

**A G E N D A**

for

**REGULAR COUNCIL MEETING**

**March 27, 2023**

**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**

Council Meeting Minutes March 13, 2023

Public Hearing Minutes Development Variance Permit Application 1836, 1838 Balsam

**MINUTES AND REPORTS OF OTHER ORGANIZATIONS**

1.

**BUSINESS ARISING FROM THE MINUTES AND UNFINISHED BUSINESS**

1.

**PETITIONS AND DELEGATES**

1.

**CORRESPONDENCE**

**C-1 Ministry of Environment and Climate Strategy**

**C-2 Ministry of Municipal Affairs Growing Communities Fund Grant**

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

**BYLAWS**

**Bylaw No. 649, 2023 A bylaw to amend Masset Healthcare Committee Bylaw No 502, 1998**

**NEW BUSINESS**

**NB-1 Development Variance Permit Application (Revised)**

**NB-2 Logo**

**NB-3 Public Works Shop – Heating Upgrade**

**NB-4 Delkatla Wildlife Sanctuary – Hazardous Debris Removal Quote**

**NB-5 Roller Rink**

**NB-6 UBCM – 2023 Emergency Operations Centres & Training Grant**

**NB-7 Electrical Service Upgrade – Old Fire Hall**

**NB-8 GMDC- AGM**

**NB-9 School District 50 – Discussion on School Progress**

**NB-10 Masset Health Care Committee Members**

**PUBLIC QUESTION PERIOD**

**ADJOURNMENT**

Village of Masset Regular Council Meeting of March 13, 2023

Minutes of the Regular Council Meeting held March 13, 2023 in the Council Chambers.

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

**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 7:00 pm.

**ADOPTION OF AGENDA**

Moved by Councillor Carty, seconded by Councillor Currie to adopt the agenda as amended with the additions of NB-6 OMVC Letter of Support, NB-7 Roller Rink, NB-8 Northern Health Perks.

CARRIED

**COUNCIL MEETING MINUTES**

**Council Meeting Minutes February 27, 2023**

Moved by Councillor Pages, seconded by Councillor Carty that the February 27, 2023 Council meeting minutes be adopted as presented.

CARRIED

**Public Hearing Minutes Singing Surf Liquor Licence**

Moved by Councillor Pages, seconded by Councillor Currie that the Public Hearing Singing Surf Liquor Licence minutes be adopted as presented.

CARRIED

**Harbour Authority Committee Meeting Minutes January 5, 2023**

Moved by Councillor Johnston, seconded by Councillor Currie that the Harbour Authority Committee Meeting Minutes of January 5, 2023 be endorsed.

CARRIED

**Healthcare Committee Meeting Minutes February 7, 2023**

Moved by Councillor Pages, seconded by Councillor Johnston that the Healthcare Committee Meeting Minutes of February 7, 2023 be endorsed.

CARRIED

**MINUTES AND REPORTS OF OTHER ORGANIZATIONS**

**1. NCRD Board Highlights February 2023**

Moved by Councillor Pages, seconded by Councillor Carty that the NCRD Board report be received and filed.

CARRIED

**2. Growing Communities Fund**

Moved by Councillor Pages, seconded by Councillor Currie that the Growing Communities Fund report be received and filed.

CARRIED

**CORRESPONDENCE**

**C-1 BCSPCA**

Moved by Councillor Pages, seconded by Councillor Carty that the correspondence from BCSPCA be received and filed.

CARRIED

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

Councillor Johnston attended Harbour Committee, Gwaii Trust Auditing and Arts Grants, Healthcare Committee/NHA meetings, and met with Interim Site Supervisor for the hospital.

Councillor Currie attended the Harbour Committee, Healthcare Committee/NHA meetings with NHA, Recreation Committee meetings and reviewed an email from MIEDS.

Councillor Pages attended the Healthcare Committee/NHA meetings and a North Coast Regional District meeting.

Jo-Ann Brown attended the Recreation Committee meeting and audit preparation.

Village of Masset Regular Council Meeting of March 13, 2023

Josh Humphries reported that there is a new plow truck for the airport, the work with Fort Fraser on the VOM internet/computer has started. City West has installed internet in the community hall and the Visitor's Center. He attended the Recreation Committee, Harbour Committee and Healthcare Committee/NHA meetings.

Mayor Disney met with Johanne Young and mayor from Daajing Giids, and with Matt Stradiotti from North Arm. She also met with the Interim Site Supervisor from the hospital and Julia Pemberton from NHA and talked to Terry Wallace regarding recreation grants.

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

CARRIED

**NEW BUSINESS**

**NB-1 Bulkley Valley District Hospital in Smithers Letter of Support**

Moved by Councillor Pages, seconded by Councillor Johnston that a letter of support be sent to the Province of British Columbia to approve the master plan submitted by the North West Regional Hospital District for the replacement of the Bulkley Valley District Hospital in Smithers.

CARRIED

**NB-2 Masset Healthcare Committee Options**

The Healthcare Committee would like to increase the committee members to include Diana Grosse as well as members from the Old Massett Village Council and Port Clements. The bylaw will have to be amended to allow for the additional members.

Moved by Councillor Pages, seconded by Councillor Johnston that staff amend the Healthcare Committee Bylaw to increase the maximum number of member from six to nine members.

CARRIED

Moved by Councillor Pages, seconded by Councillor Johnston that three individuals be appointed to the Healthcare Committee once the bylaw is adopted.

CARRIED

**NB-3 Signage for Fast Charger Station**

Josh Humphries reported that BC Hydro is working on the signage for the electric

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charging station that will be installed in Masset. They have requested input from Council as to whether or not they would like to include any artwork etc. on the other side of the signage.

Moved by Councillor Pages, seconded by Councillor Currie that BC Hydro submit more information and conceptual design options.

CARRIED

**NB-4 Walk to Bring Shaylanna Home**

Moved by Councillor Pages, seconded by Councillor Johnston donate two Village of Masset T-shirts and one gift card to the Walk to Bring Shaylanna Home.

CARRIED

**NB-5 Protocol Table Letter of Support**

Moved by Councillor Carty, seconded by Councillor Currie that a letter of support be provided to the Haida Gwaii Protocol Table for their Gwaii Trust application for 2023 funding in the amount of \$35,000.00.

CARRIED

**NB-6 OMVC Letter of Support**

Moved by Councillor Currie, seconded by Councillor Pages that a letter of support be sent to Gwaii Trust for the Old Masset Village Council woodworking shop project.

CARRIED

**NB-7 Roller Rink**

Councillor Johnston did a tour of the Roller Rink with Meghan Wallace to look at issues with the condensation/residue from the roofing insulation in the building and complaints of equipment not being stored properly. Some recommendations discussed were to contact the company that put the insulation in to see if there were any ways to fix the roof, get a building maintenance specialist to inspect the insulation issues and to set up a meeting with representatives from the user groups to address the issues raised.

The roller rink was decided to be tabled until the next council meeting.

**NB-8 Northern Health Perks**

Village of Masset Regular Council Meeting of March 13, 2023

At the last Healthcare Committee meeting it was suggested that some incentive packages be put together for the nurses and doctors that do come to work at the hospital. Some suggestions discussed were:

- 1) Weight room FOBs
- 2) Information package/video
- 3) Golfing
- 4) OMVC cabins (when they are fixed)
- 5) On the updated website, have a page for people to put their own pictures etc. on it, which would be monitored by VOM

**ADJOURNMENT/TO CLOSED MEETING**

Moved by Councillor Currie that the meeting be adjourned at 8:13 pm to a closed session.

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Recording Secretary

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Mayor

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Certified Correct, Administrator

**Minutes of Public Hearing for Development Variance Permit  
Application Lot 22, 23, District Lot 7, Land District 46, PID  
024-085-961, 024-085-979 PRP42157, 1836 and 1838 Balsam  
Crescent**

**February 27, 2023**

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

**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 6:34 pm.

**OPENING REMARKS**

Councillor Pages read a statement of purpose for the public meeting regarding the application by Dustin Rushworth and Donald McNeice for a Board of Variance approval on siting and use of property at 1836 and 1838 Balsam Crescent. All participants were assured that they would have an opportunity to make a presentation about the application only and were asked to clearly state their name and address before commencing their remarks. Councillor Pages also indicated that Council members were there to listen to concerns only, not debate the issue nor make a decision at this time.

**APPLICANT PRESENTATION**

Councillor Pages opened the floor to the presentation by Mr. Dustin Rushworth.

Dustin Rushworth reviewed his progress to date regarding the house construction at 1836 and 1838 Balsam Crescent. He noted that he had tried to talk to Stu Crawford a couple of times but was unsuccessful and is aware of the concerns regarding Mr. Crawford's greenhouse. Mr. Rushworth has tried to see if the house being constructed blocks the greenhouse but he didn't see any evidence that it does.

Mr. Rushworth was originally given a Siting and Use Permit but was later told that the permit was issued incorrectly and would have to go through the Board of Variance. He stated that he was open to addressing any concerns but that he



has been trying to create housing for the community and cares about what happens in Masset.

## **WRITTEN COMMENTS**

The Mayor then asked the CAO to read the written submissions that had been received. All written submissions were received by email as follows:

### **February 21, 2023 Dave Whitehead 1990 Northwest Drive, Masset, BC, V0T 1M0**

Village of Masset Mayor and Council:

As I will be unable to attend the Feb 27th public meeting regarding Board of Variance approval on siting and use of properties at 1836 and 1838 Balsam Crescent, I wish to submit in writing my concerns with the ongoing construction on these properties.

It is my understanding that the July 2022 decision to approve a siting and use permit for these properties did not meet the requirements of the Village of Masset bylaws including the required public meeting and adequate consideration of potential impacts of any bylaw variance of the proposed development. It is also my understanding that construction on these properties since the July 2022 "approval" far exceeds both the footprint and height of the previous structure on these lots and that this dramatic increase in size was not made clear prior to that decision.

Considering that one of the key considerations of any variance decision is that it would not substantially affect the use and enjoyment of adjacent lands, the excessive size of the construction on these properties and in particular the shadow created due to it's height are very strong points of concern.

I would hope that development on these properties that has proceeded without the required public hearing and consideration of potential impacts in the community will not influence a properly considered decision at this time.

Thanks, Dave Whitehead resident at 1990 Northwest Drive, Masset, BC.

Moved by Councillor Johnston, seconded by Councillor Carty to receive the comments presented.

CARRIED

### **February 21, 2023 Stu Crawford 1872 Balsam Crescent, Masset BC, V0T 1M0**

See attachment.

## **PUBLIC COMMENTS**

Councillor Pages called for public comments.

**Matt Menard – 2001 Fir Crescent, Masset BC**

Dr. Menard stated that the house being constructed is 5.5 times the size of a PMQ.

**Douglas Black – Tow Hill**

He assisted Stu Crawford with the building of the greenhouse and stated that the shadow from the house being constructed does fall on the greenhouse.

**Martin Lewis, 1660 Old Beach Road, Masset**

Mr. Lewis stated that he has 25 years of experience in architecture design and was a professor at UBC. He believes that Stu Crawford has made a valid presentation and the construction of the house is a contravention of the bylaw which affects others and the building by its size and orientation, something is amiss visually. The visual consequences of the original bylaw will have social and environmental consequences. He strongly feels that this is a demonstration to the lack of concern of the people that have already purchased houses and it becomes a precedent and will mean that all bylaws mean nothing. He stated he is not sure why it was allowed to start in the first place and one of the consequences in the city is to make the builder bring the building to code.

**Matt Menard – 2001 Fir Crescent, Masset**

He stated that he agrees with the idea of whether it is in contravention of the bylaw and the fact that it is already half built should not matter. Mr. Crawford digitally modeled the greenhouse to show exactly where the sunlight would be at all times.

**Ian McLean – Tow Hill**

He supports development in the community but it should not impact Mr. Crawford's project.

Councillor Johnston moved that the meeting be adjourned at 7:18 pm.

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Recording Secretary

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Mayor

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Certified Correct, Administrator

# **Submission for Consideration at the Public Hearing for the Board of Variance Application for 1836/1838 Balsam Cr.**

February 21, 2023

Prepared by Stu Crawford  
1872 Balsam Cr, Masset, BC  
(250) 626-3868  
stu.crawford@gmail.com

## **Summary**

The proposed building is much larger and extends significantly further to the north and east than what is allowed in the zoning bylaws, and therefore requires a Variance Permit to be approved by the Village Council.

The Village Council approved a siting and use permit for the proposed building in July 2022. However, the building extends significantly further to the north (and therefore contravenes the zoning bylaws even more) than what was claimed by the proponent and what was approved by Village Council.

The total lot coverage is also significantly more than what is claimed by the proponent, and exceeds the zoning bylaws.

The proposed building is not approved to be as high as it is, it is only approved to be as high as is specified in its Variance Permit. The proposed building is 6 feet higher than what was previously approved in 2008.

A structure with a Variance Permit cannot be expanded in any direction without being approved for a new Variance Permit.

Bylaw variances should only be approved when following the existing bylaws would cause "undue hardship" to the owner. A normal-sized house would fit on the lot without contravening the bylaws, a variance is only required because the proposed building is 5.5 times the size of a typical house in the neighbourhood. This is not "undue hardship".

Bylaw variances should not be approved if they substantially impact adjacent land. The proposed building has a significant negative impact on my property as a result of it contravening the bylaws. I made substantial investment on my property in the assumption that any new development would meet the bylaws, or at least not be larger than the previous building, which had a Variance Permit.

There was an error and as a result construction has begun on the proposed building before the Village Council has gone through the due process to determine whether or not a Development Variance Permit should be approved. However, it is still important that the Council's decision is based on an honest assessment of whether or not this Variance is appropriate for the site, and that this decision is not influenced by the fact that construction has already begun on the proposed building.

## **It is important to properly consider the appropriateness of this bylaw variance**

In July of 2022, the Village Council approved a siting and use permit for a building at 1836-1838 Balsam Cr even though it contravened the Village of Masset bylaws in a major way. This was an error, as it did not follow the required process for approving major variances to the zoning bylaws:

1. The proponent must submit a Development Variance Application;
2. A public hearing must be held to get public input;
3. The Board of Variance/Village Council needs to consider potential impacts of the bylaw variance; and
4. If approved, a Development Variance Permit is issued.

This is not intended as a criticism of the Village Council or staff, who do an admirable job. Mistakes happen, which is understandable. I am grateful that the Village of Masset is taking the necessary steps to make it right by going through the proper process now. However, this error does mean that construction has already begun on the proposed building, before the Village Council has gone through the due process to determine whether or not a Development Variance Permit should be approved.

It is important that the Council's decision on whether or not to approve a Development Variance Permit is based on their assessment as to whether this Variance is appropriate for the site, and that this decision is not influenced by the fact that construction has already begun on the proposed building. If the Development Variance Permit is approved because construction has already begun on the building, then this public hearing and the subsequent deliberations by Village Council are not valid, and the appropriate steps have not been taken to correct the previous error.

The fact that construction has already begun on the proposed building is a complication, but this is an issue to solve after there has been a proper decision as to whether or not a bylaw variance should be approved.

## **Several important considerations for assessing the Development Variance Application**

The requirements for approving a Bylaw Variance are set out in the Local Government Act. The requirements that are particularly relevant in this case are summarized below and explained in more detail in the following pages.

1. A variance is not a blanket approval to disregard a particular bylaw and build any structure. The size and height of a building is very relevant for determining its impact on adjacent lands. Any bylaw variance must be assessed for a specific structure of a specified size and height in the context of that site. If the Board of Variance approves a Variance Permit, it will specify exactly what size and height that structure is allowed to be.
2. If a variance is approved, that building cannot be expanded in any direction. Any expansion of the building will require a new variance to be approved.
3. If more than 75% of the value of the above ground structure is destroyed, that structure is not “grandfathered” in. It will require a variance to be approved before it can be rebuilt.
4. In order for a variance to be approved, the following conditions must be true:
  - a) The existing bylaws were causing undue hardship to the owner
  - b) A variance to the bylaws would not substantially affect the use and enjoyment of adjacent lands

## **The proposed building is not approved to be 36 feet high**

The proponent has suggested that the building is allowed to be a height of 36 feet. This is not the case.

It is true that if the building met the conditions imposed by the Village of Masset bylaws, it would be allowed to be 36 feet high. However, the building significantly exceeds the bylaws in several ways, and so requires a bylaw variance. If a variance is approved, it will be for a specific structure that has been assessed by the Variance Board for its impact on adjacent lands. The Variance Development Application must specify the height and size of the building, and an approved Variance will be for a building of that height and size.

This is what is required by the legislation, and it is also what makes sense. The impact that a building can have on the adjacent lands as a result of being in the wrong place can be very different depending on the size and height of that building.

In this particular case, the height of the building is very relevant to its impact on my property, because the main impact that I am concerned about is that it is directly south of my greenhouse and blocks the sun. The building being significantly closer to my property has the same impact as being significantly taller, which is to cast a significantly larger shadow.

It is not only for my property that the height of the building could be relevant for assessing the impact that it has on adjacent lands as a result of being over the setback lines:

- The original PMQ was approximately 12 feet away from the interior lot line to the east, which was well over the 5 foot setback that is required.
- In 2008, a variance was approved to allow an addition to the building that came within 3 feet of the eastern interior lot line (less than the required 5 feet). This approved addition was under 10 feet high.
- The current construction is also 3 feet from the interior lot line, and so is the same distance over the setback line. However, it is also 29.5 feet high, making it over 3 times the height.
- The impact to adjacent land from having a 3 foot setback instead of a 5 foot setback could be very different if the structure is 3 times as high.

The July 2022 decision by VOM did not specify the height of the building that was being approved for a variance. However, it seems likely that Council was assuming that the new building would be the same height as the building that it was replacing. The July 14 Memo to Council stated that the new application was “consistent with prior use of the property”, and that with the previous building “The reduced front setback ... did not cause any issues”.

The previous building had a maximum height of 23.5 feet, which is 6 feet shorter than the current construction.

## **The previously existing building does not mean that new proposed structure is allowed.**

The previous building on this lot was larger than what was permitted according to the zoning requirements, but that does not mean that the currently proposed structure is also allowed. The above-ground structure of the previous building was entirely destroyed, which means that a Variance would be required for any new structure. Even if the rebuilt structure was only going to be the same size as the previous building, it would still need to have a Variance approved because it contravenes the bylaws. Buildings are not “grandfathered in” after they are destroyed.

Even if the previous building had not been destroyed, it could not be expanded to the size of currently proposed building without a Variance. The new building is much larger than the previous building. If an existing building contravenes the bylaws it cannot be expanded in any direction, regardless of whether or not it predates the bylaws or has a previous Variance. In order to be expanded, it will require a new Variance.

## **Meeting the bylaws would not be an “undue hardship”**

A building the size of what is being proposed cannot fit on that lot and meet the zoning requirements in the Village of Masset bylaws. But this is not because the zoning requirements are unnecessarily restrictive, it is because the proposed building is much larger than a typical house.

It is easy to determine the size of a typical house in the neighbourhood, as all the other houses are identically sized PMQs. The proposed building covers 4.0 times more area than a PMQ, even before accounting for the large roof overhang and decks and porches that extend from it. If we consider that it is also 6 feet higher than a PMQ, it occupies 5.5 times as much volume as a PMQ.

If the proposed building was the same general size as all of the other houses in the neighbourhood, it would easily fit within the zoning requirements. A normal-size house and a large garage would also fit, or even two normal-size houses (one on each lot).

It would not have been an “undue hardship” for the proponent to be required to build a house that met the zoning requirements and was closer to the typical size for the neighbourhood.

## **The proposed building has a substantial negative impact on my property as a result of it contravening the bylaws**

I have a greenhouse that I have been working on since 2017. It is intended to be a model greenhouse that tests and showcases what could be possible at this latitude and climate for growing food throughout the winter. Over the last 6 years I have invested considerable time, money, and effort into this project. This has involved:

- Custom programming to create a computer model to calculate the optimum position and angle for maximizing solar capture
- Thermal modeling to determine the most efficient construction for heat retention of the building, and for heat capture and release by the thermal mass
- Theoretical modeling of soil temperature to maximize geothermal gain to the building
- CFD modeling using theoretical wind tunnels to determine suitability for Masset weather
- Importing custom glazing materials to achieve the maximum solar gain available
- A variety of other custom-made parts and novel construction techniques that were developed by myself and several different professionals
- Developing a custom sensor network to monitor the effectiveness the heat capture and retention and identify areas for improvement
- The volunteer efforts of over a dozen dedicated local people who have also invested a lot of time and energy into helping with the project

The objective of all of this effort is to create a passive solar greenhouse that will not freeze in the winter. To achieve this, we had to build a unique structure to maximize solar capture in mid-winter. This relies on the building not being in the shade.

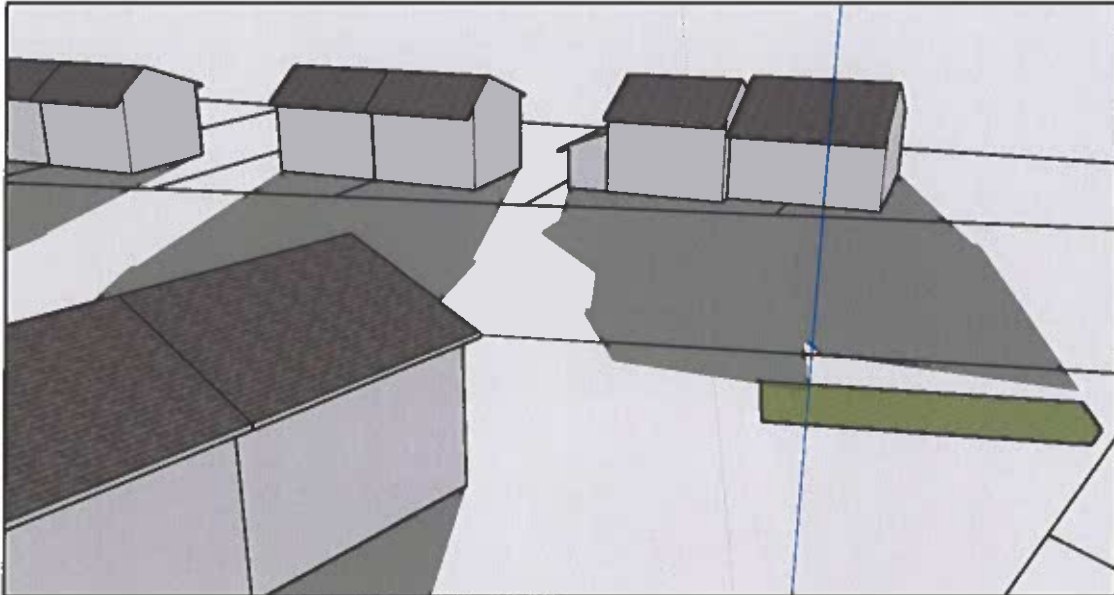
The previous building that was at 1838 Balsam Cr until it burned down in 2019 did not shade my greenhouse at all in the winter. That was a major consideration in the siting and design of the greenhouse, to ensure that it would get adequate sun in the winter.

If the new building was built to meet the bylaws, it would be significantly further south, and it would not shade my greenhouse. If the new building was built to be the same size as the previous building that it is replacing, it would also not shade my greenhouse, even though it would be significantly closer to my property than what is allowed by the bylaws.

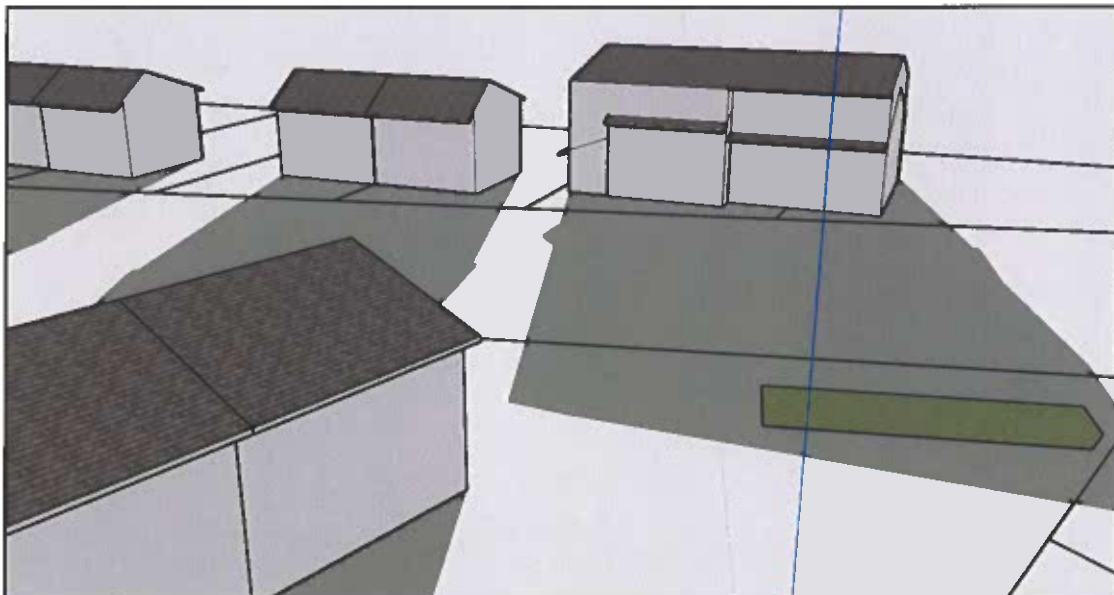
Unfortunately, because the new development is significantly closer to my property than what is allowed in the bylaws, and also significantly higher than the original building, it completely shades my greenhouse in mid-winter, and will shade my greenhouse for a 2 month period in the winter. Given that the entire purpose of my considerable investment in that structure was to maximize solar gain in the winter to allow for year-round growing, this is a very significant impact.



I should have been able to rely on the Village of Masset bylaws to protect my investment. I was confident that any new structure would have to abide by the bylaws, or at least not be larger than the previous structure, as this is legally required.



Model showing the shadow cast at noon in mid-winter by the original building before it burned down. The green area is the planted area within my greenhouse. Note that the greenhouse is entirely unshaded and gets maximum solar input.



Model showing the shadow cast at noon in mid-winter by the new building. Roofline of original building is left in for reference. Note that the greenhouse is entirely shaded and gets zero direct sun at mid-winter. The greenhouse is shaded for two months of the year with this building.

## **The new building is significantly higher than the original building**

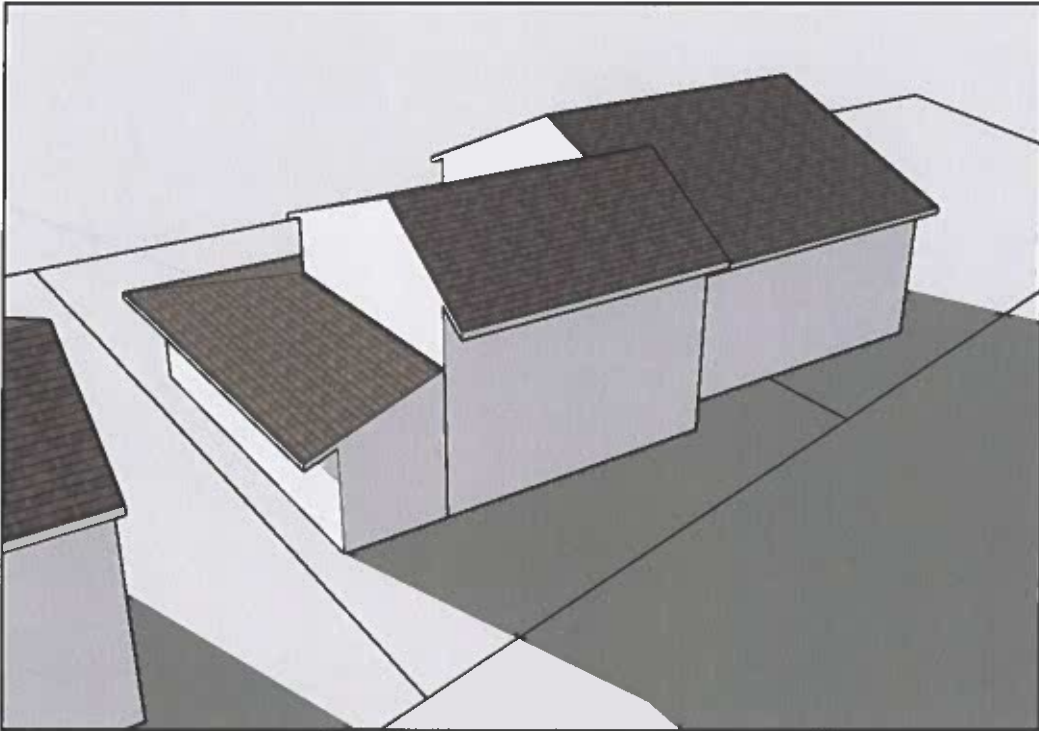
The original building was a PMQ and was therefore 23.5 feet tall. It was renovated in 2008 and substantial additions were made, but none of these additions were built taller than the original building, and much of the additions were significantly shorter.



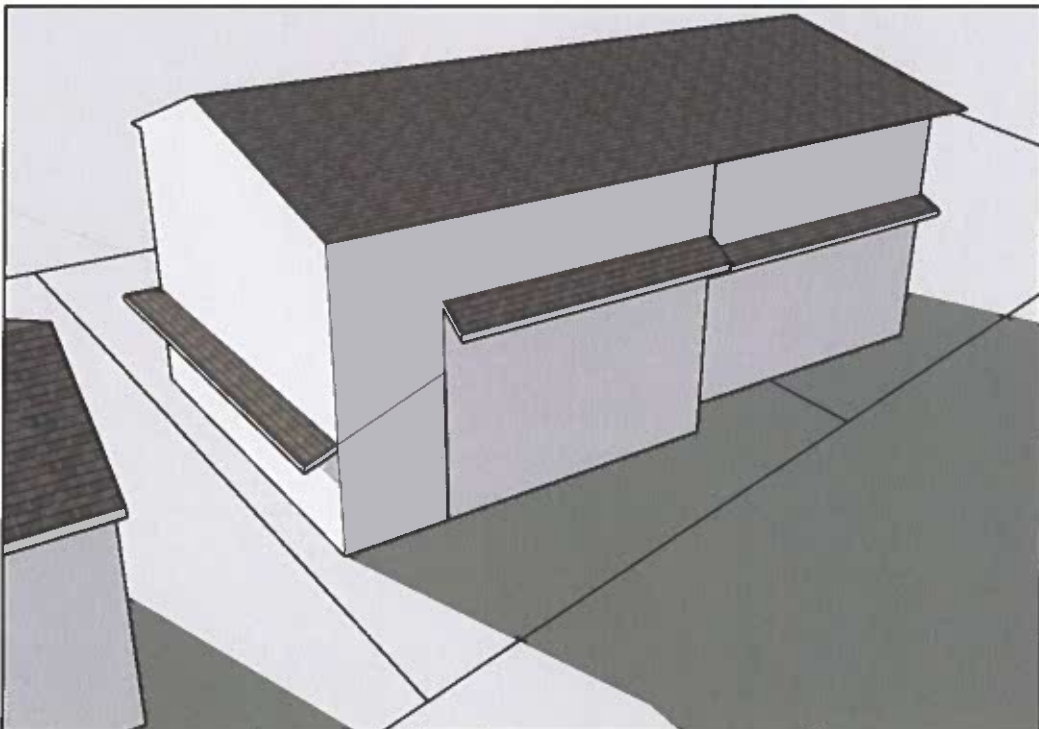
Original building after the 2008 additions, showing the large garage that was still shorter than the PMQ (which is 23.5' high). The single-story eastern addition is too short to be visible in this photo.



Southeast corner of original building after the 2008 additions. Note that the southern and eastern additions are single story and much shorter than the peak of the PMQ, which is visible in the top left of the photo.



**Model of original building after 2008 additions.**

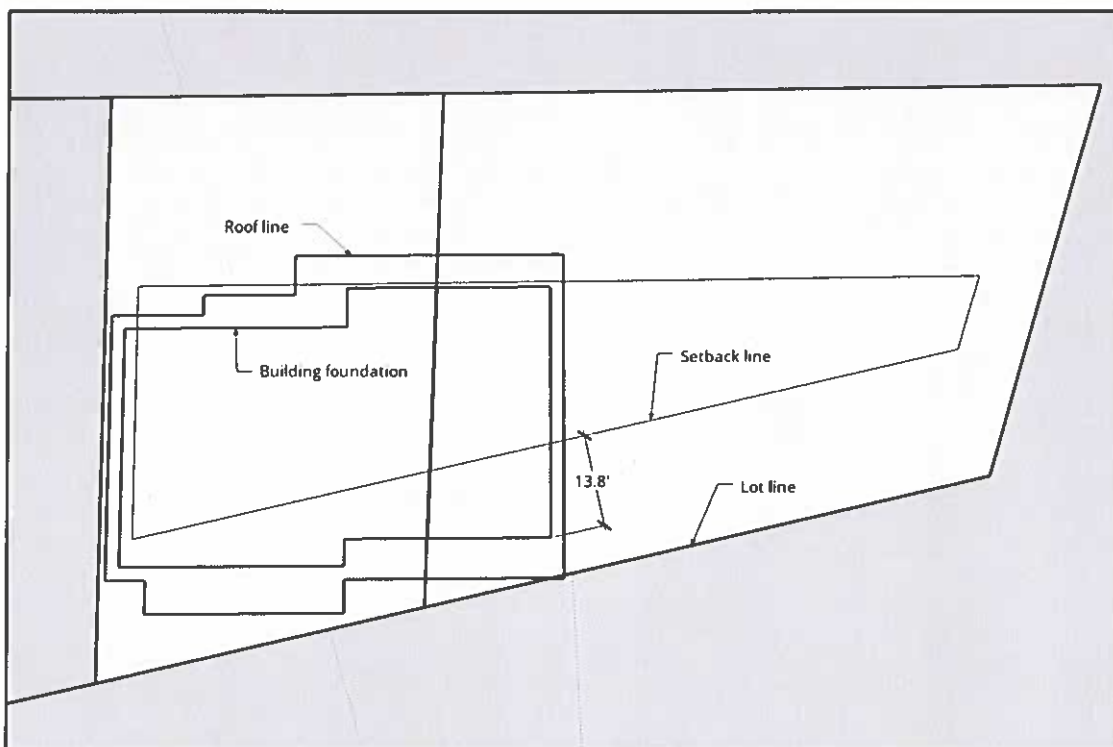


**Model of building being constructed in 2022/2023. Roof line of original building has been left for comparison. The highest point of the original roof was 23.5 feet high. The current construction is 29.5 feet high, which is 6 feet higher.**

## **The building is significantly further over the setback line than what was approved by VOM in July 2022**

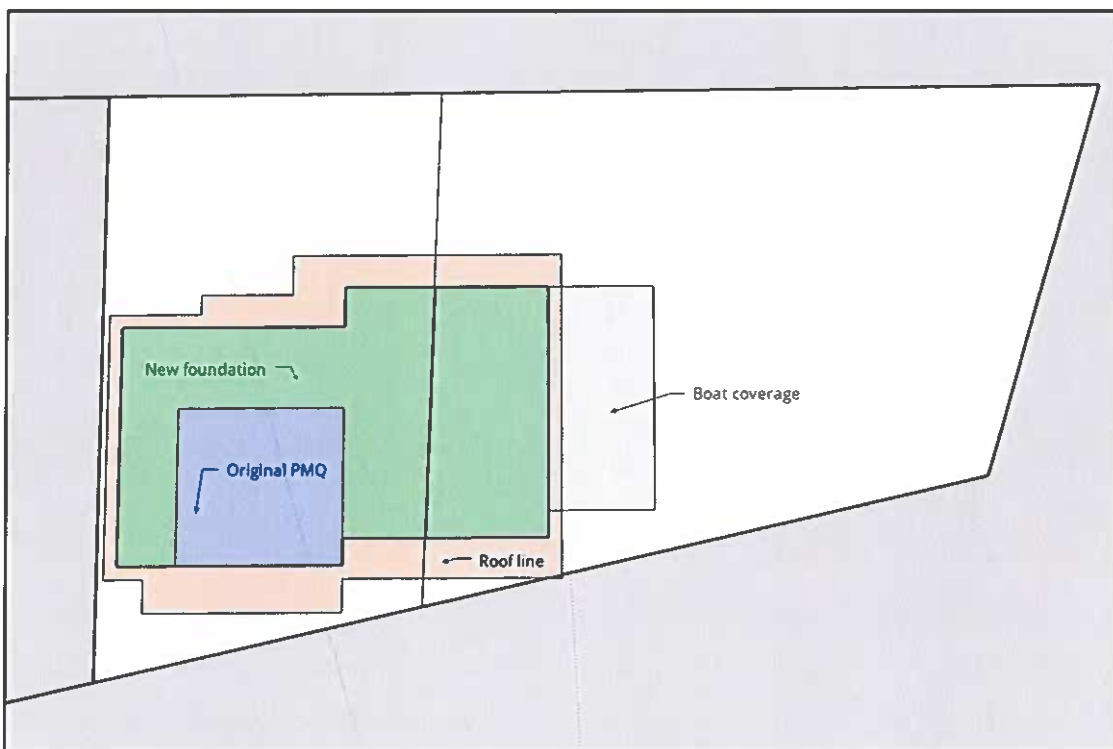
The building is much further over the setback line than what was claimed by the proponent and noted in permit #27 issued by VOM on July 21, 2022:

- The VOM bylaws require a principal building to have a minimum setback of 6 m (19.7 feet) from the front lot line.
- The variance granted under permit #27 noted that the proposed building would be 8.1 feet over the setback line, which is what was detailed in the plans submitted by the proponent. However, the building that is being constructed is significantly further over the setback line:
  - The foundation of the building appears to be 13.8 feet over the setback line. There are several errors in the plan that was submitted by the proponent, but after correcting these errors this new distance appears to be correct.
  - Any overhanging roof over 2 feet is considered when determining the setback. The roof overhangs by approximately 6 feet, which means that it is required to be part of the setback. Including the roof line, the building reaches the lot line, making it the full 6 m (19.7 feet) over the setback line.



## The building exceeds the maximum lot coverage

- The bylaws limit the maximum lot coverage to 33%.
- The proponent claims that there is only 28.5% lot coverage, but this appears to be incorrect:
  - Most of the construction is on lot 1838 Balsam, which far exceeds the maximum lot coverage (in excess of 50%). The lower lot coverage on lot 1836 Balsam only compensates for this if a covenant is placed on that lot to prevent further construction.
  - Lot coverage is defined as the area that is covered by a roofed building or impervious structure and is measured to the drip line of the roof and includes asphalt and concrete paving. The proponent has correctly included the “boat coverage”, but has not included the large overhang of the roof. Small overhangs less than 2 feet are sometimes excluded, but the 6 foot overhang of this roof must be included. With this included, the lot coverage significantly exceeds 33%, even lumping both lots together.



	Total area of lot sq ft	Original PMQ		Foundation of building		Covered by roof		Covered by roof and concrete	
		sq ft	% cover	sq ft	% cover	sq ft	% cover	sq ft	% cover
1838 Balsam	4206	597	14%	1722	41%	2340	56%	2340	56%
1836 Balsam	6371			680	11%	981	15%	1457	23%
Combined	10577	597	6%	2402	23%	3321	31%	3797	36%

## **Garage is much larger than what is allowed in VOM bylaws**

The proposed construction is a single family dwelling with an attached garage. The Village of Masset bylaws limit the maximum floor area of a garage to 65 m<sup>2</sup>, and its maximum height to 4 m.

The original permit #27 issued by VOM on July 21, 2022 noted that the proposed garage had a significantly large floor area than what was allowed (68% larger) and approved of this. However, it did not note that the proposed garage was also 16.5 feet higher than what was allowed.

- [Skip to main content](#)
- [Skip to footer](#)

British Columbia News

# New energy action framework to cap emissions, electrify the clean economy

<https://news.gov.bc.ca/28376>

The Province's new energy action framework will ensure oil and gas sector projects fit within B.C.'s climate commitments and create new opportunities for people in clean energy and technology.

"Our new energy action framework will help us meet our climate targets and build a better future for all British Columbians, especially our kids and grandkids, in a clean-energy economy," said Premier David Eby. "Our work on the climate crisis and our commitment to the next generation requires everyone, including the oil and gas sector, to do their part to reduce emissions. It also requires us to forge a new path forward with clean-energy projects that people and communities can count on. We can and must do both."

Under the new energy action framework, the Province will:

- require all proposed LNG facilities in or entering the environmental assessment (EA) process to pass an emissions test with a credible plan to be net zero by 2030;
- put in place a regulatory emissions cap for the oil and gas industry to ensure B.C. meets its 2030 emissions-reduction target for the sector;
- establish a clean-energy and major projects office to fast track investment in clean energy and technology and create good, sustainable jobs in the transition to a cleaner economy; and
- create a BC Hydro task force to accelerate the electrification of B.C.'s economy by powering more homes, businesses and industries with renewable electricity.

"We are committed to taking urgent and innovative actions to fight the climate emergency with a comprehensive plan across all sectors. By introducing this new framework our province will continue to be a climate action leader, while moving quickly to seize rapidly emerging opportunities for people in the clean-energy and clean-technology economy," said George Heyman, Minister of Environment and Climate Change Strategy. "The framework will provide strong, enforceable emissions reduction requirements to make sure we hit our targets and provide predictability for industry."

The new framework builds on the recent approval of Cedar LNG, a Haisla Nation-led project that will be the largest First Nations majority-owned infrastructure project in Canada and play a key role in the Haisla's economic development over the next four decades. The project will be one of the lowest-emitting facilities of its kind in the world. The Province will enter into an memorandum of understanding with the Haisla Nation to help achieve further climate objectives, including exploring ways to enhance environmental performance and lower emissions to near zero by 2030.

"Our province is on the frontlines of climate change and seeing the impacts of record wildfires, heat waves and flooding on people and communities. British Columbians have made it clear that we need to meet our climate targets and move forward as a clean energy leader," said Josie Osborne, Minister of Energy, Mines and Low Carbon Innovation. "Our new energy action framework will provide certainty for industry, create good jobs and build a clean economy that works better for people, respects First Nations, and protects the climate."

## Quotes:

**Colleen Giroux-Schmidt, vice-president of corporate relations, Innergex Renewable Energy Inc., and co-**

**chair of B.C.'s Climate Solutions Council (CSC) –**

"We applaud the Province for building on its CleanBC plan with the release of a new energy framework that will help drive clean economic growth and meet its legislated climate targets. The CSC has been clear that stronger action is needed in order to meet existing Roadmap commitments and this framework is a good step forward to making sure the Province accelerates the development of the clean energy solutions that we need to thrive in a net-zero economy."

**Nancy Olewiler, co-chair, Climate Solutions Council –**

"The New Energy Action Framework is a positive step forward to help achieve B.C.'s climate commitments in the oil and gas sector. This new framework holds promise to not only significantly reduce climate pollution in the sector, but also provide new opportunities for people in the clean economy. The Climate Solutions Council will continue to provide advice on the framework as policy details are finalized to ensure the new actions meet government commitments."

**Chief Crystal Smith, Haisla First Nation –**

"The Haisla have been stewards of our lands and waters for generations and take our obligation to be stewards of the land and the living things on it with the utmost importance. We also believe that bold measures are needed to fight climate change to protect the environment and our way of life, while helping to lift Indigenous communities out of poverty. We appreciate this government's commitment to take action on climate change and foster the development of a clean-energy economy, while also working to ensure that the oil and gas sector, which provides meaningful opportunity and benefit to many Indigenous communities, can continue to thrive in British Columbia."

"We are pleased with the steps that are being taken to advance reconciliation and support economic self-determination in our province, and look forward to working collaboratively with Premier Eby and his government as they develop the New Action Energy Framework for our future."

**Andrew Weaver, professor, school of earth and ocean sciences, University of Victoria –**

"B.C. is leading the way with a new, enhanced energy framework, a bold plan that will drive down emissions and build new opportunities in the clean-economy sector. This framework will accelerate the Province's climate commitments, while also supporting new opportunities in clean energy and technology, setting up the success of future generations who will benefit off today's investments in clean energy projects in B.C."

**Christine Kennedy, president, Woodfibre LNG –**

"We are proud to support this important announcement from the Government of B.C. which advances a portfolio of low-carbon solutions to support global energy security while accelerating the path to decarbonization and a net-zero future. For Woodfibre LNG, our partnership with Indigenous groups and our goal to be the world's first net-zero LNG facility demonstrates that LNG can be produced responsibly and sustainably to meet the objectives highlighted in today's announcement. Thank you to Premier Eby and the Government of B.C. for showing this leadership."

**Chris O'Riley, president and CEO, BC Hydro –**

"We welcome the establishment of the new BC Hydro task force. Its work will be vital to accelerating electrification of B.C.'s energy system in order to address climate change and meet the targets set out under the Province's Clean BC Plan and BC Hydro's Electrification Plan."

A backgrounder follows.  
**James Smith**

Deputy Communications Director  
Office of the Premier  
jimmy.smith@gov.bc.ca



## Ministry of Environment and Climate Change Strategy

Media Relations  
250 387-5710

## Ministry of Energy, Mines and Low Carbon Innovation

Media Relations  
250 208-2743

### Backgrounders

#### Energy Action Framework background

The New Energy Action Framework builds on actions outlined in CleanBC to drive clean economic growth, while helping the province meet its legislated climate targets.

In March 2021, B.C. became the first province in Canada to set sectoral targets covering emissions across the economy. The oil and gas industry is currently responsible for around 50% of industrial emissions and 20% of B.C.'s total emissions. The sectoral target for the oil and gas industry aims to reduce emissions 33% to 38% below 2007 levels by 2030. The CleanBC Roadmap to 2030 committed that the Province would implement policies and programs to ensure the oil and gas sector meets its sectoral targets.

The Province has legislative authority under the Greenhouse Gas Industrial Reporting and Control Act to regulate emissions from industry. Starting in April, the Province will launch engagements with First Nations, industry, labour, environmental organizations, local governments and other stakeholders on the final design of the regulatory cap on oil and gas sector emissions, including on issues like how the cap will be allocated, credit trading, and verifiable offsets. Consultations will be complete before the end of the year and the Province intends to implement the regulatory cap as soon as possible to provide the public and industry with certainty.

The federal government has also committed to implementing a nationwide cap on oil and gas sector emissions as part of Canada's climate plan.

Under the Province's framework announced today, proposed LNG facilities in B.C. will be required to have a credible plan to achieve net-zero emissions by 2030 in order to proceed through the environmental assessment process. This may involve adopting best-in-class technology to reduce emissions as much as possible and offsetting their remaining emissions through high-quality, verified carbon offset projects. This new requirement will help ensure that proposed LNG facilities meet the Province's condition that LNG development fits within B.C.'s legislated climate targets.

The Clean Energy and Major Projects Office will help attract private-sector investment and lead clean energy development in B.C. It will be established by late spring within the Ministry of Energy, Mines and Low Carbon Innovation, and will work across government to help clean energy projects - including hydrogen, biofuels and renewable natural gas - navigate regulatory processes, access provincial programs, and reach final investment decision. There are currently 50 proposed projects in the hydrogen sector in B.C., representing over \$7 billion in potential investment. It will also continue to monitor implementation of already approved projects to make sure they are benefiting British Columbians.

The new BC Hydro task force will ensure B.C. is well positioned to electrify B.C.'s economy and industry as the province transitions to a clean-energy future. It will accelerate the planning and procurement of new infrastructure needed to power B.C.'s economy with clean electricity instead of fossil fuels, while keeping rates affordable. It will also identify and advance Indigenous ownership opportunities in future electricity generation and transmission investments. The task force will include senior officials from the Province and BC Hydro, Indigenous representation and independent expertise.

## Acknowledgment

The B.C. Public Service acknowledges the territories of First Nations around B.C. and is grateful to carry out our work on these lands. We acknowledge the rights, interests, priorities, and concerns of all Indigenous Peoples - First Nations, Métis, and Inuit - respecting and acknowledging their distinct cultures, histories, rights, laws, and governments.



March 16, 2023

Ref: 271994

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

Dear Mayor Disney:

The population of B.C. has increased consistently over the past decade and is projected to keep growing in the next 10 years. The provincial government understands the need to facilitate greater housing supply for our growing population. The province will support local governments in addressing the multiple funding and financing constraints to aid in the construction of infrastructure and amenities for all B.C. communities. Local governments' investment in core community infrastructure and amenities increases the amount of land that is ready to be developed to a higher density.

The Government of B.C. has invested considerable resources in infrastructure and amenities in the past 10 years and has strategically leveraged federal funding to that effect. More than \$1.6 billion in federal and provincial funding have been invested in our communities since 2018 through the Investing in Canada Infrastructure Program. However, as there is still more to be done for infrastructure and amenities, the provincial government is pleased to provide the Growing Communities Fund (GCF) for local governments province-wide.

As a one-time grant, the GCF will provide up to \$1 billion through direct grants to local governments to support all B.C. communities, with a focus on those communities that need to increase the pace and scale of housing supply. The principal objective of the GCF is to increase the local housing supply with investments in community infrastructure and amenities. Municipalities are encouraged to work closely with adjacent local First Nations, in recognition of the *Declaration on the Rights of Indigenous Peoples Act*, as this collaboration strengthens our communities and regions.

The funding provided through the GCF should be limited to one-off costs needed to build required infrastructure and amenities rather than funding ongoing or operational activities. These funds are to be incremental to currently planned investments and should accelerate the delivery of capital projects. Eligible costs are as follows:

- Public drinking water supply, treatment facilities and water distribution;
- Local portion of affordable/attainable housing developments;

.../2

- Childcare facilities;
- Municipal or regional capital projects that service, directly or indirectly, neighbouring First Nation communities;
- Wastewater conveyance and treatment facilities;
- Storm water management;
- Solid waste management infrastructure;
- Public safety/emergency management equipment and facilities not funded by senior level government;
- Local road improvements and upgrades;
- Sidewalks, curbing and lighting;
- Active transportation amenities not funded by senior level government;
- Improvements that facilitate transit service;
- Natural hazard mitigation;
- Park additions/maintenance/upgrades including washrooms/meeting space and other amenities; and
- Recreation-related amenities.

Further to the above-noted capital costs, one-off costs can include:

- Costs of feasibility studies (including infrastructure capacity assessment); other early-stage development work; costs of designing, tendering and acquiring land (where it is wholly required for eligible infrastructure projects); constructing eligible infrastructure projects; and, in limited situations, non-capital administrative costs where these are necessary, for example adding staff capacity related to development or to establish complementary financing for local government owned infrastructure or amenities.

I am pleased to advise you that the Village of Masset is the recipient of a \$764,000 grant under the Growing Communities Fund. This amount will be directly transferred to your local government by March 31, 2023.

Under part 7 of the Local Government Grants Regulations, the amount of the grant to each local government is set by the Minister of Municipal Affairs. The determination of this amount was based on a formula that applies to all municipalities.

This formula is based on three components: a flat funding amount, an "adjusted population" amount and a "population growth" amount. The flat amount is \$500,000. The "adjusted population" amount is \$365 per adjusted population. The population adjustment ensures smaller municipalities get a higher per capita share of funding despite larger municipalities receiving more funding in absolute dollars. The "population growth" amount is \$1,000 per capita population growth between 2016 and 2021.

As a condition of this funding, the grant must be placed in a segregated reserve fund established by bylaw under section 188 of the *Community Charter* for the Capital and Planning purposes of the GCF. This fund must be separate from other existing reserve funds. To ensure full transparency regarding the use of funds, your local government will be required to annually report on how it spends this grant. This will be part of the annual financial reporting required under section 167 of the *Community Charter*. Your local government will provide a schedule to the audited financial statements respecting the amount of funding received, the use of those funds and the year-end balance of unused funds. Your local government must continue to annually report on the use of grant money until the funds are fully drawn down.

Further to the financial reporting, an annual report that identifies work-related Housing Needs Reports and pre-zoning requirements, as applicable, is required. The province also encourages highlighting projects that align with provincial priorities such as CleanBC and childcare; as well as those that align with the province's Environmental, Social and Governance framework for capital projects.

Finally, requirements will include parameters for public recognition of the funding related to projects. The province must be consulted prior to any proactive media events or news releases related to the project. Funded projects must also acknowledge the province's contribution through temporary and permanent on-site signage. The provincial government anticipates that the funds will be expended within approximately five years of receipt.

If you have any questions or comments regarding this letter, please feel free to contact the Local Government Infrastructure and Finance Branch by email at: [LGIF@gov.bc.ca](mailto:LGIF@gov.bc.ca). Further information on the program will be available on the following webpage: <https://www2.gov.bc.ca/gov/content/governments/local-governments/grants-transfers/grants/bc-s-growing-communities-fund>.

The province welcomes this opportunity to support the growth of the supply of housing throughout British Columbia. We believe that this funding will contribute to the capacity of B.C. local governments to provide critical services as our province and economy grows.

Sincerely,



Anne Kang  
Minister

pc: Joshua Humphries, Chief Administrative Officer, Village of Masset  
Jo-Ann Brown, Chief Financial Officer, Village of Masset

**Attachment with Example Calculation for a Municipality with 15,000 People**

Population Range	From	To	Adjustment Factor
1. Very Small	0	2,000	100%
2. Small	2,001	5,000	80%
3. Small-Med	5,001	10,000	60%
4. Medium	10,001	20,000	40%
5. Large-Med	20,001	40,000	20%
6. Large	40,001	150,000	10%
7. Very Large	150,001	900,000	5%

To illustrate, for a city of 15,000 people, the adjusted population is:

- For this first 2,000 residents, adjustment of 100% =  $2,000 \times 100\% = 2,000$
- For the next 3,000 (up to 5,000), adjustment of 80% =  $3,000 \times 80\% = 2,400$
- For the next 5,000 (up to 10,000), adjustment of 60% =  $5,000 \times 60\% = 3,000$
- For the last 5,000 (up to 15,000), adjustment of 40% =  $5,000 \times 40\% = 2,000$

Thus, the city of 15,000 people has an adjusted population of 9,400 ( $=2,000 + 2,400 + 3,000 + 2,000$ ).

If the city grew by 4,500 people between 2016-2021, the total grant amount is calculated as follows:

Component	Calculation	Result
Flat Funding	\$500,000	\$500,000
Adjusted Population	= $9,400 \times \$365$	\$3,431,000
Population Growth	= $4,500 \times \$1,000$	\$4,500,000
Total Grant		\$8,431,000

# VILLAGE OF MASSET

## BYLAW NO. 657 2023

### A bylaw to amend Masset Health Care Committee Bylaw No. 502, 1998

WHEREAS Council enacted a By-law to establish the Masset Health Care Committee, being By-law No. 502, 1998; and

WHEREAS By-law 649, 2021 amends By-law No. 502, 1998 as to membership and;

WHEREAS Council wishes to revise the committee membership to include a member from Old Massett Village Council, the Village of Port Clements and the NCRD Area D;

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

1. Section 3 of By-law 502 is amended to now read:

The committee shall be comprised of nine (9) members, including one each from Old Massett Village Council, the Village of Port Clements and the NCRD Area D; appointed at a duly constituted Council meeting.

2. Section 9 of By-law 502 is amended to now read:

A quorum for regular and special meetings of the Committee shall be five (5) members, one (1) of whom shall be the chair or vice-chair.

3. Bylaw No. 649, 1998 to amend bylaw 502 is hereby repealed.

This bylaw may be cited as Masset Health Care Committee Amended **Bylaw No. 657, 2023**.

READ A FIRST TIME THIS 27<sup>TH</sup> DAY OF MARCH 2023.

READ A SECOND TIME THIS 27<sup>TH</sup> DAY OF MARCH 2023.

READ A THIRD TIME THIS 27<sup>TH</sup> DAY OF MARCH 2023.

RECONSIDERED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_ 2023.

\_\_\_\_\_  
Chief Administration Officer

\_\_\_\_\_  
Mayor

Certified a true copy of "Masset Health Care Committee Amended By-law No. 657, 2021".

\_\_\_\_\_  
Chief Administration Officer





# Village of Masset

wings . waves . wilderness www.massetbc.com  
PO Box 68 (1686 Main Street) Masset, BC VoT 1Mo  
Phone (250) 626-3995 Fax (250) 626-3968

March 15, 2023

## NOTICE OF DEVELOPMENT VARIANCE PERMIT APPLICATION (REVISED)

Dear Property Owner, or Tenant

Re: Development Variance Permit Application (1836 and 1838 Balsam Crescent)

(This revised notice replaces the notice dated February 10, 2023, which incorrectly referred to the application as a Board of Variance application, and a rezoning application. Please disregard that notice. Council has not yet made a decision on the application.)

Please be advised that at its regular meeting on Monday March 27, 2023, the Village of Masset's council will consider a resolution to issue a development variance permit for the property located at 1836 and 1838 Balsam Crescent. The legal description for the two parcels that make up the property are Lots 22 and 23, District Lot 7, Land District 46, Plan PRP42157 (the PIDs are 024-085-961 and 024-085-979)

The owner of the property has applied for variances from the setback requirement of the Village's Zoning Bylaw No. 422, to construct a building in a location that would not otherwise be allowed. The drawing(s) and summary enclosed with this notice shows the proposed building and the requested variances.

A copy of the proposed development variance permit can be inspected at the Village of Masset office, between the hours of 9:00 am and 4:00 pm, Monday to Friday, from March 15, 2023 to March 27, 2023.

If you should have any questions regarding the proposed development variance permit, please contact the Village Office.

Sincerely,

Joshua Humphries  
Chief Administrative Officer



# Village of Masset

wings . waves . wilderness [www.massetbc.com](http://www.massetbc.com)  
**PO Box 68 (1686 Main Street) Masset, BC VoT 1Mo**  
**Phone (250) 626-3995 Fax (250) 626-3968**

Variations requested for Lots 22 and 23, District Lot 7, Land District 46, Plan PRP42157 (the PIDs are 024-085-961 and 024-085-979).

Front lot line setback from 6 m to 0.9906 m

Rear lot line setback from 9 m to 3.528 m

Interior lot line setback from 3 m to 0.3048

Lot coverage from from 33% to 33.7%

Applicant has indicated that they could reduce the size of the deck to meet this requirement if necessary.

JAN 16 2023

January 16 2023

Development Variance Application 1836-1838 Balsam Crs., Masset, BC, V0T 1M0  
Plan. PR. P42151+ P42157 Lot. 22+23

Applicants:

Dustin Rushworth  
3267 Whittier Avenue  
Victoria BC V8Z 3R1

Donald Mcneice  
PO Box 282  
Sandspit, BC V0T 1M0

To Joshua Humphries, CAO, Village of Masset

Please find this Variance Development Application to recognize existing structure built prior to adoption of zoning Bylaw NO.422,1994 adopted November 9, 1994 and variances granted under permit 1111 issued May 20, 2008 & permit # 27 issued July 21 2022

The existing structure was built around 1971-72 and later offered for sale after creating a public community under Bylaw NO 422,1994.

The structure was substantially renovated in 2008 under VOM permit # 1111, issued May 20th, 2008 at which time the footprint was altered to what is currently in place.

The structure was damaged by fire then reconstructed on the existing footings, foundation and floor in 2022/23 under VOM permit # 27 issued July 21, 2022.

Although we followed the permit application process that was in place at the time it was brought to our attention by VOM that a procedural error occurred which would require the application of a Variance Development permit

The existing footprint of 2361 sqft plus boat coverage of 544 sq ft totals 2905 sqft over an area of 10580 sqft (27.5%) coverage therefore under 33% allowable coverage (Bylaw NO.422, 1994- Section 303.4).

The existing structure height of 29'5" therefore under the 36' allowed (Bylaw NO 422 1994- Section 303.2).

We respectfully request the submitted plans be recognized and formally accepted.

  
Dustin Rushworth

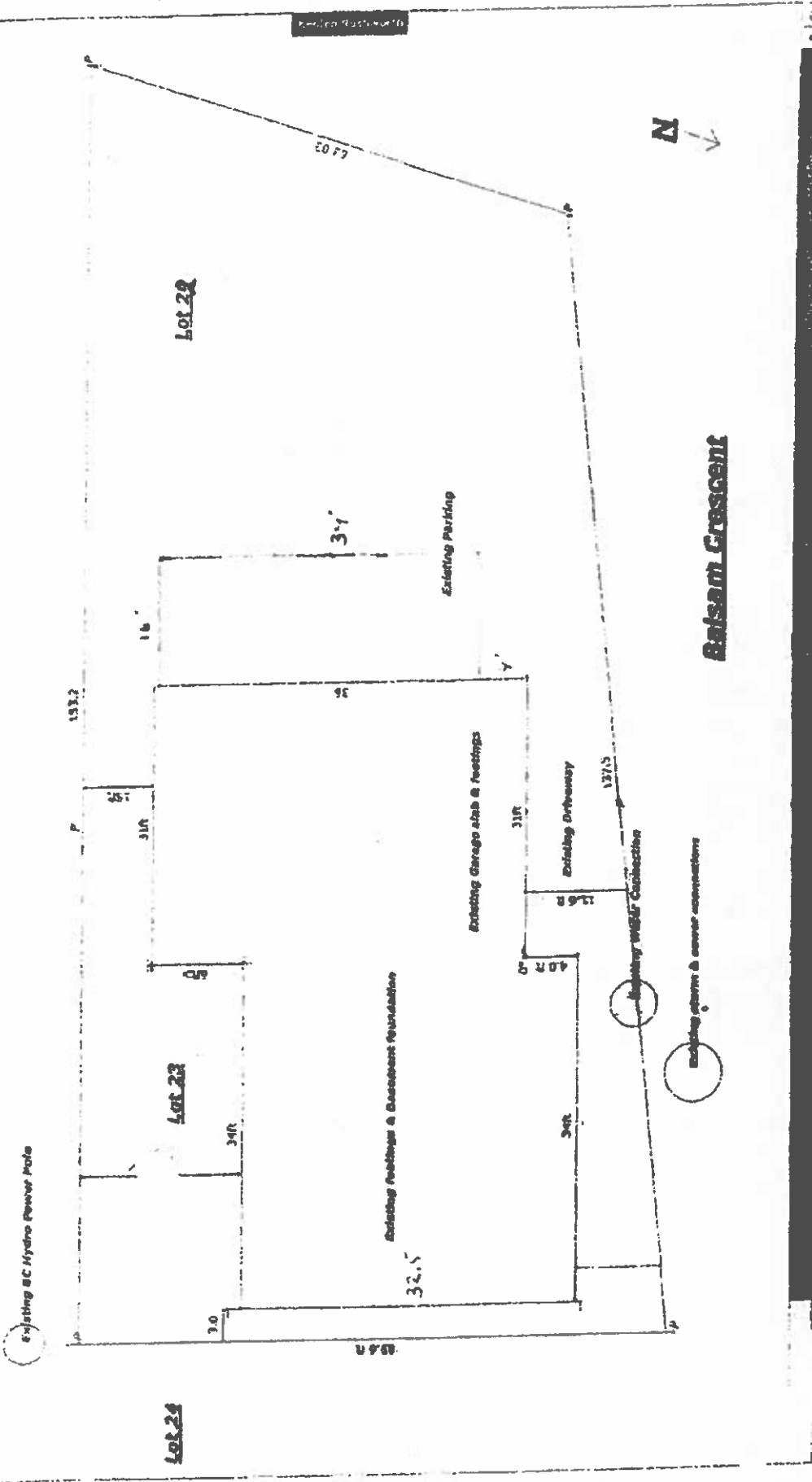
  
Donald Mcneice

JAN 16 2023

**Hodges Avenue**

P. Existing property pin

**Total lot area, 983m<sup>2</sup> 10580 sf**



**Balsam Crescent**

*David Paul*  
Jan 16/23

**Masset**

**2040**

*Charting Our Future*



# VILLAGE OF MASSET

## Public Works Department

PO Box 68 (1495 Burgess) Masset, BC V0T 1M0  
Phone (250) 626-3616 Fax (250) 626-3291

E-Mail: [publicworks@masset.ca](mailto:publicworks@masset.ca)



### Memo

**To:** Mayor & Council  
**CC:** Josh Humphries, Jo-Ann Brown  
**From:** Sylvan Daugert  
**Date:** March 15, 2023  
**Re:** Village of Masset Public Works Shop heat

---

All,

During the winter of 2022-2023, Public Works has had their shop heat fail twice for extended periods. The first time, was actually early in 2022, however it took 8 months to get the replacement parts for our boiler – the manufacturer of the boiler is an Italian company, which has since gone bankrupt. After the first failure, I got an opinion from Steve Alexander with Coastal Propane that the boiler was due to be replaced, but we could get “one more winter out of it.” However, after this second failure, I am now convinced that we cannot rely upon the boiler to last through next winter. In repairs, I took a closer look and observed that all the electronics are corroded. The heat exchange tubes are starting to deform from the heating cycles, and the firebox is “showing its age.” Steve expressed that we had “gotten our money’s worth” out of the old boiler.

I have procured 3 quotes for heating system replacements. 1 is for a replacement propane boiler through Sullivan Mechanical; 1 is for a heat pump system with Frosty Refrigeration & 1 is for a heat pump system with Haida Gwaii Heat Pumps. I recommend that we move forward with the installation by Haida Gwaii Heat Pumps. The Frosty Refrigeration quote has a greater total capacity. However, the Haida Gwaii Heat Pumps quote is significantly less expensive than either of its competitors. Haida Gwaii Heat Pumps has also provided costing on the electrical portion of the work. Haida Gwaii Heat Pumps is also a local contractor in Port Clements, which provides local servicing; I have had feedback that the other two contractors are not great at servicing their work.

Sullivan Mechanical is quoting \$40,857.00 + GST for a propane boiler system.

Frosty Northwest Mechanical Ltd. is quoting \$53,377.80 to install heat pumps. The electrical work to be sourced separately.

Haida Gwaii Heat Pumps is estimating a cost of \$23,500 + \$2,300 + GST for the work including the electrical.

Sincerely,

Sylvan Daugert

Public Works Superintendent – Village of Masset

**Frosty Northwest  
Mechanical Ltd.**

1145 Chamberlin Ave  
Prince Rupert, BC V8J 4J5  
(250) 624-4045 / (778) 361-0464  
frosty.refrigeration@gmail.com

**Estimate**

<b>ESTIMATE#</b>	12103
<b>DATE</b>	03/13/2023
<b>PO#</b>	

<b>CUSTOMER</b>
VILLAGE OF MASSET:MAIN MAIN OFFICE 1686 Main Street Masset , BC V0T 1M0 (250) 626-3995

<b>SERVICE LOCATION</b>
VILLAGE OF MASSET:MAIN MAIN OFFICE OFFICE 1686 Main Street Masset, BC V0T 1M0 (250) 626-3995

<b>DESCRIPTION</b>	public works building
--------------------	-----------------------

<b>Estimate</b>			
<b>Description</b>	<b>Qty</b>	<b>Rate</b>	<b>Total</b>
4 ton multi zone Heat Pump 2 x 2 ton heads per system 38MGHBQ48EA3 Carrier	2.00	20,518.00	41,036.00
1.5 ton multi zone ductless for offices Carrier Supply and installation of new ductless heat pump with variable speed compressor. Type: Mini split-multi head Make: CARRIER Outdoor Model: 38MGRQ24D-3 Indoor Model(s): Non-Ducted Indoor Units SEER: 19 HSPF: 10	1.00	9,800.00	9,800.00
GST		5.00%	2,541.80

<b>CUSTOMER MESSAGE</b>
this does not include electrical contractor, for power to outdoor units

**Estimate Total: \$53,377.80**

<b>PRE-WORK SIGNATURE</b>

Signed By:



## Lianne trepanier

---

**From:** Brian Sullivan <brian@sullivanmech.ca>  
**Sent:** March 3, 2023 4:51 PM  
**To:** VOMPW  
**Cc:** Sullivan Mechanical  
**Subject:** VOM Maintenance Shop Boiler Quote & Masset Airport Domestic Storage Quote

Hi Sylvan,

Thank you once again for the opportunity of providing you with the following quotes;

For the Maintenance shop, I submit the following;

- 1 - Viessmann Vitodens 200 B2HA 285 (104-285MBH)
- 1 - 120/80 Insulated Low Loss Header
- 1 - Single Boiler Neutralization Unit
- 1 - Neutralization Pellets
- 1 - Basic 110/160 (6") Horizontal Vent Kit
- 20Ft. - 3/4" Hydronic Baseboard fin & Cabinet
- Misc. Ancillaries
- Labour
- Accommodations & LOA
- Mobilization & Demobilization

My Price = \$40,857.00 plus GST.

For the Masset Airport In-direct domestic hot water storage tank, I submit the following;

- 1 - Viessmann Vitocell V300, EVIB-200 liter stainless steel domestic hot water storage tank.
- 1 - DHW Sensor (All Boilers)
- 1 - Misc Ancillaries
- 1 - Accommodations & LOA
- 1 - Mobilization & Demobilization

My Price = \$6,739.20 plus GST.

Option "B"

Replace with an Eco-King 200 liter single element electric stainless storage tank

My price = \$3,308.00 plus GST.

Please note that quotes are valid for 20 days from date of quotation.

Regards,

**Brian Sullivan**

President/Owner

O: 250-624-2708 | M: 778-884-4328

A: Unit 17 - 220 Kaien Rd. PO Box 398 Prince Rupert, BC V8J 3R2



# **Haida Gwaii Heat Pumps**

**Port Clements**

**250-626-8912**

**haidagwaiiheatpumps@gmail.com**

## **Quote for Village of Masset - Public Works Building**

**March 9, 2023**

**2 - 4 ton double head heat pumps installed \$23, 500.00**

**Heat pumps to be installed are Canadian manufactured and are good for up to -30C with an efficiency of 22.5 to 23.5 seer. These are high quality units with easy access to parts.**

**Electrical estimate by Rootham Services \$2,300.00**

**Quote good for 30 days, subject to manufacturer price changes.**

**For warranty and any other information please contact**

**Brent Bird**

**250-626-8912**



**MAREA BAJA CONSULTING LTD.**  
**Business No. 72881939**  
**GST No. 728881939 RT0001**

## **HAZARDOUS DEBRIS REMOVAL QUOTE FOR SERVICES: DELKATLA WILDLIFE SANCTUARY**

Prepared for the Village of Masset  
C/O: Joshua Humphries, Chief Administrative Officer  
Prepared by: Ben Boulton, Marea Baja Consulting  
March 20, 2023

### **PROPOSED SCOPE OF WORK**

---

1. Assessment of vessel located in Delkatla Wildlife Sanctuary, 2 pieces of fibreglass dock material
2. Removal of vessel and 2 pieces of fibreglass dock material
3. Proper disposal of vessel and 2 pieces of fibreglass dock material

The vessel removal is tide dependent and is recommended to be completed no later than Saturday March 25, 2023. Any disruptive work in the Delkatla Wildlife Sanctuary shall terminate before April 5 to mitigate impact to migratory birds.

All work will be completed in accordance to hazardous material containment standards. All materials will be removed and particulate matter contained during removal operations. The contracted party is a fully insured entity with \$2 Million commercial general liability policy and compliant with all Worksafe BC standards. A contract will be drafted for review upon acceptance of this quote.

50% due upon signing of contract and 50% due within 30 days of job completion.



### **ASSOCIATED COSTS: VESSEL REMOVAL AND DISPOSAL**

<b>Expense Category</b>	<b>Description</b>	<b>Units</b>	<b>Rate</b>	<b>Cost</b>
Project Management	Planning/Assessment/Reporting	4	\$75	\$300.00
Equipment	Field Operations-Vessel	1	\$1,400	\$1,400.00
Crew	Field Operations-Crew Wages, MERCS	1	\$1,250	\$1,250.00
Equipment	Tool rental, consumables, containment	1	\$300	\$300.00
Disposal and Transport	End of Life Management	1	\$800	\$800.00
Admin	Administration overhead 15%			\$607.50
GST	5%			\$232.88
			<b>Total</b>	<b>\$4,657.50</b>

### **ASSOCIATED COSTS: DOCK FLOATS REMOVAL AND DISPOSAL**

<b>Expense Category</b>	<b>Description</b>	<b>Units</b>	<b>Rate</b>	<b>Cost</b>
Project Management	Planning/Assessment/Reporting	4	\$75	\$300.00
Equipment	Field Operations-Vessel	1	\$1,400	\$1,400.00
Crew	Field Operations-Crew Wages, MERCS	1	\$1,250	\$1,250.00
Equipment	Tool rental, consumables, containment	1	\$400	\$400.00
Disposal and Transport	End of Life Management	1	\$800	\$800.00
Admin	Administration overhead 15%			\$622.50
GST	5%			\$238.63
			<b>Total</b>	<b>\$4,772.50</b>

**ASSOCIATED COSTS: COMBINED VESSEL AND DOCK FLOATS REMOVAL AND DISPOSAL**

<b>Expense Category</b>	<b>Description</b>	<b>Units</b>	<b>Rate</b>	<b>Cost</b>
Project Management	Planning/Assessment/Reporting	8	\$75	\$600.00
Equipment	Field Operations-Vessel	1.5	\$1,400	\$2,100.00
Crew	Field Operations-Crew Wages, MERCS	2	\$1,250	\$2,500.00
Equipment	Tool rental, consumables, containment	1	\$600	\$600.00
Disposal and Transport	End of Life Management	1	\$1,200	\$1,200.00
Admin	Administration overhead 15%			\$1,050.00
GST	5%			\$402.50
			<b>Total</b>	<b>\$8,050.00</b>

## Lianne trepanier

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**From:** cao@masset.ca  
**Sent:** March 20, 2023 3:01 PM  
**To:** 'Lianne Tripanier'  
**Subject:** FW: roller rink

Please add to the agenda

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:** VoM PublicWorks <publicworks@masset.ca>  
**Sent:** March 20, 2023 9:55 AM  
**To:** 'Alan Smith' <cao@masset.ca>  
**Subject:** roller rink

Josh,  
First, here is my prior report I emailed:  
I should have given you this report earlier – it would have been useful. Sorry about that! Jo-Ann & I were discussing.

While they were here with Old Massett Village Council, inspecting the new residences, I had Associated Engineering look at our roller rink and the issue with the insulation delaminating and precipitating from the ceiling. This is the verbal report that I received.

The insulation is detaching from the ceiling and falling because it is too thin & trying to insulate between two unheated, exterior spaces. Because the inside is not really inside, with large gaps in the weather-proofing, there is not really a normal interior space. Because of that, the inside gets too cold underneath the spray-foam and moisture condenses. Because it is unconditioned air, it is moist. This condensation will cause the delamination that we see, and is not really fixable. To fix the problem, the building would have to be closed in, and better insulated all the way around, both the ceiling and walls.

Jo-Ann asked if the insulation is a health hazard. It should not be. The spray foam is a two-part chemical, and does give off volatile vapours when mixed, or if not mixed correctly. However, after it cures, it is inert and safe.

Follows is extracts from the Asset Management Plan from Associated Engineering:

**Roller Rink Building:** Conduct required maintenance work as per building assessor's recommendations. Begin to plan for replacement in 10-years. Priority was set to Medium, Value and Status was set to TBD.

**In the Asset Management Inventory, it has an age based condition of 4, an assessed condition of 3 & an inflation adjusted cost of \$299,544.** However, the condition is highlighted red, which normally indicates a condition of 5 – "very poor," rather than the 3 of "fair."

Sylvan

Asset ID	Asset Name/Description	Service Area	Asset Class	Asset Type (TCA Records)	Asset Sub-Type	Material (if Applicable)	Asset Code/Identifier	Primary Asset	Critical Asset	Data Source	Location	In Service Date	In-Service Date Estimated	Age	Expected Service Life	Useful Life Remaining
1150	Roller Rink	Facilities	Facilities	McIntyre Park, Roller rink, Industrial		FA		No	No	Asset Listing per Auditor		1995	No	-1995	40	2035

RSL Bands	Condition	Condition Grade
100%	Very Good	5
80%	Good	4
60%	Fair	3
40%	Poor	2
20%	Very Poor	1



% RSL	Age-Based Condition	Assessed Condition	Final Condition	Historical Cost	Inflation Adjusted Cost	CRV - Records	CRV - Unit Cost	Applied CRV	Likelihood	Consequence/Asset Criticality	Risk Assessment	Risk Tolerance
5088%	1	2	3	\$ 175,491	\$ 175,491		#REF!	#REF!			0 -	

Service Area	Work	Priority	Year	Value	Status
	Implement a Pavement Management System in GIS that displays the current pavement condition of road segments. <sup>[2]</sup>	High	2022	-	Developed with 2021 assessment.
	Collison Playground: Repair site grading	High	2022	\$4,000 (est.)	TBD
	Roads and Sidewalks: maintenance work based on site visit. <sup>[10]</sup>	High	2022	TBD	TBD
	Airport Terminal Building: repairs based on site visit.	Low	2022	\$1,000 (est.)	TBD
	Airport Pavement: operational requirements for runway, taxiway, and aprons based on Transport Canada.	High	2022	TBD	TBD
	SCH Dock: Conduct required maintenance work as budgeted by wharfinger including annual staff cost. <sup>[11]</sup>	Med	On-going	TBD	TBD
	Marina: Invest in long-range O&M plan based on recommendations by others.	High	2022	\$5,000 (est.)	Includes PW hours to develop plan and input from SCH & Port Hardy.
	Island-wide building inspection: Work with other island communities to develop the shared service. <sup>[1]</sup>	High	On hold.	\$5,000 for review and feasibility	Not started
	Annual asset walk-through: Schedule an internal annual walk-around of each asset to assess its condition and identify needs. Use the same template/Excel spreadsheet log each year to compare results annually.	High	2022	\$5,000 (est.)	Estimate includes 5 days @ 8 hours per day at \$100 per hour plus summary report.
	Howard Phillips Community Hall: on-going renewal through maintenance. <sup>[2]</sup>	Med	2022	TBD	On-going
	Economic Development PEP Building: Conduct required maintenance work as per building assessor's recommendations	Med	TBD	TBD	TBD
	Roller Rink Building: Conduct required maintenance work as per building assessor's recommendations. Begin to plan for replacement in 10-years. <sup>[10]</sup>	Med	2031	TBD	TBD
	Recreational Building: Conduct required maintenance work as per building assessor's recommendations. <sup>[10]</sup>	Med	TBD	TBD	TBD

Service Area	Work	Priority	Year	Value	Status
	<b>Tourist Information Centre: Conduct required maintenance work as per building assessor's recommendations.</b> <sup>[10]</sup>	Med	TBD	TBD	TBD
<b>Total</b>				<b>\$20,000</b>	<b>TBD</b>



## **Emergency Management Program Emergency Operations Center Development Project**

Every day the community faced with the risk of threats of natural and manmade disaster and must train and prepare for these events.

Holistic Emergency Preparedness and Response (HEPR) will work with the community to provide a custom portable/deployable EOC kit. This will include kit orientation training and delivery.

These activities will create stronger EOC team cohesion with better communications and response management capacity even in the event of limited outside assistance.

### **Emergency Operations Center Kit – Quick Overview**

<b>Qty</b>	<b>Unit</b>	<b>Item</b>
1	Ea	Analog Wall Clock (24hr)- Battery powered (min 11")
7	Ea	Laptop Computers – Complete with software (MS Office) – forms and media required for support of position – stand alone, not integrated into office network
1	Ea	Projector for EOC Status Display
1	Ea	Tripod – for Virtual EOC Web Camera
1	Ea	Wireless Travel Router – Mobile Network
1	Ea	HD – USB Web Camera
6	Ea	Usb – Video Conference Headsets
1	Ea	Adding Machine/Calculator
7	Ea	Computer Mice – 1 Mouse per/computer
7	Ea	Computer Sleeves – protection for each computer inside case
1	Ea	Laser Web Printer – Wireless access for all EOC positions (Printing, scanning and faxing) – Complete with set of Spare Toner and printer cable
5	Ea	Flip Chart Pads
5	Ea	Flip Chart Markers
6	Sets	Stationary Kits – Includes: Pen/Pencils/Scotch Tape /Masking Tape roles/ Scissors/Stapler/Paper/EOC Forms/File Folders/ Dry Erase pens/Clipboards

*Holistic Emergency  
Preparedness & Response*



Qty	Unit	Item
13	Ea	Headlamps and Batteries
8	Sets	EOC Forms
8	Sets	Position Checklists
13	Ea	Position Logs (custom)
2	Ea	Large White Board – 3 x 4ft
1	Set	EOC Vests - Complete Set – position specific identification (13)
2	Sets	Dry Erase Pens/Brush and Cleaner (Kept with Printer Supply Kit)
2	Sets	Extension Cords (4)/Power Pars
1	Ea	Bluetooth Speaker Video Conference/Virtual EOC Usage
2	Ea	Back up – Hard drive (Mirror copies of each computer – easy repair and restore) – 1 for kit and 1 for storage offsite
9	Ea	Pelican Cases to Store Supplies per Specific Position
1	Set	EOC Status Board Poster Set (16) 3' x 4'
7	Ea	USB Thumb Drive – Master Files for EOC Director Kit
9	Ea	Locks – Small Combination for Cases
		<b>Estimate = \$23,024.28</b>

**Mailing Address:**

206 – 1995 Cliffe Ave  
Courtenay, BC, V9N 2L2

**Contact Info:**

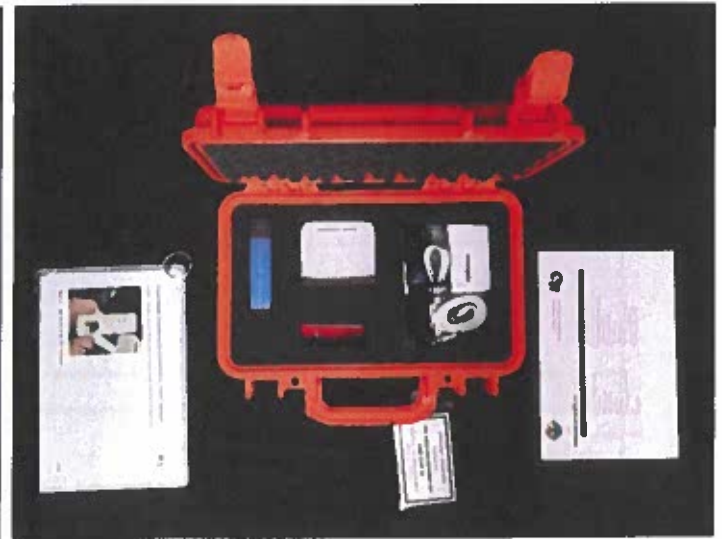
778-225-0500 / [office@holisticepr.com](mailto:office@holisticepr.com)  
[www.holisticepr.com](http://www.holisticepr.com)



**EOC Kit Delivery/Orientation Budget**

<b>EM Training Activities</b>	<b>Number of Days/Item</b>	<b>Daily Rate</b>	<b>Total</b>
Facilitator EOC Kit Orientation Session - Preparation	1	\$1,395.00	\$1,395.00
Kit Orientation Session - Delivery	1	\$1,395.00	\$1,395.00
<b>Total</b>			<b>\$2,790.00</b>
<b>EM Consultant Travel</b>			
	<b>Day/Distance</b>	<b>Rate</b>	<b>Total</b>
Emergency Trainer - travel time	6	\$685.00	\$4,110.00
Mileage (\$/km) (To Prince Rupert)	1,600	\$0.580	\$928.00
Transportation(Ferries)(Rupert to Skidegate)	2	\$204.500	\$409.00
Meals/Incidental (\$/day) Breakfast/Lunch/Dinner	7	\$119.75	\$838.25
Transportation(Ferries)(Courtenay to Vancouver Island)	2	\$103.25	\$206.50
Mileage (\$/km) (Skidegate to Old Massett)	208	\$0.58	\$120.64
Accommodations	7	\$186.25	\$1,303.75
<b>Total</b>			<b>\$7,916.14</b>
	<b>Number of Days/Item</b>	<b>Rate</b>	<b>Total</b>
Portable EOC Kit - V21	1	\$23,024.28	\$23,024.28
<b>Total</b>			<b>\$23,024.28</b>
		<b>Subtotal</b>	<b>\$33,730.42</b>
		<b>GST</b>	
		<b>PST</b>	
		<b>Total</b>	<b>\$33,730.42</b>

*Holistic Emergency  
Preparedness & Response*



**Mailing Address:**  
206 – 1995 Cliffe Ave  
Courtenay, BC, V9N 2L2

**Contact Info:**  
778-225-0500 / [office@holisticpr.com](mailto:office@holisticpr.com)  
[www.holisticpr.com](http://www.holisticpr.com)

**Clearview Consulting Inc**

PO Box 432  
 Masset BC V0T1M0  
 tyler@clearviewconsulting.ca  
 http://www.clearviewconsulting.ca  
 GST/HST Registration No.: 782643308 RT 0001



# CLEARVIEW CONSULTING

**Estimate**

## ADDRESS

Joshua Humphries  
 Village Of Masset  
 1686 Main Street  
 PO Box 68  
 Masset British Columbia V0T1M0

ESTIMATE 1050  
 DATE 21/03/2023

DATE	SERVICE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
	Electrical	Service upgrade from 200 to 400 amp service. Separate metering for upper and lower units. New electrical panels for each unit	GST	1	24,500.00	24,500.00

In consultation with the electrical contractor, the two dwelling units should be contained on one panel. This is due to the shared laundry as well as current circuit breaker layout.

SUBTOTAL	24,500.00
GST @ 5%	1,225.00
<b>TOTAL</b>	<b>\$25,725.00</b>

**TAX SUMMARY**

	RATE	TAX	NET
GST @ 5%		1,225.00	24,500.00

Accepted By

Accepted Date



# Rootham Services

## Quote for Village of Masset - Rental Suites

March 19, 2023

Updated March 22, 2023 as per request from Village of Masset

Updated March 26, 2023 as per request from Village of Masset

Installation of 400 amp service with 200 amp for main downstairs area and new 200 amp panel.

2 x 100 amp services with 2 x 100 amp panels for suites A and B.

Subtotal	\$18,500.00
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GST	\$925.00
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<u>Total</u>	<u>\$19,425.00</u>
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Estimated BC Hydro charges	\$1600.00
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GST	\$80.00
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<u>Total</u>	<u>\$1680.00</u>
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<u>Grand Total</u>	<u>\$21,025.00</u>
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**RUSHWORTH**  
**ELECTRICAL SERVICES**

3267 Whittier Ave  
 Victoria, BC V8Z 3R1

**Quotation**

Date	Estimate #
2023-03-27	2380

Name / Address
Village of Masset po box 68 Masset BC VOT 1M0

Ship To
Old Fire Hall Main service replacement

P.O. No.

Description	Qty	Rate	Total
supply and install two separately metered 100amp services for upper suites		0.00	0.00
supply and install 1 separate 200 amp metered service for common		0.00	0.00
upgrade grounding to current code		0.00	0.00
migrate existing ccts to new panels		0.00	0.00
Quotation		0.00	0.00
specific inclusions		0.00	0.00
electrical permit			
hydro coordination			
removal of redundant equipment			
Freight			
specific exclusions		0.00	0.00
BC Hydro fees			
subtotal		14,800.00	14,800.00
GST on sales		5.00%	740.00
		<b>Subtotal</b>	<b>\$14,800.00</b>
		<b>GST</b>	<b>\$740.00</b>
		<b>Total</b>	<b>\$15,540.00</b>

GST/HST No. 858890031

+ 1600. approx  
 BC Hydro



**GREATER MASSETT DEVELOPMENT CORPORATION**

March 24, 2023

Village of Masset  
Box 68  
Masset, BC  
V0T 1M0

Attention: Mayor and Council

Dear Mayor Disney and Council:

Our records indicate that two of the director's terms from the Village of Masset on the GMDC Board will be expiring as of the date of the Annual General Meeting this year.

The current directors on the board are Barry Pages, Jim Currie, Terry Carty and Sheri Disney. Please make arrangements to have these positions reinstated or replaced with confirmation in writing to be brought to the Annual General Meeting originally scheduled for Wednesday, April 12, 2023.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Jo-Ann Brown". The signature is written in a cursive, flowing style.

Jo-Ann Brown  
GMDC

## **Masset Healthcare Committee/New Membership**

**Names:**

**Old Massett: Nicole MacGillvray**

**NCRD: Daniel Fish**

**Port Clements (please note we will need to pick one):**

**Marilyn Bliss, Linda Berston, Maureen Bailey**

cao@masset.ca

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**From:** Masset Services <office@masset-services.com>  
**Sent:** March 25, 2023 9:01 AM  
**To:** cao@masset.ca  
**Subject:** pit run

Morning Mr Humphries . Bill Skinner here from Masset Services Ltd. Further to our discussion of march 24/2023. Masset Services is requesting access to the town pit to purchase 25 x 10 yard loads of pit material to fill an excavated basement at a demolition site at 1914 Harrison Ave .

In a further request , Masset Services would like to purchase an additional 100 x 10 yard loads to stockpile at our industrial site facility. This would enable us to move our Case 821 Loader to the pit .

Lastly , I would follow directions of any supervisor for the town that might want a specific area of the pit excavated.

Thanks for your consideration. I will await your reply.