

Ocean Falls Community Revitalization Committee Meeting #2 Highlights

Meeting #2 Date: May 18, 2022

Meeting #2 Time: 9:00 AM – 12:00 PM

1. Committee Member Attendees

Committee Member	Representatives	Roles
Heiltsuk Nation	Carrie Humchitt	COO, Heiltsuk Nation Economic Development Corp; and, Member, Heiltsuk Tribal Council
	Reg Moody	Member, Heiltsuk Nation Band; and Elected Tribal Councillor
Nuxalk Nation	Terry Webber	Nuxalk Nation Elected Councillor
Central Coast Regional District (CCRD)	Daniel Bertrand	Director, Electoral Area "A"
Ocean Falls Improvement District (OFID)	Dylan Coburn	Member, Board of Trustees
Province of BC	Jennifer Rice	MLA, North Coast

2. Working Group Member Attendees and Facilitators

Agency	Name	Title
Ministry of Municipal Affairs (MMA)	Brent Mueller	Director, Governance Relations
	Catherine Lee	Senior Program Analyst, Government Relations, Governance and Structure Branch
Central Coast Regional District (CCRD)	Curtis Slingerland	CAO, CCRD
MNP	Bill Reid	Partner, Advisory Services
	Liz Fenje	Senior Consultant, Advisory Services

3. Meeting Highlights

Time	Topic	Highlights
9:00 AM	Opening of the Session	
9:15 AM	Reviewing the Draft Committee Terms of Reference	<ul style="list-style-type: none"> - Committee members approved the updated Terms of Reference - A representative from the Government of Canada will not sit on the Committee; however, they are available for questions that fall under the federal mandate
9:30 AM	Deepening the Understanding of First Nations Historic Connections to Ocean Falls	<ul style="list-style-type: none"> - Ocean Falls is part of Heiltsuk Nation’s traditional territory and Nuxalk Nation’s traditional territory - Heiltsuk submitted their comprehensive claims map in 1982; Ocean Falls is one of 26 major village sites that are Heiltsuk-speaking communities - Heiltsuk’s 15-year economic development plan references 13 major resource sectors; at the time of its writing, Elders emphasized the importance of the site and that it was an option for a satellite community - Heiltsuk and Nuxalk Nations would like to see Ocean Falls restored and brought back to its full potential - City West is the main contractor installing undersea fiberoptic cable as part of the Connected Coast project - City West is only committed to bringing cable to the shoreline; it’s an open terminal that any internet service provider can plug into. At this time, no internet service provider has stepped forward to do this. This is likely because Ocean Falls is seen as too small of a market, and it would not be economically feasible to deliver high speed internet service onto shore. - Kevin Day, CTO of Ocean Falls Blockchain Inc, is drafting a business case as to why an internet service provider should connect the town. - Galaxy Broadband and Xplore Net internet providers are unreliable; many residents in Ocean Falls are resorting to StarLink. - The three largest buildings in Ocean Falls, all of which are derelict, are owned by Protective Holdings. Martin Valley Inn and Cyprus Apartments are concrete; Garden Apartments is timber frame. - The BC Office of the Fire Commissioner may have authority to deal with derelict buildings that are a fire hazard. The Garden

		<p>Apartments is a fire hazard</p> <ul style="list-style-type: none"> - The Old Bank Inn has built a park on the Garden Apartments land for the 9 kids who live in Ocean Falls. - There are currently some blossoming businesses in Ocean Falls, including the Ocean Falls Blockchain Company, Boralex LP, Ways Building, Old Bank Inn, Ocean Falls Museum. There are also some short-term rental properties, and a bar has recently been purchased. - Many of the properties in Ocean Falls, including trailers in a parking lot, are prime for squatting. Locals have expressed concerns for their safety, and that there aren't social services available to support a homeless population. - In case of a medical emergency, locals are retrieved via helicopter (weather dependent). There are no medical clinics or services in Ocean Falls. - There may be hazardous materials in the derelict buildings (such as asbestos and creosote pilings). The presence and/or quantity of these materials may vary from building to building. - An abatement contractor should complete an assessment. - The BC Office of the Fire Commissioner may have authority to deal with derelict buildings with creosote pilings, as these have been banned in residential construction for 10+ years. - The landfill(s) in Ocean Falls are nearly full; hazardous materials from derelict buildings may be prohibited from landfill. Demolishing derelict buildings may be cost-prohibitive. - Many owners of derelict properties haven't been to the community in years and may not know the state of their property(ies). - Absentee owners may have different reasons for keeping (derelict) property in Ocean Falls: upkeep costs and taxes are low; nostalgia; investment; inherited that may have been forgotten.
9:45 AM	Exploring Further the Current State	<ul style="list-style-type: none"> - Years ago, bottling water from Link Lake was considered as a new economic venture in Ocean Falls. However, it was considered surface water. At that time, there was a federal ban under NAFTA against bottled surface or lake water, which prevented this opportunity from being investigated further. This may not be true under NAFTA 2.0 and should be investigated. - One of the main employers in Ocean Falls is the fish farm operated by Mowi Canada West. Given new Minister's stance on fish farms, it is unclear as to the long-term viability of the Mowi farm. The potential of on-land fish farming should be

		<p>considered, considering the abundant water and power in the community.</p> <ul style="list-style-type: none"> - Given the abundant power and fresh water, the opportunity for hydroponic farming, including cannabis farming, should be investigated. - Heiltsuk is exploring tourism, cannabis production, kelp farming, and sustainable aquaculture opportunities. The Nation is interested in other economic opportunities as well as residential opportunities. - Nuxalk is exploring Bitcoin and solar opportunities, and is building a hydro project in the valley.
11:00 AM	In-Person Meeting Discussion	<ul style="list-style-type: none"> - In order to accommodate busy summer schedules, a hybrid (in-person and virtual) meeting is the best option. - Monday, July 18, was determined to be the most convenient date for an in-person, one-day meeting in Ocean Falls. - The in-person meeting could include an AGM meeting so that locals can participate and provide feedback.
11:15 AM	Planning for the Third Committee Meeting	<ul style="list-style-type: none"> - June 28 and 29 were both convenient dates for Meeting #3.
11:30 AM	Closing Remarks	<ul style="list-style-type: none"> - MNP has created a Microsoft Teams site for committee documents (such as agenda, minutes etc.); all committee members will be added to this site, should they wish to access documents.

4. Decision Log

Detail	Decisions	Status
Review Updated Terms of Reference	<ul style="list-style-type: none"> - Committee members approved updated Terms of Reference 	Approved
In-Person Meeting	<ul style="list-style-type: none"> - The in-person meeting will take place on Monday, July 18 	Approved

5. Action Register

Date Action Initiated	Actions	Responsible	Status
May 18	<ul style="list-style-type: none"> - Research whether NAFTA 2.0 prevents the bottling of surface or lake water 	MMA	In Progress
May 18	<ul style="list-style-type: none"> - Discuss the potential of on-land fish farming with the Committee's federal counterpart 	MMA	In Progress
May 18	<ul style="list-style-type: none"> - Discuss the potential of hydroponic farming, including cannabis farming, with the 	MMA	In Progress

	Committee's federal counterpart		
May 18	- Research what authority, if any, the BC Office of the Fire Commissioner has over derelict buildings that are a fire hazard, as well as derelict buildings with creosote pilings.	MMA	In Progress
May 18	- Add map of derelict buildings to draft the Community Backgrounder	MMA	In Progress
May 18	- Add the Ocean Falls Museum to the Community Backgrounder	MMA	In Progress
May 18	- Investigate how remote BC communities fulfilled the "last mile" of the Connected Coast Project	MMA	In Progress
May 18	- Compile the list of opportunities, constraints and risk factors identified during the meeting for further discussion.	MNP	In Progress