DISTRICT OF UCLUELET

REGULAR MEETING OF COUNCIL
Tuesday, October 10, 2017 @ 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

   Council would like to acknowledge the Yuułuʔiłʔatḥ First Nations on whose traditional territories the District of Ucluelet operates.

3. ADDITIONS TO AGENDA

4. ADOPTION OF MINUTES

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5. UNFINISHED BUSINESS

6. MAYOR'S ANNOUNCEMENTS

7. PUBLIC INPUT, DELEGATIONS & PETITIONS

   7.1 Public Input

   7.2 Delegations

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     Re: Residential Multi Zoning for Alliance Holdings during OCP Review
     D-1 Alliance Holdings Delegation

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   MP Sheila Malcolmson
   C-1 Request to Support Bill C-352

   8.2. Request for Action on the Hanjin Spill Update — 33
   Pacific Rim Chapter of the Surf Rider Foundation
   C-2 Hanjin Spill Update

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   Canadian Institute of Public Health Inspectors
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Deputy Mayor October – December

- Ucluelet Volunteer Fire Brigade
- Central West Coast Forest Society
- Ucluelet Chamber of Commerce
- Tourism Ucluelet
- Signage Committee
- Clayoquot Biosphere Trust Society - Alternate
- Barkley 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 Board
- West Coast Commitee
- Airport Committee
- Coastal Community Network
- Groundfish Development Authority
- DFO Fisheries Committees for Groundfish & Hake
- Regional Fisheries Committees
- Pacific Rim Arts Society
- Whale Fest Committees
- Ucluelet Health Centre Working Group

=> *Other Reports*

11. REPORTS

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Carolyn Bidwell, Chief Financial Officer
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1638 Cedar Road Proposed Purchase

12. LEGISLATION

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Carolyn Bidwell, Chief Financial Officer
Permissive Tax Exemption Report
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13. LATE ITEMS

14. NEW BUSINESS

15. QUESTION PERIOD

16. CLOSED SESSION
There is no closed session for the October 10, 2017 Council meeting.

17. ADJOURNMENT

DISTRICT OF UCLUELET

MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, September 12, 2017 at 7:30 PM

Present:	**Chair:**	Mayor St. Jacques
	Council:	Councillors McEwen, Oliwa, Mole, and Noel
	Staff:	Mark Boysen, Chief Administrative Officer
		Nikki Best, Deputy Municipal Clerk

1. CALL TO ORDER

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

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

2.1 Council acknowledged the Yuułuʔiłʔatḥ First Nations on whose traditional territories the District of Ucluelet operates.

3. ADDITIONS TO AGENDA

4. ADOPTION OF MINUTES

4.1 August 8, 2017 Regular Minutes

2017-001 *THAT Council approve the August 8, 2017 regular minutes as presented.*
Moved By Councillor Noel, Seconded By Councillor Oliwa

CARRIED.

5. UNFINISHED BUSINESS

5.1 Councillor Noel inquired about the letter sent to Geoffrey Lyons, and Mayor St. Jacques noted it was received.

6. MAYOR'S ANNOUNCEMENTS

7. PUBLIC INPUT, DELEGATIONS & PETITIONS

8. CORRESPONDENCE

8.1 UBCM Resolution Support from Metro Vancouver
Chris Plagnol, Corporate Officer, Metro Vancouver

2017-002 *THAT Council receive correspondence item, "UBCM Resolution Support from Metro Vancouver" for information.*

Moved By Councillor McEwen, Seconded By Councillor Oliwa

CARRIED.

8.2 Prostate Cancer Awareness Month Proclamation Request
Mark Mahl, Executive Director, Western Region, Prostate Cancer Canada

2017-003 *THAT Council proclaim September as Prostate Cancer Awareness Month in the municipality of Ucluelet.*
Moved By Councillor McEwen, Seconded By Councillor Oliwa

CARRIED.

8.3 Boundary Amendment - West Coast Multiplex Service Area
Wendy Thompson, Manager of Administrative Services, Alberni-Clayoquot Regional District (ACRD)

2017-004 *THAT Council pass a resolution consenting to the ACRD Board of Directors adopting Bylaw E1056-1.*
Moved By Councillor McEwen, Seconded By Councillor Mole

CARRIED.

9. INFORMATION ITEMS

10. COUNCIL COMMITTEE REPORTS

10.1 Councillor Sally Mole
Deputy Mayor April – June

Westcoast Community Resources Society

- Community lunches start up again beginning this Thursday.

Coastal Family Resource Coalition

- Met on Wednesday, September 06. Discussed the transition of the contracts being transferred from the Westcoast Community Resources Society to the Clayoquot Biosphere Trust (CBT). The Community Developer which was previously held by Marcie DeWitt has been filled by Faye Missar. The Community Literacy position will be filled by Brooke Wood. The funding from those positions come from different organizations and the CBT will now be managing those funds. Established an executive committee and this will assist with maintaining a regional view and outreach.
- North Island College is holding their Early Childhood Care and Education course here on the Coast. This is a great

opportunity and they have more information on the program.

- Canadian Mental Health Association is having a workshop this Thursday from 5:30-9:00pm on suicide prevention and awareness here at the Ucluelet Community Centre. Council has supported this workshop by waiving the fees for the room rental.
- Public Health reported there were 60 babies born on the West Coast the last year. The new hospital Administrator was there and did discuss times when nurses get stuck out of town when they assist the ambulance with transporting clients out of town. Would like to discuss the option to have more training available so that EHS attendants don't need to rely on having a nurse with them for out of town transports.

Food Bank on the Edge

- Volunteers have already delivered empty grocery bags to everyone in Ucluelet for the food drive. The food bank is kindly requesting non-perishable items and volunteers will be around on Saturday to pick them up. Special thank you to Alan Anderson and all the volunteers who donate their valuable time.

10.2 Councillor Marilyn McEwen
Deputy Mayor July – September

West Coast Multiplex Society

- Met on September 4, 2017 and reported that they received a $5000 cheque for the Salt Water Classic. The final presentation from the architects was supposed to be this Thursday but has been postponed as they need more time for the costing component. On August 5th there was a local First Nations meeting with the Prime Minister, and Yuułuʔiłʔatḥ First Nations Present, Les Doiron provided the Prime Minister with information on the multiplex society. The Society will be attended the Regional Gathering at Kwisitis on Sunday, September 17th from 11:00-4:00pm with information on the multiplex.

Ucluelet & Area Historical Society

- Met last night and will also be attending the Regional Gathering and will be bringing artifacts to display for the public.
- In a bit of a dilemma as the Coop has agreed to donate paint and labour to paint the lighthouse and would like a photo op, however the Society is not ready to have it painted yet. Will talk with Staff to work out a solution.

=> ***Other Reports***

- MP Gord Johns was here at the Community Centre on August 23, 2017 as part of his 'Ride the Riding' campaign. It wasn't well attended but there were some really great questions from those who did attend.

10.3 Councillor Mayco Noel
Deputy Mayor October – December

Tourism Ucluelet

- Met today with a focus on the website to connect people with the availability; looking at options and the possibility of a live feed to accommodations through their existing site. Their report to stakeholders also provides valuable data on the traffic and hits to their website; currently have 178 links and want to ensure the stakeholders understand the value they are getting out of the website and Tourism Ucluelet (TU) in general. 47% of the traffic is from mobile devices. Black Rock is making a link to TU on their website.
- The goal of TU's report to stakeholders is to validate the importance of their website through the statistics. 47% of the traffic is from mobile devices and Black Rock is making a link to TU as a stakeholder, which provides more traffic back to the site. Also looking at various funding models and memberships for 2018.
- There was an 83% approval for the tax to remain at 2%.
- The Pacific Rim Visitor Centre (PRVC) is still open 7 days a week from 9:00am to 5:00pm. Visitor statistics for July saw just over 16,000 visitors, with August around 21,000. In the July the Downtown Visitor Centre had approximately 1,800 people with August just over 1,900. The Downtown Visitor Center is now closed for the rest of the season.

Barkley Community Forest Board

- Today, Council went to see the Barkley Community Forest. There are about 20 people working out there with approximately 1/3 of the workers from here, the rest are from Port Alberni. Looking forward to what Geoffry Lyons reports back on what the financial benefits are to the community.
- While it is a community forest, there needs to be more information provided to the community about the removal of firewood removal. At this point when people cut wood from a cold deck pile, they are in fact taking money away from the community.
- We are looking at some methods for firewood removal but it probably will not be put in place until the active logging is done. Kindly requesting at this point that the public cooperate and be respectful by not cutting the logs for their own firewood.

10.4 Councillor Randy Oliwa
Deputy Mayor January – March

10.5 Mayor Dianne St. Jacques

Alberni-Clayoquot Regional District Board

- Met at the end of July. Of note, a number of years ago the District was forced to take ownership of the Whiskey Dock; things have since changed and Bamfield is adamantly refusing to take ownership of their Transport Canada Dock. In the time that has passed there have been similar scenarios where other communities across the country have refused as well, and have been successful. Interesting to see the outcome.

West Coast Commitee

- Met at the end of August. Main topic was the Multiplex and the survey that is going to be put out in the fall. Goal is to gauge the communities responses and find out how they feel about the Multiplex. Once the architect completes his work, we will have specific numbers to put forward to the communities on what will need to fundraised, spent and what will be needed for upkeep. Vancouver Island University will be assisting with the survey again, and will be meeting with them to ensure the wording is exactly right.
- Attempted to meet with the School Board; wanted to acquire information on School District 70's request for

funding for seismic upgrades prior to our meeting with the Minister of Education at the UBCM conference in September. Was assured by the Chair the School District's number one priority are the West Coast schools for all three schools. The funding the Government provides will determine what upgrades will be done, whether it's an upgrade, repair or if a rebuild in needed.

Groundfish Development Authority

- Attended the annual meeting. Coastal community representatives and union representatives hear presentations from fish processing plants in regards to ground fish and hake. We have a measure for them around economic development and job creation in coastal communities; the companies are rated, we then have 10% of the quota that we then recommend directly to the Minister is allocated to the various companies and boats that partner together. Those recommendations have been made. Ucluelet Harbour Seafoods always does a very good presentation. The amount of investment in their plant, and in the community tops the province as far as investment goes.

=> ***Other Reports***

- In July, along with Mark Boysen, met with Yuułuʔiłʔatḥ First Nations President Les Doiron and their CAO. Discussed the need for an education centre and how we can move forward collaboratively. Also talked about infrastructure as we do provide Yuułuʔiłʔatḥ First Nation with water.
- On August 5th along with Mark Boysen, met with Prime Minister Justin Trudeau at Tin Wis in Tofino. We had 30 minutes of the PM's time and we discussed the importance of First Nations Reconciliation. Also put forward the thought of the Resort Municipality concept and while it is a Provincial program, it would be great if it could somehow be incorporated into a Federal program. We also talked about regional water and Kennedy Lake and the funding that will be necessary for that. We talked about fish and the Pacific Salmon Treaty and the constant issue with Hake around freezer trollers and joint venture. We discussed the return of the Vessel Traffic Management Centre and its' importance to the Coast for safety, security and spill response.

- Attended a West Coast Community Resources meeting while Councillor Mole was away. The Society is going to be working in coordination with the District of Ucluelet and Abby Fortune, on the Seniors Virtual Hub. This will provide information to Seniors specifically on programs, resources and services in and around Ucluelet.

2016-5 *THAT Council accept all Council reports as presented.*
Moved By Councillor Noel, Seconded By Councillor Oliwa

CARRIED.

11. REPORTS

11.1 BC Hydro Service Request Reconsideration
Warren Cannon, Public Works Superintendent

2017-006 *THAT Council approve recommendation 1 & 2 of report item, "Reconsideration of Water Servicing to BC Hydro Lot 479 Alberni-Clayoquot Regional District (ACRD) which states:*

1. *THAT Council reconsider the July 11, 2017 decision regarding the water supply to the proposed BC Hydro building based on new information provided by BC Hydro on September 12, 2017; and,*
2. *THAT Council approve supplying water to the proposed BC Hydro building on Lot DL 479 within the Alberni-Clayoquot Reginal District (ACRD).*

Moved By Councillor Noel, Seconded By Councillor McEwen

CARRIED.

11.2 Bay Street Sewer Improvements Development Cost Charges (DCC) Funded
Warren Cannon, Public Works Superintendent

2017-007 *THAT Council approve recommendation 1 & 2 of report item, "Bay Street Sewer Improvements Development Cost Charges (DCC) Funded" which states:*

1. *THAT Council approve Option 1: Upgrade the Bay Street Simplex lift station in 2018; and*
2. *THAT Council approve Option 2: Plan for the elimination of the Bay Street Duplex station in 2020, which will amend the 5-year capital plan budget to include this work to be completed in 2020 at an estimated cost of $266,700.*

Moved By Councillor McEwen, Seconded By Councillor Oliwa

CARRIED.

11.3 1638 Cedar Road Proposed Purchase
John Towgood, Planner 1

2017-008 *THAT Council approve recommendation 1 & 2 of report item, "1638 Cedar Road Proposed Purchase" which states:*

1. *THAT Council receive this informational report regarding the proposed purchase of the property at 1638 Cedar Road; and*
2. *THAT Council direct staff to schedule a Committee of the Whole meeting of October 3, 2017 to receive feedback from the public.*

Moved By Councillor Mole, Seconded By Councillor Noel

CARRIED.

11.4 Development Permit and Variance for Lot 2, Plan VIP5843 (249 Boardwalk Boulevard)
John Towgood, Planner 1

2017-009 *THAT Council approve recommendation 1 of report item, "Development Permit and Variance for Lot 2, VIP5843 (249 Boardwalk Boulevard)" which states:*

1. *THAT Council approve Development Permit DP17-08 and associated Variance for Lot 2, Plan VIP5843 (249 Boardwalk Boulevard), P.I.D. 026-389-568.*

Moved by Councillor Oliwa, Seconded By Councillor McEwen

CARRIED.

11.5 Repeal Ucluelet Internal Borrowing Bylaw No. 1159, 2013
Carolyn Bidwell, Chief Financial Officer

2017-010 *THAT Council approve recommendation 1 of report item, "Repeal Ucluelet Internal Borrowing Bylaw No. 1159, 2013" which states:*

1. *THAT Council repeal "Ucluelet Internal Borrowing Bylaw No. 1159, 2013*

Moved By Councillor Mole, Seconded By Councillor Noel

CARRIED.

11.6 Five Year Financial Plan 2017-2021 Bylaw Variance Report - Q2
Carolyn Bidwell, Chief Financial Officer

2017-011 *THAT Council approve recommendation 1 of report item, "Five Year Financial Plan 2017-2021 Bylaw Variance Report - Q2" which states:*

1. *THAT Council receives the Five Year Financial Plan 2017-2021 Variance Report for the Second Quarter ending June 30, 2017.*

Moved By Councillor Noel, Seconded By Councillor McEwen

CARRIED.

11.7 Tax Sale - Assignment of a Municipal Bidder
Carolyn Bidwell, Chief Financial Officer

2017-012 *THAT Council approve recommendation 1, 2 and 3 of report item, "Tax Sale - Assignment of a Municipal Bidder" which states:*

1. *THATCouncil appoint the Chief Financial Officer for the District of Ucluelet or designate as the agent authorized to bid on behalf of the*

District of Ucluelet during the annual tax sale pursuant to Section 648 of the Local Government Act; and,

2. *THAT Council approve that the maximum bid on each or selected tax sale parcels, shall not exceed 50% of the actual value, as approved by BC Assessment Authority records; and further;*
3. *THAT Council approve the use of 75% of the funds described in the "Land Sale Reserve Fund Establishing Bylaw No. 394, 1980" until a new tax sale reserve bylaw is established.*

Moved By Councillor Mole, Seconded By Councillor Oliwa

CARRIED.

11.8 Five Year Financial Plan Meeting Schedule & Objectives (2018-2022)
Carolyn Bidwell, Chief Financial Officer

2017-013 *THAT Council approve recommendation 1 & 2 of report item, "Five Year Financial Plan Meeting Schedule & Objectives (2018-2022) which states:*

1. *THAT Council approve the Five Year Financial Plan Meeting Schedule for the years 2018 to 2022 as presented in Appendix A to this report with times to be determined; and*
2. *THAT Council approve the Objectives of the Proposed Five Year Financial Plan Bylaw 2018-2022 as presented in this report.*

Moved By Councillor McEwen, Seconded By Councillor Oliwa

CARRIED.

11.9 Draft Ucluelet Economic Development Strategy Update
Mark Boysen, Chief Administrative Officer

2017-014 *THAT Council approve recommendation 1 of report item, "Draft Ucluelet Economic Development Strategy Update" which states:*

1. *THAT Council receive the draft District of Ucluelet (DOU) Economic Development Strategy Update and provide feedback to staff so that the document can be finalized and incorporated into 2018 workplans.*

Moved By Councillor Oliwa, Seconded By Councillor Noel

CARRIED.

12. LEGISLATION

13. LATE ITEMS

- Late items will be addressed here as addenda items

13.1 Councillor McEwen

- Requested one or two members of Council attend the Vancouver Economic Alliance Summit on October 25 & 26, 2017 in Nanaimo; which is only $399 when the District of Ucluelet is a

member. The Alliance also produces the state of the Island report and brought copies for Council and Staff.

- Councillor Mole noted when she attended she was able to secure a bursary through the Island Coastal Economic Trust (ICET) so there was no additional cost to the District.
- Carolyn Bidwell to check the budget and will report back.

14. OTHER BUSINESS

14.1 Deputy Corporate Officer Appointments

2017-015 *It was moved by Councillor Noel and seconded by Councillor McEwen*

THAT *Council appoint Nikki Best as the Deputy Municipal Clerk for the District of Ucluelet granting the powers, duties and functions of the Deputy Corporate Officer as set out in Section 148 of the Community Charter; and,*

THAT *Council appoint Carolyn Bidwell as a secondary Deputy Corporate Officer for the powers, duties and functions set out in sections 148(c) and (d) of the Community Charter for the purposes of witnessing and execution of official local government documents.*

CARRIED.

14.2 Bylaw Officer Appointment

2017-016 *It was moved by Councillor McEwen and seconded by Councillor Mole*

WHEREAS *the Council of the District of Ucluelet ("Ucluelet") wishes to appoint Brent Ashton as a Bylaw Officer pursuant to Section 36 of the Police Act, R.S.B.C. 1996, c.367; and upon Brent Ashton swearing the oath pursuant to section 1(b) of Police Oath/Solemn Affirmation Regulation, B.B. Reg.136/2002 before a Commissioner for taking Affidavits in the Province of British Columbia, Ucluelet hereby appoints Brent Ashton as a Bylaw Officer, to perform the functions and duties specified in the District of Ucluelet's Bylaw Officer job description as amended from time to time.*

CARRIED.

15. QUESTION PERIOD

15.1 Council received questions and comments from the public re:

- If the budget meetings will be announced in the paper.
- Road bikes and road safety.

16. CLOSED SESSION

There was no closed session scheduled for September 12, 2017.

17. ADJOURNMENT

17.1

Mayor St. Jacques adjourned the regular meeting at 9:26 pm

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, September 12, 2017 at 7:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

Dianne St. Jacques
Mayor

Mark Boysen
Chief Administrative Officer

DISTRICT OF UCLUELET

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, October 3, 2017 at 7:30 PM

Present:	**Chair:**	Mayor St. Jacques
	Council:	Councillors McEwen, Oliwa, Mole, and Noel
	Staff:	Carolyn Bidwell, Acting Chief Administrative Officer, Chief Financial Officer
		John Towgood, Planner 1
		Nikki Best, Deputy Municipal Clerk

1. CALL TO ORDER

2. ADOPTION OF MINUTES

3. UNFINISHED BUSINESS

4. PUBLIC INPUT AND DELEGATIONS

(a) Public Input

Mayor St. Jacques extended the open invitation to all residents of the District of Ucluelet to provide public input or ask questions.

Doug Komoto - 855 Peninsula Road

- Raised a question regarding the three-way stop on Peninsula Road and Coast Guard Drive, wondering if it was necessary now that the pathway is completed. Now that the pathway is completed, people do not stop at the sign and most who turn right on Coast Guard don't stop at the sign.
- Mayor St. Jacques commented that the neighbourhood residents requested the sign as drivers were driving straight through the area and not visibly seeing the lighthouse and trail sign at the junction. The sign was an effort to slow and stop people so they would see the signs and not drive into the neighbourhood.
- Mr. Komoto requested that a larger sign then be placed for the lighthouse and trail.
- Mayor St. Jacques responded that Barb from the Wild Pacific Trail was present and heard that suggestion.

5. REPORTS FROM COUNCIL OR STAFF

5.1 1638 Cedar Road Proposed Purchase
John Towgood, Planner 1

Mayor St. Jacques and John Towgood, Planner 1 provided an overview of the information provided in the 1638 Cedar Road Proposed Purchase report and then opened the floor up for comments and questions from the audience.

Robert Zurowski- 1752 Cypress

- Raised concerns about visibility of access to the proposed lot as it is near the worst intersection in town, so more signage would be required to ensure visitors are turning before the Main Street intersection.
- Stated he lived next door to the Aquarium and the lot is being used there now by RVs but it never fills up, so he suggested that RVs be directed to the small parking lot as a supplement.
- Added that we cannot forget to include disabled parking places in town and that there should be these included in new lots.

Barbara Schramm - 1958 Bay

- Supported this proposal but wondered if there was a road allowance to connect to Peninsula through another access way or road to increase the visibility of the lot.
- Additionally, with a lot of trees in the area that the landscaping and trees and greenspace is implemented in the space to have people feel welcome in the area.
- Added that since she lives on Bay street she encountered gridlock, so she cautions big signs pushing RVs down Bay Street. If one car has to turn then it turns into gridlock.

Pieter Timmermans - 1958 Bay

- Supported the proposal and felt it was forward thinking of the planner and Council. With appropriate signage and layout it would be a great success. One hundred years from now the town will exist and be likely fully developed, so having a lot like this now and opportunity is essential. Additionally, the other existing Cedar lot: He walks it everyday and sees people using it consistently.
- In regards to forward thinking of Council, there is other potential lots to consider in the future, specifically the Imperial Oil lot which is under remediation as well as the Army/Navy lot which the District could set up a contingency fund for future lot purchases should they come available.

Mayor St. Jacques asked Chief Financial Officer, Carolyn Bidwell to address where the funding is coming from for the purchases. Mrs. Bidwell responded that a portion of the funding is coming from the Resort Municipality Initiative and the remaining amount from reserves. Mayor St. Jacques asked a general question if the existing Cedar parking lot should be kept in which Mr. Timmermans responded with a yes, supported by the majority of the audience of approximately fifteen citizens through other audible and visible "Yes" answers.

Judy Gray - 506 Marine

- Supported the purchase of the lot and mentioned preliminary conversations with the owners of the drug store property. What was discussed was having an ingress from Peninsula and an egress onto Cedar, which would allow benefit to the backend of their property.

Dave McIntosh - 1515 Imperial

- Supported the proposal from the report but also mentioned the signage for the change of traffic pattern would be key to the success of this lot.

Dennis Morgan - 1208 Helen

- Supported purchase of the property, whether the finalized version of the plan is in place or not as the use and area of land could be negotiated, but there is a need for more parking in town. Hopeing for a larger vision other than just parking as well as a the suggestion to keep the existing Cedar lot.

Ian Kennington - 1540 Pine

- Supported the purchase of the property but the only concern is the RV use of the area and the existing issues of RVs damaging other vehicles in town. Would like to see more pedestrian access in the area.

Denise Norman - 205 Main

- Supported the proposal and keeping the existing Cedar lot as she works in the main corridor in the community and sees the volume in the area and notes the congestion when there are RVs along the road. Keeping something in the core and building for increase and growth, rerouting is needed from that area. Planning, signage and other considerations would be beneficial after the purchase of the lot to ensure its success as well as decreasing the growing congestion.
- Inquired about the possibility of the District speaking to the School Board about using the high school vacant parking lot for

summertime RV parking, in alignment with restricting parking of RVs along Peninsula.

Laura Grieg-Cochrane - 1357 Pine

- Support the proposal and agreed with the suggestion of keeping green space in the area where it will be developed.
- Asked a question if there could be a sign placed at Bay street stating "RV Parking" with an arrow because this could be a temporary solution to the congestion while the lot is being purchased and developed.
- Inquired if there is a follow-up process on this purchase.

Mayor St. Jacques responded to Ms. Grieg-Cochrane that she loved the Committee of the Whole meetings and the ability to move back and forth on discussions like this and with the traffic consultant coming in with more information, there will be more consultation in the future.

Doug Kimoto - 855 Peninsula Road

- Inquired if there was any thought about if there was a developer to purchase the lot who would then provide a multi-storey lot with parking.
- Noted that the roadway is narrow on Island West by Hemlock could be widened, which would potentially take some pressure off of Bay Street.

Mayor St. Jacques responded to Mr. Kimoto that there haven't been any discussions with developers for this area in that regard yet, but it is known that costs for these parkades is large, let alone and the cost for the construction of a normal lot, therefore there haven't been any further discussions on multi-level uses at this time. Councillor Noel added that there is more consultation happening in the future so Council will keep the community informed on the process; Councillor Mole noted that with rezoning neighbours within a certain distance will need to be notified which will be done as needed to keep communication open; Councillor Oliwa added that he was pleased with the turnout of the meeting and that this proposal is viewed as a key to providing a solution to traffic congestion, phased approach and a clear communication strategy to the town including analysis of the incoming traffic report; Councillor McEwen added that the walking tour with John Towgood and parking experts suggested a one-way suggestion of traffic may be the solution, so Council is looking forward to this options coming forward from the parking experts along with the additional signage.

Jan Draeseke - 205 Main Street

- Supported that parking matters being taken into the hands of the District is good as opposed to developers.
- Noted this is a tourist destination town and we should be able to accommodate people who arrive.

6. LATE ITEMS

7. NEW BUSINESS

8. QUESTION PERIOD

9. ADJOURNMENT

9.1

Moved by Councillor Noel to adjourn the meeting at 8:09 p.m.

CERTIFIED CORRECT: Minutes of the Committee of the Whole Meeting held on Tuesday, October 3, 2017 at 7:30 pm in the George Fraser Room, Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.

Dianne St. Jacques
Mayor

Carolyn Bidwell
Acting Chief Administrative Officer/ Chief Financial Officer

DISTRICT OF UCLUELET

DISTRICT OF UCLUELET

Request to Appear as a Delegation

All delegations requesting permission to appear before Council are required to submit a written request or complete this form and submit all information or documentation by 11:00 a.m. the Wednesday preceding the subsequent Council meeting. Applicants should include the topic of discussion and outline the action they wish Council to undertake.

All correspondence submitted to the District of Ucluelet in response to this notice will form part of the public record and will be published in a meeting agenda. Delegations shall limit their presentation to ten minutes, except by prior arrangement or resolution of Council.

Please arrive by 7:20 p.m. and be prepared for the Council meeting. The Mayor (or Acting Mayor) is the chairperson and all comments are to be directed to the chairperson. It is important to address the chairperson as Your Worship or Mayor St. Jacques.

The District Office will advise you of which Council meeting you will be scheduled for if you cannot be accommodated on your requested date. For more information contact the District Office at 250-726-7744 or email info@ucluelet.ca.

Requested Council Meeting Date: September 12, 2017

Organization Name: Alliance Holdings

Name of person(s) to make presentation: Barbara Schramm (president of A.H.)

Topic: Residential Multi Zoning for Alliance Holdings during OCP review

Purpose of Presentation:

- ☐ Information only
- ☐ Requesting a letter of support
- ☐ Other (provide details below)

Please describe:

Our 13 home owners seek council support in reversing the 1999 blanket rezoning that switched our zoning from RM1 (Residential-multi) to CS-5 (Tourist Commercial) despite our objections. Housing in Ucluelet is increasingly expensive and difficult to find, so maintaining our homes for residential use fits the most urgent needs of the community and the vision of the OCP. We respectfully request the support of council during future OCP and zoning reviews.

Contact person (if different from above):

Telephone Number and Email: 250-726-7481 schramm@ukeecable.net

Will you be providing supporting documentation? ☐ Yes ☐ No

If yes, what are you providing?

- ☐ Handout(s)
- ☐ PowerPoint Presentation

Note: Any presentations requiring a computer and projector/screen must be provided prior to your appearance date. The District cannot accommodate personal laptops.

Affordable housing since 1947

Alliance Holdings fits Ucluelet's OCP

Alliance Holdings is an unique residential housing company that has preserved a part of Ucluelet's heritage and green space in the heart of the village for the last 69 years. Our 13 home owners believe that their community is well described in many of the guiding principles & goals of the Official Community Plan of 2011.

THE PROBLEM: A blanket rezoning in 1999 switched our zoning from RM1 (Residential-multi) to CS-5 (Tourist Commercial) despite our objections and concerns. The CS-5 description implies an expectation on the part of the Village that at some future date our residential use of the property would end and the property would come into compliance with the zoning. This hardship was never explained or expected.

WE REQUEST that the OCP Review process develop a zoning classification that fits the unique structure of Alliance Holdings and allows the preservation of this unique piece of Ucluelet's heritage and coastal fishing village charm.

Alliance Holdings (AH) OCP zoning request

BACKGROUND of our 8 duplex homes:

Many of the homes on the AH property were brought to Ucluelet as **Officer quarters** for the Canadian Scottish Regiment **in World War Two.** After the war, a logging company purchased the housing for staff. In 1961 tenants formed Alliance Holdings Company to purchase the property. (Full detailed historical timeline document is available upon request).

WINS for the community in helping 13 family home owners:

A. AFFORDABLE HOUSING is the biggest community concern for the future. Our homes are arguably the most affordable houses in Ucluelet.

B. GREEN SPACE: The forest surrounding AH on two sides is precious habitat for wildlife. Our forested hill is home to a eagle nest and heron roosts, which are both protected under the law. This hill is also an important windbreak for the central core of Ucluelet. Development would likely involve losing this green space to maximize profit.

C. If AH is reset to residential-multi, any future developer must offer the district amenities in order to rezone the property. By pre-zoning this area the district has lost options.

D. Fixing the zoning would enhance AH home prices and therefore district property taxes.

Why do we need adjustments to our zoning?

Currently AH homes are very difficult to sell due to our zoning. Not fixing the zone encourages declining value and poor turnover for new families. Maintaining our homes has also become difficult with new requirements for variance permits to replace windows, fix foundations etc. Our zoning should allow us to exist as freely as any other residential property.

Precedence for fixing Blanket Rezoning issues:

In 2014 Ucluelet council requested the amendment to zonings for 8 separate homes in the Village Square zone due to the unintended effect of blanket rezoning. Council recognized that home owners were faultless in the situation. We simply request similar treatment using the OCP to correct blanket rezoning errors.

Quotes from the current OCP match Alliance Holdings

OCP Guiding principals (Alliance Holdings fits)

1. **Maintain & enhance Ucluelet's unique character & preserve its heritage**
   - Alliance Holdings should be valued for its unique contribution to the military and logging history of the village.
2. **Protect natural areas**
   - Our property contributes green space in the downtown core. It provides shelter from westerly winds and contributes to the "outstanding diverse natural habitat".
3. **Create a complete diverse community**
   - Alliance Holdings offers affordable housing & single level homes for the elderly.
4. **Market Ucluelet as a natural, small town**
   - Alliance Holdings quirky structure is reflective of the growth of a "natural, small town". We are an integral part of Ucluelet's "small town charm".
5. **Provide a framework for the diverse housing needs of residents of Ucluelet.**
   - Alliance Holdings is unique in its structure for providing affordable housing.

Environmental Policies copied from current OCP (Alliance Holdings fits)

1. **To encourage the maintain of natural green space and forest cover, and eliminate large clear cuts to accommodate development.**
   - Alliance Holdings forest is a natural greenspace and forest cover, an asset.
2. **To maintain natural corridors for wildlife use or as natural landscape.**
   - AH forest is home to an active eagle's nest and roosting trees for herons. Many species of native plants and wildlife live in these woods.
3. **To preserve and protect heritage features. Recognize and build awareness of heritage sites through street markers, plaques or storyboards.**
   - Alliance Holdings would like to volunteer a historical sign depicting our war time and logging history as a benefit to having our residential land use reset.

Residential goals in OCP (Alliance Holdings fits)

1. Residential uses within close proximity to village square.
2. Encourage private, non-profit and cooperatively run housing units.

For 52 years Alliance Holdings has fit the vision, principles and goals of the OCP. With the correct residential zoning we can continue to exist and thrive as a unique affordable housing option. We are a part of the fabric of Ucluelet and we expect to live in our homes for the long term. **Ucluelet should not plan to sacrifice housing for tourist facilities.**

Alliance Holdings owners supporting this request:

1. Name: Barbara Schramm Address: 1958 Bay Street Signature: B. Schramm OCT 25, 2016
2. Name: Pieter TImmermans Address: 1958 Bay Street Signature: P. Immermans
3. Name: Allison TImmermans Address: 1944 Bay Street Signature: A. Tim
4. Name: Elling Reite Address: 1984 Bay Street Signature: Lissi Reite (P.O.A.) E. Reite
5. Name: Caden Reite Address: 1910 Bay Street Signature: Caden Reite
6. Name: Kay Brewster Address: 1918 Bay Street Signature: Kathryn J Brewster
7. Name: Rob Brewster Address: 1914 Bay Street Signature: R.C. Brewster
8. Name: Barb Beasley Address: 1922 Bay Street Signature: B Beasley
9. Name: CRAIG CARTER Address: 1948 Bay Street Signature:
10. Name: Sylvia Heron Address: 1926 Bay Street Signature: Silvia Heron
11. Name: EILEEN MORRIS Address: 1934 Bay Street Signature: E. Morris
12. Name: [illegible] Address: Bay Street Signature:
13. Name Arla Lynda Skeda Address: 1954 Bay Street Signature:

Subject: Call for support: Federal action on abandoned vessels
Attachments: Endorsment Letter and motion of support - Sheila Malcolmson MP - Legislation C-352.pdf; Petition to the House of Commons on Abandoned vessels - Sheila Malcolmson MP - Legislation C-352.pdf

From: Sheila.Malcolmson@parl.gc.ca
Sent: Friday, September 08, 2017 12:51 PM
To: Info Ucluelet <info@ucluelet.ca>
Subject: Call for support: Federal action on abandoned vessels

Mayor St. Jacques & Council,

I'd like your support for my federal legislation to protect our coasts.

Right now, thousands of abandoned vessels are polluting our oceans and leaking oil into our waterways, jeopardizing valuable aquaculture and commercial fishing jobs, threatening our tourism industry, and taking a huge toll on coastal communities and volunteers.

For too long, jurisdictional gaps have left coastal communities with nowhere to turn when they need help cleaning up abandoned vessels.

It's time for federal action on abandoned vessels!

My bill C-352 creates a comprehensive coast-wide strategy to:

- ✓ End the run-around and finger-pointing by designating Coast Guard as the agency responsible for directing the removal & recycling of abandoned vessels
- ✓ Get taxpayers off the hook by fixing vessel registration and creating a fee to help cover the cost of vessel disposal
- ✓ Prevent vessels from becoming hazards by piloting a turn-in program at safe recycling facilities
- ✓ Create good green jobs by supporting local marine salvage businesses
- ✓ Build a strategy in cooperation with First Nations, local and provincial governments

Although community pressure finally got abandoned vessels on the federal agenda, the Liberal government's small budget announcement simply cannot address the thousands of vessels polluting our coastlines. After decades of federal and provincial neglect, $1 million/year for removals is a welcome first step, but this year it's only $300,000, for the whole country!

I built my legislation based on years of advice from coastal communities. Your support, as part of a growing list of coastal allies from across the country, will demonstrate

powerful solidarity as the debate on abandoned vessels begins in the House of Commons this fall.

To show the growing demand for a comprehensive coast-wide solution, I'd love your support.

Here is how you can help build momentum for federal action:

1. Join the growing list of coastal allies by writing a formal endorsement letter or passing a motion of support (template enclosed).

2. Gather petition signatures supporting Bill C-352 (enclosed). Once you've added your name and gathered other signatures, please mail it to my Ottawa office so I can stand in Parliament and show support for a comprehensive solution.

For more information, including the text of the bill, please visit my website at www.sheilamalcolmson.ndp.ca/abandonedvessels

I will see you at UBCM in September when resolution B26 to endorse my abandoned vessels bill is up for debate.

Thank you so much for your support; I look forward to working with you more.

Sheila Malcolmson
M.P. for Nanaimo-Ladysmith | Députée de Nanaimo-Ladysmith
Critic for the Status of Women | Porte-parole en matière de condition féminine
New Democratic Party | Nouveau Parti démocratique

House of Commons | Chambre des communes
Ottawa ON K1A 0A6
Phone | Téléphone 613-992-5243
Twitter: @s_malcolmson
Facebook: SheilaMalcolmsonNDP
Website: sheilamalcolmson.ndp.ca/

Template: Suggested endorsement letter and motion of support

(Insert organization name and logo)

(Date)

Sheila Malcolmson, MP for Nanaimo-Ladysmith
House of Commons
Ottawa, Ontario
K1A 0A6

Dear Ms. Malcolmson,

On behalf of (*insert organization name*), I am writing to support the following motion urging the federal government to adopt MP Sheila Malcolmson's legislation, C-352:

Whereas:

- Abandoned vessels pose an environmental risk and navigational hazard;
- No regulations and programs have established effective measures for the removal and disposal of abandoned vessels;
- Coastal communities in Canada have called on the government to act on abandoned vessels for decades;

Move that *(inset organization name)* encourages Parliament to adopt Bill C-352, "An Act to amend the Canada Shipping Act, 2001 and provide for the development of a national strategy for abandoned vessels", which would fix vessel registration, pilot a vessel turn-in program, create good green jobs by supporting local marine salvage businesses and vessel recycling, and make Coast Guard responsible for directing the removal of abandoned vessels.

Sincerely,

(Please sign on behalf of organization)

Petition to the House of Commons: Federal Action to Clean up Abandoned Vessels

We, the undersigned residents of Canada, draw the attention of the House of Commons to the following:

WHEREAS:

- Abandoned vessels pose an environmental risk and navigational hazard;
- No regulations or programs have established effective measures for the removal and recycling of abandoned vessels;
- Coastal communities in Canada have called on the government to act on abandoned vessels for decades;

THEREFORE, we call on the Government of Canada to support Bill C-352 to:

1. Designate Coast Guard as the agency responsible for directing the removal & recycling of abandoned vessels;
2. Build a coast-wide strategy in cooperation with local and provincial governments;
3. Get taxpayers off the hook by improving vessel registration and creating a fee to help cover the cost of vessel disposal;
4. Prevent vessels from becoming hazards by piloting a turn-in program at safe recycling facilities;
5. Create good green jobs by supporting local marine salvage businesses.

NAME (PRINT)	STREET ADDRESS (city, province, postal code)	EMAIL	SIGNATURE

PLEASE SEND COMPLETED PETITIONS TO: Sheila Malcolmson, Member of Parliament, House of Commons, Ottawa, ON, K1A 0A6 **POSTAGE FREE!** (Please use an envelope)

Subject: FAO Mayor Dianne St Jacques

From: PacificRim Chair
Sent: Wednesday, September 20, 2017 8:53 AM
To: Info Ucluelet <info@ucluelet.ca>
Subject: FAO Mayor Dianne St Jacques

Good morning Mayor St. Jacques,

My name is Michelle Hall, and I volunteer as Chair for the Pacific Rim chapter of the Surfrider Foundation. We have many successful programs and campaigns through Ucluelet and Tofino that aim to educate and inspire the community, visitors, school and business to adopt Ocean friendly practices, reduce waste and eliminate single use plastics. We conduct beach clean ups, events and remote clean ups throughout Pac Rim.

We have met previously and briefly in the past, and I wanted to update you with some information on the current project Surfrider have been working with Parks Canada on in respsonse to the Hanjin spill that occurred back in November 2016. As you know 35 containers spilled into this area, and smashed up on the shores of George Fraser, Vets, Wyndnsea and Wild Pacific Trail. Surfrider have spent the last 3 months cleaning that debris from 17 locations identified by Parks Canada which include George Fraser which has multiple container pieces and 6 collection sites for super sacs filled with marine debris, Vets has 2 containers and 4 supersac sites, Wyndnsea has 2 containers and 4 super sac sites and Wild Pacific trail has 1 container (debris not yet picked up by Surfrider - date requested with Abby for 7th October)

As of this morning there is still no plan from Parks to remove the containers from Ucluelet aside from George Fraser. They have also not given a plan to pick up the supersacs filled with debris, which are now at risk of higher tides on the shorelines of Ucluelet. They have made plans for the supersacs in Tofino and all of the container pieces, but not Ucluelet.

When Parks applied for the compensation from Hanjin, they identified the spots in Ucluelet in that application and were compensated $76k, $15k of which was given to Surfrider to complete the debris collection, with the containers and removal of sacs by heli, being responsibility of Parks.

Now we are being told by Parks that their funding is running low, and the Ucluelet sites are least priority. As a stakeholder for the protection and maintenance of these shorelines, I wanted to bring this to your attention and ask what you think?

Parks begin the heli pick ups from Tofino tomorrow with plans only to remove from Vargas, Blunden, Bartlett, George Fraser, Radar. It might be helpful if Ucluelet reached out to Karen.Haugen@pc.gc.ca the superintendent and asked for an update with urgency today. Do Ucluelet First Nations and the ACRD also need notifying as stakeholders?

Hoping we can come together to support the collection of debris from all sites.

Hopefully & determined,
Michelle
--
Michelle Hall
Chair, Surfrider Pacific Rim

Subject: Proclamation Request - Environmental Public Health Week 2017
Attachments: PROCLAMATION - EXAMPLE 2017.docx

From: Sowa, Stacey
Sent: Friday, September 08, 2017 10:41 AM
Subject: Proclamation Request - Environmental Public Health Week 2017

September 8, 2017

Dear Esteemed Community Leader,

Re: Environmental Public Health Week 2017

On behalf of the Canadian Institute of Public Health Inspectors (CIPHI), I am writing to request that you proclaim the week of September 25-29, 2017 as Environmental Public Health Week in your jurisdiction. Celebrated for the past 14 years, Environmental Public Health Week recognizes the important work Environmental Public Health Professionals across Canada carry out in our communities. These professionals include Public Health Inspectors, Environmental Health Officers and other allied environmental public health occupations. The week is also an opportunity to improve awareness of our profession within the public health family and amongst the general public.

This year's theme is "Honouring Traditions, Inspiring Innovation," which acknowledges the previous traditions in the environmental public health field, while highlighting the advances made in both procedures and technologies in public health. It is important to recognize the significance of past public health practices and use this knowledge for the future of environmental public health.

Within the Canadian spectrum of health care, Environmental Public Health Professionals are an integral and important component. Public health advances such as safer and healthier foods, control of infectious diseases, healthier environments and the recognition of tobacco use as a health hazard have contributed significantly to Canadians living longer.

Environmental Public Health Professionals are employed by federal, provincial and local governments, First Nation Tribal Councils and also within the private sector. We are involved in the inspection, enforcement and education of a wide range of programs and services, including but not limited to: food premises, recreational water, healthcare, childcare facilities, personal services, drinking water systems, land use, sewage systems, air quality, institutions and the control of health hazards within the community.

In recognition of the important role Environmental Public Health Professionals have in protecting the health of the public, we respectfully request you join us by officially proclaiming September 25-29, 2017 as Environmental Public Health Week within your community.

Thank you for your assistance in making this initiative a success. If you should require further information please reply to this email or contact president@ciphi.bc.ca.

Sincerely,

Stacey Sowa, CPHI(C), B. Sci, B. Tech

p.p. Dale Chen, CPHI(C)
CIPHI BC Branch President

PROCLAMATION
ENVIRONMENTAL PUBLIC HEALTH WEEK
“Honouring Traditions, Inspiring Innovation
SEPTEMBER 25 – 29, 2017

WHEREAS: Environmental Public Health Week recognizes the dedication and work of Environmental Public Health Professionals, such as Certified Public Health Inspectors and Certified Environmental Health Officers; and Environmental Public Health Week heightens the visibility of Environmental Public Health Professionals to both the general public and public/private sector partners; and

WHEREAS: the core services provided by Environmental Public Health Professionals are essential elements in building a health population, including food safety and hygiene, water quality, community sanitation and environmental health and emergency management; and

WHEREAS: Our Lieutenant Governor, by and with the advice and consent of the Executive Council, has been pleased to enact Order in Council on DATE.

NOW THEREFORE, I, NAME, POSITION of the COMMUNITY, do hereby proclaim that September 25-29, 2017, be proclaimed as Environmental Public Health Week – Honouring Traditions, Inspiring Innovation in the COMMUNITY.

_____.

NAME
POSITION

September 13, 2017

Dear Mayors of British Columbia,

Thank you for your support of our "Saving Lives Through Organ Donation" campaign. Last September, Mayors and Council Members across BC passed a motion during the UBCM Convention to increase their efforts to encourage organ donor registration.

This motion was the result of a resolution put forth by **The Kidney Foundation of Canada, BC & Yukon Branch** and submitted by the City of Kamloops and Township of Langley.

B125 Saving Lives Through Organ Donation (Kamloops/Langley Township)

Whereas organ donation saves lives;
And whereas one in ten citizens living in BC is affected by kidney disease where organ donation is the best option for living well and contributing fully to family and community;
And whereas BC has one of the lowest organ donor rates in Canada;
And whereas the Kidney Foundation has challenged BC mayors and councillors to save lives by raising awareness for organ donation in their communities;
And whereas BC mayors and councillors have the leadership and resolve to encourage citizens in their communities to register as organ donors:
Therefore be it resolved that UBCM call upon all BC local government elected officials to accept the Kidney Foundation's challenge to save lives through organ donation in their communities and to work with the Kidney Foundation to increase the number of people registered as organ donors in their respective communities.

Endorsed

Your support of this endeavor is invaluable. Helping us promote awareness and share information about organ donation, will save lives. Right now, far too many kidney patients die from kidney disease, a serious disease with no cure that affects 1 in 10 British Columbians. A transplant is often a kidney patient's best hope for their future. Over 80% of those needing a life-saving transplant require a kidney. The Kidney Foundation has made a commitment to increase organ donation and kidney transplantation by 50% by 2020.

The Kidney Foundation is grateful for this opportunity to engage with Mayors and Council Members and has some exciting plans in place beginning next spring to promote organ donor registration. We are excited to share these with you! The Kidney Foundation will be at UBCM Convention on September 27th and 28th, and we would be very honoured if you had a moment to stop by our booth 621 and say "hello".

Our booth at the UBCM Trade Show will be easily recognized by the "lights and TV camera". Yes, we plan to have a little fun and create media buzz with our own tv show, PLUGGED IN, that airs on SHAW TV across BC. There are photo opportunities with our social media wall as well. We would love to profile Mayors and Council Members as community leaders supporting "Saving Lives through Organ Donation". Please stop by and show that your community cares.

Thank you again for your support. I hope to see you later on this month. In the meantime, I have attached a link to our 2016 Annual Report www.kidney.ca/britishcolumbia/publications, with reference to the UBCM *Saving Lives Through Organ Donation* resolution on page 9.

Kind regards,

Pia Schindler
Executive Director
The Kidney Foundation of Canada
BC & Yukon Branch
200 – 4940 Canada Way
Burnaby, BC V5G 4K6
Phone**:** 604.558.6875
Toll Free: 1.800.567.8112 Ext 223
Cell: 604.240.9359

Help The Kidney Walk Celebrate its 10 Year Anniversary
Every kilometer counts in the fight against kidney disease
Register today at www.kidney.bc.ca

From: Salish Sea Trust [mailto:SalishSeaTrust@shaw.ca]
Sent: Friday, September 29, 2017 4:26 PM
To: Salish Sea Trust <salishseatrust@shaw.ca>
Subject: Dear Mayor & Council - Please consider BC, our Salish Sea Heritage, & House of Commons E-Petition 1269

Dear Mayor & Council,

You'll no doubt have gathered a lot of ideas from the UBCM meetings of this past week. We would like to add one more however - offering the balanced economic and environmental opportunity of our World Heritage Site application for the Salish Sea, and all the benefits which would follow.

Yesterday we invited BC MLAs, and Canada's MPs, to sign onto the federal E-Petition that would have the Salish Sea added onto Canada's Tentative List for UNESCO World Heritage Sites. The on-line House of Commons Petition is sponsored by BC MP Rachel Blaney, and follows from an application the Salish Sea Trust submitted to Parks Canada in May.

With this letter we would like to invite your consideration in personally signing e-Petition 1269 for the Salish Sea. And, if you deem it appropriate and within your capacity as an elected representative, we would welcome you making this Petition known to those in your communities. We have just two months remaining to convince the federal government of the importance in protecting the Salish Sea's heritage and outstanding universal values. In December the PM or Environment Minister will announce those WHS applications which will be approved to the Tentative List.

By way of providing a quick update and background please note that some 15,000 individuals expressed support for the Salish Sea World Heritage Site application previously - including MPs, MLAs, local governments and First Nations. Our website provides an overview as well as a copy of the application. And you may find our short intro to the World Heritage Site initiative of interest as well ..."Salish Sea - A Legacy Moment": https://vimeo.com/212160230

The Salish Sea WHS E-Petition serves to remind our federal representatives of the importance of the Salish Sea, and the considerable economic and environmental benefits that come from being recognized as a World Heritage Site - with cultural and natural protections the foundation of the proposal. The Lakes District in Britain, for example, sees overall tourism returns amounting to £2.2B, sustaining some 18,000 jobs. Their recent WHS cultural landscape designation is expected to add a minimum of £20M annually.

Cooperation and partnership, reconciliation and healing, sustainability and stewardship are similar priorities of the UNESCO World Heritage Site program – a program which requires all partners to agree, and a 6-10 year assessment and outreach process before approval may be given. The Salish Sea WHS application fits very specific targets of UNESCO's WHS program – including climate change, enabling indigenous communities, and ocean/marine health and revitalization. It is also of particular interest that the west coast of North America is under-represented in terms of WHS sites; and the potential for inter-jurisdictional and co-governance arrangements with WA/OR/CA coincides with present goals of consolidating coastal ecosystem-based management. Such management practices were embraced last year in the Great Bear Rainforest mid-coast agreement, and in the north coast Marine Plan Partnership. To our detriment the Salish Sea does not have a management plan in place at this time.

We can provide additional information with respect to the rationale, benefits and process particular to World Heritage Sites, and the Salish Sea in particular, on request. With this note however we simply wanted to invite you to show your support for the Salish Sea and its world -class heritage, by way of signing E-Petition 1269: https://petitions.ourcommons.ca/en/Petition/Details?Petition=e-1269 FYI, we have provided a copy of this Petition below, along with our press release announcement.

Please feel free to contact us directly if you have questions.

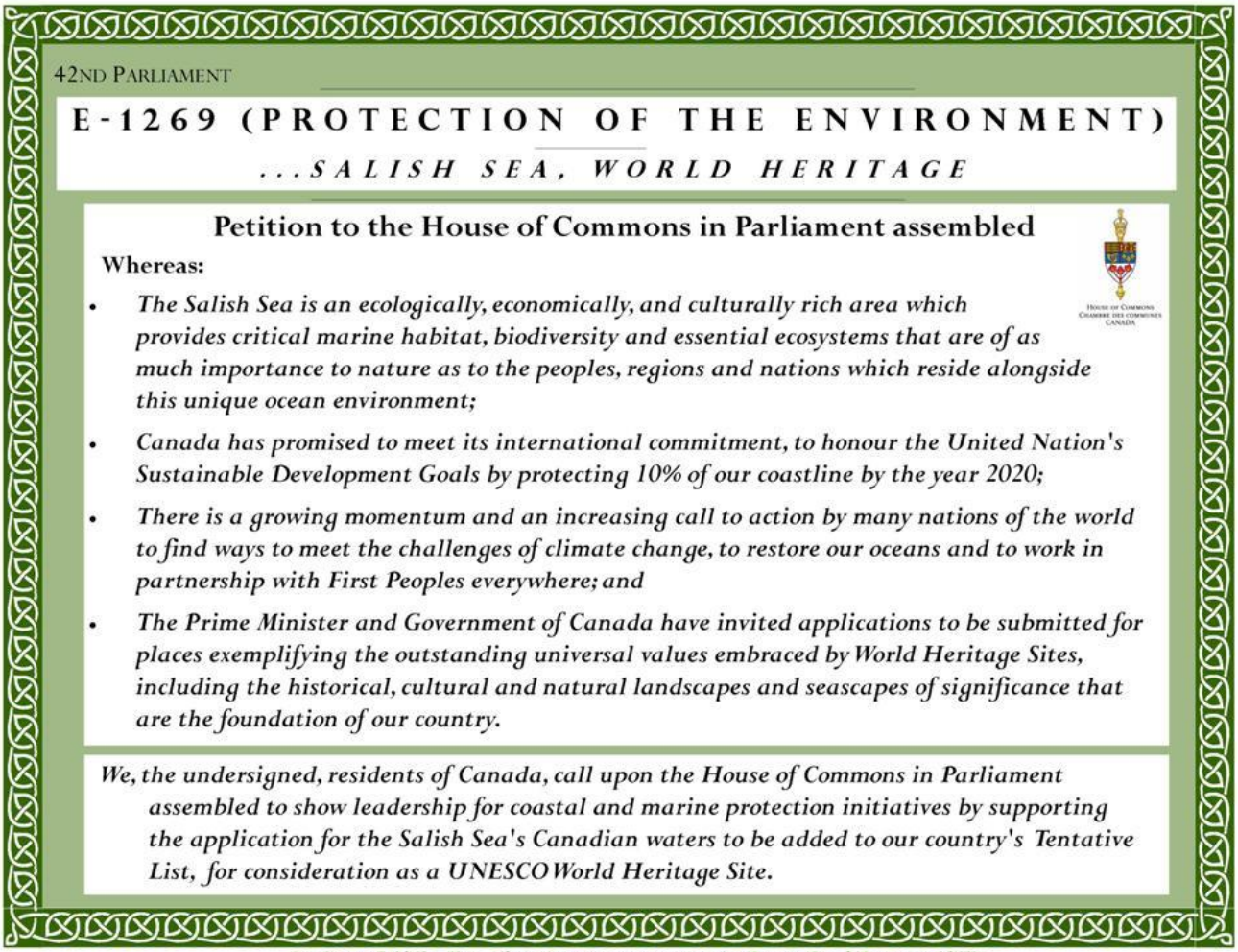
best wishes,

Laurie Gourlay
Interim Director
Salish Sea Trust

"The sea lives in every one of us." - Wyland

Salish Sea Trust, Box 333, Cedar, B.C., V9X 1W1
250.722.3444, <salishseatrust@shaw.ca> (www.salishseatrust.ca)

Please Sign, & Circulate ...Press Release Posted Below.



Sign Petition E-1269 ...Here <https://petitions.ourcommons.ca/en/Petition/Details?Petition=e-1269>

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Media Release
For Immediate
Release

Sept. 27, 2017

The Salish Sea Coasts Into The House of Commons
E-Petition Calls For World Heritage Site Recognition

[CEDAR, BC] – "The Salish Sea is ten weeks away from being recognized as a World Heritage Site," according to the ever-optimistic predictions of Laurie Gourlay, Interim Director of the Salish Sea Trust - the organization that submitted the UNESCO WHS application.

And just to be sure Canada's federal politicians appreciate the global significance of the Salish Sea's world-class heritage, MP Rachel Blaney is sponsoring their House of Commons on-line Petition E-1269. Blaney is MP for North Island - Powell River, and has a long history of working with coastal and indigenous communities.

"We want Parliamentarians to seize this legacy moment for Canada," says Gourlay. "To realize how important the Salish Sea is to the west coast's future, and to release the many economic and environmental benefits that will accrue by recognizing it as a World Heritage Site."

Working with SeaLegacy the non-profit Salish Sea Trust submitted a World Heritage Site application to Parks Canada in May. Accompanied by 15,000 signatures of support this spring the Trust's Petition maintains that the Pacific Ocean gateway is vitally important to Canadians, and directly calls upon MP's to 'show leadership for coastal and marine protection initiatives'.

"We're doubling down, reaching out to Parliament and to all Canadians," Gourlay adds. "We want support from all who love the Salish Sea, who appreciate its diversity and beauty, and the incredible historical, cultural and natural values these west coast waters embody."

The Petition calls for UNESCO World Heritage Site designation to help protect some 3000 species in this unique inner ocean, along with recognition of a 10,000 year old First Nation culture that deserves honour and respect. All Canadians are invited to show their support.

A copy of House of Commons Salish Sea Petition E-1269 can be found at: https://petitions.ourcommons.ca/en/Petition/Details?Petition=e-1269

- 30 -

Further information:

Laurie Gourlay	Kait Burgan	MP Rachel Blaney
Interim Director	SeaLegacy	North Island—Powell River
Salish Sea Trust	250-816-0046	House of Commons
(250 722-3444)	www.sealegacy.org	613-943-2185

Salish Sea Trust, Box 333, Cedar, B.C., V9X 1W1
250.722.3444, <salishseatrust@shaw.ca> (www.salishseatrust.ca)

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From: Cathy Peters [mailto:ca.peters@telus.net]
Sent: Monday, October 02, 2017 2:42 PM
To: Info Ucluelet <info@ucluelet.ca>
Subject: Joy Smith Foundation says all girls at risk of exploitation: CBC
Importance: High

Dear City Councils (Mayors, City Councillors) of BC,

I hoped everyone enjoyed the UBCM this past week. It was very good to speak with many Mayors and City Councillors, as well as MLA's.

The Joy Smith Foundation has created a 90 minute documentary, which will be used as a tool to teach young people about human trafficking in Canada.

http://www.cbc.ca/news/canada/manitoba/human-trafficking-documentary-joy-smith-foundation-1.4306399
(Shared via the CBC News Android App)

I have handed out the documentary to many of you, as well as to the RCMP and City Police Agencies. Please order your copy from the Joy Smith Foundation website directly. This should be made available to every stakeholder in your community; educators, School Boards, Health Authorities, social workers, frontline service providers, etc. We have a pandemic on our hands (quote from the Surrey Hospital Nurse Forensics team).

Human trafficking/sexual exploitation, youth and child exploitation is exponentially increasing. In BC we are doing nothing to hinder the rapid growth of the global sex trade which is targeting our local youth/children.

Learn about the issue, and please alert your MLA and MP that all levels of government need to step up to address this crime (education and enforcement of the law is needed).

Contact me for more information and please have me speak at your local Government Associations.

ASK: We need Resolutions to address child sex trafficking in BC. We need a strong anti-trafficking message/protocol/action/policies. Would you help me?

I would like to hear back from you as soon as possible,

Sincerely, Mrs. Cathy Peters BC's anti-human trafficking educator, advocate, speaker

#302-150 W. 15th St., North Vancouver, BC V7M 0C4

Excellent care, for everyone,
everywhere, every time.

island health

September 25, 2017
19150

Mayor St. Jacques and Council
District of Ucluelet
200 Main Street
Ucluelet, BC V0R 3A0

Dear Mayor St. Jacques and Council:

Re: Air Quality Related Health Concerns due to Domestic Wood Burning

On an ongoing basis, our office receives concerns expressed by residents about exposure to outdoor smoke produced by wood-burning appliances and backyard burning. While some residents are bothered by the nuisance created by smoke, most are concerned about the potential health effects this exposure may have on them and others within their families. We would therefore like to draw your attention to recent developments related to wood-burning appliances and wood-smoke, and outline actions Council can take to reduce the impact.

While wood-burning appliances are used as a primary or secondary source of heat in many homes, the health effects from the resulting wood-smoke have become increasingly recognized. Wood smoke contains many of the same harmful substances that are found in tobacco smoke and is a significant source of fine particulate matter ($PM_{2.5}$), a major component of air pollution and a detriment to health. When inhaled, $PM_{2.5}$ embeds deep inside the tissue of the lung. Exposure is associated with a shortened lifespan, and can lead to lung cancer, reduced lung functioning and worsening of heart disease and asthma among those who suffer from these conditions. Building upon existing research, a February 2017 Health Canada study (mcgill/newsroom/woodstoves), using air quality data from three BC cities (including Courtenay/Comox), found that an increase in $PM_{2.5}$ specifically due to wood burning in the winter was associated with a 19 percent increase in hospitalization for heart attacks among those 65 years or older.

On September 19, 2016 the government of BC adopted the new Solid Fuel Burning Domestic Appliance Regulation (SFBDAR) (BCReg218/2016). Changes include the requirement for domestic wood burning appliances sold in BC to be USEPA certified to meet PM emissions standards, and provisions regarding the kind of fuel that can be burnt. In addition, there is now a requirement for the use of noncertified hydronic wood boilers (that were installed prior to May 1, 2017) to be discontinued by 2026 unless they meet an 80 metre setback requirement from a property line. However, the SFBDAR does not stipulate a similar requirement for existing noncertified wood stoves.

Given that SFBDAR does not require discontinuation of existing noncertified wood stoves, the potential for ongoing exposure to elevated $PM_{2.5}$ will continue in many communities. And, while wood smoke air pollution receives most attention in valley communities, it also contributes to poor air quality in localized areas where wood source space heating is used by one or more households within a neighbourhood.

Medical Health Officer
Located at: 3rd Floor 6475 Metral Drive | Nanaimo, BC V9T 2L9 Tel: 250.739.6304 | Fax: 250.755.3372
viha.ca

Local governments are uniquely positioned to lower $PM_{2.5}$ emission, improve air quality and thus achieve better health outcomes by addressing gaps not covered in SFBDAR. There are a number of ways to effect change, such as:

1. Update and/or implement air quality bylaws that afford more stringent controls on the type and use of wood burning appliances, such as requiring the replacement of existing noncertified appliances. This is currently being done at the local level through a bylaw in at least one community on Vancouver Island.

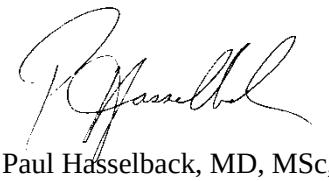
2. Offer incentive programs that support wood alternative heating sources. A program that focuses on exchanging woodstoves for alternative heating methods, such as heat pumps, will achieve more substantial improvements than one that focuses on exchanging a noncertified woodstove for a certified one. The provincial woodstove exchange program can be utilized. It offers higher incentives for cleaner heating options and has made heat pumps eligible.

3. Social marketing and educational campaigns that provide awareness to local residents about the health effects due to wood stove.

4. Implement bylaws that restrict backyard burning, including limitations on materials, setbacks and time periods. Most Vancouver Island local municipalities and regional districts currently have bylaws in place to address backyard burning, many of which include seasonal burning bans. Existing bylaws can be further strengthened to include burning restrictions year round in urban containment areas.

We encourage council to consider adopting one or more of these strategies. Island Health appreciates any opportunity to engage with municipalities with respect to initiatives that lead to health outcome improvements. For further discussion around air quality please contact us at HBE@viha.ca.

Yours in Health,



Paul Hasselback, MD, MSc, FRCPC
Medical Health Officer

c.c.: Earle Plain, Air Quality Meteorologist, Ministry of Environment

PH/cl

Subject: Public Review of TFL54 Information package in preparation of the Management Plan 5

From: Cosmin Man
Sent: Tuesday, October 03, 2017 12:35 PM
Subject: FW: Public Review of TFL54 Information package in preparation of the Management Plan 5

Hello,

Tree Farm Licence (TFL) 54, held by Ma-Mook Forest Resources Limited (Ma-Mook), is located on the west side of Vancouver Island in the Clayoquot Sound region and in the vicinity of Tofino and Ucluelet. It covers roughly 61,464 hectares, including 12,169 hectares of protected areas within the TFL established by the Clayoquot Sound Land Use Decision.

In preparation of the Management Plan #5, Ma-Mook and Forsite Consultants Ltd. have prepared the proposed information package for the public review process. The entire contents of the information package (documents and maps) as well as each individual element will be available for public review from **October 4th, 2017 until December 4th, 2017** from the link below:

https://maps.forsite.ca/TFL54MP5/

Spatial information used to develop the proposed information package documents and maps can be accessed here:

https://maps.forsite.ca/1414-1/

The two webpages listed above are linked together in order to facilitate easy navigation. Should there be any concerns accessing the data, please contact us immediately.

Please confirm that this message has been received.

Sincerely,

Cosmin Man, PhD, RPF
Resource Analyst
Forsite Consultants Ltd.
Salmon Arm, BC
250-832-3366 (x205)
cman@forsite.ca

ArcGIS Web Map

October 4, 2017

TFL 54 Boundary

Vancouver Island Land Use Plan (VILUP) Boundary

1:1,155,581

0 5 10 20 mi

0 10 20 40 km

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

Web AppBuilder for ArcGIS

Esri, © OpenStreetMap contributors, HERE, Garmin, FAO, USGS, NGA, EPA, NPS, AAFC, NRCan |

Tree Farm Licence 54 – Management Plan #5

Information Package

Version 1.0

September 28, 2017

Project 1414-1

Prepared by:

Forsite Consultants Ltd.
330 – 42nd Street SW
PO Box 2079
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250.832.3366

FORSITE
Forest Management Specialists

Prepared for:

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MA-MOOK
Natural Resources Ltd.

Acknowledgements

Forsite thanks Zoltan Schafer, RPF (Ma-Mook forestry manager) for contributing valuable operational experience in designing the silvicultural treatments, Brynna Check (International Forest Products Ltd.) for providing the resultant file used in MP4, and Jim Brown, Qiong Su, and Tracy Andrews (BC Ministry of Forests, Lands, and Natural Resource Operations) for providing useful data and suggestions in completing the analysis. Wenli Xu (BC Ministry of Forests, Lands, and Natural Resource Operations) provided guidance to correctly estimate VDY7 yields.

The Forsite team included Cosmin Man (conducted the analysis) and Patrick Bryant (reviewed the analysis).

Table of Contents

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List of Acronyms

AAC	Allowable Annual Cut
AU	Analysis Unit
BCLCS	BC Land Classification System
BEC	Biogeoclimatic Ecosystem Classification
BEO	Biodiversity Emphasis Option
CMAI	Culmination of MAI
CSLUP	Clayoquot Sound Landscape Unit Plan
CWH	Coastal Western Hemlock BEC zone
DBH	Diameter at Breast Height
DBHq	Quadratic mean DBH
DIB	Diameter Inside Bark
ECA	Equivalent Clearcut Area
FSW	Fisheries Sensitive Watershed
GIS	Geographic Information System
LRMP	Land and Resource Management Plan
LU	Landscape Units
M	Modification VQO
MAI	Mean Annual Increment
MH	Mountain Hemlock BEC zone
MHA	Minimum Harvest Age
MP	Management Plan
NDT	Natural Disturbance Type
NHLB	Non-Harvesting Land Base
OAF	Operational Adjustment Factor
OGMA	Old Growth Management Area
PFLB	Productive Forest Land Base
PR	Partial Retention VQO
SI	Site Index
TFL	Tree Farm Licence
THLB	Timber Harvesting Land Base
TIPSY	Table Interpolation for Stand Yields
TSA	Timber Supply Area
TSR	Timber Supply Review
VDYP	Variable Density Yield Projection
VILUP	Vancouver Island Landscape Unit Plan
VLI	Visual Landscape Inventory
VQO	Visual Quality Objective
VRI	Vegetation Resource Inventory

1 Introduction

Ma-Mook Natural Resources Limited (Ma-Mook), the holder of Tree Farm Licence (TFL) 54 is commencing the Management Plan (MP) #5 process - due for approval by August 25, 2018. As part of the management plan process, a timber supply analysis will be conducted to examine the short- and long-term effects of current forest management practices on the availability of timber for harvesting. An area-based harvest regulation is utilized for TFL 54, made possible by the *Tree Farm Licence Area-based Allowable Annual Cut Trial (AAC) Program Regulation*. With an area-based AAC, the area of land that can be harvested annually is defined, rather than the amount of volume. This information package has been prepared to support the timber supply analysis and describe the information that is material to the analysis, including data inputs and assumptions.

The results of the timber supply analysis will inform the AAC determination process by documenting potential future harvest flows. **Results presented here do not define a new AAC, rather they are intended to provide insight into the likely future timber supply of the TFL.** The final harvest level decision will be made by the Deputy Chief Forester.

1.1 History

In May 1955 the Maquinna Forest Management Licence No. 22 was awarded to British Columbia Forest Products Limited. In July 1981, FML22 was replaced by TFL 22, which was amalgamated in July 1983 with TFL 27 to form TFL 46. TFL 46 was then transferred to Fletcher Challenge Canada Limited in September 1988 and in December 1991, subdivided. Blocks 4 and 5 (the west coast portion) of the subdivided TFL 46 was transferred to International Forest Products Ltd. (Interfor) on December 30, 1991, and became TFL 54. On March 28, 2007, the TFL 54 was transferred to Ma-Mook.

In the 1980s and 1990s, growing public concern regarding the sustainability of forest management in the Clayoquot Sound area, where most of TFL 54 lies, attracted international attention. Following many years of public participation and consultation, the provincial government announced in 1993 its Clayoquot Sound Land Use Decision which designated protected areas, special management areas (for recreation, wildlife, or scenic corridors), and general integrated resource management areas. Under the Clayoquot Sound Land Use Decision, timber harvesting is a major activity within the general integrated management areas.

Following the Clayoquot Sound Land Use Decision, on October 22, 1993, the Scientific Panel for Sustainable Forest Practices in Clayoquot Sound was formed with the objective to define world-class, sustainable forest practices for the area, including reviewing the forest practices standards in effect in Clayoquot Sound at that time and recommending changes to ensure that the practices would be sustainable. The 124 specific and 91 general recommendations submitted by the Scientific Panel to the provincial government in 1995, were fully accepted and planned for implementation within Clayoquot Sound area. Areas outside of the Clayoquot Sound area that fall within TFL 54 are managed in accordance with the Forest and Range Practices Act (FRPA) and its regulations related to Crown forest lands in BC.

To ensure the recommendations are implemented, the Clayoquot Sound Technical Planning Committee was formed of representatives from First Nations and government. The Technical Planning Committee's responsibilities are to prepare watershed-level plans for each of the 15 watershed planning units within the Clayoquot Sound area. From these 15 units, TFL 54 intersects 8 watershed-level plans. The 8 watershed-level plans were completed by 2006 and were all approved in 2008.

1.2 AAC History

The first AAC was determined in 1991, when the TFL 54 was managed by Interfor, at 138,000 m³/year. In May 1994, the Chief Forester ordered a temporary AAC reduction of 42,000 m³/year under Part 15 (now Part 13) of the Forest Act. This temporary reduction was needed to account for the newly protected areas and anticipated changes to management resulting from the Clayoquot Sound Land Use Decision and was maintained until 1996. In recognition of Scientific Panel recommendations on watershed rate-of-cut limits and old growth retention, a simplified version of an area-based analysis was used to determine a short-term AAC of 125 ha/year (or 75,750 m³/year based on old-growth average volume/ha). This represented a 45% decrease from the 1991 AAC of 138,000 m³/year and was maintained until 2008 when the watershed plans were completed.

Ma-Mook announced in March 2007 that it intended to implement the management approach described in the TFL 54 Management Plan and accompanying Timber Supply Analysis submitted by the previous licensee (i.e., Interfor). Ma-Mook also aimed to harvest and mill timber from TFL 54 according to the Forest Stewardship Council standards with the goal of achieving certification. This approach was implemented in MP 4 (Timberline Forest Inventory Consultants, 2005), from which the Deputy Chief Forester determined an AAC of 320 ha/year in 2008.

1.3 Location of TFL 54

TFL 54 is located within the Clayoquot Sound region on the west side of Vancouver Island and covers an area of approximately 49,000 ha (Figure 1). The landscape is a complex of mountains, valleys, ocean inlets, lakes, rivers, islands and forests. The forests cover portions of the Coastal Western Hemlock (CWH) and Mountain Hemlock (MH) biogeoclimatic ecosystem classification (BEC) zones and comprise of old growth western redcedar, western hemlock, and amabilis fir.

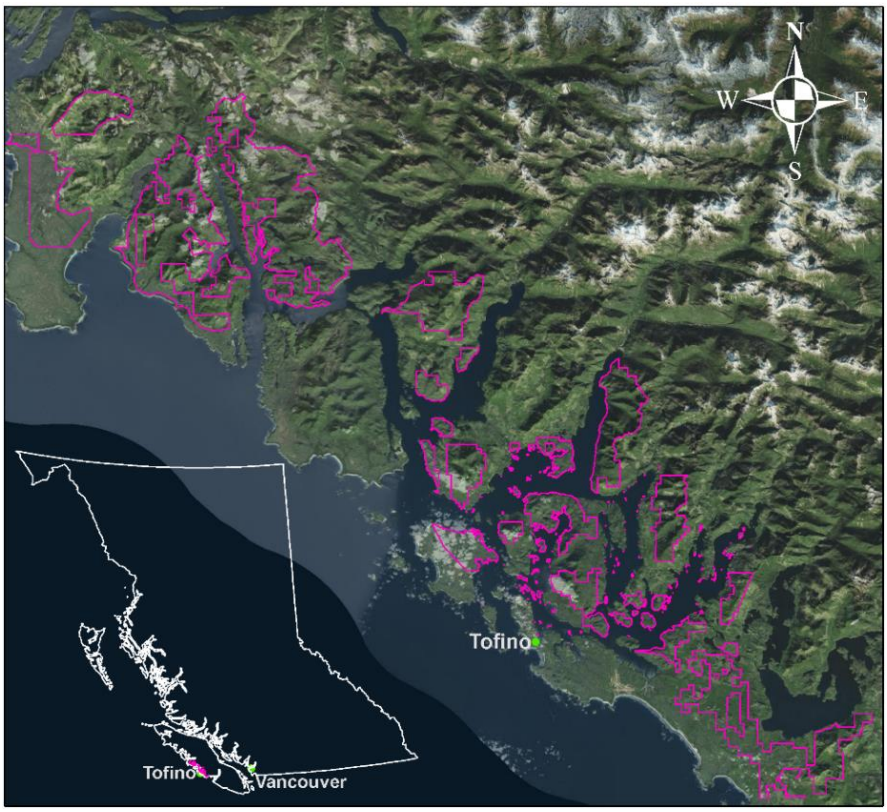


Figure 1 Location of TFL 54

1.4 Forest Management Considerations

An area-based harvest regulation is utilized for this TFL, where the area of land that can be harvested annually is defined, rather than the amount of volume. The harvest sustainability is achieved by maintaining a constant harvest area over time.

The management TFL 54 that covers the Clayoquot Sound area is guided by the Clayoquot Sound Landscape Unit Plan (CSLUP). The CSLUP includes watershed-level plans that guide the forest management practices for areas within Clayoquot Sound. The watershed plans were developed by a scientific panel as described in section 1.1. Here, reserves are set in order to protect a range of values (wildlife, recreation, old growth forests, riparian areas, sensitive soils, unstable terrain etc.). On non-reserved areas, partial cuts with retention levels up to 70% are implemented such that non-timber objectives set by the watershed plans are achieved (landscape- and stand-level biodiversity, visual quality within scenic corridors, and reduced rate of cut within watersheds).

Areas outside of the Clayoquot Sound that fall within TFL 54 are managed in accordance to the Forest and Range Practices Act (FRPA) and its regulations related to Crown forest lands in BC. Here, reserved areas are set aside to protect wildlife habitat, riparian areas, sensitive soils, and unstable terrain. On non-reserved areas, clearcuts with reserves are implemented such that non-timber objectives set by the Vancouver Island Land Use Plan (VILUP) are achieved (landscape- and stand-level biodiversity, visual quality objectives, green-up adjacency, and reduced rate of cut for fisheries sensitive watersheds.

2 Land Base Definition

2.1 Data Sources

For this timber supply analysis, the datasets and their sources are shown in Table 1. These datasets were collected with the aim to appropriately consider all management objectives with this TFL. The datasets were combined into a resultant file that was used to support the forest estate modelling.

Table 1 Source Data

Data	Source*	Feature Name	Effective
Administrative Information			
TFL 54 Boundary	WHSE_ADMIN_BOUNDARIES	FADM_TFL	2017
Ownership	WHSE_FOREST_VEGETATION	F_OWN	2017
Parks and Protected Areas	WHSE_TANTALIS	TA_PARK_ECORES_PA_SVW	2017
Landscape Units	WHSE_LAND_USE_PLANNING	RMP_LANDSCAPE_UNIT_SVW	2015
Resource Management Plans (LEGAL)	WHSE_LAND_USE_PLANNING	RMP_PLAN_LEGAL_POLY_SVW	2017
Strategic Land Resource Plan	WHSE_LAND_USE_PLANNING	RMP_STRGC_LAND_RSRCE_PLAN_SVW	2017
Management Guidance			
Community Watersheds	WHSE_WATER_MANAGEMENT	WLS_COMMUNITY_WS_PUB_SVW	2016
Fish Sensitive Watersheds	WHSE_WILDLIFE_MANAGEMENT	WCP_FISH_SENSITIVE_WS_POLY	2017
Watershed sub-basin (rate of cut)	ftp://ftp.geobc.gov.bc.ca/publish/Regional/Nanaimo/Clayoquot/	watersheds/ws	2002
Visual Landscape Inventory	WHSE_FOREST_VEGETATION	REC_VISUAL_LANDSCAPE_INVENTORY	2015
CSLUP Scenic Areas	ftp://ftp.geobc.gov.bc.ca/publish/Regional/Nanaimo/Clayoquot/	scenic/sceneclass	2002
CSLUP Reserves	ftp://ftp.geobc.gov.bc.ca/publish/Regional/Nanaimo/Clayoquot/	reserves/*-res	2006
Environmentally Sensitive Areas	Interfor	INT_ESA	2006
Terrain Stability	Interfor	INT_TERRAIN	2006
Operability	Interfor	INT_OPERABILITY	2006

Data	Source*	Feature Name	Effective
Operability	ftp.for.gov.bc.ca\DSI\external\!publish\Arrowsmith TSR\Operability Report	Arrowsmith_EO_res11_dissolved	2014
Variable Retention Zones	Interfor	INT_VRZONE	2006
Slope >60%	Interfor	INT_SLOPE60	2006
Wildlife Habitat Area Approved	WHSE_WILDLIFE_MANAGEMENT	WCP_WILDLIFE_HABITAT_AREA_POLY	2015
Wildlife Habitat Area Proposed	WHSE_WILDLIFE_MANAGEMENT	WCP_WHA_PROPOSED_SP_polygon	2017
Wildlife Management Areas	WHSE_TANTALIS	TA_WILDLIFE_MGMT_AREAS_SVW	2015
Inventories			
Vegetation Resource Inventory	WHSE_FOREST_VEGETATION	VEG_COMP_LYR_R1_POLY	2017
Forest Cover	Interfor	TFL 54_res050_polygon	2006
Forest Inventory Consolidated	Forsite	VRI_consolidated	2017
FTA cutblocks 4.0	WHSE_FOREST_TENURE	FTEN_CUT_BLOCK_POLY_SVW	2017
RESULTS Openings	WHSE_FOREST_VEGETATION	RSLT_OPENING_SVW	2017
RESULTS Cover Reserves	WHSE_FOREST_VEGETATION	RSLT_FOREST_COVER_RESERVE_SVW	2017
RESULTS Forest Cover Inventory	WHSE_FOREST_VEGETATION	RSLT_FOREST_COVER_INV_SVW	2017
Forsite consolidated cutblocks and reserves	Forsite	Cutblocks_consolidated	2017
FWA inventories for lakes, rivers, wetlands, and streams	WHSE_BASEMAPPING	FWA_LAKES_POLY, FWA_RIVERS_POLY, FWA_WETLANDS_POLY, FWA_STREAM_NETWORKS_SP	2015
Road Buffers	Forsite consolidated from ATLAS, FTEN segments, and FTEN sections	Roads_Buffer	2017
VDYP7 input table	VEG_COMP_VDYP7_INPUT_LAYER		2017

*Sources include the BC Geographic Data Warehouse (WHSE, FTEN, VEG_COMP), BC FTP (Geo and For), Interfor (International Forest Products Ltd.), and consolidated by Forsite.

2.2 Land Base Summary

The total area within the boundaries of this TFL is 48,922 ha (Table 2, Figure 2). Reductions for, non-forest and roads results in a productive forest land base (PFLB) of 46,649 ha (95.4%). Further reductions of areas unsuitable for harvesting, or protected from harvesting, here called non-harvesting land base (NHLB), total to 28,736 ha or 61.6% of the PFLB. The remaining area suitable for harvesting, here called the timber harvesting land base (THLB) is 17,913 ha (36.6% of total area). However, in order to properly account for the future THLB, areas that will be permanently converted to future roads need to be accounted for. Future roads reduction (5%) was applied to the THLB area that is modelled as existing natural stands (i.e., age >22 years). Thus, the future THLB was estimated to be 17,084 ha (34.9% of total TFL54 area).

In Table 2, the Total Area refers to the gross area for each factor. Once the non-forest and roads are removed, the gross area within PFLB is reported under the Total Area column. The Effective Area refers to the net area that is covered by each factor. Because there are overlaps between various factors in the net-down hierarchy, the gross and net area are not always equal. For example, a factor accounted for at an earlier stage in the net-down process can overlap with a factor accounted for at a later stage. Thus, the factor accounted earlier includes the overlaps with the factors accounted later.

Meares Island area covered by TFL54 falls entirely under the CSLUP.

Table 2 Land Base Definition

Factor			Total Area (ha)	Effective Area (ha)	% of Total Area	% of CFLB
Total Area			**48,922**		**100.0%**	
	Clayoquot Sound Landscape Unit Plan (CSLUP)		45,685		93.4%	
	Outside CSLUP		3,237		6.6%	
Less:						
	Non Forest		2,698	1,799	3.7%	
	Existing Roads		484	474	1.0%	
Total Productive Forested Land Base (PFLB)				**46,649**	**95.4%**	**100.0%**
	Within CSLUP			43,687	89.3%	93.7%
	Outside CSLUP			2,962	6.1%	6.3%
Less:			in PFLB			
	Within CSLUP			***27,872***	***57.0%***	***59.7%***
		Non Vegetated	69	69	0.1%	0.1%
		Inoperable	19,125	19,087	39.0%	40.9%
		Terrain Stability	3,074	1,358	2.8%	2.9%
		Sensitive Soils	1,501	220	0.5%	0.5%
		Flood Plains	327	11	0.0%	0.0%
		Marbled Murrelet	2,635	1,365	2.8%	2.9%
		Blue Listed	2,070	760	1.6%	1.6%
		Red Listed	205	36	0.1%	0.1%
		Protected Areas	107	55	0.1%	0.1%
		Recreation and Tourism	1,883	892	1.8%	1.9%
		Interior Old Growth	130	64	0.1%	0.1%
		Hydro Buffers	6,604	2,419	4.9%	5.2%
		Meares Island	3,662	1,536	3.1%	3.3%
	Outside CSLUP			***864***	***1.8%***	***1.9%***
		Inoperable	522	522	1.1%	1.1%
		ESA	228	147	0.3%	0.3%
		Terrain Stability	19	10	0.0%	0.0%
		Wildlife Habitat Area	109	63	0.1%	0.1%
		Riparian Buffers	193	122	0.2%	0.3%
Timber Harvesting Land Base (THLB)				**17,913**	**36.6%**	**38.4%**
	CSLUP			15,815	32.3%	33.9%
	Outside CSLUP			2,098	4.3%	4.5%
Less:						
	Future Roads (5%)			828	1.7%	1.8%
Future THLB				**17,084**	**34.9%**	**36.6%**

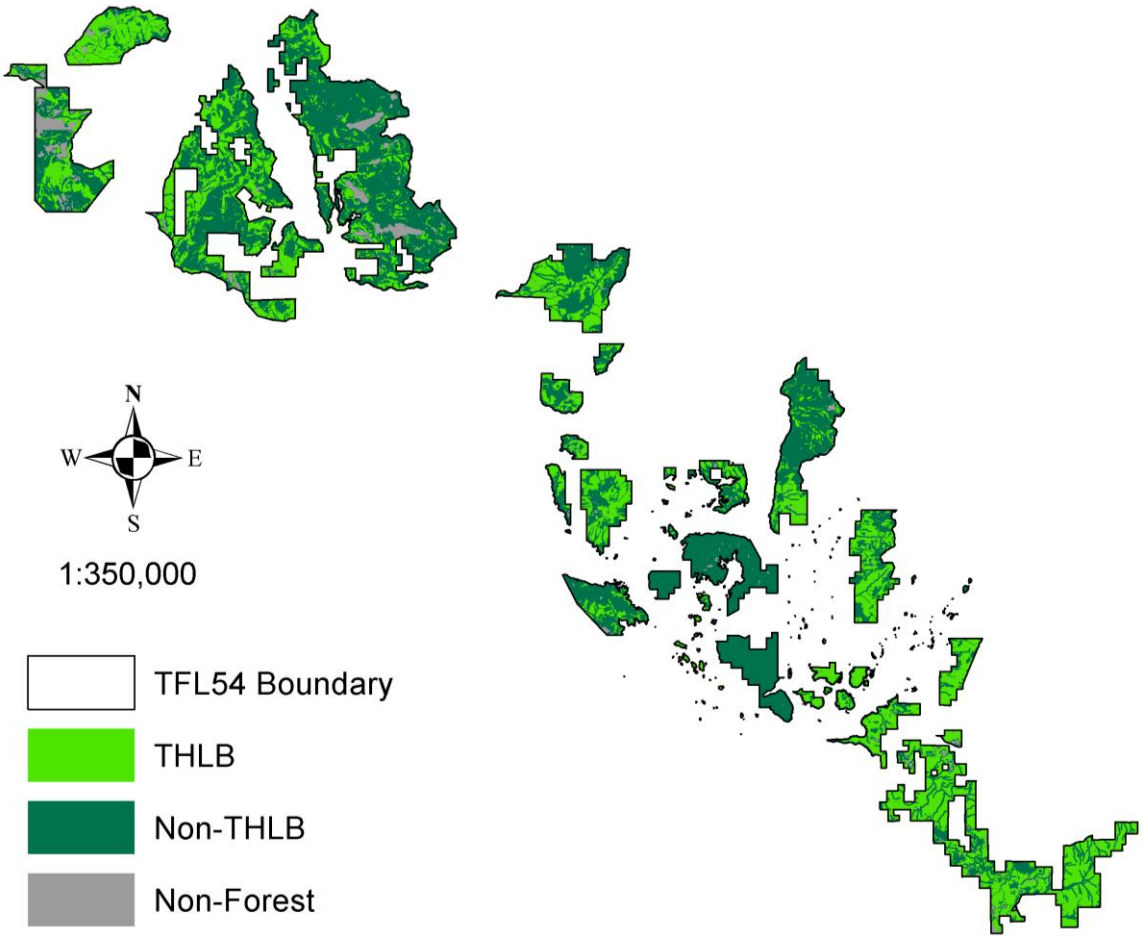


Figure 2 TFL 54 Land Base Definition

Differences from Management Plan 4

Two datasets were significantly different than those in MP4: Vegetation Resource Inventory (VRI) and operability. The VRI updates are described in section 3.1 while operability is discussed in sections 2.5 and 2.6. These differences resulted in approximately 25.6% lower THLB than MP4 (MP4 THLB = 24,086 ha).

The gross area covering TFL 54 is 364 ha smaller than MP4. This difference is believed to have been caused by minor boundary changes since MP4 and geoprocessing tools used to compile the data sources.

2.3 Ownership

TFL 54 falls almost entirely (99.9%) under Ownership code 72 and schedule B (i.e., Crown – Schedule B land, TFL) (Table 3). The small areas outside schedule B are assumed to be sliver polygons due to current ownership dataset.

Table 3 Ownership Description

Ownership Code	Ownership Schedule	Description	THLB (ha)	NHLB (ha)	Non Forest (ha)	Total (ha)
62	C	Crown – Forest Management Unit (TSA)	2		3	5
72	A	Private – Schedule A land, TFL	1	8		10
72	B	Crown – Schedule B land, TFL	17,901	28,704	2,265	48,870
No data	No data		9	24	5	37
Total			**17,913**	**28,725**	**2,346**	**48,922**

2.4 Non-Forest Land Base

The non-forest land base includes areas that are not typed in the VRI, covered by water bodies, non-vegetated, wetlands, and existing roads and landings (Table 4). The latest VRI, freshwater atlas, digital road atlas, and forest tenure road segments and sections were used to compile the non-forest information. Similar to MP 4, roads were buffered 5 metres on each side. The buffered road area in MP4 was 180 ha more than in current analysis (MP4 existing roads gross area = 664 ha). Forsite conducted an investigation and overlayed the buffered roads in the MP4 with latest imagery available for the TFL54. It was observed that some roads extended outside the current TFL54 boundary and some roads do not seem to exist – these were either reforested or were in the planning stage when MP4 was developed, yet they were never built.

The allowance for future roads was adopted from the Arrowsmith TSR (BC Ministry of Forests, Lands and Natural Resource Operations, November 2016) as 5%. This was implemented in the model by reducing the harvest area of future stands, regenerated from existing natural stands, by 5%.

Table 4 Non-Forest Areas

Non Forest Class	Criteria	Gross Area (ha)	Net Area (ha)
Not Typed	BCLCS Level 1 = U, or null	203	183
Water	BCLCS Level 1 = N, BCLCS Level 2 = W, BCLCS Level 5 = LA, RE, RI, OC; FWA water polygons (lakes, rivers)	1,826	1,062
Non Vegetated Land	BCLCS Level 1 = N, BCLCS Level 2 = L, BCLCS Level 3 = U or null (no logging history)	10	10
FMLB Vegetated Not Treed	FMLB = Y, BCLCS Level 1 = V, BCLCS Level 2 = N, BCLCS Level 3 = U or null (no logging history)	52	51
Vegetated Not Treed	BCLCS Level 1 = V, BCLCS Level 2 = N, BCLCS Level 3 = U or null (no logging history)	41	33
Wetlands	BCLCS Level 1 = V or N, BCLCS Level 2 = T or N or L or W, BCLCS Level 3 = W, BCLCS Level 5 <> LA, RE, RI, OC; FWA wetlands polygons	565	460
Road Buffers	ROAD_ID >0	484	474
Total		**3,182**	**2,273**

Note: BCLCS = BC Land Classification System, FMLB = VRI Forest Management Land Base

Difference from Management Plan 4

The gross non-forest area in MP4 was 1,841 ha (including roads), 1,341 ha (42%) less than this analysis. It is believed the differences are generated from using the newer inventory.

2.5 Area Reductions from the Clayoquot Sound Landscape Unit Plan

In the CSLUP, there are 10 specific reductions to the THLB, as detailed in Table 2 and Table 5. These 10 specific reductions are all 100% reserves, initially designated by the provincial government in 1993 via the Clayoquot Sound Land Use Decision, and then refined by the Clayoquot Sound Technical Planning Committee (i.e., a committee of representatives from First Nations and government) which developed the watershed-level plans for each of the 15 watershed planning units within the Clayoquot Sound area. The watershed-level plans for the 8 watersheds overlapping withTFL54 (Table 17) were completed in 2006 and approved in 2008. The datasets location of the watershed reserves network is indicated in Table 1.

Table 5 Description of Specific THLB Reductions within CSLUP

CSLUP specific THLB reduction	Source	Reserve Criteria Applied
Non Vegetated	Vegetation Resource Inventory 1996-1999, 1:20,000, ARC Alpine Consultants	100% protection of wetlands that are non-vegetated and shrub/herb dominated polygons and that are part of the littoral zone or adjacent marine shore and beside some lakes.
Terrain Stability	Terrain and Terrain Stability Mapping, 1:20,000, 1996-1999, Madrone Consultants Ltd.	100% protection of Class V Terrain
Sensitive Soils	Landslide Inventory, 1997, EBA Engineering Consultants Ltd.	100% protection of sensitive soils (bedrock terrain, shallow organic matter, organic soils, blocky and boulder-colluvial material, active colluvial cones or fans and alluvial fans, and poor growing sites). Sensitive soils associated with wetlands are captured by hydroriparian reserves.
Flood Plains	Mapped as part of the terrain and terrain stability mapping. Contemporary floodplain is defined by the Scientific Panel as "valley floor adjacent to stream channel subject to inundation by current hydrological regime." Report 5[1], p. 274.	100% protection
Marbled Murrelet	Habitat suitability model (2001) using 1:20,000 Vegetation Resource Inventory to classify nesting potential based on its vegetation characteristics (in descending order of importance): • height of leading or second leading tree species, • age of the leading or second leading tree species, • basal area, • vertical complexity of the forest canopy, • canopy closure, • average distance of the polygon from the ocean, and • average elevation of the polygon	100% protection

[1] _____. 1995. Report 5: Sustainable Ecosystem Management in Clayoquot Sound: Planning and Practices. Victoria, B.C.

CSLUP specific THLB reduction	Source	Reserve Criteria Applied
Red and Blue Listed	• Terrestrial Ecosystem Mapping, 1:20,000, 1996-1999, Madrone Consultants Ltd. • Conservation Data Center's species list.	100% protection
Protected Areas	• Archaeology Inventory, 1;20,000, 1996-1999, Golder Associates Ltd. & Shoreline Archaeological Services. • Consultation with First Nations. • Scenic Inventory, 1:20,000, various projects, 1993-1999. • Vegetation Resource Inventory 1996-1999, 1:20,000, ARC Alpine Consultants. • All other inventories listed in this table.	• 100% protection of archaeology sites. • CMTs and traditional areas are protected as directed by First Nations. • Logical linkages for wildlife migration, plant and animal connectivity, and recreation and tourism opportunities. • At least 30% of each site series. • At least 50% of rare site series[2]. • At least 20% of each site series - dominant tree species -group for groupings of 201-400 years and 401 - 600 years larger than 2 hectares in size.
Recreation and Tourism	• Recreation and tourism use Information (1996-1999). • Recreation Inventory, Tourism Inventory and Capability Modelling, 1997-1998, Catherine Berris Associates, Juan de Fuca Environmental Consultants, and Wilcon Wildlife Consulting Ltd.	Recreation features that have a significance rating of very high and high.
Interior Old Growth	Vegetation Resource Inventory	At least 40% protection of old growth (i.e., age class 8 and 9) of which 20% must be forest-interior conditions.
Hydro Buffers	Hydroriparian Inventory, 1:20,000, 1996-1999, Madrone Consultants Ltd.	Scientific Panel recommendations relating to Hydroriparian Reserves in Report 5, section 7.4. It includes a range of reserve buffer widths.

Further reductions for economically and physically inoperable areas were applied using the 2014 economic operability assessment completed for Arrowsmith TSA (Forest Ecosystem Solutions Ltd., 2014), which includes the Clayoquot area. This assessment was based on species composition, slope, distance from road, and minimum harvest volumes. In addition, the following assumptions were made to the 2014 operability assessment:

- previously logged areas are considered operable,
- partially economic areas are considered inoperable, and
- inoperable areas (Economic code = N or P) are considered operable if slope is less than 60%, terrain stability class is not 5, and VRI live volume (at 17.5 dbh) is greater than 400 m³/ha. This assumption was adopted from MP 4. Given that economic operability data has a significant impact on lowering the THLB, and that a newer VRI is available compared to the VRI that was available for the economic operability dataset, it is reasonable to consider operable, areas with high volume that are otherwise physically operable.

A summary of the operability areas within CSLUP is shown in Table 6.

[2] Rare site series are described as those present in less than 2 percent of area or 6 or fewer occurrences. Rare site series may or may not include red- and blue-listed plant communities.

Table 6 Operability Areas within CSLUP

Operability 2014	THLB (ha)	NHLB (ha)	PFLB (ha)
Inoperable	2,151	20,427	22,579
Partial	450	1,307	1,757
Operable	12,508	6,053	18,561
Not Reported	706	85	791
Total	**15,815**	**27,872**	**43,687**

All area reductions from the CSLUP were completely excluded from the THLB.

Difference from Management Plan 4

MP4 used an operability layer developed in 1992 with some adjustments based on volume, age, slope, and terrain stability; similar to the current analysis. Some areas considered inoperable in the 1992 assessment were changed to operable in the 2014 operability assessment, and vice-versa.

Overall, the total inoperable area in this analysis (Table 2) was 19,125 ha + 522 ha = 19,647 ha; 1.9 times the inoperable area used in MP4. Forsite conducted a visual check of existing cutblocks and concluded that they follow the 2014 economic operability assessment rather well.

Except for the differences with inoperable areas discussed above, the CSLUP reductions match those used in MP4 quite closely.

2.6 Removals Outside of Clayoquot Sound Landscape Unit Plan

The Vancouver Island Landscape Unit Plan (VILUP) applies outside of the CSLUP. Here, the following factors were considered and completely excluded from THLB:

- Inoperable areas were based on the 1992 operability mapping provided by Interfor (Table 7), except:
  - Previously logged areas were considered operable (46 ha in Table 7),
  - Inoperable areas were considered operable if the volume was greater than 400m³/ha, slopes less than 60%, and terrain stability class not 5 (65 ha in Table 7). The volume information was compiled from current VRI (where available) and MP4 resultant data file (see section 3.1).
  - Operable areas were considered inoperable if the volume was less than 400 m³/ha and current age greater than 120 years (included in 95 ha in Table 7).
- Environmentally sensitive areas (ESA) denoting sensitive soils were excluded where terrain data was not available. ESAs are areas that have special environmental attributes which require special management (e.g., avalanche, soil sensitivity, recreation, regeneration problems, wildlife) etc.). The ESAs were initially developed in early 1990's and many of their attributes are superseded by other more recent datasets (e.g., terrain stability, designated wildlife habitat area etc.). In cases where more recent datasets are unavailable, ESAs are still used for forest estate modelling purposes.
- Unstable terrain was excluded where terrain stability mapping identified class 5. Terrain class 4 (covering approximately 197 ha THLB) was not excluded because harvest occurred in the past in these areas and Ma-Mook will most likely continue same practice in the future. The terrain dataset used outside CSLUP was provided by Interfor, and it is identical to the dataset used in MP 4.

- Wildlife management areas were excluded for the Tofino Mudflats Wildlife Management Area, established in 1997 by regulation under section 4(2) of the Wildlife Act for the purpose of conservation of an important wetland complex for waterfowl and shorebirds. Note that previous factors in the land base definition process completely excluded these areas as they cover only 24 ha (Table 8).
- Wildlife habitat areas (WHA), established to meet the wildlife habitat requirements, were excluded from the THLB (Table 8). The WHA covering areas of TFL 54 outside CSLUP shown in Table 8 do not allow harvesting activities (i.e., no harvest zone).
- Riparian buffers were removed from the THLB according to the Forest Planning and Practices Regulation, sections 47 to 49 (Table 9). In MP4 there was no specification of the buffer widths used to determine the riparian buffers. The effective buffer distance is determined as the riparian reserve zone buffer distance plus 50% of the riparian management distance. Thus, it was assumed that in the riparian management areas, 50% of the trees were being removed during logging. In the case of streams, the available dataset did not include classified streams. The 15m buffer width for streams was adopted from an older timber supply review for the Arrowsmith TSA (Timberline Natural Resource Group, 2008), yet no background information was provided. Possibly, the 15m buffer width was determined from a combination of field surveys and professional judgement. In comparison, within CSLUP, the hydroriparian buffers range from 10 to 75m.

Table 7 Operability Areas outside CSLUP

	THLB (ha)			NHLB (ha)			PFLB (ha)
	Operable 1992	Inoperable 1992	Total	Operable 1992	Inoperable 1992	Total	
Inoperable 2017	0	46	46	95	428	523	570
Operable 2017	1,986	65	2,051	328	13	341	2,392
Total	**1,986**	**112**	**2,098**	**423**	**441**	**864**	**2,962**

Table 8 Wildlife Habitat and Management Areas outside CSLUP

WHA Tag #	Species	Effective Date	Total Area (ha)	Net Area (ha)
1-393	Red-legged frog	27-May-10	5	5
1-430	Marbled Murrelet	26-Nov-15	48	43
1-431	Marbled Murrelet	26-Nov-15	25	13
1-493	Red-legged frog	proposed	7	2
Tofino Mudflats Wildlife Management Area		8-Apr-97	24	
Total			**109**	**63**

Table 9 Riparian Buffers outside CSLUP

Riparian Class	Effective Buffer (m)	Size (ha)	BEC
Lake L1A	0	>=1,000	All
Lake L1B	10	<1,000	All
Lake L2	20	>=1 and <=5	PP, BG, CDF, IDFxh, IDFdw, IDFxm, CWHxm, CWHdm, CWHds
Lake L3	15	>=1 and <=5	All different than L2
Lake L4	15	>=0.5 and <1	CDF, CWHxm, CWHdm, CWHds
		>=0.25 and <1	PP, BG, IDFxh, IDFdw, IDFxm
Wetland W1	30	>5	All
Wetland W2	20	>=1 and <=5	PP, BG, CDF, IDFxh, IDFdw, IDFxm, CWHxm, CWHdm, CWHds
Wetland W3	15	>=1 and <=5	All different than W2
Wetland W4	15	>=0.5 and <1	CDF, CWHxm, CWHdm, CWHds
		>=0.25 and <1	PP, BG, IDFxh, IDFdw, IDFxm
Rivers	60	N/A	N/A (treated like S1-B)
Streams	15	N/A	N/A (Timberline Natural Resource Group, 2008)

Difference from Management Plan 4

Outside of the CSLUP, there were no significant differences in THLB reductions from MP4. However, it was unclear how riparian buffers outside CSLUP were created in MP4.

2.7 Meares Island

While there is no legal instrument removing Meares Island from the land base, it was excluded from THLB due to an existing court injunction in place since 1985. This may be reintroduced at a later time once the issue is settled. The same approach was applied in MP4. Note that Meares Island overlap with TFL54 is entirely within CSLUP.

3 Current Forest Conditions

3.1 Forest Inventory Consolidation

The latest VRI accessed from Data BC represents TFL 54 relatively well. Most of the area covered by CSLUP was last updated in 2014-2015. However, the forest inventory outside of CSLUP (3,236 ha) is relatively old - as early as the 1960s. Outside of CSLUP, wherever the current VRI had null values for species composition or BCLCS_LEVEL_2 (or BCLCS_LEVEL_1 = 'U'), the adjusted inventory information from MP4 (not null) was used to consolidate an inventory dataset for this analysis. Species composition, age (updated to 2016), site index, and adjusted volume were taken from the inventory used in MP4.

The inventory was also updated for recent harvested cutblocks by utilizing the following data in the following order: VRI, RESULTS Forest Openings, RESULTS Forest Cover Inventory, and RESULTS Forest Cover Reserves. Where information was available, cutblocks identified with partial harvesting were identified.

3.2 Current Conditions

Most of the forest within TFL 54 is relatively old (31,085 ha or 66.6% of PFLB, older than 240 years) indicating that little recent disturbance has occurred (Figure 3). It was also observed that logging began within the area approximately 60 years ago; indicated by the 13.4% of THLB area younger than 60 years.

Figure 3 Current Age Class Distribution by PFLB Area

The forested land base is covered almost exclusively by the CWH BEC zone (Figure 4). Approximately 38% of the forested area within the CWH is THLB. The MH BEC zone covers just 1.6% of the forested land base, and most of this is NHLB.

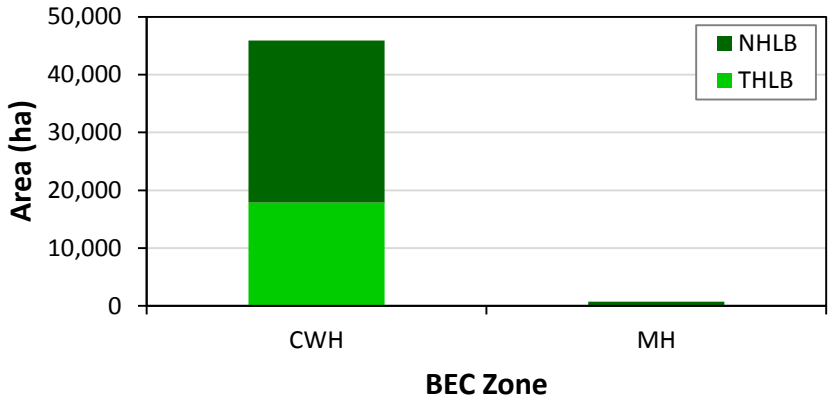
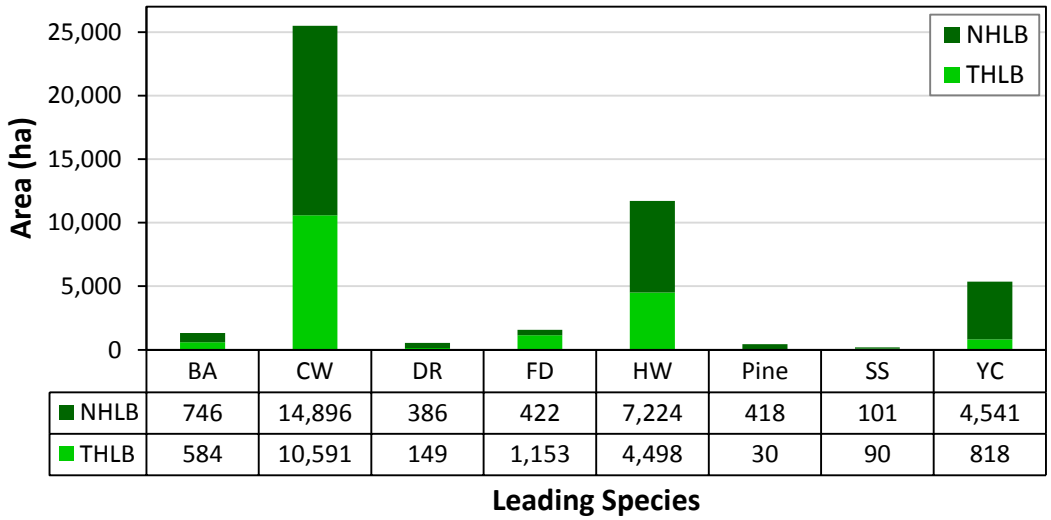


Figure 4 Current Forested Land Base Distribution over BEC zones

TFL 54 is dominated by leading stands of western redcedar and western hemlock that cover approximately 80% of the forested land base (Figure 5). Stands with leading species of yellow cypress, Douglas-fir, and grand fir cover approximately 18%, while pine, red alder, and sitka spruce cover the remaining 2%.



	BA	CW	DR	FD	HW	Pine	SS	YC
NHLB	746	14,896	386	422	7,224	418	101	4,541
THLB	584	10,591	149	1,153	4,498	30	90	818

Figure 5 Forested Land Base Distribution by Leading Species

The forest productivity of existing natural stands within the THLB is estimated to a VRI area-weighted average site index of 14.5 m (i.e., top height in m at age 50) (Figure 6). Using the provincial site productivity layer for managed stands, the area-weighted average increased to 21.3m (+6.8 m compared to the VRI). This relatively high difference indicates that the forest has the capacity to produce higher volumes in a managed state.

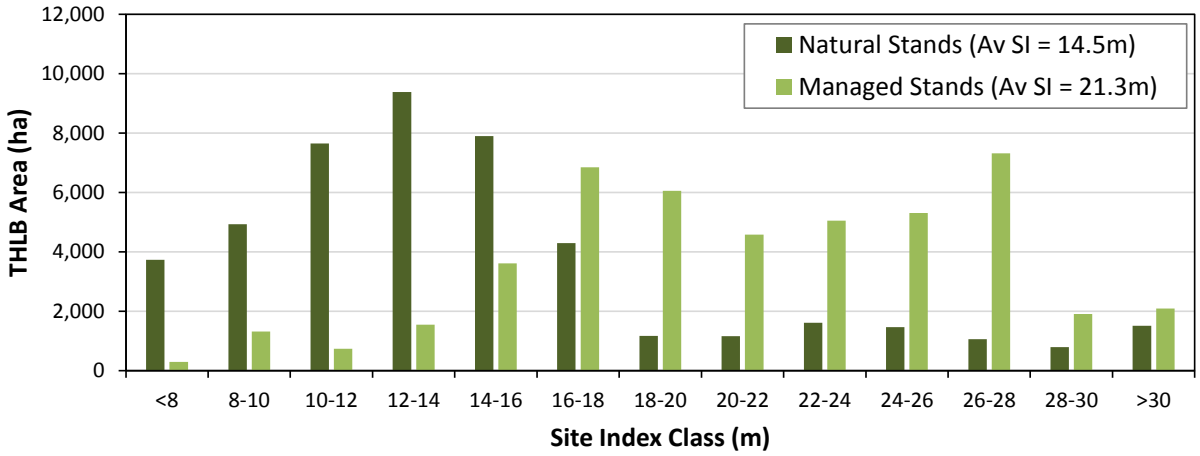


Figure 6 Comparing Natural and Managed Stands Site Index

Constraints for non-timber objectives were applied to scenic values, community watersheds, controlled rate of cuts defined for each watershed within the CSLUP, fisheries sensitive watersheds (FSW), and visual quality objectives (VQO). The current status of these objectives suggest that much of the THLB covers CSLUP scenic and watersheds (with controlled rates of cut), and will likely constrain harvest levels from these areas (Figure 7). Outside CSLUP, harvest levels will likely be constrained within FSW. These statistics offer a summarized view of the non-timber objectives and provide a basis for discussing modelling results. Note that VQO area is 54 ha, relatively small compared to other values shown in Figure 7.

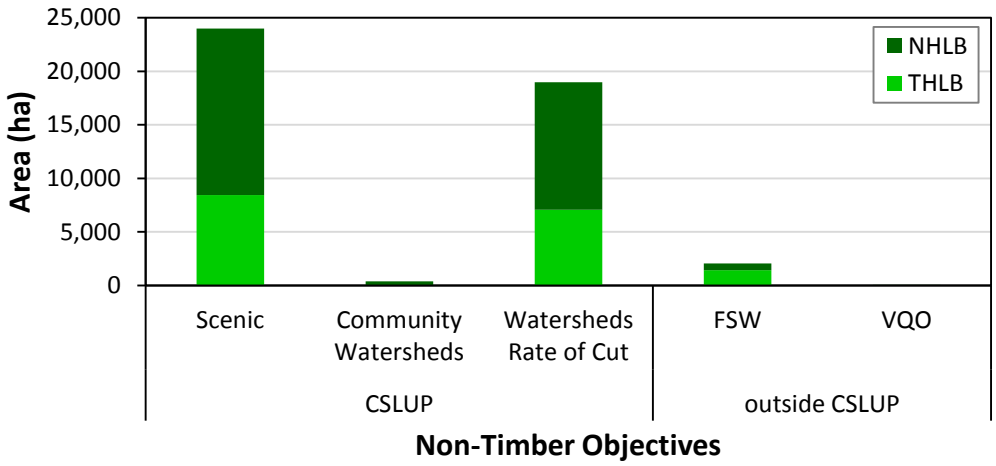


Figure 7 Forested Land Base Distribution by Non-Timber Objectives

4 Modelling Approach

4.1 Modelling Method

In simplest terms, the harvest flow of an area-based harvest is the THLB area divided by average rotation age, where rotation age is the average stand age expected at harvest – as opposed to minimum harvest age (MHA) typically referenced in volume-based approaches. For this analysis, rotation age is calculated for each analysis unit (AU). The modelling exercise is configured to deliver a non-declining - area-based - harvest flow (ha/yr) given the current constraints and age class distribution. The long-term average harvest age reported for each AU is then applied to calculate the area-based harvest rate, given the future THLB area for each AU.

The following outlines the high-level approach for deriving the recommended area-based harvest rate:

1. Determine the future THLB using spatially explicit information where possible. In Table 2, the future THLB was determined to be 17,084 ha.
2. Determine the silvicultural systems – section 4.3.
3. Stratify the stands within the THLB into AUs (i.e., stands with similar growth characteristics) by treatment zone (outside CSLUP, CSLUP not scenic, CSLUP scenic low, and CSLUP scenic high), management eras (prior to 1995, 1995-2017, 2017+), species mix (leading and secondary species), and productivity (based on VRI and managed site index classes) – section 4.4.
4. Develop total merchantable yields for each AU using VDYP (management era prior to 1995) and TIPSY (management eras 1995-2017 and 2017+) – section 4.5.
5. Determine MHAs for each AU based on minimum volume, DBHq, and culmination of mean annual increment (CMAI) – section 4.6.
6. Build and run a timber supply model to establish the maximum even-flow area-harvest (ha/yr) while meeting all non-timber objectives. Here, the area-harvest refers to the actual area that is harvested in each block, it does not include the in-block retention due to partial cut harvesting systems.

7. Report for each AU the average harvest age over the long-term and future THLB area (i.e., in-block retention area and area eligible for harvesting).
8. Divide the future THLB area of each AU by the long-term average harvest age (i.e., rotation age) to obtain a maximum rate of harvest for each AU (ha/yr). The total area-based harvest rate is the sum of all harvest rates for each AU. A hypothetical example is provided in Table 10, where all rotation ages are 80 years and area-based AAC is 213.5 ha/yr.
9. Run sensitivities and report the findings.

Table 10 Example of Area-Based AAC Calculation

AU	Species Composition	Managed Site Index (m)	Future THLB Area (ha)	Rotation Age (yrs)	AAC (Future THLB Area/Rotation Age) (ha/yr)
Outside CSLUP		**21.32**	**2,006**	**80**	**25.1**
121	Cw70 Hw30	18.51	411	80	5.1
122	Cw70 Hw30	18.63	210	80	2.6
123	Cw70 Hw30	18.71	227	80	2.8
124	Hw70 Cw30	21.84	28	80	0.3
127	Fd50 Hw30 Cw20	33.29	204	80	2.5
128	Hw80 Cw20	23.13	135	80	1.7
129	Hw80 Cw20	17.86	82	80	1.0
130	Hw80 Cw20	22.35	574	80	7.2
131	Hw80 Cw20	22.51	63	80	0.8
132	Hw80 Cw20	22.53	1	80	0.0
133	Hw80 Cw20	22.52	66	80	0.8
134	Cw50 Pl40 Hw10	13.93	5	80	0.1
CSLUP not scenic		**24.49**	**7,022**	**80**	**87.8**
1121	Cw70 Hw30	16.11	488	80	6.1
1122	Cw70 Hw30	19.14	3,530	80	44.1
1123	Cw70 Hw30	18.9	1,112	80	13.9
1124	Hw70 Cw30	27.34	40	80	0.5
1127	Fd50 Hw30 Cw20	36.27	426	80	5.3
1128	Hw80 Cw20	24.16	19	80	0.2
1129	Hw80 Cw20	26.31	352	80	4.4
1130	Hw80 Cw20	27.02	735	80	9.2
1131	Hw80 Cw20	24.21	8	80	0.1
1132	Hw80 Cw20	26.32	123	80	1.5
1133	Hw80 Cw20	27.86	83	80	1.0
1134	Cw50 Pl40 Hw10	15.06	23	80	0.3
1136	Hw70 Cw30	27.3	5	80	0.1
1137	Hw70 Cw30	26.8	78	80	1.0
CSLUP scenic		**24.54**	**8,055**	**80**	**100.7**
2121	Cw70 Hw30	16.05	365	80	4.6
2122	Cw70 Hw30	18.74	3,435	80	42.9
2123	Cw70 Hw30	20.08	1,106	80	13.8
2124	Hw70 Cw30	26.92	76	80	1.0
2127	Fd50 Hw30 Cw20	34.48	466	80	5.8
2128	Hw80 Cw20	24.44	33	80	0.4
2129	Hw80 Cw20	25.38	829	80	10.4
2130	Hw80 Cw20	26.41	1,422	80	17.8
2131	Hw80 Cw20	25.04	22	80	0.3

AU	Species Composition	Managed Site Index (m)	Future THLB Area (ha)	Rotation Age (yrs)	AAC (Future THLB Area/Rotation Age) (ha/yr)
2132	Hw80 Cw20	25.63	208	80	2.6
2133	Hw80 Cw20	24.01	91	80	1.1
2136	Hw70 Cw30	27.25	3	80	0.0
Total			**17,083**	**80**	**213.5**

4.2 Forest Estate Model

The PATCHWORKS ™ modeling software was used for forecasting and analysis. This suite of tools is sold and maintained by Spatial Planning Systems Inc. of Deep River, Ontario (Tom Moore - www.spatial.ca).

PATCHWORKS is a fully spatial forest estate model that can incorporate real world operational considerations into a strategic planning framework. It utilizes a goal seeking approach and an optimization heuristic to schedule activities across time and space in order to find a solution that best balances the targets and/or goals defined by the user. Targets can be applied to any aspect of the problem formulation. For example, the solution can be influenced by issues such as mature/ old forest retention levels, young seral disturbance levels, patch size distributions, conifer harvest volume, growing stock levels, snag densities, CWD levels, ECAs, specific mill volumes by species, road building/ hauling costs, delivered wood costs, net present values, etc. The PATCHWORKS model continually generates alternative solutions until the user decides a stable solution has been found. Solutions with attributes that fall outside of specified ranges (targets) are penalized and the goal seeking algorithm works to minimize these penalties, resulting in a solution that reflects the user objectives and priorities. PATCHWORKS' flexible interactive approach is unique in several respects:

- PATCHWORKS' interface allows for highly interactive analysis of trade-offs between competing sustainability goals.
- PATCHWORKS software integrates operational-scale decision-making within a strategic-analysis environment: realistic spatial harvest allocations can be optimized over long-term planning horizons. PATCHWORKS can simultaneously evaluate forest operations and log transportation problems using a multiple-product to multiple-destination formulation. The model can identify in precise detail how wood flows to mills over a complex set of road construction and transportation alternatives.
- Allocation decisions can be made considering one or many objectives simultaneously and objectives can be weighted for importance relative to each other (softer vs. harder constraints).
- Allocation decisions can include choices between stand treatment types (clearcut vs. partial cut, fertilization, rehabilitation, etc.).
- Unlimited capacity to represent a problem – only solution times limit model size.
- Fully customizable reporting on economic, social and environmental conditions over time.
- Reports are built web-ready to share analysis results easily – even comparisons of multiple indicators across multiple scenarios.

4.3 Silvicultural Systems

For areas outside CSLUP, the modelled silvicultural system was clearcut with reserves (7% to meet stand-level biodiversity objectives), similar to Arrowsmith TSR (BC Ministry of Forests, Lands and Natural Resource Operations, November 2016). The 7% reserve is in line with past and planned future practice.

For areas within CSLUP, the Scientific Panel prescribed the variable retention silviculture system in recommendations 3.6, 3.7, and 3.8. These recommendations prescribe broad retention levels (15% to 70%) based on the presence of non-timber values, in particular scenic values. To simplify the analysis and to be in line with the principles for establishing an area-based harvest rate, three, single-pass partial cut silvicultural systems were applied within CSLUP (Table 11). The retention percentages were provided as averages from operational experience of site plans[3].

Table 11 Silvicultural Systems

Treatment Zone	Scenic Corridor	Treatment	Retention (%)
Outside CSLUP	None	Clearcut with reserves	7
CSLUP not scenic	None	Partial Cut	15
CSLUP scenic low	Small Scale Alteration	Partial Cut	30
	Minimal Alteration		
	Naturally Appealing (Not Terrain Class 4)		
CSLUP scenic high	Naturally Appealing (Terrain Class 4)	Partial Cut	70

4.4 Analysis Units

Stands were grouped into AUs to reduce the complexity and volume of information in the model and to assign potential treatments and transitions on yield curves following harvest. In this analysis, the criteria to group stands included:

- Treatment Zone (outside CSLUP, CSLUP not scenic, CSLUP scenic low, and CSLUP scenic high),
- Management eras (prior to 1995, 1995-2017, 2017+),
- Species mix (leading and secondary species), and
- Productivity (based on VRI and managed site index classes) (Appendix 1).

BEC was not used since only 49ha of THLB was covered by MH Zone while the rest of stands in the THLB were within the CWH Zone.

For management era prior to 1995, the VRI site index was used while for the other 2 management eras (1995-2017 and 2017+), the managed site index attributed to VRI leading species.

4.5 Growth and Yield Models

Natural yields for stands >22 years in age (management era prior to 1995), were developed for each VRI polygon using VDYP7 console (v. 7.30a, Build 299). Then, area-weighted yields were compiled for each AU.

Managed yields for stands <=22 years in age and future stands were developed for each AU using batch TIPSY (v. 4.3) and the input assumptions provided in Appendix 2. The regeneration assumptions were grouped by treatment zone, management era, silvicultural system, scenic corridors, sources of regeneration assumptions (Updated MP4 or Arrowsmith TSR), and application of TIPSY variable retention factors (Table 12).

[3] Zoltan Schafer, RPF, Ma-Mook forestry manager, personal communication

Table 12 TIPSY Regeneration Assumptions Sources

Treatment Zone	Management Era	Scenic Corridors	Treatment	Regen Assumptions	Genetic Gains	TIPSY VR Factors
Outside CSLUP	1995-2017		Clearcut	MP4	MP4	
	2017+		Clearcut of prior to 1995 stands	MP4	TSR	
	2017+		Clearcut of 1995-2017 stands	MP4	TSR	
CSLUP not scenic	1995-2017		Partial cut	MP4	MP4	
	2017+		Partial cut of prior to 1995 stands	MP4	TSR	
	2017+		Partial cut of 1995-2017 stands	MP4	TSR	
CSLUP scenic (low and high)	1995-2017	Yes	Partial cut	MP4	MP4	Yes
	2017+	Yes	Partial cut of prior to 1995 stands	MP4	TSR	Yes
	2017+	Yes	Partial cut of 1995-2017 stands	MP4	TSR	Yes

TIPSY's built-in variable retention functionality (Table 13) was used to reflect how retention is implemented operationally. Based on an examination of cutblock information harvested over the last 10-years within CSLUP scenic corridors, 75% of the retained area is within and 25% is adjacent to the harvest opening. In addition, approximately 75% of the retained area was in aggregated and 25% in dispersed retention[4]. Detailed regeneration assumptions are included in Appendix 2.

Table 13 TIPSY Inputs for Variable Retention Functionality

Input Variable	Description
Residual Stand top height at entry	Residual stand height was entered as the THLB area weighted average height of stands >60 years old from forest cover inventory for each AU.
Crown Cover retained	30% crown cover retention as this represents the type of retention that increases the overall edge length and reduces the light transmission to regenerating trees.
Relative proportion of aggregate and dispersed	75% aggregate retention, 25% dispersed.
Average aggregate Group Size	0.75 ha
Average crown area (for dispersed retention portion)	The default TISPY value of 40 m².

4.6 Minimum Harvest Ages

The MHAs define when a stand is eligible for harvesting (i.e., the start of operability window) for each AU. In contrast, the rotation age defines the average age when a stand is planned for harvest which, in most cases, is older than MHA. The MHA criteria from Arrowsmith TSR (BC Ministry of Forests, Lands and Natural Resource Operations, November 2016) was used for TFL 54:

- Minimum volume of 350 m³/ha,
- Mean annual increment (MAI) within 90% of CMAI.

Exceptions from the criteria above were made for poor site conditions for western redcedar, red alder, hemlock-balsam, and other species (AUs 1, 1001, 2001, 4, 1004, 2004, 8, 1008, 2008, 14, 1014,

[4] Zoltan Schafer, RPF, Ma-Mook forestry manager, personal communication

and 2014 (THLB = 1,306 ha) see Appendix 1). These stands do not meet the above criteria. In order to allow the forest estate model to schedule these stands for harvesting, the above MHA criteria had to be changed as follows:

- AU 1, 1001, 2001, 8, 1008, and 2008 (poor cedar and hemlock-balsam) – Volume >=150 m³/ha,
- AU 4, 1004, and 2004 (red alder) – Volume >=300m³/ha, and
- AU 14, 1014, and 2014 (other species (e.g., pine)) – Volume >=225m³/ha.

A sensitivity analysis is planned to be conducted to determine the impact on harvest area when these low site AUs that do not meet MHA criteria are removed from the THLB.

4.7 Regeneration Delay

Regeneration delays of 3 and 6 years[5] were respectively applied for planted and natural methods to develop yields in TIPSY.

4.8 Genetic Gains

For development of the MP4, Interfor conducted a review of their planting program to determine the volume increases due to planting genetically improved stock. In the case of stands regenerated prior to 1995, no genetic gains were modelled. In the case of stands regenerated after 1995, a 2% genetic gain was modelled for western redcedar, and no other genetic gains for the rest of the planted species. This assumption is carried on in the current analysis for stands regenerated between 1995 and 2017 (i.e., management era 1995-2017).

In the case of management era 2017+, the genetic gain assumptions were adopted from Arrowsmith TSA (BC Ministry of Forests, Lands and Natural Resource Operations, November 2016). Here, it is assumed that class A seed from orchards, where available, will be used for regeneration. The genetic worth by species and the seed availability for future plantations were provided by the Ministry of Forests, Lands and Natural Resource Operations, Tree Improvement Branch (Table 28 in Arrowsmith TSA, reproduced in Table 14 for the species planted in TFL 54). The genetic gain is then calculated by multiplying the seed availablity and genetic worth (e.g., for western redcedar, genetic gain = 0.95 x 10% = 9.5%).

Table 14 Genetic Gains by Management Era

Species	Management Era			
	1995-2017	2017+		
	Genetic Gain	Seed Availability	Genetic Worth	Genetic Gain
Western Hemlock		100%	14%	14%
Western redcedar	2%	95%	10%	9.5%
Douglas-fir		100%	11%	11%
Yellow cypress		48%	21%	10.1%

4.9 Utilization Levels

The Arrowsmith TSR (BC Ministry of Forests, Lands and Natural Resource Operations, November 2016) assumptions were used in this analysis (Table 15).

[5] Average of 2007-2016 cutblcok information from RESULTS data provided by Ma-Mook

Table 15 Utilization Levels

Species/Management Era	Minimum DBH (cm)	Maximum Stump Height (cm)	Minimum Top DIB (cm)
Conifers prior to 1995	17.5	30	15
Conifers 1995+	12.5	30	10
Red Alder	17.5	30	15

4.10 Operational Adjustment Factors

Managed stand yield projections produce potential yields that do not reflect an operational environment, so operational adjustment factors (OAF) were applied. There are two OAFs, OAF 1 affects the magnitude of the yield curve and is constant across all ages, whereas the impact of OAF 2 accelerates with age. The OAF 1 represents uneven stocking or gaps and OAF2 represents the impact of decay, waste and breakage in second-growth stands. In this analysis, OAF1=0.85 and OAF2= 0.95 similarly to Arrowsmith TSR for Clayoquot Sound area (BC Ministry of Forests, Lands and Natural Resource Operations, November 2016).

4.11 Unsalvaged Losses

The Arrowsmith TSR (BC Ministry of Forests, Lands and Natural Resource Operations, November 2016) applied 8,038 m^3/ year unsalvaged losses from a THLB area of 59,721 ha. Without available data for the TFL 54, this analysis used these figures to prorate – based on THLB – unsalvaged losses of 2,410 m^3/yr. The unsalvaged area will be determined by dividing the unsalvaged volume by the modelled long-term average harvest volume. The determined unsalvaged area is then used to adjust the forecasted area AAC.

4.12 Maa-nulth Important Harvest Areas

On June 14, 2014, a Reasonable Opportunity Agreement (ROA) (Province of British Columbia, 2014) commenced between the Province of British Columbia and the Maa-nulth First Nations (the Huu-ay-aht First Nations, Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations, Toquaht Nation, Uchucklesaht Tribe, and Yuułuʔiłʔatḥ). The ROA is intended to ensure that a denial of a Maa-nulth First Nation's reasonable opportunity to exercise their treaty harvesting rights does not occur. The ROA outlines an Important Harvest Area (IHA) Engagement process, which took effect on March 5, 2015. The IHA refer to that portion of the Maa-nulth First Nations Harvest Area identified on a map initialized at an Annual Meeting by the Management Working Group. Current IHA covers approximately 3,557 ha THLB within the TFL54 (Figure 8). Future changes to IHA will be communicated by the Maa-nulth First Nations to the TFL 54 forest manager.

The IHA engagement process between Ma-Mook and Maa-nulth First Nations includes the delegation of specific engagement obligations outlined in Part 3.8 of the ROA after an application is submitted to the Province of British Columbia. Ma-Mook will undertake the following procedural aspects of engagement under the ROA:

- Identifying Applications that require engagement, as per 3.6.1:
  - those that are wholly or partially within an IHA; and
  - for a Significant Use or Disposition listed in Table 4 of Appendix 3-B.
- Preparing and delivering Engagement Packages, as per section 3.8.7 and 3.8.8.
- Addressing requests from the Maa-nulth First Nations for additional readily available information, as per section 3.8.9.

- Engaging with, and receiving responses from the Maa-nulth Co-Chair, as per sections 3.8.13 and 3.8.14.
- Preparing a record of all aspects of delegated engagement and providing that directly to the South Island District Manager, as per section 3.8.26.
- All resulting records of engagement will be shared by the South Island District Manager with the Maa-nulth Co-Chair to confirm their accuracy and completeness, as per section 3.8.27.

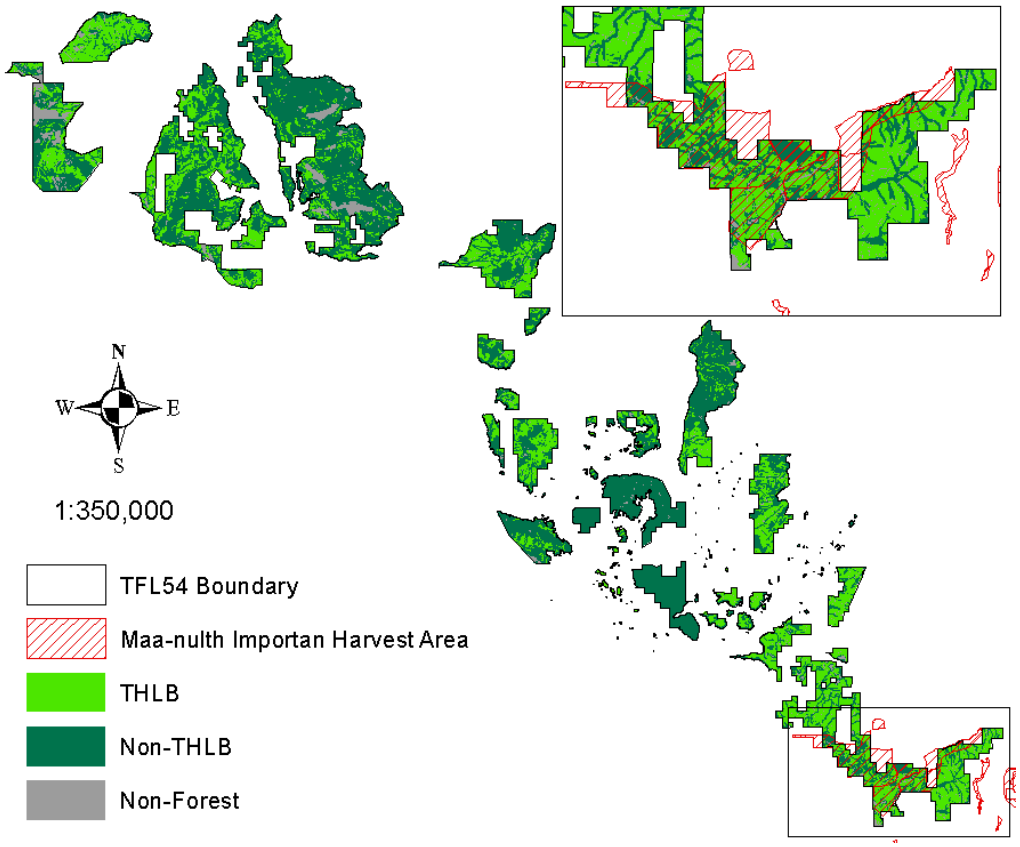


Figure 8 Maa-nulth Important Harvest Area

4.13 Natural Disturbances

Disturbances initiated by natural factors (e.g., wildfires, insects) are an intrinsic part of any forest ecosystem dynamic. In this analysis, a randomly determined constant area was disturbed annually within the NHLB. The area to be disturbed was determined based on the BEC variants present, their associated natural disturbance intervals, and old seral definitions, as outlined in the Biodiversity Guidebook (BC Ministry of Forests and BC Ministry of Environment, Lands and Parks, 1995).

The proportion of forest expected as old seral forest was calculated based on the disturbance interval:

$$\%\ \text{area in old} = \exp\left(-\frac{\text{old age}}{\text{disturb interval}}\right)$$

The % area in old is then used to calculate the effective rotation age associated with this seral distribution:

$$\text{effective rotation age} = \frac{\text{disturb interval}}{1 - \text{proportion old}}$$

The effective rotation age can then be used to define an annual area of disturbance. For example, CWH variants in Natural Disturbance Type (NDT) 1 have a disturbance interval of 250 years and an old definition of 250 years. This translates into a typical age class distribution where 37% of the area is "old" (>250 years) and the oldest stands are around 395 years. Thus, 1/395th of the area needs to be disturbed each year to maintain this age class distribution.

Table 16 shows the process used to determine the annual disturbance limits applied to the forested NHLB. The effective rotation age denotes when a stand's age is reset to zero following a stand-replacing natural disturbance. Overall, approximately 0.25% of the NHLB is disturbed annually.

Table 16 Annual Disturbance Limits in the Forecasted NHLB

BEC	NDT	Disturbance interval (yrs)	Old definition (yrs)	%Area >OLD	Effective Rotation Age (yrs)	NHLB (ha)	Annual Area Disturbed (ha)
Outside CSLUP							
CWH	1	250	250	37%	395	862	2
MH	1	350	250	49%	686	2	0
Within CSLUP							
CWH	1	250	250	37%	395	27,180	69
MH	1	350	250	49%	686	692	1
Total						**28,736**	**72**

** % area old = exp (-[old age / disturbance interval]), Effective rotation age = old age / (1 – % area old)*

4.14 Non-Timber Objectives within CSLUP

Starting in early 1990's, the non-timber objectives for the CSLUP were developed by a Scientific Panel. The Clayoquot Sound area was then organized into watershed planning units and a management plan was developed for each unit. By 2006, all watershed unit plans were completed and by 2008 all were accepted. There are 8 watershed units overlapping with TFL54 (Table 17). For each of the watershed unit, the Scientific Panel developed a range of management objectives for biodiversity (landscape- and stand-level), visual quality within scenic corridors, and harvest restrictions in sensitive areas of the watersheds (i.e., watershed rate-of-cut). In addition, harvest is constrained in any community watershed that overlap TFL54.

Table 17 Watershed Units within CSLUP

Row Labels	THLB (ha)	NHLB (ha)	Non-Forest (ha)	Total (ha)
Bedingfield	1,540	2,171	70	3,781
Bedwell-Ursus-Bulson	8	64	2	74
Cypre	1,997	3,786	104	5,887
Fortune Channel	1,976	1,342	68	3,385
Hesquiaht	3,540	5,182	716	9,438
Kennedy Lake	3,606	1,735	273	5,614
Sydney-Pretty Girl	2,378	8,562	665	11,605
Tofino-Tranquil (Onadsilth-Eekseuklis)		1	7	8
None	770	5,029	93	5,892
Total	**15,815**	**27,872**	**1,998**	**45,685**

4.14.1 Landscape Level Biodiversity

Within CSLUP, the Scientific Panel determined that the landscape-level objectives are met by maintaining at all times, a minimum 40% of the PFLB area older than 140 years, in each watershed and in each order (1st, 2nd, 3rd order). The model is set-up to achieve this objective. Detailed statistics for each watershed are included in Appendix 3.

4.14.2 Stand Level Biodiversity

At a stand level, the Scientific Panel recommended a range of retention levels between 15-70%. These retention levels are built into the silvicultural systems designed for this analysis (section 4.3). Thus, no additional in-block retention were applied.

4.14.3 Scenic Corridors

The scenic corridors were developed by the Scientific Panel with the aim at restricting disturbance in visually sensitive areas. There were three scenic corridors developed (Natural Appearing, Minimal Alteration, and Small Scale Alteration), and within each of the corridor, spatially-explicit polygons were developed and assigned a landscape number. For each of the scenic corridor, a maximum disturbance level was then determined and the tree height at which a disturbed area is not negatively impacting the visual quality of scenic corridor (i.e., green-up height) (Table 18).

The visual quality objectives are modelled as maximum disturbance levels for each unique combination of landscape number and scenic corridor (Table 18). The ages where green-up heights are achieved were determined for each analysis unit (AU) in the development of yield curves.

Table 18 Scenic Corridors Objectives

Scenic Corridor	Max Area of PFLB (%)	Green-up Heights (m)	THLB (ha)	NHLB (ha)
Natural Appearing	20	8	1,469	6,614
Minimal Alteration	30	7	4,613	5,456
Small Scale Alteration	40	6	2,369	3,457
Total			**8,452**	**15,527**

4.14.4 Watershed Rate of Cut

Watershed rates-of-cut are applied within each watershed planning unit at the watershed level for each classified watershed (1st, 2nd, or 3rd order), relative to the PFLB (Table 19). The aim of the Scientific Panel was to protect the water resources by restricting the harvesting at watershed level, as opposed to a larger management unit. Thus, the Scientific Panel specifically restricted harvesting in large watersheds to ensure the health of the forest ecosystems. Detailed statistics for each watershed are included in Appendix 3.

Table 19 Watershed Rate of Cut

Watershed Type	Limit applied relative to PFLB area in each watershed	THLB (ha)	NHLB (ha)
Any Watershed > 500 ha (1st, 2nd, 3rd Order)	No more than 5% per 5 year period	5,567	8,622
Primary >=200 and<500	No more than 10% per 10 year period	1,496	3,300
Any Watershed > 500 ha (1st, 2nd, 3rd Order) and >=200 and <500 where cut has exceeded 20% in last ten years	No harvest until watershed conforms to specified rate-of-cut		

Watershed Type	Limit applied relative to PFLB area in each watershed	THLB (ha)	NHLB (ha)
Any Watershed that has < 30% THLB to total area ratio **or** is <200 ha in size	No constraint applied (flagged as RULE_APPLY='n' in Watershed sub-basin (rate of cut) layer)	8,338	15,805
Total		**15,401**	**27,727**

4.14.5 Community Watersheds

There are 6 community watersheds located within TFL 54. All of these are within CSLUP where the Scientific Panel defined rates of cut that were similarly applied. Since the 6 community watersheds do not cover any THLB, no other modelling assumptions are applied.

Table 20 Community Watersheds

Community Watershed	THLB (ha)	NHLB (ha)
Brother	0	43
Close	0	21
Ginnard	0	156
Meares	0	128
Number One	0	33
Sharp	0	8
Total	**0**	**389**

4.15 Non-Timber Objectives outside CSLUP

Outside of CSLUP, the area covered by TFL54 falls under VILUP which set non-timber management objectives for biodiversity (landscape- and stand-level), visual quality objectives, and integrated resource management. In addition, harvesting within any fisheries sensitive watersheds that overlap TFL 54 will be restricted, similarly to Arrowsmith TSA (BC Ministry of Forests, Lands and Natural Resource Operations, November 2016).

4.15.1 Landscape Level Biodiversity

The landscape level biodiversity objectives outside of the CSLUP fall under VILUP and are described in Table 21 as per Biodiversity Guidebook (BC Ministry of Forests and BC Ministry of Environment, Lands and Parks, 1995) . Within TFL 54, there are 2 landscape units (LU), both with lower biodiversity emphasis option (BEO), and both covering the CWH BEC zone.

Table 21 Landscape Level Biodiversity Objectives outside CSLUP

LU	BEC	BEO	Mature + Old (>80 yrs)	Old (>250 yrs)	THLB (ha)	NHLB (ha)	THLB>80 yrs (%)	NHLB>80 yrs (%)	THLB>250 yrs (%)	NHLB>250 yrs (%)
Escalante	CWH	Low	>18%	>13%	1,445	627	30%	26%	28%	26%
Maggie	CWH	Low	>18%	>13%	646	206	7%	13%	6%	8%
Total					**2,090***	**833**				

**the 8 ha difference from THLB area outside CSLUP is sliver overlaps with CSLUP. There are small inconsistencies in data sources (LU and the CSLUP boundaries).*

4.15.2 Stand Level Biodiversity

Outside CSLUP, the silvicultural systems are clearcut with reserves. For these areas an in-block retention assumption of 7%, as required in the Forest Planning and Practices Regulation, was used in this analysis.

4.15.3 Visual Quality Objectives

Outside the CSLUP, the visual landscape inventory (VLI) applies, where targets are included for each VLI polygon ID and VQO combination (Table 18). The ages where green-up heights are achieved were determined in the development of yield curves.

Table 22 Visual Quality Objectives

VQO	Max Area of PFLB (%)	Green-up Heights (m)	THLB (ha)	NHLB (ha)
Partial Retention	15	5	19	17
Modification	25	5	13	5
Total			**32**	**22**

4.15.4 Integrated Resource Management

Outside of the CSLUP, the area within TFL 54 falls under the VILUP as Enhanced Forestry Management Zone. The VILUP objective in such cases requires a green-up adjacency target for each landscape unit as a maximum 25% of the THLB with heights <1.3m. Ages where green-up heights are achieved were determined for each AU in the development of yield curves.

4.15.5 Fisheries Sensitive Watersheds

There is one fisheries sensitive watershed (f-1-003 Escalante) that overlaps the northern section of TFL 54 and it is completely outside of the CSLUP (Table 23). In this case, the harvest constraint was managed using an Equivalent Clearcut Area (ECA) index capped at 20% (Table 24). Ages where heights are achieved were determined for each existing and future managed AU in the development of yield curves.

Table 23 Fisheries Sensitive Watersheds

Fisheries Sensitive Watershed	THLB (ha)	NHLB (ha)
f-1-003 Escalante	1,446	629

Table 24 Equivalent Clearcut Area

Average height of the main canopy	% Recovery	ECA (%)
0-<3 m	0	100
3-<5 m	25	75
5-<7 m	50	50
7-<9 m	75	25
>=9 m	100	0

4.16 Modelling Assumptions

General assumptions were incorporated into the model to improve its efficiency or to produce results that are spatially more realistic. Table 25 summarizes the modelling assumptions employed in this analysis.

Table 25 Modelling Assumptions

Criteria	Assumption
Minimum Polygon Size	Minimum size of the polygon within the resultant was set depending on the data source: • 10 m² for road/riparian buffers • 100 m² for larger area features (VRI, VLI etc.) • 1,000 m² for very large administrative boundaries (e.g. ownership, LU etc.)
Blocking	To improve modeling performance, resultant polygons were blocked (or grouped) where possible by maintaining the same AUs and 5-year age classes. The model was configured for a target harvest opening size of 25 ha.
Planning Horizon	A 300 year planning horizon was applied and reported in 10-year increments (i.e., 30 periods). 2017 was used as the initial modelling year.
Harvest Flow Objectives	Determine the maximum even harvest (ha/yr) throughout the planning horizon.

5 Sensitivity Analyses

Sensitivity analyses are a key component of any timber supply analysis; commonly performed to examine impacts to timber supply and other values when changing data or assumptions that are uncertain. Sensitivity analyses help to frame the potential impacts of uncertainty by analyzing scenarios that are more pessimistic and more optimistic than the base case. The sensitivities planned for TFL 54 are described in Table 26.

Table 26 Sensitivity Analyses

Sensitivity	Description
Rotation age +/-	Adjust the rotation age by -10 years and +10 years
AUs on Low Sites	AUs that do not meet strict MHA criteria are removed from the THLB
Economic Operability @ 300 m³/ha	Set the minimum volume threshold at 300 m³/ha
Economic Operability @ 225 m³/ha	Set the minimum volume threshold at 225 m³/ha
Regeneration Delay	Set regeneration delay to 2 years for stands in management era 2017+
Volume/Growing Stock	Maintain a non-declining harvest (m³/year) throughout the planning horizon and a non-declining THLB growing stock in the last 50 years of the planning horizon (i.e., typical volume-based AAC).

6 References

BC Ministry of Forests and BC Ministry of Environment, Lands and Parks, 1995. *Biodiversity Guidebook,* Victoria: BC Ministry of Forests, Lands and Natural Resource Operations.

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Timberline Natural Resource Group, 2008. *Arrowsmith Timber Supply Area TSR3 Analysis Report and Data Package,* Victoria, BC: BC Ministry of Forests and Range.

Appendix 1 ***Summary of Analysis Units***

AU	Zone	Management era	Lead Species	Secondary Species	Site Index	MHA	Regen AU	THLB (ha)	NHLB (ha)
1	not CSLUP	< 1995	CW	ALL	<10	160	121	370	468
2	not CSLUP	< 1995	CW	ALL	>=10-<16	160	122	116	101
3	not CSLUP	< 1995	CW	ALL	>=16	70	123	239	28
4	not CSLUP	< 1995	DR	ALL	ALL	60	124	21	25
7	not CSLUP	< 1995	FD	ALL	>=16	60	127	214	28
8	not CSLUP	< 1995	HW	not YC	<10	170	128	142	67
9	not CSLUP	< 1995	HW	not YC	>=10-<16	110	129	7	2
10	not CSLUP	< 1995	HW	not YC	>=16	70	130	586	78
11	not CSLUP	< 1995	HW, BA, YC	YC, ALL, ALL	<10	160	131	66	26
13	not CSLUP	< 1995	HW, BA, YC	YC, ALL, ALL	>=16	80	133	62	7
14	not CSLUP	< 1995	OT	ALL	ALL	160	134	5	17
21	not CSLUP	1995-2017	CW	ALL	<16	90	121	60	0
22	not CSLUP	1995-2017	CW	ALL	>=16-<24	90	122	100	6
24	not CSLUP	1995-2017	DR	ALL	ALL	70	124	8	5
29	not CSLUP	1995-2017	HW	not YC	>=16-<24	100	129	75	2
30	not CSLUP	1995-2017	HW	not YC	>=24	90	130	17	2
32	not CSLUP	1995-2017	HW, BA, YC	YC, ALL, ALL	>=16-<24	90	132	1	
33	not CSLUP	1995-2017	HW, BA, YC	YC, ALL, ALL	>=24	90	133	7	1
121	not CSLUP	2017+	CW	ALL	<16	90	121		
122	not CSLUP	2017+	CW	ALL	>=16-<24	90	122		
123	not CSLUP	2017+	CW	ALL	>=24	90	123		
124	not CSLUP	2017+	DR	ALL	ALL	70	124		
127	not CSLUP	2017+	FD	ALL	>=24	60	127		
128	not CSLUP	2017+	HW	not YC	<16	70	128		
129	not CSLUP	2017+	HW	not YC	>=16-<24	80	129		
130	not CSLUP	2017+	HW	not YC	>=24	70	130		
131	not CSLUP	2017+	HW, BA, YC	YC, ALL, ALL	<16	70	131		
132	not CSLUP	2017+	HW, BA, YC	YC, ALL, ALL	>=16-<24	90	132		
133	not CSLUP	2017+	HW, BA, YC	YC, ALL, ALL	>=24	90	133		
134	not CSLUP	2017+	OT	ALL	ALL	150	134		
1001	CSLUP not scenic	< 1995	CW	ALL	<10	160	1121	293	2,449
1002	CSLUP not scenic	< 1995	CW	ALL	>=10-<16	160	1122	3,408	5,238
1003	CSLUP not scenic	< 1995	CW	ALL	>=16	70	1123	1,170	876
1004	CSLUP not scenic	< 1995	DR	ALL	ALL	60	1124	30	106
1007	CSLUP not scenic	< 1995	FD	ALL	>=16	60	1127	448	178
1008	CSLUP not scenic	< 1995	HW	not YC	<10	170	1128	20	292
1009	CSLUP not scenic	< 1995	HW	not YC	>=10-<16	110	1129	360	1,167
1010	CSLUP not scenic	< 1995	HW	not YC	>=16	70	1130	751	531
1011	CSLUP not scenic	< 1995	HW, BA, YC	YC, ALL, ALL	<10	160	1131	8	510
1012	CSLUP not scenic	< 1995	HW, BA, YC	YC, ALL, ALL	>=10-<16	100	1132	130	399
1013	CSLUP not scenic	< 1995	HW, BA, YC	YC, ALL, ALL	>=16	80	1133	88	90
1014	CSLUP not scenic	< 1995	OT	ALL	ALL	160	1134	24	274
1016	CSLUP not scenic	< 1995	SS	ALL	>=10-<16	90	1136	6	12
1017	CSLUP not scenic	< 1995	SS	ALL	>=16	80	1137	82	76
1021	CSLUP not scenic	1995-2017	CW	ALL	<16	90	1121	210	52
1022	CSLUP not scenic	1995-2017	CW	ALL	>=16-<24	90	1122	292	53
1024	CSLUP not scenic	1995-2017	DR	ALL	ALL	60	1124	12	29
1028	CSLUP not scenic	1995-2017	HW	not YC	<16	80	1128		1
1029	CSLUP not scenic	1995-2017	HW	not YC	>=16-<24	80	1129	9	
1030	CSLUP not scenic	1995-2017	HW	not YC	>=24	80	1130	22	11
1121	CSLUP not scenic	2017+	CW	ALL	<16	90	1121		

AU	Zone	Management era	Lead Species	Secondary Species	Site Index	MHA	Regen AU	THLB (ha)	NHLB (ha)
1122	CSLUP not scenic	2017+	CW	ALL	>=16-<24	80	1122		
1123	CSLUP not scenic	2017+	CW	ALL	>=24	80	1123		
1124	CSLUP not scenic	2017+	DR	ALL	ALL	60	1124		
1127	CSLUP not scenic	2017+	FD	ALL	>=24	60	1127		
1128	CSLUP not scenic	2017+	HW	not YC	<16	70	1128		
1129	CSLUP not scenic	2017+	HW	not YC	>=16-<24	70	1129		
1130	CSLUP not scenic	2017+	HW	not YC	>=24	60	1130		
1131	CSLUP not scenic	2017+	HW, BA, YC	YC, ALL, ALL	<16	70	1131		
1132	CSLUP not scenic	2017+	HW, BA, YC	YC, ALL, ALL	>=16-<24	80	1132		
1133	CSLUP not scenic	2017+	HW, BA, YC	YC, ALL, ALL	>=24	80	1133		
1134	CSLUP not scenic	2017+	OT	ALL	ALL	130	1134		
1136	CSLUP not scenic	2017+	SS	ALL	>=16-<24	60	1136		
1137	CSLUP not scenic	2017+	SS	ALL	>=24	70	1137		
2001	CSLUP scenic	< 1995	CW	ALL	<10	160	2121	357	2,279
2002	CSLUP scenic	< 1995	CW	ALL	>=10-<16	160	2122	3,346	6,206
2003	CSLUP scenic	< 1995	CW	ALL	>=16	70	2123	1,163	1,617
2004	CSLUP scenic	< 1995	DR	ALL	ALL	60	2124	42	206
2006	CSLUP scenic	< 1995	FD	ALL	>=10-<16		2126		21
2007	CSLUP scenic	< 1995	FD	ALL	>=16	60	2127	490	194
2008	CSLUP scenic	< 1995	HW	not YC	<10	170	2128	35	375
2009	CSLUP scenic	< 1995	HW	not YC	>=10-<16	110	2129	861	2,320
2010	CSLUP scenic	< 1995	HW	not YC	>=16	70	2130	1,297	970
2011	CSLUP scenic	< 1995	HW, BA, YC	YC, ALL, ALL	<10	160	2131	23	540
2012	CSLUP scenic	< 1995	HW, BA, YC	YC, ALL, ALL	>=10-<16	100	2132	218	461
2013	CSLUP scenic	< 1995	HW, BA, YC	YC, ALL, ALL	>=16	80	2133	83	72
2014	CSLUP scenic	< 1995	OT	ALL	ALL	160	2134	1	127
2016	CSLUP scenic	< 1995	SS	ALL	>=10-<16	90	2136	3	11
2017	CSLUP scenic	< 1995	SS	ALL	>=16	80	2137		2
2021	CSLUP scenic	1995-2017	CW	ALL	<16	180	2121	26	5
2022	CSLUP scenic	1995-2017	CW	ALL	>=16-<24	120	2122	256	58
2023	CSLUP scenic	1995-2017	CW	ALL	>=24	100	2123	1	
2024	CSLUP scenic	1995-2017	DR	ALL	ALL	80	2124	37	16
2028	CSLUP scenic	1995-2017	HW	not YC	<16	90	2128		0
2029	CSLUP scenic	1995-2017	HW	not YC	>=16-<24	90	2129	11	0
2030	CSLUP scenic	1995-2017	HW	not YC	>=24	80	2130	189	39
2032	CSLUP scenic	1995-2017	HW, BA, YC	YC, ALL, ALL	>=16-<24	80	2132	1	1
2033	CSLUP scenic	1995-2017	HW, BA, YC	YC, ALL, ALL	>=24	90	2133	12	5
2121	CSLUP scenic	2017+	CW	ALL	<16	180	2121		
2122	CSLUP scenic	2017+	CW	ALL	>=16-<24	110	2122		
2123	CSLUP scenic	2017+	CW	ALL	>=24	100	2123		
2124	CSLUP scenic	2017+	DR	ALL	ALL	70	2124		
2127	CSLUP scenic	2017+	FD	ALL	>=24	70	2127		
2128	CSLUP scenic	2017+	HW	not YC	<16	80	2128		
2129	CSLUP scenic	2017+	HW	not YC	>=16-<24	80	2129		
2130	CSLUP scenic	2017+	HW	not YC	>=24	70	2130		
2131	CSLUP scenic	2017+	HW, BA, YC	YC, ALL, ALL	<16	80	2131		
2132	CSLUP scenic	2017+	HW, BA, YC	YC, ALL, ALL	>=16-<24	90	2132		
2133	CSLUP scenic	2017+	HW, BA, YC	YC, ALL, ALL	>=24	100	2133		
2134	CSLUP scenic	2017+	OT	ALL	ALL	220	2134		
2136	CSLUP scenic	2017+	SS	ALL	>=16-<24	70	2136		
Total								**17,913**	**28,736**

Appendix 2 ***TIPSY Regeneration Assumptions***

AU	BEC	Reg	Prop	Density	Delay	Spp Comp	SI Spp1	GW Spp1	SI Spp2	GW Spp2	SI Spp3	GW Spp3	Resid Height
21	CWH	P	0.6	1,000	3	Cw70 Hw30	18.51	2	21.57				
21	CWH	N	0.4	800	6	Cw70 Hw30	18.51		21.57				
22	CWH	P	0.6	1,000	3	Cw70 Hw30	18.63	2	22.2				
22	CWH	N	0.4	800	6	Cw70 Hw30	18.63		22.2				
23	CWH	P	0.6	1,000	3	Cw70 Hw30	18.71	2	22.3				
23	CWH	N	0.4	800	6	Cw70 Hw30	18.71		22.3				
24	CWH	P	1	1,600	3	Hw70 Cw30	21.84		18.57	2			
28	CWH	P	0.2	1,000	3	Hw80 Cw20	23.13		19.6	2			
28	CWH	N	0.8	4,000	6	Hw80 Cw20	23.13		19.6				
29	CWH	P	0.2	1,000	3	Hw80 Cw20	17.86		15.94	2			
29	CWH	N	0.8	4,000	6	Hw80 Cw20	17.86		15.94				
30	CWH	P	0.2	1,000	3	Hw80 Cw20	22.35		18.83	2			
30	CWH	N	0.8	4,000	6	Hw80 Cw20	22.35		18.83				
31	CWH	P	0.28	1,000	3	Hw80 Cw20	22.51		19.25	2			
31	CWH	N	0.72	2,500	6	Hw80 Cw20	22.51		19.25				
32	CWH	P	0.28	1,000	3	Hw80 Cw20	22.53		19.26	2			
32	CWH	N	0.72	2,500	6	Hw80 Cw20	22.53		19.26				
33	CWH	P	0.28	1,000	3	Hw80 Cw20	22.52		19.25	2			
33	CWH	N	0.72	2,500	6	Hw80 Cw20	22.52		19.25				
121	CWH	P	0.6	1,000	3	Cw70 Hw30	18.51	9.5	21.57	14			
121	CWH	N	0.4	800	6	Cw70 Hw30	18.51	9.5	21.57	14			
122	CWH	P	0.6	1,000	3	Cw70 Hw30	18.63	9.5	22.2	14			
122	CWH	N	0.4	800	6	Cw70 Hw30	18.63	9.5	22.2	14			
123	CWH	P	0.6	1,000	3	Cw70 Hw30	18.71	9.5	22.3	14			
123	CWH	N	0.4	800	6	Cw70 Hw30	18.71	9.5	22.3	14			
124	CWH	P	1	1,600	3	Hw70 Cw30	21.84	14	18.57	9.5			
127	CWH	P	0.9	1,000	3	Fd50 Hw30 Cw20	33.29	11	21.98	14	18.8	9.5	
127	CWH	N	0.1	100	6	Fd50 Hw30 Cw20	33.29	11	21.98	14	18.8	9.5	
128	CWH	P	0.2	1,000	3	Hw80 Cw20	23.13	14	19.6	9.5			
128	CWH	P	0.8	1,000	3	Hw80 Cw20	23.13	14	19.6	9.5			
129	CWH	P	0.2	1,000	3	Hw80 Cw20	17.86	14	15.94	9.5			
129	CWH	P	0.8	1,000	3	Hw80 Cw20	17.86	14	15.94	9.5			
130	CWH	P	0.2	1,400	3	Hw80 Cw20	22.35	14	18.83	9.5			
130	CWH	P	0.8	1,000	3	Hw80 Cw20	22.35	14	18.83	9.5			
131	CWH	P	0.28	1,000	3	Hw80 Cw20	22.51	14	19.25	9.5			
131	CWH	P	0.72	1,000	3	Hw80 Cw20	22.51	14	19.25	9.5			
132	CWH	P	0.28	1,000	3	Hw80 Cw20	22.53	14	19.26	9.5			
132	CWH	N	0.72	800	6	Hw80 Cw20	22.53	14	19.26	9.5			
133	CWH	P	0.28	1,000	3	Hw80 Cw20	22.52	14	19.25	9.5			
133	CWH	N	0.72	800	6	Hw80 Cw20	22.52	14	19.25	9.5			
134	CWH	P	1	1,000	3	Cw50 Pl40 Hw10	13.93	9.5	10.87		17.96	14	
1021	CWH	P	0.6	1,000	3	Cw70 Hw30	16.11	2	23.33				
1021	CWH	N	0.4	800	6	Cw70 Hw30	16.11		23.33				
1022	CWH	P	0.6	1,000	3	Cw70 Hw30	19.14	2	25.27				
1022	CWH	N	0.4	800	6	Cw70 Hw30	19.14		25.27				
1023	CWH	P	0.6	1,000	3	Cw70 Hw30	18.9	2	26.56				
1023	CWH	N	0.4	800	6	Cw70 Hw30	18.9		26.56				
1024	CWH	P	1	1,600	3	Hw70 Cw30	27.34		18.97	2			
1028	CWH	P	0.2	1,000	3	Hw80 Cw20	24.16		17.73	2			
1028	CWH	N	0.8	4,000	6	Hw80 Cw20	24.16		17.73				
1029	CWH	P	0.2	1,000	3	Hw80 Cw20	26.31		21.31	2			

AU	BEC	Reg	Prop	Density	Delay	Spp Comp	SI Spp1	GW Spp1	SI Spp2	GW Spp2	SI Spp3	GW Spp3	Resid Height
1029	CWH	N	0.8	4,000	6	Hw80 Cw20	26.31		21.31				
1030	CWH	P	0.2	1,000	3	Hw80 Cw20	27.02		18.46	2			
1030	CWH	N	0.8	4,000	6	Hw80 Cw20	27.02		18.46				
1031	CWH	P	0.28	1,000	3	Hw80 Cw20	24.21		20.76	2			
1031	CWH	N	0.72	2,500	6	Hw80 Cw20	24.21		20.76				
1032	CWH	P	0.28	1,000	3	Hw80 Cw20	26.32		22.11	2			
1032	CWH	N	0.72	2,500	6	Hw80 Cw20	26.32		22.11				
1033	CWH	P	0.28	1,000	3	Hw80 Cw20	27.86		22.51	2			
1033	CWH	N	0.72	2,500	6	Hw80 Cw20	27.86		22.51				
1121	CWH	P	0.6	1,000	3	Cw70 Hw30	16.11	9.5	23.33	14			
1121	CWH	N	0.4	800	6	Cw70 Hw30	16.11	9.5	23.33	14			
1122	CWH	P	0.6	1,000	3	Cw70 Hw30	19.14	9.5	25.27	14			
1122	CWH	N	0.4	800	6	Cw70 Hw30	19.14	9.5	25.27	14			
1123	CWH	P	0.6	1,000	3	Cw70 Hw30	18.9	9.5	26.56	14			
1123	CWH	N	0.4	800	6	Cw70 Hw30	18.9	9.5	26.56	14			
1124	CWH	P	1	1,600	3	Hw70 Cw30	27.34	14	18.97	9.5			
1127	CWH	P	0.9	1,000	3	Fd50 Hw30 Cw20	36.27	11	26.59	14	16.58	9.5	
1127	CWH	N	0.1	100	6	Fd50 Hw30 Cw20	36.27	11	26.59	14	16.58	9.5	
1128	CWH	P	0.2	1,000	3	Hw80 Cw20	24.16	14	17.73	9.5			
1128	CWH	P	0.8	1,000	3	Hw80 Cw20	24.16	14	17.73	9.5			
1129	CWH	P	0.2	1,000	3	Hw80 Cw20	26.31	14	21.31	9.5			
1129	CWH	P	0.8	1,000	3	Hw80 Cw20	26.31	14	21.31	9.5			
1130	CWH	P	0.2	1,400	3	Hw80 Cw20	27.02	14	18.46	9.5			
1130	CWH	P	0.8	1,000	3	Hw80 Cw20	27.02	14	18.46	9.5			
1131	CWH	P	0.28	1,000	3	Hw80 Cw20	24.21	14	20.76	9.5			
1131	CWH	P	0.72	1,000	3	Hw80 Cw20	24.21	14	20.76	9.5			
1132	CWH	P	0.28	1,000	3	Hw80 Cw20	26.32	14	22.11	9.5			
1132	CWH	N	0.72	800	6	Hw80 Cw20	26.32	14	22.11	9.5			
1133	CWH	P	0.28	1,000	3	Hw80 Cw20	27.86	14	22.51	9.5			
1133	CWH	N	0.72	800	6	Hw80 Cw20	27.86	14	22.51	9.5			
1134	CWH	P	1	1,000	3	Cw50 Pl40 Hw10	15.06	9.5	10.87		21.25	14	
1136	CWH	P	1	1,000	3	Hw70 Cw30	27.3	14	18.86	9.5			
1137	CWH	P	1	1,000	3	Hw70 Cw30	26.8	14	16.08	9.5			
2021	CWH	P	0.6	1,000	3	Cw70 Hw30	16.05	2	19.43				19
2021	CWH	N	0.4	800	6	Cw70 Hw30	16.05		19.43				19
2022	CWH	P	0.6	1,000	3	Cw70 Hw30	18.74	2	24.03				30
2022	CWH	N	0.4	800	6	Cw70 Hw30	18.74		24.03				30
2023	CWH	P	0.6	1,000	3	Cw70 Hw30	20.08	2	26.01				39
2023	CWH	N	0.4	800	6	Cw70 Hw30	20.08		26.01				39
2024	CWH	P	1	1,600	3	Hw70 Cw30	26.92		19.97	2			29
2028	CWH	P	0.2	1,000	3	Hw80 Cw20	24.44		19.38	2			30
2028	CWH	N	0.8	4,000	6	Hw80 Cw20	24.44		19.38				30
2029	CWH	P	0.2	1,000	3	Hw80 Cw20	25.38		20.39	2			35
2029	CWH	N	0.8	4,000	6	Hw80 Cw20	25.38		20.39				35
2030	CWH	P	0.2	1,000	3	Hw80 Cw20	26.41		20.2	2			39
2030	CWH	N	0.8	4,000	6	Hw80 Cw20	26.41		20.2				39
2031	CWH	P	0.28	1,000	3	Hw80 Cw20	25.04		21.05	2			27
2031	CWH	N	0.72	2,500	6	Hw80 Cw20	25.04		21.05				27
2032	CWH	P	0.28	1,000	3	Hw80 Cw20	25.63		21.17	2			36
2032	CWH	N	0.72	2,500	6	Hw80 Cw20	25.63		21.17				36
2033	CWH	P	0.28	1,000	3	Hw80 Cw20	24.01		20.17	2			43
2033	CWH	N	0.72	2,500	6	Hw80 Cw20	24.01		20.17				43
2121	CWH	P	0.6	1,000	3	Cw70 Hw30	16.05	9.5	19.43	14			19
2121	CWH	N	0.4	800	6	Cw70 Hw30	16.05	9.5	19.43	14			19

AU	BEC	Reg	Prop	Density	Delay	Spp Comp	SI Spp1	GW Spp1	SI Spp2	GW Spp2	SI Spp3	GW Spp3	Resid Height
2122	CWH	P	0.6	1,000	3	Cw70 Hw30	18.74	9.5	24.03	14			30
2122	CWH	N	0.4	800	6	Cw70 Hw30	18.74	9.5	24.03	14			30
2123	CWH	P	0.6	1,000	3	Cw70 Hw30	20.08	9.5	26.01	14			39
2123	CWH	N	0.4	800	6	Cw70 Hw30	20.08	9.5	26.01	14			39
2124	CWH	P	1	1,600	3	Hw70 Cw30	26.92	14	19.97	9.5			29
2127	CWH	P	0.9	1,000	3	Fd50 Hw30 Cw20	34.48	11	26.52	14	19.79	9.5	34
2127	CWH	N	0.1	100	6	Fd50 Hw30 Cw20	34.48	11	26.52	14	19.79	9.5	34
2128	CWH	P	0.2	1,000	3	Hw80 Cw20	24.44	14	19.38	9.5			30
2128	CWH	P	0.8	1,000	3	Hw80 Cw20	24.44	14	19.38	9.5			30
2129	CWH	P	0.2	1,000	3	Hw80 Cw20	25.38	14	20.39	9.5			35
2129	CWH	P	0.8	1,000	3	Hw80 Cw20	25.38	14	20.39	9.5			35
2130	CWH	P	0.2	1,400	3	Hw80 Cw20	26.41	14	20.2	9.5			39
2130	CWH	P	0.8	1,000	3	Hw80 Cw20	26.41	14	20.2	9.5			39
2131	CWH	P	0.28	1,000	3	Hw80 Cw20	25.04	14	21.05	9.5			27
2131	CWH	P	0.72	1,000	3	Hw80 Cw20	25.04	14	21.05	9.5			27
2132	CWH	P	0.28	1,000	3	Hw80 Cw20	25.63	14	21.17	9.5			36
2132	CWH	N	0.72	800	6	Hw80 Cw20	25.63	14	21.17	9.5			36
2133	CWH	P	0.28	1,000	3	Hw80 Cw20	24.01	14	20.17	9.5			43
2133	CWH	N	0.72	800	6	Hw80 Cw20	24.01	14	20.17	9.5			43
2134	CWH	P	1	1,000	3	Cw50 Pl40 Hw10	16.86	9.5	15.52		23.57	14	17
2136	CWH	P	1	1,000	3	Hw70 Cw30	27.25	14	18.63	9.5			43

Appendix 3 ***Landscape Level Biodiversity Objectives by Watersheds (CSLUP)***

RULE APPLY	ws5 ID	WS_TYPE	THLB (ha)	NHLB (ha)	THLB >140 yrs (ha)	NHLB >140 yrs (ha)	THLB>140 yrs (%)	NHLB>140 yrs (%)	PFLB>140 yrs (%)
y	2	p>=200-<500	57.2	155.2	54.2	145.0	26%	68%	94%
y	5	p>=200-<500	96.3	222.0	90.1	204.5	28%	64%	93%
y	7	p>=200-<500	76.8	88.7	75.3	77.8	45%	47%	92%
y	8	p>=500	142.5	30.7	106.9	24.3	62%	14%	76%
y	9	p>=200-<500	76.5	81.2	61.4	61.8	39%	39%	78%
y	18	p>=500	263.6	128.3	152.9	59.8	39%	15%	54%
y	22	t>=500	212.9	244.4	212.9	237.9	47%	52%	99%
y	23	t>=500	318.5	321.4	318.5	321.4	50%	50%	100%
y	24	p>=200-<500	5.0	0.0	5.0	0.0	100%	0%	100%
y	25	p>=200-<500	69.2	35.2	69.2	33.4	66%	32%	98%
y	26	p>=200-<500	50.8	81.5	50.8	81.5	38%	62%	100%
y	27	p>=500	82.8	182.5	75.3	180.0	28%	68%	96%
y	28	p>=200-<500	75.1	152.8	67.4	152.6	30%	67%	97%
y	29	p>=500	59.9	78.2	58.1	78.2	42%	57%	99%
y	32	p>=500	144.4	174.9	142.5	174.9	45%	55%	99%
y	33	p>=200-<500	100.2	115.2	93.6	115.2	43%	53%	97%
y	34	p>=200-<500	3.6	104.2	3.6	104.2	3%	97%	100%
y	35	p>=500	103.9	245.4	102.4	245.3	29%	70%	100%
y	38	p>=500	239.9	229.2	171.6	211.7	37%	45%	82%
y	40	s>=500	14.5	8.3	7.6	8.3	33%	36%	70%
y	151	s>=500	230.5	101.8	84.8	40.7	26%	12%	38%
y	153	s>=500	0.0	1.6	0.0	1.6	0%	100%	100%
y	154	p>=500	319.6	147.3	281.0	139.8	60%	30%	90%
y	176	t>=500	332.1	146.5	28.2	52.7	6%	11%	17%
y	177	t>=500	157.5	115.5	32.5	66.7	12%	24%	36%
y	192	p>=200-<500	0.0	176.6	0.0	176.6	0%	100%	100%
y	193	p>=200-<500	0.0	37.6	0.0	37.1	0%	99%	99%
y	194	p>=200-<500	0.0	153.8	0.0	153.3	0%	100%	100%
y	203	p>=200-<500	1.0	129.8	1.0	129.8	1%	99%	100%
y	204	p>=200-<500	62.6	54.9	45.5	48.9	39%	42%	80%
y	205	p>=500	172.7	69.1	160.8	61.6	67%	25%	92%
y	212	p>=200-<500	0.0	0.6	0.0	0.6	0%	100%	100%
y	213	p>=200-<500	17.7	11.7	17.7	11.7	60%	40%	100%
y	214	p>=200-<500	232.7	100.7	222.4	86.5	67%	26%	93%
y	243	p>=500	55.9	36.6	31.8	26.4	34%	29%	63%
y	246	t>=500	206.2	787.9	205.2	775.3	21%	78%	99%
y	256	p>=200-<500	133.2	79.6	121.0	71.6	57%	34%	90%
y	259	t>=500	240.2	485.6	240.2	481.3	33%	66%	99%
y	260	s>=500	105.3	208.3	105.3	205.2	34%	65%	99%
y	262	p>=200-<500	42.7	31.5	36.4	30.0	49%	40%	89%
y	264	p>=500	135.2	212.7	111.9	197.4	32%	57%	89%
y	265	p>=500	51.0	59.3	41.4	56.9	38%	52%	89%
y	266	p>=200-<500	80.6	95.1	50.1	89.7	29%	51%	80%
y	267	p>=200-<500	75.6	64.1	43.3	55.8	31%	40%	71%
y	269	p>=500	0.0	6.1	0.0	5.4	0%	89%	89%
y	301	p>=500	10.2	12.3	9.6	12.3	43%	55%	98%
y	302	p>=500	98.4	461.5	98.4	452.7	18%	81%	98%
y	303	p>=200-<500	61.8	316.3	61.8	314.2	16%	83%	99%
y	305	p>=200-<500	15.1	278.3	15.1	266.5	5%	91%	96%
y	331	s>=500	116.8	19.7	14.0	7.7	10%	6%	16%

RULE APPLY	ws5 ID	WS_TYPE	THLB (ha)	NHLB (ha)	THLB >140 yrs (ha)	NHLB >140 yrs (ha)	THLB>140 yrs (%)	NHLB>140 yrs (%)	PFLB>140 yrs (%)
y	358	s>=500	519.5	218.9	37.0	65.3	5%	9%	14%
y	361	p>=200-<500	0.0	127.5	0.0	126.0	0%	99%	99%
y	362	p>=200-<500	0.0	7.7	0.0	7.7	0%	100%	100%
y	365	p>=500	104.8	254.0	104.8	254.0	29%	71%	100%
y	366	p>=500	195.2	186.2	110.4	105.4	29%	28%	57%
y	382	p>=200-<500	36.3	43.5	23.0	33.1	29%	42%	70%
y	384	s>=500	60.7	44.7	34.4	38.9	33%	37%	70%
y	386	p>=500	318.8	189.5	158.9	162.1	31%	32%	63%
y	387	s>=500	3.4	122.6	3.4	121.6	3%	97%	99%
y	388	s>=500	0.0	0.5	0.0	0.5	0%	100%	100%
y	392	s>=500	0.6	7.5	0.6	7.5	7%	93%	100%
y	393	s>=500	0.3	17.1	0.3	17.1	2%	98%	100%
y	401	q>=500	0.0	1.5	0.0	1.5	0%	100%	100%
y	413	p>=200-<500	41.7	228.4	41.7	228.4	15%	85%	100%
y	414	p>=200-<500	46.7	241.6	46.7	236.4	16%	82%	98%
y	432	p>=200-<500	37.9	84.5	37.9	84.5	31%	69%	100%
y	433	p>=500	240.4	1,081.2	240.4	1,080.4	18%	82%	100%
y	434	p>=500	103.0	426.3	103.0	424.5	19%	80%	100%
y	436	q>=500	16.3	659.1	16.3	631.7	2%	94%	96%
y	437	s>=500	189.7	897.3	189.7	890.1	17%	82%	99%
n	3	p<200	0.0	1.0	0.0	1.0	0%	100%	100%
n	4	s-residual	3.4	27.0	3.4	20.6	11%	68%	79%
n	6	p<200	38.5	42.6	28.3	34.0	35%	42%	77%
n	10	p<200	26.6	12.5	19.5	5.1	50%	13%	63%
n	11	p<200	35.1	42.1	24.8	41.1	32%	53%	85%
n	12	s<500	21.6	7.7	15.4	3.7	53%	13%	65%
n	13	p<200	16.7	42.5	15.4	40.1	26%	68%	94%
n	14	p-residual	129.8	751.1	95.7	693.8	11%	79%	90%
n	15	s<500	37.2	85.9	33.6	75.8	27%	62%	89%
n	16	s<500	147.0	128.5	141.0	125.7	51%	46%	97%
n	17	p<200	78.0	80.0	52.5	55.7	33%	35%	68%
n	19	p-residual	87.6	134.2	85.4	124.9	38%	56%	95%
n	20	p-residual	18.2	4.0	18.2	4.0	82%	18%	100%
n	21	p-residual	4.6	1.0	4.6	1.0	82%	18%	100%
n	36	p<200	47.2	15.2	42.6	14.2	68%	23%	91%
n	37	p<200	8.7	45.5	8.7	43.5	16%	80%	96%
n	39	p<200	8.0	57.0	8.0	53.2	12%	82%	94%
n	42	p-not a watershed	61.7	75.9	25.4	61.3	18%	45%	63%
n	46	p-not a watershed	0.0	694.5	0.0	624.3	0%	90%	90%
n	48	p-not a watershed	0.0	7.5	0.0	7.5	0%	100%	100%
n	49	p-not a watershed	0.0	19.7	0.0	19.7	0%	100%	100%
n	51	p-not a watershed	0.0	13.6	0.0	13.6	0%	100%	100%
n	53	p-not a watershed	0.0	189.7	0.0	186.4	0%	98%	98%
n	55	p-not a watershed	29.0	37.0	29.0	37.0	44%	56%	100%
n	56	p-not a watershed	0.0	365.8	0.0	360.9	0%	99%	99%
n	57	p-not a watershed	0.3	6.1	0.3	6.1	4%	96%	100%
n	58	p-not a watershed	4.7	24.5	0.4	18.7	1%	64%	66%
n	62	p-not a watershed	78.3	88.2	69.6	82.7	42%	50%	91%
n	65	p-not a watershed	156.7	101.9	122.8	81.0	47%	31%	79%
n	66	p-not a watershed	20.9	12.9	20.9	12.9	62%	38%	100%
n	67	p-not a watershed	21.3	105.0	20.6	66.5	16%	53%	69%
n	69	p-not a watershed	8.1	373.7	8.0	350.3	2%	92%	94%
n	70	p-not a watershed	38.9	264.0	38.9	264.0	13%	87%	100%
n	71	p-not a watershed	10.6	89.5	10.6	89.5	11%	89%	100%

RULE APPLY	ws5 ID	WS_TYPE	THLB (ha)	NHLB (ha)	THLB >140 yrs (ha)	NHLB >140 yrs (ha)	THLB>140 yrs (%)	NHLB>140 yrs (%)	PFLB>140 yrs (%)
n	74	p-not a watershed	31.5	36.9	20.2	35.7	29%	52%	82%
n	75	p-not a watershed	55.3	115.8	47.9	107.3	28%	63%	91%
n	76	p-not a watershed	47.9	28.6	46.6	27.6	61%	36%	97%
n	83	p-not a watershed	39.8	163.0	30.2	126.6	15%	62%	77%
n	89	p-not a watershed	9.6	27.1	9.6	25.9	26%	71%	97%
n	92	p-not a watershed	6.0	40.7	6.0	40.7	13%	87%	100%
n	107	p-not a watershed	318.6	448.7	220.3	390.5	29%	51%	80%
n	109	p-not a watershed	6.6	1.9	4.9	0.3	58%	3%	62%
n	110	p-not a watershed	0.0	19.1	0.0	19.1	0%	100%	100%
n	111	p-not a watershed	0.0	7.7	0.0	7.7	0%	100%	100%
n	112	p-not a watershed	12.6	10.9	12.6	10.9	54%	46%	100%
n	114	p-not a watershed	51.4	215.3	46.8	206.1	18%	77%	95%
n	115	p-not a watershed	15.9	61.5	15.3	59.0	20%	76%	96%
n	116	p-not a watershed	0.1	0.9	0.1	0.9	11%	89%	100%
n	119	p-not a watershed	48.7	15.9	25.2	13.7	39%	21%	60%
n	121	p-not a watershed	23.8	52.2	23.8	50.8	31%	67%	98%
n	122	p-not a watershed	56.2	104.9	45.6	102.2	28%	63%	92%
n	123	p-not a watershed	29.4	32.9	15.5	30.0	25%	48%	73%
n	124	p-not a watershed	35.5	28.3	28.0	24.8	44%	39%	83%
n	128	p-not a watershed	52.7	52.3	43.9	52.1	42%	50%	91%
n	129	p-not a watershed	0.3	0.6	0.3	0.6	36%	64%	100%
n	130	p-not a watershed	62.4	4.5	48.8	4.5	73%	7%	80%
n	134	p-not a watershed	21.4	113.9	21.4	112.2	16%	83%	99%
n	142	p-not a watershed	0.0	66.7	0.0	66.7	0%	100%	100%
n	144	p-not a watershed	225.7	348.4	135.8	301.5	24%	53%	76%
n	145	p<200	16.6	0.3	15.8	0.0	94%	0%	94%
n	146	p<200	115.1	19.2	111.1	19.2	83%	14%	97%
n	147	p<200	89.8	48.9	89.8	48.9	65%	35%	100%
n	148	p<200	53.3	79.5	52.2	78.8	39%	59%	99%
n	149	p<200	1.8	109.5	0.6	99.9	1%	90%	90%
n	150	s<500	198.9	47.2	56.6	8.6	23%	3%	26%
n	160	p<200	49.3	41.0	35.1	33.0	39%	37%	75%
n	161	p<200	60.6	58.9	36.0	49.0	30%	41%	71%
n	162	p<200	0.0	20.4	0.0	20.4	0%	100%	100%
n	163	p-residual	174.6	134.0	96.9	107.9	31%	35%	66%
n	164	p-residual	162.4	86.0	4.1	7.6	2%	3%	5%
n	165	p-residual	34.3	6.8	0.0	0.9	0%	2%	2%
n	166	p-residual	236.5	234.4	90.8	148.6	19%	32%	51%
n	185	t<500	0.0	0.3	0.0	0.0	0%	0%	0%
n	190	s<500	108.9	38.2	1.7	6.3	1%	4%	5%
n	191	s<500	127.3	55.6	0.8	0.0	0%	0%	0%
n	196	p<200	0.0	42.7	0.0	42.7	0%	100%	100%
n	197	p<200	0.0	129.5	0.0	118.1	0%	91%	91%
n	198	p<200	0.0	88.2	0.0	88.0	0%	100%	100%
n	199	p<200	10.2	5.0	0.1	0.0	1%	0%	1%
n	200	p<200	0.0	43.4	0.0	41.1	0%	95%	95%
n	201	p<200	21.0	91.6	21.0	91.6	19%	81%	100%
n	215	p<200	74.8	44.4	74.8	42.1	63%	35%	98%
n	217	s<500	19.9	305.1	19.9	303.6	6%	93%	100%
n	220	t-residual	0.0	1.0	0.0	1.0	0%	100%	100%
n	238	p-residual	6.3	1.5	6.3	1.5	81%	19%	100%
n	239	s-residual	74.8	376.4	74.8	375.1	17%	83%	100%
n	244	p-residual	32.4	191.0	32.4	181.9	15%	81%	96%
n	245	t<500	47.4	239.5	47.4	239.5	17%	83%	100%

RULE APPLY	ws5 ID	WS_TYPE	THLB (ha)	NHLB (ha)	THLB >140 yrs (ha)	NHLB >140 yrs (ha)	THLB>140 yrs (%)	NHLB>140 yrs (%)	PFLB>140 yrs (%)
n	247	s<500	104.2	143.1	104.2	142.7	42%	58%	100%
n	251	p-residual	0.0	0.3	0.0	0.3	0%	100%	100%
n	254	p-residual	122.7	141.6	106.5	131.4	40%	50%	90%
n	255	s<500	17.1	219.7	15.3	212.9	6%	90%	96%
n	257	s<500	45.1	62.9	41.2	54.3	38%	50%	88%
n	258	s-residual	130.1	150.8	130.1	150.3	46%	54%	100%
n	268	p-residual	78.9	87.0	43.0	73.6	26%	44%	70%
n	270	p-not a watershed	290.5	213.8	222.7	178.2	44%	35%	80%
n	271	p-not a watershed	314.6	111.0	67.1	37.7	16%	9%	25%
n	272	p-not a watershed	372.8	184.5	286.6	153.9	51%	28%	79%
n	275	p-not a watershed	0.0	1,245.5	0.0	1,195.2	0%	96%	96%
n	276	p-not a watershed	27.9	5.0	18.8	4.4	57%	13%	70%
n	277	p-not a watershed	8.0	12.9	8.0	12.5	38%	60%	98%
n	278	p-not a watershed	120.4	328.4	115.1	317.2	26%	71%	96%
n	279	p-not a watershed	15.7	4.4	11.5	3.4	57%	17%	74%
n	280	p-not a watershed	182.6	173.9	139.1	155.2	39%	44%	83%
n	281	p-not a watershed	168.7	286.2	116.1	271.5	26%	60%	85%
n	282	p-residual	0.0	0.6	0.0	0.6	0%	100%	100%
n	283	s<500	0.0	0.2	0.0	0.2	0%	100%	100%
n	289	p-not a watershed	19.0	147.5	19.0	147.5	11%	89%	100%
n	294	p-not a watershed	141.8	315.1	94.9	230.6	21%	50%	71%
n	295	p-not a watershed	116.1	360.2	116.1	359.0	24%	75%	100%
n	296	p-not a watershed	4.6	0.0	3.8	0.0	84%	0%	84%
n	297	p-not a watershed	0.0	0.6	0.0	0.6	0%	100%	100%
n	298	p-not a watershed	77.3	25.2	63.8	21.2	62%	21%	83%
n	299	p-not a watershed	75.3	423.2	75.3	423.2	15%	85%	100%
n	304	p-residual	572.9	221.6	125.3	45.5	16%	6%	21%
n	324	p-residual	6.2	2.9	5.7	2.9	63%	32%	95%
n	328	p-residual	6.4	0.0	0.0	0.0	0%	0%	0%
n	330	p-residual	266.2	54.3	21.7	20.9	7%	7%	13%
n	347	s-residual	188.5	93.0	36.4	27.9	13%	10%	23%
n	348	s-residual	7.3	15.7	0.2	7.7	1%	33%	34%
n	357	s<500	165.3	145.5	90.0	80.2	29%	26%	55%
n	363	p<200	0.0	153.7	0.0	152.8	0%	99%	99%
n	364	p<200	0.0	144.4	0.0	144.4	0%	100%	100%
n	383	p-residual	558.0	832.0	197.7	625.1	14%	45%	59%
n	394	s-residual	0.0	8.4	0.0	8.4	0%	100%	100%
n	431	p<200	22.9	24.1	22.9	24.1	49%	51%	100%
n	435	t-residual	103.8	980.2	103.8	979.3	10%	90%	100%
	0		413.7	145.4	333.3	134.1	60%	24%	84%
Total			**15,815.0**	**27,872.0**	**10,523.0**	**25,213.9**			

Her Worship Mayor Dianne St. Jacques and Council
District of Ucluelet
E-mail: info@ucluelet.ca

Dear Mayor St. Jacques and Council:

As the new Minister of Children and Family Development, I am honoured and delighted to proclaim October as Foster Family Month. This is the 27th Anniversary of Foster Family Month in British Columbia – a time to acknowledge, celebrate and express our appreciation to foster caregivers for their incredible commitment and support to the children, youth and their families in our communities.

The Ministry of Children and Family Development and Delegated Aboriginal Agencies provide supports and services in your community. With approximately 6,900 children and youth in care across British Columbia, government relies on caregivers to provide day-to-day stability, care, and support to the children and youth placed in their care.

Foster Family Month is a wonderful opportunity to express our gratitude and thank caregivers for their many years of service to the fostering community and the citizens of this province. Foster caregivers are a crucial component of the child welfare system and we depend on these individuals to fulfill this challenging and important role. Foster caregivers are compassionate, dedicated, caring citizens whose important work often goes unnoticed. They are amazing people who reach out to help a child during their greatest time of need.

The Fostering Connection Web site has information to help raise awareness of fostering in your community. For more information please open the following link at: http://fosteringconnections.ca. We will also be featuring interviews with foster caregivers whose first-hand experience – speaks to the joys, challenges and rewards of this important role. These will be available on the Government of British Columbia Facebook page.

I encourage you to take time to recognize and celebrate Foster Family Month wherever possible. Your personal acknowledgement and recognition of caregivers will help to raise the awareness of fostering in your community.

On behalf of the Government of British Columbia, thank you for your recognition and continued support of foster caregivers in your community who care for this province's children- and youth-in-care.

Sincerely,

ORIGINAL SIGNED BY

Katrine Conroy
Minister of Children and Family Development

EXECUTIVE OPERATIONS
CLIENT RELATIONS
Client Relations Branch
Executive Operations
Ministry of Children and Family Development

STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 10, 2017

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: CAROLYN BIDWELL, CHIEF FINANCIAL OFFICER **FILE NO:** 1700-02 (BUDGET 2018)

SUBJECT: CREDIT CARD LIMIT INCREASE **REPORT NO: 17-050**

ATTACHMENT(S): NONE

RECOMMENDATION(S):

THAT Council approve a combined credit card limit increase for management staff of the District of Ucluelet from $15,000 to $50,000.

PURPOSE/DESIRED OUTCOME:

The purpose of this report is to acquire a resolution from Council regarding a Credit Card Limit increase from the current limit of $15,000 to $50,000 as required by the CIBC under the new proposed credit facility agreement.

STRATEGIC GOAL:

This report is in response to the corporate objective of continually improving processes, including the current purchasing process.

BACKGROUND

The current structure is that Senior Staff each have a District credit card with a combined limit of $15,000.

It has been found in recent years that the current limit has been prohibitive and requires extra monitoring by staff at certain times in the year to ensure that limits are not exceeded or additional charges incurred. The current limit has required additional payments towards the balance, causing extra paperwork, and in turn more staff time.

The credit limit increase along with moving from a Corporate Classic Card to a Business Credit Card will allow for larger card limits per holder, and limit transfers between card holders.

Individual card holder limits would continue comply with the current purchasing policy bylaw.

The new credit facility would have a minimal effect on the District's borrowing power.

FINANCIAL IMPACTS:

The impact for the current Financial Plan Bylaw No. 1217, 2017 is an annual fee of $250.

Respectfully submitted:

Carolyn Bidwell, Acting Chief Administrative Officer/Chief Financial Officer

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DISTRICT OF UCLUELET

STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 10, 2017

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1 **FILE NO:** 3300 **FOLIO NO:** 181.104

SUBJECT: APPLICATION FOR STRATA CONVERSION OF A COMMERCIAL BUILDING LOCATED AT 325 FORBES ROAD **REPORT NO:** 17-051

ATTACHMENT(S): APPENDIX A – STRATA CONVERSION APPLICATION

RECOMMENDATION(S):

1. **THAT** Council approve the strata conversion of the commercial building located at 325 Forbes Road subject to:
   (a) submission of a report from a qualified professional verifying that the proposed strata conversion is in substantial compliance with the current BC Building Code;
   (b) completion of individual service connections and metering; and

2. **THAT** the Mayor and Corporate Officer be authorized to execute all documentation relating to this matter.

PURPOSE:

To provide Council with information on a proposed strata conversion of a previously occupied commercial/industrial rental building (the "**Subject Building**")

BACKGROUND:

An application has been received to stratify an existing commercial building into three separate strata titled units, in accordance with Section 242 of the Strata Property Act for the principle commercial building located at 325 Forbes Road with the legal description of: Lot 4, Plan VIP76147, District 09, P.I.D. 025-926-608 (**Figure 1**).

Figure 1 – Site Context

DISCUSSION:

The subject building was built in 2007 as a single use commercial space and it received all the necessary approvals for occupancy as a bottle depot. The owner is applying to convert this single space onto three separate strata units. The "*Strata Property Act*" designates Council as the approving authority for strata conversion applications, where the units are previously occupied. The Act sets out certain guidelines that Council must consider in this regard:

- *the priority of rental accommodation over privately owned housing in the area;*
- *any proposals for the relocation of persons occupying a residential building;*
- *the life expectancy of the building;*
- *projected major increases in maintenance costs due to the condition of the building; and*
- *any other matters that, in its opinion, are relevant.*

Because this is a commercial strata conversion and not a residential conversion, the considerations focused on the impact to rental accommodation priorities are not relevant. The following are important Council considerations for this commercial application:

1. *The life expectancy of the building*

   The building is 10 years old and with it being constructed in steel and concrete, Staff consider the subject building to have a considerable occupiable time remaining.

2. *Projected major increases in maintenance costs*

   With the buildings age Staff do not anticipate large unmanageable increases in building maintenance.

3. *Any other matters that, in its opinion, are relevant*

   This last guideline in the act gives Council a chance to look at the bigger picture in relation to this strata conversion and consider what in its opinion are relevant matters.

OCP:

The OCP does not address the strata ownership of commercial properties.

ZONING BYLAW REQUIREMENTS:

The property is currently compliant to zoning and the change of ownership would not change any zoning requirements.

BUILDING BYLAW AND BUILDING CODE REQUIREMENTS:

The building currently has occupancy for one use, the bottle depot, within the building. A second use of an automotive shop was recently added without knowledge of the Planning or Building departments. Both the districts bylaw and building officials are now actively involved to bring this new use into building and business license compliance.

For this application Staff need to ensure the new spaces are fully compliant in regard to structural separation and fire code requirements. As per Staff's recommendation, before the Mayor and Corporate Officer authorize this strata conversion, the applicant will be required to submit a report from a qualified professional verifying that the proposed strata conversion is in substantial compliance with

the current BC Building Code. Staff also consider that each unit should be serviced and metered individually and have recommended that this requirement be verified before the authorization of this application.

PROTECTION AND RELOCATION OF EXISTING TENANTS:

The owner has provided written verification that all existing tenants have been notified. Staff have not received any feedback from the tenants at the time of the writing of this report.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

A minor amount of Staff time will be required to review, verify and authorize the strata conversion if approved.

FINANCIAL IMPACTS:

There are no other direct financial impacts from this application.

POLICY OR LEGISLATIVE IMPACTS:

There is currently no District of Ucluelet policy specific to strata conversions.

SUMMARY:

The conversion of this building to strata ownership will have minimal impact to the community at large.

OPTIONS REVIEW:

1. Approve the strata conversion of the commercial building located at 325 Forbes Road (recommended option).
2. Defer consideration pending receipt of further information to be identified.
3. Refuse the application.

Staff recommend Option 1 as the proposed

Respectfully submitted:

John Towgood, Planner 1

Carolyn Bidwell, Acting Chief Administrative Officer/Chief Financial Officer

SIMS ASSOCIATES
LAND SURVEYING LTD

Our File: 17-257-ST

2017-07-24

District of Ucluelet
Planning Department
200 Main Street
P.O. Box 999
Ucluelet, BC
V0R 3A0

Attention: John Towgood, Planner

RE: Strata Conversion Application
Lot 4, District Lot 284, Clayoquot District, Plan VIP76147
325 Forbes Road, Ucluelet Bottle Depot

Dear John:

Further to our conversation, please find attached the following in support of our application for a strata conversion of the Ucluelet Bottle Depot at 325 Forbes Road, on behalf of our clients, Ann Chung Ah Kim and Helen Hyun Ju Cho:

- Development application
- current title search
- letter of authorization
- 2 copies of sketch plan

Our clients will provide you with a cheque for the application fee in the amount of $500.

If you have any questions, please don't hesitate to contact our office.

Sincerely,

G. Crease

Gail Crease
Enclosures
Via: Courier

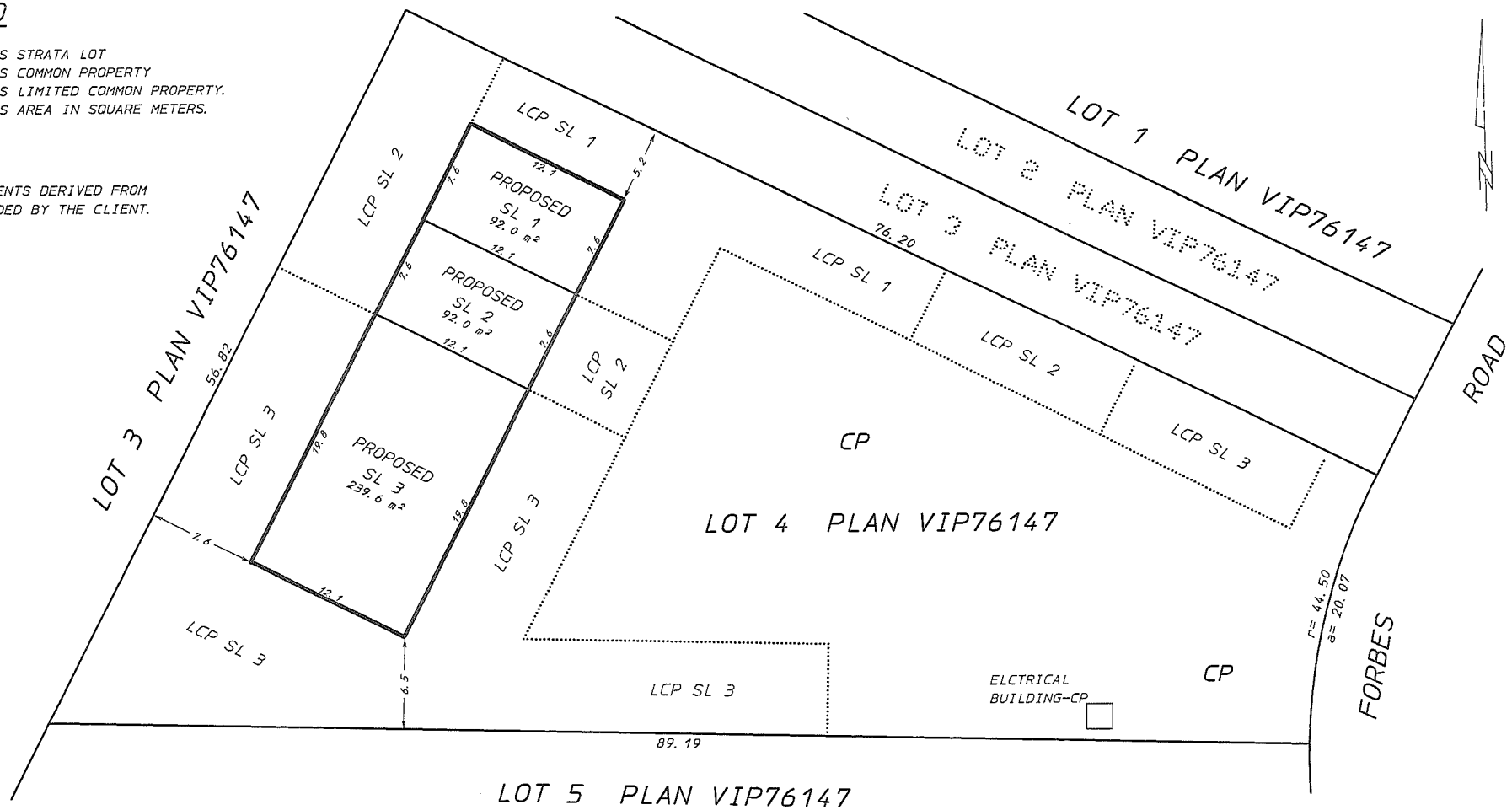
223 FERN ROAD WEST, QUALICUM BEACH, BC, V9K 1S4
Tel: (250) 752-9121 Fax: (250) 752-9241
Email: msims@simssurvey.ca

LEGEND

SL DENOTES STRATA LOT
CP DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY.
LCP DENOTES AREA IN SQUARE METERS.

NOTE

ALL MEASURMENTS DERIVED FROM PLANS PROVIDED BY THE CLIENT.



SKETCH PLAN OF LOT 4, DISTRICT LOT 284, CLAYOQUOT DISTRICT, PLAN VIP76147

(TO ACCOMPANY STRATA CONVERSION APPLICATION UNDER SECTION 242 OF THE STRATA PROPERTY ACT.)

SCALE 1: 500

ALL DISTANCES ARE IN METRES.
ALL DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY.

DATE: 2017/07/20
REVISIONS: 2017/07/21 - LCP

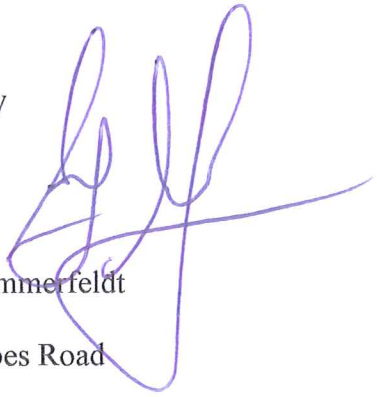
SIMS ASSOCIATES
LAND SURVEYING
223 FERN ROAD WEST,
QUALICUM BEACH, B.C.
V9K 1S4
PHONE: (250) 752-9121
FAX: (250) 752-9241
FILE: 17-257-ST
COMP: 17-257.P1

September 25, 2017

To whom it may concern;

This letter is to acknowledge my support for the strata application of 325 Forbes Road. The property owners were transparent about the possibility of stratification prior to offering the lease space to me. I look forward to having an opportunity to purchase the space I am currently renting.

Sincerely



Greg Summerfeldt
Unit #2,
325 Forbes Road

September 25, 2017

To whom it may concern;

This letter is to acknowledge my support for the strata application of 325 Forbes Road. The property owners were transparent about the possibility of stratification prior to offering the lease space to me. I look forward to having an opportunity to purchase the space I am currently renting.

Sincerely

Shane Magnussen
Unit #3,
325 Forbes Road

STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 10TH, 2017

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1 **FILE NO:** 1650-20

SUBJECT: 1638 CEDAR ROAD PROPOSED PURCHASE **REPORT NO:** 17-052

RECOMMENDATION(S):

1. **THAT** Council direct Staff to purchase 1638 Cedar Road, Lot: 1, Plan VIP33640, District: 09, PID 000-255-921 for the purposes of a community parking lot utilizing the following funding sources:
    a. $150,000 - Resort Municipality Initiative (RMI) funds.
    b. $140,000 - Existing reserve funds.

PURPOSE:

To provide Council with preliminary information on the potential purchase of 1638 Cedar Road, Lot: 1, Plan VIP33640, District: 09, PID 000-255-921 (the "**Subject Property**") and potential creation of a village square parking lot on the property.

BACKGROUND:

Council directed the purchase the subject property (**Figure 1**) with subjects to that sale that would allow time for District Staff to review the viability of this property as a central parking area for the village square. These subjects are to be release on or before October 12th 2017.

Figure 1- Site Context

A committee of the whole meeting was held October 2nd, 2017 at 7:30pm in the George Fraser Room at the Ucluelet Community Center to gather public feedback on the purchase of the subject property. The meeting was well attended and comments were generally supportive in nature. The draft minutes of this meeting are available for review within this agenda.

DISCUSSION:

This Staff review was based on:

- Official Community Plan's (the "OCP") Village Square designation policies:
  - Revitalization of an area in which a commercial use is permitted.
  - Establishment of objectives for the form and character of development in the resort region.
- Zoning Bylaw Requirements
- Financial Feasibility
- Environmental

OCP, Revitalization

The objectives that justify this designation include assisting in the revitalization of the Village Square and enhancing and creating form and character that befits the community's core area. Ucluelet is designated a "resort region" under Provincial legislation, and seeks to distinguish itself from nearby Tofino and other resort regions through its distinctive location, historical development and other attributes, much of which is to be characterized by its core Village Square. This Property is centrally located in the village square and not only represents an opportunity for a central parking area but it is also a key element for the breaking up the large block that is Village Square. The breaking up of this block is supported directly by Village Square Guideline No.12:

12. *The block bound by Peninsula Road to the south, Cedar Road to the north, Main Street to the east and Bay Street to the west should be considered for its long-range redevelopment potential. This centrally located area is well positioned to become Ucluelet's core block, having strong connective qualities to other central areas. Situated between street oriented development, a series of alleys should lead to an internal system of courtyard and mews type developments with a mix of uses*

Figure 2- OCP Image associated to Guideline No. 12

Planning Staff consider the purchase and development of this parking lot could further this OCP vision for the Village Square. With this lot extending behind multiple properties on Main Street there should be opportunities as these lands develop to create multiple connections through to the parking lot as encouraged by guideline No.4

4. *New developments should enhance the network of adjacent public open spaces and trails that connect and cross through the area;*

The development of this lot a central parking lot and pedestrian hub could lead a revitalization of the adjacent properties with increased availability of parking and pedestrian traffic.

OCP, Establishment of objectives for the form and character

Form and Character guidelines normally look to site specific contexts. In the case of this parking lot Staff are looking more at the whole of the Village square and how this parking lot will affect it. The breaking up of the large Village Square lot is critical to areas walkability. For the most part this lot is in behind the areas street fronting properties, the proposed parking lot will not be taking up a large part of the commercial streetscape.

Zoning Bylaw Requirements

The Parking lot is currently "**CS-1 Zone** – Village Square Commercial" and would require a rezoning a "**P-3 Zone** – Limited Institutional" before the property could be used as a parking lot.

Financial Feasibility

The properties purchase price is $290,000. Staff have identified that 50% of the purchase price could be provide through existing Resort Municipality Initiative (RMI) funding and the other 50% will be covered through a transfer from existing reserve funds.

Future costs include a traffic consulting study to develop options for the parking lot and how it can best be integrated into the Village Square. The full scope of this work will be determined this fall and costs reviewed during the financial planning process.

There will also be development costs to clear and construct the parking lot have not been professionally estimated at this time but Staff roughly estimate the development cost to be $80,000 to $100,000.

These future costs could be incorporated into the 2018 budget planning process, there is an existing parking lot further down Cedar street that is underutilized and Planning Staff would support the sale of this property to fund the development of the subject property. The current parking lot creates a gap in the commercial streetscape, it is not as centrally located, and it is not a key to increased pedestrian connectivity for the area. The cost of the parking layout work would be under $1000 and be taken out of Planning Staffs Consultant budget.

No impact at this time to the current Five Year Financial Plan.

Environmental

The Subject site used to be the location of bulk fuel storage tanks and related warehouses. In 2002 Chevron commissioned "SEACOR Environmental" to conduct a Stage 1 and 2 Primary Site Investigation.

The conclusion of that 375-page study was that the subject lot was considered to meet the CSR commercial soil standards and the groundwater meet the aquatic life standards in place at that time.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

If Council decides to proceed with the purchase of the property, there will be significant Staff time required to organize and report on any public engagement and the development of the lot will require time to write a Request for Proposal (RFP), review submissions, and ensure proper development of the parking lot.

FINANCIAL IMPACTS:

The financial implications for this proposal are:

- Purchase Price
- Construction Costs
- Staff Time
- Yearly maintenance of the Lot

POLICY OR LEGISLATIVE IMPACTS:

The use of this lot would require a rezoning.

NEXT STEPS:

If the purchase is approved the following would be the next steps to move this project forward:

1. Removal of the subject and take the required steps to purchase the subject property.
2. Prepare a District of Ucluelet driven rezoning application to rezone the property from CS-1 to P-3.
3. Engage traffic design consultant for further Council and public review.
4. Request estimates on design and construction of the parking lot.
5. Prepare line items to insert into the upcoming the budget review process.

OPTIONS REVIEW:

1. That Council direct Staff to purchase the subject property for the purposes of a community parking lot as per the terms and conditions within this report.
2. That Council direct staff not to purchase the subject property.

Respectfully submitted:

John Towgood, Planner 1

Carolyn Bidwell, Acting Chief Administrative Officer/ Chief Financial Officer

STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 10, 2017

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: CAROLYN BIDWELL, CHIEF FINANCIAL OFFICER **FILE NO:** 3900-25 **BYLAW** :1221, 2017 AND 1222, 2017

SUBJECT: PERMISSIVE TAX EXEMPTION BYLAW 1221, 2017 AND BYLAW 1222, 2017 **REPORT NO:** 17-053

ATTACHMENT(S): APPENDIX 1, PROPERTY TAX EXEMPTIONS

RECOMMENDATION(S):

1. **THAT** Council gives First, Second, and Third Reading to "District of Ucluelet 2018-2022 Permissive Tax Exemption Bylaw 1221, 2017"

2. **THAT** Council gives First, Second, and Third Reading to "District of Ucluelet 2018-2027 Permissive Tax Exemption Bylaw 1222, 2017"

PURPOSE/DESIRED OUTCOME:

In order to exempt certain properties from municipal property taxes, the above noted bylaw must be adopted on or before Oct 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 years of 2018 to 2027 for places of worship and 2018 to 2022 for all other permissive categories.

STRATEGIC GOAL:

This report is in response to the corporate objective of continually improving processes, policies and Bylaws.

BACKGROUND:

In accordance with Section 224 of the *Community Charter,* Council may exempt certain lands and /or improvements from municipal taxation. The *Community Charter* requires the permissive tax exemption bylaws be adopted by Oct 31 for the subsequent taxation year(s). Subject to subsection (4), a bylaw under this section must establish the term of the exemption which may not be longer than 10 years. The District of Ucluelet has previously passed yearly exemption bylaws for churches, other non-profit organizations, and others listed in Appendix 1 attached to each of the bylaws. The two proposed Bylaws recognize places of worship as exempt for a 10-year period and all others for a 5-year period.

FINANCIAL IMPACTS:

There would be the same financial impact as in previous years, with a reduction of potential tax revenue for all the years within the attached schedules to the bylaws.

Respectfully submitted:

Carolyn Bidwell, Acting Chief Administrative Officer/Chief Financial Officer

PROPOSED PERMISSIVE PROPERTY TAX EXEMPTIONS FOR THE YEARS 2018 - 2022, BYLAW 1221

ROLL NUMBER	ORGANIZATION	ADDRESS		ESTIMATED MUNICIPAL TAXES 2018	ESTIMATED MUNICIPAL TAXES 2019	ESTIMATED MUNICIPAL TAXES 2020	ESTIMATED MUNICIPAL TAXES 2021	ESTIMATED MUNICIPAL TAXES 2022
196410	Ucluelet and Area Historical Society	Coast Guard Road	land	$ 6,176.41	$ 6,361.70	$ 6,552.55	$ 6,749.13	$ 6,951.60
181061	Food Bank on the Edge	160 Sea Plane Base Road	land and improvements	$ 966.62	$ 995.62	$ 1,025.49	$ 1,056.25	$ 1,087.94
165000	Army, Navy, & Air Force Vetrans Ucluelet Unit #295	1710 Peninsula Road	land and improvements	$ 2,496.40	$ 2,571.29	$ 2,648.43	$ 2,727.88	$ 2,809.72
152020	Ucluelet Aquarium Society	180 Main Street	land and improvements	$ 28,538.89	$ 29,395.06	$ 30,276.91	$ 31,185.22	$ 32,120.77
160000	Ucluelet Consumer's Co-Operative	1604 Peninsula Road	land and improvements	$ 3,683.69	$ 3,794.20	$ 3,908.03	$ 4,025.27	$ 4,146.02
6001	KUU-Us Crisis Line	1395 Helen Road	land and improvements	$ 1,167.45	$ 1,202.47	$ 1,238.55	$ 1,275.70	$ 1,313.98

PROPOSED PERMISSIVE PROPERTY TAX EXEMPTIONS FOR THE YEARS 2018 - 2027, BYLAW 1222

ROLL NUMBER	ORGANIZATION	ADDRESS	ESTIMATED MUNICIPAL TAXES 2018	ESTIMATED MUNICIPAL TAXES 2019	ESTIMATED MUNICIPAL TAXES 2020	ESTIMATED MUNICIPAL TAXES 2021	ESTIMATED MUNICIPAL TAXES 2022	ESTIMATED MUNICIPAL TAXES 2023	ESTIMATED MUNICIPAL TAXES 2024	ESTIMATED MUNICIPAL TAXES 2025	ESTIMATED MUNICIPAL TAXES 2026	ESTIMATED MUNICIPAL TAXES 2027
64001	Christ Community Church of Ucluelet	1419 Peninsula Road	$ 2,064.69	$ 2,126.63	$ 2,190.43	$ 2,256.15	$ 2,323.83	$ 2,393.55	$ 2,465.35	$ 2,539.31	$ 2,615.49	$ 2,693.96
65000	Christ Community Church of Ucluelet	1439 Peninsula Road	$ 1,118.96	$ 1,152.52	$ 1,187.10	$ 1,222.71	$ 1,259.39	$ 1,297.18	$ 1,336.09	$ 1,376.17	$ 1,417.46	$ 1,459.98
124003	Bishop of Victoria	1663 Peninsula Road	$ 1,382.08	$ 1,423.54	$ 1,466.24	$ 1,510.23	$ 1,555.54	$ 1,602.20	$ 1,650.27	$ 1,699.78	$ 1,750.77	$ 1,803.30
125026	Bishop of Victoria	1652 Peninsula Road	$ 1,500.54	$ 1,545.55	$ 1,591.92	$ 1,639.68	$ 1,688.87	$ 1,739.53	$ 1,791.72	$ 1,845.47	$ 1,900.84	$ 1,957.86
116030	Ucluelet Congregation of Jehovah's Witnesses	315 Matterson Drive	$ 2,529.98	$ 2,605.88	$ 2,684.05	$ 2,764.57	$ 2,847.51	$ 2,932.94	$ 3,020.92	$ 3,111.55	$ 3,204.90	$ 3,301.05

DISTRICT OF UCLUELET
BYLAW NO. 1221
A bylaw to exempt from taxation certain lands and/or improvements

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WHEREAS the Community Charter provides for the exemption from taxation certain land, improvements or both;

AND WHEREAS it is deemed expedient to exempt from said taxation certain properties within the District of Ucluelet.

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

1. This bylaw may be cited for all purposes as the "District of Ucluelet 2018-2022 Permissive Tax Exemption Bylaw No 1221, 2017."

2. The following described properties are hereby exempted from taxation for a period of five years, as per section 224 of the Community Charter:

   a) Folio 196.410, Block A, District Lot 1507, Clayoquot Land District, Plan 61995, Survey Plan filed with Active Lease to Ucluelet & Area Historical Society, Lands Branch Lease #111228;

   b) Folio No. 181.061 being that portion of Lot 3, Plan 20323, District Lot 284, Clayoquot Land District, PID 003-534-618, 160 Sea Plane Base Road, that is used and owned by the Food Bank on the Edge;

   c) Folio 165.000 being Lot 1, Plan 5190, District Lot 282, Clayoquot Land District, PID 005-951-992, 1708 Peninsula Road, that is used by the Army, Navy & Air Force Veterans Ucluelet Unit #293;

   d) Folio 152.020 being a Portion of District Lot 1689, AND DL2191 Clayoquot Land District, 180 Main Street, for aquarium purposes, license 113490, Ucluelet Aquarium Society;

   e) Folio 160.000 being a Portion of Lot 2, Plan 3486, District Lot 282, Clayoquot Land District, PID 006-202-179, consisting of the entire frontage on 1604 Peninsula Road of approximately 86 feet, to a lot depth of approximately 120 feet of the Property, Leased from the Ucluelet Consumers' Co-operative by the District of Ucluelet;

   f) Folio 6001, being that portion of Lot 1, Plan VIP9200, Clayoquot Land District, PID 005-569-206, 1395 Helen Road, that is used and owned by KUU-US Crisis Line Society;

3. Ucluelet Municipal Property Tax Exemption Bylaw No 1207, 2016 is hereby repealed.

READ A FIRST TIME this ___ **th** day of **OCTOBER, 2017**.

READ A SECOND TIME this ___**th** day of **OCTOBER, 2017**.

READ A THIRD TIME this ___ **th** day of **OCTOBER, 2017**.

ADOPTED this ___ **th** day of **OCTOBER, 2017.**

CERTIFIED CORRECT: District of Ucluelet 2018-2022 Permissive Tax Exemption Bylaw No. 1221, 2017.

_____ _____

Mayor
Dianne St. Jacques

Chief Financial Officer
Carolyn Bidwell

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

_____

Chief Administrative Officer/ Corporate Officer
Mark Boysen

DISTRICT OF UCLUELET
BYLAW NO. 1222
A bylaw to exempt from taxation certain lands and/or improvements

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WHEREAS the Community Charter provides for the exemption from taxation certain land, improvements or both;

AND WHEREAS it is deemed expedient to exempt from said taxation certain properties within the District of Ucluelet.

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

1. This bylaw may be cited for all purposes as the "District of Ucluelet 2018-2027 Permissive Tax Exemption Bylaw No 1222, 2017."

2. The following described properties are hereby exempted from taxation for a period of ten years, as per section 224 of the *Community Charter*:

   a) Folio 64001, Lots 1, Section 21, District Lot 282, Clayoquot Land District, PlanVIP9522, PID 000-399-752, 1419 Peninsula Road, registered in the name of the Christ Community Church of Ucluelet;

   b) Folio 65000, Lot 2, Section 21, District Lot 282, Clayoquot Land District, Plan VIP9522, PID 000-399-761, 1439 Peninsula Road registered in the name of the Christ Community Church of Ucluelet;

   c) Folio 124.003, Lot 1, Section 21, District Lot 282, Clayoquot Land District, Plan VIP10396, PID 005-194-881, 1651 Peninsula Road, registered in the name of the Bishop of

   d) Folio 125.026, Lot 1, Section 21, District Lot 282, Clayoquot Land District, PlanVIP9024, PID 005-523-281, 1663 Peninsula Road, registered in the name of the Bishop of Victoria;

   e) Folio 116030, Lot 6, Section 21, District Lot 282, Clayoquot Land District, Plan 30080, PID 001-288-199, 315 Matterson Drive, registered in the name of the Ucluelet Congregation of Jehovah's Witnesses.

3. Ucluelet Municipal Property Tax Exemption Bylaw No 1207, 2016 is hereby repealed.

READ A FIRST TIME this ___ **th** day of **OCTOBER, 2017**.

READ A SECOND TIME this___ **th** day of **OCTOBER, 2017**.

READ A THIRD TIME this ___ **th** day of **OCTOBER, 2017**.

ADOPTED this ___ **th** day of **OCTOBER, 2017.**

CERTIFIED CORRECT: District of Ucluelet 2018-2022 Permissive Tax Exemption Bylaw No. 1222, 2017.

_____	_____
Mayor	Chief Financial Officer
Dianne St. Jacques	Carolyn Bidwell

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

_____
Chief Administrative Officer/Corporate Officer
Mark Boysen