxes Across Property Classes

### Objective

To ensure an equitable distribution of tax burden across all property classes.

### Policies

Over the term of the plan, municipal property taxes are distributed across six property tax classes as per Table 2 below. The Village regularly reviews the class distribution and makes adjustments when necessary, with the goal to attracting and sustaining economic development.

**Table 2: Distribution of Village of Tahsis Property Taxes, 2026**

Class 1 - Residential	74,436,900	93.0%
Class 2 - Utilities	1,061,200	1.3%
Class 5 - Light Industrial	618,300	0.8%
Class 6 - Business/Other	3,664,300	4.5%
Class 7 - Managed Forest Land	90,400	0.1%
Class 8 - Recreation/Non Profit	209,900	0.3%
Total	\$80,081,000	100.0%

## C. Permissive Tax Exemptions

### Objective

Council may utilize its authority under the *Community Charter* to provide permissive exemptions to property owners who contribute to the community's social and environmental well-being, for example, greenhouse gas reduction, affordable housing, and Village revitalization.

### Policies

Permissive exemptions are granted to not-for-profit organizations that form a valuable part of and provide services to the community. In 2018 the Village, through Bylaw No. 609, granted a tax exemption, through to 2030, to the property located at 744 Nootka Road, the Bishop of Victoria, for 50% of the land value with estimated tax to be \$1,639.48 in 2025.



## VILLAGE OF TAHSIS

### BYLAW NO. 678, 2026

#### **A BYLAW FOR THE LEVYING OF RATES FOR GENERAL MUNICIPAL, REGIONAL LIBRARY, REGIONAL DISTRICT, WASTE MANAGEMENT, REGIONAL HOSPITAL DISTRICT PURPOSES FOR THE YEAR 2026.**

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WHEREAS pursuant to section 197 of the Community Charter, Council must, by bylaw, impose property value taxes for the year by establishing the tax rates for the municipal revenue proposed to be raised from property value taxes and the amounts to be collected by means of rates established by the Village's taxing obligations in relation to another local government or other public body;

NOW THEREFORE the Council of the Village of Tahsis in open meeting assembled enacts as follows:

#### 1. Definitions

1.1. Collector means the municipal officer assigned responsibility as Collector of taxes for the municipality and includes all persons appointed or designated by the Collector to act on their behalf.

#### 2. Tax Rates for General Municipal Purposes

The rates and taxes named under this Bylaw are hereby imposed, levied, raised and collected for the year 2026 for the purposes stated and shall be payable in Canadian funds to the Collector at the Village of Tahsis, BC.

2.1 For all lawful General Municipal purposes of the Village of Tahsis on the assessed value of land and improvements taxable for General purposes, rates appearing in column 'A' of Schedule "A" attached hereto and forming a part of this Bylaw;

2.2 For Regional Library purposes of the Village of Tahsis on the assessed value of land and improvements taxable for General purposes, rates appearing in column 'B' of Schedule "A" attached hereto and forming a part of this Bylaw.

2.3 For Strathcona Regional District purposes of the Village of Tahsis on the assessed value of land and improvements taxable for Hospital purposes, rates appearing in column 'C' of Schedule "A" attached hereto and forming a part of this Bylaw;

2.4 For Comox Valley Regional District Services: Solid Waste Management purposes of the Village of Tahsis on the assessed value of land and improvements taxable for Hospital purposes, rates appearing in column 'D' of Schedule "A" attached hereto and forming a part of this Bylaw;

2.5 For Comox-Strathcona Regional Hospital District purposes of the Village of Tahsis on the assessed value of land and improvements taxable for Hospital purposes, rates appearing in column 'E' of Schedule "A" attached hereto and forming a part of this Bylaw;

### 3. Penalties

3.1 The Collector of the Village of Tahsis shall add to the unpaid taxes of the current year, for each parcel of land and its improvements of the property tax roll, 10% of the amount of the current year taxes which remain unpaid after July 2, 2026 and the said unpaid taxes together with the amount added as aforesaid shall be taxes of the current year due on such land and its improvements.

3.2 Tax rates and percentage additions caused as a result of a supplementary roll prepared under the Assessment Act shall be executed in accordance with section 241 of the *Community Charter*.

3.3 The tax rates and taxes imposed under this Bylaw shall be payable at the offices of the said Collector at the Village of Tahsis Municipal Hall, 977 South Maquinna Drive, P.O. Box 219, Tahsis, BC, V0P 1X0, no later than 4:00 pm on July 2, 2026.

3.4 Any and all amounts payable under this Bylaw shall be payable at the offices of the said Collector at the Village of Tahsis Municipal Hall, 977 South Maquinna Drive, P.O. Box 219, Tahsis, BC, V0P 1X0.

### 4 Citation:

This Bylaw may be cited for all purposes as the "Tax Rates Bylaw No. 678, 2026".

READ a first time this	5th day of May, 2026
READ a second time this	5th day of May, 2026
READ a third time this	5th day of May, 2026
Adopted this	7 th day of May, 2026

\_\_\_\_\_

MAYOR

\_\_\_\_\_

CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 678, 2026 duly passed by the Council of the Village of Tahsis on this 7th day of May, 2026.

\_\_\_\_\_

CORPORATE OFFICER

Village of Tahsis						
Tax Rates Bylaw No. 678, 2026						
Schedule "A"						
<i>The following rates shall apply on each thousand dollars of the assessed taxable value of land and its improvements:</i>						
Property Class		A	B	C	D	E
		General Municipal	Regional Library	Strathcona Regional District	Comox Valley Regional District - Solid Waste Mgmt	Comox Strathcona Regional Hospital District
1	Residential	7.9923	0.1506	0.1636	0.1079	0.2468
2	Utilities	92.7112	1.7470	0.5727	0.3775	0.8638
3	Supportive Housing	7.9923	0.1506	0.1636	0.1079	0.2468
4	Major Industrial	29.4118	0.5542	0.5563	0.3667	0.8391
5	Light Industrial	399.6174	7.5282	0.5563	0.3667	0.8391
6	Business/Other	37.1644	0.7003	0.4009	0.2643	0.6046
7	Managed Forest Land	399.6174	7.5282	0.4909	0.3236	0.7404
8	Recreation/Non Profit	51.9503	0.9789	0.1636	0.1079	0.2468
9	Farm	7.9923	0.1506	0.1636	0.1079	0.2468



## VILLAGE OF TAHSIS

### BYLAW NO. 679, 2026

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**BEING A BYLAW TO AMEND THE VILLAGE OF TAHSIS FEES AND CHARGES  
BYLAW NO. 594, 2017 AND FEES AND CHARGES AMENDMENT BYLAW NO.  
673, 2025**

**WHEREAS** the Council of the Village of Tahsis wishes to amend the fees and charges established under the Village of Tahsis Fees and Charges Bylaw No. 594, 2017 and Fees and Charges Amendment Bylaw No. 673, 2025;

**NOW THEREFORE**, the Council of the Village of Tahsis, in open meeting assembled, enacts as follows:

1. *The Fees and Charges Amendment Bylaw No. 594, 2017 and Fees and Charges Amendment Bylaw No. 673, 2025 are hereby amended as follows:*

- a) by deleting Schedule "A" Financial Services and replacing with Schedule "A" Financial Services Table in this Bylaw and
- b) by deleting Schedule "B" Administrative Services and replacing with Schedule "B" Administrative Services Table in this Bylaw and
- c) by deleting Schedule "H" Recreation Centre and replacing with Schedule "H" Recreation Centre Table in this Bylaw and
- d) by deleting the Schedule "P" Water System Services Fees Table and replacing it with the Schedule "P" Water System Services Fees Table in this Bylaw; and
- e) by deleting the Schedule "Q" Sanitary Sewer System Services Fees Table and replacing it with the Schedule "Q" Sanitary Sewer System Services Fees Table in this Bylaw;

f) by deleting the Schedule "R" Solid Waste Management Fees Table and replacing it with the Schedule "R" Solid Waste Management Fees Table. in this Bylaw;

Citation

This bylaw may be cited for all purposes as the "Fees and Charges Amendment Bylaw No. 679, 2026."

Effective Date

This bylaw comes into force upon adoption.

READ a first time this 5<sup>th</sup> day of May 2026

READ a second time this 5<sup>th</sup> day of May 2026

READ a third time t his 5<sup>th</sup> day of May 2026

Reconsidered, Finally Passed and adopted this 7<sup>th</sup> day of May, 2026

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 679, 2026 duly passed by the Council of the Village of Tahsis on this day 7<sup>th</sup> day of May, 2026.

\_\_\_\_\_  
CORPORATE OFFICER

**SCHEDULE "A"****Financial Services**

	<b>Fee</b>	<b>Unit</b>
Late payment charges - unless otherwise stipulated in a Bylaw, late payment charges will be added to all fees that remain unpaid after their due dates	2% non-compounding monthly interest calculated daily will be added to all amounts that remain unpaid after the due date as determined by the Director of Finance	each
Dishonoured payment - where a payment received by the Village in payment of a bill is not honoured by a person's financial institution for any reason other than clerical error	\$30.00	each
Overpayment - where a refund is requested for any reason	\$50.00	each
Wire fees	at the amount equal to the transaction fee charged to the Village.	each

**SCHEDULE "B"****Administrative Services**

Printed or photocopied document		
8.5x11 black and white	\$0.50	per page
8.5x14 black and white	\$0.75	per page
8.5x11 colour	\$1.00	per page
8.5x14 colour	\$1.50	per page
Property tax certificate	\$50.00	each
Bylaws - hard copy or electronic	\$30.00	each
Official Community Plan - hard copy or electronic	\$30.00	each
Maps and Plans - hard copy or electronic	\$30.00	each
Shipping and Handling	\$10.00	each
Facsimiles	\$7.00	each (max. of 10 pages)
Freedom of Information (FOIPPA) Applications		
for locating and retrieving a record and all other billable costs under FOIPPA	\$10.00	per quarter hour
Third-party Item Sales		
All third-party items sold through the Museum / Information Centre shall be subject to a 10% administrative fee applied to the sale price	Cost of item + 10% administrative fee	each

**SCHEDULE "H"**  
**Recreation Centre**

<b><u>Pool, Weight Room, Gym and Shower</u></b>	No Charge	
<b><u>Opening or closing Rec Centre outside of regular hours</u></b>	\$60/Hour	2 hour minimum
<b><u>Room Rental</u></b>		
Pool party	\$75.00	2 hours
Pool rental	\$55.00	per hour
Meeting room	\$30.00	per hour
Kitchen	\$40.00	per hour (includes dishes, utensils, equipment, etc)
Gym	\$40.00	per hour
Community organizations	\$5.00	per hour (all rooms)
Bowling	\$5.00	per game
Pool/Billiards	\$2.00	per game

## Schedule "P"

## Water System Service Fees

Use of Land or Real Property	Annual Rate
Residential (single family dwelling, apartment suite, guesthouse, condominium, short term rental accommodation unit, mobile home. Rooming House, Bed and Breakfast unit)	\$472.00
Mobile Home Park per serviced pad	\$472.00
Hotels and Motels	\$472.00
plus each room to rent located on the property whether or not it is always available for rent <sup>1</sup>	\$224.50
Restaurants, cafes, dining rooms, pubs	
up to 60 seats	\$1,534.05
Over 60 seats	\$1,833.38
Churches	\$471.87
Industrial	\$1,833.38
Schools	\$471.87
Plus each classroom	\$224.50
Retail premises	\$523.82
Plus for each square foot of gross area	\$0.17
Other commercial premises	\$1,833.38
Campground/RV Park (per site)	\$81.07

\*Where a single parcel of land contains more than one use of land or real property, the full applicable user fee shall apply to the first use. A discount in the amount of \$100.00 shall be applied to the user fee for each additional use located on the same parcel.

<sup>1</sup> Whether a room is available to rent or not, the annual fee applies

## Schedule "Q"

## Sanitary Sewer System Service Fees

Use of Land or Real Property	Annual Rate
Residential (single family dwelling, apartment, suite, guesthouse, condominium, short term rental accommodation unit, mobile home, Rooming House, Bed and Breakfast unit)	\$595.00
Mobile Home Park per serviced pad	\$595.00
Hotels and Motels	\$595.00
Plus each room to rent located on the property <sup>2</sup>	\$297.53
Restaurants, cafes, dining rooms, pubs	\$2,018.94
Churches	\$595.00
Industrial	\$2,144.72
Schools	\$595.00
Plus per classroom	\$207.97
Retail premises	\$683.10
Plus per square foot gross area	\$0.28
Campground/RV park (per site)	\$89.10
Other Commercial Premises	\$772.66

\* Where a single parcel of land contains more than one use of land or real property, the full applicable user fee shall apply to the first use. A discount in the amount of \$100.00 shall be applied to the user fee for each additional use located on the same parcel.

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<sup>2</sup> Whether a room is available to rent or not, the annual fee applies

## Schedule "R"

Solid Waste Service Fees<sup>3</sup>

	<b>Basic Service</b>	<b>Annual Fee</b>
Residential Dwelling Unit (single family (including suite and/or home based business), bed and breakfast, guest house, mobile home)		\$132.00
Multi-family premises (2 or more dwelling units including apartments and condominium buildings, hotels, motels, duplexes, triplexes and fourplexes.		\$264.00
Commercial premises (professions, trades, industry, institutions – schools and hospitals – does not include home based businesses or multi-family)		\$264.00
	<b>Extended Service</b>	
<u>Additional garbage tags</u>		
Residential Dwelling Unit		\$2.75/tag
Multi-family and Commercial		\$6.60/tag
<u>Dumpsters</u>		
1 pick up/week for 1 year		\$1,247.40
2 pick ups/week for 1 year		\$1,663.20
1 Month Rental		\$693.00
2 Month Rental		\$1,108.80
Seasonal (May 1 <sup>st</sup> to September 30 <sup>th</sup> )		\$1,039.50
Section 23 clean-up		Crew \$60/hour/crew
		Equipment \$108/hour

<sup>3</sup> All rates apply whether the unit, building or other structure is occupied or not and whether operating or not.



**VILLAGE OF TAHSIS**  
**Bylaw No. 680, 2026**

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**A Bylaw to Amend the “Reserve Funds Bylaw 676, 2026.**

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

**1. THAT “Reserve Funds Bylaw No.676” be amended as follows:**

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

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

Roads Reserve	The Roads Reserve has been established for operating and capital road projects, as the Village has a major road network that needs be renewed on an ongoing basis.
Museum and Info Centre Replacement Reserve	The Museum and Info Centre Replacement Reserve has been established to assist in the replacement of Museum and Info Centre.

**2. This Bylaw may be cited for all purposes as “Reserve Fund Bylaw No. 680, 2026 Amendment No. 3, Bylaw No. 676, 2026.”**

READ A FIRST TIME this 5thday of May, 2026.

READ A SECOND TIME this 5thday of May, 2026.

READ A THIRD TIME this 5thday of May, 2026.

ADOPTED this 7thday of May, 2026.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Administrator



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**Fw: Broom Cutting Initiative**

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

**Date** Thu 4/23/2026 1:41 PM

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

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**From:** Brenda Lenahan <[brendalenahan@gmail.com](mailto:brendalenahan@gmail.com)>

**Sent:** Wednesday, April 22, 2026 15:29

**To:** Reception Account <[Reception@villageoftahsis.com](mailto:Reception@villageoftahsis.com)>

**Cc:** Cheryl odonnell

(FYI-sent on Behalf of Cheryl O'Donnell. I am simply the messenger)

April 22, 2026

Dear Mayor and Council (VOT),

This spring, the Tahsis Community Garden Society will be spearheading an event to control the spread of the incredibly invasive Scotch Broom in our community. We are aware that there is provincial grant funding available for these kinds of projects but before we apply for anything we wanted to see how much community involvement we could possibly get. We hope to target certain areas of town but again this depends on the amount of people outside of the community garden members who wish to join us. I'm going to say approximately 3-4 hours maximum time for volunteers to cut and pile around town. After this is done the volunteers can join the garden members at the garden for hotdogs, pop and maybe chips, this depends on the cost. The garden society will sponsor up to \$300 towards the lunch.

**The only help we are requesting from the village is to pick up and dispose of the broom. Is this a possibility?**

We aren't entirely sure on the dates as the broom should be flowering when it's cut. I'm guessing after the May long weekend. We will aim for Sunday May 31st. As plans firm up I will keep the council informed.

Thank you for considering assisting us with this important event.

Cheryl O'Donnell,

President

Tahsis Community Garden Society



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**FW: Letter of support - Campbell River Long Term Care Project**

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From Mark Tatchell <MTatchell@villageoftahsis.com>

Date Mon 4/27/2026 12:02 PM

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

1 attachment (257 KB)

202-04-23 Letter to the Premier - Campbell River Long-Term Care Hospital Project.pdf;

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**From:** James Warren <jwarren@comoxvalleyrd.ca>

**Sent:** Friday, April 24, 2026 1:25 PM

**To:** Jordan Wall (CAO-Comox) <jwall@comox.ca>; Michelle Mason (CAO - Cumberland) <mmason@cumberland.ca>; Dave Leitch (CAO-SRD) <dleitch@strathconard.ca>; mroy@goldriver.ca; cao@saywardvalley.ca; Mark Tatchell <MTatchell@villageoftahsis.com>

**Cc:** Elle Brovold <elle.brovold@campbellriver.ca>; Geoff Garbutt () <ggarbutt@courtenay.ca>; Pete Nelson-Smith (CAO-Zeballos) <cao@zeballos.com>; Selena Speed <sspeed@comoxvalleyrd.ca>

**Subject:** FW: Letter of support - Campbell River Long Term Care Project

Good afternoon CAOs

Please see below an update from Chair Hillian, CSRHD Board, regarding our pursuit of a long term care facility in Campbell River. Chair Hillian had previously raised with the CSRHD directors the prospect of letters of support from the CSRHD's member municipalities, and I am reaching out now to ask whether your organizations have or would consider providing a letter of support. To date, we've received letters Courtenay and Campbell River; and I think one from Zeballos is on the way.

Let me know if you have any questions.

Best

**James Warren (he/him)**

Chief Administrative Officer

Comox Valley Regional District

Tel: 250-334-6007

*The CVRD respectfully acknowledges the land on which it operates is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.*

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**From:** Administration <[administration@comoxvalleyrd.ca](mailto:administration@comoxvalleyrd.ca)>

**Sent:** Friday, April 24, 2026 12:40 PM

**To:** Director Jack <[matthewj@kcfirstnations.com](mailto:matthewj@kcfirstnations.com)>; Alternate Director Deck <[ron.deck@zeballos.com](mailto:ron.deck@zeballos.com)>; Alternate Director Jolicoeur <[ejolicoeur@courtenay.ca](mailto:ejolicoeur@courtenay.ca)>; Alternate Director Nichol <[rodnichol@telus.net](mailto:rodnichol@telus.net)>; Alternate

Director Therrien (Cumberland) <[councillor.therrien@cumberland.ca](mailto:councillor.therrien@cumberland.ca)>; McCollum, Melanie <[mmccollum@courtenay.ca](mailto:mmccollum@courtenay.ca)>; Daniel Arbour <[darbour@comoxvalleyrd.ca](mailto:darbour@comoxvalleyrd.ca)>; Vickey Brown <[mayor.brown@cumberland.ca](mailto:mayor.brown@cumberland.ca)>; Cole-Hamilton, Will <[wcole-hamilton@courtenay.ca](mailto:wcole-hamilton@courtenay.ca)>; Ken Grant <[kgrant@comox.ca](mailto:kgrant@comox.ca)>; Edwin Grieve <[egrieve@comoxvalleyrd.ca](mailto:egrieve@comoxvalleyrd.ca)>; Richard Hardy <[rhardy@comoxvalleyrd.ca](mailto:rhardy@comoxvalleyrd.ca)>; Hillian, Doug <[dhillian@courtenay.ca](mailto:dhillian@courtenay.ca)>; Jonathan Kerr <[jkerr@comox.ca](mailto:jkerr@comox.ca)>; Morin, Wendy <[wmorin@courtenay.ca](mailto:wmorin@courtenay.ca)>; Director Baker <[mark.baker@saywardvalley.ca](mailto:mark.baker@saywardvalley.ca)>; Director Chapman <[councillor.chapman@campbellriver.ca](mailto:councillor.chapman@campbellriver.ca)>; Director Colborne <[mayor@zeballos.com](mailto:mayor@zeballos.com)>; Director Dahl <[mayor.dahl@campbellriver.ca](mailto:mayor.dahl@campbellriver.ca)>; Director Davis <[mayor@villageoftahsis.com](mailto:mayor@villageoftahsis.com)>; Director Davis2 <[iskarst22@gmail.com](mailto:iskarst22@gmail.com)>; Director Lanyon <[councillor.lanyon@campbellriver.ca](mailto:councillor.lanyon@campbellriver.ca)>; Director Lott <[mlott@goldriver.ca](mailto:mlott@goldriver.ca)>; Director Mawhinney <[rmawhinney@srd.ca](mailto:rmawhinney@srd.ca)>; Director Rice <[jrice@srd.ca](mailto:jrice@srd.ca)>; Director Ron Kerr <[councillor.kerr@campbellriver.ca](mailto:councillor.kerr@campbellriver.ca)>; Director Sinnott <[councillor.sinnott@campbellriver.ca](mailto:councillor.sinnott@campbellriver.ca)>; Director Vonesch <[mvonesch@srd.ca](mailto:mvonesch@srd.ca)>; Director Whalley <[Gdwhalley46@gmail.com](mailto:Gdwhalley46@gmail.com)>  
**Cc:** James Warren <[jwarren@comoxvalleyrd.ca](mailto:jwarren@comoxvalleyrd.ca)>  
**Subject:** Letter of support - Campbell River Long Term Care Project

CSRHD Directors,

Good afternoon, please find attached a letter from the City of Courtenay Mayor supporting the continuation of the Campbell River Long Term Care project. This letter will also be posted to your directors correspondence site.

In addition, and on behalf of Chair Hillian, I am pleased to advise that we have been successful in securing a meeting with the Minister of Infrastructure, Bowinn Ma. That meeting will take place in mid-May and will include Chair Hillian, Vice-chair Mawhinney and City of Campbell River Mayor Dahl. I will be connecting with your CAOs to ask if any other local governments can provide letters of support for the LTC project to enhance our case to get the Campbell River project back on track. So far, we have letters from the City of Campbell River, City of Courtenay and Village of Zeballos.

Regards,

James Warren (he/him)  
Chief Administrative Officer  
Comox Valley Regional District  
770 Harmston Ave  
Courtenay, B.C. V9N 0G8  
Tel: 250-334-6007; Fax: 250-334-4358  
Toll free: 1-800-331-6007

*The CVRD respectfully acknowledges the land on which it operates is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.*

April 23, 2026

File No. 0540-06

The Honourable David Eby  
Premier of British Columbia  
Parliament Buildings  
Victoria, BC V8V 1X4

Sent via email only:  
[premier@gov.bc.ca](mailto:premier@gov.bc.ca)

Dear Premier Eby,

**RE: Support for the Comox Strathcona Regional Hospital District Board's Request for a Meeting Regarding the Campbell River Long-Term Care Hospital Project**

On behalf of the City of Courtenay Council, I am writing to express Council's strong interest in the proposed Long-Term Care Hospital in Campbell River and to support ongoing discussions between the Province and the Comox Strathcona Regional Hospital District Board regarding the future of this project.

For many years, the Comox Strathcona Regional Hospital District Board has worked closely with Island Health to advance planning for this facility, recognizing the growing and critical need for long-term care hospital services in the North Island region. The proposed hospital is widely recognized as critical health-care infrastructure that would help address both existing service gaps and future demand in our region.

Council is concerned that the Province's recent budget has resulted in this important project being placed on hold. Communities throughout the Comox Valley and North Island are already experiencing significant pressures on long-term care capacity, with direct impacts on patients, families, and caregivers. Further delays risk exacerbating these challenges and limiting access to appropriate care close to home.

The City of Courtenay Council respectfully supports the Hospital District Board's request for a meeting with your office to better understand the current status of the project and to explore pathways for its timely advancement, to ensure long-term care needs in the North Island are adequately addressed.

Thank you for your continued commitment to supporting healthy, resilient communities across British Columbia. We look forward to working together to ensure that residents of Campbell River and surrounding communities have access to appropriate long-term care services close to home.

Sincerely,

A handwritten signature in black ink, appearing to be 'Bob Wells', written over a horizontal line.

Mayor Bob Wells  
City of Courtenay

cc: The Honourable Josie Osborne, Minister of Health  
The Honourable Bowinn Ma, Minister of Infrastructure  
MP Gord Johns  
MP Aaron Gunn  
MLA Brennan Day  
MLA Anna Kindy  
Comox Strathcona Regional Hospital District Board  
City of Courtenay Council

RECEIVED

APR 28 2026

CONNECTED  
COAST

248 3rd Avenue West,  
Prince Rupert, BC, V8J 1L1

[www.citywest.ca](http://www.citywest.ca) | 1-800-442-8664

March 21, 2026

We are pleased to inform you that the Connected Coast Project to bring fibre-optic Internet into your community is nearing completion, and we are excited to bring our services to your organization in the near future.

Our team has been dedicated to ensuring that every aspect of the Connected Coast Project meets the high standards that we have set. We are reaching out to the enclosed locations to discuss how this connectivity can bring positive benefits to your organization, and we are eager to share the results of our efforts with you.

As we continue finalizing the project, please connect with us to keep you informed of our progress and any relevant timelines for service. We will also be happy to answer any questions or provide additional information that might help with your plans or expectations for the upcoming service availability.

Thank you for your continued support, and we look forward to working together to bring our fibre-optic services to your organization.

With kind regards,

Jenna Pham

*Enterprise Account Executive*

[Jenna.Pham@cwct.ca](mailto:Jenna.Pham@cwct.ca) | 1-250-624-7056



CONNECTED  
COAST



AJ Elliott Elementary School  
 Bella Coola BC Ferries  
 Denny Island-Shearwater  
 False Bay Elementary  
 Gillies Bay Fire Department  
 Gillies Bay RCMP  
 Gold River Municipal Office  
 Gold River RCMP  
 Gold River Federal Fisheries and Oceans  
 Gold River Fire and Rescue  
 Klemtu (Kitasoo) BC Ferries  
 Lasqueti Island Ferries  
 Ocean Falls BC Ferries  
 Oona River Community Centre  
 Village of Port Alice  
 Port Alice Canadian Red Cross  
 Port Alice Arena  
 Port Alice Community Centre  
 Sea View Elementary Junior  
 Port Alice Canada Post  
 Port Alice Health Centre  
 Saturna BC Ferry Terminal  
 Saturna Elementary  
 Saturna Volunteer Fire Department  
 Saturna Recreation Centre  
 Sointula BC Ferry Terminal  
 Tahsis Post office  
 Tahsis Health Centre  
 Tahsis Municipal Office  
 Tahsis Library  
 Sointula Post Office  
 Surge Narrows Post office

Zeballos Village Office  
 Zeballos Community Centre  
 Zeballos Police Station  
 Zeballos Fire Station  
 Zeballos Library  
 Zeballos Elementary-Secondary School  
 Zeballos-Ehattesah - Ambulance