

A G E N D A
for

REGULAR COUNCIL MEETING
September 8, 2025

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 August 11, 2025

Minutes of Public Hearing Rezoning Application 1570 Old Beach Road

Minutes of Development Variance 1595 Old Beach Road

Special Council Meeting Minutes August 29, 2025

PETITIONS AND DELEGATES

Aditsii Naay Child Centre

VERBAL REPORTS OF COUNCIL/CAO/CFO

NEW BUSINESS

NB-1 Aditsii Naay Child Centre Request

NB-2 NDIT Business Façade Improvement Program

PUBLIC QUESTION PERIOD

ADJOURNMENT

Village of Masset Regular Council Meeting of August 11, 2025

Minutes of the Regular Council Meeting held August 11, 2025 in the Council Chambers.

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

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 7:01 pm.

ADOPTION OF AGENDA

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

CARRIED

COUNCIL MEETING MINUTES

Council Meeting Minutes July 14, 2025

Moved by Councillor Pages, seconded by Councillor Johnston that the July 14, 2025 Council meeting minutes be adopted as presented.

CARRIED

Parks and Recreation Committee Minutes April 2, 2025

Moved by Councillor Carty, seconded by Councillor Currie that the April 2, 2025 Parks and Recreation Committee meeting minutes be endorsed.

CARRIED

VERBAL REPORTS OF COUNCIL/CAO/CFO

Councillors Currie, Pages and Johnston did not attend any meetings.
Councillor Carty attended a Parks and Recreation Committee meeting.
CAO Humphries attended a Haida Gwaii Fitness Association meeting.
Mayor Disney attended a VIRL executive meeting and had a discussion with Tamara Davidson.

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

CARRIED

BYLAWS

Bylaw No. 675 A Bylaw to Amend Zoning Bylaw No. 422

Moved by Councillor Pages, seconded by Councillor Carty that Amended Bylaw No. 675 be read a first time.

CARRIED

Moved by Councillor Pages, seconded by Councillor Carty that Amended Bylaw No. 675 be read a second time.

CARRIED

NEW BUSINESS

NB-1 LGCAP 2024 Survey

The Village of Masset has used a portion of the funding but would like to look at installing heat pumps in one or two other buildings.

Moved by Councillor Pages, seconded by Councillor Currie that the LGCAP 2024 Survey be received.

CARRIED

NB-2 AP Cheque Listing June 1st – June 30th 2025

Moved by Councillor Pages, seconded by Councillor Carty that the cheque listing for June 1st to June 30th, 2025 be approved.

CARRIED

NB-2 AP Cheque Listing July 1st – July 31st 2025

Moved by Councillor Carty, seconded by Councillor Johnston that the cheque listing for July 1st to July 31st, 2025 be approved.

CARRIED

NB-4 Asbestos-Cement Water Main Replacement

The Village of Masset received the information from Terus to input into VOM's GIS system to determine the water mains that remain to be replaced. Andrew Hudson is working on a grant application for Asbestos-Cement Water Main Replacement.

Moved by Councillor Pages, seconded by Councillor Johnston that the Village of Masset move forward with the application and approve covering any overages on the project that may arise.

CARRIED

ADJOURNMENT TO CLOSED MEETING

Moved by Councillor Carty the meeting be adjourned at 7:36 pm.

Recording Secretary

Mayor

Certified Correct, Administrator

Minutes of Public Hearing for Rezoning Application for Rezoning Roll #2185002, Lot 11-14, District Lot 234, Land District 46 Plan PRP1032, PID 013-705-423, 013-705-440, 013-705-474, 013-705-491, 1570 Old Beach Road (Lot 1, Block 19, District Lot 7, Land District 46 Plan PRP2041 PID 012-531-677), from US-1 Utilities and Service to Residential 2 (R2)

Held in Council Chambers Thursday August 28, 2025 6:30 pm

Present:

Mayor:

S. Disney

Councillors:

T. Carty, B. Johnston, J. Currie, B. Pages

Chief Administrative Officer:

J. Humphries

Corporate Manager:

D. Grosse

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 6:32 pm

OPENING REMARKS

Mayor Disney read a statement of purpose for the public meeting regarding the application by Neena and Michael Hart for the rezoning of 1570 Old Beach Road from U-S Utility and Service to R-2 Residential 2. 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. Mayor Disney 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

Michael Hart thanked everyone for attending. Michael stated that, he and his wife, Neena, purchased the property, formerly used as the Kingdom Hall. This property is one level and perfect for creating their forever family home. Their daughter has mobility issues, therefore accessibility is key.

WRITTEN COMMENTS

The Chief Administrative Officer Informed Council that there were no submitted comments received via email, mail or by phone from the public.

PUBLIC COMMENTS

The Mayor called for public comments.

Terry Carty shared that this property was originally zoned as residential.

Councillor Pages moved that the meeting be adjourned at 6:38 pm, seconded by Councillor Johnston.

CARRIED

Recording Secretary

Mayor

Certified Correct, Administrator

**Minutes of Public Hearing for Development Variance Permit Application Roll
#2765000, Block B, Lot 2, 3, 4, District Lot 234, Land District 46 Plan PRP1260, PID
008-530-718, 008-530-742, 008-530-769, 1595 Old Beach Road**

August 28, 2025

Present:	Mayor	S. Disney
	Councillors:	B. Johnston, T. Carty, B. Pages, J Currie
	CAO:	J. Humphries
	Corporate Manager:	D. Grosse
Absent:	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 6:38 pm.

OPENING REMARKS

Mayor Disney read a statement of purpose for the public meeting regarding the application by Old Massett Village Council for a Board of Variance approval on siting and use of property at 1595 Old Beach Road. 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

Mayor Disney opened the floor to the presentation by Patricia Moore of the Old Massett Village Council. OMVC are requesting the following:

1. Lot Size: Bylaw No. 422 304_Residential 2, 304.1 - minimum lot size 440m²; request reduction to 400m² to increase developed residential lots and better reflect preexisting undersized parcels
2. Number of Buildings: Bylaw No. 217 Groups and Clusters 4.11 (1) - groups of mobile homes may be placed on a combined space where area is equal to the min space area required; request reduction of 1760m² to 1311m² to as shown in the architectural drawings to increase developed residential units and better reflect preexisting undersized parcels
3. Road Surface: Bylaw 217 6.02 Roadways - shall be paved surfaces; request relaxation to gravel surfaces to be paved at a later date
4. Road ROW: Bylaw 217 6.02 Roadways - 15m Right of Way(ROW) access in and out of the park; request relaxation to 12m with 5m roadway due to conflict with existing "Masset Grocery" building and respect the number and size of proposed developed residential lots

WRITTEN COMMENTS

The Mayor then asked the Councillor Carty to read the written submissions that had been received. Two (2) written submissions were received by email, from Christina Jewell, Mallard Cres, as well as Warren Foster, 1210 Wilson St. See attached.

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

CARRIED

PUBLIC COMMENTS

Mayor Disney called for public comments.

Lorine Holt, 1220 McBride St., requested that notification for the application be broadened to include more nearby taxpayers. She expressed concern as a property owner attempting to sell her home, noting that upgrades to the trailer park could impact property taxes and should be considered during council’s upcoming mill rate discussions. Ms. Holt also raised concerns regarding individuals in recovery living alongside those not in recovery, suggesting this arrangement could present challenges.

Councillor Johnson commented that the proposal could provide a safe place to live for residents and asked whether the OMVC had considered fencing the property. Patricia Moore confirmed that fencing is included in the development plan.

Tammy Gates, 2053 Teal Blvd expressed concern that Facebook appears to be the only source of information available. She stated that she hopes the application will be approved.

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

Recording Secretary

Mayor

Certified Correct, Administrator

I give my full support to OMVC and their plan to develop this property to create housing in our community. I live directly behind the property, on Mallard Crescent. OMVC is performing a critical community service by identifying the need for housing here and addressing it directly by building units. It is a really lovely neighbourhood to live in, and by building new homes here, OMVC is greatly improving the area and making the neighbourhood better for everyone living around here, too. We really want our neighbours to be housed in good, liveable homes, and for their safety and comfort to be taken into account when considering zoning variances, and in all aspects of community planning. Haw'aa OMVC for taking initiative to do this, I really appreciate it.

Sincerely,

Christina Jewell

Warren Foster 1210 Wilson street

Am very concerned about the proposed changes on 2 fronts

-I feel strongly everyone deserves a safe space to live and believe there is a strong need to make these spaces available.

-also feel VERY strong that they remain a SAFE space for them AND us as Nabors....and hope some innovate planning on both councils can come up with a solution to provide ongoing supervision to prevent these units from turning our neighborhood into a slum that would degrade all of our quality of life as well as property value.

Would love to attend meeting and hear ideas but am off island at this time returning on the 18th

Wishing everyone good luck on finding solution's

Village of Masset Special Council Meeting of August 29, 2025

Minutes of the Special Council Meeting held August 29, 2025 in the Council Chambers.

Present:	Mayor:	S. Disney
	Councillors:	J. Currie, T. Carty, B. Johnston, B. Pages
	CAO:	J. Humphries
	Corporate Manager:	D. Grosse
Absent:	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 12:02 pm.

ADOPTION OF AGENDA

Moved by Councillor Currie, seconded by Councillor Johnston to adopt the agenda with the addition of NB-2 Grant Application.

CARRIED

BYLAWS

Bylaw No. 675 A Bylaw to Amend Zoning Bylaw No. 422 1570 Old Beach Road

Moved by Councillor Pages, seconded by Councillor Carty that Amended Bylaw No. 675 be read a third time.

CARRIED

Bylaw No. 675 A Bylaw to Amend Zoning Bylaw No. 422 1570 Old Beach Road

Moved by Councillor Pages, seconded by Councillor Johnston that Amended Bylaw No. 675 be reconsidered and adopted.

CARRIED

NEW BUSINESS

NB-1 Development Variance 1595 Old Beach Road

Moved by: Councillor Pages
Seconded by: Councillor Johnston

WHEREAS the Village of Masset recognizes Old Massett Village Council (OMVC) has

Village of Masset Special Council Meeting of August 29, 2025

applied to the Village of Masset for a Development Variance, 1595 Old Beach Road, Masset, BC; and

WHEREAS in order to consider the application and provide OMVC with a written recommendation with respect to the application, the Village of Masset provided the public with an opportunity to submit written comments prior to the August 28, 2025 Public Hearing and to participate in said Hearing; and

WHEREAS based on the comments received referring to the positive social and economic aspects of having critical housing in the community, and from the presentation by the applicant to members of Council detailing the location and operations of the proposed critical housing;

NOW THEREFORE BE IT RESOLVED that the Village of Masset approve the Development Variance application by OMVC based on public input and information received.

CARRIED

NB-2 Grant Application

Moved by Councillor Currie, seconded by Councillor Pages to proceed with the Gwaii Trust grant application, for a new Village of Masset website.

CARRIED

PUBLIC QUESTION PERIOD

No public were in attendance.

ADJOURNMENT

Moved by Councillor Johnston the meeting be adjourned at 12:10 pm to a closed session.

CARRIED

Recording Secretary

Mayor

Certified Correct, Administrator



Delegate Request Form

Introduction

A delegate is anyone scheduled to give a presentation at a regular Village of Masset council meeting, or a meeting of the committee of the whole.

Each delegation has up to 15 minutes to present and can send materials for council to view before the meeting. Councillors can vote for extended presentation time if needed. A copy of this form and any presentation materials must be published on the meeting agenda.

Schedule

Delegates must send a copy of this request form and all presentation materials to the chief administrative officer by noon on the day one week before target meeting date, except in extraordinary cases identified by the mayor. Delegate requests are accepted on a first-come, first-serve basis.

Please email this form to cao@masset.ca or bring a copy to the village office at 1686 Main Street. The office is open weekdays from 9 a.m. to 4 p.m.

Note that regular council meetings are typically held at 7 p.m. on the first and third Monday of the month. Check the village website for the current schedule, which varies due to holidays, and for meetings of the committee of the whole.

Delegate request

Name(s): Amanda Shibly + Jessirae Christen
Title/Organization: Aditsii Naay Child Centre (Child Centre in D.G. Society)
Meeting date requested: Sept 8/25
Topic: Community Berry Patch

Purpose: Requesting use of VOM Land for our project

- Giving information only
- Requesting a letter of support
- Another request of council

If you have presentation materials, are they attached to this form? Yes No



For office use only

Phone number: 250-439-9897
Email address: amanda.fshibley@gmail.com
Mailing address: PO Box 860
Masset BC
VOT 1M0

Details of Project

The Child Centre in Daajing Giids Society is a Haida Gwaii non-profit that will open *Aditsii Naay*, a nature-based Child Centre in the community of Gaw Tlagee/Masset this Fall. Our aim is to provide full-time, sustainable, and affordable child care that embodies a holistic model of care rooted in inquiry, connection, and play.

To support the nature-based, child-led learning approach of our Child Centre and reflect *Xaads Xiinaangaa*—Haida ways of knowing, protocol, language, and culture, our organization aspires to create a community berry patch composed of edible native plants. This berry patch will serve as an outdoor classroom for children attending the Child Centre, as well as other local programs, and a space to raise awareness about native plants and their *Xaad Kil* names. By providing reliable seasonal access to culturally significant edible plants, it will offer a local, nutritious food source for community members, while also fostering hands-on learning, intergenerational knowledge sharing, and a deeper connection to the land and Haida cultural practices.

This proposal is for the berry patch to be located on a part of the Village of Masset land near the Child Centre (image included at the end of this document). We plan to include a diverse mix of native berry and edible plant species such as coastal strawberry, salal, red huckleberry, oval-leafed blueberry, highbush cranberry, stink currant, trailing currant, black swamp gooseberry, saskatoon berry, nootka rose, thimbleberry, pacific crabapple, and black hawthorne. These species will be selected in collaboration with an Elder, the Traditional Wellness Group, and the ecologist, taking into account site conditions, seasonal cycles, and long-term viability.

The berry patch will serve as a living classroom where early childhood educators can guide children in exploring the changing seasons, connecting with the land, plants, and creatures of Haida Gwaii while fostering a deeper appreciation for the cycles of the natural world. The patch will also be available to local organizations such as Xaad Kil Nee and the Niislaa Naay Healing House Society's Traditional Wellness Group, who are interested in using the space for harvesting, food processing, and revitalizing cultural knowledge about differing flavour profiles of berries.

Through this project, the community berry patch will not only support hands-on, nature-based learning for children but will also create a lasting space for cultural connection, language revitalization, community engagement, and ecological enrichment, leaving a meaningful legacy for the children, families, and environment of Haida Gwaii.

Proposed Community Berry Patch Location:



Downtown Masset Business Façade

Improvement Program:

Grant Application Form

Applicant Information

Applicant Name: Daniel Kolpatzik

Mailing Address: P.O. Box 31

Postal Code: VOT 1M0 Phone: 778-914-0022

Building Address: 2254 Dogwood Crescent, Masset

Email: danielkolpatzik@gmail.com

If you are applying as a tenant of the building, please provide the following information and attach a letter of consent from the owners stating that you are allowed to proceed with the renovations to the building.

Owner's Name: _____

Address: _____

Postal Code: _____ Phone: _____

Project Description

1. Describe the project: (attach any extra sheets, photos, designs, samples, quotes etc.)

*renew siding

*business sign

*facade painting

Cost for paint: \$700.00

2. Planned Start Date: Sept. 10, 2025 (weathers dependent)
3. Planned Completion Date: Sept 30, 2025
4. Estimated Total Project Cost: \$ 4,922.98

Applicant Checklist:

- Property taxes paid
- Utility taxes paid
- Business License fees paid
- Permit applications completed
- Building owner authorization
- Application includes accessibility improvements

Attach to Application:

- Photos of existing conditions
- Detailed specifications and associated costs
- Cost estimates from contractors
- Drawings
- Material and colour samples

***Please refer to the Guidelines for important dates and deadlines.**

Terms and Conditions

I, Daniel Kofartzik, of Masset Cycles have
(Applicant) (Business/Building)

read the complete application and concur with and give my consent to the work proposed in the application.

I assume all responsibility for obtaining appropriate architectural drawings, building permits and inspections where applicable and for the hiring of contractors as necessary.

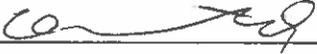
I will display signage to promote the Downtown Masset Façade Improvement Program on the exterior of the building during construction and for two months following completion of the project.

I agree not to involve the Village of Masset in any legal action between myself and any contractors, estimators, employees, workers or agents arising from or out of the Façade Improvement Program.

I give my consent to the Village of Masset to make any inquiries required to confirm that the improvements implemented are in accordance with the expected standards.

I understand payment of approved grants will be made upon the applicant providing the Village of Masset proof of final completion of the proposed improvements along with verification of expenditures and proof of final inspection (when required).

I agree to provide a written testimonial about the project upon completion, and agree to that testimonial being used as part of the reporting process for the Village of Masset and for further promotion of the program.

Signature(s): 

Date: Sept. 3 2025

Application received by: L. Tremperier

Date Received: SEP 03 2025

Carley Gross

Box 962

Daajing Giids, Haida Gwaii

(250) 637-1113

Quote

Submitted on 8/29/25

Quote for

Masset Cycles

Payable to

Etransfer:

carley251@gmail.com

Project

building update

Description

Total price

Front Facade

\$900.00

Notes:

Subtotal

\$900.00

Adjustments

\$900.00

Sales Quote

Number: SQ-28
Issued: 08/08/2025
Expiry Date: 09/07/2025

Deliver To
Dogwood St.
P.o. box 86
Masset BC V0T1M0

Masset cycles (Dan Ko)
Dogwood St.
P.o. box 86
Masset BC V0T1M0

Sahgwii Contracting
239 Eagle Ave
Old Massett BC V0T1M0
Canada
2506267727
sahgwii.north@gmail.com
GST/HST 808469829 RT 0001

Item	Qty/Hrs	Price/Rate	Sales Tax	Net
Hardi plank siding	1.00	800.00	Exempt 0.00%	800.00
Labor to remove old siding and install new	20.00	85.00	GST 5.00%	1,700.00
Disposal	1.00	120.00	Exempt 0.00%	120.00
New flashing at bottom of wall	1.00	200.00	Exempt 0.00%	200.00
Comments			Total Net	2,820.00
Any unforeseen water damage or rot found and needing to be fixed will be charged at the price of the materials plus the hourly rate for time spent.			GST 5.00%	85.00
			Quote Total	2,905.00
			Total to Pay	\$2,905.00



Estimate #25-1040

2025-06-17

Prepared For:
 Masset Cycles
 Daniel Kolpatzik

Phone: 778-914-0022 **Fax:**
Alt. Phone:
Email: massetcycles@gmail.com

Prepared By:
 Ashley McColl
 Silvertip Signs
 105 - 2905 Kenney Street
 Terrace, BC V8G 3E8 Canada

Phone: 250-635-1723 **Fax:** 250-635-1813
Alt. Phone:
Email: signs@silvertipsigns.ca

Description: #20251110 - Digital Print + Install

Estimated Time For Production: 7 working days

Quantity	Description	Each	Total	Taxable
1	40" x 40" - Digital Print w/ Lamination - Apply to Customer Purchased Alupanel	148.00	\$148.00	✓
1	Bandstra Shipping to Masset	103.20	\$103.20	✓
Subtotal			\$251.20	
PST			\$17.58	
GST			\$12.56	
Total			\$281.34	

Terms: This Estimate is good for 30 days. Sign permits the responsibility of client unless agreed otherwise in writing.

By my signature, I authorize work to begin and agree to pay the above amount in full according to the terms on this agreement.

Signed by	Date	Amt. Paid Today
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Business
Sign

Renew siding
where needed
and paint

Renew siding and paint

Paint