



**REGULAR MEETING OF COUNCIL**  
**Tuesday, October 25, 2016 @ 7:30 PM**  
**George Fraser Room, Ucluelet Community Centre,**  
**500 Matterson Drive, Ucluelet**

**AGENDA**

	Page
1. CALL TO ORDER	
2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY	
We acknowledge the Yuułu?í?ath First Nations on whose traditional territories the District of Ucluelet operates.	
3. ADDITIONS TO AGENDA	
4. ADOPTION OF MINUTES	
4.1. October 11, 2016 Regular Minutes	5 - 14
<a href="#">2016-10-11 Regular Minutes</a>	
5. UNFINISHED BUSINESS	
6. MAYOR'S ANNOUNCEMENTS	
7. PUBLIC INPUT, DELEGATIONS & PETITIONS	
8. CORRESPONDENCE	
8.1. Request for Support re: Raising Awareness of Human Trafficking and Sexual Exploitation Cathy Peters, North Vancouver	15 - 18
<a href="#">C-1 Human Trafficking Legislation</a>	
8.2. Request for Endorsement re: Expand the Scope of BC's Tobacco and Vapour Products Control Act Canadian Cancer Society	19 - 22
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8.3. Request for Financial Support re: Port Alberni Food Programs Alberni Valley NeighbourLink Society	23 - 25
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8.4. Request for Action re: Residential Inclining Block Rate British Columbia Utilities Commission	27 - 28
<a href="#">C-4 BC Utilities Commission</a>	
8.5. Request to Circulate re: Seniors' Health Care Town Hall Gord Johns, Member of Parliament	29 - 30
<a href="#">C-5 Seniors Health Care Town Hall</a>	

## 9. INFORMATION ITEMS

- 9.1. Letter to Minister Bond re: Resort Municipality Initiative  
Sun Peaks Mountain Resort Municipality  
[I-1 Letter to Minister Bond](#) 31 - 35
- 9.2. UBCM Follow-up from the Honourable Peter Fassbender  
Ministry of Community, Sport, and Cultural Development  
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- 9.3. Wastewater Treatment Facility Funding Request  
Minister of Infrastructure and Communities  
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## 10. COUNCIL COMMITTEE REPORTS

- 10.1 Councillor Sally Mole  
*Deputy Mayor April – June*
- Ucluelet & Area Child Care Society
  - Westcoast Community Resources Society
  - Coastal Family Resource Coalition
  - Food Bank on the Edge
  - Alberni Clayoquot Regional District - Alternate
- => *Other Reports*
- 10.2 Councillor Marilyn McEwen  
*Deputy Mayor July – September*
- West Coast Multiplex Society
  - Ucluelet & Area Historical Society
  - Wild Pacific Trail Society
  - Vancouver Island Regional Library Board – Trustee
- => *Other Reports*
- 10.3 Councillor Mayco Noel  
*Deputy Mayor October – December*
- Ucluelet Volunteer Fire Brigade
  - Central West Coast Forest Society
  - Ucluelet Chamber of Commerce
  - Clayoquot Biosphere Trust Society - Alternate
  - Tourism Ucluelet
  - Signage Committee
  - Community Forest Board
- => *Other Reports*

- 10.4 Councillor Randy Oliwa  
*Deputy Mayor January – March*
- Vancouver Island Regional Library Board - Alternate
  - Harbour Advisory Committee
  - Aquarium Board
  - Seaview Seniors Housing Society
  - Education Liaison
- => *Other Reports*

- 10.5 Mayor Dianne St. Jacques
- Alberni-Clayoquot Regional District
  - Coastal Community Network
  - Groundfish Development Authority
  - DFO Fisheries Committees for Groundfish & Hake
  - Pacific Rim Harbour Authority
  - Pacific Rim Arts Society
  - Whale Fest Committee
- => *Other Reports*

## 11. REPORTS

- |       |   |         |
|-------|---|---------|
| 11.1. | Expenditure Voucher G-17/16<br><i>Jeanette O'Connor, CFO</i><br><a href="#">R-1 Expenditure Voucher</a>   | 43 - 45 |
| 11.2. | Information Report on Marine Drive and Wild Pacific Trail Connector<br><i>Warren Cannon, Superintendent of Public Works</i><br><i>Abigail Fortune, Director of Parks and Recreation</i><br><a href="#">R-2 Wild Pacific Trail Connector</a> | 47 - 50 |
| 11.3. | Request to Exempt Lot 29, Plan VIP79602 from Section 512 of the Local Government Act<br><i>John Towgood, Planner 1</i><br><a href="#">R-3 Staff Report Request to Exempt Lot 29</a>   | 51 - 55 |
| 11.4. | Alberni-Clayoquot Regional District Crown Referral No. LC16011<br><i>John Towgood, Planner 1</i><br><a href="#">R-4 ACRD Crown Referral Request</a>   | 57 - 62 |

## 12. LEGISLATION

- |       |  |         |
|-------|--|---------|
| 12.1. | Zoning Amendment Bylaw No. 1209 - First and Second Reading Report<br><i>John Towgood, Planner 1</i><br><a href="#">L-1 Staff Report Proposal to Amend Bylaw 1160</a> | 63 - 66 |
| 12.2. | District of Ucluelet Zoning Amendment Bylaw No. 1209, 2016<br><a href="#">L-2 Zoning Amendment Bylaw No. 1209</a>  | 67 - 69 |

- |       |  |         |
|-------|--|---------|
| 12.3. | Official Community Plan Amendment Bylaw No. 1210 - First and Second Reading Report<br><i>John Towgood, Planner 1</i><br><a href="#">L-3 Staff Report Proposal to Amend OCP</a>     | 71 - 73 |
| 12.4. | Official Community Plan Amendment Bylaw No. 1210, 2016<br><a href="#">L-4 District of Ucluelet OCP Bylaw</a>   | 75 - 76 |
| 12.5. | Zoning Amendment Bylaw No. 1208 - Third Reading Report<br><i>John Towgood, Planner 1</i><br><a href="#">L-5 Staff Report Proposal to Amend Zoning Bylaw</a>                        | 77 - 81 |
| 12.6. | District of Ucluelet Zoning Amendment Bylaw No. 1208, 2016<br><a href="#">L-6 Amended Bylaw No. 1208</a>   | 83 - 87 |
| 12.7. | Ucluelet Municipal Property Tax Exemption Bylaw No. 1207 - Fourth Reading Report<br><i>Jeanette O'Connor, CFO</i><br><a href="#">L-7 Tax Exemption Bylaw for the 2017 Tax Year</a> | 89 - 91 |
| 12.8. | Ucluelet Municipal Property Tax Exemption Bylaw No. 1207, 2016<br><a href="#">L-8 Tax Exemption Bylaw for the 2017 Tax Year</a>  | 93 - 95 |
| 13.   | LATE ITEMS <ul style="list-style-type: none"><li>• Late items will be addressed here as addenda items</li></ul>  |         |
| 14.   | NEW BUSINESS   |         |
| 15.   | QUESTION PERIOD  |         |
| 16.   | CLOSED SESSION   |         |
|       | <i>Procedural Motion to Move In-Camera:</i><br>THAT the meeting be closed to the public in order to address agenda items under Section 90(1) of the <i>Community Charter</i> .     |         |
| 17.   | ADJOURNMENT  |         |



**DISTRICT OF UCLUELET**  
**MINUTES OF THE REGULAR COUNCIL MEETING**  
**HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE**  
**Tuesday, October 11, 2016 at 7:30 PM**

Present:       **Chair:**           Mayor St. Jacques  
                   **Council:**       Councillors McEwen, Oliwa, Mole, and Noel  
                   **Staff:**           Andrew Yeates, Chief Administrative Officer;  
                                   Morgan Dossall, Deputy Clerk

Regrets:

**1. CALL TO ORDER**

1.1 Mayor St. Jacques called the meeting to order at 7:30 pm

**2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY**

2.1 Mayor St. Jacques acknowledged the Yuułu?it?ath First Nations on whose traditional territories the District of Ucluelet operates

**3. ADDITIONS TO AGENDA**

3.1 Council approved discussing the Recreation Commission Open House under New Business

**4. ADOPTION OF MINUTES**

4.1 **September 13, 2016 Regular Minutes**

2016-347               **It was moved by Councillor Oliwa and seconded by Councillor McEwen**  
                                   *THAT Council approve the September 13, 2016 Regular Minutes as amended.*  
**CARRIED.**

**5. UNFINISHED BUSINESS**

**6. MAYOR'S ANNOUNCEMENTS**

6.1 Council offered condolences to the friends and family of Flo Henry, who recently passed away. Council acknowledged her years as a District Councillor from 1991 - 1996 and her importance to the community. A memorial service will be held October 15 at 2pm at the Ucluelet Community Centre.

**7. PUBLIC INPUT, DELEGATIONS & PETITIONS**

7.1 R. Myck thanked Council for the installation of new street lights along Marine Drive, and inquired as to expected completion of the pathway

- Council responded that timelines will form part of the quotes currently being collected by the District for the work; the District has one quote but must receive at least three per its Procurement Policy

**7.2** *R. Alexander* noted that he is working with the other seafood processors following the noise complaints raised at the last Harbour Authority meeting to come up with a plan to mitigate nuisance scenarios; he noted that their group would like to work with Council to discuss ideas on what they can do collectively to educate processors while being supportive of the industry

## **8. CORRESPONDENCE**

### **8.1 Request for Participation re: Pitch-In Week, April 22 to 29, 2017 Pitch-In Canada Volunteer Society**

2016-348 **It was moved by Councillor McEwen and seconded by Councillor Mole**  
*THAT Council receive correspondence item "Request to Participate re: Pitch-In Week, April 22-29, 2017" for information.*

CARRIED.

### **8.2 Request for Support re: 4th Annual Provincial Eating Disorders Awareness Campaign Family Services North Shore**

2016-349 **It was moved by Councillor Mole and seconded by Councillor McEwen**  
*THAT Council receive correspondence item "Request for Support re: 4th Annual Provincial Eating Disorders Awareness Campaign" for information.*

CARRIED.

## **9. INFORMATION ITEMS**

2016-350 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**  
*THAT Council receive information items 9.1 through 9.3 as a block.*

CARRIED.

### **9.1 Presentation of BCRB 2016 Strategic Work Plan BC Road Builders and Heavy Construction Association**

### **9.2 24th Annual Affordable Housing Conference - November 20 to 23, 2016 BC Non-Profit Housing Association**

### **9.3 Congratulations on Achievement of Carbon Neutrality UBCM Green Communities Committee**

## 10. COUNCIL COMMITTEE REPORTS

### 10.1 Councillor Sally Mole *Deputy Mayor April – June*

#### **Ucluelet & Area Child Care Society**

- Participation numbers are up in the afterschool program; Councillor Mole will speak to the Society about space requirements and report back to Council at the next meeting

#### **Westcoast Community Resources Society**

- AGM was held last week in Tofino; board elected two new members: Clodagh O'Connell and Jenny Touchie

### 10.2 Councillor Marilyn McEwen *Deputy Mayor July – September*

#### **West Coast Multiplex Society**

- Met on October 3, 2016; society invited all 8 communities to participate and hear Peter MacLeod from Recreation Excellence, which is the company creating the new business plan; discussion included the scope of the company's work, uses for the facility and demand for use, operating costs/revenues, potential management and operational models, and strategies for successful operation of the facility; there were two operating management models that were the most well-received, including forming a society to manage the facility, or hiring a consultant; the next meeting is set for November, with all communities invited again to attend

#### **Ucluelet & Area Historical Society**

- The society attended the removal of the Canadian Princess on September 30; the society received some pieces of the ship including log books, a ships wheel, and a binnacle
- Met on September 27 to update their lighthouse business plan; society is still interested in the Parks Canada lot on Bay Street as a potential museum location; Parks Canada will be demolishing the house and putting the lot up for sale; Heritage BC is seeking nominations for Japanese-Canadian places of historic significance; society is deciding whether to nominate two or three settlements in

the area or to just nominate Ucluelet as a whole; society is meeting again next week

### **Wild Pacific Trail Society**

- Statistics are in for 2012 to 2016, which cover all 4 loops during the months of June thru September; 2012 had 32,000 people; 2013 had 110,000 people; 2014 had 149,000 people; 2015 had 295,000 people; and 2016 had 395,000
- Next meeting is October 13

### **Vancouver Island Regional Library Board – Trustee**

- Met September 17; board adopted a balanced budget of \$35,583,706; the municipal and rural levies will see an average increase of 4.25% from last year (a per-capita increase of \$1.59)

### **=> Other Reports**

- Council attended the Union of BC Municipalities (UBCM) convention in Victoria for September 26-30; had several meetings with Ministers to push cases important to Ucluelet forward
- Tourism Vancouver Island Conference was held in Ucluelet on October 4-6; feedback from delegates were very positive
- Vancouver Island University students have started gathering public input on the Official Community Plan; Council was at the ANAF market last Friday to collect community feedback also
- Budget meetings have started as of last Friday and will go until November 15
- Councillor McEwen attended the September 22 celebration for high speed internet held in Tofino; federal Minister Virk was in attendance, as was Mayor Osborne, BC Hydro, Telus, and the All Nations Trust Company

### **10.3 Councillor Mayco Noel** *Deputy Mayor October – December*

#### **Ucluelet Volunteer Fire Brigade**

- Quarterly meeting held recently; fire crew is excited about the new fire truck coming next year; crew attended spill training with first responders; Columbia Fuels is also having a spill drill on October 13; crew will do HAZMAT

training November 18 - 20 with Tofino's fire crew; Tofino and Ucluelet crews are working well together, have mutual aid agreements and shared training; will have their Christmas party on December 3

### **Ucluelet Chamber of Commerce**

- The visitor centre is open 7 days a week, from 10am to 5pm; the in-town Chamber office is open Wednesday - Friday from 9:30am to 4:30pm
- The visitor centre recently received a certificate of excellence from TripAdvisor; membership numbers are on the rise; the Chamber was involved in the Tourism Vancouver Island conference preparations, and the conference was fantastic; the sailpast event is coming up on December 14; Midnight Madness will be December 2; the Marathon will be June 11, 2017; and the Van Isle will be June 18-21, 2017

10.4 Councillor Randy Oliwa  
*Deputy Mayor January – March*

### **Harbour Advisory Committee**

- The next Harbour Authority meeting is November 15; the commission will be reviewing the harbour business plan and communication strategy for harbour users at their next meeting

### **Aquarium Board**

- Aquarium is reporting their best year ever; staffing is still a struggle, with a key factor being the availability of affordable long-term housing; 3 board members have had to step down, so there are currently vacancies; the AGM will be in November; with the age of the building, maintenance costs are starting to increase, but the Aquarium should have the revenue to offset rising costs

### **Seaview Seniors Housing Society**

- Forest Glen formed the Forest Glen Expansion select committee; the committee met this morning to determine their Terms of Reference, goals and timelines; there are 5 sitting on the committee, and it will run until January, which coincides with their deadline on reporting out; committee determined that their first step is planning how to hire a

consultant to do the needs assessment (preliminary work for this is underway)

=> **Other Reports**

- Highlight from UBCM was a meeting with Ministry of Education staff, who outlined the Board of Education's role in the construction of new schools on the west coast; Councillor Oliwa discussed the status of the capital plan with west coast trustee Gurmail Auijla; the board were to submit a capital plan to the Ministry of Education that included options for west coast schools, from renovations and seismic upgrading to building a single K-12 school, to renovating Wickaninnish elementary school

10.5 Mayor Dianne St. Jacques

**Alberni-Clayoquot Regional District**

- Long Beach Airport Advisory meeting held September 21; discussed the potential renaming of the airport as part of the current marketing strategy; no decisions yet, but will have more discussion and include both Chambers of Commerce and Tourism groups; ACRD staff also investigating the legal process and costs for changing the airport name; landing lights installation is complete; will potentially be mid-November when lights receive certification from Transport Canada
- West Coast Committee meeting held September 21 in Tofino; discussed Recreation Excellence and gave opinions to Peter MacLeod; committee was notified today that Recreation Excellence is aiming to have another discussion with Tofino, Ucluelet, and Area C together
- ACRD Board approved new recycling containers in the budget; new recycling containers may be available by the spring to make it easier for both residents and the contractors to recycle
- Pacific Rim National Park discussed the Traverse Trail; Parks Canada plans to start at the trail near the Goldmine Trail; the Traverse Trail will be a loop; Ucluelet would need to extend the multi-use path from the junction to the parking lot of the Goldmine Trail to create the link-up; Ucluelet will work with the Area C Director to move this forward; thus far, Parks Canada is on track to achieving their anticipated completion date of April 2018

**DFO Fisheries Committees for Groundfish & Hake**

- Regional Fisheries committee met September 14; committee is still missing a Provincial member at the table, but the federal Ministry was in attendance; committee received a report on Sockeye, which was good; Coho is showing good numbers; Chinook is showing low returns; Nootka and Nitinat doing Chum planning; low water levels have led to some closures; committee asked DFO about how the committee can participate in the federal governments review of the *Fisheries Act*; shrimp fishery was closed in June due to the by-catch but will open again in May; committee had sent a letter to the government with regards to frozen-at-sea factory ships; committee received a reply that the government were seeking feedback from their various committees but there was no role for community comments at this time; committee will be responding back by asking for coastal communities to be able to respond in some way

=> **Other Reports**

- Council attended the UBCM convention in Victoria; Council met with Ministries to discuss schools, highways, Peninsula Road upgrades/improvements, fisheries, and policing
- OCP review process has begun; students were in Ucluelet last week; students had questionnaires and reached 200 people in the morning alone; the questionnaire is online and all are encouraged to participate; students will be back on October 29 to host a world café in the main hall of the Community Centre; students will bring forward topics that surfaced from the first input event, as well as collect new comments; students are willing to meet privately with community groups as well - public is asked to let Council or the District know if they are interested

2016-351

**It was moved by Councillor Noel and seconded by Councillor McEwen.**  
*THAT Council accept all committee reports as presented.*

CARRIED.

## 11. REPORTS

### 11.1 Expenditure Voucher G-16/16 *Jeanette O'Connor, CFO*

2016-352

**It was moved by Councillor Mole and seconded by Councillor Oliwa**  
*THAT Council receive Expenditure Voucher G-16/16 for information.*

CARRIED.

## 11.2 Presentation of April 12, 2016 Business Walk Survey Results

*Morgan Dosdall, Deputy Clerk*

- 2016-353            **It was moved by Councillor McEwen and seconded by Councillor Mole**  
                          *THAT Council receive the "2016 Business Walk Survey Results" report for*  
                          *information.*

CARRIED.

## 11.3 Clean Water and Wastewater Fund Application

*David Douglas, Manager of Finance*

- 2016-354            **It was moved by Councillor McEwen and seconded by Councillor Mole**  
                          *THAT Council receive the "Clean Water and Wastewater Fund Application"*  
                          *report for information.*

CARRIED.

## 12. LEGISLATION

### 12.1 District of Ucluelet Fire Truck Loan Authorization Bylaw - Adoption Report

*Jeanette O'Connor, Chief Financial Officer*

- 2016-355            **It was moved by Councillor McEwen and seconded by Councillor Noel**  
                          *THAT Council approve recommendation 1 of legislative report item "District of*  
                          *Ucluelet Fire Truck Load Authorization Bylaw", which states:*  
                          *1. THAT Council give Fourth Reading to proposed District of Ucluelet Fire*  
                          *Truck Load Authorization Bylaw No. 1195, 2016.*

CARRIED.

Councillor Oliwa left the room at 8:11 pm

### 12.2 District of Ucluelet Fire Truck Loan Authorization Bylaw No. 1195, 2016

- 2016-356            **It was moved by Councillor Noel and seconded by Councillor McEwen**  
                          *THAT Council give Fourth Reading and subsequent Adoption to District of*  
                          *Ucluelet Fire Truck Loan Authorization Bylaw No. 1195, 2016.*

CARRIED.

Councillor Oliwa returned at 8:11 pm

Councillor Oliwa left the room at 8:11 pm due to a conflict of interest

### 12.3 Zoning Amendment Bylaw No. 1208, 2016 - Second Reading Report for a "Pocket Neighbourhood Residential" Use

*John Towgood, Planner 1*

- 2016-357            **It was moved by Councillor McEwen and seconded by Councillor Mole**



*THAT Council approve recommendation 1 of legislative report item "Zoning Amendment Bylaw No. 1208, 2016 - Second Reading Report for a Pocket Neighbourhood Residential", which states:*

1. *THAT Zoning Amendment Bylaw No. 1208, 2016 have second reading rescinded, be given second reading as amended and advance to a public hearing.*

CARRIED.

#### **12.4 Zoning Amendment Bylaw No. 1208, 2016**

2016-358      **It was moved by Councillor McEwen and seconded by Councillor Noel**  
*THAT Council rescind Second Reading of Zoning Amendment Bylaw No. 1208, 2016.*

CARRIED.

2016-359      **It was moved by Councillor Mole and seconded by Councillor McEwen**  
*THAT Council give Second Reading as amended to Zoning Amendment Bylaw No. 1208, 2016.*

CARRIED.

Councillor Oliwa returned at 8:12 pm

### **13. LATE ITEMS**

### **14. NEW BUSINESS**

#### **14.1 COUNCILLOR MOLE**

- Requested that Council set a date for the Recreation Commission open house; Councillor Mole noted that the skateboard park design is moving forward and expressed the benefit to having the recreation commission in gear to participate in that work
- Council agreed to set a date for an evening this month
- Council noted for the public that the open house will be for Council to meet with anyone interested in being on the Recreation Commission as well as learning more about it

#### **14.2 COUNCILLOR MCEWEN**

- Noted for the public that the Vital Signs document from the Clayoquot Biosphere Trust is now available at the District Office or Chamber of Commerce, and contains good information on the region

#### **14.3 COUNCILLOR NOEL**

- Noted for the public that the Ucluelet Volunteer Fire Brigade is doing active recruitment for 6-8 new members; applications are available at the District Office

#### 14.4 COUNCILLOR OLIWA

- Requested if Council had information on the surveying work taking place on Kennedy Hill; Mayor St. Jacques noted that the Ministry of Transportation and Infrastructure are looking to "realign" the hill
- Inquired why the District is no longer running the French program out of the Community Centre as was done successfully in recent past; if it was funded by a 3-year grant, there is grant funding available again in 2017
- Commented on the good news that the Toquaht Nation have joined the ACRD board; Kirsten Johnson is the Toquaht representative

#### 15. QUESTION PERIOD

##### 15.1 Council received questions and comments from the public with regards to:

- The Official Community Plan, process and timeline
- Conflict of Interest declaration

#### 16. CLOSED SESSION

#### 17. ADJOURNMENT

17.1 Mayor St. Jacques adjourned the regular meeting at 8:32 pm

**CERTIFIED CORRECT:** Minutes of the Regular Council Meeting held on Tuesday, October 11, 2016 at 7:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

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Dianne St. Jacques  
Mayor

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Andrew Yeates  
CAO

Mayor St. Jacques, Udelet Council,

SEP 21 2016

Dear Mayors, Councillors, Regional District Directors September 14, 2016.

We have been "raising awareness" to the issue of **Human trafficking/sexual exploitation, youth and child exploitation, youth porn use/addiction** with civic leaders in BC for the past 4 years.

This culminated in 2 UBCM Resolutions last September B53 on Human Trafficking and B80 on Rape Culture (see yellow sheet). We are encouraging civic leaders to implement and fund these resolutions.

We are also encouraging the implementation of Bill C-36 "The Protection of Communities and Exploited Persons Act" (see yellow sheet).

Human trafficking/sexual exploitation is the fastest growing crime in the world, in Canada and locally. It is a "low risk, high return" crime that has been "invisible" to the public. However, as the demand for commercial paid sex increases, due to an unhindered internet, the supply must increase, making our youth and children vulnerable and targets.

We have included 10 strategies for Councils to consider in stopping this egregious crime.

Please let us know what you are doing in your communities. Please let us know if you need more information. Please let me know if I can present to your Council.

Most Sincerely, Mrs. Cathy Peters; former inner city high school teacher, volunteer for 2 Federal MP's (John Weston- West Vancouver, BC & Joy Smith-St. Paul/Kildonan, Manitoba) , speaker and advocate addressing Human Trafficking/Sexual Exploitation in BC.

#302-150 W. 15th St., North Vancouver, BC V7M 0C4 ca.peters@telus.net

Filecode: 0220-40 2016  
X-Ref:  
Forwarded to: Council, Andrew  
 Physical  Electronic

## 10 strategies for cities and municipalities to consider:

1. Learn about the issue. Read the books "Invisible Chains" by UBC law professor Benjamin Perrin, "Pornland" by Dr. Gail Dines (world expert on porn research), have staff take the OCTIP (Office to Combat Trafficking in Persons) free online course. Encourage police to take HT course on the Police Knowledge Network.
2. Incorporate the United Nations 4 Pillars to stop Human trafficking/sexual exploitation: **Prevention, Protection, Prosecution, Partnerships.**
3. **Prevention:** raise awareness in community. "Education is our greatest weapon". ie. Children of the Street Society does school programs.
4. Encourage "Men end exploitation" movements: ie. Moosehide Campaign, Fortress Foundation (in Victoria).
5. Use communications to support a cultural mindshift. Ontario has "Saving the girl next door program", the RCMP has the "I'm Not for Sale" campaign.
6. **Protection:** help victims, have exit strategies in place for them, consider 24-7 "wrap-around programs" ie. Salvation Army "Deborah's Gate", Covenant House, Servants Anonymous.
7. **Prosecution:** increase policing budget, training and priorities. Have "john" deterrants in place, **enforce Bill C-36 "Protection of Communities and Exploited Persons Act" which addresses "demand"** ie. perpetrators, johns, facilitators.
8. Train community stakeholders: Health care workers, fire department, municipal business licensing managers to recognize human trafficking/sexual exploitation ie. Fraser Health Authority has a human trafficking protocol, Surrey Fire department is trained to recognize HT indicators.
9. **Partnerships: Collaboration:** with other cities and municipalities at local government associations, Police agencies and RCMP, 3 levels of government (civic, provincial, federal); UBCM, FCM with Resolutions.
10. No decriminalization of prostitution because the vulnerable (aboriginal girls/women, youth, children) in our communities will be targets to be lured, groomed and exploited for the sex trade. **Goal: safe communities.**

*Cathy Peters*



**B53**

**HUMAN TRAFFICKING; NCLGA Executive**

WHEREAS human trafficking is a real and devastating issue in British Columbia;

AND WHEREAS significant work & research has been done as of late to aid in the prevention and prosecution of human trafficking throughout Canada:

THEREFORE BE IT RESOLVED that UBCM call on the RCMP, local police forces and local governments to work collaboratively in order to implement the recommendations found within the National Task Force on Sex Trafficking of Women and Girls in Canada's recent report ("NO MORE' Ending Sex -Trafficking In Canada") as well as the Province of British Columbia's "Action Plan to Combat Human Trafficking."

ENDORSED BY THE NORTH CENTRAL LOCAL GOVERNMENT ASSOCIATION

UBCM RESOLUTIONS COMMITTEE RECOMMENDATION

**B80**

**RAPE CULTURE IN CANADA; NCLGA Executive**

WHEREAS sexual assaults continue to be committed across Canada, and victims are of every age, race, income and gender;

AND WHEREAS sexual assaults are under reported, and prosecution and conviction rates are low:

THEREFORE BE IT RESOLVED that UBCM advocate for an intergovernmental task force to be convened to determine the steps needed to erase the "rape culture" that is pervasive in schools, universities, workplaces and elsewhere across Canada;

AND BE IT FURTHER RESOLVED that the task force be mandated to elicit testimony from victims in order to determine the steps needed to improve the reporting, arrest and conviction rates across Canada.

ENDORSED BY THE NORTH CENTRAL LOCAL GOVERNMENT ASSOCIATION

UBCM RESOLUTIONS COMMITTEE RECOMMENDATION

## **Canadian Federal Bill C-36: “The Protection of Communities and Exploited Persons Act”**

(versus the New Zealand Model of Decriminalization):

1. **Targets the demand** by targeting the buyer of sex; the predator, pimp, trafficker, john are criminalized
2. Recognizes the seller of sex is a victim; usually female and is not criminalized
3. Exit strategies put in place to assist the victim out of the sex trade.

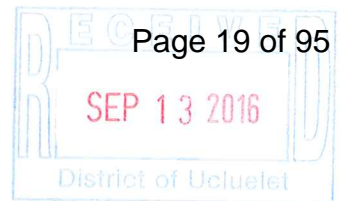
### **Reasons to say NO to legalization/decriminalization:**

- human trafficking, juvenile/child prostitution, and organized crime explodes
- sex tourism explodes (USA to Canada)
- international crime syndicates move in
- the sex industry grows and becomes legitimized and normalized in the culture
- porn/prostitution/rape culture are a toxic mix and all become normalized. Every girl and woman will become vulnerable and a possible target. Canada becomes a pimp and prey culture.
- significant violence against girls and women will increase. Prostituted girls and women currently experience extreme violence, torture, degrading and brutal acts.
- the health and the community /public safety all become compromised in our communities to the point they will not be safe, vibrant, healthy or working.
- once children are involved in the sex industry our society breaks down.
- aboriginal girls and women are the first casualties.





Canadian Cancer Society  
Société canadienne du cancer



September 8, 2016

Filecode: 0400-20 CCS  
X-Ref:  
Forwarded to: Council, Andrew  
 Physical  Electronic

Her Worship, Mayor St. Jacques of Ucluelet  
PO Box 999  
Ucluelet, BC V0R 3A0

Dear Mayor St. Jacques and Ucluelet Council,

On behalf of the Canadian Cancer Society, BC and Yukon, we congratulate the Resort Municipality of Ucluelet for implementing a bylaw that protects your citizens from tobacco exposure and modelling in outdoor public places.

We are writing to invite the Resort Municipality of Ucluelet to endorse the Society's recommendation that the BC government expand the scope of BC's *Tobacco and Vapour Products Control Act* to prohibit use in outdoor public places province-wide. We recommend that the province prohibit smoking and vaping at patios, parks, playgrounds and beaches, and include guidelines for post-secondary campuses.

We know that many BC municipalities are in favour of amendments to provincial tobacco legislation, as evidenced by the 68 communities currently sheltered with municipal or regional district tobacco bylaws, along with Resolution B92, endorsed by UBCM in 2012. A report is underway to evaluate the successes, issues and costs associated with BC's tobacco bylaws.

Outside of your community's boundaries, more than 1 million British Columbians in 125 communities do not have bylaws that prohibit smoking in outdoor public places. This patchwork contributes to tobacco-related health inequities; across the province, smoking rates in the various health service delivery areas vary from a low of 8.9% to a high of 33.6%. This exposure differential contributes to both health inequities and a larger provincial economic burden. In BC, the annual economic burden attributed to tobacco is \$2 billion.

In addition to protecting citizens from second-hand smoke exposure, smoke and vape-free outdoor places support people who want to quit smoking and provide positive role modeling for children and youth. A comprehensive provincial policy would help change social norms about tobacco use and provide equitable protection from second-hand smoke and vapour. Effective tobacco control measures save lives, financial resources and are vital to protecting the integrity of BC's healthcare system.

The Society believes that preventing half of all cancers is within our grasp and together we can support the vision to stop cancer before it starts. We appreciate your commitment to your community's health, and ask that you send us your endorsement (found on the back side of this letter) to protect the health of all British Columbians by October 31, 2016.

Sincerely,

Megan Klitch  
Tobacco Lead  
Canadian Cancer Society, BC and Yukon

Jenny Byford  
Advocacy Lead  
Canadian Cancer Society, BC and Yukon

**Megan Klitch**  
Canadian Cancer Society  
1100 Alward Street  
Prince George BC V2M 7B1  
TF 1-800-811-5666 F 250-563-0385  
mklitch@bc.cancer.ca



Canadian Cancer Society  
Société canadienne du cancer

### **Endorsement of Smoke and Vape-free Outdoor Public Places in BC**

Smoke and vape-free outdoor public places legislation would prohibit smoking and vaping in BC's outdoor public places, including restaurant and bar patios, playgrounds, parks and beaches, with ministry guidelines legislated for post-secondary campuses. "Smoking" would include burning a cigarette or cigar, or burning any substance using a pipe, hookah pipe, lighted smoking device or electronic smoking device, with some exemptions for the ceremonial use of tobacco in relation to traditional aboriginal cultural activities.

- Our community endorses a requirement in British Columbia for smoke and vape-free outdoor public places, as outlined above.

Or

- Our community endorses a requirement in British Columbia for smoke and vape-free outdoor public places, as outlined above, but with the following modifications (please list):

Name of Community: \_\_\_\_\_

Name of Mayor (or representative): \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name, phone and email for community contact: \_\_\_\_\_

\_\_\_\_\_

The names of communities that endorse this policy will be shared with the provincial government and may be used in communications with stakeholders and mass communications. Endorsement letters will be received by Megan Klitch, Tobacco Lead, Canadian Cancer Society, BC and Yukon Division, until October 31, 2016 via fax, email or mail.

**Megan Klitch**  
Canadian Cancer Society  
1100 Alward Street  
Prince George BC V2M 7B1  
TF 1-800-811-5666 F 250-563-0385  
mklitch@bc.cancer.ca





### PREVENT CANCER THROUGH HEALTHY PUBLIC POLICY

#### Key Facts

- Tobacco is a major health issue that needs the attention of political leaders.
- Almost 70 BC communities and three-quarters of BC's population are sheltered from tobacco modeling and exposure in outdoor public places. More than one million British Columbians remain unprotected.
- The Union of BC Municipalities supports smoke-free outdoor public places.

#### Rationale for outdoor smoke and vape-free policy

##### Protection from second-hand smoke

Secondhand smoke is extremely toxic. Studies of particulate matter have shown that in an outdoor setting, second-hand smoke can be as concentrated as in an indoor setting. Children experience greater impacts from second-hand smoke due to their developing immune and respiratory systems. Every year, more than 800 Canadians who don't smoke die from second-hand smoke exposure.

##### Increase motivation to quit smoking

People who smoke tend to respond to restrictions by cutting back or quitting. The majority (85.7%) of British Columbians do not smoke. Of the minority who do smoke, two-thirds want to quit and are looking for tools to help them. Several studies have shown that when smoking bans have been implemented, smokers have chosen to quit or cut back and that smoke-free patio regulations may help former smokers avoid relapse.

##### Equitable access to clean air for all British Columbians

To date, 68 communities in BC are sheltered by tobacco bylaws with stronger protections than BC's *Tobacco Control Act*. Approximately three quarters of these communities fall within the Lower Mainland and Southern Vancouver Island. Outside of these boundaries, more than 1 million British Columbians in 125 communities, many of which are rural and remote, remain unprotected from tobacco related exposure and role-modelling.

#### Recommended bylaws prohibit smoking and vaping:

- on restaurant and bar patios
- on city-managed properties: parks, playgrounds, trails, plazas, beaches, playing fields, recreation facilities and venues
- within a buffer zone of 7.5 metres of the above mentioned, as well as the doors, windows and air intakes of public buildings



Canadian Cancer Society  
Société canadienne du cancer

## Positive role modelling

Tobacco use is started and established primarily during adolescence. Since most smokers start before the age of 18, it is important to model healthy behaviours. Youth who do not see adults smoking or vaping will be less likely to view these as normal social behaviors and, thereby, are less likely to start themselves.

## Consistency can improve compliance

With universal provincial policy and broad awareness measures, BC residents and tourists will be more aware of smoking restrictions. Research tells us that when people understand what tobacco restrictions are in place and why they have been implemented, they are more likely to comply, and are also more likely to speak up, encouraging others to comply. Evaluations have found that the fear of compliance issues exceeds the actual number of compliance issues that occur.

## Canadian precedent

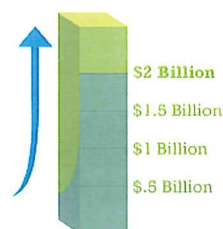
The majority of Canadian provinces and territories ban smoking on bar and restaurant patios and a growing number have recently expanded restrictions to other public outdoor places. Ontario, for example, banned smoking on restaurant/bar patios, playgrounds and sports fields, effective January 1, 2015. Smoking behaviour and exposure to secondhand smoke decreased within the first year of implementation at all affected venues, and compliance was perceived to be moderate to high with variations observed by the type of outdoor venue.

## Public Support

A 2013 Angus Reid poll conducted on behalf of the Canadian Cancer Society revealed the following support for smoke-free places policy by British Columbians:

- **Bar and restaurant patios:** 66% of adults and 79% of youth
- **Children's playgrounds:** 91% of adults and 96% of youth
- **Parks and beaches:** 66% of adults and 80% of youth

**Preventable risk factors such as tobacco use and exposure cost \$2 billion per year in BC.**



Canadian Cancer Society  
Société canadienne du cancer

[cancer.ca](http://cancer.ca)



District of Ucluelet

Ucluelet Municipal Hall

Mayor: Dianne St. Jacques

Dear Dianne,

I hope you remember me from the war of the woods hahah! John Bassingthwaite is my name and I was the chairman of Share B.C. and the chairman of Share Our Resources Port Alberni. We were much younger then, with so much energy.

I am now the chairman of a group called The Alberni Valley NeighbourLink Society, we feed children using the heading of The NeighbourLink Read and Feed Breakfast Program of the Alberni Valley.

I am enclosing an information letter that basically covers the number of schools, volunteers and man hours that encompass our yearly operation in the valley.

This will be our **ninth** year in operation and funding and volunteers are our greatest Concerns. The Breakfast Clubs Of Canada support us as much as they can and service groups and private donations from within the community help keep us afloat from year to year. The cost of food is rising each year and our budget is stretched to the limit. It cost **3000,00** dollars per month to keep this program operating each year and with grade seven students moving into the elementary schools, this year, will surely stretch our budget even tighter than last year.

Any financial help The Port Alberni Port Authority could give us would be greatly appreciated. By the way Dianne, if there is any other groups that you know, who might be approachable to our cause, please send them our way.

Thank you so much for your time on our behalf Dianne, I will address my funding letter to the Port Authority in care of you.

Blessing,

John Bassingthwaite

Phone: 250-724-0793 or e-mail: [jwbass1@hotmail.com](mailto:jwbass1@hotmail.com)

**John Bassingthwaite**

President

250 724-0793

2754 TH AVE P.A.

V9Y 2N9

Alberni Valley

NeighbourLink Society

Box 1346 Station Main

Port Alberni, BC

V9Y 7M2

Read and Feed Project

Neighbour  Link

people helping people...  
bringing hope...  
changing lives

PORT ALBERNI NEIGHBOURLINK SOCIETY  
READ AND FEED BREAKFAST PROGRAM

Port Alberni Port Authority

Dear Sir,

The Alberni Valley NeighbourLink Society (The NeighbourLink Read and Feed Breakfast Program) requires funding in order to feed the children of four school in the valley. (Alberni Elementary, Maquinna, A.W. Neill and Wood.)

We would love to be in all the schools but funding and volunteers prevent us from including all the schools in the valley.

I am enclosing a funding request in hopes that you will help us to feed a hungry child.

I am including a funding letter with meals served in 2016 and volunteer hours by our 130 volunteers.

Blessings,

John Bassingthwaite/Chairman

## PORT ALBERNI NEIGHBOURLINK SOCIETY READ AND FEED BREAKFAST PROGRAM

NeighbourLink Read and Feed Program has been feeding the children of the Alberni Valley for **9 years**. We now feed children in **four** schools and have over **130** volunteers. We are proud to say that every dollar we receive goes directly to the purchase of food. There are no paid positions in our executive board; all work is by volunteers.

From September **2015** to June **2016** the volunteers of NeighbourLink Read and Feed Program served **25,634** meals. This was done by **2,239** man hours (volunteer hours).

The **four** schools involved in our program in **2015/2016** were **Alberni Elementary, Maquinna, Wood and A.W. Neill**. We serve breakfast **five** days a week at **Alberni Elementary Maquinna** and **A.W. Neill** and **two** days a week at **Wood**.

The **Principals** and **Teachers** at the four schools, where our breakfast program is in place, have noticed a marked improvement in some children. Children are better behaved and learn more in class when they have a full stomach.

The Read and Feed Program also supplies a safe environment for children who come to school early. They listen to the stories we read to them each day and many stay until the first bell rings.

The executive of Read and Feed decided **nine** years ago that we did not want our program to be labeled the **poor kids program** and for that reason **all** children are welcomed. We could never turn a child away. Who knows what a child's reasons are for coming for breakfast? We are just happy that we can make them feel wanted.

We know the demands on the service groups and businesses, in the valley, are great. However we feel the importance of seeing a child go into class with a full stomach ready to learn would open your hearts.

Any contribution would be greatly appreciated. The monthly cost for food and drink for the four schools is **\$3000.00**. We are looking for funding for **2016** and **2017** school years and hope you would consider us.

If you require more information about our group or would like to meet one of our executives please contact me at my home phone number **250-724-0793** or e-mail your requests to [jwbass1@hotmail.com](mailto:jwbass1@hotmail.com). or to Sally Anderson at **250-724-2137** or e-mail [mygalsal@shaw.ca](mailto:mygalsal@shaw.ca). Sally is the NeighbourLink Read and Feed Coordinator.

Chairperson  
John Bassingthwaite  
NeighbourLink Read and Feed Program of the Alberni Valley.





VIA EMAIL

info@ucluelet.ca

October 11, 2016

District of Ucluelet Administration Office  
PO Box 999  
200 Main Street  
Ucluelet, BC V0R 3A0

Dear Sir or Madam:

Re: British Columbia Hydro and Power Authority and FortisBC Inc.  
Residential Inclining Block Rate Report to the Government of British Columbia

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Most residents in BC pay for electricity on a two-tier rate (known as a residential inclining block rate or a residential conservation rate). Under the two-tier rates, customers pay a lower price for electricity consumed up to a threshold and a higher price for electricity consumed above the threshold.

The BC Minister of Energy and Mines has asked the British Columbia Utilities Commission to report to the government on the impact of these two-tier rates. As part of the Commission's review, BC Hydro and FortisBC have provided reports containing data on the impacts of these rates on their customers.

We have or will be posting the attached public notice in major and community newspapers throughout the province seeking public comments on BC Hydro and FortisBC's reports. **We are also asking for your support in communicating the contents of the enclosed public notice to residents within Ucluelet.** Possible ways for you to distribute the public notice to residents in your municipality include:

- post on your website;
- discuss at any public meetings, as appropriate; and/or
- post in public spaces such as the library, city hall or recreation centre.

If possible, we would appreciate you responding to the Commission indicating what measures your municipality pursued to distribute the public notice.

More information about the process is available on the Commission's website at:  
<http://www.bcuc.com/ApplicationView.aspx?ApplicationId=506>.

If you require further information, please contact Alison Thorson, Director – Policy, Planning and Customer Relations at 1-800-663-1385 or Commission.Secretary@bcuc.com. Thank you in advance for your participation in this public consultation process.

Yours truly,

Laurel Ross

**NOTE FROM STAFF:**

The District has posted the Request for Comments notice on the District website as well as posted it to social media channels.

AT/pw  
Enclosure

## Request for Comments

### Residential two-tier electricity rates

Most residents in BC pay for electricity on a two-tier rate (known as a residential inclining block rate or a residential conservation rate). Under the two-tier rates, customers pay a lower price for electricity consumed up to a threshold and a higher price for electricity consumed above the threshold.

The BC Minister of Energy and Mines has asked the British Columbia Utilities Commission to report to the government on the impact of these two-tier rates.

### Request for your comments

As part of the Commission's review, BC Hydro and FortisBC have filed reports on the impacts these rates have had on their customers. The Commission is seeking comments on BC Hydro and FortisBC's reports.

These reports, titled BC Hydro Utility Report and FortisBC Utility Report, can be found on the Commission's website at [www.bcuc.com](http://www.bcuc.com) under Current Proceedings > BCUC RIB Rate Report > Hearing and Other Documents or <http://www.bcuc.com/ApplicationView.aspx?ApplicationId=506>.

Please provide your comments using the Commission's Letter of Comment Form found online at <http://www.bcuc.com/Register-Letter-of-Comment.aspx>. All comments must be received in writing.

Please send your written comments by email or mail to the Commission Secretary on or before **Thursday, November 24, 2016** at:

**Email:** [Commission.Secretary@bcuc.com](mailto:Commission.Secretary@bcuc.com)

**Mail:** Ms. Laurel Ross  
Acting Commission Secretary  
BC Utilities Commission  
Sixth Floor, 900 Howe Street  
Vancouver, BC V6Z 2N3

For more information please contact the Commission using the contact information above or by phone at 1-800-663-1385.



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**Subject:** MP Gord Johns' Town Hall public meeting on Seniors' Health Care - November 7, 2016  
**Attachments:** Seniors Health Care Invite - November 7th.docx

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**Subject:** MP Gord Johns' Town Hall public meeting on Seniors' Health Care - November 7, 2016

Dear Mayors and Council;

We know that Canada's population is aging. With the first of the baby boom generation now reaching 65, there has been increasing discussion among parliamentarians about seniors care and a strategy involving federal, provincial and territorial governments. Currently 16% of Canadians are over age 65, and that number is expected to grow to almost a quarter of the population by 2036.

I believe that the time has come to hear from constituents on how we can all work together to make our communities more age friendly. With the negotiation of a new Health Accord underway between the federal, provincial and territorial governments, the timing could not be better to come up with solutions for how to respond to the health care needs of Canadian seniors.

Toward this end, I am pleased to organize a Seniors' Health Care Town Hall public discussion on how to leverage the next Health Accord to deliver better care for Canada's seniors. Topics of discussion will include issues faced by seniors, their families as well as the health care system itself. I am grateful to the Canadian Medical Association and local health and seniors care advocacy groups for their collaboration on this Town Hall meeting.

It would be very much appreciated if you could share the details of this public consultation (attached) with your colleagues, staff, partners and all those who may be interested in seniors' issues. I hope that you can join us for this Town Hall meeting and please don't hesitate to contact my office if you require additional information.

**Date: November 7, 2016 (2 to 4 pm)**

**Location: Qualicum Beach Community Centre (644 Memorial Avenue)**

**Program: Presentations about seniors' health care issues followed by open discussion**

Best regards,

Gord Johns, Member of Parliament

Courtenay-Alberni

**SENIORS' HEALTH CARE  
TOWN HALL MEETING**

with

**GORD JOHNS, M.P.**

&

**Canadian Medical Association &  
Local Health and Seniors Care Advocates**

**NOVEMBER 7 (2 to 4 PM)**

*Speak out about local seniors health care needs*

**QUALICUM BEACH COMMUNITY HALL  
644 Memorial Avenue**

- Presentations by physicians, nurses & family care givers
- Residents input to Member of Parliament, Courtenay-Alberni, about seniors care in new national Health Accord

**EVERYBODY WELCOME!**

**Subject:** Letter to Minister Bond  
**Attachments:** 2016-10-17 - Letter to Minister Bond.pdf; RMI Quick Facts.pdf

**From:** Nicky Braithwaite [<mailto:admin@sunpeaks municipality.ca>]  
**Subject:** Letter to Minister Bond

Dear Minister Bond,  
Please see the attached letter regarding the RMI program as well as a supplemental information page.

Best regards,

*Ms. Nicky Braithwaite*  
Finance Officer  
Sun Peaks Mountain Resort Municipality  
Tel: 250-578-2020  
Fax: 250-578-2023  
[www.sunpeaks municipality.ca](http://www.sunpeaks municipality.ca)



Resort Municipality Initiative  
Collaborative Committee

October 17, 2016

The Honourable Shirley Bond  
Minister of Jobs, Tourism and Small Business  
Parliament Buildings  
Victoria

Dear Minister Bond,

Thank you for meeting with the RMI Collaborative Group on September 26<sup>th</sup>, 2016.

The RMI communities appreciate your support over the past years and we are confident that you recognize the value of tourism to British Columbia and the significance of the contributions made by RMI communities. The Cadence report clearly illustrates that with the assistance of RMI support, the rural resort communities have outperformed British Columbia's tourism growth averages. Even when Whistler is taken out of the comparisons, the remaining RMI communities still outperformed the rest of the Province.

We did meet with Ministry staff earlier on September 26<sup>th</sup> and had sufficient time to walk through the report step by step. We appreciate that during UBCM week, time is always short for a full discussion. However as a group, we left the meeting believing that we had not communicated the findings of the Cadence report accurately.

We were pleased with the Cadence report and its examination of tourism funding support in leading resorts around the world. Based on the funding models of US and European rural resorts, all successful international resorts rely on a funding model based on tourist spending in the resorts. It clearly indicated that small destination resorts that host many more visitors than their resident population do not rely on property taxes as an important revenue source.

The report concludes that a resort wide sales tax would be the fairest funding model because communities would not rely on provincial RMI grants and as tourist demand grows, the resort wide sales tax would grow proportionately. This is a self-funding model.

Failing the resort sales tax option, the next funding option is for a return to the original performance based RMI funding model. Capping of RMI funding under the current model does not recognize that increased visitor growth leads to new costs to expand the capacity of attractions and tourist services if a community is to remain competitive and continue to grow.

Finally, the report illustrates that if the RMI program was to be eliminated, most RMI communities would struggle to replace this funding through increased property taxes. Without future investments in tourist attractions and services, resort growth and international competitiveness are at risk.

We have prepared a two page summary that highlights the issues presented in the Cadence report. We are pleased to forward a copy.

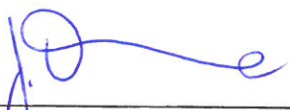
Building on our successes, there is presently an opportunity to develop innovative policies that are less reliant on provincial grants and more reliant on tourism spending to generate funding for resort services and attractions. It is clear that each RMI community is unique and not all resorts are at the same stage of development and some flexibility is appropriate however all resort communities understand and support the need for full accountability.

The RMI collaborative committee would be pleased to meet with you following the Chemistry report to review the future of the RMI program.

Again, we thank you taking the time from your busy schedule to meet with our group.

Yours truly,

RMI Collaborative Committee

  
\_\_\_\_\_  
Josie Osborne, Co-Chair  
[osborne@tofino.ca](mailto:osborne@tofino.ca)

  
\_\_\_\_\_  
Al Raine, Co-Chair  
[araine@sunpeaks municipality.ca](mailto:araine@sunpeaks municipality.ca)

*Enclosure*

## Resort Municipalities Initiative - RMI Program (2006)

### Quick Facts from the September 2016 Cadence Strategies' Report

Total population of the 14 RMI communities is 50,000 persons or 1% of British Columbia's residents.

#### RMI communities:

Host 28% or 5.34 million of BC's total annual tourist visitors and 35% of the Province's foreign visitors,  
Employ 16% of the provincial tourism workforce or 21,500 employees mostly in rural areas of the Province,  
Contribute 29% (\$265 million) in BC's tourism taxes & 30% (\$1.97 billion) of provincial tourism export dollars,  
Contributed \$21 million in property transfer taxes in 2016,

The RMI annual funding of \$10.5 million enabled RMI communities to outperform provincial tourism revenue growth, 38% vs 20% over the period 2011-2015, and

Receive on average 100+ visitors per resident.

#### Tourist Costs to Communities

The sheer volume of visitors in resort communities puts stress on community infrastructure, i.e. water supply, waste water treatment, solid waste management, parks & trails, recreation facilities, parking, signage etc.,

Tourist servicing costs in year round resort communities can exceed resident servicing costs by 300%.

#### Limited Municipal Funding Options

Funding sources to BC's resort communities are limited to property taxes, service and user fees, grants and other government transfers; resort property taxes are often significantly higher than surrounding communities, and

Leading resort communities world-wide have more funding options available, including local hotel, car rental and retail sales taxes.

#### Resort Funding Comparatives

Resort	Population	Municipal Budget \$Cdn (millions)	% from Property Taxes	% from Resort Sales Tax	% from User Fees	% from inter- govt. transfers	% from permits/ license fees	% from other sources
Aspen	6,658	\$142.43	6%	31%	28%	25%	With user fees	9%
Vail	5,305	\$96.23	7%	40%	23% other tax*	5%	23%	2%
Kitzbuhel	8,134	\$47.04	9%	16%**	33%	26%	16%	0%
Whistler	10,361	\$76.44	57%	0%	14%	13%****	12%	4%
Sun Peaks	550	\$2.30***	67%	0%	1%***	30%*****	0.7%	1.3%

Note: data sourced from local government websites and RMI community municipal representatives.

\*Vail \$4.7 million lift tax, \$6.5 million property transfer tax, \$1.5 million Construction tax, \$4.2 million parking revenues (\$4.9 million in property taxes)

\*\*Kitzbuhel Austria 16% of revenue from employee income tax sharing

\*\*\*Sun Peaks Utilities owned privately not Municipal operation

\*\*\*\*includes RMI and MRDT revenues

\*\*\*\*\*includes RMI only; MRDT goes directly to DMO

Most RMI communities would prefer a tourist funded source as opposed to relying on RMI grant programs, RMOW argued in the late 1970's for today's Municipal Regional District Tax program, a hotel tax of 2% or 3% to support conference centres, tourist attractions, marketing and promotions to grow resort tourism. MRDT is a locally approved additional hotel tax that doesn't impact provincial tax revenues and is not a grant program.

### **Moving Forward**

BC's RMI communities have 'punched above their weight class' when considering employment, GDP, export revenues, visitations, visitor spending and contribution to provincial taxes. With 35% of BC's international visitors travelling to RMI destinations, it is critical that these destinations remain world class attractions. The average daily expenditures of international visitor is almost 100% greater than regional visitors and RMI communities play an important role in attracting international visitors to BC.

The RMI program has proven itself and the continuation of an improved RMI program is advisable. To remain leaders in the intensely competitive global tourism markets and to lessen some of the visitor costs carried by RMI community property owners, long term funding tools are required. Within the continued discipline of a Ministry approved strategy, innovative funding tools must be available in order to ensure world class remarkable experiences and attractions and services that are among the best in the world. A progressive RMI approach is critical.

### **Conclusions**

The Sept. 2016 Cadence Strategies report concluded that a resort wide sales tax could replace the present RMI funding model and may be the fairest revenue source for RMI communities and the Province. The challenge for RMI community funding is to find a secure, long term model that has the ability to grow with increased tourism success,

Failing a resort sales tax option, a continuation of the original performance based RMI funding model calculated on the communities' MRDT revenues would continue to support expanding growth. The capping of this funding model does not address the reality that increased visitor growth leads to higher community costs and the ultimate disincentive, higher property taxes for residents if the community wishes to continue servicing those expanding tourist numbers,

The Cadence report's input/output model forecasts that a 5% growth in RMI visitor spending would lead to \$18 million in incremental Provincial tax revenues; it is an increase in RMI community funding that will lead to significantly more resort spending and increased tax revenues to the Province,

Elimination of the RMI program would further stress municipal budgets and a significant portion of the RMI revenues could not be replaced though increased property taxes thus risking the RMI communities' ability to deliver remarkable experiences and increased visitor growth. Under this scenario, BC would experience losses in visitor numbers and lower RMI community employment and provincial tax revenues.







RECEIVED  
Page 37 of 95  
OCT 12 2016  
District of Ucluelet

Filecode: 0410-20 MSCD  
X-Ref:  
Forwarded to: Council, Andrew  
 Physical  Electronic

I just wanted to thank you and your team for our meeting at UBCM in Victoria. We will follow up and provide more feedback in the future! Best Wishes to you and your community!

Minister Peter  
Fassbender

Ministry of Community,  
Sport and Cultural Development and  
Minister Responsible for TransLink

Office of the Minister

Mailing Address:  
PO Box 9056 Stn Prov Govt  
Victoria BC V8W 9E2  
Phone: 250 387-2283  
Fax: 250 387-4312

Location:  
Room 310  
Parliament Buildings  
Victoria BC



UBCM Follow-up from the Honourable Peter Fassbender Ministr...

Minister of Infrastructure  
and Communities



Ministre de l'Infrastructure  
et des Collectivités

Ottawa, Canada K1P 0B6

OCT 05 2016

Filecode: 0420-20 INFRA  
X-Ref:  
Forwarded to: Council, Andrew,  
( ) Physical  Electronic

Warran

Her Worship Dianne St Jacques  
Mayor of District of Ucluelet  
200 Main Street  
P.O. Box 999  
Ucluelet British Columbia V0R 3A0

Dear Madam Mayor:

I am writing in response to your letter of September 1, 2016, regarding the Municipal Wastewater Treatment Facility in Ucluelet, British Columbia.

Infrastructure is the foundation of sustainable and inclusive communities – it removes barriers, brings people together and allows all Canadians to be active participants in their community.

Although the vast majority of public infrastructure in Canada falls under provincial, territorial or municipal jurisdiction, the Government of Canada has a long history of making strategic investments in a wide range of infrastructure categories. We are working closely with all of our partners and stakeholders to deliver an ambitious plan that will significantly increase federal infrastructure investments and build strong communities.

In Budget 2016, we introduced the \$2-billion Clean Water and Wastewater Fund, to support sustainable, livable communities and encourage economic growth. This Fund will primarily focus investments on meeting immediate priorities for clean water and wastewater to support a cleaner and healthier environment for communities while laying the groundwork for longer-term strategic investments that will keep pace with the rapid growth of Canadian cities.

Your proposed project for upgrades to the Municipal Wastewater Treatment Facility in Ucluelet may be eligible for funding under this new program if it meets program requirements and can be completed by March 2018. In addition, Wastewater Treatment Facilities are an eligible category under the Provincial-Territorial Infrastructure Component of the New Building Canada Fund.

...2



- 2 -

Under both of these programs, proposed projects must first be prioritized by the province before they are submitted to Infrastructure Canada for consideration. I would encourage you to provide your proposal to the Ministry of Community, Sport and Cultural Development in British Columbia so that they may determine whether it should be prioritized for funding consideration under either of these two programs.

Your proposal may also be eligible under the renewed and indexed Gas Tax Fund – the largest component of the New Building Canada Plan – provided that the District of Ucluelet, as the ultimate recipient under the program, chooses to apply its allocation to this project.

Phase 2 of the Government's infrastructure plan will be developed in the coming months and announced in the next year following consultations with provincial, territorial, municipal and Indigenous partners to ensure funding responds to the needs and priorities of communities across the country.

Additional details and updates on Canada's future infrastructure investments and funding programs can also be found at [infrastructure.gc.ca](http://infrastructure.gc.ca).

Thank you for writing on this important issue.

Yours sincerely,



Amarjeet Sohi, P.C., M.P.



**FILENO:** 0420-20 INFRA  
**X-REF:**

The Honourable Amarjeet Sohi, P.C.,  
 Minister of Infrastructure and Communities  
 House of Commons  
 Ottawa, ON  
 K1A 0A6

September 01, 2016

Dear Minister,

I am writing to you on behalf of The District of Ucluelet, to formally request urgent funding for an infrastructure failure discovered earlier this year at the Municipal Wastewater Treatment Facility. The Facility is comprised of a four cell lagoon style system which has been servicing our community, as well as our local First Nations Communities, for over 30 years and is considered a core component of our infrastructure.

The failure, discovered earlier this year has prompted an unexpected project which entails the reconstruction of the entire Facility. The project will require a full breakdown of each lagoon cell by desludging, dewatering, sub-base reconstruction, electrical upgrades and finished with a liner. The project is anticipated to take several months to complete, at a cost of just over one million dollars (\$1,025,850). Once complete, the facility will meet all its regulatory requirements.

We are a small community with a population of just over 1600 residents who are now faced with this large expenditure. Furthermore, with a tourism-based economy the region hosts over a million visitors annually and this key infrastructure is not only integral to our residents but to the lively hood of our remote community. We are proud to contribute to the provincial and national economy, however we simply cannot afford this expense without assistance.

Therefore, we are seeking financial assistance through any grant opportunities there may be; whether through the Federal Government, the Provincial Government, or any other emergency sources of funding that could help our community through this situation.

Thank you for your time and attention. We look forward to your response and assistance with this matter.

Sincerely,

A handwritten signature in black ink that reads 'D. St. Jacques'.

Dianne St Jacques  
 Mayor

Cc: Gord Johns, MP  
 Scott Fraser, MLA

District of Ucluelet . Life on the Edge®

200 Main Street

PO.Box 999

Ucluelet . BC . VoR 3A0

t. 250.726.7744

f. 250.726.7335

Ucluelet.ca

info@Ucluelet.ca



# District of Ucluelet Expenditure Voucher

**G-17/16**

**Date: October 19, 2016**

**Page: 1 of 3**

<b>CHEQUE LISTING:</b>	<b>AMOUNT</b>
Cheques: # 24796 - # 24827	\$ 109,870.12
<b>PAYROLL:</b>	
PR 21/16	\$ 63,183.85
	<hr/> <b>\$ 173,053.97</b> <hr/>

**RECEIVED FOR INFORMATION AT MEETING HELD: October 25, 2016**

*Jeanette O'Connor, CFO*

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
024796	002	12/10/2016	AL001	ACKLANDS - GRAINGE	9219092393	SANITIZER/LOTION/E	298.21		298.21	
024797	002	12/10/2016	CE004	CORPORATE EXPRESS	41415221 41765616 41896911 42419607 42493656	LYCHE-PAPER PO BOOK LYCHE-OFFICE SUPPL PENS/BINDERS-UBCM OFFICE SUPPLIES-UC	50.70 25.27- 204.98 119.97 63.25		413.63	
024798	002	12/10/2016	CK608	KASSLYN CONTRACTIN	D543	D543	1,549.25		1,549.25	
024799	002	12/10/2016	CN038	COLYNS NURSERY & G	21085	GARDEN MUMS/WINTER	266.11		266.11	
024800	002	12/10/2016	CP100	CENTURY PLASTICS L	24497	CR VAULTS	1,100.41		1,100.41	
024801	002	12/10/2016	CP300	CRITERION PICTURES	781609	OCT/16 MOVIES	47.31		47.31	
024802	002	12/10/2016	DC001	DOLAN'S CONCRETE L	UK41227	GARBAGE CAN BASES	268.62		268.62	
024803	002	12/10/2016	DM447	DOSDALL MORGAN	121795	DOSDALL-UBCM 2016/	480.28		480.28	
024804	002	12/10/2016	EL048	ERIK LARSEN DIESEL	713582 714047	MAR/16-ANNUAL INSP 4 TON-REPAIRS	626.08 3,337.50		3,963.58	
024805	002	12/10/2016	FS004	FOUR STAR WATERWOR	48418 47752 47877 48108	WATER METER SUPPLI PENINSULA-FIRE HYD VALVE BOX/GASKET/B CAP GASKET	2,121.11 2,562.00 810.49 95.87		5,589.47	
024806	002	12/10/2016	FW050	FAR WEST DISTRIBUT	305299 305317	LYCHE-GARBAGE BAGS UCC SUPPLIES	36.36 371.64		408.00	
024807	002	12/10/2016	HC279	HUBER CHANTAL	121798	HUBER-YOGA	16.80		16.80	
024808	002	12/10/2016	HS002	HOGAN, SARAH	121796	HOGAN-DANCE	167.92		167.92	
024809	002	12/10/2016	IH042	INNER HARMONY SERV	4211	SEPT/16 CLEANING S	2,443.88		2,443.88	
024810	002	12/10/2016	MA952	MAXXAM ANALYTICS	VA1005844 VA1005607 VA1005613 VA1005725 VA1005967 VA1008294	B682496 B675099 B675065 B677200 B679722 B685266	78.75 157.50 78.75 78.75 78.75 78.75		551.25	
024811	002	12/10/2016	MS170	REVENUE SERVICES O	10/16	OCT/16	3,099.00		3,099.00	
024812	002	12/10/2016	PGS93	PIN-GEL STEEL FABR	8563	ALDER/KAYAK LAUNCH	1,120.00		1,120.00	
024813	002	12/10/2016	PI110	PUROLATOR INC	432399683	MAXXAM	53.81		53.81	
024814	002	12/10/2016	RL068	RIVERA LYVIER	121797	RIVERA-FITNESS	234.00		234.00	
024815	002	12/10/2016	SF061	STEVENS FLICKERINE	121799	STEVENS-YOGA	454.00		454.00	
024816	002	12/10/2016	SJ004	S & J SERVICES	280713 280718 280715 280714 280716	SEPT/ 16 JANITORIA SEPT/16 JANITORIAL SEP/16-JANITORIAL SEP/16-JANITORIAL SEPT/16-JANITORIAL	1,386.00 651.00 315.00 138.60 315.00		2,805.60	
024817	002	12/10/2016	UC142	UCLUELET CONSUMER'	C01094630	LYCHE-AIR CONDITIO	336.28		336.28	
024818	002	12/10/2016	UP459	UCLUELET PETRO-CAN	7122779 7122778	#1-REPLACE SHIFTER #2-TIRES/TIE RODS	375.85 849.22		1,225.07	
024819	002	12/10/2016	UR849	UCLUELET RENT-IT C	24593 24588	UCC-MULCH UCC-LIFT RENTAL FO	585.20 448.00		1,033.20	
024820	002	12/10/2016	WSP16	WSP CANADA INC	0592288 0592291	DRILLWELL ENTERPRI DESIGN SERVICES	14,001.23 1,446.38		15,447.61	
024821	002	12/10/2016	XC300	XPLORNET COMMUNICA	INV14743673	SEPT/16	77.27		77.27	



Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
024822	002	12/10/2016	CUPE1	CUPE LOCAL #118	09/16	09/16	1,920.58		1,920.58	
024823	002	12/10/2016	M9355	MOLE SALLY	121804 121802	MOLE NAMING CEREMO MOLE UBCM	8.64 485.28		493.92	
024824	002	12/10/2016	M9370	McEWEN MARILYN	121805 121806	McEWEN PATHWAYS TO McEWEN UBCM	45.36 432.28		477.64	
024825	002	12/10/2016	N9371	NOEL MAYCO	121803	NOEL UBCM	329.28		329.28	
024826	002	12/10/2016	O9310	OLIWA RANDY	121801	OLIWA UBCM	196.40		196.40	
024827	002	12/10/2016	TU428	TOURISM UCLUELET	07/16	JULY/16 GRANT	63,001.74		63,001.74	
Total:							109,870.12	0.00	109,870.12	

\*\*\* End of Report \*\*\*





## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 25, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** WARREN CANNON, PUBLIC WORKS SUPERINTENDENT

**FILE NO:** 1855 05 WPT CONNECTOR

ABBY FORTUNE, DIRECTOR OF PARKS & RECREATION

**SUBJECT:** MARINE DRIVE / WILD PACIFIC TRAIL CONNECTOR

**ATTACHMENT(S):** 2016-09-09 Letter of Inquiry

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**RECOMMENDATION:**

1. **THAT** Council receive for information.

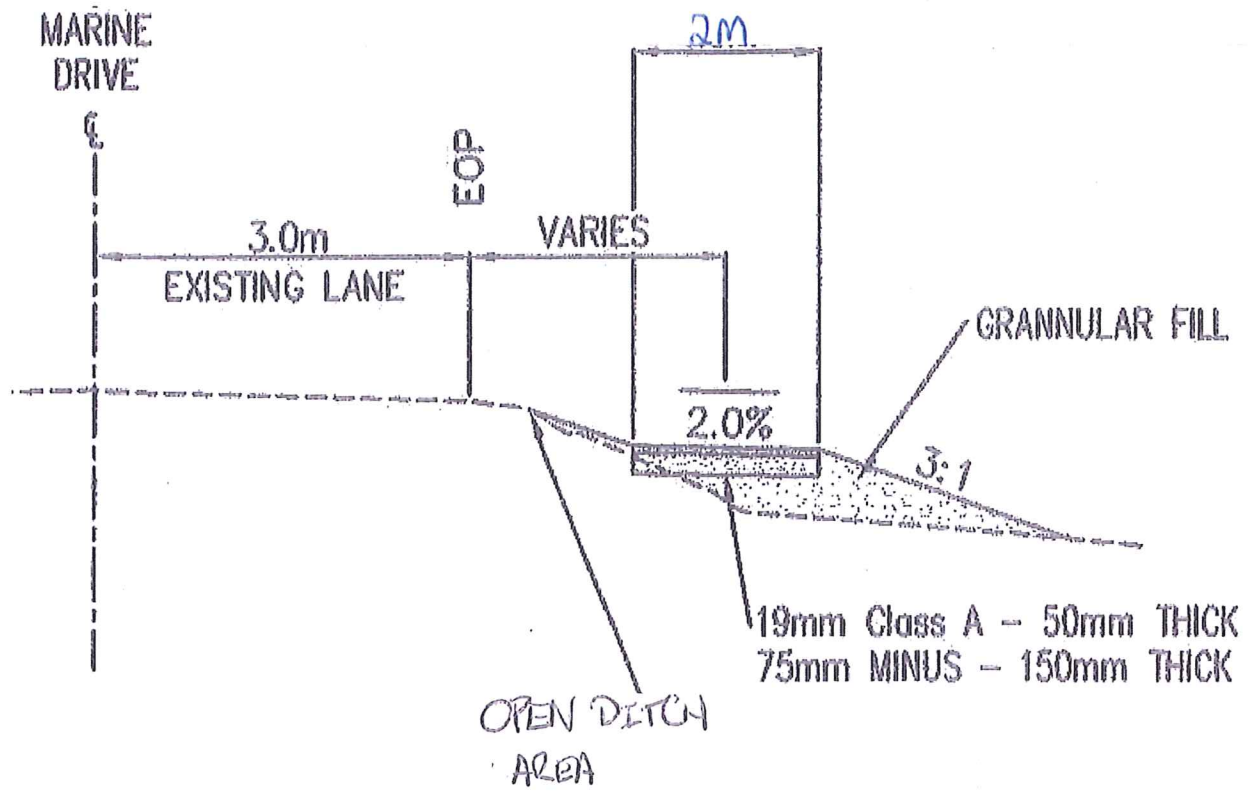
**PURPOSE/DESIRED OUTCOME:**

The purpose of this report is to provide clarification and information to Council as it relates to the Wild Pacific Trail Connector, Marine Drive phase of the project.

**SUMMARY:**

The Project plans for the Marine Drive section of the Wild Pacific Trail Connector project is as follows:

- The proposed path area will be gravel path approximately 2 m wide by 620m long and will follow the route in the sketch below.
- The path will situate within the road allowance on the south side of Marine Drive. The constructed path will maintain a buffer between the roadway and path with an open ditch for road water run-off control.
- The construction will consist of:
  - Clearing and grubbing out the area,
  - Removal of the material,
  - Culvert installation,
  - Import backfill material, path area and sub base to be coarse pit run/river rock, and
  - Final material over path area to be road mulch/crush.
- This constructed path will allow for future paving once funding becomes available.



**FINANCIAL IMPACTS:**

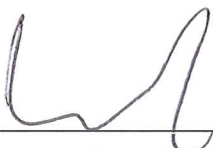
The financial impact for this project is currently budgeted at \$75,000. Thirty-three percent of this project is funded Through the ICET Wild Pacific Trail Connector Project.

The District of Ucluelet is still in the process of acquiring quotes for this project as per the procurement policy.

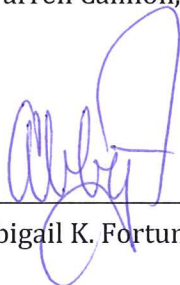
**BACKGROUND:**

This pathway provides the final connection for the Wild Pacific Trail, creating a proper linkage from Peninsula Road to the Big Beach access point, while simultaneously creating a safe walking path for the residents and the visitors to enjoy.

**Respectfully submitted:**



\_\_\_\_\_  
Warren Cannon, Superintendent of Public Works



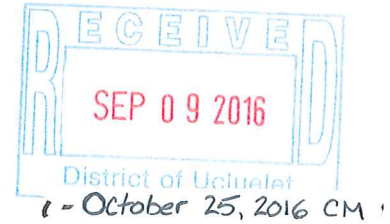
\_\_\_\_\_  
Abigail K. Fortune, Director of Parks & Recreation



\_\_\_\_\_  
Andrew Yeates, Chief Administrative Officer

September 9, 2016

District of Ucluelet



Dear Council members.

Regarding the recreational structure (gravel path) on Marine Drive.

Just to follow up on the letter I sent you at your last meeting. If I remember correctly, you did not respond to my concern except to thank me for my input.

This time I have some specific questions to which I hope to receive answers.

- #1. Do you still intend to proceed with the recreational structure (gravel path) on Marine Drive ?
- #2. If the answer is yes, will you then inform the rest of the residents of Marine Drive of your plans ? (other side of street)
- #3. Will you hold a public meeting, where you will supply copies of all staff reports etc etc, regarding this project?
- #4. Shows us detailed plans of the project?
- #5. If the public show enough concern, will you then reconsider your decision?

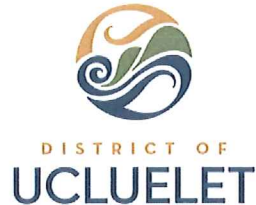
I do understand that I may be the only person to show up, but you will at least be able to say that you have done your best to communicate with the residents of Ucluelet.

Thank you.

Erik Larsen

332 Marine Drive.





## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 25<sup>TH</sup>, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOHN TOWGOOD, PLANNER 1

**FOLIO No:** 127.078

**SUBJECT:** REQUEST TO EXEMPT LOT 29, PLAN VIP79602 FROM SECTION 512 (1) (A) OF THE LOCAL GOVERNMENT ACT.

**ATTACHMENT(S):** EXEMPTION REQUEST LETTER

### RECOMMENDATION(S):

**THAT** Council considers approval of one of the following options:

1. **That** Lot 29, Plan VIP79602 be exempted from Section 512 (1) (a) of the Local Government Act subject to the terms and sketches within the body of this report.

**OR**

2. **That** the proposed exemption be considered and declined.

### DESIRED OUTCOME:

That Lot 29, Plan VIP79602 be exempted from Section 512 (1) (a) of the Local Government Act subject to the terms and sketches within the body of this report.

### SUMMARY:

Staff consider that this section of the Local Government Act ("LGA") is meant to be a baseline minimum to create an appropriate lot frontage to lot size ratio. When the property was rezoned it was acknowledged that the frontage regulations within R-4 were appropriate for the property. The attached proposal, while diverging from the proposal supplied at rezoning, still creates three smaller and theoretically more affordable lots. The impact from the street with the smaller frontages and three driveways will be marginal when compared to the one larger cul-de-sac contemplated when the property was rezoned.

### BACKGROUND:

A request has been received to exempt Lot 29 Plan VIP79602 District: 09 from Section 512 (1) (a) of the Local Government Act ("LGA"). The applicant is proposing to subdivide lot 29 into three long narrow lots. While this proposal meets the minimum frontage specified in the properties R-4 zoning, it does not meet the 10% of the perimeter of the lot minimum as specified by the LGA:



**512, Minimum parcel frontage on highway**

- (1) If a parcel being created by a subdivision fronts on a highway, the minimum frontage on the highway must be the greater of
  - a. 10% of the perimeter of the lot that fronts on the highway, and
  - b. the minimum frontage that the local government may, by bylaw, provide.
- (2) A local government may exempt a parcel from the statutory or bylaw minimum frontage provided for in subsection (1).
- (3) As a limitation on section 229 [delegation of board authority] of this Act or section 154 [delegation of council authority] of the Community Charter, a local government may delegate its powers under subsection (2) only to an approving officer.

The R-4 Zone requires a minimum frontage of 10m. The proposed subdivision has frontages of 11.86m, 12.68m and 15.52m (Figure 2).



Figure 1

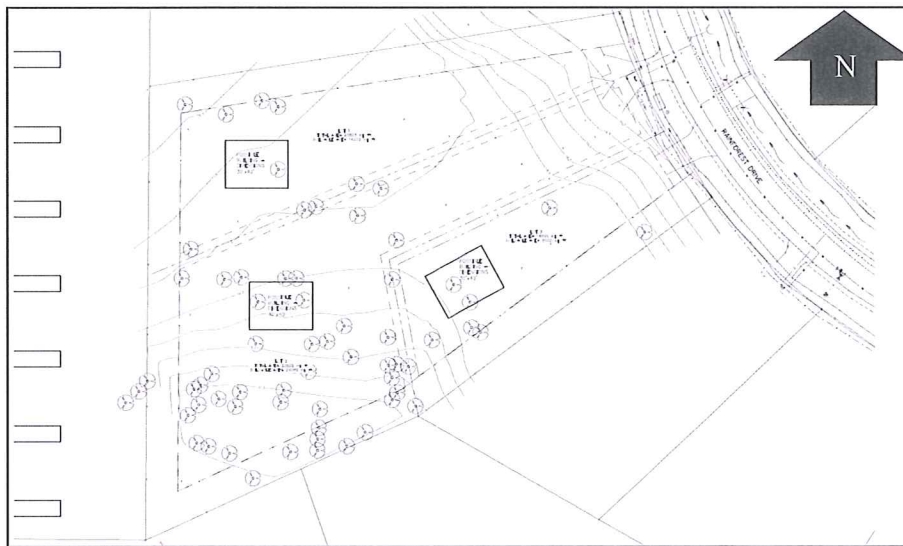


Figure 2

The previous zone was CD-3 which had an 18m minimum frontage and that can be considered the neighbourhood frontage context. At the time the property was rezoned to R-4, the applicant was proposing a development with a density of 5 to 7 units that were serviced by a cul-de-sac. The applicant has relayed to Staff that the actual costs for the roads, gutters, streetlights, storm drainage and sidewalks associated with the original development concept would make the project unfeasible. While the new proposal of three lots fronting on Rainforest Drive diverges from the original concept, it still creates three smaller lots and the impact from the street with three driveways will be marginal compared to the one larger cul-de-sac.

When the property was rezoned it was acknowledged that the land use regulations within R-4 were appropriate for the property. The District of Ucluelet Zoning Bylaw specifies frontage as follows:

- 307.2** *No lot may be created by subdivision that has a frontage less than 15 m (50 ft), however:*
- (1) despite 307.2, the minimum lot frontage for a lot on the rounded portion of a cul-de-sac or a curved street is 9 m (30 ft), measured at a point 7.5 m (25 ft) back from the front lot line radial from the street centre of curvature;*
  - (2) despite 307.2 and 307.2(1), where a Zone includes a regulation entitled "Minimum Lot Frontage", either for the Zone or according to use permitted within that Zone, then no lot for that use may be created by subdivision that has a frontage less than the figure specified for that use within the Zone.*

Many local governments have, where frontages are specified, delegated the power of this section of the LGA to an approving officer as permissible by Section 512 (3). While our frontages are generally specified within the Zoning Bylaw this power has not been delegated. Staff consider that Section 512 (1) (a) of the LGA is meant to be a baseline minimum to create an appropriate lot frontage to lot size ratio. The R-4 zone has specified a smaller 10m frontage with the intent of creating more density.

**TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:**

Staff time to analyze and report on the application.

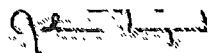
**FINANCIAL IMPACTS:**

The reduction of the LGA frontage regulation has no direct financial implications.

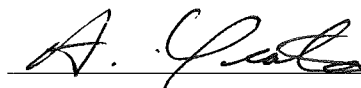
**POLICY OR LEGISLATIVE IMPACTS:**

None

Respectfully submitted:



John Towgood, Planning 1



Andrew Yeates, Chief Administrative Officer

To Mayor and Council

As you may be aware, Icon Developments Ltd owns Lot 29 Rainforest Lane. The intention with this large lot is to create a three lot subdivision. On each lot would be homes in the 2,000- 2,400 square foot range.

Currently the lot is zoned R4- Small Lot Residential and as such the Minimum Lot Frontage is 10 meters which the proposed 3 lot subdivision satisfies. However, Section 215 the LGA states:

**512, Minimum parcel frontage on highway**

*(1) If a parcel being created by a subdivision fronts on a highway, the minimum frontage on the highway **must be the greater of***

- a. 10% of the perimeter of the lot that fronts on the highway, and*
- b. the minimum frontage that the local government may, by bylaw, provide.*

*(2) A local government may exempt a parcel from the statutory or bylaw minimum frontage provided for in subsection (1).*

*(3) As a limitation on section 229 [delegation of board authority] of this Act or section 154 [delegation of council authority] of the Community Charter, a local government may delegate its powers under subsection (2) only to an approving officer.*

We are requesting a motion by Council to exempt this parcel from the 10% regulation as described by the LGA.

Please see attached drawing for the proposed lot layouts showing the frontages.

Thank you in advance.

Kind Regards,

Jamie Carson

Icon Developments Ltd

ISSUES	DATE	ISSUED FOR
		FOR REVIEW
		FOR REVIEW
		FOR REVIEW

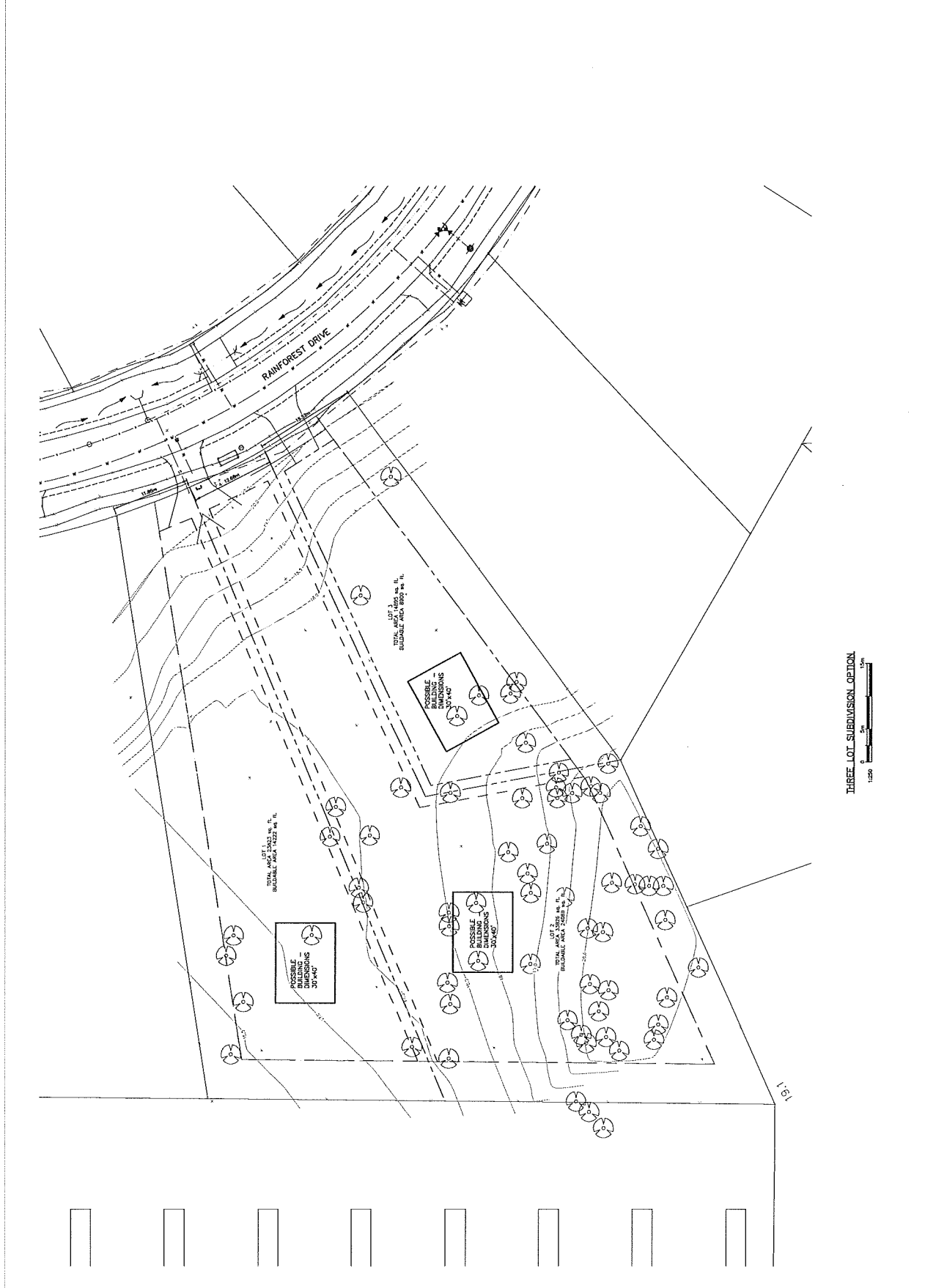
LOT 29  
3 LOT SUBDIVISION  
VULVELET, BC  
ICON DEVELOPMENTS

**HEROLD ENGINEERING**  
HEROLD ENGINEERING INC.  
2544-111  
VULVELET, BC  
V2S 2S0  
TEL: 250-731-8338 FAX: 250-731-8339  
EMAIL: info@heroldengineering.com

**SITE PLAN**

DESIGNED	EXHIBIT'S SEAL
CHECKED	
REVISION REVIEW	
APPROVED	
DATE	
PROJECT NO.	CLIENT DRAWING NO.
2544-011	
DATE	PERMIT NO.
11/20/20	
SCALE	DATE
1:500	
SK1	1 OF 1

SECTION 512 (3) (b) (i) (ii) (iii) (iv) (v) (vi) (vii) (viii) (ix) (x) (xi) (xii) (xiii) (xiv) (xv) (xvi) (xvii) (xviii) (xix) (xx) (xxi) (xxii) (xxiii) (xxiv) (xxv) (xxvi) (xxvii) (xxviii) (xxix) (xxx)







## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 25<sup>TH</sup>, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOHN TOWGOOD, PLANNER 1

**SUBJECT:** ACRD REFERRAL NO. LC16011

**ATTACHMENT(S):** ACRD CROWN REFERRAL SUMMARY

**RECOMMENDATION(S):**

**THAT** Council considers approval of one of the following options:

1. **That** the Alberni-Clayoquot Regional District Crown referral File No. LC16011 for J. Robbins Sand and Gravel LTD be supported.

**OR**

2. **That** the Alberni-Clayoquot Regional District Crown referral File No. LC16011 for J. Robbins Sand and Gravel LTD be considered and declined.

**DESIRED OUTCOME:**

That the Alberni-Clayoquot Regional District Crown referral File No. LC16011 for J. Robbins Sand and Gravel LTD be supported.

**SUMMARY:**

The Alberni-Clayoquot Regional District is requesting that the District of Ucluelet of Ucluelet consider and comment on a Crown land application to expand an existing sand & gravel lease near the Tofino/Ucluelet Junction. This referral is an exercise to authorize existing structures within the current lease by extending the boundary slightly westward to include them. The expansion area is 0.35 hectares and is located on the South West side of the gravel yard and should not adversely affect the Ucluelet well fields located to the North East of the gravel yard.

**TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:**

Staff time to analyze and report on the application.

**FINANCIAL IMPACTS:**

There is no direct financial implications to the District of Ucluelet.

**POLICY OR LEGISLATIVE IMPACTS:**

None

**Respectfully submitted:**



\_\_\_\_\_  
John Towgood, Planning 1



\_\_\_\_\_  
Andrew Yeates, Chief Administrative Officer





## ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

### CROWN REFERRAL SUMMARY

To: Director for Area "C" – Long Beach

Date: June 24, 2016

File No.: LC16011

FCBC File No.: 1414452

Applicant: J. Robbins Sand and Gravel Ltd

Legal Description: That Part of District Lot 462, Clayoquot District

Location: West of Tofino/Ucluelet Junction

Electoral Area: Electoral Area "C" (Long Beach)

Type of Application: Licence of Occupation – Sand and Gravel.

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Recommendation: That ACRD staff notify the Ministry of Forests, Lands and Natural Resource Operations and John Robbins that the proposal is supported subject to consultation with affected First Nations and the District of Ucluelet.

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Length of Tenure: 30 years

Area Size: 0.3537 hectares

Purpose: J. Robbins Sand & Gravel Ltd has applied for a Licence of Occupation (0.3537 ha) for Sand and Gravel adjacent to their existing Licence of Occupation (4.291 ha) for Sand and Gravel (File 1406574).

OCP: Land Use Designation is "Resource – Sand and Gravel". The North East corner of DL 462 is located within the Lost Shoe Creek Wellhead Protection Area and the District of Ucluelet has a well site in the NE corner as well. The proposed licence of occupation area is not within a development permit area or environmentally sensitive area as shown on maps 2 and 4 of the South Long Beach Official Community Plan.

Zoning: Subject area is zoned Forest Reserve (A4) District. As per section 104.1(6) of the ACRD Zoning Bylaw No. 15, "processing incidental to the operation of Mine, Quarries and other natural resources extraction industries" are permitted within this designation.

Comments: All structures associated with the development are required to comply with the building setbacks in the Forest Reserve (A4) District and will require building permits.

### **LC16011**

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?ił?ath Government, Huu-ay-aht First Nations, Uchucklesaht Tribe  
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)

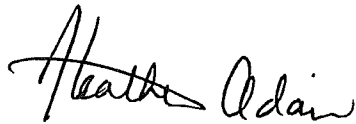
The J. Robbins Sand & Gravel Ltd management plan has taken into consideration the following aspects:

- Water supply for the operation is from ground water and drainage ditches are in place to manage excessive water;
- No discharge to surface water from the pit area or operations;
- Pit area is downstream of the District of Ucluelet Municipal Water Supply Well Field;
- 50m treed buffer exists between NW pit boundary and the District of Ucluelet Well Field;
- A reclamation will be implemented once operations are complete;
- Fuel tanks will either be double walled or have a containment area surrounding it;
- Site manager will be proficient in identifying any archaeological items or significances on the site and will notify the appropriate First Nation of any potential artifacts.

Compliance with the specific measures in the J. Robbins Sand & Gravel Ltd management plan should be followed.

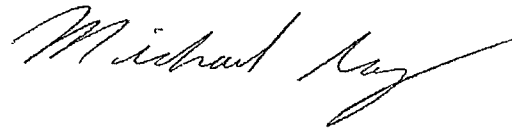
Recommend that ACRD staff notify the Ministry of Forests, Lands and Natural Resource Operations and John Robbins that the proposal is supported subject to consultation with affected First Nations and the District of Ucluelet.

Prepared by: \_\_\_\_\_

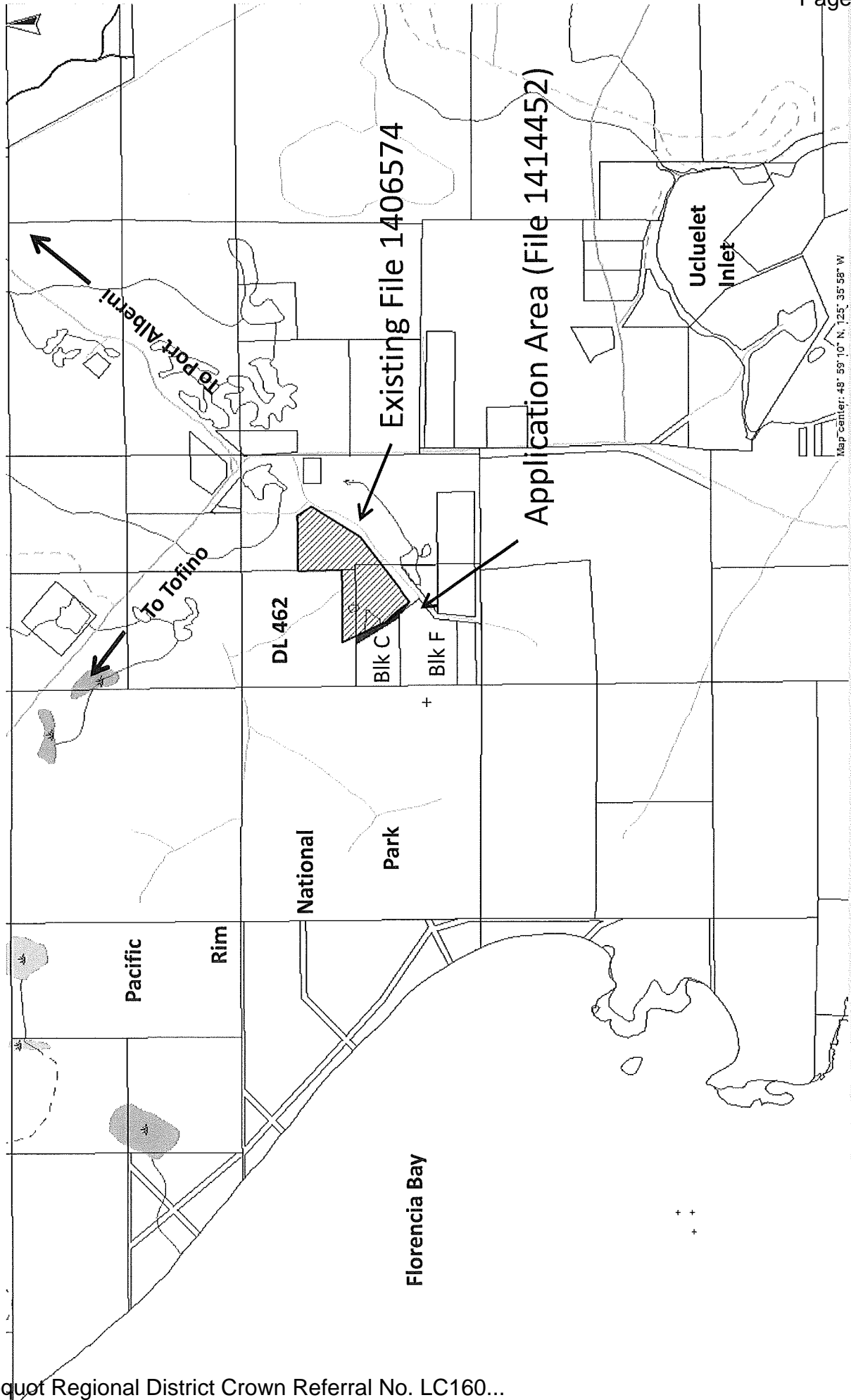


Heather Adair, Planner

Reviewed by: \_\_\_\_\_



Mike Irg, Manager of Planning & Development







## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 25<sup>TH</sup>, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOHN TOWGOOD, PLANNER 1

**FOLIO No:** 006-001 **REF No:** RZ16-09 **FILE No:** 3360-20

**SUBJECT:** PROPOSAL TO AMEND ZONING BYLAW NO.1160, 2013 BY REMOVING LOT: 1 BLOCK: 1 PLAN: VIP9200 SECTION: 21 DISTRICT: 09 FROM R-1ZONE – SINGLE FAMILY RESIDENTIAL AND PLACE IT IN R- 2 ZONE MEDIUM DENSITY RESIDENTIAL.

**ATTACHMENT(S):** APPENDIX A – REZONING APPLICATION

### RECOMMENDATION(S):

**THAT** Council considers approval of one of the following options:

1. **That** Zoning Amendment Bylaw No. 1209, 2016 be given first and second reading and advance to a public hearing.

**OR**

2. **That** Zoning Amendment Bylaw No. 1209, 2016 be considered and determined not to proceed further.

### DESIRED OUTCOME:

That Zoning Amendment Bylaw No. 1209, 2016 be given first and second reading and advance to a public hearing.

### SUMMARY:

The need for affordable and supportive housing is present in Ucluelet as in most communities across the province. KUU-US Crisis Line Society (the “**Proponent**”) is an experienced provider of social services and social housing. The existing multiple family buildings in the immediate area mitigate the impact of the increased density of this proposal. In addition, the walkable distance to schools and shops further support this property’s use as supportive housing.

### BACKGROUND:

The Proponent has applied to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 (the “**Zoning Bylaw**”) to facilitate the conversion of an existing Single Family Dwelling (“**SFD**”) into a duplex for supportive housing use. The KUU-US Crisis Line Society is a non-profit, accredited agency that has been incorporated since 1993. The society currently provides various services consisting of:

- 24hr crisis phone support line covering the Province of British Columbia.

- 24hr crisis mobile outreach in Port Alberni for those requiring one on one emotional support or risk assessments.
- Weekend food security outreach program for low to no income held in Port Alberni but open to all.
- Homeless outreach program assisting those to find housing and keep them housed through advocacy and landlord/tenant mediation for Port Alberni.
- Transitional Housing with onsite support programs and life skill development- located in Port Alberni.
- Assist people who are homeless or at-risk of becoming homeless to gain and maintain safe, independent, and affordable housing.

The Proponent has obtained the property at 1395 Helen from the Surplus Federal Real Property for Homelessness Initiative (SFRPHI). SFRPHI is a funding stream of the Homelessness Partnering Strategy and it makes surplus federal properties, such as this Parks Canada property, available to eligible recipients for projects to help prevent and reduce homelessness. This proposal contemplated the conversion of the existing parks Canada SFD into a duplex.

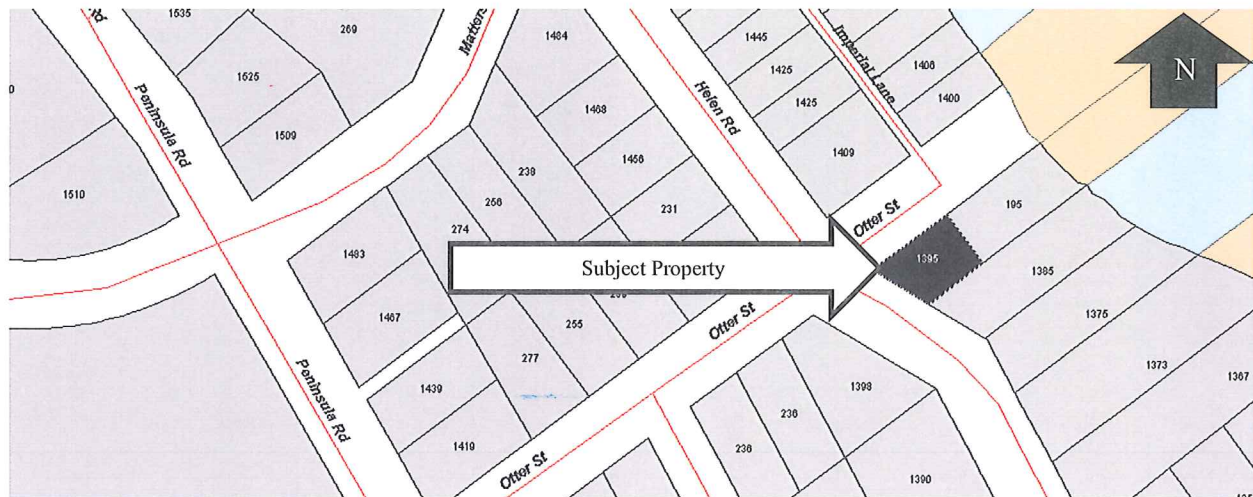


Figure 1

This is the second supportive housing project to be presented to Council in 2016. 1800 Bay Street was rezoned by the M'akola Group of Societies for a similar building conversion and housing program.

**OCP:**

The current Official Community Plan (OCP) designation for this property is "*Residential – Single Family*" and the OCP would need to be amended to "*Residential – Multi-Family*" to allow for this rezoning.

**ZONING:**

The subject lot is currently zoned R-1 and it is located in a residential neighbourhood with its immediate neighbors being two R-2 Zoned multi-family buildings to the south and west and a Vacation Rental to the east.



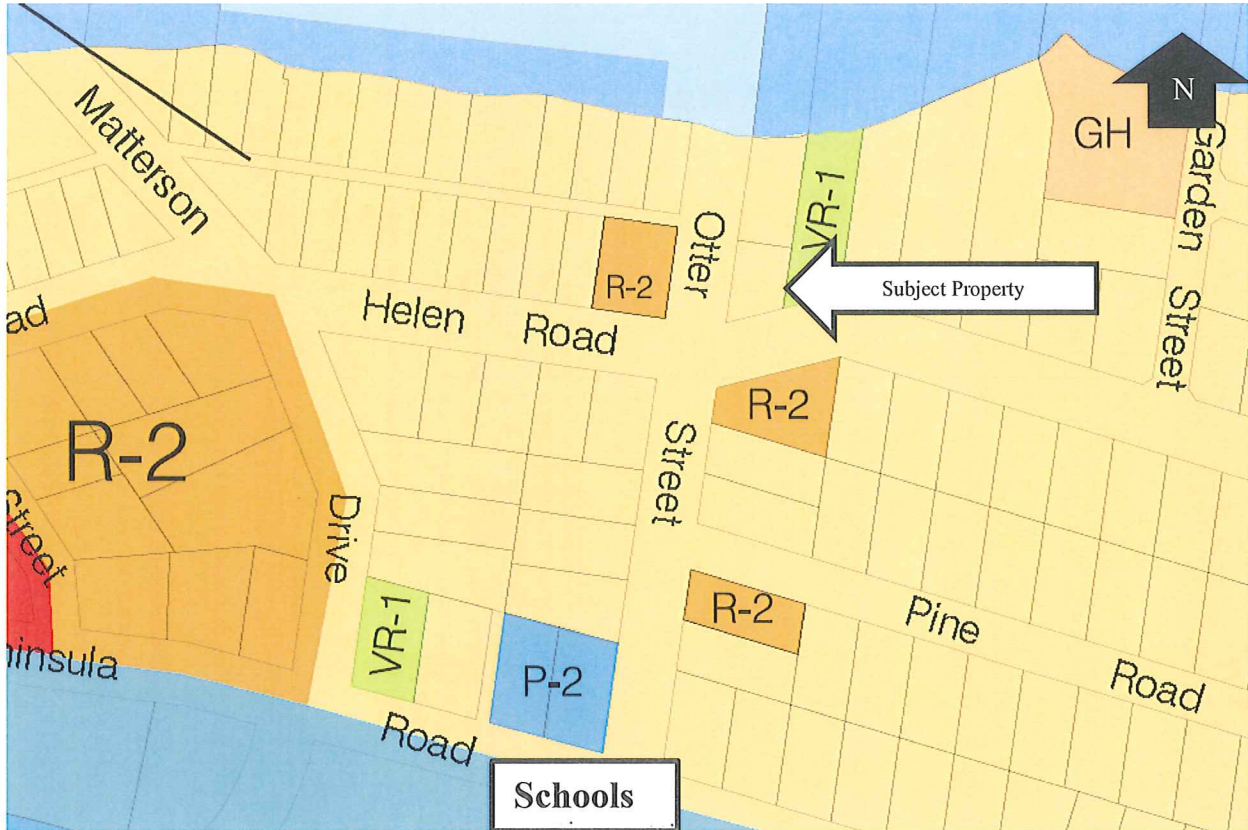


Figure 1

The subject sites lot size does not conform to the current R-1 zoning and would not conform to the proposed R-2 Zoning's minimum lot size requirement. Lot size is considered a density component and as density cannot be varied by Council, Staff have proposed a lot specific amendment approach. This would allow the proposed a duplex, specific to the supportive housing use, to occur on the subject lot within the R-2 zone:

*Duplex Dwelling: 750 m2 (8,075 ft2), but 429m2 (4617ft2) for a "Moderate Level Support Services Housing" development on PID: 005-569-206 Lot 1 of Plan VIP9200.*

Staff have also included a clause that restricts the Multiple Family use from occurring on the subject property:

*The following uses are permitted, but secondary permitted uses are only permitted in conjunction with a principal permitted use:*

*Principal:*

1. Duplex Dwelling
2. Multiple Family Residential
  - i. Despite the above, Multiple Family Residential is not permitted on Lots 3, 4, 5 and 6 of Plan VIP76238 and PID: 005-569-206 Lot 1 of Plan VIP9200.

The subject sites current building does not currently conform to its front, exterior side or rear yard setbacks and would not conform to the proposed zoning. Although not strictly required, it is best



practice to grant variances for these no conformities on third reading to allow for the proposed conversion to a duplex. Details of these variances would be supplied at 3<sup>rd</sup> reading if the application was to proceed to that point. The site area is limited for the extra parking required for the duplex conversion and the proponent would have to demonstrate compliance to the zoning bylaws parking requirements.

**TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:**


Staff time to analyze and report on the application. The fees associated to rezoning attempt to recover those costs.

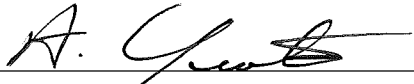
**FINANCIAL IMPACTS:**

Ucluelet’s tax base would theoretically increase by one unit if the building was to stratify. If the building remained one owner there would be no change in the tax rate other than an increase in building value. There is potential for the applicant to request for a tax exemption because of the non-profit status of the proposal.

**POLICY OR LEGISLATIVE IMPACTS:**

This proposal would amend Zoning Bylaw No. 1160, 2013.

Respectfully submitted:   
\_\_\_\_\_  
John Towgood, Planning 1

  
\_\_\_\_\_  
Andrew Yeates, Chief Administrative Officer

**DISTRICT OF UCLUELET****Bylaw No. 1209, 2016**

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

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**WHEREAS** Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

**NOW THEREFORE** the Council of the District of Ucluelet, in open meeting assembled, enacts as follows;

1. That the sequential numbering within the R-2 Zone of Ucluelet Zoning Bylaw No. 1160, 2013 ("**Zoning Bylaw**") be amended accordingly to correct a numbering error.
2. That the property with legal description of PID: 005-569-206 Lot 1, Plan VIP9200, District: 09 (the "**Lands**"), generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from R-1 Single Family Residential to R-2 Medium Density Residential Zoning and the Maps of the Zoning Bylaw be amended accordingly.
3. That Section R-2.1.1(1)(b)(i) of the Zoning Bylaw is amended by adding the lands, such that subsection of the zoning bylaw reads as follow:
 

"(i) Despite the above, Multiple Family Residential is not permitted on Lots 3, 4, 5 and 6 of Plan VIP76238 and PID: 005-569-206 Lot 1 of Plan VIP9200."
4. That Section R-2.2.1(2) of the Zoning Bylaw is amended by adding a minimum lot size that accommodates the lands, such that subsection of the zoning bylaw reads as follow:
 

"Duplex Dwelling: 750m<sup>2</sup> (8,075 ft<sup>2</sup>), but 429m<sup>2</sup> (4617ft<sup>2</sup>) for a "Moderate Level Support Services Housing" development on PID: 005-569-206 Lot 1 of Plan VIP9200".
5. This bylaw may be cited as "Zoning Amendment Bylaw No. 1209, 2016".

**READ A FIRST TIME** this      day of      , 2016.

**READ A SECOND TIME** this      day of      , 2016.

**PUBLIC HEARING** this      day of      , 2016.

**READ A THIRD TIME** this      day of      , 2016.

**ADOPTED** this      day of      , 2016.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1209, 2016."

\_\_\_\_\_  
Mayor  
Dianne St. Jacques

\_\_\_\_\_  
CAO  
Andrew Yeates

**THE CORPORATE SEAL** of the District of Ucluelet was hereto affixed in the presence of:

\_\_\_\_\_  
CAO  
Andrew Yeates

**SCHEDULE 'A'**  
**Bylaw No. 1209, 2016**







## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 25<sup>TH</sup>, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOHN TOWGOOD, PLANNER 1

**FOLIO No:** 006.001 **REF No:** OCP16-02 **FILE No:** 3360-20

**SUBJECT:** PROPOSAL TO AMEND DISTRICT OF UCLUELET OFFICIAL COMMUNITY PLAN BYLAW No. 1140, 2011 BY REMOVING LOT 1, PLAN VIP9200 FROM THE SERVICE COMMERCIAL DESIGNATION AND PLACE IT IN RESIDENTIAL – MULTI FAMILY

### RECOMMENDATION(S):

**THAT** Council considers approval of one of the following options:

1. **That** Official Community Plan Amendment Bylaw No. 1210, 2016 be given first and second reading and advance to a public hearing.

**OR**

2. **That** Official Community Amendment Plan Bylaw No. 1210, 2016 be considered and determined not to proceed further.

### DESIRED OUTCOME:

That Official Community Plan Amendment Bylaw No. 1210, 2016 be given first and second reading and advance to a public hearing.

### SUMMARY:

The need for affordable and supportive housing is present in Ucluelet, as it is in most communities across the province. KUU-US Crisis Line Society (the "**Proponent**") is an experienced provider of social services and social housing. The existing multiple family buildings in the immediate area mitigate the impact of the increased density of this proposal. In addition, the walkable distance to schools and shops further supports this property's use as supportive housing.

### BACKGROUND:

The Proponent has applied to amend the District of Ucluelet's Official Community Plan Bylaw No. 1140, 2011 (the "**OCP**") to facilitate the conversion of an existing Single Family Dwelling ("**SFD**") into a duplex for supportive housing use. The KUU-US Crisis Line Society is a non-profit, accredited agency that has been incorporated since 1993. The society currently provides various services consisting of:

- 24hr crisis phone support line covering the Province of British Columbia.
- 24hr crisis mobile outreach in Port Alberni for those requiring one on one emotional support or risk assessments.

- Weekend food security outreach program for low to no income held in Port Alberni but open to all.
- Homeless outreach program assisting those to find housing and keep them housed through advocacy and landlord/tenant mediation for Port Alberni.
- Transitional Housing with onsite support programs and life skill development- located in Port Alberni.
- Assist people who are homeless or at-risk of becoming homeless to gain and maintain safe, independent, and affordable housing.

The Proponent has obtained the property at 1395 Helen Road from the Surplus Federal Real Property for Homelessness Initiative (SFRPHI). SFRPHI is a funding stream of the Homelessness Partnering Strategy and it makes surplus federal properties, such as this Parks Canada property, available to eligible recipients for projects to help prevent and reduce homelessness. This proposal contemplated the conversion of the existing parks Canada SFD into a duplex.

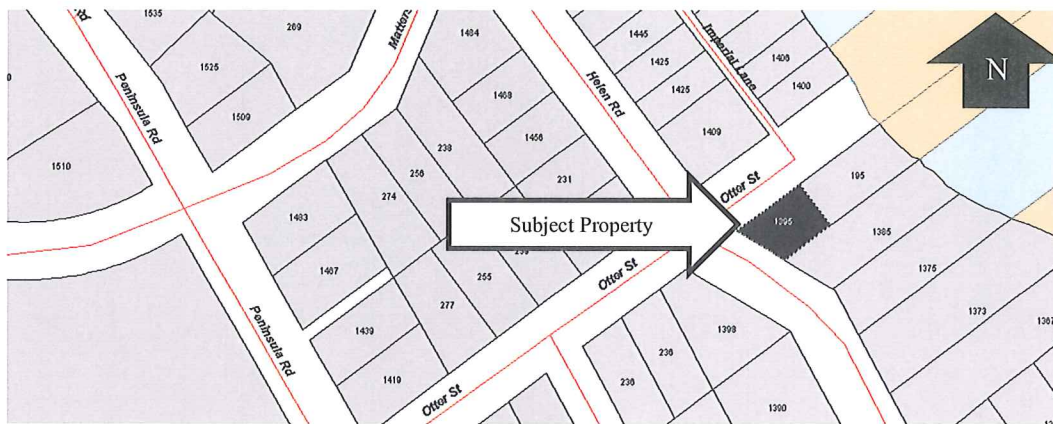


Figure 1

This is the second supportive housing project to be presented to Council in 2016. 1800 Bay Street was rezoned by the M'akola Group of Societies for a similar building conversion and housing program.

**OCP:**

The current Official Community Plan (OCP) designation for this property is "*Residential – Single Family*". The OCP's proposed land use designation map would need to be amended to allow a "*Residential – Multi-Family*" use to occur on the subject property.

The "*Residential – Multi-Family*" designation includes multi-family residential housing of medium to high-density, houses with coach houses, duplexes, row houses, cluster housing, townhouses and apartment buildings. This type of Medium to high density housing occurs throughout the community and in many instances they do not align with the OCP's land use designation. Both Multi-family properties noted in Figure 1 are designated "*Residential-Single Family*".

Considering that most neighborhoods have an element of Multi-Family and the mixed use conceptualized in the community's large Comprehensive Development Zones this OCP concept of defining areas that are specifically for Multifamily Residential is problematic. Planning Staff consider that the subject properties appropriate land use is residential and the surrounding Multi-family buildings and the communities mixed density nature supports the proposed designation.



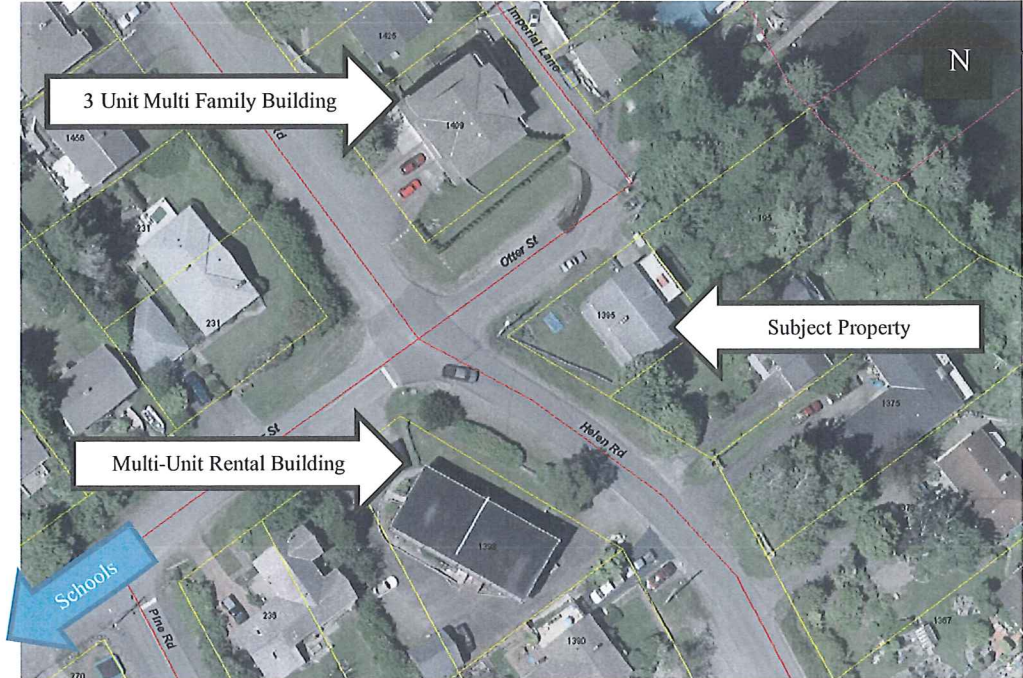


Figure 1

**ZONING:**

Zoning will be considered in the concurrent rezoning report.

**TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:**


Staff time to analyze and report on the application. The fees associated to OCP amendment attempt to recover those costs.

**FINANCIAL IMPACTS:**

There is no direct financial impact as a result of this OCP amendment

**POLICY OR LEGISLATIVE IMPACTS:**

This proposal would amend the District of Ucluelet’s Official Community Plan, Bylaw No. 1140, 2011

Respectfully submitted:   
 John Towgood, Planning 1

  
 Andrew Yeates, Chief Administrative Officer



**DISTRICT OF UCLUELET**

**Bylaw No. 1210, 2016**

A bylaw to amend the "District of Ucluelet Official Community Plan Bylaw No. 1140, 2011".

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**WHEREAS** Section 471 of the *Local Government Act* identifies the purposes of an Official Community Plan as "a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government", and the District has adopted an Official Community Plan;

**NOW THEREFORE** the Council of the District of Ucluelet, in open meeting assembled, enacts as follows:

1. THAT the property with legal description of PID: 005-569-206 Lot 1, Plan VIP9200, District: 09, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be redesignated from Residential – Single Family to Residential - Multi Family and the text and schedules of the District of Ucluelet Official Community Plan Bylaw No. 1140, 2011 be amended accordingly.
2. This bylaw may be cited as "Official Community Plan Amendment Bylaw No. 1210, 2016".

**READ A FIRST TIME** this     day of     , 2016.

**READ A SECOND TIME** this     day of     , 2016.

Considered in conjunction with the District of Ucluelet Financial Plan and the Liquid Waste Management Plan under Section 477 of the *Local Government Act* this     day of     , 2016.

**PUBLIC HEARING** this     day of     , 2016.

**READ A THIRD TIME** this     day of     , 2016.

**ADOPTED** this     day of     , 2016.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Official Community Plan Bylaw No. 1210, 2016."

\_\_\_\_\_  
Mayor  
Dianne St. Jacques

\_\_\_\_\_  
CAO  
Andrew Yeates

**THE CORPORATE SEAL** of the District of Ucluelet was hereto affixed in the presence of:

\_\_\_\_\_  
CAO  
Andrew Yeates

**SCHEDULE 'A'**  
**Bylaw No. 1210, 2016**





## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 25<sup>TH</sup>, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOHN TOWGOOD, PLANNER 1

**FOLIO NO:** 126.932 **REF NO:** RZ16-08 **FILE NO:** 3360-20

**SUBJECT:** PROPOSAL TO AMEND ZONING BYLAW NO.1160, 2013 BY ADDING THE DEFINITION FOR A “POCKET NEIGHBOURHOOD RESIDENTIAL” USE AND ADDING THAT USE AND ASSOCIATED REGULATIONS TO LOT 2, PLAN VIP80044.

**ATTACHMENT(S):** APPENDIX A – REZONING APPLICATION

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

**THAT** Council considers approval of one of the following options:

1. **That** Zoning Amendment Bylaw No. 1208, 2016 be given Third Reading.

**OR**

2. **That** Zoning Amendment Bylaw No. 1208, 2016 be considered and determined not to proceed further.

### **DESIRED OUTCOME:**

That amended Zoning Amendment Bylaw No. 1208, 2016 be given Third Reading.

### **SUMMARY:**

The proposed zoning amendment adds a new form of Multiple Family Residential (or “MFR”) best described as a pocket neighbourhood to Lot 2, VIP 80044, P.I.D.: 026-514-702 (the “Subject Lot”). Instead of the traditional MFR building or group of buildings that must contain three or more dwelling units, this proposal contemplates a MFR development in which small single detached family dwellings are grouped around a shared central common green space, connected by walkways and served by shared parking areas. This proposal does not contemplate an increase in density or significant changes to the zoning regulations from the current MFR use. This additional form for a MFR development represents a new and progressive housing option for Ucluelet that tries to foster a sense of community among nearby neighbors, while preserving the individual owner’s sense of place. The Subject Lots location is well suited for this type of development with the Forest Glenn Senior’s Center across the road, a future community park immediately to the west and the site is in walking distance to the village core, schools and shops.

### **BACKGROUND:**

An application has been received that proposes to develop a 2.92 acre lot, located at 1782 St. Jacques across from the Forest Glenn Seniors Center (Figure 1), to a “Pocket Neighbourhood” which



is essentially small single family dwellings that are grouped around a shared central common green space.



Figure 1

The applicant is proposing a density of 24 dwelling units ranging in size from 70msq (770sqft) to 110msq (1200sqft) with a central greenspace and private gardens (Figure 2). The neighbourhood is accessed from within the property by a perimeter strata road with covered parking kept to the exterior of the development.



Figure 2

The current CD-3 zoning indicates MFR as the Principle Use:

*“Multiple Family Residential” (or “MFR”) means a building, or group of buildings on the same lot, each containing three or more dwelling units, for residential use only and specifically excluding commercial*

*tourist accommodation, on a lot which includes a minimum useable outdoor recreation/ amenity space of:*

*(a) 16 m2 per bedroom when in the R-2 Zone;*

*(b) 20 m2 per bedroom when in the R-3 Zone;*

*(c) 8 m2 per bedroom when in all other Zones (including the residential component of the mixed residential/commercial and mixed residential/industrial uses);*

The requirement that MFR must be “a building, or group of buildings on the same lot, each containing three or more dwelling units” indicates that a zoning amendment would be required to allow single detached units. Working with the applicant Staff proposed that the best approach would be to add a new use to the zoning bylaw and to the property. It should be noted that this is not a Development Permit and as the property does not fall into any development permit area the proponent is not required to complete a Development Permit for this development.

### **OCP:**

The Official Community Plan (OCP) designation for this property is Comprehensive Development. This designation contemplates single family lots with a range of lot sizes and MFR. The original development for this area contemplated that the subject lot be MFR and this proposal is just a change in the form of MFR. The OCP specifically encourages alternative housing options, including bare land strata and the development of multi-family residential units within approximately a five minute walk of the Village Square.

### **CURRENT ZONING:**

The subject lot is currently zoned CD-3 with the following permitted use that is specific for this property and zoning regulations:

***CD-3A.1.3*** *The following use is permitted on Lot 2, Plan VIP80044, in the areas of the CD-3 Zone Plan labeled “Multiple Family”, but secondary permitted uses are only permitted in conjunction with a principal permitted use:*

*(1)Principal:*

*(a)Multiple Family Residential*

*(2)Secondary:*

*(a)Home Occupation*

***CD-3A.2.1*** *Minimum Lot Size:*

*(2) Multiple Family Residential: 4,856 m2 (1.2 acres)*

***CD-3A.2.2*** *Minimum Lot Frontage:*

*(3) Multiple Family Residential: 23 m (75ft)*

***CD-3A.3.1*** *Maximum Number:*

*(3) Multiple Family Residential: 20 dwelling units per lot*

***CD-3A.3.2*** *Maximum Floor Area Ratio:*

*(3) Multiple Family Residential: 0.70*

***CD-3A.3.3*** *Maximum Lot Coverage:*

*(3) Multiple Family Residential: 40%*



**CD-3A.4.2 Accessory Buildings:**

(3) Multiple Family Residential: 300 m<sup>2</sup> (3,225 ft<sup>2</sup>) combined total per lot

**CD-3A.5 Maximum Height:**

CD-3A.5.1 Principal Buildings & Structures:

(3) Multiple Family Residential: 11 m (36ft) or 3 storey

**CD-3A.6 Minimum Setbacks:**

CD-3A.6.1 The following minimum setbacks apply, as measured from the front lot line, rear lot line and side lot lines(s), respectively:

4) Multiple Family Residential:

(i) Principal Front/Side/Rear/Exterior yards = 6 m (20ft)

(ii) Accessory Front/Side/Rear/Exterior yards = 7.5 m (25ft)

**PROPOSED ZONING:**

The focus of this amendment is to allow for small single detached dwelling units in a strata or rental type ownership, rather than requiring the proposed dwelling units to be connected in groups, that contain three or more dwelling units. The following definition creates a use that would allow the proposed pocket neighbourhood residential use:

***“Pocket Neighbourhood Residential”*** means a multi-family residential development in which four or more small Single Family Dwellings are grouped around a shared central common green space, connected by walkways, served by shared parking areas and includes a minimum useable outdoor recreation/ amenity space of 20 m<sup>2</sup> per bedroom:

The minimum useable outdoor recreation/ amenity space of 20 m<sup>2</sup> per bedroom stated in the above definition represents the highest per bedroom requirement listed in the MFR use. The following are the only other changes in zoning regulation resulting from the proposed change of use:

- a. Pocket Neighbourhood Residential would be given a maximum density cap of “30 dwelling units per lot”. This facilitates the proposed density while not requiring the applicant to subdivide to attain their desired density of 24 units. It should be noted that the subdivision of the subject lot to two fee simple lots was contemplated during the original development for the area. The potential subdivision would result in a maximum density of 40 dwelling units. The proposed 30 unit’s represents a theoretical reduction in what was contemplated when the Rainforest / St. Jacques Boulevard area was originally developed.
- b. A principle building maximum gross floor area restriction of “140msq (1507ftsq) per individual dwelling unit” would be added as a control to keep the units smaller and more attainable.
- c. Pocket Neighbourhood Residential buildings would not require the 11m (36ft) height allowed by the CD-3/MFR zoning. Staff propose an “8m (26ft) or 2 storey maximum” height of the principle buildings.

Parking, servicing and other regulatory requirements for this proposal will be reviewed at time of a subdivision and/or building permit application stage.

**AMENITY CONTRIBUTIONS:**

All amenities for the CD-3 area have been provided and continue to form an integral part of the community and the proposed rezoning does not increase the applicant’s potential density.

**TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:**

Rezoning applications in general require significant Staff time to analyze and coordinate. The fees associated to rezoning attempt to recover those costs.

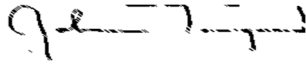
**FINANCIAL IMPACTS:**

There are no direct financial impacts as a result of this rezoning.

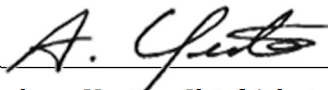
**POLICY OR LEGISLATIVE IMPACTS:**

This proposal would amend Zoning Bylaw No. 1160, 2013.

Respectfully submitted:



John Towgood, Planning 1



Andrew Yeates, Chief Administrative Officer



**DISTRICT OF UCLUELET**

**Bylaw No. 1208, 2016**

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.

---

**WHEREAS** Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

**NOW THEREFORE** the owner of P.I.D. 026-514-702, Lot: 2, Plan: VIP 80044, District: 09 (the “**Lands**”), generally as shown highlighted in black on the Schedule ‘A’ attached to and forming part of this bylaw, has applied to amend the District of Ucluelet Zoning Bylaw 1160, 2013 (“**Zoning Bylaw**”) in order to remove the Multiple Family Residential use from the lands and define and add Pocket Neighbourhood Residential use as a permitted principle land use;

**NOW THEREFORE** the Council of the District of Ucluelet, in open meeting assembled, enacts as follows;

1. That the Zoning Bylaw is amended by adding the following definition to Section 103 – Definitions:

**“Pocket Neighbourhood Residential”** means a multiple family residential development in which four or more small *Single Family Dwellings* are grouped around a shared central common green space, connected by walkways, served by shared parking areas and includes a minimum useable outdoor recreation/ amenity space of 20 m<sup>2</sup> per bedroom:

2. The Zoning Bylaw is amend by adding “Pocket Neighbourhood Residential” to Section CD-3A.1.3 (1), along with consequential amendments, such that those subsections of the Zoning Bylaw read as follows:

CD-3A.1.3 The following use is permitted on Lot 2, Plan VIP80044, in the areas of the CD-3 Zone Plan labeled “Multiple Family”, but secondary permitted uses are only permitted in conjunction with a principal permitted use:

(1) Principal:

- (a) Multiple Family Residential
- (b) Pocket Neighbourhood Residential

(2) Secondary:

- (a) Home Occupation

3. Section CD-3A.2.1 of the Zoning Bylaw is amended adding a minimum lot size for Pocket Neighbourhood Residential such that the subsection reads as follows:

CD-3A.2.1 Minimum Lot Size:

- (1) Single Family Dwelling:

- (a) 645 m<sup>2</sup> (6,940 ft<sup>2</sup>) for 16 small lots.
  - (b) 1,450 m<sup>2</sup> (15,600 ft<sup>2</sup>) for maximum of 51 lots.
  - (2) Multiple Family Residential: 4,856 m<sup>2</sup> (1.2 acres)
  - (3) Mixed Commercial/Residential: 2,305 m<sup>2</sup> (24,800 ft<sup>2</sup>)
  - (4) Mixed Commercial/Resort Condo: 2,305 m<sup>2</sup> (24,800 ft<sup>2</sup>)
  - (5) Pocket Neighbourhood Residential: 8,093 m<sup>2</sup> (2.0 acres)
4. Section CD-3A.2.2 of the Zoning Bylaw is amended adding a minimum lot frontage for Pocket Neighbourhood Residential such that the subsection reads as follows:

CD-3A.2.2 Minimum Lot Frontage:

- (1) Single Family Dwelling: 18 m (60 ft)
  - (2) Duplex Dwelling: 18 m (60 ft)
  - (3) Multiple Family Residential: 23 m (75 ft)
  - (4) Pocket Neighbourhood Residential: 23 m (75 ft)
5. Section CD-3A.3.1 of the Zoning Bylaw is amended adding a maximum number of units for Pocket Neighbourhood Residential such that the subsection reads as follows:

CD-3A.3.1 Maximum Number:

- (1) Single Family Dwelling: 1 per lot
  - (2) Duplex Dwelling: 1 per lot
  - (3) Multiple Family Residential: 20 dwelling units per lot
  - (4) Dwelling Unit component of Mixed Commercial/Residential & Mixed Commercial /Resort Condo combined:
    - (a) 6 dwelling units on Lot 19, Plan VIP79602
    - (b) [Deleted by Zoning Amendment Bylaw No. 1188, 2016]
    - (c) 6 dwelling units on Lot 33, Plan VIP79602
    - (d) [Deleted by Zoning Amendment Bylaw No. 1180, 2015]
  - (5) Pocket Neighbourhood Residential: 30 dwelling units per lot
6. Section CD-3A.4.1 of the Zoning Bylaw is amended adding a maximum size (gross floor area) of the individual units for Pocket Neighbourhood Residential such that the subsection reads as follows:

CD-3A.4.1 Principal Building:

- (1) Mixed Commercial/Residential & Mixed Commercial/Resort Condo:
  - (a) 557.4 m<sup>2</sup> (6,000 ft<sup>2</sup>) gross floor area combined on Lot 19, Plan VIP79602;
  - (b) [Deleted by Zoning Amendment Bylaw No. 1188, 2016]
  - (c) 557.4 m<sup>2</sup> (6,000 ft<sup>2</sup>) gross floor area combined on Lot 33, Plan VIP79602;
  - (d) [Deleted by Zoning Amendment Bylaw No. 1180, 2015]
- (2) [Deleted by Zoning Amendment Bylaw No. 1208, 2016]

- (3) Pocket Neighbourhood Residential: 140 m<sup>2</sup> (1507 ft<sup>2</sup>) per individual dwelling unit.
- (4) All other uses: N/A

7. Section CD-3A.4.2 of the Zoning Bylaw is amended adding a maximum combined area of accessory buildings for Pocket Neighbourhood Residential such that the subsection reads as follows:

CD-3A.4.2 Accessory Buildings:

- (1) Single Family Dwelling: 60 m<sup>2</sup> (645 ft<sup>2</sup>) combined total per lot
- (2) Duplex Dwelling: 60 m<sup>2</sup> (645 ft<sup>2</sup>) combined total per lot
- (3) Multiple Family Residential: 300m<sup>2</sup> (3,225ft<sup>2</sup>) combined total per lot
- (4) [Deleted by Zoning Amendment Bylaw No. 1208, 2016]
- (5) Pocket Neighbourhood Residential: 300 m<sup>2</sup> (3,225 ft<sup>2</sup>) combined total per lot
- (6) All other uses: 80 m<sup>2</sup> (861 ft<sup>2</sup>) combined total per lot

8. Section CD-3A.5.1 of the Zoning Bylaw is amended adding a maximum principle building height for Pocket Neighbourhood Residential such that the subsection reads as follows:

CD-3A.5.1 Principal Buildings & Structures:

- (1) Single Family Dwelling: 9 m (30 ft) or 2 ½ storey
- (2) Duplex Dwelling: 9 m (30 ft) or 2 ½ storey
- (3) Multiple Family Residential: 11 m (36 ft) or 3 storey
- (4) [Deleted by Zoning Amendment Bylaw No. 1208, 2016]
- (5) Pocket Neighbourhood Residential: 8 m (26 ft) or 2 storey
- (6) All other uses: 10 m (33 ft)

9. Section CD-3A.6.1(4) of the Zoning Bylaw is amended adding Pocket Neighbourhood Residential to the Multiple Family Residential setback section such that the subsection reads as follows:

(4) Multiple Family Residential / Pocket Neighbourhood Residential:

- (i) Principal 6 m (20 ft) 6 m (20 ft) 6 m (20 ft) 6 m (20 ft)
- (ii) Accessory 7.5 m (25 ft) 5 m (16.5 ft) 5 m (16.5 ft) 5 m (16.5 ft)
- (iii) In addition, for principal building, 15 m (50 ft) minimum yard setback applies to all lot lines abutting Marine Drive.

10. This bylaw may be cited as “Zoning Amendment Bylaw No. 1208, 2016”.

**READ A FIRST TIME** this 13th day of September, 2016.

**READ A SECOND TIME** this 13th day of September, 2016.

**RESCINDED SECOND READING** this 11th day of October, 2016.

**READ A SECOND TIME**, as amended, this 11th day of October, 2016.

**PUBLIC HEARING** this    day of    , 2016.

**READ A THIRD TIME** this    day of    , 2016.

**ADOPTED** this    day of    , 2016.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1208, 2016.”

\_\_\_\_\_  
Mayor  
Dianne St. Jacques

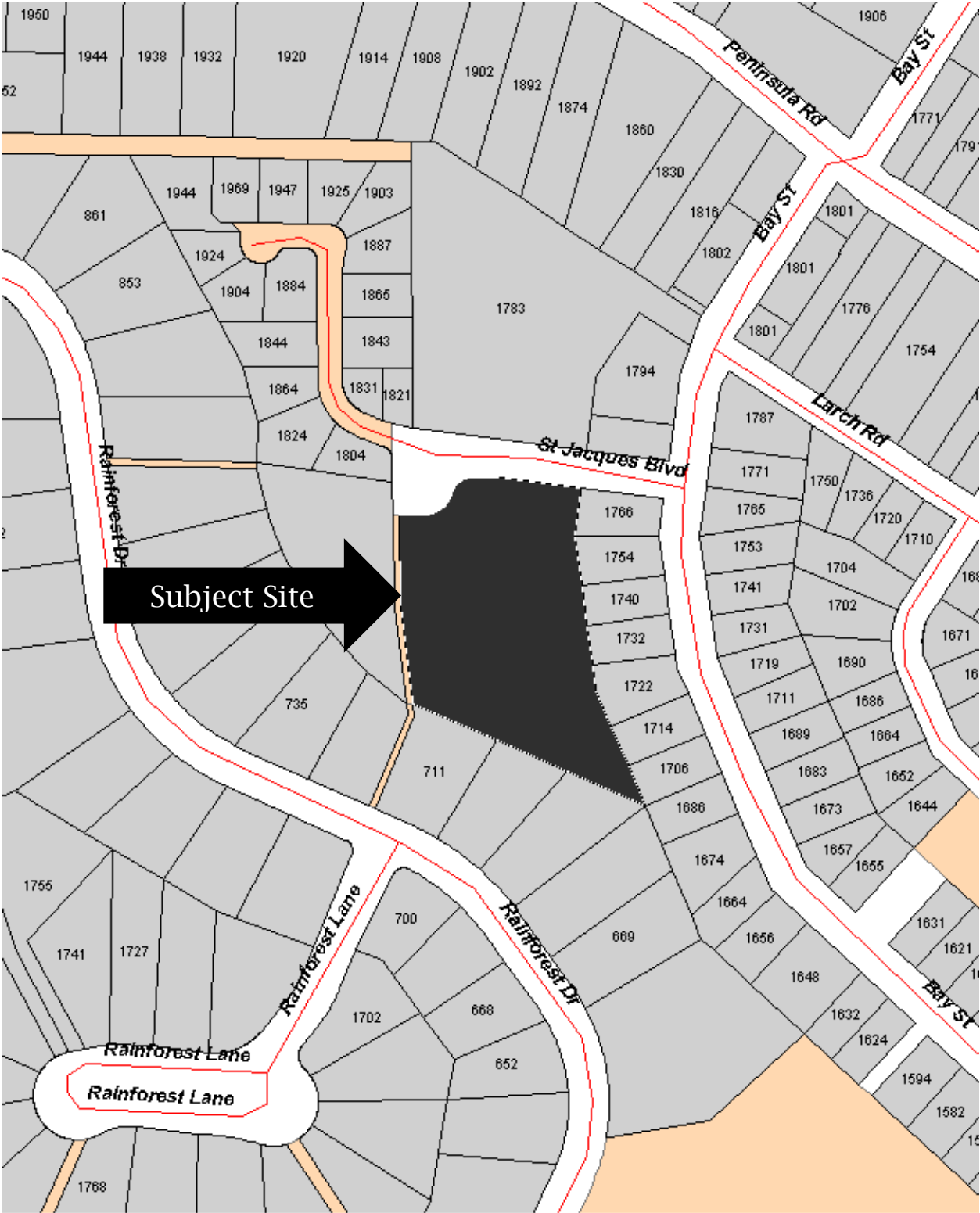
\_\_\_\_\_  
CAO  
Andrew Yeates

**THE CORPORATE SEAL** of the District of Ucluelet was hereto affixed in the presence of:

\_\_\_\_\_  
CAO  
Andrew Yeates



**SCHEDULE 'A'**  
**Bylaw No. 1208, 2016**







## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 25, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** JEANETTE O'CONNOR, CHIEF FINANCIAL OFFICER      **FILE NO:** 3900 – 25 BYLAW # 1207, 2016  
**SUBJECT:** UCLUELET MUNICIPAL PROPERTY TAX EXEMPTION BYLAW FOR THE 2017 TAX YEAR  
**ATTACHMENT(S):** APPENDIX #1 – TAX EXEMPTION PUBLIC NOTICE

---

### **RECOMMENDATION:**

1. **THAT** Council gives Fourth Reading and subsequent Adoption to “Ucluelet Municipal Property Tax Exemption Bylaw No. 1207, 2016”.

### **PURPOSE:**

In order to exempt certain properties from municipal property taxes, the above noted bylaw must be adopted on or before October 31 in the year prior to the next taxation year. This will exempt these certain properties from land and/or improvement taxes for the taxation year of 2017.

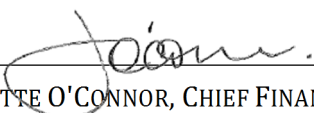
### **BACKGROUND:**

The *Community Charter* provides municipalities with the authority to exempt certain lands and/or improvements from municipal property taxation. The general authority is provided in Section 224, under which Council may offer exemption to a range of properties. The *Community Charter* requires that municipal property taxation exemption bylaws be adopted by October 31 for the subsequent taxation year.

The District of Ucluelet has previously exempted the churches, which are required statutory exemptions, the Ucluelet Historical Society, which has acquired title to the leased land on Coast Guard Drive for their future museum, the Food Bank on the Edge, which is a non-profit organization, and the Class 8 portion of the Army, Navy & Air Force Veterans, Unit 293. Also previously exempted are the Westcoast Community Resources Centre, the Nuu-Chah-Nulth Tribal Council, the Ministry of Child and Family Development, the Vancouver Island Regional Library and the Ucluelet Daycare Society, all of who are renting space at the Ucluelet Community Centre and providing services to the public. In addition, a portion of a property on Peninsula Road, which is now leased from the Ucluelet Consumers' Co-operative by the District, and the Ucluelet Aquarium Society have also been previously exempted.

There has been one additional request received for tax exemption for 2017. The KUU-US Crisis Line Society, who recently acquired property through a federal surplus property initiative, has applied for a tax exemption. The Society is a registered non-profit organization and will be providing supportive housing. In September 2015, the Society approached Council and received a letter of support from the District of Ucluelet for their submission to acquire the property.

**Respectfully submitted:**

  
\_\_\_\_\_  
JEANETTE O'CONNOR, CHIEF FINANCIAL OFFICER

  
\_\_\_\_\_  
ANDREW YEATES, CHIEF ADMINISTRATIVE OFFICER

## NOTICE OF TAX EXEMPTION BYLAW NO.1207, 2016

Take notice that pursuant to Section 227 of the Community Charter, the District of Ucluelet Council intends to adopt the "Municipal Property Tax Exemption Bylaw No. 1207, 2016" at its regular Council meeting of October 11, 2016.

The purpose of this bylaw is to exempt from taxation under Section 224(2) of the Community Charter each parcel of land described in Column B of the Schedule to this Notice, together with any improvements on such parcel, for the year 2017. Each exemption is granted on the condition that the parcel is used, held, owned or occupied by the organization named in the corresponding row of Column A of the Schedule.

The estimated amount of the taxes that would be imposed on each parcel for 2017, if the exemption were not granted, is set out in Column C of the Schedule.

"A" APPLICANT	"B" LEGAL DESCRIPTION	"C" EXEMPTION
Christ Community Church of Ucluelet	Lot 1, Plan VIP9522, 1419 Peninsula Rd	\$2,482
Christ Community Church of Ucluelet	Lot 2, Plan VIP9522, 1439 Peninsula Rd	\$1,602
Bishop of Victoria	Lot 1, Plan VIP10396, 1651 Peninsula Rd	\$2,357
Trustees of the Congregation of Jehovah's Witnesses	Lot 6, Plan VIP30080, 315 Matterson Dr	\$3,588
Ucluelet & Area Historical Society	Block A, DL 1507, Lease 111228, Coast Guard Rd	\$9,255
Food Bank on the Edge	PT Lot 3, Plan 20323 (Leased portion only) 160 Sea Plane Base Rd	\$1,790
Westcoast Community Resources Centre	PT Lot A, Plan VIP56963, except Plan VIP75072 & except PT in PL VIP81595, 398 Matterson Dr	\$3,403
Nuu-Chah-Nulth Tribal Council	PT Lot A, Plan VIP56963, except Plan VIP75072 & except PT in PL VIP81595, 398 Matterson Dr	\$1,128
Ministry of Child and Family Development	PT Lot A, Plan VIP56963, except Plan VIP75072 & except PT in PL VIP81595, 398 Matterson Dr	\$1,128
Vancouver Island Regional Library	PT Lot A, Plan VIP56963, except Plan VIP75072 & except PT in PL VIP81595, 398 Matterson Dr	\$7,987
Ucluelet Daycare Society	PT Lot A, Plan VIP56963, except Plan VIP75072 & except PT in PL VIP81595, 398 Matterson Dr	\$12,505
Army, Navy & Air Force Veterans – Ucluelet Unit #293	Lot 1, Plan 5190, (Class 8 only) 1708 Peninsula Rd	\$3,192
Ucluelet Consumers Co-operative	PT Lot 2, Plan VIP3486, 1604 Peninsula Rd	\$2,971
Ucluelet Aquarium Society (UAS)	Block A, DL1689 & DL2191 covering unsurveyed Crown foreshore or land covered by water being part of the bed of the Ucluelet Inlet	\$36,950
KUU-US Crisis Line Society	Lot1, Block 1, Plan 9200, 1395 Helen Rd	\$1,960





## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 25, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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### **BACKGROUND:**

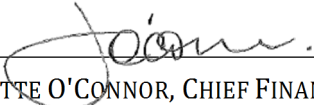
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