

Tahsis Community Survey Responses



Report 2 of 3

Prepared for:

Village of Tahsis

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1 OVERVIEW

1.1 Approach

As part of the community consultation for the Tahsis Economic Development Strategy and Action Plan, a short survey was posted on Survey Monkey. Notice of meetings along with instructions on linking to the survey was mailed to all property owners in the Village. The survey was available on-line from early November until December 12, 2014.

1.2 Summary Findings

In total, 75 individual responses were received including 21 non-resident property owners. Following is a summary of those responses. Where applicable, comparison between resident and non-resident responses is provided.

- Of the 21 non-resident respondents, 5 (23.8%) live on Vancouver Island, 7 (33.3%) on the B.C. mainland, 4 (19%) from other parts of Canada, and 5 (23.8%) from outside of Canada.
- Of the 20 non-residents who responded, 6 (30%) indicated that they intend to move to Tahsis at some time in the future, 6 (30%) said they would not and 8 (40%) said they didn't know
- Almost $\frac{3}{4}$ (53 or 72.6%) of 73 respondents felt that the economy of Tahsis continues to decline. A higher proportion of residents (75.5%) held the opinion that the economy continues to decline than non-residents (65%)
- Of 73 respondents, 52 (71.3%) felt that the economy will have either declined or stayed the same by 2019. Residents were less positive about future economic growth (26.5%) compared to non-residents (36.9%)
- The economic sectors seen as having the most potential for growth in Tahsis included Tourism, Artisans and Crafters, Home Based Businesses and Forestry (logging and silviculture) and Agri-food processing (including seafood). Those seen as having the lowest potential were Mining, the Public Sector and Research. Forestry Value Added, Alternative Energy and Wild Crafting were seen as having modest potential. Residents and non-residents held relatively similar views on sectors with economic potential.
- The most important goals for an economic development strategy are creating more local jobs, creating sustainable employment, and growing the local population. Non-residents placed a higher priority on enhancing the quality of life than did local respondents.
- Key concerns centred around loss of jobs and population, dependence on tourism with a short employment season, loss of services, concerns about the long term costs to maintain and repair infrastructure, and the quality of life and living in the community.
- The top development priorities are seen to be to: Attract businesses to the community, Develop appropriate infrastructure (i.e., internet connectivity), and Help exiting businesses grow and expand. Non-residents placed a higher priority on infrastructure and on Assist entrepreneurs and start-ups than residents did.

- Only 35 of the respondents, including 12 of the 20 non-residents identified development initiatives for the Strategy. The most frequently mentioned initiatives related to tourism, marketing, internet connectivity and improving Head Bay road.
- Only 27 respondents answered this question, including 5 “no” responses, identified investment opportunities. The most frequently mentioned opportunities related to tourism, accommodations and the film industry.
- Forty (40) respondents identified strengths related to economic development, including 13 non-residents. Key strengths are seen as Nature, wilderness, wildlife, beautiful surroundings accessible by car, Abundance of water, a very strong renewable resource, Low property prices and rents (housing, land), West Coast/Waterfront location, Deep sea port, New young families, Resources (forestry, fishing).
- Forty four (44) respondents identified weakness and threats related to local economic development, including 14 non-residents. The most frequently mention weaknesses included: The road (Head Bay), Community attitude: lack of initiative/apathy/openness to change/old school mentality, Leadership/council: bylaw implementation, personal agendas, lack of implementation, bad management, this project, preventing businesses, Poor property/infrastructure maintenance, Remoteness, isolation, and Property taxes/fees are high. The most frequently mentioned threats included: Logging the Tahsis River Valley, removing the trees that enhance Tahsis, Need to expand or die, Changes in our environment.
- Thirty one (31) respondents, including 11 non-residents identified economic development opportunities. The most frequently mentioned business opportunities included: Reinvestment in the Maquinna Resort, Tahsis Motel/Spartree, bunkhouse, Develop tourism besides the fishing (hiking trails, caving, scenic tours, scuba, grease trail, photography), Redevelop the old mill area (retirement housing, on land fish farming, farmers market, flea market, RV parking, truck pull outs, mineral products, LNG, staging area for coastal shipping, Seafood/fish processing and Agriculture.

2 DETAILED SURVEY RESPONSES

2.1 Survey Responses By Question

In total, 75 individual responses were received including 21 non-resident property owners. Following is a summary of those responses. Where applicable, comparison between resident and non-resident responses is provided.

1) Do you live full time in the Village of Tahsis?

Of the 69 who responded, 49 were from Tahsis, and 20 from elsewhere. Six respondents chose not to answer.

Answer Options	Response Percent	Response Count
Yes	71.0%	49
No	29.0%	20
<i>answered question</i>		69
<i>skipped question</i>		7

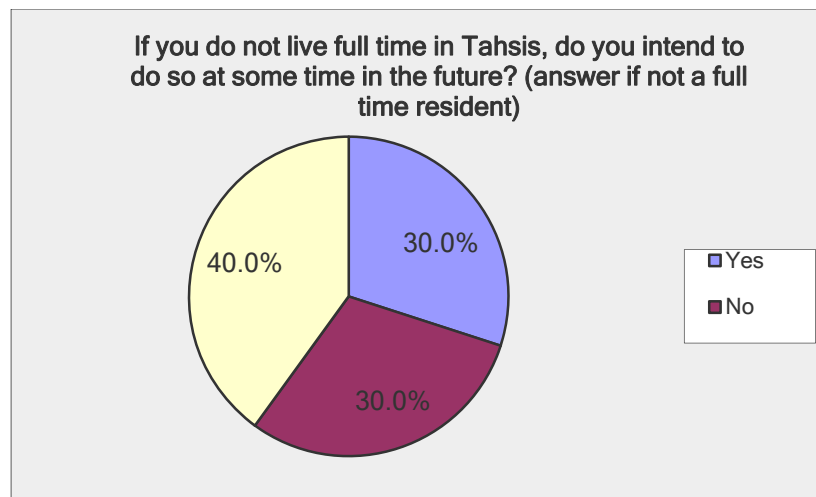
2) If you do not live in Tahsis, where is your permanent place of residence?

Of the 21 non-resident respondents, 5 (23.8%) live on Vancouver Island, 7 (33.3%) on the B.C. mainland, 4 (19%) from other parts of Canada, and 5 (23.8%) from outside of Canada.

Answer Options	Response Percent	Response Count
Elsewhere on Vancouver Island	23.8%	5
Metro Vancouver	23.8%	5
Other BC	9.5%	2
Alberta	9.5%	2
Other Canada	9.5%	2
Outside of Canada	23.8%	5
<i>answered question</i>		21
<i>skipped question</i>		54

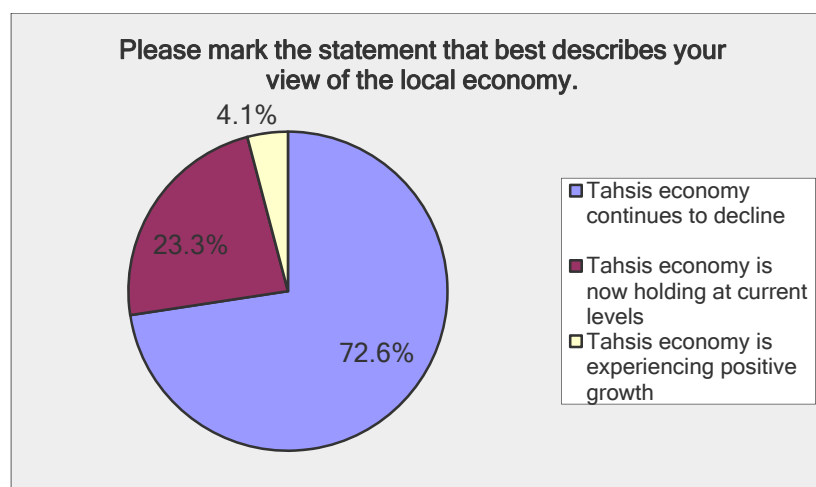
3) If you do not live full time in Tahsis, do you intend to do so at some time in the future? (Answer if not a full time resident)

Of the 20 non-residents who responded, 6 (30%) indicated that they intend to move to Tahsis at some time in the future, 6 (30%) said they would not and 8 (40%) said they didn't know



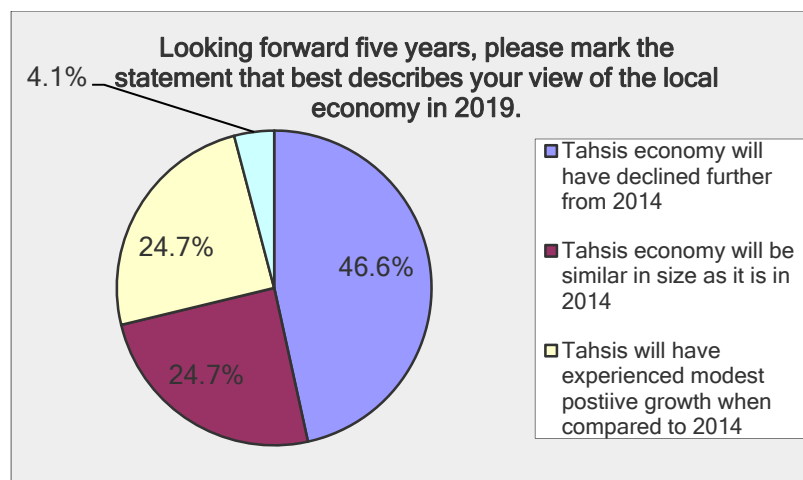
4) Please mark the statement that best describes your view of the local economy.

Almost ¾ (53 or 72.6%) of 73 respondents felt that the economy of Tahsis continues to decline. A higher proportion of residents (75.5%) held the opinion that the economy continues to decline than non-residents (65%)



5) Looking forward five years, please mark the statement that best describes your view of the local economy in 2019.

Of 73 respondents, 52 (71.3%) felt that the economy will have either declined or stayed the same by 2019. Residents were less positive about future economic growth (26.5%) compared to non-residents (36.9%)



6) Please rank the following sectors based on your view of their potential to grow the Tahsis economy.

The economic sectors seen as having the most potential for growth in Tahsis included Tourism, Artisans and Crafters, Home Based Businesses and Forestry (logging and silviculture) and Agri-food processing (including seafood). Those seen as having the lowest potential were Mining, the Public Sector and Research. Forestry Value Added, Alternative Energy and Wild Crafting were seen as having modest potential. Residents and non-residents held relatively similar views on sectors with economic potential.

Answer Options	no potential	some potential	average potential	good potential	excellent	Rating Average	Response Count
Tourism	1	9	19	22	20	3.72	71
Artisans and crafters	4	23	13	14	16	3.21	70
Home based businesses	4	21	14	18	13	3.21	70
Forestry (logging and silviculture)	0	28	14	23	5	3.07	70
Agri-food processing (including seafood)	5	23	14	20	8	3.04	70
Forestry (value added and processing)	6	18	23	18	4	2.94	69
Alternative Energy (e.g., wave, wind, bioenergy)	9	23	9	15	11	2.94	67
Wild crafting and gathering (e.g., mushrooms, berries, botanical forest products)	9	27	11	12	12	2.87	71
Research	12	21	11	12	9	2.77	65
Public sector (e.g., educational and health services)	12	26	19	5	7	2.55	69
Mining	20	26	12	8	4	2.29	70
						<i>answered question</i>	71
						<i>skipped question</i>	4

7) Please rank the importance of the following economic development goals for the community.

The most important goals for an economic development strategy are creating more local jobs, creating sustainable employment, and growing the local population. Non-residents placed a higher priority on enhancing the quality of life than did local respondents

Answer Options	not important	somewhat important	important	very important	extremely important	Rating Average	Response Count
Creating more local jobs	0	1	5	14	50	4.61	70
Creating sustainable employment	0	0	5	19	47	4.59	71
Growing the local population	1	7	11	17	35	4.10	71
Improving family incomes.	0	2	16	30	22	4.03	70
Enhancing the quality of life	0	7	20	15	28	3.91	70
Increasing the business tax base	3	7	19	21	20	3.69	70
<i>answered question</i>							71
<i>skipped question</i>							4

8) What are your primary concerns about the economy of the Village and local area?

Following is a listing of all the concerns and related comments presented in the survey responses. They are roughly into “themes” of similar responses. The themes are not in any order or priority.

- I have to leave town to work so I am not home for days, weeks sometimes.
- Lack of work that can support a house and costs of life
- There are not jobs here now that can attract families to live here full-time.
- Population loss and lack of services
- This town has barely any people here and even fewer jobs in town.
- That the population continues to decrease and more people buy out of Tahsis.
- Thanks to lack of employment there is no room for growth in the community.
- Our population has shrunk to the point it has a hard time supporting any local economy. It is very difficult to open a business with so few local customers.
- Every year businesses close. The decline in active businesses in the last ten years I have been in Tahsis is alarming. Only 1 or 2 businesses appear successful (Westview and the town store).
- Residents leaving because there is little here in the way of facilities to attract a resident. Only two businesses in the winter and one (grocery store) is exploitive.
- Inability to find competent workers or contractors for professional work
- We rare losing services and barely keeping our rec center running as well as the school.
- There are little or no jobs, unfair service charges.
- That economy will decline even more and that there are no jobs
- Each year we return there is a loss of another service with nothing to replace.
- Without employment for residents of Tahsis the situation is likely to degrade further
- The population has a large number of people with fixed incomes (i.e. social services, disability pensions, seniors).
- We continue to lose more than we are gaining.
- At present, we don't have an available labour force,

- With the exception of silviculture (thanks Nootka Reforestation) we haven't seen any population growth from the forest industry and we are unlikely to see any growth from that sector as it is too sporadic for people to relocate their families here.
- Public sector growth is unlikely - we will be lucky to maintain our current level of employment over the next few years. The good news is that one employer with as few as a dozen well-paying jobs would be a huge boost.
- The lack of tax payers in the community - declining property values. Too many people living off welfare. Not enough jobs to retain willing workers
- Tourism is not helping our economy!!!! Businesses are not surviving. We need an industry to bring families here and create jobs!
- The local economy has been stagnant for a number of years since the mill closed over a decade ago. Tourism related activities like sport fishing and ecotourism have grown modestly but not to the level that would promote the development of local businesses to the level required to drive growth in the village. Lack of amenities such as accommodations, restaurants, local production of food (agriculture, specialty foods) is essentially non-existent other than the community garden, Lack of tourist related activities such as hiking, biking, services for non-fishing related activities for wives and families of fishermen are very limited.
- Too much of the Tahsis economy depends on the two months of summer. Ideas have to be generated to provide employment that lasts year round. Only in this way will we increase population, keep the school open and have a bigger consumer base. Some residents tend not to buy any merchandise available in Tahsis. When they do all their shopping out of town, it weakens the services we have available and limits future expansion.
- The locals do not support the local businesses.
- One patron appears to have a strong hold on the village and the residents.
- There is a local year round business that seems only to want to gouge the public and appears to not put back anything into the village.
- My greatest concern is the infrastructure of the Village, its decline and the cost to the Village to maintain and upgrade. In particular...the water.
- If we don't have good structures...they will not come.

- Where do families take children to play if they are visitors and where can adults go to enjoy an evening out on the town?
- Are we beating a dead horse?
- You bring the whip I'll bring the horse.
- The minute you claim tourism is going to save us you will lose all credibility. For us who have been here for thirty years, we've heard it all before.
- Why would someone visit Tahsis is a good question.
- Too many to list at this time.
- Reality needs to be in check. Not much growth in the community for the last 10 years this is a reality!
- Who fricken cares about the mills, they're gone!

- Tourism should be a huge bonus for our village, but that is not a sustainable income for families to live off year round!
- Potential for eco-tourism needs to be addressed and acted upon.
- Continued enhancement of walking trails and the gateway to Nootka Island.
- Need to work on more tourist based attractions and local employment options.
- The future of Tahsis will likely be geared to developing tourist related business that could drive local employment and attract new residents (especially younger people). A step change is required in stimulating the creation of new offerings in the village that would attract both tourists and full-time residents.

- Low cost housing will attract new residents, but if there are no jobs to sustain them once they're here, they become little more than tax revenue or another abandoned property.

- Make the low real estate values work for the village vs against, i.e, attract young couple/families with interest in eco-tourism, web based businesses, artisans, etc.
- The recreation centre is so important and needs to be used - advance more programming, set up gym classes, yoga, soccer, archery, dancing. The community has talented people who can and be encouraged to contribute.
- We need to employ people to keep our locals busy, for example a trainer at the gym. Seniors yoga, family Pilates. Or many other activities not just exercising but socializing.
- Beautification and a focus on at least one major uniqueness would go a long way to making our brand.
- Too many run-down, neglected properties negates Tahsis' best feature (the pristine, natural beauty)
- Need to clean the town more like removing junk that isn't useful anymore. Makes for a tidy town.
- Clean up the village. A lot has been done but needs to continue. First impressions are important
- Clean up the Town
- The town is overgrown and rundown and this is a fact.
- We need to Beautify our Village for the tourism we do get.
- I am very concerned that the provincial government is unsupportive of this resource-based community, given that the community does not elect a Liberal MLA.
- Victim of BC's boom and bust cycle. Not enough emphasis by all levels of governance for local sustainability.
- Added expenditures for the municipality due to downloading from senior levels of government. (e.g., landfill closure) and the withdrawal of existing services for the community, e.g., removal of resident RCMP)
- The First Nations treaty process is in progress and until this decision is made, an air of uncertainty remains. No decision regarding land use or intertidal/deep water development is meeting with any success without our First Nations involvement.
- Gateway to the Nootka Sound and Birthplace of BC. Not enough 1st Nation's history and settlement.
- What about the reserve? If we could attract the Mowachat Muchalalaht Nation to populate the reserve and partner on an aquaculture project that may be a start.
- I would like to see more First Nations involvement; this can only be beneficial to all.
- The biggest economic growth over the next few years will be directly related to the First Nations. We need to establish better relations and be part of their plan.
- There are some developers willing to participate in the local economy but they seem to be having difficulty for political reasons.
- The current council refuses to support most local business and have a poor understanding of what the benefits of supporting the local businesses have to economic stability.
- Too much money is wasted on administration. I believe this should be an unincorporated village.
- There does not appear to be a plan or consensus by elected officials to facilitate economic growth. I fear that the town may not survive.
- The Village tends to discourage new economic ventures for example the proposed Synex hydro project. In addition, the Village tends to be in dispute with large landholders (to detriment of all)
- Property taxes, both residential and business are eating up the meager income of most residence of Tahsis.
- There are no incentives to attract businesses or new growth.
- Obvious favoritism to some locals and out of towners and non to others.
- First let me state that we spend 4-6 months a year at our home we own in Tahsis. Each year we return, It appears that the locals/leadership do not want to see Tahsis bloom. There are no incentives for people to start a business, when someone comes up with an idea the Village makes it next to impossible to start the business, there are mixed messages being sent.

- We have no police protection in town, a HUGE concern during fishing season, both for residence and tourists. Even considering running a bar or hotel in a town with over an hour wait for a responder is ludicrous. That hour drive is in good weather, It's much longer in the winter, putting residence, as well as the officers responding in danger.
- We have lost our local RCMP and that will have a huge impact on the economy of Tahsis in all future economic decisions and retirement.
- Instead of working together, the business are too busy cutting each other's throats
- "Too many overpaid chiefs not enough Indians" for this small community.
- Way, Way Way too much politics for such a small community.
- As long as Head Bay Road is in its current state, economic development will flounder.
- The road to Tahsis is where it all begins .
- Get that road paved with the support of Moocha Bay Resort . Build it and they will come
- Transportation - Bus service for locals and tourists from Campbell River to Tahsis year round, airline linkage that is affordable, improved highway and streets, reasonable ferry costs.
- I am most concerned that Tahsis is an "end of road" community. We need to have an option for tourism, and other north Island communities and businesses, in terms of a "circle route."
- Tahsis is at the end of the road. Until a road to Woss or Zeballos is developed, the economy and village will decline, eventually dying.
- Tourism of Tahsis would increase with the construction of a safer, more accessible road.
- That the local community actively try to set and meet targets for economic growth.
- Promotion of economic opportunities to the wider community audience.
- Sustainable growth and sustainable projects.
- Tahsis needs to build on its resources by promoting it in the right markets to bring economic growth (vertical expansion).
- It also needs to focus on small cottage industry opportunities in order to achieve economic development, as in a more linear expansion.
- Attract Industry - Utilize and develop our resources - Forestry, tourism, aquaculture.
- Bring more business to town
- More jobs year round, The future of Tahsis depends on it!. Staying positive can only take you so far.
- Tahsis is my forever home in my heart, this place deserves success...how exactly is not clear.
- Using the old mill sites in some regard seems like the best way to create jobs within the community for the community.
- Next (shooting for the stars) commission a study for a land link to Nootka Island at Tahsis narrows.
- I would like to attract more families to Tahsis so the school remains viable, and the excellent work there continues.
- We need Sustainable employment, to improve job options, income, & quality of life.
- I believe that we should jump on opportunities for positive economic growth, keep businesses open (in good management), and offer jobs with good employment rates (such as mining or logging).
- Need to attract new residents of an entrepreneurial nature, who can create businesses, support existing businesses and populate the school.
- Continue to advance the potential for business ventures to succeed in the area.
- Positive thinking and involving the community in support of those businesses.
- Encourage the young people to get involved and take ownership.
- Tahsis is the perfect place as a departure point and place for marine and environmental research. Could be a satellite of some larger college or university. Also a fulltime museum

- All of the items in question 7 are of importance to economic development. Sustainable employment opportunities are the only route to economic recovery for the village, so that is the rational primary goal.
- We need to respect the environment with any business that comes as this environment is the basis for our economy. Whether it's tourism, fishing or agriculture it all comes down to maintaining a healthy environment.
- We also need to consider marketing the village as a great place to live in conjunction with the attraction of economic investment. That means looking at our civic infrastructure as an asset, not a liability.
- Creating jobs for young families so they can move here.
- We are too small for "pie in the sky ideas". Small projects that would provide employment for locals would be better than large projects that attract employment for "out of towners" that return to their home towns with their pay checks.

9) Please rank how important each development priority is in developing the economy of Tahsis.

The top development priorities are seen to be to: Attract businesses to the community, Develop appropriate infrastructure (i.e., internet connectivity), and Help exiting businesses grow and expand. Non-residents placed a higher priority on infrastructure and on Assist entrepreneurs and start-ups than residents did.

Answer Options	not important	somewhat important	important	very important	extremely important	Rating Average	Response Count
Attract businesses to the community	0	0	12	19	29	4.28	60
Develop appropriate infrastructure (i.e., internet connectivity)	2	5	11	14	28	4.02	60
Help exiting businesses grow and expand	0	5	14	20	21	3.95	60
Assist entrepreneurs and start-ups.	2	8	9	17	24	3.88	60
Reduce red tape	7	6	18	14	14	3.37	59
Offer development incentives	3	7	12	18	18	3.71	58

10) Do you have specific suggestions on development initiatives that the strategy should consider?

Only 35 of the respondents answered this question, including 12 of the 20 non-residents. Development initiatives are listed in order of the number of times they were mentioned. The most frequently mentioned initiatives related to tourism, marketing, internet connectivity and improving Head Bay road.

- Development of eco-tourism
- Eco tourism
- increase number of visitors from Europe, especially Germany - Tahsis seems to be exactly what German tourists are looking for: remoteness, wilderness, wildlife, fishing, canoeing, kayaking, but with some "comfort" infrastructure

- We may need to focus on the tourism market and how we can tap into the worldwide demand for outdoor activities.
- Advertise in Central Canada, UK, Europe - small but significant subculture of people live there who want remote, small and wild. Identify these niches and advertise Tahsis real estate, business opportunities. etc.
- Marketing and advertising. You never read about Tahsis in any magazines or see any brochures on the Ferry's.
- Market opportunities to people with money to invest - target investors/entrepreneurs.
- A specific strategy would be to advertise business lease opportunities for village owned buildings in larger centres vs putting a flyer up at local post office.
- The first requirement is to determine the most effective means of promoting Tahsis to the outside world - very few people off the Island know that Tahsis exists. Increasing the level of awareness of Tahsis coupled with development of the basic requirements to service visitors (accommodations, food services, increased options for activities) would go a long way to increasing visitor traffic and spurring the investment by more entrepreneurial individuals and groups to help kick-start development.
- Communicate with non-residents as part of the process - they may become more active in developing the community. i.e. sport fishermen who only fish and go home. See if some of them might be more inclined to contribute in some of the community development
- Having an airport may help us bring in the business executive for long weekends etc.
- Create beach/park front on the water where there is old mill and debris would make it a beautiful place to arrive to - more of a tourist destination
- Develop internet connectivity? Absurd -- it's fine.
- Ramp up the internet presence
- Regarding internet connectivity, the costs are four times that of Campbell River, and latency in Tahsis is 25% that of Campbell River. Researchers, data-based businesses will not come to a community which offers that kind of service, or rather, disservice.
- Do the work to ensure that a connector road is built so that Tahsis is not an end of the road community.
- Road connection going north from Tahsis.
- Pave the road to Tahsis
- IT Education for local business people and students in online marketing principles and internet based business
- Log home building instruction course.
- Elder care
- Waterfront asset improvement/protection. Consider 3rd party funding to create a breakwater in partnership with the hotel at south end of town
- WFP - allow land use of cedar mill site etc. for travel lift boat repair facility.
- Other adjoining properties to be developed as a golf course.
- Presently there is no tennis court
- Search for more minerals that could be mined, i.e. iron.

- Work diligently with any potential buyer to the Maquinna property to make sure this property is sold and developed. This may include using Tahsis reserve funds to consummate the deal.
- Understanding that taking away any services hurts our chances of attracting new business or keeping old business. Keep the rec. centre, the pool, the school, the library open and usable, maintain the services we already have. Don't be tempted to save money in the short term by destroying our long term potential.
- There are many acres of raw (municipal) land removed from the tax base and nothing is being done with it. These lands need to be developed to increase tax base, or sold off to help reduce the residential tax burden.
- Council has to be more in tune to development procedures and have proper staff to ensure we move ahead.
- How many "businesses" in the province are being operated as home based, or by "key personnel"? We shouldn't be paying to establish new businesses or subsidize existing ones.
- Re-institute business licensing ... it shows you have an interest in the businesses that are here.
- Lead with green initiatives to create a sustainable movement, and not another boom/bust industry
- Too many to list and I don't live there
- More housing needs to be built
- A Bakery. A Salon. Outdoor clothing And Camping equipment.
- A Spa for the ladies to attend while the men are out fishing all day. get a message or their nails done!
- Keep all projects that would reduce village operation costs. i.e.:- put in small hydroelectric projects on local streams to offset costs incurred by the village for electrical usage.
- Utilize the resources already present appropriately
- Would like to see the Mowachaht Muchalaht First Nation return to their lands. This would add to the school population, community strength and could provide partnering opportunities.
- The Village should encourage a diversity of business opportunity (appears to be focussed only on tourism)
- Tahsis needs to pursue development that can ideally be self-funding and self-sufficient. By that I mean less reliance on government grants and more investment based in nature.
- Bottle water facility. Tahsis has fantastic water and could serve many island users.
- Art retreat centre
- Limestone mining (I heard there is a fine deposit right outside town)
- Water sports camp
- We need a coffee shop.
- Easy Access to commercial fishing boat (it is impossible to buy fresh fish in Tahsis.)
- Not a specific industry but - the village has a LOT of empty real estate. Office space, heliport office, old dive shop building available right now for start-up."
- Encourage small businesses to come to Tahsis. Seasonal like Food Carts, Artisans, Fresh Farmers Markets, Bakery, another grocery store and gas station.

- Need to encourage people to open up these opportunities with tax incentives, let them use their own homes if necessary to start up (there are not a lot of buildings available for a business).
- Town hall meetings during the summer when the summer tax payers are there and encourage them to come and share their concerns.
- Need to somehow override the negative component of the village and move forward.
- There are a ton of grants out there that would help the village.
- Get a full time RCMP back into the village along with Medical services.
- Need to clean up the village, those who own homes need to be required to clean up their yards. The mill site needs to be mowed down and cleaned up.

11) Are you aware of any new or potential investment opportunities in Tahsis and area? (Please list below)

Only 27 respondents answered this question, including 5 “no” responses. Opportunities are listed in order of the number of times they were mentioned. The most frequently mentioned opportunities related to tourism, accommodations and the film industry.

- Invest in attracting more tourists from non-North American countries
- Develop tourism besides the fishing
- The sale of Maquinna and Pub with the intent to reopen would be a 12. Additional Fishing lodges and the businesses to support them such as restaurants, craft and antique shops,
- Reopen the Spar Tree and the motel.
- Hopefully the new owners of the hotel and motel will be positive for Tahsis.
- The local hotel and pub is for sale at a very reasonable price and could be used for development.
- There are 2 motel facilities for sale.
- The next big requirement is accommodations beyond existing B&B's in town. The Maquinna Hotel and the Spar Tree hotel are existing establishments that require upgrading and revitalization but could provide the much needed option to house visitors. Other offerings that would be beneficial include an improved grocery store operation, some form of spa/wellness center to offer alternative activities for visitors who are not involved daily in fishing or other activities, development of expanded hiking and nature related activities.
- Real estate - Maquinna Resort, needs much work and serious investor looking for a return on investment. Concerns re: 'investors' purchasing tax write offs or money laundering.
- Suppliers for hikers who want to explore the region but might not have all the necessary equipment
- Outfitters for hiking, canoeing, kayaking
- Film location
- Movie industry
- Shellfish Tenure
- The present NSEDC mandate has run its course and needs to be reinvented. Consider 2 corporations, one in partnership with Zeballos and the Ehatisaht, the other with Gold River and the Mowachat/Muchalat. The latter could be involved in something other than forestry/logging.
- Yes, lots of water, Let's make a water bottling plant.
- Start a tree farm.

- I think someone should look into what would need to be done to build on and fill the First Nations-owned land just outside of town. More families would be most welcome.
- Delivery of groceries from town (the existing business will close)
- Develop the caving tourism
- The old mill area is a beautiful area in a prime spot - which is completely abandoned
- Renting out rooms / houses as writer's and artist's retreats (even for longer periods)
- Large tracts of waterfront property at reasonable pricing that can be developed into retirement housing. Retired people want new maintenance free or low maintenance living
- Run of river development
- Tidal energy
- I think that land based fish farming could be done on the old saw mill site where the large saw mill was located.
- I have some ideas. However, the village council has chosen to fund consulting firms. The village should have met with residents long before this. Prior to the current survey, what has this council provided to the public? In 2012 council already struck an economic development committee. Its output amounted to 6 pp of wish lists. The economic development committee didn't even address correspondence (as given in agendas) on economic development.
- The previous council had completed research on land-based fish farms, as well as consolidated the results of the last three economic development initiatives which identified investment opportunities. Why are we repeating this exercise with fewer folks and yet another council?
- Diners or an open hotel
- Keep to myself for now
- Provincial or Federal Jail
- A NW USA University out door program already uses Tahsis as a staging point for several of its programs. Connect with them to see if they might be inclined to establish a more permanent presence in Tahsis - they might partner with existing businesses and bring similar groups with them. E.G. We talked to them last year and they were unaware of Bukwus and the surf/hike opportunities on Nootka Island. Contact Bill from the Seaside RV - he has their contact info and knows them (The University that is)
- Proposed Synex hydro project
- Logging opportunities with Western Forest and others (community forest?)
- Gas station and auto service. A car wash, sandwich shop etc. are totally possible.
- The rec center could have a major impact on the community. Having movie nights, dances, live entertainment along with farmers markets (Saturday markets) is totally possible.
- Encourage scenic boat rides, hikes etc., especially for wives of fisherman who do not fish.
- A fish processing place for fisherman to take their catch and have cleaned, fileted, packaged, frozen and kept until they are ready to go. St. Jeans outlet for fishermen to send their catch in to have canned or smoked (like at Moutcha Bay).

12) What strengths or positive factors do you see in Tahsis that could contribute to future economic growth?

Forty (40) respondents answered this question, including 13 non-residents. Strengths are listed in order of the number of times they were mentioned. Key strengths are seen as Nature, wilderness, wildlife, beautiful surroundings accessible by car, Abundance of water, a very strong renewable resource, Low property prices and rents (housing, land), West Coast/Waterfront location, Deep sea port, New young families, Resources (forestry, fishing).

- Nature, wilderness, wildlife, beautiful surroundings accessible by car
- Abundance of water, a very strong renewable resource
- Low property prices and rents (housing, land)
- West Coast/Waterfront location
- Deep sea port
- New young families
- Resources (forestry, fishing)
- Excellent hydro
- Trails, grease trail
- Historical town/area and First Nations history
- Mill sites
- Hydroelectric potential
- Land suitable for industry or land based fish farm production
- Recreation/Tourism (but, other places in the Province)
- K-12 school building capable of 400 students.
- Proximity to Nootka Island
- Fishing lodges play a very important role in people coming to Tahsis
- Intertidal shellfish lease is uniquely situated,
- Nice town/lifestyle
- Safe/protected ocean access/recreation
- Village lands (e.g., Liener River)
- Housing inventory (tax base)
- Specialized lumber for flooring
- Medical centre
- Positive relationships with the local First Nations
- Knowledgeable locals, however they are afraid to speak up because of repercussions
- Restaurant
- Heliport pads
- Post office
- Government wharf
- In home assisted living service
- Emergency services (ambulance/fire/police)
- Recreation centre
- Library

13) Do you see any weaknesses or threats that may inhibit future economic growth in Tahsis?

Forty four (44) respondents answered this question, including 14 non-residents. Threats were separated from weaknesses when reviewing the responses. Weaknesses and Threats listed in order of

the number of times they were mentioned. The most frequently mention weaknesses included: The road (Head Bay), Community attitude: lack of initiative/apathy/openness to change/old school mentality, Leadership/council: bylaw implementation, personal agendas, lack of implementation, bad management, this project, preventing businesses, Poor property/infrastructure maintenance, Remoteness, isolation, and Property taxes/fees are high

- The road (Head Bay)
- Community attitude: lack of initiative/apathy/openness to change/old school mentality
- Leadership/council: bylaw implementation, personal agendas, lack of implementation, bad management, this project , preventing businesses
- Poor property/infrastructure maintenance
- Remoteness, isolation
- Property taxes/fees are high
- Small size
- Health care facilities/Medical Services
- Ageing population
- Corporations not working with local government and the community
- Poor (local) roads/and access
- Lack of RCMP
- Prejudice voiced against our First citizens
- Low incomes
- No public transportation
- Most rental car company's don't let clients drive on unpaved roads
- Limited overnight accommodation
- Lack of a local labour force
- Banning loggers
- Closing the recreation center
- Lack of commitment from provincial government to sustain the community
- Poor funding for education
- Lack of year round businesses
- Children in school are declining
- Declining population of tax paying citizens
- Many people who move here are low income/ retirees/ marginalized Discouraging new businesses particularly in resource development
- Poor connectivity
- Drugs
- Allowing businesses to operate out of their homes if necessary until suitable buildings might become available
- Not allowing home owners a say/chance to vote on items that affect them
- No Chamber of Commerce
- Lack of services

The most frequently mentioned threats included: Logging the Tahsis River Valley, removing the trees that enhance Tahsis , Need to expand or die, Changes in our environment.

- Logging the Tahsis River Valley, removing the trees that enhance Tahsis
- Need to expand or die
- Changes in our environment.
- Peak Oil production and its effects on global economies
- Losing access to the beach area.
- 'Investors' purchasing tax write offs or money laundering.
- Perception that the community is dying by outsiders
- The new well might possibly hurt the health of the entire population

14) Are there any business or other economic opportunities in Tahsis that are currently not being taken advantage of? (List)

Thirty one (31) respondents answered this question, including 11 non-residents. Economic opportunities are listed in order of the number of times they were mentioned. The most frequently mentioned business opportunities included: Reinvestment in the Maquinna Resort, Tahsis Motel/Spartree, bunkhouse, Develop tourism besides the fishing (hiking trails, caving, scenic tours, scuba, grease trail, photography), Redevelop the old mill area (retirement housing, on land fish farming, farmers market, flea market, RV parking, truck pull outs, mineral products, LNG, staging area for coastal shipping, Seafood/fish processing and Agriculture.

- Reinvestment in the Maquinna Resort, Tahsis Motel/Spartree, bunkhouse
- Develop tourism besides the fishing (hiking trails, caving, scenic tours, scuba, grease trail, photography)
- Redevelop the old mill area (retirement housing, on land fish farming, farmers market, flea market, RV parking, truck pull outs, mineral products, LNG, staging area for coastal shipping)
- Seafood/fish processing
- Agriculture/Food security –community garden, Pete’s farm, ocean
- Education/Research (A NW USA University out door program already uses Tahsis as a staging point)
- Trails (Zeballos, Grease trail, hut to hut)
- Film location
- Run of river hydro development
- Road connection to Zeballos
- Medical marijuana, ample power at hand, limited access, easy to police, large unskilled workforce of labour. It could even have grown the post office staff as it is a supplier direct by mail. Steady jobs with benefits, May have missed the boat.
- First Nations - develop projects of mutual interest

- Could we get the plans to one of Captain Cooks collier designed ships and build a replica here in Tahsis. The ship being built would be a huge focal point and when completed could serve as a guest carrying vessel visiting First Nations villages and historical site all over the coast.
- Fix up/resell empty houses
- Diner
- An open hotel
- Use of waste wood
- Botanical forest products
- Farmers markets(Saturday markets)
- Invest in attracting more tourists from non-North American countries
- Delivery of groceries from town (the existing business will close)
- Tourism suppliers for hikers
- Outfitters for hiking, canoeing, kayaking
- Renting out rooms /houses as writer's and artist's
- Tidal energy
- Provincial or Federal Jail
- Proposed Synex hydro project
- Logging opportunities with Western Forest and others (community forest?)
- Improved grocery store operation
- Some form of spa/wellness center
- The delivery company owner/driver is retiring at the end of this month. There is an opportunity for someone to take over and grow that business.
- Processing local timber
- The empty heliport office
- The empty wing of the school
- There is a niche for a mechanic doing brakes and tires.