

**A G E N D A**  
**for**

**REGULAR COUNCIL MEETING**  
**January 8, 2024**

**COUNCIL CHAMBERS 7:00 PM**

**CALL TO ORDER**

The Village of Masset acknowledges the un-ceded traditional territory of the Haida Nation on which this meeting is held.

**ADOPTION OF AGENDA**

**COUNCIL MEETING MINUTES**

November 27, 2023 Minutes

**MINUTES AND REPORTS OF OTHER ORGANIZATIONS**

1. **NCRD December 2023 Board Highlights**

**CORRESPONDENCE**

- C-1 Ministry of Municipal Affairs – UBCM Meeting**
- C-2 Northern Development Initiative Trust**
- C-3 Northern Health – UBCM Meeting**
- C-4 Ministry of Mental Health & Addictions**

**VERBAL REPORTS OF COUNCIL/CAO/CFO**

**NEW BUSINESS**

- NB-1 Salish Sea Gull Project**
- NB-2 Office of the Minister of Housing**
- NB-3 Protocol Table Letter of Support Re: Northern Living Allowance**
- NB-4 Skatepark and Pump Track Quotes**

**NB-5 Alison Keery Community Hall Request**

**PUBLIC QUESTION PERIOD**

**ADJOURNMENT TO CLOSED SESSION**

Village of Masset Regular Council Meeting of November 27, 2023

Minutes of the Regular Council Meeting held November 27, 2023 in the Council Chambers.

Present:	Councillors:	J. Currie, T. Carty, B. Johnston, B. Pages
	CFO:	J. Brown
Absent:	Mayor:	S. Disney
	CAO:	J. Humphries

**CALL TO ORDER**

The Village of Masset acknowledges the un-ceded traditional territory of the Haida Nation on which this meeting is held.

The meeting was called to order at 7:02 pm.

**ADOPTION OF AGENDA**

Moved by Councillor Johnston, seconded by Councillor Currie to adopt the agenda as presented.

CARRIED

**COUNCIL MEETING MINUTES**

**Council Meeting Minutes November 6, 2023**

Moved by Councillor Carty, seconded by Councillor Currie that the November 6, 2023 Council meeting minutes be adopted as presented.

**Public Hearing Minutes November 6, 2023**

Moved by Councillor Johnston, seconded by Councillor Currie that the November 6, 2023 Public Hearing Minutes be adopted as presented.

CARRIED

**MINUTES AND REPORTS OF OTHER ORGANIZATIONS**

**NCRD Board Highlights November 2023**

Moved by Councillor Currie, seconded by Councillor Johnston that the NCRD Board report be received and filed.

CARRIED

**CORRESPONDENCE**

**C-1 Fisheries and Oceans Langara Point Lightstation**

Moved by Councillor Johnston, seconded by Councillor Currie that the Langara Point Lightstation Workshop Building Replacement Bulletin be received and filed. Staff will reply that Council has no concerns with their plan.

CARRIED

**C-2 Minister of Housing**

Moved by Councillor Johnston, seconded by Councillor Currie that the report on new legislation to support local government housing initiatives be received and filed.

CARRIED

**VERBAL REPORTS OF COUNCIL/CAO/CFO**

Councillor Johnston attended a Gwaii Trust Strategic Planning meeting.  
Councillor Currie attended a MIEDS meeting.  
CFO Jo-Ann Brown has been dealing with the aftermath of the storm on November 20<sup>th</sup>. She attended a preliminary meeting for the Pier & Covered Plaza project bids evaluation.  
Councillor Pages attended a Northwest Regional Hospital meeting and a North Coast Regional District meeting.

Moved by Councillor Johnston, seconded by Councillor Currie that the verbal reports be accepted as presented.

CARRIED

**BYLAWS**

**Bylaw No. 663 To Provide Remuneration to the Council for the Village of Masset**

Moved by Councillor Carty, seconded by Councillor Currie that Bylaw No. 663 be reconsidered and adopted.

CARRIED

**Bylaw No. 664 to Amend Bylaw No 422**

Moved by Councillor Johnston, seconded by Councillor Carty that Bylaw No. 664 be reconsidered and adopted.

CARRIED

**NEW BUSINESS**

**NB-1 MIEDS 3<sup>rd</sup> Quarter Grants Report**

Moved by Councillor Carty, seconded by Councillor Currie that the Misty Isles Economic Development Society 3<sup>rd</sup> Quarter Grants Report be received and filed.

CARRIED

**NB-2 Revised Park Drive Lift Station Quote**

Moved by Councillor Johnston, seconded by Councillor Carty that the revised Park Drive lift station quote be ratified.

CARRIED

**NB-3 Gwaii Trust Christmas Allocation**

Moved by Councillor Carty, seconded by Councillor Currie to approve the application proposed by CFO Jo-Ann Brown to Gwaii Trust for the Christmas Allocation Fund.

CARRIED

**ADJOURNMENT**

Moved by Councillor Johnston the meeting be adjourned at 8:02 pm

CARRIED



## Board Highlights

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December 2023

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### **Delegations:**

B.C. Ferries provided an update on Charting the Course: A Vision for Coastal Ferries. Delegates provided information on the engagement process and how to submit feedback. The Chair of the Board thanked the B.C. Ferries for their delegation.

### **Board Business:**

1. The Board resolved to send a joint letter to B.C. Ferries from the NCRD and local governments and First Nations within the NCRD to provide comments on B.C. Ferries' Charting the Course engagement.
2. The Board resolved to send a letter to Fisheries and Oceans Canada and provide input into the Draft 2024/25 Integrated Fisheries Management Plan for Crab.
3. The Board resolved to send a letter to the Minister of Fisheries, Oceans and the Canadian Coast Guard, copying MP Taylor Bachrach, regarding inviting a Fisheries and Oceans Canada delegation to a future Board meeting of the North Coast Regional District to discuss the Draft 2024/25 Integrated Fisheries Management Plan for Crab.
4. The Board resolved to commit to hold tenure for leased lands for a Tlell Cemetery boundary expansion, following consultation and engagement.
5. The Board resolved to direct staff to prepare draft resolutions to be submitted for consideration by the Association of Vancouver Island and Coastal Communities in advance of the AVICC 2024 AGM & Convention.
6. The Board resolved to write a letter to the B.C. Fire Commissioner to outline issues relating to fire risks and derelict homes in the community of Sandspit.
7. The Board resolved to write a letter to the Minister of Housing requesting that all municipalities and electoral areas be given the option to opt into the Speculation and Vacancy Tax program.
8. The Board resolved to write a letter to the Executive Director of the North Central Local Government Association in support of a northern living allowance for Haida Gwaii residents.



9. The Board resolved to write a letter to the North Central Local Government Association in support of CityWest's subsea fibre redundancy project.
10. The Board adopted its [2024 Board Meeting Schedule](#).
11. The Board made its Board appointments for 2024, available [here](#).
12. The Board made its Committee and Commission appointments for 2024.

***For complete details of NCRD Board meetings, the Agenda and Minutes are posted online at [www.ncrdbc.com](http://www.ncrdbc.com).***



[Date]

Ref: 273390

Their Worship Mayor Sheri A. Disney  
and Members of Council  
Village of Masset  
PO Box 68  
Masset BC V0T 1M0

Dear Mayor Disney and Councillors:

Thank you for sending a delegation to meet with me during this year's Union of BC Municipalities (UBCM) Convention. It was a pleasure to hear from you in my first UBCM Convention experience as Minister of Municipal Affairs.

I was very interested in the issues your delegation brought forward including hospital debt, purchase of airport crown land, housing development, and the Northwest BC Resource Benefits Alliance.

It was valuable to hear why the previous council chose to take on responsibility for financing the new hospital debt in 2006 and how that decision is affecting Masset's current borrowing ability. As discussed, municipalities generally do not borrow for a hospital purpose. Managing the Municipal Finance Authority (MFA) debt through a leaseback agreement with the Northern Health Authority is an acceptable way of obtaining revenue for repayment. Any renegotiation of that agreement would need to be directly with the Health Authority. I understand that Masset currently has about \$3 million in available borrowing authority after paying down half of the debt and over \$9.6 million in cash and investments, I also understand you have other needs to address for your community.

We discussed your request for a provincial grant to help pay down the remaining balance of this debt to free up borrowing capacity for other needs. The ministry does not have a program to assist municipalities with paying down debt. This approach could be discussed with the Health Authority about a potential bulk payment to pay down all or part of the Village's outstanding hospital debt.

You may wish to discuss the terms on the debt repayment with the MFA by contacting them by telephone at: 1-250-383-1181, or by email at: [finance@mfa.bc.ca](mailto:finance@mfa.bc.ca).

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Their Worship Mayor Sheri A. Disney  
and Members of Council  
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With respect to acquisition of the airport lands and the potential for housing development on surplus school district lands, these questions are best addressed by the relevant ministries. The Ministry of Forests manages the Crown grant process and can be reached through FrontCounter, by telephone at: 250 559-6200, or by email at: [FrontCounterHaidaGwaii@gov.bc.ca](mailto:FrontCounterHaidaGwaii@gov.bc.ca). I encourage you to connect with the Ministry of Education and Child Care and the Ministry of Housing about repurposing the surplus lands held by the school district. You can reach representatives of both ministries through Service BC, by telephone toll-free at: 1-800-663-7867, or by email at: [servicebc@gov.bc.ca](mailto:servicebc@gov.bc.ca). I will speak with my colleagues, the Honourable Rachna Singh, Minister of Education and Child Care; the Honourable Bruce Ralston, Minister of Forests; and the Honourable Ravi Kahlon, Minister of Housing, on your behalf about these initiatives.

I am pleased that the province and the Northwest BC Resource Benefits Alliance (RBA) have completed the important work identified in the September 2022 Memorandum of Understanding (MOU). I believe the work envisioned by the MOU was effectively captured in the jointly developed report which represents a key step to advancing future discussions with my colleagues in Cabinet. I remain committed to working with the RBA and bringing voices of rural and remote communities to Cabinet to make sure we are meeting the needs of all the citizens.

Finally, it was gratifying to confirm approval of your recent application for the Skatepark and Pump Track Design project. The Infrastructure Planning Grant Program (IPGP) is one of the ways we are working with local governments to develop community infrastructure that makes life better for people. I recognize the importance of the IPGP and the value it provides local governments. Documentation for your grant approval will be sent out to your local government post-Convention.

Thank you again to your delegation for taking the time to meet with me, I look forward to continuing to work with your Council.

Sincerely,



Anne Kang  
Minister

Enclosure

pc: Joshua Humphries, Chief Administrative Officer, Village of Masset



301 - 1268 Fifth Avenue  
Prince George, BC V2L 3L2  
Tel: 250-561-2525  
Fax: 250-561-2563

info@northerndevelopment.bc.ca  
www.northerndevelopment.bc.ca

December 15, 2023

Village of Masset  
PO Box 68  
Masset, BC V0T 1M0

**Attention: Mayor Sheri Disney**

**Subject: 2024 Business Façade Improvement Program  
Northern Development Project Number 8878-50**

Northern Development Initiative Trust was created by the Province to be a catalyst for central and northern B.C. to grow a strong diversified economy by stimulating sustainable economic growth through strategic and leveraged investments.

We are pleased to advise you that the Village of Masset's Business Façade Improvement application for the 2024 year is approved **effective January 1, 2024**, up to \$10,000 from the Northwest Regional Development Account.

Funding under this program is provided as a reimbursement upon Northern Development's receipt of reporting documents. Complete reporting is due by January 31, 2025. Reporting materials can be found on Northern Development's website at [www.northerndevelopment.bc.ca/funding-programs/community-development/business-facade-improvement/](http://www.northerndevelopment.bc.ca/funding-programs/community-development/business-facade-improvement/).

We wish you every success with your project. We are excited to see how your Business Façade Improvement projects will stimulate economic growth and strengthen our region.

Sincerely,  
Northern Development Initiative Trust

c: Joshua Humphries, Chief Administrative Officer, Village of Masset

Building a  
**Stronger North**

December 1, 2023

Village of Masset  
Mayor Sheri Disney  
PO Box 68  
Masset, BC V0T 1M0

Dear Mayor Disney,

**Re: UBCM Meeting September 21, 2023**

Thank you for the opportunity to meet with you and your Council at UBCM in Vancouver. It was a pleasure to meet with you and we appreciate the time you set aside to meet with us to discuss the areas of concern for the Village of Masset.

At our meeting, we discussed concerns regarding final loan payments for the hospital. We are working through some steps with Ministry of Health and we hope to be able to provide an update to you shortly.

In addition, you had questions regarding recruitment and retention in your community. We acknowledge that there are several vacancies, and as you are aware we have mobilized a team of people from Northern Health to work with the site and your community to address the challenges we face. Physician and nursing recruitment and retention is priority work for the Ministry of Health and for Northern Health. We have a robust recruitment and retention plan supported by our Travel Resource Pool and agency staff, and the new Ministry of Health funding and contract commitments are beginning to help us address these challenges and our ability to recruit both physicians and nurses. We also recognize we need to continue to partner with the community to attract and retain professionals.

We continue to work on joint plans and submissions that we believe will improve services in the community, and we recognize that to do that we need to ensure we are in good communications with the community and developing solutions that meet the needs of the population on the island. Julia Pemberton, Health Service Administrator, will continue to lead the work with you and your community to tackle the processes, staffing gaps and communications challenges that you have expressed as points of concern.

Thank you again for meeting with us. We value the opportunity to learn more about your community and the health needs for the residents of Masset.

Sincerely,



Ciro Panessa  
President & Chief Executive Officer  
Northern Health

cc. Colleen Nyce, Chair, Northern Health Board  
Debbie Strang, Interim Chief Operations Officer, Northwest  
Julia Pemberton, Health Service Administrator, Northwest, West Cluster



December 29, 2023

1268394

Via email: [cao@masset.ca](mailto:cao@masset.ca)

Their Worship Sheri Disney and Councillors  
Village of Masset  
PO Box 68, 1686 Main St  
Masset BC V0T 1M0

Dear Mayor Disney and Councillors:

Thank you to your delegation for meeting with me at the Union of British Columbia Municipalities Convention in Vancouver.

I appreciated hearing about issues in your community, and I'm grateful for your advocacy. Topics raised during the meeting included the need for more mental health and addictions services and supports in rural and remote communities and schools.

The Ministry is working hard across government to create an accessible, robust, and culturally safe system of mental health and addictions care that provides the right care at the right time and place for people.

Regarding supports in schools, we have expanded supports for children and youth with mental health and substance use needs, making it easier for young people to connect to the care they need. This includes new **Foundry** centres across BC (for a total of 35 over the coming years), **Foundry virtual**, and the implementation of **Integrated Child and Youth teams**, a multidisciplinary approach to service delivery that provides culturally safe wraparound care to children, youth and their families. ICY Teams are already operating or being implemented in 12 school districts, with another 8 districts to be announced in 2024.

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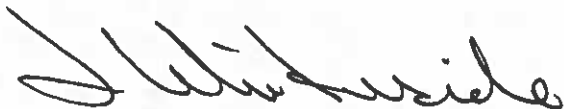
In addition, the Mental Health in Schools Strategy (led by the Ministry of Education and Child Care) embeds positive mental health in all aspects of the education system including culture, leadership, curriculum and learning environments. Through this work, school districts and independent schools have resources to support student mental health and wellness. The Expect Respect and a Safe Education (erase) strategy has also been expanded to include additional online information, links and resources about mental health, wellness and substance use.

As committed to during our meeting, ministry staff will discuss with Northern Health Authority the mental health supports in your local health clinic, to ensure they are fully integrated into the primary care services in your community.

Thank you again for your leadership. I appreciate these important opportunities to exchange ideas and share information. Meetings like this help me better understand the challenges people and communities across BC face on a daily basis. Through a continued partnership, I am confident we can work together to improve mental health and substance use care in the Village of Masset and for all British Columbians.

Thank you again to your delegation for taking the time to meet with me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Whiteside". The signature is fluid and cursive, with the first name being more prominent.

Jennifer Whiteside  
Minister

pc: Joshua Humphries, Chief Administrative Officer

## Lianne Trepanier

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**From:** cao@masset.ca  
**Sent:** December 19, 2023 10:17 AM  
**To:** 'Vanderpas,Anneka (elle, la, lui | she, her, hers) (ECCC)'; cfo@masset.ca; admin@masset.ca  
**Subject:** RE: ECCC Salish Sea Gull Project: 2024 Fieldwork

Good morning

The study shouldn't have a problem, but I will take it to Council on January 8<sup>th</sup> for their approval.

Happy Holidays,

Joshua Humphries  
Chief Administrative Officer  
Village of Masset | Box 68, Masset BC, V0T 1M0  
T: 250.626.3995 | F: 250.626.3968 | email: [cao@masset.ca](mailto:cao@masset.ca)

**Wings. Waves. Wilderness – [www.massetbc.com](http://www.massetbc.com)**

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**From:** Vanderpas,Anneka (elle, la, lui | she, her, hers) (ECCC) <Anneka.Vanderpas@ec.gc.ca>  
**Sent:** December 13, 2023 9:53 AM  
**To:** cao@masset.ca; cfo@masset.ca; admin@masset.ca  
**Subject:** ECCC Salish Sea Gull Project: 2024 Fieldwork

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

Good morning, Village of Masset,

I am following up with my email shown below to ask if you have questions or concerns about ECCC's Salish Sea Gull Project potentially visiting the Village of Masset in February 2024. Our visit will also depend on approval from the Council of the Haida Nation after they review our research permit application.

Please feel free to call me or reply to this email when you get the chance.

Warm regards,  
Anneka

**Anneka Vanderpas**  
(she-her | elle)

Marine Outreach Coordinator, Wildlife Research Division, Science and Technology Branch  
Environment and Climate Change Canada, Government of Canada  
[anneka.vanderpas@ec.gc.ca](mailto:anneka.vanderpas@ec.gc.ca) | Tel: 604-803-8642

Coordinatrice d'engagement marine, Division de la recherche sur la faune, Direction générale des sciences et de la technologie  
Environnement et Changement climatique Canada, Gouvernement du Canada

**From:** Vanderpas,Anneka (elle, la, lui | she, her, hers) (ECCC)  
**Sent:** Wednesday, November 22, 2023 2:00 PM  
**To:** [cao@masset.ca](mailto:cao@masset.ca); [cfo@masset.ca](mailto:cfo@masset.ca); [admin@masset.ca](mailto:admin@masset.ca)  
**Subject:** ECCC Salish Sea Gull Project: 2024 Fieldwork

### Proposed Research: Gulls of the Salish Sea



Dear Village of Masset,

We hope this email finds you well. We are researchers from Environment and Climate Change Canada (ECCC) based at the Pacific Wildlife Research Centre in Delta, BC. We are reaching out to municipalities for the opportunity to conduct research on gull species in their jurisdictions. This winter, with your permission, we hope to visit the Village of Masset in February 2024, weather dependent. Before our arrival, we would contact you with precise field dates. Our visit will also depend on approval from the Council of the Haida Nation after they review our research permit application. We will update you on the permit status as it becomes available. An overview of our research project is provided below, and attached is a summary of last year's fieldwork.

#### Research Project Overview

The Salish Sea is an area of importance to both humans and wildlife and is under increasing pressure from marine transportation and pollution. To better understand the impact of anthropogenic stressors in this region, we are using wintering gulls as an indicator species of marine food-web health, including how variations in diet and habitat use influence their exposure to contaminants. This winter, we will also visit sites outside of the Salish Sea as a comparison. This collaborative project involves researchers from the Science and Technology Branch of ECCC, Simon Fraser University, University of British Columbia, and the University of Lethbridge.

Our fieldwork involves capturing adult and juvenile gulls of a variety of species. Each gull captured is banded with a unique set of colour bands, and a small blood sample is taken. On a small number of gulls, we also attach GPS tracking devices to understand how they move around the Salish Sea and beyond. Our work is done under the necessary permits and Animal Care approvals (available upon request). We ensure gulls are captured, sampled, and released unharmed. If you see a colour-banded gull, you can report your sightings through the online form linked here: <https://bit.ly/3vIthW3>. Sightings of marked gulls are an important part of the project and allows us to estimate survival and local movements. Attached is also a poster for sharing online and/or with your peers. We are proposing to visit locations, such as parks and beaches, with high numbers of gulls but sites are subject to change based on gull presence.

Should you have any questions or concerns, please contact us by email or phone (details below). If interested, we are happy to meet with you at field sites in your jurisdiction. Once we have completed the study, we look forward to sharing reports and publications, or presenting a summary of our work as they become available.

Sincerely,

**Anneka Vanderpas**  
Wildlife Technician | Wildlife Research Division

Environment and Climate Change Canada  
[anneka.vanderpas@ec.gc.ca](mailto:anneka.vanderpas@ec.gc.ca) | (604) 803-8642

**Mark Hipfner**

Research Scientist | Wildlife Research Division  
Environment and Climate Change Canada  
[mark.hipfner@ec.gc.ca](mailto:mark.hipfner@ec.gc.ca) | (604) 364-1778





**BRITISH  
COLUMBIA**

VIA EMAIL

Ref. 63442

December 8, 2023

Her Worship Sheri Disney  
Mayor of the Village of Masset  
Email: s.disney@gmail.com

RE: New legislation to support local government housing initiatives

Dear Mayor Sheri Disney:

As you are aware, last week, the Province passed three bills that change the way local governments plan for new housing in their communities: Bills 44, 46, and 47, along with Bill 35, which regulates short-term rentals. While the legislation establishes the framework for the new rules, many of the details that describe how these changes will work on the ground are set out in regulation, and site standards and expectations around development are laid out in provincial policy manuals.

We have prioritized releasing the regulations and policy manuals to help local governments meet the June 30, 2024 requirements for small-scale multi-unit housing and transit-oriented development areas (TOD areas). Yesterday, the regulations and policy manuals for those requirements were released and are posted online here: [Local government housing initiatives - Province of British Columbia](#).

The regulation for small-scale multi-unit housing sets out the minimum number of dwelling units by parcel size and proximity to frequent transit, prescribes the frequency of transit bus stops, and establishes the minimum population threshold for legislation to apply to certain communities. It also includes an exemption to the legislation for hazardous conditions.

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**Office of the  
Minister of Housing**

Website:  
[www.gov.bc.ca/housing](http://www.gov.bc.ca/housing)

Mailing Address:  
PO Box 9074 Stn Prov Govt  
Victoria BC V8W 9E9  
Phone: 236 478-3970

Location:  
Parliament Buildings  
Victoria BC V8V 1X4  
Email: [HOUS.Minister@gov.bc.ca](mailto:HOUS.Minister@gov.bc.ca)

The policy manual supports local governments to implement the zoning bylaw amendments required under the legislation. It establishes provincial expectations for implementation of the requirements, which must be considered when preparing, amending, or adopting a zoning bylaw to permit the use and density required by the small-scale multi-unit housing legislation. Further information will be provided in January about the criteria and process for extensions.

The regulations for TOD Areas designate the 52 TOD Areas that are now in effect by regulation (see attachment 1) and the full list of TOD Areas that must be designated by June 30, 2024 (see attachment 2). They also bring the provisions of Bill 47 into effect and set out the details for those provisions, such as the minimum allowable density (see attachment 3) and the applicable distance from transit stations. Bill 47 allows the Province to designate TOD Areas by order if a local government does not or designates incorrectly.

The TOD manual establishes provincial expectations for municipalities to implement the requirements, such as when designating TOD Areas by bylaw, making zoning decisions, and updating parking bylaws.

The regulations for the *Short-Term Rental Accommodation Act* (STRAA) set out where the principal residence requirement applies, exemptions, and how local governments and entities can opt-in or out of the requirement. The policy guidance provides information about how the STRAA, and related amendments to the *Local Government Act*, *Community Charter*, and *Vancouver Charter* apply to local governments, including local government bylaws related to short-term rentals. Yesterday, the regulations and policy guidance were released and are posted online here: [Policy guidance for local governments](#).


Early in the new year, we will be releasing regulations and a policy manual for updating Housing Needs Reports and policy guidance for implementing the new development finance tools [expanded Development Cost Charges (Levies) and Amenity Contribution Costs Charges.]

In my previous letter, I mentioned that we are exploring policy options and additional tools for facilitating the delivery of affordable housing, including the potential for inclusionary zoning and other tools to support a range of outcomes. I look forward to being able to share more in 2024 on these initiatives.

Her Worship Sheri Disney  
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I appreciate how much work is in front of your local government to meet the requirements. The Ministry is committed to supporting your team in this work. We will be notifying you later this month of the amount your local government will receive from the \$51 million funding to support planning and capacity to meet these new requirements. Ministry staff will also be in touch with your administration about a webinar series for local government staff leading the work to implement the changes.

Sincerely,



Ravi Kahlon  
Minister of Housing

#### Attachments

pc: The Honourable Rob Fleming, Minister of Transportation and Infrastructure  
The Honourable Anne Kang, Minister of Municipal Affairs  
Teri Collins, Deputy Minister, Ministry of Housing  
Kaye Krishna, Deputy Minister, Ministry of Transportation and Infrastructure  
Okenge Yuma Morisho, Deputy Minister, Ministry of Municipal Affairs  
Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs  
Bindi Sawchuk, Assistant Deputy Minister, Ministry of Housing  
Kevin Volk, Assistant Deputy Minister, Ministry of Transportation and Infrastructure  
Joshua Humphries, Chief Administrative Officer, Village of Masset  
(cao@masset.ca)

#### Links:

- Local Government Housing Initiatives webpage with links to Bill 44 and 47 Housing Statute Regulations and the Provincial policy manuals for small-scale multi-unit housing and Transit-Oriented Development Areas:  
<https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/housing-initiatives>
- Bill 35 Policy Guidance for Local Governments: [Policy guidance for local governments](#).

## Attachment 1: Transit-Oriented Development Areas Designated by Regulation (in effect)

### Burnaby

- Brentwood Town Centre Station
- Burquitlam Station\*
- Joyce – Collingwood Station\*
- Lougheed Town Centre Station
- Metrotown Station
- Patterson Station
- Rupert Station\*
- Sperling – Burnaby Lake Station

### Chilliwack

- Downtown Chilliwack Exchange

### Coquitlam

- Burquitlam Station
- Coquitlam Central Station
- Inlet Centre Station\*
- Lafarge Lake – Douglas Station
- Lincoln Station
- Lougheed Town Centre Station\*
- Moody Centre Station\*

### Kamloops

- Lansdowne Exchange
- North Shore Exchange

### Kelowna

- Okanagan College Exchange
- Rutland Exchange

### Maple Ridge

- Port Haney Station

### Mission

- Mission City Station

### New Westminster

- Columbia Station
- New Westminster Station

### North Vancouver (District)

- Phibbs Exchange

### Port Coquitlam

- Coquitlam Central Station\*
- Lincoln Station\*

### Port Moody

- Inlet Centre Station
- Moody Centre Station

### Richmond

- Aberdeen Station
- Bridgeport Station
- Capstan Station
- Lansdowne Station
- Marine Drive Station\*
- Richmond – Brighthouse Station

### Saanich

- Uptown Exchange

### Surrey

- 152nd Street Station
- 160th Street Station
- 166th Street Station
- 184th Street Station
- 190th Street Station
- Columbia Station\*

### Vancouver

- 29th Avenue Station
- Arbutus Station
- Bridgeport Station\*
- Broadway – City Hall Station
- Great Northern Way – Emily Carr Station
- Joyce – Collingwood Station
- King Edward Station
- Langara – 49th Avenue Station
- Marine Drive Station
- Mount Pleasant Station
- Nanaimo Station
- Oak – VGH Station
- Oakridge – 41st Avenue Station
- Olympic Village Station
- Renfrew Station
- Rupert Station
- South Granville Station
- Stadium – Chinatown Station
- VCC – Clark Station
- Waterfront Station

### Victoria

- Legislature Exchange

\*Overlap TOD Area from adjacent municipality

## Attachment 2: TOD Areas that must be designated by June 30, 2024

140th Street Station	Haney Place Exchange	Patterson Station
152nd Street Station	Holdom Station	Peachtree Square Exchange
160th Street Station	Hospital Exchange	Penticton Plaza Exchange
166th Street Station	Inlet Centre Station	Phibbs Exchange
184th Street Station	Joyce – Collingwood Station	Pitt Meadows Station
190th Street Station	King Edward Station	Port Coquitlam Station
196th Street Station	King George Station	Port Haney Station
203rd Street Station	Kootenay Loop Exchange	Production Way – University Station
22nd Street Station	Lafarge Lake – Douglas Station	Renfrew Station
29th Avenue Station	Lake City Way Station	Richmond – Brighthouse Station
Aberdeen Station	Langara – 49th Avenue Station	Royal Oak Exchange
Arbutus Station	Langford Exchange	Royal Oak Station
Bourquin Exchange	Langley Centre Exchange	Rupert Station
Braid Station	Lansdowne Exchange	Rutland Exchange
Brentwood Town Centre Station	Lansdowne Station	Sapperton Station
Bridgeport Station	Legislature Exchange	Scott Road Station
Broadway – City Hall Station	Lincoln Station	Scottsdale Exchange
Burquitlam Station	Lonsdale Quay Exchange	South Granville Station
Burrard Station	Lougheed Town Centre Station	Sperling – Burnaby Lake Station
Capilano University Exchange	Main Street – Science World Station	Stadium – Chinatown Station
Capstan Station	Maple Meadows Station	Surrey Central Station
Columbia Station	Marine Drive Station	TRU Exchange
Colwood Exchange	Metrotown Station	UNBC Exchange
Commercial – Broadway Station	Mission City Station	Uptown Exchange
Coquitlam Central Station	Moody Centre Station	UVic Exchange
Country Club Exchange	Mount Pleasant Station	Vancouver City Centre Station
Downtown Chilliwack Exchange	Nanaimo Station	VCC – Clark Station
Downtown Exchange	New Westminster Station	VGH Exchange
Dunbar Loop Exchange	Newton Exchange	Village Green Centre Exchange
Edmonds Station	North Shore Exchange	VIU Exchange
Gateway Station	Oak – VGH Station	Waterfront Station
Gilmore Station	Oakridge – 41st Avenue Station	Woodgrove Exchange
Gondola Exchange	Okanagan College Exchange	Yaletown – Roundhouse Station
Granville Station	Olympic Village Station	
Great Northern Way – Emily Carr Station	Orchard Park Exchange	
Guildford Mall Exchange		

### Attachment 3: Distances, Transit Stations and Densities by Category

Municipality	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR)	Minimum Allowable Height (Storeys)			
Burnaby	Sky Train/ Canada Line (Rapid Transit Stop)	200m or less	Up to 5.0	Up to 20			
Delta		200m – 400m	Up to 4.0	Up to 12			
Coquitlam							
Langley (City + Township)	Prescribed Bus Exchange or West Coast Express Station	400m – 800m	Up to 3.0	Up to 8			
Maple Ridge		200m or less	Up to 4.0	Up to 12			
North Vancouver (City + District)							
New Westminister							
Pitt Meadows	200m – 400m	Up to 3.0	Up to 8				
Port Coquitlam							
Port Moody							
Richmond							
Surrey							
Vancouver	Prescribed Bus Exchange	200m or less	Up to 3.5	Up to 10			
Abbotsford							
Chilliwack							
Colwood							
Kamloops							
Kelowna							
Langford							
Mission							
Nanaimo					200m – 400m	Up to 2.5	Up to 6
Prince George							
Saanich District							
Vernon							
Victoria							
View Royal							

## Lianne Trepanier

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**From:** cao@masset.ca  
**Sent:** December 20, 2023 9:18 AM  
**To:** admin@masset.ca  
**Subject:** FW: Northern Residents Deduction- Joint Letter  
**Attachments:** 2023-11-30 Northern Living Allowance Joint Letter V4.docx

Let's add it to the next meeting, please.

Joshua Humphries  
Chief Administrative Officer  
Village of Masset | Box 68, Masset BC, V0T 1M0  
T: 250.626.3995 | F: 250.626.3968 | email: [cao@masset.ca](mailto:cao@masset.ca)

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**From:** Haida Gwaii Protocol Table <protocoltable@haidanation.com>  
**Sent:** December 20, 2023 6:51 AM  
**To:** cao@masset.ca; Lianne Trepanier <admin@masset.ca>  
**Subject:** Northern Residents Deduction- Joint Letter

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

Good morning Josh and Lianne!

At the last Protocol Table meeting (already 3 weeks ago), there was discussion of signing a shared letter to advocate for Haida Gwaii to be included in zone A for the northern living allowance. I'm not sure if there has been any discussion of this at Masset council, and if there hasn't can we add this letter (attached) to the next council agenda for support?

Thanks and happy holidays!

Linnaea

[Logos from communities to be added after approval]

Honourable Chrystia Freeland  
Deputy Prime Minister and Minister of Finance  
House of Commons Parliament Buildings Ottawa, Ontario K1A 0A6  
By email: [chrystia.freeland@fin.gc.ca](mailto:chrystia.freeland@fin.gc.ca)

DATE

Dear Minister:

The Haida Nation and all Local Governments on Haida Gwaii (Council of the Haida Nation, Skidegate Band Council, Old Masset Village Council, North Coast Regional District, and Villages of Daajing Giids, Port Clements, and Masset) request that Haida Gwaii be included in the Northern Zone for the purposes of calculating the Northern Residents Tax Deduction.

Now, more than ever, people across the country are struggling with the pressures of increased cost of living, with these pressures exacerbated for residents of Haida Gwaii who face unique affordability challenges due to our remoteness.

Many essential goods and services can only be obtained via a minimum seven-hour ferry trip across the Hecate Strait, which is subject to extreme north coast weather. The expense of the ferry, coupled with the cost of extended stays in Prince Rupert due to weather cancellations or ferry maintenance issues, adds significantly to Haida Gwaii residents' cost of living.

Haida Gwaii also faces rapidly rising housing costs stemming from a variety of factors, including high construction costs and Haida Gwaii's growing popularity as a tourism destination.

The high cost of living on Haida Gwaii is reflected in the average wage required to afford necessities. In 2022, the required living wage in Daajing Giids was calculated at \$25.87 — among the highest of any community in British Columbia.

Under the Northern Residents Tax Deduction residents of the Intermediate Zone, which includes Haida Gwaii, are only able to claim half of the deduction, amounting to \$5.50 per day of residency. Including Haida Gwaii in the Northern Zone would allow residents to claim \$11.00 per day, which would better reflect the remoteness and high cost of living we face.

The proposed change to the Northern Residents Tax Deduction will help Haida Gwaii residents with the high cost of living. The change would also greatly assist with recruitment and retention of skilled professionals to the region.

We urge you to consider this change to include Haida Gwaii residents in the Northern Zone A for the of calculating the Northern Residents Tax Deduction.

[Add signatures from representatives when letter is approved]

Cc:  
Hon. Gary Anandasangaree  
Minister of Crown-Indigenous Relations



[Logos from communities to be added after approval]

[Gary.Anandasangaree@rcaanc-cirnac.gc.ca](mailto:Gary.Anandasangaree@rcaanc-cirnac.gc.ca)

Rachel Bendayan  
Parliamentary Secretary for Finance  
[Rachel.Bendayan@parl.gc.ca](mailto:Rachel.Bendayan@parl.gc.ca)

Taylor Bachrach  
Member of Parliament, Skeena-Bulkley Valley  
[Taylor.bachrach@parl.gc.ca](mailto:Taylor.bachrach@parl.gc.ca)

## Lianne Trepanier

---

**From:** cao@masset.ca  
**Sent:** December 19, 2023 11:37 AM  
**To:** admin@masset.ca  
**Subject:** FW: Skatepark

Hi  
We will add to the agenda and I will send the three separate quotes to be included in the info packet.

Joshua Humphries  
Chief Administrative Officer  
Village of Masset | Box 68, Masset BC, V0T 1M0  
T: 250.626.3995 | F: 250.626.3968 | email: [cao@masset.ca](mailto:cao@masset.ca)

**Wings. Waves. Wilderness – [www.massetbc.com](http://www.massetbc.com)**

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**From:** Terry Wallace <[twallace1@hotmail.com](mailto:twallace1@hotmail.com)>  
**Sent:** December 6, 2023 7:44 PM  
**To:** cao@masset.ca  
**Subject:** Re: Skatepark

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**  
Hey Josh

So I just forwarded you the three separate quotes from the three requested companies.

After reviewing them, they are all pretty similar in price and scope, although Pat and I have discussed it and feel Radius may be the better bang for the buck. Also after dealing with the three companies, Radius felt more open and easier to communicate with. Ultimately this will come down to council and maybe a few reference checks.

Jim from Radius mentioned that he is open to a phone call from you or anyone on council if there are any questions.

Canadian Ramp company works in conjunction with Velosolutions (pumptrack company).

New Line has built hundreds of parks. (Radius and Jims old company have been the sub-contractor on a few of New Lines projects)

There are good things from each company. I leave it at that.

I will note that these companies want to have multiple site visits so they can collaborate with locals on the design. These site visits could be cut out of the mix and possibly done via zoom. I do know Pat has a lot of experience in skateboarding parks through BC and feel that we could do a lot of the leg work with local skateboarders to come up with park design ideas.

Let me know if there are any questions, comments, concerns or need me to do anything else.

Thanks  
Terry  
250-626-8939

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**From:** [cao@masset.ca](mailto:cao@masset.ca) <[cao@masset.ca](mailto:cao@masset.ca)>  
**Sent:** Monday, December 4, 2023 3:55 PM  
**To:** Terry Wallace <[twallace1@hotmail.com](mailto:twallace1@hotmail.com)>  
**Subject:** Re: Skatepark

Hi  
Please forward them on to me and if you have any rationale on which one would be more preferable to you, or the group would be great and on further consideration, I will most likely take this to Council for their approval.  
Josh

On Sat, 2 Dec 2023 02:59:11 +0000  
Terry Wallace <[twallace1@hotmail.com](mailto:twallace1@hotmail.com)> wrote:  
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Hey Josh

So I have three quotes from different construction companies. I have not looked them over yet.

Is there a way you would like me to organize it or should I just pass it on to you to look after?

Thanks  
Terry  
250-626-8939

## Lianne Trepanier

---

**From:** Alison Keery <alison.keery@hotmail.com>  
**Sent:** December 13, 2023 2:55 PM  
**To:** Lianne Trepanier  
**Subject:** Re: Howard Philips Hall Rental Inquiry

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

Absolutely. I completely understand and am just so appreciative of you. ALWAYS.

## Alison Keery

(she/her) Dancer, Improviser, Educator

As a settler, I am humbled to work and play on the traditional & culturally rich territory of the Haida Nation.

Sing. Play. Dance.

---

**From:** Lianne Trepanier <admin@masset.ca>  
**Sent:** December 13, 2023 5:22 PM  
**To:** 'Alison Keery' <alison.keery@hotmail.com>  
**Subject:** RE: Howard Philips Hall Rental Inquiry

This may take me a few days because I can't make that decision.

I'll get back to you as soon as I hear back.

Lianne

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**From:** Alison Keery <alison.keery@hotmail.com>  
**Sent:** Wednesday, December 13, 2023 1:53 PM  
**To:** Lianne Trepanier <admin@masset.ca>  
**Subject:** Howard Philips Hall Rental Inquiry

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

Hi Lianne,

I am so sorry to make this request so last minute. I am struggling with a sudden change in booking at the Kwiiyaan's Community Hall for the Island Wide Community Arts Project i am running in January. We had worked out with OMVC that they could provide us with free space at the hall for our free community workshops happening Jan 11<sup>th</sup> & 12<sup>th</sup> (5:00pm - 7:00 pm) and Jan 18<sup>th</sup> & 19<sup>th</sup> (5:00 - 8:00pm).

We do have the 12<sup>th</sup> & 19<sup>th</sup> but now do not have a space for the 11<sup>th</sup> & 18th. Unfortunately our budget is very very limited and we were relying on the free space in order to facilitate all four workshops. Is there a possibility that the Village of Masset would be willing to allow us access to Howard Philips Hall on the 11<sup>th</sup> and 18th? I can easily update our poster to include the Village of Masset as a sponsor if that is something you would prefer.

Please feel free to call me at 647-213-4309 if you have any questions. I have attached a PDF of our poster.

Haaw'aa so much for your help with this!

# ISLAND WIDE COMMUNITY DANCE PROJECT

With Alison Keery  
and special guest  
Candice Irwin

Email [alison.keery@hotmail.com](mailto:alison.keery@hotmail.com)  
for more information

Sk'adga  
Naay,  
Skidegate

Jan 8-9 &  
15-16  
5:00 - 7:00

Kwiiyaans  
Community  
Hall, Old  
Masset

Jan 11 - 12  
& 18 - 19  
5:00 - 7:00

FREE & Open  
to all ages  
and abilities