

Council Meeting

Tuesday August 15th, 2023

Video Conference

AGENDA

<https://us02web.zoom.us/j/82817981761?pwd=NFBMeWd6VnZONWlvOWltQ2tXSkd1QT09>

Meeting ID: 828 1798 1761

Passcode: 905586

Start time: 6:00 p.m.

Guest:

Convening the meeting

Adoption of Agenda

Approval of minutes from July 26, 2023

STARTS CM00625

REGULAR BUSINESS

1) PETITIONS, DELEGATIONS & PRESENTATIONS

- a) Discussion on current Toquaht relationship with Tseshaht Ken Matthews
- i) Email from Ken Matthews 4
- ii)

THAT Council request Chief Anne attend a meeting with Chief Ken Watts

Or

THAT Council request Noah Plonka, Manager of Business Operations, and the TFLP team.....

1) REQUEST FOR DECISION AND LEGISLATION

a) Request for Decision

- i) Approval of the 5-Year Economic Development Plan 2023-2027
- (1) Draft Ec Dev Plan 6
- (2) BN presented to Executive 20

THAT Council resolve to receive the recommendation from the Toquaht Executive to approve the 5-Year Economic Development Plan 2023-2027.

2) REPORTS

3) INFORMATION FOR RECEIPT

4) ADDITIONS

Additions/deletions

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Adjourn meeting

Toquaht Council

Wednesday, July 26, 2023

Video Conference

DRAFT Meeting Minutes

Present:

Call In: Anne Mack, Naomi Mack, Noah Plonka, Kevin Mack

Absent: Kirsten Johnsen

Guest: Angela Polifroni

Chair: Kevin Mack

Recorder: Naomi Mack

Quorum was present throughout the meeting

Convened 6:00

Agenda July 26, 2023 adopted by consensus

Additions and Deletions

- Discussion on 2023 election

Minutes from May 29, 2023 approved by consensus

STARTS CM00621

REGULAR BUSINESS

1) REQUEST FOR DECISION & LEGISLATION

a) Request for decision

- i) Toquaht Nation audited financial statements dated March 31, 2023
 - (1) Consolidated Financial Statements
 - (2) Annex A
 - (3) Signature Documents
 - (4) Recommendation from the July 18, 2023 Finance Committee meeting

CM00621 MOVED: Naomi Mack

SECONDED: Anne Mack

THAT Council resolve to the recommendation from the Standing Committee on Finance and approve the audited financial statements dated March 31, 2023.

YES: 4

NO: 0

Motion Carried

b) Request for Decision

- i) 1st Reading of the Land Act Amendment Act

CM00622 MOVED: Naomi Mack

SECONDED: Anne Mack

THAT Council resolve that the Land Act Amendment Act be introduced to the Council for first reading.

YES: 4

NO: 0

Motion Carried

CM00623 MOVED: Noah Plonka**SECONDED: Anne Mack**

THAT Council resolve that Council resolve to waive the requirement for 24 hours between first and second reading regarding the Land Act Amendment Act

YES: 4

NO: 0

Motion Carried

CM00624 MOVED: Anne Mack**SECONDED: Naomi Mack**

THAT Council resolve that Council resolve to adopt in principle the Land Act Amendment Act and it to be referred to the committee of the whole for detailed consideration.

YES: 4

NO: 0

Motion Carried

2) REPORTS**3) INFORMATION FOR INFORMATION****4) LATE ADDITIONS**

- a) Discussion on 2023 election
 - i) Follow up on election dates
 - ii) Voters list
 - iii) Possible virtual meetings for all candidates

Adjourned 6:26pm

Minutes prepared by

Chairperson**Law Clerk****Date**

From: [Kirsten Johnsen](#)
To: [Kirsten Johnsen](#)
Subject: FW: Question on current Toquaht relationship with Tseshaht
Date: August 9, 2023 3:19:09 PM
Importance: High

From: Ken Matthews <kenmatthews951@gmail.com>
Sent: Friday, July 28, 2023 2:20 PM
To: Angela Polifroni <angelap@toquaht.ca>
Subject: Question on current Toquaht relationship with Tseshaht

Angela, The Ministry of Forests district manager has suggested that Toquaht might speed up or make the consultation process on the change over from a volume based forest licence to an new area based FN woodland licence easier if Toquaht could get some input and agreement from Tseshaht on this matter. The Ministry does not have a history of good relations with Tseshaht .

At the forestry manager level, we also do not have a good relationship with the Tseshaht forestry manager. We have had several issues with the Cataract Lake and Pipestem Inlet areas and previous consultation. As you know, Tseshaht has come up with a large territory expansion claim over the past 20 years not only with Toquaht but they also overlap UFN and certainly Hupacasath where they did not two decades ago.

You will also recall the difficulties we had with the trespass cutting on Toquaht Lands near Cataract Lake a few years ago . Dwayne Hearn claimed he was not involved but we know that he was.

How does Chief Anne get on with the Chief Councillor at Tseshaht , Ken Watts. Is there a chance Chief Anne could speak to Ken Watts about this issue?

Forestry wise (it may be prior to your time with Toquaht), Toquaht did object to the issuance of a FN Woodland Licence on the Julia Passage side of the Cataract peninsula. The Mlnistry went ahead with it in any case.

Tseshaht are also on record as having a application to buy some of the Interfor Forest Licence in the Arrowsmith TSA and I would think that Tseshaht might want to roll this over to a new FN Woodland licence as Toquaht has done and liley be looking at the Cataract lake area as a likely land base. So you see it may get a little tricky.

I believe that if we leave it with the Mlnistry , Toquaht will eventually be awarded the licence as we have proposed it but it will be contested and tied up for some time , perhaps even challenged in court.

If this is not something that Chief Anne wants to do , I think Noah and Erik will have to try to do what they can.

If Chief Anne is willing to talk to Ken Watts , we could prepare a brief summary for her with the key points about the Toquaht proposal.

Your thoughts?

Ken

Toquaht Nation

Five-Year Economic Development Plan Update - 2023-2027



Matt Murphy
8-4-2023

Toquaht Five-Year Economic Development Plan Update – 2023-2027

Prepared by Matt Murphy

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NATION LEVEL CONSIDERATIONS

There are several considerations that effect multiple Toquaht businesses and are worth mentioning within the five-year economic development plan. Specifically, these considerations include:

1. Government Infrastructure: The planning stages of Secret Beach developments rely on creation and development of additional Toquaht government infrastructure. Specifically, this includes the creation and implementation of bylaws and regulations (including zoning processes) and taxation laws. This will help ensure that the Toquaht government remains able to (a) ensure appropriate use of the territory, and (b) collect government revenue through taxation programs.
2. Inter-company Fee Structures among Toquaht entities: A consistent topic for discussion throughout several businesses is the desire to ensure business products are made available and are affordable to Toquaht citizens and businesses. This issue is often raised when speaking about forestry products (in relation to Toquaht Developments' sawmill) and land (in relation to housing offered by Secret Beach Developments). Possible alternative structures have been discussed; however, further discussions and decisions at a Nation government level may be beneficial.
3. Recreation Plans: A number of Toquaht Nation businesses are connected to the tourism industry (e.g. camping; cabins; kayaking; marina; mountain biking; resort/lodge opportunities). Development of a broad recreation and tourism plan for Toquaht Nation would be useful to ensure that offerings by various Toquaht businesses are coordinated and complimentary.

OVERVIEW OF TOQUAHT BUSINESSES

1. TOQUAHT INDUSTRIES - DRYLAND SORT

Current Status

Toquaht Industries Limited Partnership (TILP) was set up to hold and manage land use tenures ancillary to forest tenures operated by Toquaht Corporations. The main long-term tenures held by TILP are the Toquaht Bay dryland sort area (including the shop building) and the Toquaht Bay booming ground area on the water adjacent to the dryland sort. The business model is based on charging a "Gate Fee" for the use of the dryland sort and booming ground. This "Gate Fee" does not include any equipment, manpower, first aid, or supervision. Each company using the site is obligated to provide all those items listed as well as assume the responsibility to remove all sorts of debris and waste created from operations from the site at their own cost.

Over the past 5-years, TILP has successfully generated revenue for the Nation with little management required. TILP creates 3-4 part-time employment opportunities, and contract opportunities for 1 Toquaht citizen.

Some key achievements over the past 5-years include:

- Created profits that could be reinvested back into the community.
- Offered employment and various training to Toquaht citizens.
- Had a minor impact on the local environment, with attention given to managing waste, dust and noise levels, and fire risk.

Upcoming priorities over the next 5-year period:

As we look to the upcoming 5-year period, TILP hopes to continue its growth in several key areas. Specifically:

1. Purchase of Dryland sort by Toquaht Nation which will then be leased to TILP (currently owned by the province)

- a. Dependent upon the provincial contaminated campground remediation agreement
2. Development of the broader industrial site (Toquaht Industrial Park).
 - a. Assess and improve log sort infrastructure
 - b. Dependent upon the provincial purchase agreement and contaminated campground remediation agreement (Province hope to execute/sign by March 2023)
 - c. Interconnected with Secret Beach Developments timeline
 - d. Extend the water, sanitary sewer and BC Hydro service from Secret Beach to the log sort

Timeline highlights over the next 5-year period:

2023

- Slower year, due to reduced green harvesting rates from TFLP (dependent upon harmonization stumpage rates & implementation of management plan)

2024

- Purchase of Dryland Sort from the province (dependent upon negotiations and external considerations)
- Harvesting by TFLP will begin - revenues to slightly increase at the dryland sort
- Late Spring - Extend the water, sanitary sewer and BC Hydro service from Secret Beach to the log sort (subject to funding approval by Toquaht Exec)

2025

- Strategic outlook to be revisited due to significant changes reflected within the negotiation and agreement between Toquaht Nation and the BC Province. This will influence the possible purchasing of the Dryland Sort property, remediation project, and green tree harvesting rates.
- If the Dryland Sort is purchased in 2024, TILP may begin to make property improvements in 2025

2026

- *Pending revisions to plans related to purchase of dryland sort*

2027

- *Pending further plans*

Pending Decisions/Actions:

1. *Provincial purchase agreement:* The timeline and outcome of this agreement will influence the possible purchasing of the Dryland Sort property, remediation project, and green tree harvesting rates.
2. Toquaht Industries board to consider engaging in exploratory work/feasibility study regarding what the Toquaht Industrial Park will look like following purchase of the property from the Province.

2. TOQUAHT MARINA AND CAMPGROUND

Current Status

Toquaht Marina and Campground (TMC) operates and develops the existing marina, kayak launch, and campground on Toquaht Nation lands. The campground was built in 2013 and features 67 campsites, a kayak launch, and overnight parking, and is conveniently located at Secret Beach, a gateway to the Broken Group Islands. A new marina was opened in 2019, assisting Toquaht citizens in accessing the sea for the harvesting of traditional foods.

Over the past 5-years, TMC has successfully relocated the campground to the Secret Beach location and added important infrastructure components to support its continued growth. In operating the campground, TMC has created 5-6 FTE employment opportunities per year, with almost 50% of positions being filled by a Toquaht citizen and facilitating a Toquaht citizen to return to the territory. TMC plans to continue growing over the upcoming 5-years as a result of expanding community infrastructure and the services provided at the campground and marina. Some key achievements over the past 5-years include:

- Offered employment and various training to Toquaht citizens
- Successfully completed several large community infrastructure projects, including the new marina and breakwater, parking lot, roads, and a community trail between Macoah and Secret Beach.
- Had a minor impact on the local environment, with attention given to managing waste, environmental habitats, and protecting wildlife
- Supported Toquaht citizens in traditional harvesting and monitoring activities (i.e. fishing, shellfish harvesting, and herring monitoring and harvest)

Upcoming priorities over the next 5-year period:

As we look to the upcoming 5-year period, TMC hopes to continue its growth in several key areas.

NOTE – Responsibility for completing the three items below does not fall on Toquaht Marina & Campground. They are Toquaht Nation/Secret Beach development issues. TMC is a tenant that will benefit from these developments. Specifically:

1. On/Off Site Servicing: Toquaht Nation is working to provide full on/off-site services (hydro, water, sewer) to the Secret Beach development area, and eventually the marina.
 - a. The new Toquaht Administration building will be completed and will be adjacent to the kayak launch.
 - b. Interconnected with Secret Beach Developments timeline
2. The construction of a new reservoir will provide water services to the campground
 - a. The Nation has secured funding and work is underway – will be up and running by Fall 2023)
3. The continued expansion of infrastructure, including the construction of the marina cookhouse and marina expansion (potentially doubling in size). This would be built by Toquaht Nation Government (ideally with grant funding).

Timeline highlights over the next 5-year period:

2023

- *Summer 2023:* Power, sewer, and water services extended and operational at the kayak launch
- *Marina Infrastructure:* cookhouse to be completed
- *Campground Infrastructure:* Construction of washroom and shower facilities, and sanidump
- *End of 2023:* BC Hydro services [possibly others] brought to the campground. The exact location of tie-ins to different areas of campground to be determined.

- Same staffing levels as 2022, with an additional two FT staff at the kayak launch.
- New office to be built at the kayak launch to house retail and rentals for kayak launch and nearby campsites.
 - Partnership will be established for rentals of kayak equipment

2024

- Campground strategic direction to be reassessed dependent upon Secret Beach Developments and servicing timelines.
- Power will be extended to the Marina.

2025

- Pending strategic reassessment in 2024

2026

- Servicing of RV sites

2027

- Pending strategic reassessment

Pending Decisions/Actions:

1. *Staff Housing:* When servicing is installed, staff accommodation should be built. Location of this accommodation relates to plans for Secret Beach Developments. Need to identify an area for staff accommodation so that this won't be moved later on due to Secret Beach Developments. A decision on the eventual location of campsites depends on the outcome of the remediation agreement with the Province.
2. *Campground Strategy:* The Economic Development Committee should consider whether the campground business should continue with drop-in camping, as it has not generated as much revenue or employment as originally anticipated.
 - a. It is hard to find interested Toquaht citizens to work there as it pays minimum rates and is seasonal work that may be remote from where some Toquaht citizens live.
 - b. New strategies will be implemented to increase profitability over the next few years: increasing rates/ camping season, staffing wages/recruitment, campground demand/capacity / advertising
 - c. Decision is needed about what portion of the campground will be tenting sites vs. RV sites.
3. *Marina capacity* will be too small for demand once cabins are built. New cabin occupants will expect to be able to use the marina and so will campers. More marina capacity could be built, so a decision about if/when to do this needs to be made by Toquaht Nation Government.
4. *Cabins:* Will there be an addition/creation of cabins for rental in the area where there are currently RV sites?
 - a. Needs feasibility study prior to taking a decision
5. Where will commercial district for campground/marina (e.g. fuel station; shop) be located? Feasibility study needed.

3. BARKLEY SOUND SHELLFISH

Current Status

The Toquaht Nation's lands and waters are located in one of the most productive areas for shellfish on the coast of British Columbia. As such, the Barkley Sound Shellfish Limited Partnership (BSS) has engaged in farming various shellfish (such as oysters and scallops) and sea kelp.

Over the past 5-years, BSS has experimented with several different types of crops, while developing needed infrastructure and monitoring water quality levels and harvesting cycles. BSS creates 4-6 part-time employment opportunities each year and provides an opportunity for Toquaht citizens to access training opportunities and secure small contract opportunities within the territory. BSS plans to continue growing over the upcoming 5-years by expanding the harvest by replacing scallops with geoducks seeds; however, the effects of toxic algal blooms (e.g. red tide) are becoming more disruptive and cause for concern.

Some key achievements over the past 5-years include:

- Offered part-time employment and various training to Toquaht citizens.
- Successfully secured several large grants, which subsidized production and facilitated the purchase of additional equipment.
- Had a minimal impact on the local environment, with attention given to water quality monitoring, and general monitoring/stewardship of the local territory.
- Supported Toquaht citizens in traditional harvesting and monitoring activities (i.e. fishing, shellfish harvesting, and herring monitoring and harvest).

Upcoming priorities over the next 5-year period:

As we look to the upcoming 5-year period, BSS hopes to adjust in several key areas. Specifically:

1. BSS will shift away from scallop and kelp products, to refocus on oyster and geoduck seeds
 - a. Existing water flows have made the cultivation of scallops and kelp a difficult and expensive process. In contrast, BSS has been successfully cultivating and harvesting oysters and is working to secure a license for geoducks from the province.
2. Establishment of a processing plant.
 - a. To make oyster harvesting more profitable, and address the local need for shellfish processing, the construction of a small processing plant is anticipated.
 - i. A grant-funded feasibility study would be useful to inform this decision

Timeline highlights over the next 5-year period:

2023

- Continue to pursue the acquisition of a geoduck license
- Submit a grant to build new rafts and seed oysters
- Expect the same sales as in 2022.

2024

- Expand on new rafts and oyster seeds
- Expect the same sales as in 2023

2025

- Establishment of processing plant
 - Dependent upon services (water/hydro) being brought to this area.

2026

- Strategic plan to be reassessed

2027

- Strategic plan to be reassessed

4. TOQUAHT FORESTRY LIMITED PARTNERSHIP

Current Status

Toquaht Forestry Limited Partnership (TFLP) was created after Toquaht Nation purchased Forest Licence A19234 from Coulson Forest Products Limited in June 2016. TFLP was set up to hold and manage the license and forestry activities under the license. The forest license is a replaceable license issued by the Province of British Columbia which allows a certain amount of timber harvest in the Arrowsmith Timber Supply Area (TSA) annually. The annual volume can be accumulated and harvested at any time within a maximum of a five-year cutting period. Although timber can be harvested at any point within this cutting period, it cannot exceed the allowed total harvest amount.

Over the past several years, TFLP has been successfully managing the forestry license through harvesting green timber and salvaging efforts. During this time, they have created 7-8 FTE jobs per year and employed 1 Toquaht citizen to conduct culturally modified tree surveys. The company would like to increase their Toquaht citizen employment over the upcoming 5-years. TFLP has also developed and implemented forestry guidelines that adhere to and surpass provincial requirements. In practice, TFLP works to limit any biodiversity loss within the area, replant any harvested areas, protect migration corridors, and ensure streams and wetlands (riparian forest buffers) are maintained and preserved. Within the past 5 years TFLP has:

- Successfully harvested during the cutting period (2017-2021) to create profits, and reinvested profits to ensure the continued sustainability of the forest area.
- Improved community infrastructure through road building and maintenance.
- Adhered to forestry management principles that align with Toquaht values, integrating Toquaht knowledge holders and exceeding provincial standards.

Upcoming priorities over the next 5-year period:

As we look to the upcoming 5-year period, TFLP hopes to continue its growth in several key areas. Specifically:

1. TFLP management will continue to support Toquaht Nation in negotiating and pursuing the replacement of the current FLA19234 volume-based license with an area-based license covering Toquaht, Lucky and Cataract Valleys. TFLP has been assembling an inventory of natural resources, which will allow TFLP to do analysis and make projections for long-term sustainable harvest in Toquaht territories.
 - a. The transition to an area-based license will benefit Toquaht Nation in several key ways. First, it will support the inherent right of the Nation to have greater control and authority in the management of traditional forests. Second, it could offer lower stumpage rates (this is not guaranteed), which will affect profit margins related to timber harvests within these traditional forests. Third, it promotes long-term stewardship of the forest, as Toquaht Nation will secure its long-term interest in the area and pursue a management plan that aligns with Toquaht values. Lastly, it will ensure that any investments made within the forest will accrue to Toquaht Nation, not another licensee. In conclusion, an area-based license will provide Toquaht Nation the authority and control to sustainably manage the forest in alignment with Toquaht values.

2. The current 5 year cut period spans from 2022 to 2026, with a new cut period due to commence in 2027. The goal before 2027 will be to complete timber sales to harvest all remaining volume available to TFLP under FLA19234 in the current five-year period from 2022 to 2026.
 - a. The total harvest volume remains unknown as TFLP remains committed to completing and approving its forestry management plan. This plan will identify the volume of timber that can be sustainably harvested during this period
 - b. TFLP is strategically determining harvest periods. To do so, TFLP is considering a variety of strategic elements, to harvest in alignment with the best interests of Toquaht Nation.

Timeline highlights over the next 5-year period:

2023

- *Spring 2023:* Agreement expected with the Provincial Government to transition from a volume-based license to an area-based license
 - Dependent upon the provincial contaminated campground remediation agreement
- Deferral of green-tree harvesting; revenues will mostly be based on the salvage program

2024

- The first year in the new cut cycle is expected to be profitable (dependent on markets, stumpage and govt. policy).
- Toquaht Forestry Management Plan for new area based tenure to be completed

2025

- The second year in the new cut cycle is expected to be profitable.

2026

- The remainder of the harvest is completed. Allowable cut within the 5-year cut period (2022-2026) will have been reached

2027

- Strategic plan to be reassessed

5. TOQUAHT DEVELOPMENTS

Current Status

Toquaht Developments Limited Partnership (TD) primarily operates the sawmill on Toquaht Nation lands. The legal entity is in a partnership with Toquaht Holdings.

Over the past 5-years, TD has successfully relocated the sawmill to a new site and purchased additional assets to support its growth. In operating the sawmill, TD has created 2 FTE employment opportunities, facilitating a Toquaht citizen to return to the territory. TD plans to create additional employment opportunities for Toquaht citizens over the upcoming 5 years by expanding the sawmill to also include a firewood business segment. Some key achievements over the past 5-years include:

- Successfully produced lumber for the Nation's use, which created profits that could be reinvested into the company for further expansion.
- Successfully secured several grants, which subsidized production and facilitated the purchase of additional equipment.

- Had a minor impact on the local environment, with minimal power consumption, waste, or fire risk.
- Supplied lumber for Toquaht businesses as well as community buildings.
- Provided material for cultural purposes (e.g. totem pole carving) to Toquaht citizens
- Offered employment and various training to Toquaht citizens.

Upcoming priorities over the next 5-year period:

As we look to the upcoming 5-year period, TD plans to expand its operations in several key ways. Specifically:

1. Sawmill Operations: TD will continue to support TFLP and the Community Forest in processing timber that is harvested or salvaged.
 - a. The addition of another mill will allow TD to offer additional employment, while also increasing the operating capacity of the business.
2. Firewood Operations: TD will continue to develop and grow this new business segment. This will include the initial machinery set-up and finalization of the business model.
 - a. The addition of the firewood operation will allow TD to offer full-time employment to employees, allowing them to divide their time between milling or firewood production as demand shifts.
 - b. The firewood operation will use timber waste that is not utilized by the mill (i.e. salvage wood) and waste generated from the sawmill, and allow the company to sell and increase profits while limiting environmental impact.
3. Grant funding: TD will continue to search for and secure external funding (i.e. grants) to supplement and support the business.

Timeline highlights over the next 5-year period:

2023

- Sawmill moved to dryland sort
- Purchase of new milling equipment, requiring an investment (cost TBC)
- Complete set-up and begin operations of firewood operations
- 3 FTE and 1 part-time worker needed

2024

- Addition of employees for firewood processing (5 FTE, 1 PTE)

2025

- 5 FTE and 1 PTE

2026

- 5 FTE and 1 PTE

2027

- 5 FTE and 1 PTE

Pending Decisions/Actions:

1. Will Toquaht build a drying facility? (For the time being – expected to dry naturally under a roof). [Remove from 5-yr plan]
2. How will Toquaht address the price/accessibility of wood for Toquaht businesses vs. general consumers? (decision to be made by the executive prior to future harvesting)

- a. There was a concern regarding the rate that the sawmill should pay for raw wood from the TFLP, Toquaht Woodlot and the Barkley Community Forest, and/or the rate at which the Sawmill should sell this wood to Toquaht businesses, which will use it in construction. Overall, if market rates were paid for raw logs, and market rates were charged to Toquaht businesses buying the milled wood, then Toquaht businesses wouldn't be able to afford their own cedar. A grant or subsidy is needed somewhere in the value chain in order for Toquaht businesses to use Toquaht cedar at below-market rates.
 - b. Need to consider how profits from receipt of logs at reduced rates are passed on to subsidize Toquaht Nation projects. A study of alternatives is needed to inform a new policy.
 - c. This above arrangements require a decision by the operating board of Toquaht Developments. The effects of this decision can be incorporated into new/future annual plans.
3. How will firewood be dried and stored? (New processor and drying roof in place)
 4. Look at the possibility of structuring an annual payment to TD to cover the cost of leasing the gravel pit; which Toquaht company should pay needs to be determined.
 - a. A written Management Plan and Safety Plan is needed for the operation of the various rock and gravel pits.

6. SECRET BEACH DEVELOPMENTS

Current Status

Secret Beach is a parcel of land included as part of 3,200 acres of traditional territory which was returned to the Toquaht Nation on April 1, 2011, further to the Maa-nulth Final Agreement signed in 2009.

Over the past couple of years, Toquaht Nation has significantly advanced design, servicing, roads, and planning and costing for all infrastructure. Off-site servicing design is shovel-ready from Macoah to Secret Beach. Servicing within the development itself is also shovel-ready and is to be completed in accordance with the phased development plans for each area.

Future plans include the development and sale of approximately 150 serviced lots, a kayaking comfort station, and a new Toquaht Administration building. Other possibilities include a wellness center and resort or lodge.

The Secret Beach Feasibility Study Update report is dated August 31, 2017, and was reviewed in early 2018. An initial business plan was created in April 2018 and has since been updated several times to reflect the changing environment. Specifically, more accurate on- and off-site costs, and sale prices, have been included.

Upcoming priorities over the next 5-year period:

As we look to the upcoming 5-year period, Secret Beach Developments plans to move this project forward in several ways. Specifically:

1. On/Off Site Servicing: Toquaht Nation is working to provide full on/off-site services (hydro, water, sewer) to the Secret Beach Development area, and eventually the marina.
 - a. The first phase will include the development and sale of 34 lots.
2. Completion of the new Toquaht Administration building
3. Construction of a new reservoir
 - a. Several components have been ordered
 - b. The funding for the new reservoir is in place (+/- \$1m from INAC); the construction contract has been signed and work is well underway.

4. Design and construction of the marina expansion.

Timeline highlights over the next 5-year period:

2023

- Secure funding for Marina Expansion design
- *Summer 2023*: begin sales of Phase 1 lots
- *Fall 2023*: On-site servicing to be completed, and a new reservoir to be in use. To begin marketing lots and arranging pre-sales.
- *December 2023*: Off-site servicing to be completed

2024

- Completion of the marina expansion project
- *Summer 2024*: 80% of Phase 1 lots sold
- *Fall 2024*: Phase 2 construction to begin

2025

- *Fall 2025*: Phase 3 construction to begin

2026

- *Fall 2026*: Phase 4 construction to begin

2027

- *Fall 2027*: Final Phase of construction to begin

Pending Decisions/Actions:

1. Will Toquaht build cabins on serviced lots prior to selling?
2. What will the building scheme look like?
3. Will the Secret Beach development include a commercial area for a lodge or wellness center?
4. Development of the zoning and laws by Toquaht Nation with input of Secret Beach Developments

7. BARKLEY COMMUNITY FOREST

Current Status

The businesses described in the previous sections are businesses that are 50% partnerships between Toquaht Holdings and each limited liability entity. As a result of this business structure, the Toquaht Nation is in complete control of the businesses listed above, including all operating aspects. In contrast, the Barkley Community Forest Corporation (BCFC) is a partnership between Toquaht Nation and the District of Ucluelet, formalized through the agreement made in 2011.

The BCFC was set up to acquire, hold, and manage the community forest license tenure issued by the province of British Columbia. The Community Forest License is a replaceable area-based license issued by the Province of British Columbia which allows a certain amount of harvest of timber from the license area. The annual volume can be accumulated and harvested at any time within a maximum of a five-year period; however, harvesting cannot exceed the allowed harvest for the five-year period

Over the past several years, BCFC has been successfully managing the forestry license through harvesting green timber and salvaging efforts. During this time, it has created 18-20 FTE jobs per year and created small contract opportunities for Toquaht citizens prior to Covid-19.

Within the past 5-years BCFC has:

- Successfully harvested during the cutting period (2015-2019) to create profits, and reinvested profits to ensure the continued sustainability of the forest area;
- Improved community infrastructure through road building and maintenance;
- Adhered to forestry management principles that align with Toquaht values, integrating Toquaht knowledge holders and exceeding provincial standards; and
- Invested in environmental restoration activities, such as the Maggie River restoration project

Upcoming priorities over the next 5-year period:

As we look to the upcoming 5-year period, BCFC plans to expand its operations in several key ways. Specifically:

1. Complete the new management plan and associated Allowable Annual Cut (ACC)
2. Harvest the remaining AAC in this cut control period based on the new Management Plan (2020-2024)
3. Explore opportunities for smaller volume sales of logs to local operators.
4. Enhance the recreation resources in the community forest.
5. Share data and maintain communications with Toquaht Nation and Redd Fish on restoration work in the Maggie Watershed

Timeline highlights over the next 5-year period:

2023

- Small amount of green tree harvesting
- Community Consultation, completion & implementation of new Management Plan
- Development of mountain biking trails and recreation trails

2024

- Small amount of green tree harvesting, depending on the salvaging program
- Community initiatives, such as community consultation, recreation activities, and sharing data with Toquaht Nation on the Redd Fish Maggie watershed restoration project.
- Further development of mountain biking and recreation trails

2025

- New green tree harvesting (market dependent)
- Further development of mountain biking and recreation trails

2026

- New green tree harvesting (market dependent)
- Further development of mountain biking and recreation trails

2027

- New green tree harvesting (market dependent)
- Further development of mountain biking and recreation trails

Pending Decisions/Actions:

1. Maintenance of mountain biking trails – initial discussions with Ucluelet Mountain Biking Association (UMBA) to take over responsibility.

2. Sharing data related to timing and restoration needs for streams and old roads together with Redd Fish restoration project.
3. When/will a new crew be formed for silviculture work / trail building / firewood? This may tie in with staff accommodation developments for campground.



REQUEST FOR DECISION

To Executive

From Angela Polifroni, DOO

Meeting Date July 19, 2023

Subject Updated 5Y Economic Development Plan

Recommendation:

THAT Executive resolve to recommend to Council that the updated Economic Development Plan 2023-2027 be approved.

Background

The Toquaht Economic Development Act mandates that an economic development plan be developed and approved by Council every 5 years. The Act specifies a number of provisions that must be included in the Plan. The 2019-2022 Plan was developed by a group of MBA students from the University of Victoria, supported by Dr. Matt Murphy. Matt was contracted in 2022 to update the Plan to comply with Toquaht law.

The attached Plan meets the minimum requirements set out in the Act. It was reviewed by the Economic Development Committee who are recommending it be approved.

With the hiring of a new economic development officer, it is anticipated that the Plan will be revitalized to include the TNG's vision for growing the economy, becoming more of a living document, updated on an annual basis.

Attachments: Updated Economic Development Plan 2023-2027 prepared by Matt Murphy