



## **Regular Meeting of Council AGENDA**

April 22, 2025, 7:00 pm  
Council Chambers of the Village Office  
499 Muchalat Drive

We are on the unceded traditional territory of the Mowachaht/Muchalaht First Nation.

### **Pages**

#### **CALL TO ORDER**

#### **INTRODUCTION OF LATE ITEMS**

#### **APPROVAL OF AGENDA**

#### **ADOPTION OF MINUTES**

3

#### **PUBLIC AND STATUTORY HEARINGS**

#### **UNFINISHED BUSINESS**

#### **DELEGATIONS**

#### **ADMINISTRATION REPORTS**

Jack Christensen Centre Free Use / Discounted Rates

7

Official Community Plan and Zoning Bylaws Review and Update –  
Contract Award

20

#### **REPORTS FROM COUNCIL**

Councillor H. Fossen

Councillor N. Pichert

Councillor A. Pringle

Councillor P. Wehmeier

Mayor M. Lott

**INFORMATION ITEMS**

Work in Progress

23

Nootka Economic Development Forum (NEDF)

24

**REPORTS OF COMMITTEES**

**BYLAWS**

Tax Rate Bylaw

26

**CORRESPONDENCE**

Block Correspondence

32

- Gold River Volunteer Appreciation Lunch - Request for a member of Council to speak

**NEW BUSINESS**

**QUESTION PERIOD**

**NOTICE OF MOTION**

**MOTION TO ADJOURN IN CAMERA**

**RISE AND REPORT**

**ADJOURNMENT**

# **Minutes of the Regular Meeting of the Council of the Village of Gold River**

April 7, 2025, 7:00 pm  
Council Chambers of the Village Office  
499 Muchalat Drive

PRESENT: Mayor Michael Lott  
Councillor Henry Fossen  
Councillor Nikki Pichert  
Councillor Alison Pringle  
Councillor Peter Wehmeier

STAFF: Michael Roy, CAO  
Joe Doxey, Director of Operations

## **1. CALL TO ORDER**

The meeting was called to order at 7:00 pm.

## **2. INTRODUCTION OF LATE ITEMS**

## **3. APPROVAL OF AGENDA**

MOVED/SECONDED THAT the agenda be adopted as presented.

**CARRIED**

## **4. ADOPTION OF MINUTES**

MOVED/SECONDED THAT the regular meeting minutes from March 17, 2025 be adopted as presented.

**CARRIED**

## **5. PUBLIC AND STATUTORY HEARINGS**

## **6. UNFINISHED BUSINESS**

## **7. DELEGATIONS**

### **7.a Chan Nowosad Boates - 2024 Draft Financial Statements**

## **8. ADMINISTRATION REPORTS**

### **8.a 2024 Financial Statements**

MOVED/SECONDED THAT Council approve and accept the 2024 Financial Statements as presented.

**CARRIED**

### **8.b Community Garden**

MOVED/SECONDED THAT the report from the Director of Operations be received.

**CARRIED**

MOVED/SECONDED THAT the Gold River Community Gardens group remain in their current approved location at the Jack Christensen Centre site, and

THAT the Gold River Community Gardens be awarded a long-term lease for the current site, subject to lease cancellation if the property were to be sold by the Village of Gold River and the Gold River Community Gardens was displaced from the current Jack Christensen Centre site, and

THAT if the Jack Christensen Centre property was to be sold by the Village of Gold River, the Gold River Community Gardens is approved to relocate to Nimpkish Park, with a long-term lease, with the location of the site on Nimpkish Park to be determined by the Village of Gold River, in consultation with the Gold River Community Gardens group, and

THAT all the terms and conditions for the lease are to be negotiated with the Village of Gold River.

Opposed (5): Mayor Michael Lott, Councillor Henry Fossen, Councillor Nikki Pichert, Councillor Alison Pringle, and Councillor Peter Wehmeier

**DEFEATED**

MOVED/SECONDED THAT the Gold River Community Garden group be given permission to relocate to Nimpkish Park, and

THAT the Gold River Community Garden group be awarded a long-term lease,

And the location of the site at Nimpkish Park is to be determined by the Village of Gold River in consultation with the Gold River Community Garden group, and

THAT all the terms and conditions for the lease are to be negotiated with the Village of Gold River.

**CARRIED**

**9. REPORTS FROM COUNCIL**

**9.a Councillor H. Fossen**

**9.b Councillor N. Pichert**

**9.c Councillor A. Pringle**

**9.d Councillor P. Wehmeier**

**9.e Mayor M. Lott**

**10. INFORMATION ITEMS**

**10.a Work in Progress**

MOVED/SECONDED THAT Council receive the Work in Progress for information.

**CARRIED**

**11. REPORTS OF COMMITTEES**

**12. BYLAWS**

**13. CORRESPONDENCE**

**13.a Block Correspondence**

MOVED/SECONDED THAT Council receive the block correspondence for information.

**CARRIED**

MOVED/SECONDED THAT Administration prepare a report regarding the Legion's request for a commemorative crosswalk.

**CARRIED**

MOVED/SECONDED THAT Administration prepare a report regarding the Ministry of Health's initiative to make naloxone available and to equip staff with the necessary training to recognize and respond to suspected drug poisoning.

**CARRIED**

**14. NEW BUSINESS**

**15. QUESTION PERIOD**

**16. NOTICE OF MOTION**

**17. MOTION TO ADJOURN IN CAMERA**

MOVED/SECONDED THAT Council proceed In Camera pursuant to section 90(1)(c) labour relations or other employee relations.

**CARRIED**

**18. RISE AND REPORT**

**19. ADJOURNMENT**

MOVED/SECONDED THAT the meeting be adjourned.

Time: 8:44 pm.

**CARRIED**

---

M. Lott, Mayor

---

M. Roy, Corporate Officer

---

## Village of Gold River REPORT TO COUNCIL

---

Regular Council Meeting  
April 22, 2025

**Author:** Michael Roy, Chief Administrative Officer

**Subject:** Jack Christensen Centre Free Use / Discounted Rates

---

### **RECOMMENDATION(S):**

THAT Council provides by individual resolution, direction regarding discounted rent/free use and utility fee for:

- Gold River Chamber of Commerce
- Gold River Food Network
- Gold River Lions Club
- Gold River Museum & Archive Society
- Gold River Restorative Justice Society

Draft resolutions:

“THAT Council approve \_\_\_\_\_ to rent a room at the Jack Christensen Centre for the discounted rent and utility rate of \$30.00 per month for 9 months of the year.”

“THAT Council approve the Gold River Food Network to rent a room and the board room at the Jack Christensen Centre for the agreed upon rent rate of \$50.00 per month.”

### **ALTERNATIVE(S):**

THAT Council receive this report for information.

### **PURPOSE**

To bring forward the community service/non-profit groups requesting rental space at a reduced rate.

### **ATTACHMENT(S):**

- Gold River Food Network Correspondence and Financials
- Gold River Lions Club Correspondence and Financials

- Gold River Restorative Justice Society Correspondence and Financials
- Gold River Chamber of Commerce Correspondence and Financials

## **DISCUSSION**

In accordance with the Jack Christensen Centre Rentals Policy, community service and non-profit groups requesting rental space at a discounted rate must meet the following guidelines:

- Provide Council with their complete financial information (including an income statement and a balance sheet);
- Provide Council with a report on their community activities for the year; And,
- Reapply to Council for continued discount rate by January 31<sup>st</sup> of each year.

The Village has received financials for the Lion's Club, the Food Network, the Restorative Justice Society and the Chamber of Commerce. We have not received the required information from the Gold River Museum and Archive Society.

The fees collected for non-profit organizations were last increased in 2021 from \$25/month to \$30/month for nine months of the year totaling \$270 per year.

Last year the Village also made a deal with the Food Network to allow them to rent a room and the board room for a combined rate of \$50 per month. It is proposed that this continues for 2025.

## **FINANCIAL IMPLICATIONS**

\$270 per room plus GST.  
\$50 per month for the Food Network.

## **POLICY IMPLICATIONS**

None.

## **LEGAL IMPLICATIONS**

None.

## **STRATEGIC PLAN ALIGNMENT**

None.

Respectfully submitted,

Michael Roy  
Chief Administrative Officer  
Village of Gold River





**Gold River Food Network**

**grfnetwork@gmail.com**

**396 Nimpkish Drive**

**Monday 10am - 1pm**

**Gold River BC**

**Wednesday 1pm - 4pm**

Februrary 2025

To the Village of Gold River, Mayor & Councillors

The purpose of the Gold River Food Network/food bank is to help provide some Food Stability to the residents of Gold River and Tsaxana who are either low income or on a fixed budget.

GRFN is requesting the continued use of Rm# 113 (storage) we will continue to pay \$50.00 per month instead of the \$35.00 requested by the Village.

Attached is a report for the Gold River Food Network(food bank) community activities for 2024 while operating out of the JCC building.

This report includes our contribution and support provided to the community of Gold River.

*Marcia Carlson*

GRFN coordinator

## **Re: Monthly Distribution Numbers**

To whom it may concern,

In partnership with the following organizations, please review the monthly statistics in regards to hamper distribution through our Food Security Program serving Gold River and Tsaxana.

### **Partners:**

- St Vincent De Paul – Food Donations
- Loaves & Fishes – Food Donations
- United Way
- Gold River Revelers Seniors Club – Volunteers, sorting, distribution support
- Strathcona Community Food Hub
- Laichwiltach Family Life Society
- Private donations – rotating/community members
- GR after school program

**Month: Year End Dec. 2024**

### **Statistics/output tracking**

Total # of hampers	533 walk-in & 272 hampers
Total # of people fed	1017
Total # of pets fed	234
Community programs supported	MMFN , Lil Dinos , Grss , GRRSC
Total # of pick-ups from location	258
Total # of deliveries (mobility issues)	14
Volunteer hours (monthly) YEAR	576

## GOLD RIVER FOOD NETWORK

### DONATIONS & EXPENSES

#### INCOME

Opening Balance Jan 1 2024		25,744.63
Various Donations	6142.00	31,886.63

#### EXPENSES

Grocery purchases	- 14,672.25
Misc FB expenses (travel, shelving, hand truck, office supplies, etc.)	- 1903.63
Donation to Literacy Center	-250.00
Hospital Aux.	-50.00
RM# 113 Rent	- 630.00
Total Expenses for 2024	17,505.88

ENDING BALANCE Dec 31 2024	14,380.75
----------------------------	-----------

PO Box 468,  
Gold River, BC  
March 27, 2025

RECEIVED

APR 02 2025

Village of Gold River

PO Box 410,

499 Muchalat Drive

Gold River, BC

VILLAGE OF GOLD RIVER

**RE: Free Use/Discounted Rental of Space at the Jack Christensen Centre**

Enclosed and attached is the information you requested from the Gold River Lions club in order to continue being eligible for Free Use/ Discounted rent at JCC. We are also requesting to pay monthly rather than pay out the large sum of \$850.50 at the beginning of our year.

Our activity account has a balance as of December 31, 2024 of \$1409.67, our administration account has a balance as of December 31, 2024 of \$1103.40 for a total of \$2513.07. Our expenses in 2024 were:

Supplies for a celebration of life \$478.80

Remembrance Day wreath of \$50.00.

Lions Club membership dues for 2024 \$425.80.

Payment for rent to the Village of Gold River for \$850.50.

We had no income in 2024 and did not make any profit on the celebration of life we hosted, we basically donated supplies and our time out of goodwill and community member.

I am enclosing a copy of our December 2024 bank statements.

Please let me know if you need any more information.

Yours truly,

Angela Frame, Treasurer Gold River Lions Club

**Tel:** 1-866-222-3456  
**TTY:** 1-800-361-1180

TDCDA11100\_2936110\_002 E D 09090 13514

GOLD RIVER LIONS CLUB  
ACTIVITY ACCOUNT  
PO BOX 468  
GOLD RIVER BC V0P 1G0



Statement of Account	
Branch No.	Account No.

Account Type
CURRENT ACCOUNT

Statement From - To  
NOV 29/24 - DEC 31/24  
Page 1 of 1

DESCRIPTION	CHEQUE/DEBIT	DEPOSIT/CREDIT	DATE	BALANCE
BALANCE FORWARD			NOV29	1,409.67
0 CHQS ENCLOSED NEXT STATEMENT DATE IS JAN 31/25				
MONTHLY AVER. CR. BAL.				
MONTHLY MIN. BAL.				
DEP CONTENT- CASH 0				
ITEMS 0				
UNC BATCH 0				
			No.	Amount
			Credits	0 0.00
			Debits	0 0.00

Please ensure that you report in writing any errors or irregularities found within this statement within 30 days of the statement date. If you do not, the statement of account shall be conclusively deemed correct except for any amount credited to the account in error.

Accounts issued by: **THE TORONTO-DOMINION BANK**

## Account Activity

There has been no activity in your account for the selected period.[AA119]

CURRENT ACCOUNT - [REDACTED] \$1,103.40 ▼

OK

December 2024 ▼

---

Copyright © TD Bank  
[Click here](#) to view The Fine Print  
[Click here](#) to view Internet Security Information.

(Server ID : PROD : sc11-prod1 - jboss-vm-pwnjha : C3\_prod1\_SC11 : 1742944392436 : 25.02.01 - b4c86600 : 2025-02-13 : SYS\_DATE - 2025/03/25)

Gold River Restorative Justice Society  
Box 979  
Gold River, B. C.  
V0P 1G0

March 19, 2025

Mayor and Council  
Village of Gold River  
Box 610  
Gold River, B. C.  
V0P 1G0

Dear Mayor and Council:

Thank you for your support of our society by approving us for Grants-in-Aid for discounted rent of our office in the Jack Christensen Centre for 2024.

Attached is our application for a Grant-in-Aid for free use/discounted rental of space in the Jack Christensen Centre for 2025. Please contact us if you require any additional information (250-283-7367).

Yours truly,

A handwritten signature in dark ink, appearing to read 'A. Fehr', is written over a light blue horizontal line.

Arlaine Fehr  
President

March 19, 2025

Re: Jack Christensen Centre – Free Use/Discounted Rental of Space

Gold River Restorative Justice Society

The goal of our society is to provide an alternative to the criminal justice system for first time offenders, usually young people. All our referrals come from the RCMP.

If the offender shows remorse, and both victim and offender agree to participate in the program, the Restorative Justice process is set in motion. Interviews are conducted and a forum is set up, where the victim and offender meet in a structured circle setting, each accompanied by family members or other support. During the forum, the facilitator, following a set script, draws out the circumstances of the incident, encouraging everyone to participate. The victim is able to suggest what he/she would like to see as reparation. All parties must agree to these recommendations, and an agreement is drawn up and signed by the offender. When the contract has been fulfilled, the RCMP is notified of the completion of the case.

The advantages of the program are many. Most importantly, the victim is given a voice. The offender has an opportunity to repair the harm that has been done. The offender also benefits by having a clean record after what may have been a single, unthinking act. The community benefits because court time is freed up, and a Restorative Justice Forum can be set up within a matter of weeks after an offence has been committed. Statistics show that the incidence of recidivism is extremely low compared with offenders who go through the court system. If the Restorative Justice process were not available, many of these cases might not even proceed to court, so there would be no resolution for either victim or offender, and no benefit to the community.

The number of cases we receive each year depends entirely on the local RCMP detachment. Our members are constantly upgrading their training, and we remain ready to accept any cases that the RCMP refer to us. Our members believe that we provide a valuable service to the community.



**GOLD RIVER RESTORATIVE JUSTICE SOCIETY**

**Financial Statement**  
**January 1 – December 31, 2024**

BALANCE at January 1, 2023	\$5 811.60
----------------------------	------------

DEPOSITS:

CAP grant	\$2 500.00	
Total Income		2 500.00

EXPENSES:

Bank charges	\$ 45.00	
Utility costs (JCC)	283.50	
Miscellaneous *	<u>561.75</u>	
Total Expenses		<u>890.25</u>

**BALANCE December 31, 2024**

**\$7 421.35**

\* Miscellaneous:

- Vancouver Island Regional Restorative Justice Association membership
- Branch 270 Remembrance Day wreath
- Volunteer appreciation
- Society annual registration

Training expense for 2024 will be approximately \$3 500.00

Arlaine Fehr  
Interim Treasurer

March 17, 2025

Village of Gold River

Box 610

Gold River, B.C.

V0P 1G0

Dear Mike Roy,

Re. Jack Christiansen Center – Grant-in-Aid

Our apologies for the late application as it was late this year for the Chamber Executive Committee to be formed. We now have most of our positions in place and wish to apply for the Grant-in-Aid for our room at the Jack Christiansen Center.

Our new executive is:

President – Vacant

Treasurer – Chris White

Secretary – Connie Chan

Directors – Azar Kamran, Lynda Mifflin, Kristy Jay Davis, Brenda Patrick, Brad Unger.

Invoices are just going out for 2025 membership.

This past year the Gold River and District Chamber of Commerce supported Gold River Days, Co-organised Business Information Sessions, supplemented business advertising, maintained our website and Facebook page, and continued to meet regularly with our executive and general membership. Our membership for 2024 included 46 businesses that are located here, and outside of the community. Some of our membership businesses work within the Gold River region but are based elsewhere.

It is our goal this year to revamp our website: [www.destinationgoldriver.ca](http://www.destinationgoldriver.ca) as well as make some changes to the Facebook member page with a new director in charge of overseeing these projects. We have a secretary who is creating new invoicing, posters and keeping all our minutes and records well maintained. We will continue to offer financial support for Gold River Days along with other leaders in the community. It is our goal to learn more from our relationship with the BC Chamber as to the support we can give to our community, and we will meet shortly to lay out a 5-year plan.

Attached is the income statement needed to support our application. If you have any questions, please contact me at 250-203-9246 or at [985maple@gmail.com](mailto:985maple@gmail.com).

Sincerely,

Chris White. Treasurer

Chamber of Commerce

**Income Statement for the Gold River Chamber of Commerce December 2024**  
**Generated on December 30, 2024**

For Chequing Account #0930-0523264

Opening Balance January 1, 2024 **\$ 12,997.13**

**REVENUE**

Group Insurance commission	\$ 225.97
Craft Fair Table Rental	\$ 1,378.00
Job Fair Table Rental	\$ -
Memberships	\$ 2,800.00
Sign Rental	\$ 900.00

**2024 Revenue Sub Total** **\$ 5,303.97**

**Total Revenue for 2024** **\$ 18,301.10**

**EXPENSES**

AGM	\$ 266.30
Gold River Days prizes	
Mistletoe Market	\$ 250.20
April Holmes Scholarships	
Website Hosting/Maintenance	\$ 1,280.00
BC Chamber Membership	\$ 337.84
Insurance (Executive)	\$ 1,560.00
Insurance (Mistletoe Market)	\$ 456.00
Signage (Christmas Candy Cane Lane)	
Donation (Legion Wreath)	\$ 55.00
Advertising (Strathcona Collective)	\$ 525.00
Chamber Social	\$ 803.75
Hall Rentals	\$ 100.00
JCC Room Rental	\$ 283.50
Business Gifts	
VIEA Conference	\$ 1,194.86
Zoom	\$ 240.69
Receipts (office supplies/postage)	\$ 267.27

**Total Expenses** **\$ 7,354.11**

**Income Statement for 2024** **\$ 10,946.99**

---

## Village of Gold River REPORT TO COUNCIL

---

Regular Council Meeting  
April 22, 2025

**Author: Michael Roy, Chief Administrative Officer**

**Subject: Official Community Plan and Zoning Bylaws Review and Update – Contract Award**

---

### **RECOMMENDATION(S):**

THAT Council authorize staff to award the contract for the Official Community Plan (OCP) and Zoning Bylaws review and update to McElhanney for \$141,054.

### **ALTERNATIVE(S):**

THAT Council provides staff with alternate direction.

### **PURPOSE**

To provide Council with information and receive authorization to award a contract for the review and update of the OCP and Zoning Bylaws.

### **ATTACHMENT(S):**

n/a

### **DISCUSSION**

With the housing legislation changes from the Province's Bill 44 –Housing Statutes (Residential Development) Amendment Act, 2023), changes are required to our OCP and zoning bylaws to comply with the Province's framework established by this legislation.

To assist local governments, the province has provided funding that can be used to address these legislative changes. The village received \$155,575 in grant funding for this purpose.

In addition to the OCP and Zoning bylaws, we have also requested that Development Application Procedures bylaw be updated with guidance documents along with the updating of the Temporary Use Permit bylaw, both bylaws are overdue for updated as they were passed in 1998.

The competition for the consultant services was initiated on February 26, 2025, and closed on March 28, 2025. The competition was hosted on the BC Bid and Village website and complied with the Village's Purchasing Policy No. 306 and Canadian Free Trade Agreement. The Village received 9 proposals. The RFP stated that the approved budget of \$155,000 was for completing the updating of the Official Community Plan, Zoning Bylaw, Development Application Procedures Bylaw and Temporary Use Permit Bylaw and the amount is inclusive of all Consultant salary costs, general and overhead expenses and disbursements, including costs associated with promoting and organizing community engagement events, advertisements, but excluding GST.

Scoring of the proposals was based on the request for proposal weighing criteria:

	Weighting
<b>Project Team and Relevant Experience</b> <ul style="list-style-type: none"> <li>Knowledge, skills, proven ability, professional qualifications of the assigned project team</li> </ul>	20 Points
<b>Methodology</b> <ul style="list-style-type: none"> <li>Work plan with methodology to accomplish the identified tasks of the RFP</li> <li>Approach demonstrates creative opportunities and rigorous research for a successful outcome and thus enables sound policy</li> </ul>	20 Points
<b>Engagement Strategy</b> <ul style="list-style-type: none"> <li>Project team, work experience esp. with rural/small communities, NGOs, service providers, and individual community members</li> <li>Engagement plan with stakeholders</li> <li>Examples of efficient &amp; creative public engagement processes</li> </ul>	20 Points
<b>Schedule</b> <ul style="list-style-type: none"> <li>Commitment level to complete the work according to schedule</li> </ul>	15 Points
<b>Costs</b> <ul style="list-style-type: none"> <li>Total costs associated with the project including proponent costs and other associated costs</li> <li>Costs relative to deliverables</li> </ul>	25 Points

Results are tabulated below:

	McElhanney	Urbanics Consultants	Wisdom Circle Collective	Kruger Public Affairs	WSP	Strategy Corp	Happy Cities	Aplin Martin	Modus
Project Team and Relevant Experience									
<ul style="list-style-type: none"> <li>Knowledge, skills, proven ability, professional qualifications of the assigned project team</li> </ul>	18	18	15	10	16	15	16	16	16
Methodology									
<ul style="list-style-type: none"> <li>Work plan with methodology to accomplish the identified tasks of the RFP</li> <li>Approach demonstrates creative opportunities and rigorous research for a successful outcome and thus enables sound policy</li> </ul>	17	12	17	12	15	15	16	14	15
Engagement Strategy									
<ul style="list-style-type: none"> <li>Project team, work experience esp. with rural/small communities, NGOs, service providers, and individual community members</li> <li>Engagement plan with stakeholders</li> <li>Examples of efficient &amp; creative public engagement processes</li> </ul>	18	18	18	10	14	10	16	15	12
Schedule									
<ul style="list-style-type: none"> <li>Commitment level to complete the work according to schedule</li> </ul>	15	15	15	15	15	15	15	15	5
Costs									
<ul style="list-style-type: none"> <li>Total costs associated with the project including proponent costs and other associated costs</li> <li>Costs relative to deliverables</li> </ul>	20	16	17	21	22	16	18	19	1
	88	79	82	68	82	71	81	79	49

## **FINANCIAL IMPLICATIONS**

The budget for this project is \$155,000 and is funded by provincial grant funding provided to local governments to facilitate the necessary legislative changes required due to Bill 44 – Housing Statutes (Residential Development) Amendment Act, 2023)

## **POLICY IMPLICATIONS**

n/a

## **LEGAL IMPLICATIONS**

Local governments are expected to have their OCP and zoning bylaws in compliance with Bill 44 –Housing Statutes (Residential Development) Amendment Act, 2023) by the end of 2025.

## **STRATGIC PLAN ALIGNMENT**

Supports Community Livability as the review and update of these bylaws will ensure that they are current to meet the needs of the community.

Respectfully submitted,

Michael Roy  
Chief Administrative Officer  
Village of Gold River

Village of Gold River  
Work in Progress

Meeting	Action Item/Resolution	Update
Oct 3, 2023	Grant in Aid - update	
Nov 18, 2024	Interdepartmental Task Force on Salmon Aquaculture Transition in British Columbia (Task Force) meeting	Meeting schedule TBD
Feb 18, 2025	Council a Report on a Revitalization Tax Exemption, residential, commercial, and industrial, to support the development of properties in Gold River.	
Apr 7, 2025	Commemorative crosswalk - Legion	
Apr 7, 2025	Naloxone - Ministry of Health initiative	

---

## Village of Gold River INFORMATION REPORT TO COUNCIL

---

**Regular Council Meeting  
April 22, 2025**

**Author: Michael Roy, Chief Administrative Officer**

**Subject: Nootka Economic Development Forum (NEDF)**

---

### **RECOMMENDATION(S):**

THAT Council receive the report for information.

### **ALTERNATIVE(S):**

### **PURPOSE**

Provide Council with an update on the Nootka Economic Development Forum.

### **ATTACHMENT(S):**

None

### **DISCUSSION**

After the joint meeting between MMFN Council of Chiefs, Tahsis council and Gold River Council last year, the Nootka Economic Development Forum (NEDF) was established that consisted of the CAOs/Administrators of the three communities, along with economic development staff/consultants.

To date there have been four meetings, after the initial meeting to organize and complete a SWOT analysis, the initial discussions have been around the creation of a Destination Marketing Organization (DMO), Municipal and Regional District Tax (MRDT) for the region, Destination Marketing Fund (DMF), and regional transportation.

At this time, there does not appear to be an interest for the MRDT, MMFN through their hotel will be doing a DMF fee to fund their activities. MMFN also has their Explore Nootka website (<https://exploreootka.com/>) that promotes and markets the region's natural amenities.



Further conversation and information is still needed for the regional transportation item. Based on the outcome of those conversations and information a report would then prepared for Council.

**FINANCIAL IMPLICATIONS**

None currently.

**POLICY IMPLICATIONS**

n/a

**LEGAL IMPLICATIONS**

n/a

**STRATGIC PLAN ALIGNMENT**

Aligns with economic growth for opportunities for economic development.

Respectfully submitted,

Michael Roy  
Chief Administrative Officer  
Village of Gold River

---

## Village of Gold River REPORT TO COUNCIL

---

Regular Council Meeting  
April 22, 2025

**Author: Michael Roy, Chief Administrative Officer**

**Subject: Tax Rate Bylaw**

---

### **RECOMMENDATION(S):**

THAT Council give first three readings to Tax Rates Bylaw No. 757, 2025.

### **ALTERNATIVE(S):**

THAT Council accept for information.

### **PURPOSE**

To present the tax rate bylaw for 2025.

### **ATTACHMENT(S):**

- Schedule "A" – 2024-2025 Tax Revenue Increase
- Schedule "B" – 2024-2025 Sample Assessment Changes & the effect on local taxes
- Tax Rates Bylaw No. 757, 2025

### **DISCUSSION**

Based on financial plan adopted by Council on January 6, 2025, a tax rate bylaw has been prepared reflecting an 8.9% increase to all assessment classes.

Schedule "B" uses a sample of properties comparing the change in assessment values from last year (2024), to the current year (2025), with the final column showing the Assessment % Change and the impact on Local Taxes. The total residential assessment change from 2024 – 2025 was 2.12% and when looking at the impact on local taxes, you will note that residential properties with assessment increases less than the 2.12% (2024 final assessment roll compared to 2025 Revised assessment roll) are seeing less than a 8.9% tax increase and properties that experienced an assessment increase that is greater are seeing a higher than 8.9% increase. This shift is expected as each property proportion of total assessment changes.

The assessment classes had the following changes in assessment from 2024:

<b>Class</b>	<b>Percent Change</b>
Residential Vacant	7.98%
Residential Single Family	1.99%
Residential Strata	-1.77%
Residential Other	16.05%
<b>Total Residential</b>	<b>2.12%</b>
Utilities	5.25%
Light Industry	5.74%
Major Industry	0.00%
Business	1.18%
Rec/Non-Profit	-51.38%
Farming	0.00%
	<b>3.21%</b>

### **FINANCIAL IMPLICATIONS**

Overall tax revenue increase is 8.9% from 2024.

### **POLICY IMPLICATIONS**

N/A

### **LEGAL IMPLICATIONS**

Tax Rate Bylaw must be adopted prior to May 15<sup>th</sup> annually.

### **STRATGIC PLAN ALIGNMENT**

N/A

Respectfully submitted,

Michael Roy  
Chief Administrative Officer  
Village of Gold River

# Village of Gold River Comparison of 2024 - 2025 Change in Assessment

## Schedule "A"

*This spreadsheet indicates the change in Assessment Values for Municipal portion only*

### MUNICIPAL TAX REVENUE FOR 2024 (2024 Revised Roll, March 2024) - Change in Assessed Values

CLASS	Gen. Assmt.	MULTIPLIER	FACTOR	RATE	DOLLARS
Residential	\$187,399,001	1.0000	187,399.00	4.0303	\$755,272.18
Utilities	\$247,500	12.0265	2,976.55	40.0000	\$9,900.00
Lgt. Industry	\$4,333,800	13.9923	60,639.83	56.3930	\$244,395.98
Business	\$22,959,095	3.0651	70,371.92	12.3532	\$283,618.29
Rec/Non Profit	\$134,300	1.7500	235.03	7.0530	\$947.22
Farming	\$0	13.9923	0.00	56.3930	\$0.00
<b>Total</b>	<b>\$215,073,696</b>		<b>321,622.33</b>		<b>\$1,294,133.67</b>

### MUNICIPAL TAX REVENUE FOR 2025 - Change in Assessed Values

CLASS	Gen. Assmt.	MULTIPLIER	FACTOR	RATE	DOLLARS	<u>Increase/Decrease</u>	
Residential	\$191,373,901	1.0000	191,373.90	4.3007	\$823,041.74	\$	67,769.56 9.0%
Utilities	\$260,500	9.3008	2,422.86	40.0000	\$10,420.00	\$	520.00 5.3%
Lgt. Industry	\$4,582,500	13.5167	61,940.28	58.1313	\$266,386.68	\$	21,990.70 9.0%
Business	\$23,229,895	3.0928	71,845.42	13.3012	\$308,985.48	\$	25,367.19 8.9%
Rec/Non Profit	\$65,300	1.7500	114.28	7.5262	\$491.46	\$	(455.76)
Farming	\$0	13.5167	0.00	58.1313	\$0.00	\$	-
<b>Total</b>	<b>\$219,512,096</b>		<b>327,696.73</b>		<b>\$1,409,325.36</b>	\$	115,191.69 8.9%

**Village of Gold River**  
**2024-2025 Assessment Changes and the Effect on Local Taxes**  
**Schedule "B"**

Roll #	Property Type	2024		2025		% Change	
		Assessment	Local Tax	Assessment	Local Tax	Assessment	Local Taxes
<b>Residential</b>	<b><u>Residential Rate:</u></b>		<b>4.0303</b>		<b>4.3007</b>		
223.000	608 Dogwood-(riverside)	345,000	1,390.45	349,000	1,500.94	1.16%	7.95%
225.000	610 Dogwood-(inside)	423,000	1,704.81	434,000	1,866.50	2.60%	9.48%
320.000	540 Dogwood	303,000	1,221.18	311,000	1,337.52	2.64%	9.53%
423.000	430 Cedar	421,000	1,696.75	420,000	1,806.29	-0.24%	6.46%
544.005	467/469 Chamiss Court	752,000	3,030.78	729,000	3,135.21	-3.06%	3.45%
615.000	485 Nootka-row house	217,000	874.57	236,000	1,014.97	8.76%	16.05%
803.000	603 Hummingbird	329,000	1,325.97	334,000	1,436.43	1.52%	8.33%
907.045	#45 Muchalat Place Townhouse	246,700	994.27	236,100	1,015.40	-4.30%	2.12%
908.032	410 Matchlee-Subdivision Trailer	236,000	951.15	240,300	1,033.46	1.82%	8.65%
1403.680	409 Donner	408,000	1,644.36	431,000	1,853.60	5.64%	12.72%
1403.868	509 Burman Court	664,000	2,676.11	606,000	2,606.22	-8.73%	-2.61%
80000.250	601 Matchlee - #25	40,500	163.23	40,900	175.90	0.99%	7.76%
	<b>Total Residential Sample</b>	<b>4,385,200</b>	<b>17,674</b>	<b>4,367,300</b>	<b>18,782</b>	<b>-0.41%</b>	<b>6.27%</b>
	<b>Average Sample (12 units)</b>	<b>365,433</b>	<b>1,473</b>	<b>363,942</b>	<b>1,565</b>		
<b>Businesses</b>	<b><u>Residential Rate-Class 1:</u></b>		<b>4.0303</b>		<b>4.3007</b>		
605.000	450 Maquinna Apartments	997,000	4,018.20	1,963,000	8,442.27	96.89%	110.10%
1001.000	425 Nimpkish-Parkview	884,000	3,562.78	592,000	2,546.01	-33.03%	-28.54%
1403.000	390 Nimpkish-GR Chalet	35,800	144.28	34,500	148.37	-3.63%	2.83%
1404.220	Critter Cove	206,800	833.46	199,800	859.28	-3.38%	3.10%
1404.300	Hwy #28 - Peppercorn/Lodge	527,300	2,125.17	498,300	2,143.04	-5.50%	0.84%
1403.888	397 Donner (Pub)	29,100	117.28	30,600	131.60	5.15%	12.21%
	<b>Total Residential Sample</b>	<b>2,680,000</b>	<b>10,801</b>	<b>3,318,200</b>	<b>14,271</b>	<b>23.81%</b>	<b>32.12%</b>
	<b><u>Business Rate-Class 6:</u></b>		<b>12.3532</b>		<b>13.3012</b>		
0048.000	WFP Inc.	81,900	1,011.73	85,300	1,134.59	4.15%	12.14%
902.000	375 Nimpkish-Village Plaza	1,324,000	16,355.64	1,385,000	18,422.16	4.61%	12.63%
1403.000	390 Nimpkish-GR Chalet	1,311,000	16,195.05	1,310,000	17,424.57	-0.08%	7.59%
1403.015	512 Industrial Park-GRMS	294,000	3,631.84	291,000	3,870.65	-1.02%	6.58%
1403.888	397 Donner (Pub)	414,000	5,114.22	414,000	5,506.70	0.00%	7.67%
1404.220	Critter Cove	159,900	1,975.28	153,900	2,047.05	-3.75%	3.63%
1404.300	Hwy #28- TheLodge	1,952,695	24,122.03	1,994,095	26,523.86	2.12%	9.96%
1500.000	Muchalat Industries-Old Mill site	9,202,000	113,674.15	9,125,000	121,373.45	-0.84%	6.77%
27507.750	Air Nootka	64,900	801.72	62,000	824.67	-4.47%	2.86%
	<b>Total Business Sample</b>	<b>14,804,395</b>	<b>182,882</b>	<b>14,820,295</b>	<b>197,128</b>	<b>0.11%</b>	<b>7.79%</b>
	<b><u>Light Industrial Rate-Class 5:</u></b>		<b>56.3930</b>		<b>58.1313</b>		
0048.000	WFP Inc.	1,308,000	73,762.04	1,385,000	80,511.85	5.89%	9.15%
27506.620	WFP - B&L Forest Products	194,700	10,979.72	197,700	11,492.56	1.54%	4.67%
1500.000	Muchalat Industries-Old Mill Site	799,000	45,058.01	845,000	49,120.95	5.76%	9.02%
1500.005	WFP - Dry Land Sort	1,879,000	105,962.45	1,995,000	115,971.94	6.17%	9.45%
	<b>Total Light Industry Sample</b>	<b>4,180,700</b>	<b>235,762</b>	<b>4,422,700</b>	<b>257,097</b>	<b>5.79%</b>	<b>9.05%</b>

**VILLAGE OF GOLD RIVER**

**BYLAW NO. 757, 2025**

**A BYLAW TO AUTHORIZE THE LEVYING OF TAX RATES FOR MUNICIPAL, REGIONAL DISTRICT, REGIONAL SOLID WASTE MANAGEMENT, REGIONAL HOSPITAL DISTRICT FOR THE YEAR 2025**

**WHEREAS** Section 197 (1) of the *Community Charter*, 2003, S.B.C. Chapter 26 provides that the Municipal Council shall, after the adoption of the financial plan but before May 15 in each year, adopt a bylaw to impose rates to raise money for the current year;

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

1. The following rates are hereby imposed and levied for the year 2025:
  - (a) For all lawful purposes of the Municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of the Schedule "A" attached hereto and forming a part thereof.
  - (b) For Strathcona Regional District purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of the Schedule "A" attached hereto and forming a part thereof.
  - (c) For Strathcona Regional Hospital District purposes on the assessed value of land and improvements taxable for hospital purposes, rates appearing in column "C" of the Schedule "A" attached hereto and forming a part thereof.
  - (d) For Comox Regional Solid Waste Management purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "D" of the Schedule "A" attached hereto and forming a part thereof.
  - (e) For Comox Regional Hospital District purposes on the assessed value of land and improvements taxable for hospital purposes, rates appearing in column "E" of the Schedule "A" attached hereto and forming a part thereof.
2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
3. Tax rates and percentage additions caused by a result of a supplementary roll prepared under the Assessment Act shall be executed in accordance with Section 241 of the *Community Charter*.
4. This Bylaw may be cited for all purposes as the "Tax Rates Bylaw No. 757, 2025".

READ the first time this	day of	, 2025
READ the second time this	day of	, 2025
READ the third time this	day of	, 2025
ADOPTED this	day of	, 2025

---

M. Lott Mayor

---

M. Roy Corporate Administrator

**VILLAGE OF GOLD RIVER**  
**Tax Rates Bylaw No. 757, 2025**  
**Schedule "A"**

*The following rates shall apply on each thousand dollars of the assessed value of land and improvements.*

Property Class	A General Municipal	B Strathcona Regional District on General Assessment	C Strathcona Regional District on Hospital Assessment	D Comox Regional Solid Waste	E Comox Regional Hospital
1 Residential	4.3007	0.0593	0.0865	0..0892	0.2519
2 Utilities	40.0000	0.5516	0.3028	0.8296	0.8817
5 Light Industry	58.1313	0.8016	0.2941	1.2057	0.8562
6 Business/Other	13.3012	0.1835	0.2119	0.2759	0.6169
8 Recreation/Non-Profit	7.5262	0.1038	0.0865	0.1561	0.2519
9 Farm	58.1313	0.8015	0.0865	1.2057	0.2519

**On behalf of  
Gold River Community Services,  
The Gold River Legion, and  
The Gold River Revellers Seniors Club**

April 15<sup>th</sup>, 2025

**Mayor and Council  
Village of Gold River**

Dear Mayor and Council,

We are writing on behalf of Gold River Community Services, the Gold River Legion, and the Gold River Revellers Seniors Club to extend a warm invitation to the upcoming Volunteer Appreciation Luncheon.

This event is being held to recognize National Volunteer Week and to celebrate the many individuals who generously give their time and energy to make Gold River a stronger, more connected community. Volunteering plays a vital role in supporting our programs, fostering relationships, and improving the quality of life for residents of all ages. Our volunteers are often the quiet heroes behind community events, social supports, and day-to-day acts of kindness that make Gold River such a special place to live.

We would be honoured if a member of council or the mayor would consider attending the luncheon and saying a few words to acknowledge the importance of volunteerism in our community. Your presence would mean a great deal to our volunteers and further highlight the value of their contributions.

Details of the event are as follows:

**Date: Saturday, May 3<sup>rd</sup>**

**Time: 12:00pm**

**Location: Gold River Legion Lower Hall**

Please let us know if a representative will be able to attend. We look forward to the opportunity to celebrate together.

With appreciation,

**Chelsie Stubbs, Lynda Mifflin, and Janice York  
Volunteer Appreciation Committee**

Handwritten signatures of Chelsie Stubbs, Lynda Mifflin, and Janice York. The signatures are in blue ink and are written over a faint, circular blue stamp.





# Volunteer Appreciation Luncheon

**You're invited! Join us for a special Volunteer Appreciation Luncheon as we celebrate your incredible commitment and contributions to making our community a better place. Your time, energy, and heart make all the difference. Let us thank you in person!**

**SATURDAY, MAY 3RD**

**12:00PM**

**GOLD RIVER LEGION**

**-LOWER HALL-**

Please RSVP to  
[ed@goldrivercommunityservices.org](mailto:ed@goldrivercommunityservices.org)  
by April 30<sup>th</sup>

---

**Celebrating National Volunteer Week April 27 - May 3**