



REGULAR MEETING OF COUNCIL
Tuesday, January 12, 2021 @ 3:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

AGENDA

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1.	CALL TO ORDER	
2.	ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY	
	Council would like to acknowledge the Yuułuꞑiꞑath First Nation, on whose traditional territories the District of Ucluelet operates.	
3.	NOTICE OF VIDEO RECORDING	
	Audience members and delegates are advised that this proceeding is being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers.	
4.	LATE ITEMS	
5.	APPROVAL OF AGENDA	
6.	ADOPTION OF MINUTES	
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9.	PUBLIC INPUT & DELEGATIONS	
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	• Public input via Zoom.	

- Public input via email.

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12.2	Councillor Lara Kemps <i>Deputy Mayor April - June 2020</i>	
12.3	Councillor Jennifer Hoar <i>Deputy Mayor July - September 2020</i>	
12.4	Councillor Rachelle Cole <i>Deputy Mayor October - December 2020</i>	
12.5	Mayor Mayco Noël	
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- 14.1 Ucluelet Draft OCP 129 - 272
Bruce Greig, Manager of Community Planning
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- 14.2 District of Ucluelet Harbour Regulation Amendment Bylaw No. 1280, 2020 - 273 - 292
Adoption
Joseph Rotenberg, Manager of Corporate Services
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- 15. OTHER BUSINESS
- 16. QUESTION PERIOD
 - 16.1 Questions via Zoom.
 - 16.2 Questions via email.
- 17. CLOSED SESSION
- 18. ADJOURNMENT

DISTRICT OF UCLUELET
MINUTES OF THE SPECIAL COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, October 20, 2020 at 5:30 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Hoar, Kemps, and McEwen
 Staff: Mark Boysen, Chief Administrative Officer
 Donna Monteith, Chief Financial Officer
 Bruce Greig, Manager of Community Planning
 Joseph Rotenberg, Manager of Corporate Services
 Nicole Morin, Corporate / Planning Clerk

Regrets:

1. CALL TO ORDER

The meeting was called to order at 5:35 PM.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council acknowledged the Yuułu?iŋ?ath First Nation, on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

Audience members and delegates were advised that the proceeding was being conducted via Zoom Webinar and broadcast on YouTube. They were also informed that Zoom Webinar and YouTube may store data on foreign servers.

4. ADDITIONS TO AGENDA

- Add "Open letter to Dr. Bonnie Henry from Denman Island Doctor" as Correspondence Item 7.2.

Angie Roussin

5. APPROVAL OF AGENDA

5.1 October 20, 2020 Special Council Agenda

2020.056.SPECIAL **It was moved by Councillor Kemps and seconded by Councillor Hoar**
 THAT Council approve the October 20, 2020 Special Council Agenda as amended.

CARRIED.

6. MAYOR'S ANNOUNCEMENTS

There were no Mayor's announcements.

7. CORRESPONDENCE

7.1 Watermain Connection Willowbrae Road *Cory Rich, Economic Development Officer, Yuułu?if?ath Government*

Bruce Greig, Manager of Community Planning, addressed this letter. He noted that the District provides water throughout the area and Wya Point Resort is not currently serviced. This grant application would fund Wya Point Resort's connection to the District's water system.

2020.057.SPECIAL **It was moved by Councillor Cole and seconded by Councillor Hoar**

***THAT** the District of Ucluelet Council enthusiastically supports the Yuułu?if?ath Government in its application for the Community Economic Recovery Infrastructure Program (CERIP) grant for extension of water infrastructure from Willowbrae Road to Wya Point.*

CARRIED.

7.2 Open letter to Dr. Bonnie Henry from Denman Island Doctor *Angie Roussin*

Council received the email and attached correspondence. The Mayor noted that Council decisions related to COVID-19 are informed by District of Ucluelet COVID-19 Taskforce recommendations which are informed by the best available science.

8. ADJOURNMENT

The meeting was adjourned at 5:47 PM.

CERTIFIED CORRECT: Minutes of the Special Council Meeting held on Tuesday, October 20, 2020 at 5:30 pm in the George Fraser Room, Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.

Mayco Noël
Mayor

Mark Boysen
CAO

DISTRICT OF UCLUELET
MINUTES OF THE SPECIAL COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Thursday, December 3, 2020 at 2:00 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Hoar and McEwen (All Councillors via Zoom)
 Staff: Mark Boysen, Chief Administrative Officer (Via Zoom)
 Donna Monteith, Chief Financial Officer (Via Zoom)
 Joseph Rotenberg, Manager of Corporate Services
 Nicole Morin, Corporate / Planning Clerk

Regrets: Councillors Cole and Kemp

1. CALL TO ORDER

The meeting was called to order at 2:01 PM.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council acknowledged the Yuułu?iŋ?ath First Nation, on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

Audience members and delegates were advised that the proceeding was being video recorded and broadcast on Zoom and on YouTube, which may store data on foreign servers.

4. ADDITIONS TO AGENDA

There were no additions to the agenda.

5. APPROVAL OF AGENDA

5.1 December 3, 2020 Special Budget Meeting Agenda.

2020.060.SPECIAL **It was moved by Councillor Hoar and seconded by Councillor McEwen**
 THAT Council adopt the December 3, 2020 Special Budget Meeting Agenda
 as presented.

CARRIED.

6. PUBLIC INPUT AND DELEGATIONS

6.1 Delegations

Denise Stys-Norman, Executive Director, Tourism Ucluelet
Re: Tourism Ucluelet Tactical Plan

Ms. Stys-Norman provided an overview of Tourism Ucluelet's 2021 Tactical Plan and Budget.

The presentation addressed Tourism Ucluelet's marketing and guest services role, funding sources, new mission statement, strategic pillars and the impacts of COVID-19 on tourism in general and Tourism Ucluelet's revenues. It also outlined Tourism Ucluelet's proposed 2021 projects and budget.

Tourism Ucluelet's 2021 projects include:

- a full brand refresh;
- a new website;
- only digital marketing;
- continuing to work with fishing BC to support sport fishing;
- a new focus on mountain biking;
- a new visitor services staff member;
- offering marketing services to Ucluelet businesses without requiring the purchase of a marketing package; and,
- marketing only to BC residents, while that is the recommended practice.

Ms. Stys Norman discussed the proposed 2021 Budget and noted:

- that a large portion of Tourism Ucluelet reserve funds will be used to complete their 2021 projects; and,
- the proposed budget identifies \$55,000 of MRDT On-line Accommodation Provider funds as a revenue source. This funding source was previously allocated by Council to the District of Ucluelet Affordable Housing Reserve Fund.

Council discussed the proposed Budget and the request to allocate \$55,000 in MRDT On-line Accommodation funds to Tourism Ucluelet. Council suggested that any MRDT On-line Accommodation funds collected in excess of \$55,000, be transferred to the District of Ucluelet Affordable Housing Reserve Fund.

Council noted that Councillor Kemps and Councillor Cole were absent, and recommended that the matter be deferred to the next Council meeting.

2020.061.SPECIAL **It was moved by Mayor Noël and seconded by Councillor McEwen**
THAT Council defer consideration of Tourism Ucluelet's Tactical Plan and Budget to the December 15, 2020, Regular Council meeting.

CARRIED.

7. MAYOR'S ANNOUNCEMENTS

Mayor Noël reminded residents to stay local, shop local and be mindful of all COVID-19 protocols.

8. REPORTS

8.1 Overview of Municipal Budgeting *Donna Monteith, Chief Financial Officer*

Ms. Monteith presented an overview of the budget process, functions, principles and rules. She noted that the slideshow will be posted on the Finance page of Ucluelet.ca.

Ms. Monteith's presentation addressed the following:

- The Budget schedule;
- Community input, which will be received throughout the budget process and can be submitted to communityinput@ucluelet.ca;
- The statutory requirements for the Five-Year Financial Plan including the requirement to adopt a balanced budget;
- The principles of fund accounting;
- The financial plan objectives which relate to revenues, surplus funds, debt reserve funds, tax allocation to classes, permissive tax exemptions and Development Cost Charges;
- 2020 District of Ucluelet revenues and expenditures;
- Financial impact of the COVID-19 pandemic; and,
- The need for increased bylaw services, increased cleaning services and increased public garbage disposal services.

Ms. Monteith also noted the following recommendations:

- The District get back to normal business;
- A 2% minimum tax increase;
- No exemption for business license fees in 2021; and,
- Water and sewer rates increases in 2021 to fund the proposed water filtration project.

9. OTHER BUSINESS

There was no other business.

10. CLOSED SESSION

10.1 *Procedural Motion to Move In-Camera*

2020.062.SPECIAL **It was moved by Mayor Noël and seconded by Councillor Hoar**

THAT the meeting be closed to the public in order to address agenda items under Section 90(1)(c) of the Community Charter.

CARRIED.

11. ADJOURNMENT

The meeting was adjourned at 4:36 PM.

CERTIFIED CORRECT: Minutes of the Special Council Meeting held on Thursday, December 3, 2020 at 2:00 pm in the George Fraser Room, Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.

Mayco Noël
Mayor

Mark Boysen
CAO

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, December 15, 2020 at 3:30 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Hoar, Kemps, and McEwen (All Councillors via Zoom)
 Staff: Donna Monteith, Chief Financial Officer (Via Zoom)
 Bruce Greig, Manager of Community Planning (Via Zoom)
 Rick Geddes, Fire Chief (Via Zoom)
 Abby Fortune, Manager of Recreation & Tourism (Via Zoom)
 Joseph Rotenberg, Manager of Corporate Services
 Nicole Morin, Corporate / Planning Clerk

Regrets: Mark Boysen, Chief Administrative Officer

1. CALL TO ORDER

The meeting was called to order at 3:30 PM.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council acknowledged the Yuułu?i?ath First Nation, on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

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4. ADDITIONS TO AGENDA

4.1 Reordering of the Agenda

The Mayor requested that the "Mayor's Announcements" agenda item occur before the "Adoption of the Minutes".

5. APPROVAL OF AGENDA

5.1 December 15, 2020, Regular Council Meeting.

2020.240.REGULAR **It was moved by Mayor Noël and seconded by Councillor McEwen**

THAT Council approve the December 15, 2020, Regular Council Meeting Agenda as amended.

CARRIED.

6. MAYOR'S ANNOUNCEMENTS

6.1 Ucluelet Fire Rescue Service Awards

The Mayor recognized the service of the following Ucluelet Fire Rescue members:

- Scott Reed - Five Years Service Award;
- Evan Hauser - Five Years Service Award;
- Paul Galloway - Ten Years Service Award;
- Alan Anderson - Retiring, Ten Years Service Award;
- John Millar - Twenty-Five Years Service Award;
- Dave Ennis - Retiring after serving since 1988; and,
- Fire Chief Rick Geddes - Twenty years serving as a fire fighter and recipient of the Fire Services Exemplary Service Medal.

7. ADOPTION OF MINUTES

7.1 November 24, 2020 Regular Minutes

2020.241.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**
***THAT* Council adopt the November 24, 2020. Regular Meeting Minutes as presented.**

CARRIED.

8. UNFINISHED BUSINESS

8.1 Tourism Ucluelet 2021 Tactical Plan and Budget **Joseph Rotenberg, Manager of Corporate Services**

Denise Stys-Norman, Executive Director of Tourism Ucluelet, noted that 2021 MRDT Online Accommodation Platform Tax revenues (which in previous years were allocated by Council to the District of Ucluelet Affordable Housing Reserve Fund) would be used for destination marketing and to provide financial support to local organizations that run local events.

Council discussed the recommended motion, concerns associated with destination marketing when there is insufficient housing, and the need to kick start the economy.

2020.242.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Cole**
1. *THAT* Council:
a. approve the Tourism Ucluelet 2021 Tactical Plan and Budget as presented;

CARRIED.

2020.243.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**
1. *THAT* Council:

b. direct Staff to transfer up to \$55,000 of 2021 MRDT Online Accommodation Platform (OAP) tax revenues to Tourism Ucluelet and transfer any additional OAP revenues to the District of Ucluelet Affordable Housing Reserve Fund.

CARRIED.

9. PUBLIC INPUT & DELEGATIONS

9.1 Public Input

Public input via Zoom

There was no public input via Zoom.

Public input via email

There was no public input via email.

9.2 Delegations

Bob Hansen, WildSafeBC Pacific Rim

Re: 2020 WSBC Pacific Rim Season Overview and Winter 2021 Workplan

Mr. Hansen presented an overview of WildSafeBC Pacific Rim's 2020 activities and sought:

- to collaborate with District Staff to develop visitor communications related to animal attractants such as garbage;
- to collaborate with District Staff to enhance or implement District bylaws, policies and plans related to human/wildlife interactions; and,
- \$2,500 annual funding from the District of Ucluelet to support expanded WildSafeBC Pacific Rim programming.

Karen Laine and Christine Brice

Re: Utility Charges Increase

Ms. Laine, Strata Plan VIS 6411 (Whiskey Landing) Council Chair, presented about the water bill applicable to 1645 Cedar Road which is set to change from \$2,500 annually to \$11,187.

She noted low monthly usage and that the increase will be a hardship on unit owners that are already impacted by COVID-19. She also noted that the fee applies to strata units which are uninhabitable.

2020.244.REGULAR

It was moved by Mayor Noël and seconded by Councillor

McEwen.

THAT Council direct Staff to work with Ardent Properties to identify options and present a report to Council in 2021.

CARRIED.

Laurie Filigiano, Executive Director, Ucluelet Chamber of Commerce

Re: Common Ground Market Initiative

Ms. Filigiano presented about the Common Ground Market Initiative which is a multivendor online market place for west coast crafters and makers.

Ms. Filigiano noted high levels of interest among west coast makers, synergies with Tourism Ucluelet, the project's phases, and budget. She explained that a 10% commission would be charged on sales made through the platform by Chamber members and a 30% commission on non-member.

Ms. Filigiano sought a letter of support for the project and \$8,000 in funding. She also noted that she will apply to the ACRD for Grant in Aid funding.

Quorum was lost at 4:44 PM due to technical difficulties with Zoom. Quorum was regained at 4:52 PM after the technical difficulties were addressed. The meeting continued at that time.

Council discussed the project, the need for a lower membership rate for youth, and deferred the funding request to the budget process.

2020.245.REGULAR

It was moved by Councillor Hoar and seconded by Councillor McEwen.

THAT Council direct Staff to draft a letter of support for the Ucluelet Chamber of Commerce's Common Ground Market Initiative.

CARRIED.

10. CORRESPONDENCE

10.1 Flood Risk Mitigation through Green Infrastructure and Natural Assets

Rob Vagramov, Mayor, City of Port Moody

10.2 Interfor Mamook Replacement Arrowsmith FSP

Julia Leropoli, RPF, Forester

11. INFORMATION ITEMS

11.1 Coastal Communities Social Procurement Initiative Update & Membership Opportunity

Lisa Helps, Mayor, City of Victoria and Colleen Evans, Councillor, Campbell River

Council noted District's implementation of social procurement policies and Council requested that Staff provide information about the membership dues.

11.2 Vancouver Island - Sunshine Coast Community Relations 2020 Annual Report

Chris O'Riley, President and CEO, BC Hydro

Council noted BC Hydro's significant investment in the region.

2020.246.REGULAR **It was moved by Mayor Noël and seconded by Councillor McEwen**

THAT Council direct Staff to draft a letter of thanks to Chris O'Riley, President and CEO, for BC Hydro's continued investment in the region.

CARRIED.

2020.247.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**

THAT Staff invite BC Hydro to make a delegation to Council when they open their new facility in ACRD Area 'C'.

CARRIED.

12. COUNCIL COMMITTEE REPORTS

12.1 Councillor Marilyn McEwen

Deputy Mayor January - March 2020

- December 1, 2020 - Harbour Authority Meeting.
- December 2, 2020 - Wild Pacific Trail Society Meeting. Donations are down from 2019 but the Spring Cove Trail is almost complete.
- December 3, 2020 - District of Ucluelet Budget Meeting.

12.2 Councillor Lara Kemp

Deputy Mayor April - June 2020

- December 1, 2020 - Harbour Authority Meeting.
- December 9, 2020 - Ucluelet Secondary School PAC Meeting. Concern was noted over COVID-19 practices at the school.
- Thanked residents for donating gifts for the Remax Christmas Angel Fundraiser.

12.3 Councillor Jennifer Hoar

Deputy Mayor July - September 2020

- December 1, 2020 - Harbour Authority Meeting.
- December 2, 2020 - Wild Pacific Trail Society Meeting.
- December 3, 2020 - District of Ucluelet Budget Meeting.
- Thanked residents for participating in the Stuff the Cruiser and the Reverse Advent Calendar events.

12.4 Councillor Rachelle Cole ***Deputy Mayor October - December 2020***

- December 9, 2020 - ACRD Board Meeting. Noted that the Board received a presentation about the West Coast Local Labour Market Indicators project.
- December 1, 2020 - Harbour Authority Meeting. Councillor Cole Chaired this meeting.
- Coastal Family Resource Coalition Meeting. Noted that there are new local resources for testing and immunizations in the community. Community Paramedics will be distributing vaccinations.

12.5 Mayor Mayco Noël

- December 14, 2020 - Regional AVICC call with Minister of Municipal Affairs and Housing, Minister Osborne.
- November 30, 2020 - Central Westcoast Forest Society Annual (CWFS) General Meeting. Mayor Noël announced that he was elected Chair of CWFS' Board of Directors.

13. REPORTS

13.1 Gatherings and Events Order & The Designated Overflow Area ***Joseph Rotenberg, Manager of Corporate Services***

Mr. Rotenberg presented this report and noted that closing Rooms 1 and 2 (the designated place where the public can watch and hear Council meetings) is required by the updated Provincial Order regarding events and gatherings.

2020.248.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Cole**

1. ***THAT*** pursuant to Section 7(4) of Ministerial Order M192 Council close Activity Room 1 and 2 to in-person public attendance during the December 15, 2020, Regular Meeting due to the Provincial Health Order regarding Gatherings and Events; and,
2. ***THAT*** Council continue to ensure openness, transparency, accessibility, and accountability in respect of all open council meetings and public hearings by:
 - a. *livestreaming open council meetings and public hearings on YouTube and Zoom Webinar;*

- b. *receiving public input and questions submitted during open council meetings and public hearings via email and having Staff read the same during the Public Input or Question Period sections of the agenda;*
- c. *receiving public input and questions in real time at open council meetings and public hearings via Zoom Webinar; and,*
- d. *receiving written correspondence at council meetings and public hearings submitted in accordance with District of Ucluelet Council Procedures Bylaw No. 1264, 2020.*

CARRIED.

13.2 2021 Council Appointments ***Mayor Noël***

Council discussed the current appointments and noted that there will be no changes in 2021.

2020.249.REGULAR **It was moved by Councillor Kemps and seconded by Councillor McEwen**

1. ***THAT*** *Councillor Cole be appointed as representative to the Alberni-Clayoquot Regional District Board (ACRD) and Councillor Kemps be appointed as alternate.*
2. ***THAT*** *Councillor Cole be appointed to the ACRD West Coast Committee and ACRD Long Beach Airport Advisory Committee.*
3. ***THAT*** *Mayor and Council be appointed as Council Liaisons in accordance with Appendix A to this report.*
4. ***THAT*** *Councillors Cole, McEwen, Kemps, and Hoar be designated to serve as Deputy Mayor in accordance with Appendix A of this report.*
5. ***THAT*** *Councillor McEwen, Mayor Noël, Mark Boysen (Chief Administrative Officer) and Donna Monteith (Chief Financial Officer) be designated as the District of Ucluelet authorized signatories.*

CARRIED.

13.3 Amphitrite Point Park - Long Range Development Plan ***Abby Fortune, Manager of Recreation & Tourism***

Ms. Fortune sought funding approval for phase one of the Amphitrite Point Park Long Range Development Plan. She explained that the front counter application referred to in the report is an application to the Province to acquire the Amphitrite Centre and parking lot. Ms. Fortune also explained that public consultation will occur during phases 4 and 5 of the Plan.

2020.250.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Kemps**

1. ***THAT*** *Council approve spending up to \$105,500 to fund Phase One of the Amphitrite Point Park project, as budgeted for in the Five-Year Financial Plan 2020-2024 Bylaw No. 1274, 2020.*

CARRIED.

13.4 Ucluelet Climate Change Adaptation Plan Adoption
Mark Boysen, Chief Administrative Officer

Council noted that Mr. Boysen was unable to attend this meeting.

2020.251.REGULAR **It was moved by Mayor Noël and seconded by Councillor Kemps**
THAT the agenda item titled "Ucluelet Climate Change Adaptation Plan
 Adoption" be deferred to the next Regular Council Meeting.

CARRIED.

13.5 Resolution Tracking - November 2020
Nicole Morin, Corporate / Planning Clerk

In response to Council questions, it was explained that:

- the District is waiting for the Ucluelet & Area Historical Society to respond to the proposed lease agreement;
- Bylaw 1248 and 1249 will be brought back to Council after an occupancy permit is issued for the subject property; and,
- the ACRD is pursuing funding for the Multi-Use Path extension.

13.6 Cheque Listing - November 2020
Nicole Morin, Corporate / Planning Clerk

14. LEGISLATION

14.1 Development of "The Cabins" Properties in the Reef Point Area
John Towgood, Planner 1

Mr. Greig presented a slideshow about an OCP Bylaw Amendment, Zoning Bylaw Amendment, Housing Agreement Bylaw, Development Variance Permit, the discharge of statutory right-of-way, the amendment of another statutory right-of-way and a Development Permit, all of which are associated with the proposed expansion of the resort known as the Cabins at Terrace Beach.

This expansion / development relates to properties located at the following civic addresses:

1. 330 Reef Point Road (the "Lodge Property");
2. 316 Reef Point Road (the "Staff Housing Property");
3. 1082 Peninsula Road and several other legal parcels near that civic address (the "Cabins Property").

The OCP and Zoning Amendment Bylaws

Mr. Greig noted that the OCP and Zoning Amendment Bylaws (Bylaw Nos. 1281, 2020 and 1282, 2020, respectively) apply to the Lodge and Staff Housing Properties. He explained that the OCP Amendment Bylaw would change the land use designation from Residential-Single Family

to Tourist Commercial and the Zoning Amendment Bylaw would change the zoning designations of these properties from Guest House to CS-5 Tourist Commercial. The Zoning Amendment Bylaw would also allow a maximum of two accessory dwelling units as a secondary permitted use on the Staff Housing Property.

Mr. Greig explained that the use of the building that is currently on the Lodge Property is akin to a motel use which would conform with the CS-5 Tourist Commercial zoning designation.

The developer has offered a statutory right-of-way to the District for a trail which could be connected from Spring Cove to the Wild Pacific Trail.

Development Variance Permit for the Lodge Property

Mr. Greig explained that this DVP would allow one existing cabin to be set back eight metres and another cabin to be set back fifteen metres from a creek on the Lodge Property. Whereas the requirement is thirty metres.

The Staff Housing Property

The owners are requesting that the Staff Housing property be amalgamated with the Lodge Property. The owners plan to build two staff housing units atop a proposed laundry room. The Housing Agreement Bylaw (Bylaw No. 1283, 2020) will be used to ensure that this building is used staff housing.

A Development Permit for the staff housing / laundry building will be sought at a later date. The developer has offered a trail to connect Reef Point Road, Coral Way and Little Beach with Terrace Beach.

The Cabins Property

Mr. Greig noted that these properties are zoned CS - 5 Tourist Commercial which matches the current and intended uses of the Cabins Property. He also outlined:

- the character of the proposed 13 three-storey, two-bedroom cabins, which will be constructed on what used to be Peninsula Road. He also outlined the character and location of two proposed mixed use-buildings which would include an operations or commercial space and two tourist accommodations units in each building;
- geotechnical issues including flood construction levels and the recommendation that the resort develop a tsunami evacuation plan;
- planned roads, traffic circulation, parking, and pathways;

- planned statutory rights-of-way for public trails which would connect to the crosswalk at the corner of Boardwalk Boulevard and the Spring Cove Trail and create a loop between Spring Cove and Terrace Beach;
- the Yuułu?it?ath Government has reviewed the trail location; and,
- an area of proposed road dedication which offers the District an opportunity to develop accessible trail connection between Terrace Beach and Peninsula Road.

Mr. Greig outlined a number of variances required by the cabins related to their rear and side setbacks as well as setbacks from the natural boundary of a creek.

Mr. Greig noted that there is an archeological site on the property. An archeological study has been conducted and a site alteration permit from the Province will be a required part of the developer's process.

Statutory Rights-of-Way

Mr. Greig outlined the existing Statutory rights-of-way that can be removed as development proceeds, one was for a trail and the other for a footpath/sewer. These rights-of-way are poorly situated for their designated use or unusable due to development on site and will be replaced with the proposed new rights-of-way in the proper locations.

Sequence of Process

Mr. Greig outlined the next steps in the development process.

Trail Costs

Mr. Greig noted that the District would bear the costs of constructing trails on the statutory rights-of-way but these costs would be eligible for Gas Tax and RMI funds.

Recommended Motions

Mr. Greig outlined the recommended motion.

Council discussed referring the OCP Bylaw Amendment to the Toquaht Nation and the Tla-o-qui-aht First Nation in addition to the recommended agencies.

2020.252.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**
 1. ***THAT*** District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020, be introduced and be given first reading by title only;

CARRIED.

2020.253.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**
 2. ***THAT*** Council consider District of Ucluelet Official Community Plan

Amendment Bylaw No. 1281, 2020, in conjunction with the District of Ucluelet Financial Plan;

CARRIED.

2020.254.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Kemp**
 3. **THAT** Council consider District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020, in conjunction with the Waste Management Plan;

CARRIED.

2020.255.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**
 4. **THAT** District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020, be given second reading;

CARRIED.

2020.256.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**
 5. **THAT** District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020, be referred to the following agencies:
 a. Yuułu?iŋ?ath Government;
 b. Alberni Clayoquot Regional District;
 c. Wild Pacific Trail Society;
 d. Tourism Ucluelet; and,
 e. Ucluelet Chamber of Commerce;

CARRIED.

2020.257.REGULAR **It was moved by Councillor Hoar and seconded by Mayor Noël**
 6. **THAT** District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020, also be referred to the following agencies:
 a. Toquaht Nation; and,
 b. Tla-o-qui-aht First Nation;

CARRIED.

2020.258.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**
 7. **THAT** District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020, be referred to a public hearing;

CARRIED.

2020.259.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**
 8. **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020, be given first and second reading and advanced to a public hearing;

CARRIED.

2020.260.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**
 9. **THAT** District of Ucluelet Housing Agreement Bylaw No. 1283, 2020, be given first, second, and third reading;

CARRIED.

2020.261.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**
 10. **THAT** Council direct Staff to give the statutory notice for Development Variance

Permit DVP20-06 to provide an opportunity for public input on the proposed Development Variance Permit at the public hearing on the OCP amendment and Zoning amendment bylaws;

CARRIED.

2020.262.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**

11. **THAT** Council authorize the following:

- a. *discharge of Statutory Right-of-Way EL10355 from the Cabins Property, as defined in this report, at the time the subdivision is registered to redefine the parcel boundaries for the subject properties; and,*
- b. *removal of section 3.a from Statutory Right-of-Way EL 10354 from the Lodge and the Staff Housing Property, as defined in this report, at the time the subdivision is registered to redefine the parcel boundaries for the subject properties; and,*

CARRIED.

2020.263.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**

12. **THAT** Council indicate that final adoption of the requested bylaws would be subject to the following:

- a. *registration of a Section 219 Restrictive Covenant on the properties to ensure:*
 - i. *that, prior to obtaining an occupancy permit for any of the proposed cabins, the subdivision to consolidate the lots and resolve the parcel boundaries will have been registered; and,*
 - ii. *that the development and use of the Lodge and Staff Housing will conform to the plans presented;*
- b. *registration of Section 218 Statutory Rights-of-Way to allow for construction and maintenance of the public access trails by the District, as proposed on the submitted plans.*

CARRIED.

14.2 District of Ucluelet Harbour Regulation Amendment Bylaw No. 1280, 2020 - Readings 1-3

Joseph Rotenberg, Manager of Corporate Services & Abby Fortune, Manager of Recreation & Tourism

Mr. Rotenberg outlined the proposed amendment bylaw.

2020.264.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Cole**

1. **THAT** District of Ucluelet Harbour Regulation Amendment Bylaw No. 1280, 2020, be given first, second and third reading.

CARRIED.

15. OTHER BUSINESS

There was no other business

16. QUESTION PERIOD

16.1 Questions from the public via Zoom

There were no questions from the public via Zoom.

16.2 Questions from the public via email

There were no questions from the public via email.

17. CLOSED SESSION

There was no closed session.

18. ADJOURNMENT

The meeting was adjourned at 6:22 P.M.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, December 15, 2020 at 3:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

Mayco Noël
Mayor

Mark Boysen
CAO



STAFF REPORT TO COUNCIL

Council Meeting: December 15, 2020
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: MARK BOYSEN, CHIEF ADMINISTRATIVE OFFICER

FILE NO: 5280-02

SUBJECT: UCLUELET CLIMATE CHANGE ADAPTATION PLAN ADOPTION

REPORT NO.: 20-137

ATTACHMENT(S): APPENDIX A – DRAFT UCLUELET CLIMATE CHANGE ADAPTATION PLAN

RECOMMENDATIONS:

1. **THAT** Council adopt the Ucluelet Climate Change Adaptation Plan; and,
2. **THAT** Council direct Staff to integrate the adopted Climate Change Adaptation Plan actions into the District's Five-Year Financial Plan process.

PURPOSE:

The purpose of this report is to present the final draft of the Ucluelet Climate Change Adaptation Plan (CCAP) and request support for some initial implementation steps.

BACKGROUND:

The District of Ucluelet is committed to taking meaningful action on climate change. The District has already developed a 100% Renewable Energy Plan that sets a path towards a low carbon future and has signed on to the BC Climate Action Charter. The CCAP has been built upon existing actions taken by the District and new opportunities for action that advance the climate resilience of Ucluelet's social, economic, built and natural systems identified by the community stakeholder group.

The development of Ucluelet's Climate Change Adaptation Plan was funded and facilitated by the District's participation in ICLEI Canada's Adaptation Changemakers project. Supported by technical guidance from ICLEI and regional experts, Adaptation Changemakers was a two-year initiative in which eight communities across Canada built local capacity for climate change resilience and advanced efforts on adaptation. Built on a cohort model, this project brought the eight participating communities together multiple times over the course of the project, gathering at three national workshops to network, learn, and share experiences about adaptation planning.

DISCUSSION:

Over the two year adaptation planning process, a community stakeholder group came together to learn about the projected impacts of climate change on the region, assess and prioritize Ucluelet's top climate change risks, and identify actions that the District and community can take to improve climate resiliency in Ucluelet and the region. Council contributed significant time to this process, and it made for a much more effective plan.

The top climate adaptation risks identified for Ucluelet include:

- impacts to infrastructure, utilities, and the transportation network from more extreme weather events;
- impacts to water supply and storage from rising annual temperatures and hotter, drier summers;
- impacts to the marine environment including aquatic species; and
- impacts to both native and invasive species.

In response to these risks, the CCAP identifies priority objectives, actions, and departmental responsibilities, which are summarized in Table 5.



Table 5 Summary of Objectives, Adaptation Actions, and Responsible Departments

Objective 1: Strengthen Infrastructure Resilience and Reduce Risk to Buildings and Property	Department
Action 1.1: Address vulnerabilities to electrical distribution infrastructure.	Engineering Services
Action 1.2: Conduct flood risk mapping for sea level rise and use results to communicate and manage risks.	Community Planning
Action 1.3: Assess vulnerabilities of Highway 4 transportation link.	Emergency Services
Objective 2: Enhance Resilience of Ecosystems and Protect Natural Areas	
Action 2.1: Study current water systems and explore resiliency measures to make the existing water system more resilient.	Engineering Services
Action 2.2: Create an Invasive Species Action Plan.	Engineering Services
Action 2.3: Support local activities to maintain wild fish stocks and habitat.	Community Planning
Action 2.4: Develop a Biodiversity Network Plan to ensure priority ecosystems are protected in municipal land-use planning bylaws.	Community Planning
Action 2.5: Through the Integrated Stormwater Management Plan, create bylaws, policies or plans to protect habitats.	Engineering Services
Objective 3: Improve Public Safety and Preparedness to Climate-related Events	
Action 3.1: Complete Emergency Operations Centre (EOC) training and update EOC to continue to be prepared for extreme events.	Emergency Services
Objective 4: Think Regionally, Act Locally	
Action 4.1: Participate in a region-wide climate change dialogue and planning process with municipalities, First Nations, Parks Canada and BC Parks to expand and integrate the Ucluelet Climate Change Adaptation Plan into future projects.	Corporate Services

The District of Ucluelet would like to thank the following stakeholders for their contributions in making this an impactful and community-focused action plan:

- Clayoquot Biosphere Trust
- Parks Canada
- Alberni Clayoquot Health Network
- Tourism Ucluelet
- Ucluelet Chamber of Commerce
- District of Ucluelet Staff and Council

Neighbouring First Nation communities were invited to participate in the development of this Plan but were unable, due to current workloads.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

The actions identified with the CCAP will be reviewed during each year’s budget planning process to review the status of actions and assess the opportunity to move initiatives forward.

FINANCIAL IMPLICATIONS:

No immediate financial impacts.

ALTERNATIVE OPTIONS:

The recommended motions are listed at the beginning of this report. Alternatively, Council could consider the following:

3. **THAT** Council provide alternative direction to Staff.

Respectfully submitted: Mark Boysen, Chief Administrative Officer

Appendix A

District of Ucluelet

Community Climate Change Adaptation Plan

MARCH 2020



DISTRICT OF
UCLUELET

Acknowledgements

The District of Ucluelet would like to thank the following stakeholders for their contributions in making this an impactful and community-focused action plan:

- Clayoquot Biosphere Trust
- Parks Canada
- Alberni Clayoquot Health Network
- Tourism Ucluelet
- Ucluelet Chamber of Commerce
- District of Ucluelet Staff and Council

Project Staff

- Mark Boysen, Chief Administrative Officer, District of Ucluelet
- Abby Fortune, Manager of Parks and Recreation
- Bruce Greg, Manager of Community Planning
- Warren Cannon, Manager of Public Works
- Summer Goulden, Climate Change Planner and BC Lead, ICLEI Canada

Land Acknowledgement

The District of Ucluelet acknowledges that we are located on the traditional territory (ḥaaḥuuli) of the Yuuḥuʔiḥʔath (Ucluelet First Nation). We are neighbouring communities who share interests in the Ucluth Peninsula and surrounding area. Our long-standing relationship is built upon mutual respect and many individual, personal ties.

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The preparation of this plan was carried out with assistance from the Government of Canada and the Federation of Canadian Municipalities. Notwithstanding this support, the views expressed are the personal views of the authors, and the Federation of Canadian Municipalities and the Government of Canada accept no responsibility for them.

Photo credit on front cover: Barbara Schramm

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Executive Summary

The District of Ucluelet is committed to taking meaningful action on climate change while including the community in this process every step of the way. The District has already developed a 100% Renewable Energy Plan that carves out a path towards a low carbon future and has signed on to the BC Climate Action Charter. This Adaptation Plan builds upon existing actions taken by the District to address climate change and allows the District to proactively identify opportunities for action that advance the community further toward climate resilience of its social, economic, built and natural systems.

The intent of this plan is to help organizations, institutions, businesses, and individuals of all ages adapt to current and future climate-related risks and opportunities. Although the District has a primary role for most actions outlined in the Plan, they look to various stakeholders to further

educate and implement climate change adaptation measures in the broader community.

Throughout this adaptation planning process, a community stakeholder group came together over a two-year period to learn about the projected impacts of climate change on the region, to assess and prioritize Ucluelet's top risks from a changing climate, and to identify actions that both the District and community can take to improve resiliency in Ucluelet and the region.

The top risks include impacts to infrastructure, utilities, and the transportation network from more extreme weather events, impacts to water supply and storage from rising annual temperatures and hotter, drier summers, impacts to the marine environment including aquatic species, and impacts to both native and invasive species.

The adaptation actions identified to address Ucluelet's priority risks were divided into the following five overarching objectives:

- 1. Strengthen Infrastructure Resilience and Reduce Risk to Buildings and Property**
- 2. Enhance Resilience of Ecosystems and Protect Natural Areas**
- 3. Improve Public Safety and Preparedness to Climate-related Events**
- 4. Think Regionally, Act Locally**
- 5. Integrate Climate Change Thinking into Future Planning**

DISTRICT OF UCLUELET PRIORITY CLIMATE ADAPTATION OBJECTIVES AND ACTIONS

Objective 1: Strengthen Infrastructure Resilience and Reduce Risk to Buildings and Property

Action 1.1: Address vulnerabilities to electrical distribution infrastructure and increase effective and transparent risk management.

Action 1.2: Conduct flood risk mapping for sea level rise and use results to communicate and manage risks.

Action 1.3: Understand vulnerabilities of Highway 4 and how disruptions could affect food security and other critical resources.

Objective 2: Enhance Resilience of Ecosystems and Protect Natural Areas

Action 2.1: Study current water systems and explore alternative measures to make the existing system more resilient.

Action 2.2: Create an Invasive Species Action Plan and coordinate with existing initiatives.

Action 2.3: Support local activities to maintain wild fish stocks and habitat.

Action 2.4: Explore funding opportunities to develop a Biodiversity Network Plan to ensure priority ecosystems are protected in municipal land-use planning bylaws (with regional partners).

Action 2.5: Through the Integrated Stormwater Management Plan, create bylaws, policies or plans to protect habitats.

Objective 3: Improve Public Safety and Preparedness to Climate- related Events

Action 3.1: Complete Emergency Operations Centre (EOC) training and update EOC to continue to be prepared for extreme events.

Objective 4: Think Regionally, Act Locally

Action 4.1: Participate in a region-wide climate change dialogue and planning process to expand and integrate the Ucluelet Climate Change Adaptation Plan into future projects.

Objective 5: Integrate Climate Change Thinking into Future Planning

Action 5.1: Include support for climate change adaptation in existing planning documents and all new strategies moving forward.

Introduction

Scientific evidence continues to show that human actions are having a significant impact on the natural and anthropogenic systems of our planet. These impacts will have long-lasting effects in the region, materializing as climatic changes such as increased summer and winter temperatures, increased frequency and intensity of wind and storm events, and sea level rise.

Our natural environments and our cities are especially at risk to these changes. The sensitivity of ecosystems to change may mean a dramatic shift to existing habitats and to our natural environments as we know it. For communities with the concentration of people, buildings, infrastructure, and transportation systems in a relatively small area, climate-related impacts will have an adverse effect on economic, social, and environmental well-being.

Our future is not what we planned it to be and therefore, we must plan to adapt. The risk is that the changes are unprecedented, and we may not be equipped. If we wait to see what impacts are going to materialize, we risk being unable to effectively respond to manage the consequences that will result. In waiting, we also miss out on the opportunity to reduce the impacts and even capitalize on some of the positive benefits that could arise.

To prepare, we must first continue forward with our long-term strategy to reduce greenhouse gases by implementing mitigation actions that address the root causes of climate change. The Ucluelet Climate Action Plan, approved by Council in January 2019, has set a path for the municipality to make these reductions. Secondly, we must prepare to adapt to the changes and impacts that are coming or already underway.



By preparing to adapt to this uncertain future, we will enhance the resilience of our natural environment and communities, reducing the risk that climate events will impact our community. Adaptation and Mitigation measures will overlap in some areas and these dual benefit actions will be a priority.

The District's Climate Action Plan carves a path towards a low carbon future: A future where Ucluelet residents experience the benefits of a connected, healthy, and economically prosperous community, while taking action on climate change and adapting to climate impacts. This Plan outlines a few key climate action principles that speak to both adaptation and mitigation initiatives, including:



Figure 1 Climate action principles from the District of Ucluelet's Climate Action Plan

The District of Ucluelet, like most communities across British Columbia, is responding to climate change. Ucluelet signed on to the BC Climate Action Charter, committing to working towards carbon neutral operations, measuring community emissions, and creating a complete, compact community. Provincial legislation requires that each local government establish targets, plans, and strategies to do their part to mitigate and adapt to climate change.

The purpose of this plan is to outline a practical roadmap to guide Ucluelet in preparing for and responding to the climatic changes that the community is experiencing. The District of Ucluelet's Official Community Plan holds supporting policies that clearly commit to climate mitigation and adaptation actions including:

Table 1 Summary of policies, objectives, and goals supporting climate action in OCP

Climate Action Goal	Ucluelet residents are resilient to climate change and energy scarcity and costs.
Climate Action Monitoring	The District's Annual Reporting will include a section on Climate and Energy, which will include progress updates on actions and indicators in the 2018 Climate Action Plan
	The District will track and report on the 2030 greenhouse gas emissions target reduction target of 40% for by 2030 based on 2007 levels, and also report on additional indicators identified in the Climate Action Plan.
Servicing and Infrastructure	Objective 4D: To adapt municipal infrastructure systems to remain resilient to the impacts of a changing climate.
GHG Policies	Policy 2.32: Review municipal infrastructure and assets for vulnerability to rising sea levels and increased storm events.
	Policy 2.30: Establish and undertake the work, as necessary, to refine Flood Construction Levels to ensure new development and infrastructure avoids the impact of rising sea levels.

Adaptation Changemakers

The development of Ucluelet's Community Climate Change Adaptation Plan was facilitated by the District's participation in ICLEI Canada's Adaptation Changemakers project. Supported by technical guidance from ICLEI and regional experts, Adaptation Changemakers was a two-year initiative that engaged eight communities across Canada to build local capacity for climate change resilience and to advance efforts on adaptation. Built on a cohort model, this project brought the eight participating communities together multiple times over the course of the project, gathering at three national workshops to network, learn, and share experiences about adaptation planning.

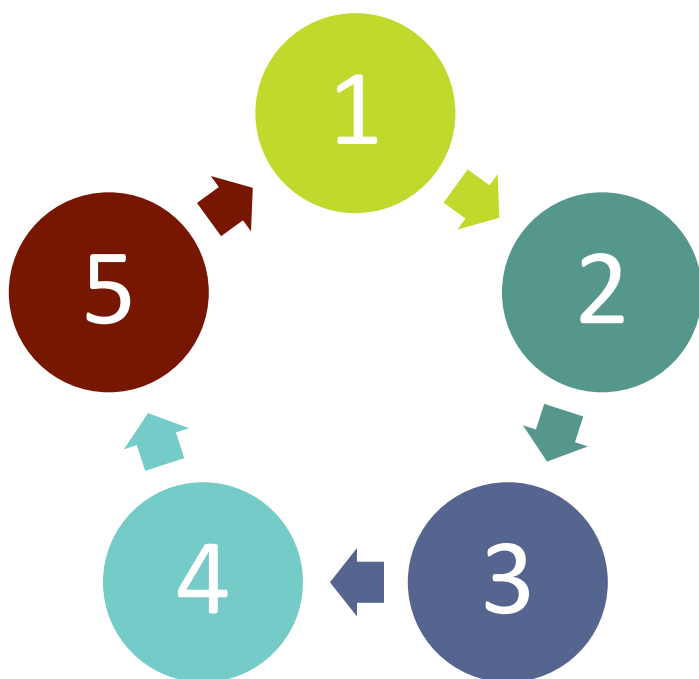
Table 2 Participating municipalities in ICLEI's Adaptation Changemakers project

British Columbia	District of Ucluelet City of Prince George Town of Qualicum Beach
Newfoundland and Labrador	Town of Conception Bay South Town of Portugal Cove-St. Philip's
Ontario	City of Windsor City of Peterborough Town of Caledon

Each Changemakers municipality followed Milestones 1– 3 of ICLEI Canada's Building Adaptive and Resilient Communities (BARC) program – a five milestone planning framework that supports the development and implementation of a Municipal Climate Change Adaptation Plan. The process involved identifying local climate change projections and impacts, facilitating a risk and vulnerability assessment, and identifying community actions to increase resilience to projected changes.

The adaptation planning process was community-focused, and each participating municipality convened a wide range of community stakeholders, allowing for collaborative co-development of adaptation plans that address climate risks across multiple sectors and systems. The Municipality acts as a coordinator and champion of the plan, and various actions and risks within the plan are owned and implemented by non-municipal stakeholders. This collaborative co-governance model allows the burden of responsibility to be shared amongst key partners and increases resilience in areas outside the corporation of the District.

ICLEI Canada's Building Adaptive and Resilient Communities Framework



MILESTONE ONE - INITIATE

Within this milestone, communities identify stakeholders to review and understand existing knowledge on how the regional climate is changing, followed by a brainstorming exercise to identify potential climate change impacts.

MILESTONE TWO—RESEARCH

The second milestone is meant to further develop a community's understanding of climate change impacts and the major service areas which are likely to feel these impacts most acutely. Within this milestone, a municipality will scope the climate change impacts for the region and conduct both a vulnerability and risk assessment.

MILESTONE THREE - PLAN

The third milestone provides guidance on how to establish a vision, set adaptation goals and objectives, identify adaptation options, and examine possible constraints and drivers to various actions. From there, a community will draft a Local Adaptation Strategy. Baseline data is collected and recorded, financing and budget issues are addressed, an implementation schedule is drafted, implementation responsibilities are determined, and progress and effectiveness indicators are identified in the Plan.

MILESTONE FOUR - IMPLEMENT

In the fourth milestone, communities work to ensure that they have the approval and support of council, municipal staff and the community in order to move forward on implementation. Communities will also make sure they have the appropriate implementation tools to ensure the ongoing success of the Strategy.

MILESTONE FIVE – MONITOR & REVIEW

The fifth and final milestone serves to assess whether the goals and objectives of the Strategy have been achieved, and helps communities identify any problems that have been encountered and develop solutions. Additionally, the fifth milestone helps communities communicate their progress to council and the general public.

Adaptation vs. Mitigation

Climate change adaptation refers to any initiative or action that seeks to reduce the vulnerability of social, economic, built, and natural systems to changing climate conditions. Adaptation efforts may focus on changing individual behaviour, updating municipal by-laws and policies, enhancing the capacity of physical infrastructure, and improving ecological services.

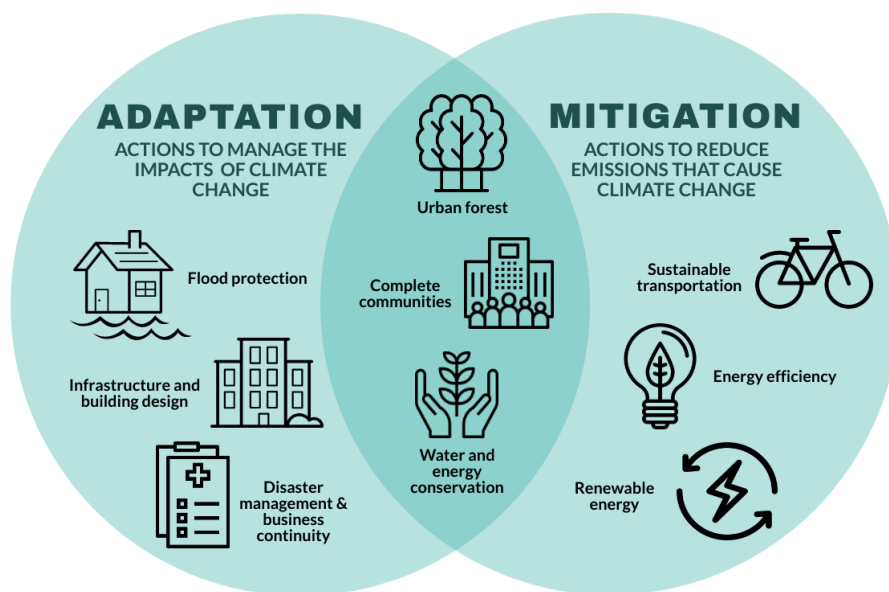
Climate change mitigation refers to the implementation of policy, regulatory and project-based measures that contribute to the stabilization or reduction of greenhouse gas concentrations in the

atmosphere. These include anti-idling by-laws, building retrofits to conserve energy, and transitioning to low-carbon energy sources.

The effects of climate change are wide ranging and will require a diversity of responses. While mitigation efforts work to contain the long-term impacts of global warming, adaptation measures are needed to address the climate change impacts that are already happening. Adaptation is not meant to replace or undermine mitigation efforts, rather adaptation complements local government efforts to protect and improve their long-term sustainability.

ADAPTATION = managing the unavoidable

MITIGATION = avoiding the unmanageable



Source: ICLEI Canada, 2019

Global and National Climate Change

Since the late 1800s, the Earth's temperature has risen by 1°C largely due to human activities (IPCC, 2014). As fossil fuel extraction and consumption continues around the world, warming is accelerating at a faster rate. Earth's average surface temperature in 2018 was the fourth hottest year on record since record-keeping began in the 1880s (NASA, 2019). As of 2019, the five warmest recorded years have occurred during the past five years, and the 20 warmest years on record have occurred over the past 22 years (NASA, 2019). July 2019 was the hottest month ever recorded, shrinking Arctic and Antarctic sea ice to historic lows 19.8% below average (NOAA, 2019).

Similar to global trends, Canada has been warming over the last six decades, with average temperatures over land increasing by 1.5°C between

1950 -2010 (Bush et.al, 2014). This rate of warming is almost double the global average reported over the same period, meaning an increase of 2°C globally could result in a 3-4°C change in Canada. The years 2011 and 2012 were found to be 1.5°C and 1.9°C warmer than the 1961-1990 average in Canada, with 2018 now standing as the warmest year on record globally.

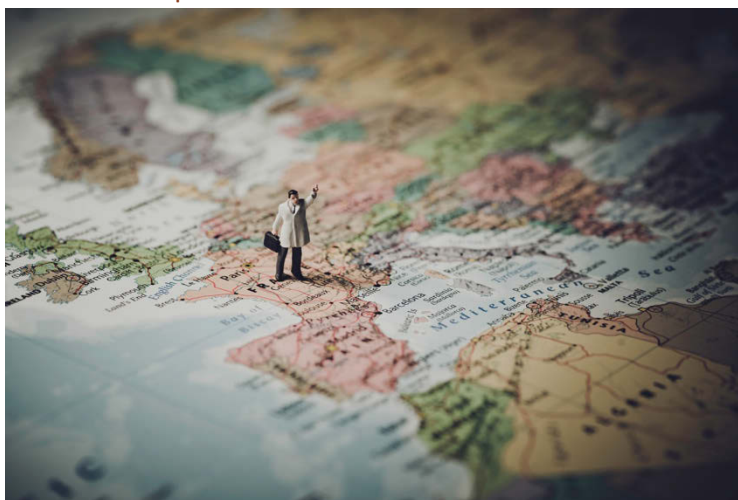
Canada has also generally become wetter over the past several decades, with average annual precipitation across the country increasing by approximately 16% between 1950-2010. This increase is dominated by large changes in British Columbia and Atlantic Canada. Extreme precipitation events are also likely to become more intense and more frequent – recent studies show that a 1-in-20-year storm event are likely to become 1-in-10-year storm events by the 2050s.



Wild Pacific Trail, Ucluelet

Federal Policy Direction on Climate Adaptation

Canada was one of 195 countries to sign the Paris Agreement in December 2015. The Agreement aims to keep the global temperature to well below two degrees Celsius, and to drive efforts to limit the temperature increase even further to 1.5 degrees Celsius above pre-industrial levels. In terms of adaptation, the Agreement has a goal to enhance adaptive capacity, strengthen resilience and reduce vulnerability to global climate change, in line with the temperature goal (Government of Canada, 2016).



The Government of Canada has also produced several policy documents that support and guide the country's position on climate change adaptation. For example, in 2016, the Government of Canada released its Pan Canadian Framework on Clean Growth and Climate Change, which includes adaptation considerations and actions to improve climate resiliency. Major focus areas include building climate resilience through infrastructure, protecting and improving human health and well-being, and reducing climate-related hazards and disaster risks. The framework recognizes the important role that Canadian municipalities will play in implementing climate solutions locally.

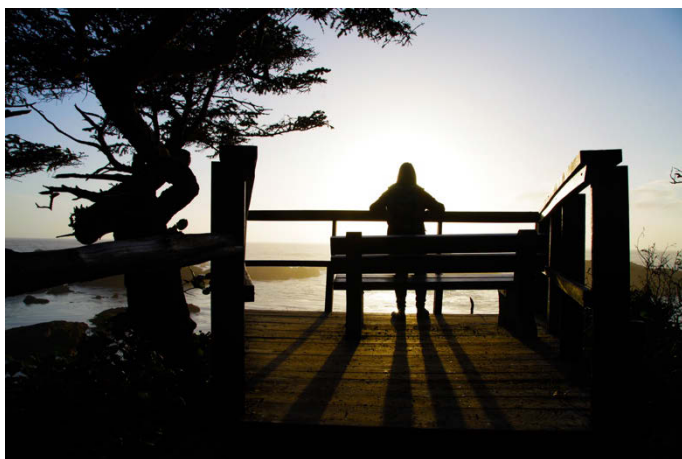
The Government of Canada has also taken a number of ad-hoc steps in recent years to help Canadians adapt to a changing climate, including:

- Developing the Expert Panel on Climate Change Adaptation and Resilience Results in August 2017. The Expert Panel was tasked with providing advice to the federal government on how to measure progress on adaptation and climate resilience.
- Creating the Federal Adaptation Policy Framework, which brings the consideration of climate change risks into federal decision-making.
- Creating the Canadian Centre for Climate Services, which provides public information on understanding and adapting to climate change.

Provincial Policy Direction on Climate Adaptation

In 2019, the Province of British Columbia completed a Preliminary Strategic Climate Risk Assessment for B.C. as a first step in better understanding climate-related risks in B.C. and to help the government develop appropriate measures to address those risks.

The assessment is being used to inform a provincial climate preparedness and adaptation strategy to help protect people, communities and businesses from the impacts of climate change (set to be released in late 2020). While the risk assessment is not intended to be used as a prediction of future events it can act as a tool to evaluate the likelihood and potential consequences of each event happening in the future to understand the degree of risk each poses for the province to help prepare.



Wild Pacific Trail, Ucluelet
Photo Source: Landon Sveinson

Key Findings of the Provincial Assessment:

- The greatest risks to B.C. are severe wildfire season, seasonal water shortage, heat wave, ocean acidification, glacier loss, and long-term water shortage.
- Other risks that have the potential to result in significant consequences include severe river flooding and severe coastal storm surge, although these events are less likely to occur.
- Nearly all risk event scenarios (except moderate flooding and extreme precipitation and landslide) would have major province-wide consequences in at least one category.

While Federal and Provincial governments provide strategic focus, standards, and potential funding streams for adaptation, it will be up to local governments to tailor climate change adaptation strategies to their local circumstances and to the unique set of climate change impacts they expect to face.

Climate Science

Climate change is defined as any change in global or regional climate patterns. While the Earth's climate has naturally fluctuated for millions of years, changes in climate from the mid-to-late 20th century onwards are largely attributed to increases in human activity. Human activities affect the climate system through two means – changes to land surface (e.g. deforestation) and altering the composition of the atmosphere through increasing atmospheric concentrations of GHGs through the burning of fossil fuels.

The United Nations Intergovernmental Panel on Climate Change (IPCC) is the UN body tasked with assessing the science related to climate change, its impacts and potential future risks, and possible response options. In its Fifth Assessment report, the IPCC declared with certainty the widespread impact of human-caused climatic changes. The report stated: “Human influence on the climate system is clear, and recent anthropogenic emissions of greenhouse gases are the highest in history. Recent climate changes have had widespread impacts on human and natural systems” (IPCC, 2014).

In October 2018, the IPCC released its most urgent report to date, stating that the global community may have as little as 10 to 12 years to slow

greenhouse gas emissions and limit global temperature increase to 1.5°C (IPCC, 2018). To limit warming, there must be “rapid and far-reaching” transitions in how we use our lands, energy, industry, buildings, transportation and design our cities (IPCC, 2018). Now more than ever, it is crucial that cities adapt to help community members prepare for increasing intensity of climate-related risks. The IPCC recommends a mix of adaptation and mitigation options to limit global warming to 1.5°C, implemented in a participatory and integrated manner (IPCC, 2018).

It is important to note that uncertainty is an integral part of the study of climate change. Uncertainty is factored into climate change scenarios, models, and data, and reflects the complex reality of environmental change and the evolving relationship between humans and the planet. While it is not possible to anticipate future climactic changes with absolute certainty, climate change scenarios help to create plausible representations of future climate conditions. These conditions are based on assumptions of future atmospheric composition and on an understanding of the effects of increased atmospheric concentrations of greenhouse gases (GHG), particulates, and other pollutants.

Climate Change Projections for Ucluelet

Climatic changes in BC during the twentieth century have often exceeded global trends but vary significantly by region. Recent events in the District of Ucluelet including water shortages, winter storms, and other occurrences of extreme weather over the past several decades have highlighted the need to be prepared for ongoing challenges.

The following data highlights the projected impacts of climate change on the District of Ucluelet. The Climate Atlas and Canadian Climate Data and Scenarios tools were used to access downscaled climate data for the District, as well as models and scenarios from the IPCC's Fifth Assessment Report. The parameters included in this report are temperature, precipitation, and sea level rise. Key findings include increased temperature, increased precipitation in fall, winter, and spring, and increased intensity of rainfall. In addition, sea levels and ocean and stream temperatures are expected to rise.

Table 3: Summary of Climatic Changes

RCP 8.5			
Climate Indices	Baseline	2021-2080	2051-2080
Mean annual temperature	9.1°C	10.5°C	12°C
Days over 30°C	0	0-2 days	0-4 days
Freeze-thaw days	20.2 days/year	6.8 days/year	2.2 days/year
Mean annual precipitation	3122 mm	3232 mm	3343 mm
Sea level rise	Average 1.7 ±0.2 mm/year	Sea level expected to rise 700mm - 800mm by 2100	
Water temperatures	Increasing at varying degrees in ocean and streams		

Temperature

Temperatures in the District of Ucluelet are expected to rise in congruence with provincial changes. In Ucluelet, the average annual temperature is expected to increase by 1.4°C by the 2050s, and 2.9°C by the 2080s.

Hot Days

The District can expect to start experiencing hot days (days where the temperature exceeds 30°C) that did not previously occur based on historical data.

Freeze-Thaw

A freeze-thaw cycle is any day where the minimum temperature is below 0 °C and the maximum temperature is above 0 °C. The RCP 8.5 ensembles project that freeze-thaw cycles will decrease significantly due to overall warmer temperatures.

Precipitation

Precipitation in Ucluelet is expected to rise in congruence with provincial changes, with decreased precipitation during the summer months. The Climate Atlas provides information from a weather station located within the District of Ucluelet. In a high emissions scenario, Ucluelet can expect to experience an average annual precipitation increase of 110 mm during 2021-2050 and 221 mm during 2051-2080.

Heavy or Extreme Precipitation

Extreme and heavy rain events are expected to become more intense and more frequent. The West Coast receives 20–25% of its annual precipitation in heavy rainfall resulting from atmospheric rivers. The frequency of atmospheric river events is expected to increase for coastal BC during the period 2041–2070 under a high-emissions scenario (Lemmen et al., 2016).

Sea Level Rise

Sea levels vary widely depending on several temporal, atmospheric, and oceanographic factors. Climate variabilities such as El Niño/La Niña Southern Oscillation contribute to extreme water levels, temperatures and storm surge flooding. Climate change impacts such as melting glaciers, warmer temperatures (thermal expansion), and changes in salinity have also contributed to changing sea levels. Between 1900–2009, the trend of global sea-level rise was on average 1.7 ±0.2 mm/year. This is expected to rapidly increase. The IPCC projects a range of global sea-level rise of 26–98 cm by the year 2100, based on the RCP emissions scenarios (Lemmen et al., 2016).

On the British Columbia coast, the projected amount of sea level rise is not uniform. The most drastic sea level rise is projected to occur on the Fraser Lowland, southern Vancouver Island, and the north coast (Lemmen et al., 2016). Interestingly, sea levels in the Tofino area have historically decreased by 12.4cm/century. Variation in sea level change between B.C. sites is largely explained by different amounts of vertical land movement. Land along the southwest coast of Vancouver Island is rising at about 25 centimetres per century, while vertical land motion along the northern coast is negligible (Lemmen et al., 2016). Despite historically lower sea

levels, global projections indicate an increase for the District of Ucluelet and surrounding areas. Figure 2 below depicts the range of projected sea level rise along the coast.

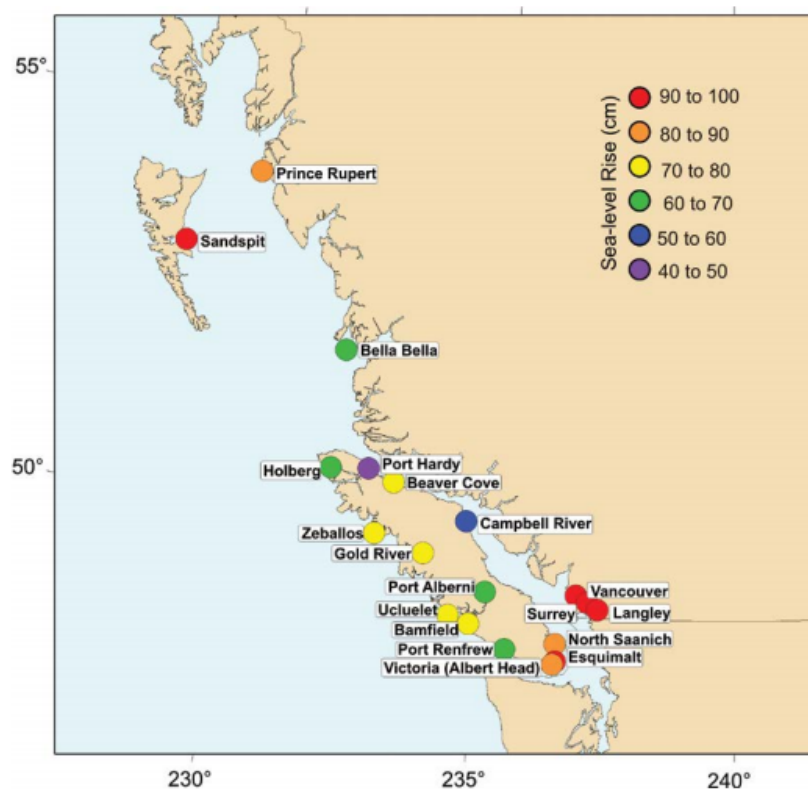


Figure 2 Projections of relative sea-level rise by 2100 for the 95th percentile under RCP 8.5

Source: Canada's Marine Coasts in a Changing Climate

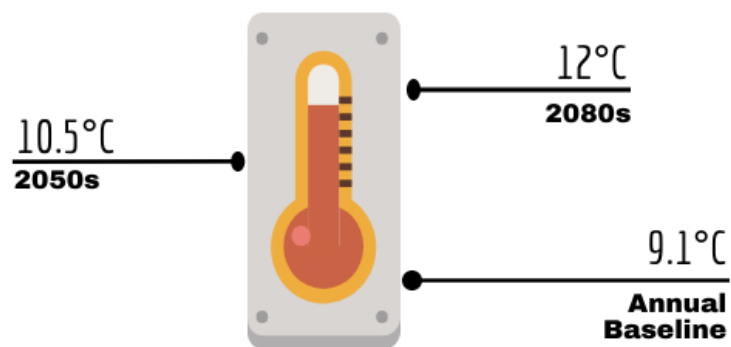
Water Availability

Many regions in British Columbia are expected to experience increasing water shortages (Lemmen et al., 2008). Loss of snowpack and glaciers as well as precipitation changes are expected to limit water supply during peak demand periods during summer (Harford, 2008). Saltwater intrusion resulting from sea level rise can also impact groundwater. In addition to water supply, reduced summer stream flows will affect aquatic ecosystems such as critical salmon habitat.

Water Temperatures

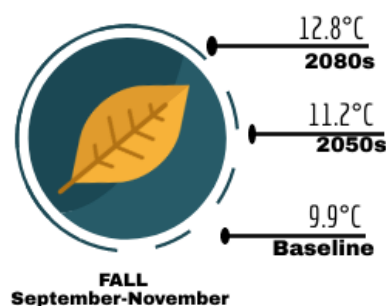
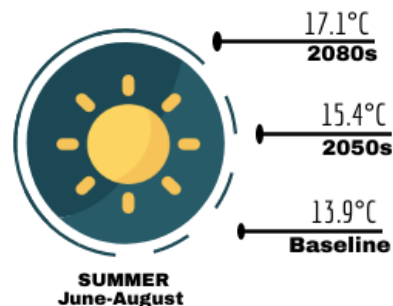
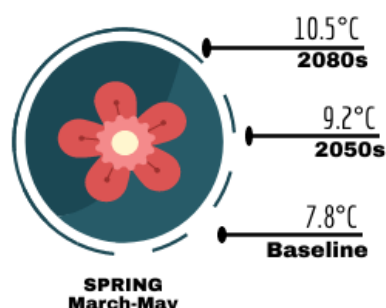
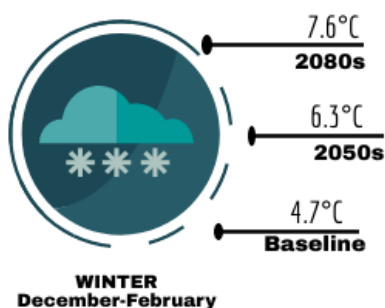
Sea surface temperatures have warmed significantly in British Columbia. Similar to sea level rise, sea surface temperature change varies across the region. Stream temperatures could rise by up to 2°C, and when coupled with lower flow levels, can have a significant impact on fisheries (Harford, 2008).

Ucluelet Future Climate Change Projections

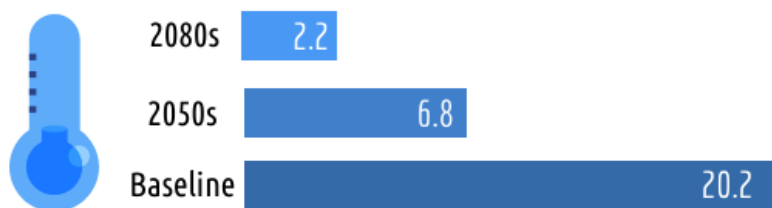


ANNUAL MEAN TEMPERATURES

Mean, minimum & maximum daily temperatures are projected to increase in every season.

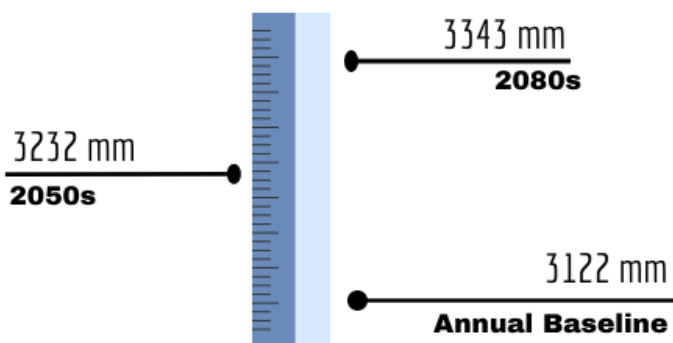


SEASONAL MEAN TEMPERATURES



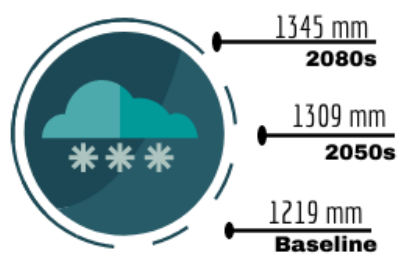
FREEZE-THAW CYCLES

Freeze-thaw days are expected to significantly decrease over the long-term.

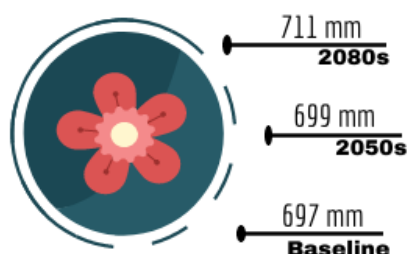


ANNUAL MEAN PRECIPITATION

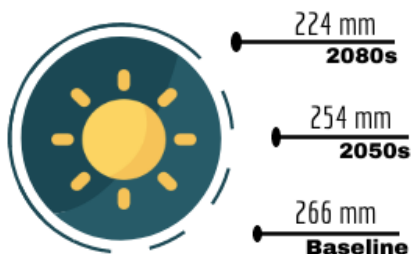
Annual precipitation is expected to increase. Winter, Spring and Fall are projected to get significantly wetter.



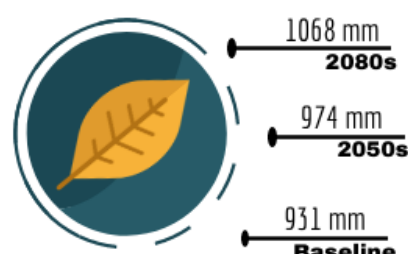
WINTER
December-February



SPRING
March-May



SUMMER
June-August



FALL
September-November

SEASONAL MEAN PRECIPITATION



Precipitation will fall at a faster rate (mm/h)



Shorter storms will have an increasingly high intensity



Return periods of heavy storms will shorten, meaning increased frequency

HEAVY PRECIPITATION EVENTS

Precipitation events in general are projected to become more intense and extreme.

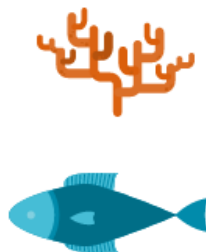


In the District of Ucluelet, sea levels could rise by **70 to 80 cm** by the year 2100.

SEA-LEVEL RISE

Rising sea levels could cause increased coastal erosion, loss of low-lying lands, soil salination, and saltwater intrusion.

Sea surface temperatures have been **higher during the past three decades** than at any other time since reliable data collection began in 1880.



SEA SURFACE TEMPERATURES

Warmer sea surface temperatures could cause changes in aquaculture productivity, increased spread of aquatic invasive species, changes to marine ecosystems and species distribution, and more.

Sources:

Canadian Climate Data and Scenarios Network - Government of Canada

Chiotti, Q. and Lavender, B. (2008): Ontario; in *From Impacts to Adaptation: Canada in a Changing Climate, 2007*, edited by D.S. Lemmen, F.J. Warren, J. Lacroix and E. Bush; Government of Canada, Ottawa, ON, p. 227-274

Climate Atlas of Canada tool - The Prairie Climate Centre

Lemmen, D.S., Warren, F.J., James, T.S. and Mercer Clarke, C.S.L. editors (2016): *Canada's Marine Coasts in a Changing Climate*; Government of Canada, Ottawa, ON, 216, 248p.

Figure 3: Climate Change Projections for the District of Ucluelet

Impacts and Issues

Impact statements consider the projected climatic changes and their effects on built, natural, and human/social systems. A workshop was held in September 2018 where participants were divided into groups and asked to develop impact statements for each system, thinking about the specific changes Ucluelet could experience. The group identified 40 impacts that were later used to inform a vulnerability and risk assessment, where they were further refined and prioritized.

Impact statements are intended to capture:

- A climatic threat/change (e.g. rising temperatures)
- The outcome of the climatic change (e.g. extreme heat event)
- The consequences associated with this outcome (e.g. heat stress)

Vulnerability and Risk Assessment

Vulnerability, or the degree to which a system is susceptible to the impacts of climate change, is a function of both sensitivity and adaptive capacity. Sensitivity is defined as the degree to which a system is affected by climatic conditions (e.g. temperature increases) or a specific climate change impact (e.g. increased flooding). Adaptive capacity is defined as the ability of built, natural and social systems to adjust to climate change, to moderate potential damages, to take advantage of opportunities, or to cope with the consequences.

In other words, a vulnerability assessment determines how susceptible we are to changes to our climate (e.g. heatwaves, extreme storms, sea level rise), and how prepared we are for those changes. For example, our trees may be affected by hotter and drier summers, but if most of the species are not susceptible to damage, and we have a plan to affordably replace those species that are, our vulnerability is low. Conversely, our vulnerability to poor air quality from wildfires is higher because we are susceptible and there is only so much that we can do to limit the impact on human health.

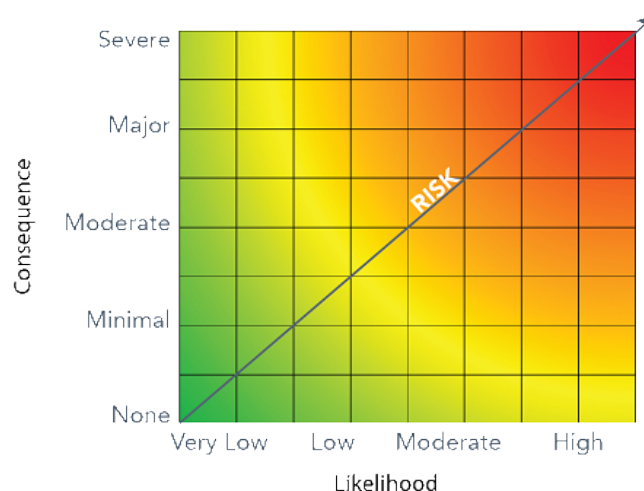
In February 2019, an online questionnaire was sent to local stakeholders to assess the vulnerability of Ucluelet to the climate change impacts that were identified in the second local meeting; these impacts related to the built, natural, and human/social systems within the city. As a result of the vulnerability assessment, 4 low-vulnerability impacts were removed or combined with pre-existing impacts to create an updated list of 36 impact statements to move onto the risk assessment process.

Analyzing risk is a key step in adapting to climate change and planning for a future in which the climate will be different than it is today. A local workshop involving a variety of stakeholders and local experts was held to determine Ucluelet's level of risk to the 36 impact statements that moved forward from the vulnerability phase. The risk assessment was used as a way to further prioritize which risks are most pertinent to plan for. In the risk assessment workshop, participants were asked to assess the consequences of each climate impact statement using the following 12 criteria:

Table 4 Risk assessment consequence criteria

Social	Economic	Environmental
Public Health & Safety	Property Damage	Air
Displacement	Local Economy & Growth	Water
Loss of Livelihood	Community Livability	Soil
Cultural Aspects	Public Administration	Ecosystem Function

Risk is a function of likelihood and consequence. A likelihood score was pre-determined for each impact statement by the project team, and participants were asked to review these scores at the workshop. The focus of the working session was to assign consequence scores for each of the social, economic, and environmental factors above to determine the overall risk score for each impact statement.



Defining risk is intended to be an iterative process and should be revisited and reevaluated every five years. The following risks were identified by Ucluelet's stakeholder group as priority risks in the community:

- Increase in extreme weather events causing damage to buildings and infrastructure, extended power outages, and disruption and delays in the transportation network. (Medium-high risk)
- Rising annual temperatures impacting potable water supply through reduced snowpack and water storage issues. (Medium risk)
- Rising ocean and air temperatures and increasing acidification stressing aquatic species. (Medium risk)
- Rising annual temperatures increasing invasive species and plant diseases, threatening native species. (Medium risk)

Future Directions

The actions and objectives presented below are a combination of District and community-led measures that have been developed to address Ucluelet's priority climate impacts and risks. Detailed implementation tables including scope and current practice, roles and responsibilities, anticipated timeline and costing, as well as monitoring can be found in Appendix A.

Vision

Ucluelet is a vibrant, resilient community that is committed to the careful stewardship of all of its systems; natural, built, and social. Residents are knowledgeable and prepared, visitors learn to steward the area like locals, and the natural environment thrives from careful management and thoughtful valuation. We will minimize climate change risks to our community through careful planning to ensure our community will thrive for generations to come.

Objectives and Actions

The following five objectives were identified as key overarching areas of focus for the District of Ucluelet in their adaptation planning. Once implemented, the actions in this plan will contribute towards achieving the objectives below:



Table 5 Summary of Objectives, Adaptation Actions, and Responsible Departments

Objective 1: Strengthen Infrastructure Resilience and Reduce Risk to Buildings and Property	Department
Action 1.1: Address vulnerabilities to electrical distribution infrastructure and increase effective and transparent risk management.	Engineering Services
Action 1.2: Conduct flood risk mapping for sea level rise and use results to communicate and manage risks.	Community Planning
Action 1.3: Understand vulnerabilities of Highway 4 and how disruptions could affect food security and other critical resources.	Emergency Services
Objective 2: Enhance Resilience of Ecosystems and Protect Natural Areas	
Action 2.1: Study current water systems and explore alternative measures to make the existing system more resilient.	Engineering Services
Action 2.2: Create an Invasive Species Action Plan and coordinate with existing initiatives.	Engineering Services
Action 2.3: Support local activities to maintain wild fish stocks and habitat.	Corporate Services
Action 2.4: Explore funding opportunities to develop a Biodiversity Network Plan to ensure priority ecosystems are protected in municipal land-use planning bylaws (with regional partners).	Community Planning
Action 2.5: Through the Integrated Stormwater Management Plan, create bylaws, policies or plans to protect habitats.	Engineering Services
Objective 3: Improve Public Safety and Preparedness to Climate-related Events	
Action 3.1: Complete Emergency Operations Centre (EOC) training and update EOC to continue to be prepared for extreme events.	Emergency Services
Objective 4: Think Regionally, Act Locally	
Action 4.1: Participate in a region-wide climate change dialogue and planning process with municipalities, First Nations, Parks Canada and BC Parks to expand and integrate the Ucluelet Climate Change Adaptation Plan into future projects.	Corporate Services
Objective 5: Integrate Climate Change Thinking into Future Planning	
Action 5.1: Include support for climate change adaptation in existing planning documents and all new strategies moving forward.	Community Planning

Implementation Schedules

While Ucluelet has made strides in adaptation through the development of the Community Climate Change Adaptation Plan (CCCAP), it is through implementation of the Plan that the District will improve its adaptive capacity. To ensure the implementation is prompt and effective, implementation schedules were developed for each adaptation action (see Appendix A).

The implementation schedules are intended to be a living document and will be further refined as implementation progresses. Updates may be made to accommodate changes in policies, staff or financial resources, and unexpected extreme weather events. This flexibility will ensure the District and its community partners are not constrained to certain parameters should new opportunities for implementation arise. The implementation schedules were developed to identify and allocate resources required to implement priority actions.

Alongside every priority action, the Implementation Schedule includes:

- Action Name – The name of the identified action
- Scope – A description of the action
- Current Practice – Description of any related ongoing initiatives or policies, exploring alignment and coordination with the current action
- Risks Addressed – Priority risks identified through the vulnerability and risk assessment that the action addresses
- Lead Organization – The organization(s) that will lead implementation
- Department Responsible – Main department at the District of Ucluelet responsible for implementation
- Potential Partners – The organization(s) that could support implementation
- Anticipated Timing – How long implementation is expected to take
 - Short (<2 years)
 - Medium (2-5 years)
 - Long (5+ years)
- Monitoring Metric – Indicator that illustrates progress on implementation or on achieving the identified objectives
- Costing – Costs of implementing the action. Scale used:
 - Low (<\$100,000)
 - Medium (\$100,000-\$1M)
 - High (>\$1M)

OBJECTIVE 1 | Strengthen Infrastructure Resilience and Reduce Risk to Buildings and Property

Action 1.1 Address vulnerabilities to electrical distribution infrastructure and increase effective and transparent risk management.

Description: Severe storm events are not a new phenomenon for the District of Ucluelet, particularly in winter months, but the frequency and intensity of these weather events are projected to increase across the region over time. An increase in extreme rainfall and wind events could cause extended power outages and damage to buildings and utility infrastructure, as was seen with the 2018 December windstorm that was responsible for the greatest outage in BC Hydro's history (BC Hydro, 2019). Weather-related service disruptions often impact the transportation network as well, further exacerbating the isolation of the community and potential vulnerability during extreme storm events. Addressing vulnerabilities to existing infrastructure and increasing management of these risks was identified as a priority to reduce impacts to the community and improve overall resiliency.

Supporting Actions

Concrete/Operations

- Identify priority pump stations and upgrade with auxiliary power to respond to power outages
- Identify priority buildings for new back-up power systems across the community

Policy and Planning

- Explore code options to mandate increased storm resilience in new developments
- Improve building site inspection and planning protocols to maximize passive solar
- Integrate climate adaptation measures into asset management

Research and Communication

- Conduct community engagement to raise awareness and educate residents on protocol and responses to critical infrastructure disruptions (e.g. 48 hours prep blitz twice per year)
- Provide information and early warnings to visitors and community about hazards in advance of extreme weather and high wind events
- Support organizing at the neighbourhood level to ensure redundancy in food security and power

-
- Understand extreme weather impacts on buildings, partnering with existing initiatives to streamline (e.g. BC Housing's Mobilizing Building Adaptation and Resilience program)
 - Increase household resilience to electricity disruption by promoting clean energy solutions such as information on BC rebates and incentives for increasing household energy efficiency

Action 1.2 Conduct flood risk mapping for sea level rise and use results to communicate and manage risks.

Description: The District of Ucluelet, being surrounded on three sides by the Pacific Ocean and its proximity to the Cascadia subduction zone, is a community that is acutely affected by the incremental and sudden changes to ocean conditions like storm surges, king tides, storm waves, climate change, sea level rise, and coastal erosion. Flood risk mapping is a crucial element of flood risk management, and an essential tool to avoid or minimize damage to life and property caused by floods (Flood Resilience Portal, 2020).

One of the effects of climate change is a rise in sea level. While experts using the best available science are still grappling with a range of possible impacts, current expectations are that the sea level on the west coast of Vancouver Island will rise somewhere in the vicinity of one metre by the year 2100. Any development along the coastline must take this into consideration in an attempt to anticipate and minimize any negative impacts that rising sea levels may have on the built environment and the safety of residents (OCP, 2018).

Supporting Actions

Policy and Planning

- Integrate flood risk mapping into planning for future land-use decisions including changes to zoning
- Develop concrete guidelines for future buildings and update the building bylaw
- Continue to update flood construction levels as new flood risk and sea level rise data becomes available, and apply the appropriate regulatory tools to enforce them (e.g. zoning updates/bylaw creation, etc.)
- Coordinate actions with other levels of government

Research and Communication

- Create resources to educate homeowners on flood risks and options to mitigate damage to private property
- Provide resources for retrofitting existing properties as well as for new builds

Action 1.3 Understand vulnerabilities of Highway 4 and how disruptions could affect food security and other critical resources.

Description: People travel to and within Ucluelet predominantly by car. Transportation is a key factor of how residents and visitors experience community life and the landscape. By land, Provincial Highway #4 connects Ucluelet and the Ucluth Peninsula to the eastern side of Vancouver Island. The Tofino-Ucluelet Airport, located approximately 24km to the northeast within the Pacific Rim National Park Reserve, serves people traveling by private and commercial airplanes (OCP, 2018).

As the frequency in more extreme weather events increases, Highway #4 may face growing risks from more frequent and intense storm events including heavy rain and wind. This could trigger a wide range of impacts such as overland flooding, delays in construction, highway closures, and lack of access to emergency routes, services, and supplies for the community. There are a number of potential safety implications from impacts to the highway, and the District would benefit from a detailed vulnerability and risk assessment to determine where the community is most susceptible, and where they can take action to mitigate these impacts. With a better understanding of how the community may be affected, the District and community can better prepare for these events.

Supporting Actions

Policy and Planning

- Update current planning procedures to account for increased climate-related closures to Highway #4

Research and Communication

- Complete a vulnerability and risk assessment for climate impacts to the transportation corridor
- Communicate findings of risk assessment with community to raise public awareness of personal preparedness
- Manage impacts to medical centre/access resulting from impacts to transportation network

Objective 2 | Enhance Resilience of Ecosystems and Protect Natural Areas

Action 2.1 Study current water systems and explore alternative measures to make the existing system more resilient.

Description: Although average precipitation is expected to increase across the region, precipitation in summer months is expected to decrease by approximately 10%. Furthermore, higher winter and springtime temperatures will reduce the percentage of total precipitation occurring as snowfall. Less snow and more rain will lead to faster runoff and could contribute to water-scarcity issues because less water will be stored as snow and ice. These projected future conditions will also impact the depletion of aquifers, increasing wildfire risk.

Tackling the issue of water quality and quantity into the future is best approached regionally. It is important for all surrounding municipalities, regional districts and First Nations governments to come together to discuss and plan for this risk to ensure no governing body is taking actions that might cause harm to another.

Supporting Actions

Policy and Planning

- Develop a sustainable water planning strategy to reduce ecosystem drought vulnerability
- Explore the creation of additional water storage capacity and invest in technology available for water capture
- Conduct assessment to determine when a water filtration system will need to be installed
- Ensure all buildings are on water meters and update bylaws/policies to reflect any changes to water conservation measures
- Create and coordinate various plans (e.g. Emergency Drought Plan, Water Master Plan, Rain Catchment Plan, Water Conservation Study) to help ensure resilience of water supply
- Develop a baseline for water consumption in the community so use can be monitored moving forward

Research and Communication

- Support development of regional conversation around managing water supply
- Support household water conservation by creating incentives to reduce potable water use (e.g. provide rebates for water collection systems (cisterns & rain-barrels), increase costs for commercial users)
- Update regulations for greywater use and increase public awareness about possibilities

Action 2.2 Create an Invasive Species Action Plan and coordinate with existing initiatives.

Description: Climate change is expected to impact the spread of invasive species throughout the District due to warmer, drier summers, rising annual temperatures, as well as a decline in snowpack and freezing temperatures. Some invasive plant species are more prolific at spreading wildfire and reducing ecosystem resilience to this threat. Ucluelet is already home to a variety of invasive species, most notably Scotch Broom and Knotweed, which are largely managed by volunteer organizations. Developing a plan to manage the spread of invasive species is critical to keep them under control, as the goal of eradication may not always be feasible.

Supporting Actions

Research and Communication

- Support research and monitoring for invasive species and plant diseases
- Support monitoring and management of invasive species in the marine environment (e.g. by encouraging boat rinsing)
- Assess priority areas to focus on (e.g. parks, road edges, habitat impacts)
- Increase public education and awareness raising campaigns on invasive species management

Action 2.3 Support local activities to maintain wild fish stocks and habitat.

Description: Climate change is already impacting fish stocks, which creates a complex web of adverse effects for fishermen, hatcheries, and communities involved with aquaculture or the fishing industry more broadly. Healthy aquatic habitats are critical for the survival of fish, fish supportive processes and are important to maintain biodiversity. Unnecessarily disturbing these sensitive and important aquatic environments may harm their vitality and the ecological services they provide and can have downstream consequences on fish habitat (OCP, 2018). With rising ocean temperatures and acidification, reduced stream flows in summer

months, and warmer river temperatures, exacerbated by a growing quantity of plastics and contaminants in the marine system, marine health is challenged from many different angles.

Supporting Actions

Policy and Planning

- Research additional land-use regulations and bylaws that could improve aquatic habitat protection
- Clearly communicate riparian development permit areas and increase existing management

Research and Communication

- Increase advocacy and public awareness of organizations like the Hatchery and the Aquarium and the services they provide
- Host education session with local realtors and builders to communicate risks

Action 2.4 Explore funding opportunities to develop a Biodiversity Network Plan to ensure priority ecosystems are protected in municipal land-use planning bylaws (with regional partners).

Description: Healthy ecosystems and biodiversity are fundamental to life on our planet, particularly in mitigating the impacts of climate change and supporting a more resilient natural environment (Hoffman, 2015). Ucluelet is home to rich plant and animal habitat due to the peninsula's interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest (OCP, 2018).

Areas with high carbon sequestration value such as saltmarshes, eel grass beds, heath/bog forests, wetlands, and estuaries are examples of priority ecosystems to protect via regulations and policies. Additionally, natural areas that act as wind buffers prevent water erosion & provide slope stability, and contiguous forest canopy cover maintains temperature gradients for wildlife corridors.

Supporting Actions

Policy and Planning

- Expand the percentage of greenways and parks as a required component of development proposal approvals

-
- ❑ Identify key areas for ecological restoration and prioritize these areas as a land-use zoning category
 - ❑ Reduce percentage of allowable land-clearing per hectare to ensure land-use planning bylaws are aligned with biodiversity conservation goals
 - ❑ Develop targets for % canopy cover to maintain temperature gradient and % land-cover to reduce erosion and mitigate vulnerability to flooding
 - ❑ Prioritize wildlife corridors and habitat protection in land-use planning bylaws
 - ❑ Revise zoning bylaws to reflect limits-to-growth in areas vulnerable to sea-level rise, flooding and storm impact
 - ❑ Maintain vegetation buffers, forested canopies and green zones as part of a comprehensive climate change impact land-use plan
 - ❑ Develop a baseline to monitor tree health and manage impacts of extreme events on trees

Research and Communication

- Raise awareness of some of the issues facing habitats in the area

Action 2.5 Through the Integrated Stormwater Management Plan, create bylaws, policies or plans to protect habitats.

Description: Situated in a coastal rainforest, Ucluelet is blessed with an abundance of rainfall. Stormwater collected in pipes and discharged directly to watercourses or the foreshore creates a potential for erosion and discharge of contaminants, which can be harmful to fish and the environment. Healthy aquatic ecosystems have a capacity to retain stormwater runoff, maintain water quality by reducing levels of sediment, nutrients and contaminants in outflow water, to slow water flow and to prevent erosion (OCP, 2018).

As risks emerge and systems age, we have an opportunity to improve stormwater management through the application of Green Stormwater Infrastructure (GSI), which can mitigate flooding, lower infrastructure upgrade costs, while providing a suite of social, economic, and environmental benefits to the community. Developing policy that mandates consideration for GSI and developing the resources to help with GSI literacy will support expansion of GSI and improve stormwater management across the watershed. Development Permit Areas (DPAs) are another effective way to improve stormwater management, while protecting riparian areas from the effects of warmer temperatures and drier conditions.

Supporting Actions

Policy and Planning

- Update Subdivision and Development Servicing Standards Bylaw to incorporate green/lean infrastructure
- Update or create new policies, bylaws, and DPAs to effectively manage stormwater and enhance natural habits and ecosystem services

Research and Communication

- Take a natural assets and ecosystem services approach to managing stormwater through exploring a Municipal Natural Asset program or working with Municipal Natural Assets Initiative
- Public education and awareness raising on stormwater management and green stormwater options available for private property
- Explore incentive programs to encourage green stormwater management on private property

Objective 3 | Improve Public Safety and Preparedness to Climate-Related Events

Action 3.1 Complete Emergency Operations Centre (EOC) training and update EOC to continue to be prepared for extreme events.

Description: With increasing frequency and severity of extreme weather, risks to the District are expected to grow. Climate readiness and emergency preparedness is a moving target, and it is crucial that departments within the District as well as the community as a whole understand how to respond in an emergency situation. It is also important for departments within the District to have up-to-date business continuity plans and an understanding of these procedures so staff can continue to offer core services in the event of an emergency or prolonged extreme weather event. Emergency preparedness should be practiced, and plans updated on an annual basis to ensure resiliency to increasingly severe weather events.

Supporting Actions

Policy and Planning

- Encourage all departments to review and update Business Continuity Plans
- Schedule annual mandatory exercises to ensure adequate knowledge of EOC operations

Research and Communication

- Share results of Ucluelet's climate change adaptation project with emergency management network. Improve and refine current training based on outcomes.
- Update extreme event kits for staff to manage closures
- Confirm scope of responsibilities of various union members for response and recovery
- Develop educational signage for visitors to make them aware of risks and to provide response information
- Coordinate specialized training for responders (e.g. Coast Smart, Adventure Smart)
- Engage with community and regional stakeholders to identify duties, responsibilities and response protocols strengthening collaboration and coordination
- Create and promote opportunities for small businesses to learn about emergency management
- Continue to engage with residents and community service providers about personal preparedness and critical service delivery

Objective 4 | Think Regionally, Act Locally

Action 4.1 Participate in a region-wide climate change dialogue and planning process with municipalities, First Nations, Parks Canada and BC Parks to expand and integrate the Ucluelet Climate Change Adaptation Plan into future projects.

Description: Most climate impacts and risks transcend political and geographic boundaries. Similarly, many of the actions that can reduce risks caused by climate change are more effectively addressed through a regional lens.

The District's 2019-2022 Strategic Plan states: "We are stronger together. There are many advantages and efficiencies to be achieved through sharing our respective aspirations and collaborating with our neighbors for the greater good of our communities. Shared resources and expertise can reduce costs and enhance productivity while a strong, collective voice on important issues in our area can positively influence decisions and policies of government. It is also important to advocate for our community through these discussions."

Supporting Actions

Policy and Planning

- Incorporate climate adaptation into the pre-existing list of areas to discuss as a region (as determined in Strategic Focus Area 4 of the Strategic Plan)
- Create a platform (forum, event, series of meetings, etc.) to talk about regional priorities such as emergency planning, land-use planning, regional planning, and explore how climate adaptation/mitigation planning fits into each of these areas

Research and Communication

- Formally share Ucluelet's Climate Adaptation Plan with neighboring ACRD members and First Nations
- Host an engagement event starting in 2020 to explore how the region can better work together and establish an annual process for cooperation
- Explore possibility of creating a regional natural asset management initiative

Objective 5 | Integrate Climate Change Thinking into Future Planning

Action 5.1 Include support for climate change adaptation in existing planning documents and all new strategies moving forward.

Description: Climate change is a lens you can apply to all planning procedures to maximize opportunities for adaptation and mitigation action. Documents like the Strategic Plan and Official Community Plan should be updated to incorporate climate considerations, and all new plans should integrate adaptation and mitigation into them wherever possible. Climate adaptation and resilience standards should also be integrated into District procedures such as urban and strategic planning, design, and development approval processes moving forward.

Implementation and Governance

The CCCAP is intended to guide the District of Ucluelet and community partners to prepare for the impacts of climate change. As such, a strong focus on implementation, governance, and monitoring is essential to the Plan's success. Changes to federal and provincial legislation and regulations, as well as technological advances, are anticipated over the plan horizon; this will impact the long-range strategies, underscoring the importance of periodic review and adjustments to the CCCAP.

Oversight and Governance

It is intended that the CCCAP will be "municipally-led and community supported". The benefits of this model are that it enables the District to play a leadership role, while also sharing the responsibility for plan implementation. It also potentially allows for the leveraging of capital of the community for those actions that are beyond municipal responsibility. The District will coordinate with community stakeholders involved in implementation to produce an annual report that highlights progress made on both adaptation and mitigation actions in the region.

District Council

Council will be responsible for the endorsement of the Community Climate Change Adaptation Plan, and to receive and review annual progress reports on implementation actions and outcomes.

Funding

The adaptation actions identified in this Plan will be integrated into departmental workplans and budgets moving forward. Many actions fall within pre-existing departmental budgets, and departments will be responsible for identifying additional funding sources such as partnerships and grants for any actions without sufficient budget allocated.

It is recommended that the District continue to maximize available funding opportunities to advance the implementation of adaptation actions. There are multiple funding avenues that align with the implementation guidelines outlined in the CCAP, including but not limited to:

- Federation of Canadian Municipalities (e.g. Green Municipal Fund);
- Canada Revenue Agency tax incentives for industrial investments in energy conservation and clean energy generation;
- Real Estate Foundation of BC
- Infrastructure Canada (e.g. Investing in Canada Infrastructure Program, Disaster Mitigation and Adaptation Fund);
- The Federal Canadian Industry Program for Energy Conservation (CIPEC);
- Trees Canada (e.g. Community Tree Grants);
- Community Healthy Living Fund (e.g. healthy eating and physically activity programming grants);
- Impact Assessment Agency of Canada (e.g. environmental assessment funding);
- EcoAction Community Funding Program
- Infrastructure Canada's Smart Cities Challenge

As funding opportunities are constantly changing, it will be important for District staff and community partners to continually research and monitor available opportunities to leverage for implementation.

Communication, Education and Outreach

The long-term success of the plan hinges upon an informed and involved community taking part in ongoing conversations about climate impacts and the benefit of climate action. The conversation must translate to action on both the individual and community-level. Integrating climate awareness into the mainstream practices and thinking of all community groups, residents, visitors and municipal staff will be essential in successfully maximizing our resiliency potential.

In order to ensure widespread community support and involvement, multiple mediums of communication and outreach should be utilized. These range from

visual mediums (e.g. infographics, advertisements) and written media (e.g. government publications, newspaper articles, brochures, websites) to oral communications (e.g. group dialogue, presentations). Both internal and external communication will help increase public awareness and buy-in surrounding the CCCAP.

It is recommended that the District of Ucluelet, working with community partners, develop a communications strategy that keeps residents informed about the progress of the CCCAP and provides actions they can accomplish at home and in the community.

Monitoring and Review

Tracking progress is an important part of the monitoring and review process as it enables the District and Community to assess whether the actions outlined in this Plan are producing the desired results. It sets the stage for Plan longevity, as it allows the District and the community to build upon the networks created and lessons learned throughout plan development. Since adaptation is a moving target, a monitoring framework also ensures that the community can assess whether local risks and vulnerabilities are changing and make required adjustments to the adaptation actions.

At a minimum the climate change projections, vulnerability and risk assessment will be reviewed every 5 years. In the event that new impacts, vulnerabilities or risks are identified a formal review of the Climate Change Adaptation Plan will occur. An implementation update report to council will occur on a bi-annual basis once implementation begins. As implementation progresses, it will be important for the District and its community stakeholders to develop indicators that measure if actions are succeeding in reducing vulnerability to climate change.

Next Steps

The next steps will be for the District of Ucluelet to implement actions of the CCCAP according to the implementation schedule. Priority will be given to actions that can be mainstreamed into current planning schedules and existing operations, as well as actions that have mitigation co-benefits. Planning from a budgeting and work plan perspective for the mid-to-longer term actions will also begin in the short term.

APPENDIX A – Climate Action Implementation Tables

OBJECTIVE 1 | Strengthen Infrastructure Resilience and Reduce Risk to Buildings and Property

Action 1.1	Address vulnerabilities to electrical distribution infrastructure and increase effective and transparent risk management.
Scope	<p>Severe storm events are not a new phenomenon for the District of Ucluelet, particularly in winter months, but the frequency and intensity of these weather events are projected to increase across the region over time. An increase in extreme rainfall and wind events could cause extended power outages and damage to buildings and utility infrastructure, as was seen with the 2018 December windstorm that was responsible for the greatest outage in BC Hydro’s history (BC Hydro, 2019).</p> <p>Weather-related service disruptions often impact the transportation network as well, further exacerbating the isolation of the community and potential vulnerability during extreme storm events. Addressing vulnerabilities to existing infrastructure and increasing management of these risks was identified as a priority to reduce impacts to the community and improve overall resiliency.</p>
Current Practice	<p>A facilities assessment has been conducted and district-owned buildings were reviewed to assess the need for back-up power. The resulting plan will dictate how many years it will take and how much it will cost, which is dependent on the size and composition of each building. Priority stations are expected to have back-up power in the next 5 years. While some work is already underway, the only building with back-up power in the community currently is the Fire Hall.</p> <p>OCP (2018) <i>Climate Action Goal</i> Ucluelet residents are resilient to climate change and energy scarcity and costs.</p>

	<p><i>Servicing and Infrastructure, Objective 4D</i> To adapt municipal infrastructure systems to remain resilient to the impacts of a changing climate.</p> <p>Strategic Plan (2019-2022) <i>Strategic Focus Area 3: Asset & Infrastructure Management</i> Ucluelet has a significant investment in municipal infrastructure that sustains our community. We are responsible to current and future citizens to <u>proactively and cost-effectively plan for and manage our assets</u> to prevent deterioration and failure and ensure capacity to serve future needs.</p>
<p>Risks Addressed</p>	<p>Increase in extreme weather events causing damage to buildings and infrastructure, extended power outages, and disruption and delays in the transportation network. (Medium-high risk)</p>
<p>Supporting Actions</p>	<p><i>Concrete/Operations</i></p> <ul style="list-style-type: none"> • Identify priority pump stations and upgrade with auxiliary power to respond to power outages • Identify priority buildings for new back-up power systems across the community <p><i>Policy and Planning</i></p> <ul style="list-style-type: none"> • Explore code options to mandate increased storm resilience in new developments • Improve building site inspection and planning protocols to maximize passive solar • Integrate climate adaptation measures into asset management <p><i>Research and Communication</i></p> <ul style="list-style-type: none"> • Conduct community engagement to raise awareness and educate residents on protocol and responses to critical infrastructure disruptions (e.g. 48 hours prep blitz twice per year) • Provide information and early warnings to visitors and community about hazards in advance of extreme weather and high wind events

	<ul style="list-style-type: none"> • Support organizing at the neighbourhood level to ensure redundancy in food security and power • Understand extreme weather impacts on buildings, partnering with existing initiatives to streamline (e.g. BC Housing's Mobilizing Building Adaptation and Resilience program) • Increase household resilience to electricity disruption by promoting clean energy solutions such as information on BC rebates and incentives for increasing household energy efficiency
Lead Organization(s)	District of Ucluelet
Department Responsible	Engineering Services
Potential Partners	<p>BC Hydro, BC Transit Ucluelet Emergency Network Tourism Ucluelet & Tofino Chamber of Commerce Tofino-Long Beach Airport, Francis Barkley, Small Craft Harbour, Harbour Authority Alberni Clayoquot Regional District Ministry of Transportation and Infrastructure, Ministry of Forests, Lands, Natural Resource Operations and Rural Development, Department of Fisheries and Oceans Barkley Community Forest, Wild Pacific Trail, Pacific Rim National Park Reserve Columbia Fuels</p>
Anticipated Timing	Upgrade to pump stations is already underway and is included in the 5-year plan, but it does not cover all stations. It is estimated it could take 5-7 years to complete.
Monitoring Metric	<ul style="list-style-type: none"> • Number of days of resiliency for the District (design based on target) • Percent of infrastructure with back-up power (priority stations and buildings) • Annual report for 2020 will report on climate metrics; can use this to track annual progress • Number of community engagement events held to raise awareness

Costing	High (> \$1M)
Action 1.2	Conduct flood risk mapping for sea level rise and use results to communicate and manage risks.
Scope	<p>The District of Ucluelet, being surrounded on three sides by the Pacific Ocean and its proximity to the Cascadia subduction zone, is a community that is acutely affected by the incremental and sudden changes to ocean conditions like storm surges, king tides, storm waves, climate change, sea level rise, and coastal erosion. Flood risk mapping is a crucial element of flood risk management, and an essential tool to avoid or minimize damage to life and property caused by floods (Flood Resilience Portal, 2020).</p> <p>One of the effects of climate change is a rise in sea level. While experts using the best available science are still grappling with a range of possible impacts, current expectations are that the sea level on the west coast of Vancouver Island will rise somewhere in the vicinity of one metre by the year 2100. Any development along the coastline must take this into consideration in an attempt to anticipate and minimize any negative impacts that rising sea levels may have on the built environment and the safety of residents (OCP, 2018).</p>
Current Practice	<p>Ucluelet was successful in its application for a \$150,000 grant from the Province of BC to complete flood risk mapping of the community's coastline. The flood risk mapping will also assist in refining tsunami inundation levels that will support emergency response planning.</p> <p>OCP <i>GHG Policies – Public Infrastructure and Facilities</i> Policy 2.32: Review municipal infrastructure and assets for vulnerability to rising sea levels and increased storm events. <i>GHG Policies – Buildings</i> Policy 2.30: Establish and undertake the work, as necessary, to refine Flood Construction Levels to ensure new development and infrastructure avoids the impact of rising sea levels.</p>

Supporting Actions	<p><i>Policy and Planning</i></p> <ul style="list-style-type: none"> • Integrate flood risk mapping into planning for future land-use decisions including changes to zoning • Develop concrete guidelines for future buildings and update the building bylaw • Continue to update flood construction levels as new flood risk and sea level rise data becomes available, and apply the appropriate regulatory tools to enforce them (e.g. zoning updates/bylaw creation, etc.) • Coordinate actions with other levels of government <p><i>Research and Communication</i></p> <ul style="list-style-type: none"> • Create resources to educate homeowners on flood risks and options to mitigate damage to private property • Provide resources for retrofitting existing properties as well as for new builds
Lead Organization(s)	District of Ucluelet
Department Responsible	Community Planning
Potential Partners	Ucluelet Chamber of Commerce
Anticipated Timing	Flood risk mapping will occur in 2020, and updates to data, legislation, and raising in awareness with the community should be ongoing.
Monitoring Metric	<ul style="list-style-type: none"> • Completion of new policy on FCLs • Building bylaw updated • Zoning bylaws updated • Integration of sea level rise planning into OCP
Costing	Medium: \$100,000-\$1M

Action 1.3	Understand vulnerabilities of Highway 4 and how disruptions could affect food security and other critical resources.
Scope	People travel to and within Ucluelet predominantly by car. Transportation is a key factor of how residents and visitors experience community life and the landscape. By land, Provincial Highway #4 connects Ucluelet and the Ucluth

	<p>Peninsula to the eastern side of Vancouver Island. The Tofino-Ucluelet Airport, located approximately 24km to the northeast within the Pacific Rim National Park Reserve, serves people traveling by private and commercial airplanes (OCP, 2018).</p> <p>As the frequency in more extreme weather events increases, Highway #4 may face growing risks from more frequent and intense storm events including heavy rain and wind. This could trigger a wide range of impacts such as overland flooding, delays in construction, highway closures, and lack of access to emergency routes, services, and supplies for the community. There are a number of potential safety implications from impacts to the highway, and the District would benefit from a detailed vulnerability and risk assessment to determine where the community is most susceptible, and where they can take action to mitigate these impacts. With a better understanding of how the community may be affected, the District and community can better prepare for these events.</p>
<p>Current Practice</p>	<p>OCP <i>General Transportation Network, Policy 2.66</i> Ensure new development improves connections to Peninsula Road and the Pacific Rim Highway as the District's primary corridor, to promote improved local and regional transit service.</p>
<p>Supporting Actions</p>	<p><i>Policy and Planning</i></p> <ul style="list-style-type: none"> • Update current planning procedures to account for increased climate-related closures to Highway #4 <p><i>Research and Communication</i></p> <ul style="list-style-type: none"> • Complete a vulnerability and risk assessment for climate impacts to the transportation corridor • Communicate findings of risk assessment with community to raise public awareness of personal preparedness • Manage impacts to medical centre/access resulting from impacts to transportation network
<p>Lead Organization(s)</p>	<p>District of Ucluelet BC Transit</p>

Department Responsible	Emergency Services
Potential Partners	Ministry of Transportation and Infrastructure BC Ambulance Service Joint Rescue Coordination Centre Emergency Management BC
Anticipated Timing	Medium-term (2-5 years)
Monitoring Metric	<ul style="list-style-type: none"> • Completion of vulnerability and risk assessment • Number of updates to existing planning and procedural documents • Number of public education initiatives
Costing	Med (\$100,000-\$1M)

Objective 2 | Enhance Resilience of Ecosystems and Protect Natural Areas

Action 2.1	Study current water systems and explore alternative measures to make the existing system more resilient.
Scope	<p>Although average precipitation is expected to increase across the region, precipitation in summer months is expected to decrease by approximately 10%. Furthermore, higher winter and springtime temperatures will reduce the percentage of total precipitation occurring as snowfall. Less snow and more rain will lead to faster runoff and could contribute to water-scarcity issues because less water will be stored as snow and ice. These projected future conditions will also impact the depletion of aquifers, increasing wildfire risk.</p> <p>Tackling the issue of water quality and quantity into the future is best approached regionally. It is important for all surrounding municipalities, regional districts and First Nations governments to come together to discuss and plan for this risk to ensure no governing body is taking actions that might cause harm to another.</p>

<p>Current Practice</p>	<p>There is currently an established well-head protection area, as well as a Watershed Protection Plan. The District is working on a Water Master Plan and will be looking at how to maximize water storage next, as well as water filtration options.</p> <p>The District has applied for a grant to add filtration systems to their water supply system, and will do so over the next couple of years if successful. This planned upgrade to their current system would significantly increase the town's water supply, as well as reduce turbidity.</p> <p>Ucluelet Council allocated some budget to explore the feasibility of Kennedy Lake as an alternate water source, but there needs to be a significant amount of regional discussion, coordination, and collaboration before this could be seriously considered.</p> <p>Prioritizing water restrictions and conservation measures over new water sources decreases drought vulnerability for important ecosystems and increases overall community and ecosystem resilience.</p> <p>OCP <i>Water Storage:</i></p> <p>There is a current shortfall in recommended storage volume requirements with the two existing reservoirs to meet fire flow standards, therefore the District should plan for constructing a new facility.</p>
<p>Risks Addressed</p>	<p>Rising annual temperatures impacting potable water supply through reduced snowpack and water storage issues. (Medium risk)</p>
<p>Supporting Actions</p>	<p><i>Policy and Planning</i></p> <ul style="list-style-type: none"> • Develop a sustainable water planning strategy to reduce ecosystem drought vulnerability • Explore the creation of additional water storage capacity and invest in technology available for water capture • Conduct assessment to determine when a water filtration system will need to be installed

	<ul style="list-style-type: none"> • Ensure all buildings are on water meters and update bylaws/policies to reflect any changes to water conservation measures • Create and coordinate various plans (e.g. Emergency Drought Plan, Water Master Plan, Rain Catchment Plan, Water Conservation Study) to help ensure resilience of water supply • Develop a baseline for water consumption in the community so use can be monitored moving forward <p><i>Research and Communication</i></p> <ul style="list-style-type: none"> • Support development of regional conversation around managing water supply • Support household water conservation by creating incentives to reduce potable water use (e.g. provide rebates for water collection systems (cisterns & rain-barrels), increase costs for commercial users) • Update regulations for greywater use and increase public awareness about possibilities
Lead Organization(s)	Regional collaboration: Clayoquot Biosphere Trust Municipalities & Alberni-Clayoquot Regional District First Nations Parks Canada
Department Responsible	Engineering Services
Potential Partners	Tourism Ucluelet School District Surf Rider Chamber of Commerce
Anticipated Timing	A lot of this work can be completed in the medium-term (2-5 years), but there are a variety of components that would be ongoing (e.g. regional collaboration, community education).
Monitoring Metric	<ul style="list-style-type: none"> • Development of or updated water-planning documents and strategies • Amount of annual/seasonal water consumption (once a baseline is identified)

	<ul style="list-style-type: none"> • Creation of regional watershed working group – afterwards: number of meetings, number of organizations involved • Installation of water filtration system
Costing	High (> \$1M)

Action 2.2	Create an Invasive Species Action Plan and coordinate with existing initiatives.
Scope	<p>Climate change is expected to impact the spread of invasive species throughout the District due to warmer, drier summers, rising annual temperatures, as well as a decline in snowpack and freezing temperatures. Some invasive plant species are more prolific at spreading wildfire and reducing ecosystem resilience to this threat. Ucluelet is already home to a variety of invasive species, most notably Scotch Broom and Knotweed, which are largely managed by volunteer organizations. Developing a plan to manage the spread of invasive species is critical to keep them under control, as the goal of eradication may not always be feasible.</p>
Current Practice	<p>Ucluelet Council has had preliminary discussions about allocating budget towards addressing invasive species in the area. At the last Union of BC Municipalities (UBCM), the Ministry of Transportation highlighted vehicles travelling along Highway 4 as a driving factor in spreading invasive species to the District, and indicated the potential of allocating some budget towards managing this spread. This would include budget towards awareness raising and education.</p> <p>The volunteer organization Broombusters currently operates in Ucluelet, and the community also benefits from a day of invasive species action, 'Knotweed Day'.</p> <p>The District of Ucluelet is committed to the responsible stewardship of its natural resources and preservation of the local environment for future generations (OCP, 2018). Objective 2A To develop carefully and use land wisely to ensure that the most sensitive and valuable environmental features</p>

	are protected, and ecological functions are not irreparably disturbed.
Risks Addressed	Rising annual temperatures increasing the spread of invasive species and plant diseases, threatening native species. (Medium risk)
Supporting Actions	<i>Research and Communication</i> <ul style="list-style-type: none"> • Support research and monitoring for invasive species and plant diseases • Support monitoring and management of invasive species in the marine environment (e.g. by encouraging boat rinsing) • Assess priority areas to focus on (e.g. parks, road edges, habitat impacts) • Increase public education and awareness raising campaigns on invasive species management
Lead Organization(s)	District of Ucluelet
Department Responsible	Engineering Services
Potential Partners	Ministry of Transportation and Infrastructure Central West Coast RainCoast Education Clayoquot Biosphere Trust Pacific National Rim Park Wild Pacific Trail Society Tourism Ucluelet West Coast NEST
Anticipated Timing	Medium-term (2-5 years) Tackling invasive species isn't as high of a priority as some other areas in the District such as water supply, and expanding current initiatives to become more coordinated will take time. Volunteers can increase this time scale and momentum.
Monitoring Metric	<ul style="list-style-type: none"> • Completion of Invasive Species Action Plan • Plan will determine other monitoring metrics • Number of community events targeted at invasive species removal

	<ul style="list-style-type: none"> Number of public engagement/awareness raising opportunities (e.g. social media posts, booths at community events)
Costing	Low (< \$100,000)

Action 2.3	Support local activities to maintain wild fish stocks and habitat.
Scope	<p>Climate change is already impacting fish stocks, which creates a complex web of adverse effects for fishermen, hatcheries, and communities involved with aquaculture or the fishing industry more broadly. Healthy aquatic habitats are critical for the survival of fish, fish supportive processes and are important to maintain biodiversity. Unnecessarily disturbing these sensitive and important aquatic environments may harm their vitality and the ecological services they provide and can have downstream consequences on fish habitat (OCP, 2018). With rising ocean temperatures and acidification, reduced stream flows in summer months, and warmer river temperatures, exacerbated by a growing quantity of plastics and contaminants in the marine system, marine health is challenged from many different angles.</p>
Current Practice	<p>Hatcheries play an important role in helping us understand new climate realities and can help us learn about the varying impacts warmer temperatures will have on different species of salmon. Ucluelet's Thornton Creek Hatchery collects valuable enumeration data and DNA samples for the Department of Fisheries and Oceans, which can be used to track changes to population health and numbers.</p> <p>The District has a Development Permit Area (DPA) for Stream and Riparian Areas Protection to ensure sufficient water for fish, to protect and restore fish habitat, and to improve riparian protection and enhancement (VI). This is in conformance with the objectives of the provincial Fish Protection Act.</p> <p>The next update to the OCP will clearly define riparian development areas and permit requirements to protect wild fish stock and habitat.</p>

Risks Addressed	Rising ocean and air temperatures and increasing acidification stressing aquatic species. (Medium risk)
Supporting Actions	<p><i>Policy and Planning</i></p> <ul style="list-style-type: none"> • Research additional land-use regulations and bylaws that could improve aquatic habitat protection • Clearly communicate riparian development permit areas and increase existing management <p><i>Research and Communication</i></p> <ul style="list-style-type: none"> • Increase advocacy and public awareness of organizations like the Hatchery and the Aquarium and the services they provide • Host education session with local realtors and builders to communicate risks
Lead Organization(s)	Area C District of Ucluelet Alberni-Clayoquot Regional District
Department Responsible	Corporate Services
Potential Partners	Thornton Creek Hatchery Tla-o-qui-aht Tribal Parks Ucluelet Aquarium Society West Coast N.E.S.T. Clayoquot Biosphere Trust Raincoast Education Society Central Westcoast Forest Society
Anticipated Timing	Long-term (5+ years); Ongoing
Monitoring Metric	<ul style="list-style-type: none"> • Amendment to existing policies or bylaws • Creation of new policies or bylaws • Number of public engagement events
Costing	Med (\$100,000-\$1M)

Action 2.4	Explore funding opportunities to develop a Biodiversity Network Plan to ensure priority ecosystems are protected in municipal land-use planning bylaws (with regional partners).
Scope	<p>Healthy ecosystems and biodiversity are fundamental to life on our planet, particularly in mitigating the impacts of climate change and supporting a more resilient natural environment (Hoffman, 2015). Ucluelet is home to rich plant and animal habitat due to the peninsula’s interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest (OCP, 2018).</p> <p>Areas with high carbon sequestration value such as saltmarshes, eel grass beds, heath/bog forests, wetlands, and estuaries are examples of priority ecosystems to protect via regulations and policies. Additionally, natural areas that act as wind buffers prevent water erosion & provide slope stability, and contiguous forest canopy cover maintains temperature gradients for wildlife corridors.</p>
Current Practice	<p>OCP <i>Objective 2E:</i> Recognize, enhance and protect key areas for biodiversity and sensitive marine, terrestrial, and riparian ecosystems within the parks and trails network (OCP, 2018).</p>
Supporting Actions	<p><i>Policy and Planning</i></p> <ul style="list-style-type: none"> • Expand the percentage of greenways and parks as a required component of development proposal approvals • Identify key areas for ecological restoration and prioritize these areas as a land-use zoning category • Reduce percentage of allowable land-clearing per hectare to ensure land-use planning bylaws are aligned with biodiversity conservation goals • Develop targets for % canopy cover to maintain temperature gradient and % land-cover to reduce erosion and mitigate vulnerability to flooding • Prioritize wildlife corridors and habitat protection in land-use planning bylaws

	<ul style="list-style-type: none"> • Revise zoning bylaws to reflect limits-to-growth in areas vulnerable to sea-level rise, flooding and storm impact • Maintain vegetation buffers, forested canopies and green zones as part of a comprehensive climate change impact land-use plan • Develop a baseline to monitor tree health and manage impacts of extreme events on trees <p><i>Research and Communication</i></p> <ul style="list-style-type: none"> • Raise awareness of some of the issues facing habitats in the area
Lead Organization(s)	Regional Initiative
Department Responsible	Community Planning
Potential Partners	District of Ucluelet, District of Tofino, Alberni-Clayoquot Regional District, First Nations Clayoquot Biosphere Trust Pacific Rim National Park Reserve
Anticipated Timing	Medium-term (2-5 years)
Monitoring Metric	<ul style="list-style-type: none"> • New bylaws, policies created • Amendments to existing bylaws and policies • Development of targets for canopy and land-cover • Baseline for monitoring tree health
Costing	Low (< \$100,000)

Action 2.5	Through the Integrated Stormwater Management Plan, create bylaws, policies or plans to protect habitats.
Scope	Situated in a coastal rainforest, Ucluelet is blessed with an abundance of rainfall. Stormwater collected in pipes and discharged directly to watercourses or the foreshore creates a potential for erosion and discharge of contaminants, which can be harmful to fish and the environment. Healthy aquatic ecosystems have a capacity to retain stormwater runoff, maintain water quality by reducing levels of sediment,

	<p>nutrients and contaminants in outflow water, to slow water flow and to prevent erosion (OCP, 2018).</p> <p>As risks emerge and systems age, we have an opportunity to improve stormwater management through the application of Green Stormwater Infrastructure (GSI), which can mitigate flooding, lower infrastructure upgrade costs, while providing a suite of social, economic, and environmental benefits to the community. Developing policy that mandates consideration for GSI and developing the resources to help with GSI literacy will support expansion of GSI and improve stormwater management across the watershed. Development Permit Areas (DPAs) are another effective way to improve stormwater management, while protecting riparian areas from the effects of warmer temperatures and drier conditions.</p>
<p>Current Practice</p>	<p>The development of a Stormwater Management Plan is currently underway and included in the District's 5-year financial plan. There is budget allocated towards this initiative.</p> <p>OCP <i>Servicing and Infrastructure Objective 4F</i> To adopt an environmentally sound, integrated stormwater management strategy.</p> <p>Several projects in Ucluelet have shown rainfall can be collected in gravel filled trenches and topsoil to dissipate stormwater run-off in a more natural way into the ground. The District will explore options to expand this approach, when updating municipal servicing standards. In addition, the District encourages developers to retain forest cover during subdivision development (i.e. only clear what is necessary to construct the infrastructure and roads) and retain pockets of forest land to the extent possible.</p>
<p>Supporting Actions</p>	<p><i>Policy and Planning</i></p> <ul style="list-style-type: none"> • Update Subdivision and Development Servicing Standards Bylaw to incorporate green/lean infrastructure

	<ul style="list-style-type: none"> Update or create new policies, bylaws, and DPAs to effectively manage stormwater and enhance natural habits and ecosystem services <p><i>Research and Communication</i></p> <ul style="list-style-type: none"> Take a natural assets and ecosystem services approach to managing stormwater through exploring a Municipal Natural Asset program or working with Municipal Natural Assets Initiative Public education and awareness raising on stormwater management and green stormwater options available for private property Explore incentive programs to encourage green stormwater management on private property
Lead Organization(s)	District of Ucluelet
Department Responsible	Engineering Services
Potential Partners	Harbour Authority Department of Fisheries and Oceans Municipal Natural Assets Initiative (MNAI)
Anticipated Timing	Medium-term (2-5 years)
Monitoring Metric	<ul style="list-style-type: none"> Completion of Integrated Stormwater Master Plan Number of public engagement events held Number of updates to existing policies/bylaws/ DPAs Number of new policies or bylaws created to manage stormwater and protect natural areas Creation of incentive program
Costing	Med (\$100,000-\$1M)

Objective 3 | Improve Public Safety and Preparedness

Action 3.1	Complete Emergency Operations Centre (EOC) training and update EOC to continue to be prepared for extreme events.
Scope	With increasing frequency and severity of extreme weather, risks to the District are expected to grow. Climate readiness and emergency preparedness is a moving target, and it is crucial that departments within the District as well as the community as a whole understand how to respond in an emergency situation. It is also important for departments within the District to have up-to-date business continuity plans and an understanding of these procedures so staff can continue to offer core services in the event of an emergency or prolonged extreme weather event. Emergency preparedness should be practiced, and plans updated on an annual basis to ensure resiliency to increasingly severe weather events.
Current Practice	Ucluelet's Fire Hall is currently the full-time Emergency Operations Centre for the District. They have been providing training consistently over the past year and continue to do so to support preparedness in the community. Looking to the future, the District will be assessing other buildings in the community for future use and considering renovations to the current EOC including upgrades to bathroom facilities and more space for people to gather. Decisions on future renovations will be reflected in the budget for the new few years.
Risks Addressed	Increase in extreme weather events causing damage to buildings and infrastructure, extended power outages, and disruption and delays in the transportation network. (Medium-high risk)
Supporting Actions	<p><i>Policy and Planning</i></p> <ul style="list-style-type: none"> • Encourage all departments to review and update Business Continuity Plans • Schedule annual mandatory exercises to ensure adequate knowledge of EOC operations

	<p><i>Research and Communication</i></p> <ul style="list-style-type: none"> • Share results of Ucluelet's climate change adaptation project with emergency management network. Improve and refine current training based on outcomes. • Update extreme event kits for staff to manage closures • Confirm scope of responsibilities of various union members for response and recovery • Develop educational signage for visitors to make them aware of risks and to provide response information • Coordinate specialized training for responders (e.g. Coast Smart, Adventure Smart) • Engage with community and regional stakeholders to identify duties, responsibilities and response protocols strengthening collaboration and coordination • Create and promote opportunities for small businesses to learn about emergency management • Continue to engage with residents and community service providers about personal preparedness and critical service delivery
Lead Organization(s)	Ucluelet Fire Department – Fire Chief District of Ucluelet
Department Responsible	Emergency Services
Potential Partners	Tourism Ucluelet Ucluelet Volunteer Fire Brigade (UVFB) BC Search and Rescue, BC Ambulance Service, Emergency Management BC RCMP RMSAR, Coastguard, Joint Rescue Coordination Centre
Anticipated Timing	Short Term (<2 years); Ongoing
Monitoring Metric	<ul style="list-style-type: none"> • EOC training completed • Number of trainings completed for responders • Results shared with emergency management network • Number of educational signs in community with risk, recovery and response information • Completion of annual exercises • Number of opportunities for small businesses to learn about emergency management

	<ul style="list-style-type: none"> Number of opportunities for residents and community service provides to learn about personal preparedness
Costing	Low (< \$100,000)

Objective 4 | Think Regionally, Act Locally

Action 4.1	Participate in a region-wide climate change dialogue and planning process with municipalities, First Nations, Parks Canada and BC Parks to expand and integrate the Ucluelet Climate Change Adaptation Plan into future projects.
Scope	<p>Most climate impacts and risks transcend political and geographic boundaries. Similarly, many of the actions that can reduce risks caused by climate change are more effectively addressed through a regional lens.</p> <p>The District's 2019-2022 Strategic Plan states: "We are stronger together. There are many advantages and efficiencies to be achieved through sharing our respective aspirations and collaborating with our neighbors for the greater good of our communities. Shared resources and expertise can reduce costs and enhance productivity while a strong, collective voice on important issues in our area can positively influence decisions and policies of government. It is also important to advocate for our community through these discussions."</p>
Current Practice	The District of Ucluelet's current Strategic Plan is for the time period of 2019-2022 and does not include climate change as a top priority. However, the 4 th Strategic Focus Area is <i>Partnership and Collaboration</i> , with the goal to "enhance the effectiveness of our services and our advocacy efforts by fostering strategic collaboration and partnerships with our neighboring communities". This includes the development of a Collaboration Model; a formal structure to support collaboration between neighbouring communities and First

	Nations. Areas for collaborative planning include Regional Planning, Water, Protective Services, and Transportation.
Supporting Actions	<p><i>Policy and Planning</i></p> <ul style="list-style-type: none"> • Incorporate climate adaptation into the pre-existing list of areas to discuss as a region (as determined in Strategic Focus Area 4 of the Strategic Plan) • Create a platform (forum, event, series of meetings, etc.) to talk about regional priorities such as emergency planning, land-use planning, regional planning, and explore how climate adaptation/mitigation planning fits into each of these areas <p><i>Research and Communication</i></p> <ul style="list-style-type: none"> • Formally share Ucluelet's Climate Adaptation Plan with neighboring ACRD members and First Nations • Host an engagement event starting in 2020 to explore how the region can better work together and establish an annual process for cooperation • Explore possibility of creating a regional natural asset management initiative
Lead Organization(s)	District of Ucluelet
Department Responsible	Corporate Services
Potential Partners	Municipalities and First Nations within the Alberni-Clayoquot Regional District BC Parks Parks Canada
Anticipated Timing	Begin planning for collaborative events in 2020/2021 Long-term (5+ years); Ongoing
Monitoring Metric	<ul style="list-style-type: none"> • Number of communities in the region that have been engaged in dialogue about Ucluelet's adaptation planning process • Number of regional events held • Creation of regional plans, policies, documents, etc.
Costing	Low (< \$100,000)

Objective 5 | Integrate Climate Change Thinking into Future Planning

Action 5.1 Include support for climate change adaptation in existing planning documents and all new strategies moving forward.

Climate change is a lens you can apply to all planning procedures to maximize opportunities for adaptation and mitigation action. Documents like the Strategic Plan and Official Community Plan should be updated to incorporate climate considerations, and all new plans should integrate adaptation and mitigation into them wherever possible. Climate adaptation and resilience standards should also be integrated into District procedures such as urban and strategic planning, design, and development approval processes moving forward.

APPENDIX B – Glossary of Terms

Adaptation: Includes any initiatives or actions in response to actual or projected climate change impacts and which reduce the effects of climate change on built, natural and social systems.

Adaptive Capacity: The ability of built, natural and social systems to adjust to climate change (including climate variability and extremes), to moderate potential damage, to take advantage of opportunities, or to cope with the consequences.

Baseline: A climatological baseline is a reference period, typically three decades (or 30 years), that is used to compare fluctuations of climate between one period and another. Baselines can also be called references or reference periods.

Climate: The weather of a place averaged over a period of time, often 30 years. Climate information includes the statistical weather information that tells us about the normal weather, as well as the range of weather extremes for a location.

Climate Change: Climate change refers to changes in long-term weather patterns caused by natural phenomena and human activities that alter the chemical composition of the atmosphere through the build-up of greenhouse gases which trap heat and reflect it back to the earth's surface.

Climate Change Atlas of Canada: The Climate Atlas of Canada is an interactive tool that combines climate science, mapping, and storytelling to depict expected climatic changes across Canada to the end of the century. The 250-layer map is based on data from 12 global climate models. Users are shown a baseline period of warming trends by region that spans from 1950 to 2005 and can toggle between two future projection periods, 2021 to 2050 and 2051 to 2080.

Climate Change Data and Scenarios Tool: The Canadian Climate Data and Scenarios (CCDS) site was originally launched in February 2005 with support from Environment and Climate Change Canada the Climate Change Adaptation Fund (CCAF) and the University of Regina. The CCDS supports climate change impact and adaptation research in Canada through the provision of climate model and observational data.

Climate Projections: Climate projections are a projection of the response of the climate system to emissions or concentration scenarios of greenhouse gases and aerosols. These projections depend upon the climate change (or emission) scenario used, which are based on assumptions concerning future socioeconomic and technological developments that may or may not be realized and are therefore subject to uncertainty.

Climate Change Scenario: A climate change scenario is the difference between a future climate scenario and the current climate. It is a simplified representation of future climate based on comprehensive scientific analyses of the potential consequences of anthropogenic climate change. It is meant to be a plausible representation of the future emission amounts based on a coherent and consistent set of assumptions about driving forces (such as demographic and socioeconomic development, technological change) and their key relationships.

Ensemble Approach: An ensemble approach uses the average of all global climate models (GCMs) for temperature and precipitation. Research has shown that running many models provides the most realistic projection of annual and seasonal temperature and precipitation than using a single model.

Extreme Weather Event: A meteorological event that is rare at a place and time of year, such as an intense storm, tornado, hail storm, flood or heat wave, and is beyond the normal range of activity. An extreme weather event would normally occur very rarely or fall into the tenth percentile of probability.

Greenhouse Gas (GHG) Emissions: Greenhouse gases are those gaseous constituents of the atmosphere, both natural and anthropogenic, that absorb and emit radiation at specific wavelengths within the spectrum of thermal infrared radiation, emitted by the Earth's surface, the atmosphere itself, and by clouds. Water vapour (H₂O), carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone (O₃), and chlorofluorocarbons (CFCs) are the six primary greenhouse gases in the Earth's atmosphere in order of abundance.

Climate Impact: The effects of existing or forecast changes in climate on built, natural, and human systems. One can distinguish between potential impacts (impacts that may occur given a projected change in climate, without considering adaptation) and residual impacts (impacts of climate change that would occur after adaptation).

Impact Statement: Climate-related impact statements are concise statements that outline locally-relevant projected threats and how those changes are expected to affect the built, natural, social, and economic systems of the municipality.

Mitigation: The promotion of policy, regulatory and project-based measures that contribute to the stabilization or reduction of greenhouse gas concentrations in the atmosphere. Renewable energy programs, energy efficiency frameworks and substitution of fossil fuels are examples of climate change mitigation measures.

Representative Concentration Pathways: Representative Concentration Pathways (RCPs) are four greenhouse gas concentration (not emissions) trajectories adopted by the IPCC for its fifth Assessment Report (AR5) in 2014. It supersedes Special Report on Emissions *Scenarios* (SRES) projections published in 2000.

Resilience: The capacity of a system, community or society exposed to hazards to adapt, by resisting or changing in order to reach and maintain an acceptable level of functioning and structure.

Risk: The combination of the likelihood of an event occurring and its negative consequences. Risk can be expressed as a function where $\text{risk} = \text{likelihood} \times \text{consequence}$. In this case, *likelihood* refers to the probability of a projected impact occurring, and *consequence* refers to the known or estimated outcomes of a particular climate change impact.

Sensitivity: Measures the degree to which the community will be affected when exposed to a climate related impact. Sensitivity reflects the ability of the community to function (*functionality*) as normal when an impact occurs.

Vulnerability: Vulnerability refers to the susceptibility of the community to harm arising from climate change impacts. It is a function of a community's sensitivity to climate change and its capacity to adapt to climate change impacts.

Weather: The day-to-day state of the atmosphere, and its short-term variation in minutes to weeks.

APPENDIX C – Acronyms

ACRD – Alberni-Clayoquot Regional District

CCCAP – Community Climate Adaptation Plan

DPA – Development Permit Area

EOC – Emergency Operations Centre

FCLs – Flood Construction Levels

GIS – Green Stormwater Infrastructure

IPCC – Intergovernmental Panel on Climate Change

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December 18, 2020

All UBCM Members
via email

Dear Colleagues:

Re: Overdose Crisis and Call for Overdose Action Plan

At the December 15, 2020, Regular Council meeting, Council passed the following resolution:

WHEREAS the opioid crisis is one of the largest public health emergencies of our lifetime, with a death about every two hours on average and a death toll of over 16,360 since 2016 (January 2016 to March 2020);

AND WHEREAS other countries have significantly reduced drug-related fatalities with reforms such as legal regulation of illicit drugs to ensure safe supply and decriminalization for personal use;

AND WHEREAS the federal government has indicated it is premature to discuss these measures until there are comprehensive supports for people to get well;

AND WHEREAS supports are needed, but measures that save lives are essential if people are to survive and access supports;

AND WHEREAS the Canadian Association of Chiefs of Police has stated that they agree the evidence suggests "decriminalization for simple possession as an effective way to reduce the public health and public safety harms associated with substance use", causing the Federal Health Minister to indicate the government is now "deliberating" over decriminalization;

AND WHEREAS the overdose crisis rages, showing few signs of abating;

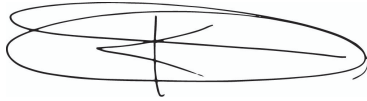
THEREFORE BE IT RESOLVED that Council:

- a) request that the Government of Canada:
 - i) declare the overdose crisis a national public health emergency so that it is taken seriously and funded appropriately
 - ii) immediately seek input from the people most affected by this crisis and meet with provinces and territories to develop a comprehensive, Pan-Canadian overdose action plan, which includes comprehensive supports and full consideration of reforms that other countries have used to significantly reduce drug-related fatalities and stigma, such as legal regulation of illicit drugs to ensure safe supply of pharmaceutical alternatives to toxic street drugs, and decriminalization for personal use

- b) *forward this motion to other BC municipalities and request they make a similar motion to ask the Government of Canada to address the overdose crisis*

On behalf of Council, thank you for your consideration in this regard.

Yours truly,

A handwritten signature in black ink, consisting of a large, loopy 'K' followed by a vertical line and a horizontal line, all enclosed within a large, irregular oval shape.

Ken Christian, Mayor
City of Kamloops

/cg

attachment

From: [BC Provincial Commissioner](#)
To: [Mayco Noël](#); [Info Ucluelet](#)
Subject: Guiding Lights Across BC - Feb 22 2021 - District of Ucluelet
Date: December 28, 2020 5:24:07 PM

Dear District of Ucluelet,

On behalf of Girl Guides of Canada's British Columbia Council, I am writing to ask for your support for girl empowerment in BC this February 22 by lighting up your municipal hall and/or local landmarks (e.g. bridges, buildings, etc) in the colour blue. By doing so, you'll be joining dozens of other participating sites across BC including BC Place, Science World, the BC Legislature, the Olympic Cauldron, Surrey City Hall, the World's Largest Hockey Stick in Duncan, and more, which have confirmed their participation!

Every year on February 22, Girl Guides celebrate World Thinking Day, a day of international friendship. It is an opportunity to speak out on issues that affect girls and young women, celebrate the founding of Girl Guides, and be connected to the 10 million members around the world who are part of the Guiding movement.

Here in British Columbia, we have thousands of girls and women who are members of Girl Guides of Canada. We have Girl Guide programs in nearly every community in BC - including 8+ local groups for girls in Ucluelet and Tofino - and our girls/volunteers light up their communities year-round through leadership, community service, and efforts to create *a better world, by girls*. Girls typically participate in annual Thinking Day activities held on/around February 22. Due to the impacts of COVID-19, our usual large gatherings, campfire singalongs, community events, special camps, and other activities are impacted, so this year will look different than usual.

For Thinking Day 2021, we will be celebrating in a way that is COVID-friendly, keeps our communities safe, and brings a smile to the faces of girls, families, volunteers, and the public: **Guiding Lights Across British Columbia**. This community initiative will light up outdoor landmarks, bridges, buildings, stadiums, and other illuminated locations, with blue lights, in celebration of the sisterhood of Guiding across BC and beyond, on February 22. Blue is the well-known colour of Girl Guides and girls/women in BC have worn their blue Girl Guide uniforms with pride for many generations.

We will be mobilizing our members to admire these lit-up sites in ways that comply with COVID-19 rules (both from public health authorities and Girl Guides' own member safety protocols) in effect at that time, posting photos on social media, emailing our members with info about how to participate, and more. We are excited for this open-air opportunity that will enable everyone to safely celebrate.

Our Girl Guide members and broader network of supporters would be thrilled to have your landmarks lit up as part of Guiding Lights Across British Columbia, and to highlight your participation as part of this province-wide event. Please contact us at bc-pc@girlguides.ca to confirm your ability to participate in this February 22, 2021 activity.

Thank you for your support for Guiding in BC!

Diamond Isinger
Provincial Commissioner (BC)
Girl Guides of Canada-Guides du Canada

Diamond Isinger | Provincial Commissioner | British Columbia
Girl Guides of Canada-Guides du Canada

EmailSignature





January 5, 2021

Sent by Email and by Registered Mail

Mayor of the District of Ucluelet
 The Corporation of the District of Ucluelet
 PO Box 999,
 Ucluelet, BC V0R 3A0

Dear Mayor Mayco Noël,

Re: Follow up to the Notice sent on July 24, 2019 Regarding Proposed Provincial Heritage Site Designation for Terrace Beach and Hetinkis Park Cultural Sites

Further to the letter sent and dated June 24, 2019 (attached for ease of reference), please be advised that the proposed designation of the two above-captioned sites in accordance with Section 9 of the *Heritage Conservation Act* (HCA) is proceeding to decision by the Lieutenant Governor in Council.

Section 10 of the HCA requires that a notice be sent to all persons having a registered interest in the land to be designated; this includes fee simple land owners, the local government or local governments having jurisdiction over the land, and the First Nations within whose traditional territory the land lies. If the sites are designated, a Notice of Designation against the land will be filed in the Land Title Office.

The Archaeology Branch has not received a response to date to the original letter sent to the Corporation of the District of Ucluelet ("Ucluelet"). As such, we are considering that Ucluelet has no concerns. Please confirm that our understanding is correct.

If Ucluelet would like to register concerns, please submit a Notice of Objection within 30 days in accordance with section 33 of the HCA either by personal delivery, by registered mail, or by another method that provides proof of delivery. This notice should be addressed and sent to:

Jessica Ruskin, Director, Archaeology Branch
 Ministry of Forests, Lands, Natural Resources and Rural Development
 PO Box 9816 Stn Prov Govt
 Victoria BC V8W 9W3

**Ministry of Forests,
 Lands, Natural
 Resource Operations
 and Rural Development**

Archaeology Branch
Phone: (250) 953-3334
Fax: (250) 953-3340

Mailing Address:
 PO Box 9816 Stn Prov Govt
 Victoria BC V8W 9W3

Location:
 3rd floor – 2975 Jutland Road
 Victoria, BC V8T 5J9

Website: <http://www.for.gov.bc.ca/archaeology/> Email: ArchPermitApp@gov.bc.ca

If you have any questions or comments about this notification or the proposed designations, please contact Heather Chia, Manager of Policy and Engagement, at heather.chia@gov.bc.ca or 778-974-5842.

Respectfully,

A handwritten signature in black ink, appearing to read "J. Ruskin". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jessica Ruskin
Director, Archaeology Branch
Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Attached:

1. Original letter sent to the Corporation of the Village of Ucluelet dated June 24, 2019
2. Appendix 1 – Site Boundary Map
3. Appendix 2 – Site Boundary Map



June 24, 2019

Registered Mail

Corporation of the Village of Ucluelet
PO Box 999,
Ucluelet, BC V0R 3A0

Dear Mayor and Council,

Re: Provincial Heritage Site Designation for Terrace Beach and Hetinkis Park Archaeological Sites

This letter is to notify the Corporation of the Village of Ucluelet that the Minister of Forests, Lands, Natural Resource Operations and Rural Development is planning to designate the sites listed in the table below as Provincial heritage sites pursuant to Section 9 of the *Heritage Conservation Act** (HCA). Section 10 of the HCA requires that a notice be sent to all persons having a registered interest in the land to be designated which includes fee simple land owners, the local government or local governments having jurisdiction over the land, and the First Nation/s within whose traditional territory the land lies.

Site Name	Legal Description
Terrace Beach	L 40 SEC 21 CLAYOQUOT DISTRICT PL VIP64737. Ownership class: Crown Municipal
Hetinkis Park	LOT 1, DISTRICT LOT 1507, CLAYOQUOT DISTRICT, PLAN 23756. Ownership class: Crown Municipal

The sites under consideration for designation as Provincial heritage sites are representative of areas where traditional and cultural practices of the Yuułuʔiłʔatḥ First Nation are or have been carried out and are of high significance to the Yuułuʔiłʔatḥ. They were identified through the Maa-nulth/British Columbia Cultural Site Protection Protocol signed February 19, 2015.

Section 12.1 of the HCA protects all Provincial heritage sites. Consequently, any proposed alteration to the protected area requires an application for a permit under Section 12.4 of the HCA. If the sites are designated, a notice of designation against the land will be filed in the Land Title Office.

**Ministry of Forests,
Lands, Natural
Resource Operations
and Rural Development**

Archaeology Branch

Phone: (250) 953-3334
Fax: (250) 953-3340

Mailing Address:

PO Box 9816 Stn Prov Govt
Victoria BC V8W 9W3

Location:

1st floor – 1250 Quadra St.
Victoria, BC V8W 2K7

Website: <http://www.for.gov.bc.ca/archaeology/> Email: ArchPermitApp@gov.bc.ca

If you have any questions about this notification, please contact Karen MacDowell at Karen.MacDowell@gov.bc.ca or 250 751-3147.

Respectfully,



Martina Kapac de Frias
A/Director, Archaeology Branch
Ministry of Forests, land and Natural Resource Operations and Rural Development

Attached: Site Boundary Map

Cc: Karen MacDowell, Project Leader, Negotiations and Regional Operations Division, Ministry of Indigenous Relations and Reconciliation

*Please note: Changes to the Heritage Conservation Act received Royal Assent on May 30, 2019, which has resulted in some section number changes. The section number changes are reflected in this letter. *

**Ministry of Forests,
Lands, Natural
Resource Operations
and Rural Development**

Archaeology Branch
Phone: (250) 953-3334
Fax: (250) 953-3340

Mailing Address:
PO Box 9816 Stn Prov Govt
Victoria BC V8W 9W3

Location:
1st floor – 1250 Quadra St.
Victoria, BC V8W 2K7

Website: <http://www.for.gov.bc.ca/archaeology/> Email: ArchPermitApp@gov.bc.ca

iMapBC Mapping - Notification Map for Corporation of the District of Ucluelet

File No.: N/A



Scale: 1:18,056

BCGS Mapsheet(s): 092C093

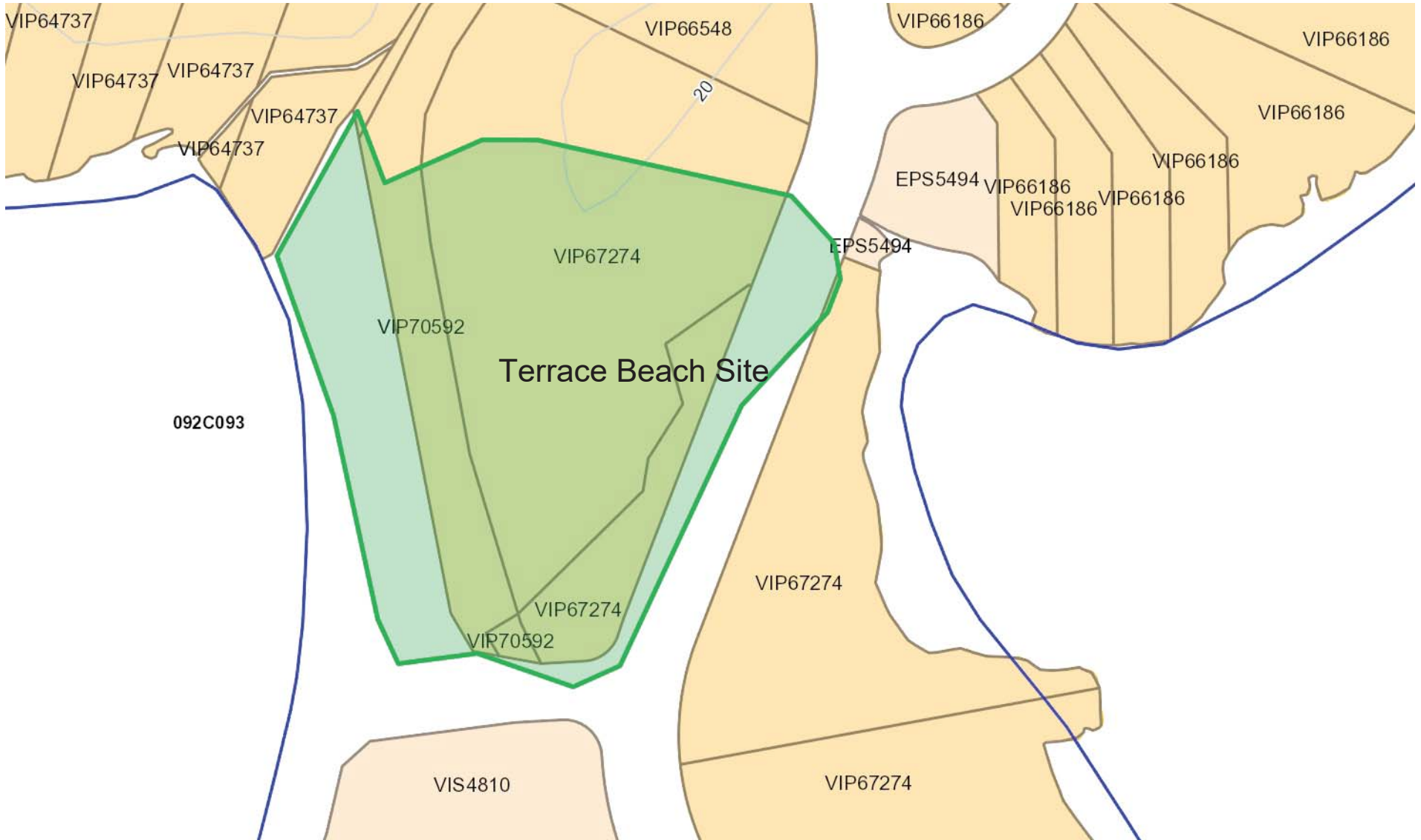
Note: Land portions in blue that overlap green site areas are Crown Municipal lands



iMapBC Mapping - Notification map for Terrace Beach Site

File No.: N/A

Proposed Provincial Heritage Site Designation for Terrace Beach and Heil...



Scale: 1:2,257

BCGS Mapsheet(s): 092C093

Note: Site area located where VIP67274 overlaps with the green polygon





Josie Osborne, MLA
Mid Island-Pacific Rim
3945B Johnston Rd
Port Alberni, BC V9Y 5N4

December 21, 2020

Dear Ucluelet Mayor and Council,

As the newly elected MLA for Mid Island-Pacific Rim, I wanted to take the opportunity to (re)introduce myself, provide information on how my constituency office can assist you, and explain some of the differences between my MLA role and my ministerial role.

I'm so pleased to have had the pleasure of working with many of you over the past years while serving as the mayor of Tofino, and I look forward to continuing to build upon these relationships in my new role as your MLA. I am also honoured to be appointed the Minister for Municipal Affairs, which provides us further opportunities to work together, especially at this time when our communities need collaboration with all levels of government more than ever.

My experiences at the District of Tofino and the Alberni Clayoquot Regional District have taught me how critical local government is for the delivery of programs and services that make a big difference in the daily lives of British Columbians. As we continue to respond and recover from the COVID-19 pandemic, the relationship between the Province and local government has never been more important, and I am excited to be part of this important work in new roles.

My duties as the local MLA are very much separate from my role as Minister of Municipal Affairs. This includes having separate offices and separate staffs, although they work together closely so I am well supported both in the riding and at the Legislature. Moving forward, it's important that I am clear that my constituency office is unable to handle Ministry-related matters, and vice versa. Over time it will get easier to understand the difference between the two roles but to minimize confusion around this I have included contact information for *both* of my offices. Should you have any questions regarding this please do not hesitate to reach out to my constituency staff and they will quickly respond to clarify if a matter needs to be forwarded to the Ministry office.

At the present time my constituency office in Port Alberni (located on Johnston Rd. where MLA Scott Fraser's office was) is closed to the public while renovations to improve security and COVID-19 safety measures are underway. My key staff member, Andrea McDonald, is working hard behind the scenes to assist constituents and field inquiries - albeit in a limited capacity until our office is fully accessible.

.../2

Assisting Local Governments

As your MLA I am committed to ensuring our provincial government remains accessible to you and our community. My constituency office and staff can help local governments with a variety of provincial matters including, but not limited to:

- Answering questions regarding a specific Ministry, government policy, or funding application
- Assisting with arranging meetings with provincial Ministers
- Introduce organizations to provincial Ministers by way of letter
- Search and provide information on funding opportunities and grants (both inside and outside of government)
- Help with bringing forward a certain issue, concern, or question to government
- Write letters of support for grant applications (Please note we do require a minimum of one week advance notice for a letter of support, with more even notice appreciated!)

Because the roles of MLA and Minister mean there will be blocks of time when I am in Victoria and less accessible in the riding, especially at a personal or face-to-face level, I want to be clear that you need never hesitate to contact my constituency staff – they are key people that I rely on tremendously, and you can too. They do a terrific job keeping me informed and will always let me know about local matters. They should remain your first point of contact and almost always, they will be able to assist you more quickly than if you try to reach me directly!

Hearing directly from you as local government councils and boards is also extremely important to me, and my office will be very pleased to work with your staff to coordinate regular meetings where we can discuss your priorities – as well as meetings that may be more urgently required for pressing matters. One of the silver linings of the Covid-19 pandemic is the flexibility with which we have all adapted to have online meetings, and I expect these will continue in many cases.

Assisting community members

As they say, local government is closest to the ground and as local elected officials and staff members, you hear often from your residents on matters that are outside of local government jurisdiction, or requests for assistance that is not available at the local government level. In these cases, I encourage you to actively refer members of the public to my constituency office for provincial matters and my staff will be happy to assist them.

My constituency staff can provide advocacy and information for constituents about provincial programs and services, support my work as MLA through communications and outreach, manage the day-to-day of my community office including monitoring and responding to incoming phone calls and emails, and they co-ordinate, prepare for, and attend meetings with stakeholders and constituents. My constituency staff also deal directly with Government Ministry staff members on issues brought forward to my office. They are my eyes and ears on the ground at all times, and especially at times when I am in Victoria, my constituency staff will often attend events and meetings on my behalf.

.../3

In closing

On a personal note I would like to extend my sincere gratitude for the work you do every day in our community. I recognize these positions require a high level of commitment and dedication, and while none of us could have predicted that we would be serving in these roles during a global pandemic, I continue to be amazed by the work being done by local officials. Your community members continue to look to you for strength and leadership, and you are delivering.

Although there is a light at the end of the tunnel with vaccine distribution coming throughout 2021, there are still difficult times ahead as we battle the COVID-19 virus. The work you do every day helps to ensure our communities can get through these challenging times, and I remain available to assist you in any way that I can.

Warm regards,



Josie Osborne, MLA
Mid Island-Pacific Rim

jo:am
BCGEU

Mid Island-Pacific Rim Constituency Office:

E-mail: Josie.Osborne.MLA@leg.bc.ca

Telephone: 250-720-4515 (PLEASE NOTE: phone will not be hooked up until January 2021)

Website: coming soon

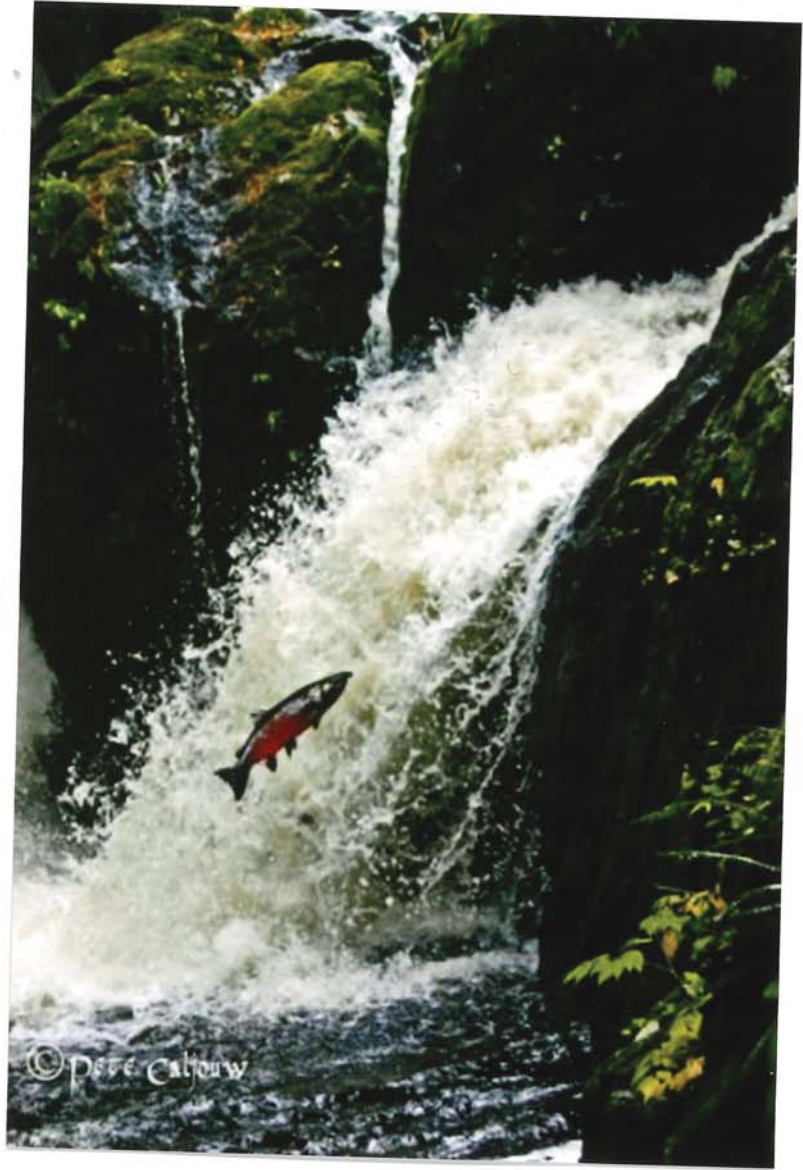
Ministry of Municipal Affairs

E-mail: MAH.minister@gov.bc.ca

Telephone: 1-800-663-7867

Website: <https://www2.gov.bc.ca/gov/content/governments/organizational-structure/ministries-organizations/ministries/municipal-affairs-housing>

Photo by: Pete Caljouw
Thornton Creek Hatchery - Vcludet
B.C.



Dear Uelnelet Mayor and
Council, District Staff and
Small Craft Harbours,

Thank you so much for
your generous support for
Thornton Creek Hatchery.

Your moorage tax initiative
provides much-needed
assistance, especially in
a year like this. Best
wishes on behalf of our
directors, volunteers, staff
and the fish! Sincerely,
Dave Hurwitz



STAFF REPORT TO COUNCIL

Council Meeting: January 12, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: SHARON EVANS, ADMINISTRATION CLERK

FILE NO: 1630-01

SUBJECT: CHEQUE LISTING – DECEMBER 2020

REPORT NO: 21-02

ATTACHMENT(S): APPENDIX : DISTRICT OF UCLUELET AP CHEQUE LISTING

RECOMMENDATION(S):

There is no recommendation. This report is provided for information only.

PURPOSE:

The purpose of this report is to provide Council with a regular update on disbursed cheques.

BACKGROUND:

Finance staff have provided a detailed list of last month's cheque run attached as Appendix A.

POLICY OR LEGISLATIVE IMPACTS:

The cheque listing has been reviewed to ensure compliance with the *Freedom of Information and Protection of Privacy Act*. The names of individual's shown on the cheque listing are either employed with the District or contracted for the delivery of goods and services.

OPTIONS REVIEW:

1. There is no recommendation. This report is provided for information only.
(Recommended)
2. THAT Council provide alternative direction to Staff.

Respectfully submitted:

Sharon Evans, Administration Clerk
Joseph Rotenberg, Manager of Corporate Planning

Appendix A

AP Cheque Listing

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
04122020	2	20-Dec-04	SUN01	SUN LIFE ASSURANCE COMPANY OF CANADA	12/20	DEC/20 PREMIUMS	15342.46		15342.46	
W000338660	2	20-Dec-04	S0171	MUNICIPAL PENSION PLAN	PP25/20	PP25/20	15155.39		15155.39	
2213243	2	20-Dec-07	CRA00	CANADA REVENUE AGENCY	PP25/2020-1	PP25 SOURCE DEDUCTIONS	17052.83		17052.83	
2213381	2	20-Dec-07	CRA00	CANADA REVENUE AGENCY	PP25/2020-2	PP25 SOURCE DEDUCTIONS	1365.91		1365.91	
031092	2	20-Dec-11	CC508	A-MAIS TECHNOLOGIES INC.	2021051	FINANCIALS/PAYROLL JAN-DEC/21	12614.73		12614.73	
031093	2	20-Dec-11	ACE92	ACE COURIER SERVICES	11231471	LASERCAM FABRICATION C274209	55.68		55.68	
031094	2	20-Dec-11	AGS11	AGS BUSINESS SYSTEMS INC	290065	COPIER 10/29-11/28/2020	610.57		610.57	
031095	2	20-Dec-11	AHI01	ALLES HOLDINGS INC	65	NOV 16-27/20 UVFB CONTRACT	630		630	
031096	2	20-Dec-11	BR330	BLACK ROCK MANAGEMENT INC.	149747-2	AUG ACCOM DRIVE-IN MOVIE	296.7		296.7	
031097	2	20-Dec-11	BC025	BUCKERFIELD'S PARKSVILLE	Q19-101287	LAWN/TURF/GARDEN MATERIALS	9931.8		9931.8	
031098	2	20-Dec-11	BB534	BUIRS BRITTANY	123264	BALLET/CREATIVE-FALL/20	383.2		383.2	
031099	2	20-Dec-11	MA952	BUREAU VERITAS CANADA (2019) INC.	VA10256593 VA10250725	WATER TESTING C088582 WATER TESTING C086684	263.55 263.55		527.1	
031100	2	20-Dec-11	BUS01	BUSTON, TONI	123226	YOUTH CO OCT-NOV/20	299		299	
031101	2	20-Dec-11	CN411	CITY OF NANAIMO	123224	ONLINE VIERA EVALUATOR	210		210	
031102	2	20-Dec-11	CE004	CORPORATE EXPRESS CANADA INC	54779971 54688397 54811577 54768251 54766193 54761871 54774716	WALL CALENDAR-UCC POLY ENVELOPES-LYCHE LYCHE OFFICE SUPPLIES LAMINATING POUCHES-UCC LYCHE-OFFICE SUPPLIES RETURN-UCC HAND SANI W/ STAND UCC-CALENDAR/FACE MASKS	16 50.05 72.34 86.9 85.32 -257.59 147.94		200.96	
031103	2	20-Dec-11	CN043	CROWS NEST UCLUELET	5678 5712	PW-ENVELOPE DAYTIMER	0.89 22.33		23.22	
031104	2	20-Dec-11	DJ002	DRAESEKE JAN	123225	CHI GONG OCT-NOV/20	147.22		147.22	
031105	2	20-Dec-11	DRD01	DRDUL, RICHARD	201103	SPEEDING ON PENINSULA RD	779.63		779.63	
031106	2	20-Dec-11	DFC01	DUMAS FREIGHT COMPANY	80625 77479	CLEARTECH FOUR STAR WATERWORKS	505.32 92.61		597.93	
031107	2	20-Dec-11	eb295	E.B. HORSMAN & SON	12738363	WATER TOWERS-MATERIALS	88.77		216.61	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
					12721984	LIGHTING-EDWARDS PL PATH	71.84			
					12721983	UCC-LIGHTING	56			
031108	2	20-Dec-11	FW050	FAR WEST DISTRIBUTORS LTD	340352	CLEAN SWEEP SUPPLIES	150.3		324.53	
					340200	PAPER TOWEL-UCC	174.23			
031109	2	20-Dec-11	APP01	FIREHALL BOOKSTORE	BK0005295	UVFB-2020 ERG BOOK X4	69.07		69.07	
031110	2	20-Dec-11	FSC10	FOUR STAR COMMUNICATIONS INC	57160	DEC/20 ANSWERING SERVICES	162.75		162.75	
031111	2	20-Dec-11	GB059	GIBSON BROS. CONTRACTING LTD.	24109	CRUSH GRAVEL-FIREHALL	1120		1120	
031112	2	20-Dec-11	GIC42	GLOBAL INDUSTRIAL CANADA	544056	HAVILAND FRONT REPLACEMENT	155.5		155.5	
031113	2	20-Dec-11	HAR03	HARTWELL KEVIN	123262	TIGER QI-FALL/20	167.2		167.2	
031114	2	20-Dec-11	HN100	HENDERSON NICHOLAS	123255	HENDERSON-MILEAGE JAN-DEC/20	243		243	
031115	2	20-Dec-11	HE701	HEROLD ENGINEERING LTD	0062754	PROJ 1040012 EMERGENCY KIOSK	311.06		799.31	
					0063005	PROJ 1040012 EMERGENCY KIOSK	488.25			
031116	2	20-Dec-11	HS002	HOGAN, SARAH	123227	DANCE FIT SEP/20	28.09		28.09	
031117	2	20-Dec-11	JD79	J & D WEAVER HOLDINGS LTD	064376	FIREHALL-TREADMILL/BATTERY TENDER	1054.85		1172.36	
					064263	EOC SUPPLIES	117.51			
031118	2	20-Dec-11	JR381	J. ROBBINS CONSTRUCTION LTD	4814	PASS OF MELFORT-ROAD MULCH	368.47		368.47	
031119	2	20-Dec-11	CK608	KASSLYN CONTRACTING	D750	D750	5272.06		6840.78	
					D751	D751	1568.72			
031120	2	20-Dec-11	KL923	KERDMAN LINDSAY	123265	GYMNASTICS PYMTB-FALL/20	689.6		1688.32	
					123266	GYMNASTICS PYMTB-FALL/20	998.72			
031121	2	20-Dec-11	LB002	LB WOODCHOPPERS LTD.	367395	TARPS - PARKS	787.93		6247.66	
					367930	PARKS/PW	2350.61			
					367631	GENERATORS (X2) - PW	3109.12			
031122	2	20-Dec-11	LB200	LONG BEACH PLUMBING & HEATING LTD	7703	FIREHALL-MATERIALS	365.61		365.61	
031123	2	20-Dec-11	MIE01	MIELKE SARITA	123257	HATHA YOGA SESB-FALL/20	144		144	
031124	2	20-Dec-11	MF113	MINISTER OF FINANCE	94682006	FIREHALL-PPE/SANITIZER	584.14		584.14	
031125	2	20-Dec-11	MISC	[REDACTED]	123229	REFUND-CLASS CANCELLATIONS	100		100	
031126	2	20-Dec-11	MISC	[REDACTED]	123230	REFUND-BALLET BARRE	46.2		46.2	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
031127	2	20-Dec-11	MISC		123231	REFUND-CLASS CANCELLATION	120		120	
031128	2	20-Dec-11	MISC		123232	REFUND-CLASS CANCELLATION	30.8		30.8	
54440407.2	2	20-Dec-11	AD004	TYCO INTEGRATED FIRE & SECURITY CANADA I	80878666	FIREHALL RETRO CREDIT	-219.37		-219.37	
54440407.1	2	20-Dec-11	AD004	TYCO INTEGRATED FIRE & SECURITY CANADA I	80901560	DEC/20-FEB/21 PW TRAILER/LYCHE	225.18		225.18	
54440333	2	20-Dec-11	PW280	PITNEYWORKS	29102020	OCT/20 POSTAGE	1065		1065	
54440310	2	20-Dec-11	BMC01	BELL MOBILITY INC	11/2020	NOV/20	1228.25		1228.25	
54440250	2	20-Dec-11	VFA01	VFA CANADA CORPORATION	631401	FACILITY ASSESSMNT 2020	3780		3780	
54440183	2	20-Dec-11	TP002	TELUS COMMUNICATIONS INC.	11/20	NOV/20 PHONE/INTERNET	5627.12		5627.12	
54440155	2	20-Dec-11	HCM01	HCMA ARCHITECTURE AND DESIGN	191976	PROJ 20029 UKEE MPRC	2793		2793	
031190	2	20-Dec-11	XC300	XPLORNET COMMUNICATIONS INC	INV35020253	EMRGNCY INTERNET FIREHALL DEC/20	70.55		70.55	
031189	2	20-Dec-11	WC345	WURTH CANADA LTD	24101696	PARKS-VISORS/LOCK SPRAY	303.29		303.29	
031188	2	20-Dec-11	WIL01	WILLIAMSON ASHLEY	123256	YOGA SES B-FALL/20	352		352	
031187	2	20-Dec-11	WM275	WHITE MAGNOLIA RESORT CO LTD	220	OCT/20 POOL RENTAL	204.75		204.75	
031186	2	20-Dec-11	WCC28	WESTCOAST CONNECT	4913	NOV/20 COURIER	832.79		832.79	
031185	2	20-Dec-11	US001	URBAN SYSTEMS LTD.	181297 182231 183321	PROJ 1427.0010.01 HARBOUR MASTER PLAN PROJ 1427.0010.01 HARBOUR MASTER PLAN PROJ 1427.0010.01 HARBOUR MASTER PLAN	6224.4 5439 5517.23		17180.63	
031184	2	20-Dec-11	UI923	UKEE INFO TECH	12226	IT SUPPORT NOV/20	4175.25		4175.25	
031183	2	20-Dec-11	UKE01	UKEE AUTO SERVICE	178839	#3 REPAIRS	700		700	
031182	2	20-Dec-11	UR849	UCLUELET RENT-IT CENTER LTD	39150 40061 40069 40034	BOAT BASIN CARDBOARD SEP/20 PLATE COMPACTOR-PDI BOAT BASIN CARDBOARD NOV/20 NOV/20 PORTABLES	181.65 2871.68 207.9 1848.57		5109.8	
031181	2	20-Dec-11	UP459	UCLUELET PETRO-CANADA	10579	2009 GMC-OIL CHANGE/SERVICE	342.04		342.04	
031180	2	20-Dec-11	UBC01	UCLUELET FIRST NATION	251	BC ARCHEOLOGY BRANCH REGISTRATION	2352		2352	
031179	2	20-Dec-11	TSC19	TRANSPARENT SOLUTIONS CORP	11691	CLEARMAIL JAN/21	20.95		20.95	
031178	2	20-Dec-11	TU428	TOURISM UCLUELET	09/20	SEP/20 MRDT	54174.21		54174.21	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
031177	2	20-Dec-11	SP010	SUPERIOR PROPANE	31683851	TANK RENTAL-UAC HALL	169.58		169.58	
031176	2	20-Dec-11	SUN02	SUN LIFE ASSURANCE COMPANY OF CANADA	96444	DEC/20 EAP	121.28		121.28	
031175	2	20-Dec-11	SK010	STRICKLAND KARLA	123261	CLAY SESB-FALL/20	2565.8		2565.8	
031174	2	20-Dec-11	SBR01	SONBIRD REFUSE & RECYCLING LTD.	40703 40704 40705 40700 40701 40702	PW YARD GARBAGE NOV/20 UCC GARBAGE NOV/20 UVFB/UAC GARBAGE NOV/20 SCH GARBAGE NOV/20 52 STEPS GARBAGE NOV/20 WHISKEY DOCK GARBAGE NOV/20	1379.05 170.47 100.32 1627.49 402.61 536.66		4216.6	
031173	2	20-Dec-11	NS003	SIGMUND, NORANND	123258	YOGA-FALL/20	472		472	
031172	2	20-Dec-11	SI604	SHU IAN	123263	PURPLE DRAGON-FALL/20	862.4		862.4	
031171	2	20-Dec-11	SS874	SCIMITAR SPORTS LTD	1588	UKEE MUGS	695.52		695.52	
031170	2	20-Dec-11	PB104	PIONEER BOAT WORKS	80333 80337 80314	ATV SAND/SALT PART PARKS-RAIN GEAR BUILDING MATERIALS	12.1 270.9 18.9		301.9	
031169	2	20-Dec-11	PC336	PETTY CASH FORTUNE ABBY	123223	NOV/20 EXPENSES	44.99		44.99	
031168	2	20-Dec-11	pac06	PACIFICA PLUMBING & HEATING	95	SCH URINAL REPAIR	372.6		372.6	
031167	2	20-Dec-11	PAC04	PACIFIC RIM DISTILLING	73	SANITIZER-37.4L	435.68		435.68	
031166	2	20-Dec-11	OTC25	OUT OF OUR TREE CUSTOM WOODWORK	123222	TSUNAMI KIOSK - TUGWELL FIELD	21588.25		21588.25	
031165	2	20-Dec-11	OCN01	OCN GARDEN CENTRE	020648	BALLFIELD SOIL	180.56		180.56	
031164	2	20-Dec-11	MUD01	MUDGE KAREN	123228	SWIM SES B FALL/20	244		244	
031163	2	20-Dec-11	MISC	[REDACTED]	BP19-59	BP19-59 DMG DEPOSIT RETURN	1000		1000	
031162	2	20-Dec-11	MISC	ARMSREACH PRINTING & GRAPHICS	152676	BYLAW TICKET PRINTING	1105.41		1105.41	
031161	2	20-Dec-11	MISC	[REDACTED]	123277	REFUND-COURSE CANCELLATION	111.6		111.6	
031160	2	20-Dec-11	MISC	[REDACTED]	123276	REFUND-COURSE CANCELLATION	132		132	
031159	2	20-Dec-11	MISC	[REDACTED]	123275	REFUND-COURSE CANCELLATION	204		204	
031158	2	20-Dec-11	MISC	[REDACTED]	123274	REFUND-COURSE CANCELLATION	72		72	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
031157	2	20-Dec-11	MISC	[REDACTED]	123273	REFUND-COURSE CANCELLATION	104		104	
031156	2	20-Dec-11	MISC	[REDACTED]	123272	REFUND-COURSE CANCELLATION	72		72	
031155	2	20-Dec-11	MISC	[REDACTED]	123271	REFUND-COURSE CANCELLATION	72		72	
031154	2	20-Dec-11	MISC	[REDACTED]	123270	REFUND-COURSE CANCELLATION	44		44	
031153	2	20-Dec-11	MISC	[REDACTED]	123269	REFUND-COURSE CANCELLATION	44		44	
031152	2	20-Dec-11	MISC	[REDACTED]	123268	REFUND-COURSE CANCELLATION	60		60	
031151	2	20-Dec-11	MISC	[REDACTED]	123267	REFUND-COURSE CANCELLATION	104		104	
031150	2	20-Dec-11	MISC	[REDACTED]	123254	REFUND-COURSE CANCELLATION	148		148	
031149	2	20-Dec-11	MISC	[REDACTED]	123253	REFUND-COURSE CANCELLATION	88		88	
031148	2	20-Dec-11	MISC	[REDACTED]	123252	REFUND-COURSE CANCELLATION	44		44	
031147	2	20-Dec-11	MISC	[REDACTED]	123251	REFUND-COURSE CANCELLATION	30.78		30.78	
031146	2	20-Dec-11	MISC	[REDACTED]	123250	REFUND-CLASS CANCELLATION	42		42	
031145	2	20-Dec-11	MISC	[REDACTED]	123249	REFUND-CLASS CANCELLATION	30.78		30.78	
031144	2	20-Dec-11	MISC	[REDACTED]	123248	REFUND-CLASS CANCELLATION	42		42	
031143	2	20-Dec-11	MISC	[REDACTED]	123247	REFUND-CLASS CANCELLATION	34.65		34.65	
031142	2	20-Dec-11	MISC	[REDACTED]	123246	REFUND-CLASS CANCELLATION	42		42	
031141	2	20-Dec-11	MISC	[REDACTED]	123245	REFUND-CLASS CANCELLATION	42		42	
031140	2	20-Dec-11	MISC	[REDACTED]	123244	REFUND-CLASS CANCELLATION	42		42	
031139	2	20-Dec-11	MISC	[REDACTED]	123243	REFUND-CLASS CANCELLATION	42		42	
031138	2	20-Dec-11	MISC	[REDACTED]	123242	REFUND-CLASS CANCELLATION	42		42	
031137	2	20-Dec-11	MISC	[REDACTED]	123241	REFUND-CLASS CANCELLATION	46.68		46.68	
031136	2	20-Dec-11	MISC	[REDACTED]	123240	REFUND-CLASS CANCELLATION	42		42	
031135	2	20-Dec-11	MISC	[REDACTED]	123239	REFUND-CLASS CANCELLATION	60		60	
031134	2	20-Dec-11	MISC	[REDACTED]	123238	REFUND-CLASS CANCELLATION	60		60	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
031133	2	20-Dec-11	MISC		123237	REFUND-CLASS CANCELLATION	55		55	
031132	2	20-Dec-11	MISC		123236	REFUND-CLASS CANCELLATION	30		30	
031131	2	20-Dec-11	misc		123235	REFUND-CLASS CANCELLATION	60		60	
031130	2	20-Dec-11	MISC		123234	REFUND-CLASS CANCELLATION	32		32	
031129	2	20-Dec-11	MISC		123233	REFUND-CLASS CANCELLATION	60		60	
031191	2	20-Dec-22	AG495	ALBERNI GLASS & MIRROR 2003 LTD	37821	COVID BARRIER	352.8		352.8	
031192	2	20-Dec-22	AFS01	ASSOCIATED FIRE & SAFETY	26598	TURNOUT GEAR-UVFB	989.1		989.1	
031193	2	20-Dec-22	BLA01	BLACK DOG FENCING/LANDSCAPING/MASONRY	CEMET01 CREDIT01	CEMETARY-TURF/SOD BUSINESS LIC/2019	6460 -250		6210	
031194	2	20-Dec-22	AS311	BUNZL CANADA INC.	7700868 353459 352764 7703574	FLOOR STRIPPER/FINISH EMAX ULTRA AIR PURIFIER BLEACH/HAND SOAP OXIVIR DISINFECTANT	292.99 86.28 130.51 154.52		664.3	
031195	2	20-Dec-22	MA952	BUREAU VERITAS CANADA (2019) INC.	VA10254939 VA10261414	QUARTERLY WATER SAMPLING WATER TESTING C090610	1872.94 263.55		2136.49	
031196	2	20-Dec-22	CFP22	CALEDONIA FIRE PROTECTION LTD	27531	FIRE EXTINGUISHERS-HARBOURS	6258.7		6258.7	
031197	2	20-Dec-22	CGISC	CGIS CENTRE	44197	JAN-MAR/21 SLIMS	2255.18		2255.18	
031198	2	20-Dec-22	CS334	CONTROL SOLUTIONS	C003986	UCC HEAT MNTC-4TH QRTLRY BILL	895.8		895.8	
031199	2	20-Dec-22	CCL88	CORLAZZOLI CONTRACTING LTD	107	WPT TREE REMOVAL	315		315	
031200	2	20-Dec-22	ce004	CORPORATE EXPRESS CANADA INC	54529618 54518122 54945883	FILE FOLDERS-LYCHE OFFICE SUPPLIES-LYCHE OFFICE SUPPLIES-LYCHE	136.41 516.78 139.49		792.68	
031201	2	20-Dec-22	CUPE1	CUPE LOCAL #118	11/20	NOV/20 DUES	1477.81		1477.81	
031202	2	20-Dec-22	EB295	E.B. HORSMAN & SON	12649274 12740416 12738364	FIREHALL SHOWER-RETURN FIREHALL-ELECTRONIC ITEMS EXTERIOR LIGHTS-UCC	-348.96 69.89 396.42		117.35	
031203	2	20-Dec-22	FB185	FOGGY BEAN COFFEE COMPANY	6624	STAFF XMAS GIFTS	207		207	
031204	2	20-Dec-22	FS004	FOUR STAR WATERWORKS	87102745-00 87102748-00	VARIOUS PARTS CLAMPS	2035.74 67.2		2102.94	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
031205	2	20-Dec-22	GB059	GIBSON BROS. CONTRACTING LTD.	24206	FIREHALL-CRUSH GRAVEL	840		840	
031206	2	20-Dec-22	GF001	GRAPHICS FACTORY	27409	OUTDOOR COVID SIGNAGE	448		448	
031207	2	20-Dec-22	IC130	INFOSAT COMMUNICATIONS	451348	SAT PHONE DEC/20	65.12		65.12	
031208	2	20-Dec-22	CK608	KASSLYN CONTRACTING	D753 D752	D753 D752	1289.51 1499.38		2788.89	
031209	2	20-Dec-22	K9286	KEMPS KIM	123280	XMAS DECOR REIMBURSEMENT	20.14		20.14	
031210	2	20-Dec-22	KA001	KOERS & ASSOCIATES ENGINEERING LTD.	0361-083	0361 MISC: 201 MARINE DR DL281	787.5		787.5	
031211	2	20-Dec-22	LM499	LOCKSMITH MONSTER, THE	LM13169	UCC LOCK SERVICING	1039.5		1039.5	
031212	2	20-Dec-22	LB200	LONG BEACH PLUMBING & HEATING LTD	7816	FIREHALL TOILETS	1341.82		1341.82	
031213	2	20-Dec-22	MAL51	McELHANNEY ASSOCIATES LAND SURVEYING LTD	2231 146478	PROJ: DOU-ACRD TRAIL LAND TENURE	2625		2625	
031214	2	20-Dec-22	MISC	[REDACTED]	123279	SUBSIDY REFUND	55		55	
031215	2	20-Dec-22	OE421	ON THE EDGE ROOFING & CONTRACTING	728	UCC GUTTER CLEANING	215.25		215.25	
031216	2	20-Dec-22	PBX12	PBX ENGINEERING LTD	10107	PROJ 17451-03 DOU LOST SHOE	7950.6		7950.6	
031217	2	20-Dec-22	PC285	PETTY CASH - LYVIER RIVERA	12/20	DEC/20 PETTY CASH	187.7		187.7	
031218	2	20-Dec-22	PC650	PRAIRIE COAST EQUIPMENT	P30528	J.DEERE TRANSMISSION OIL	67.64		67.64	
031219	2	20-Dec-22	PI110	PUROLATOR INC	446101996 446224766	OVERWEIGHT FEE 148716924150S VIERA	10.5 30.39		40.89	
031220	2	20-Dec-22	SD199	SCHRAMM DESIGN	2998	RCAF SEAPLANE BASE SIGN	2996		2996	
031221	2	20-Dec-22	SP010	SUPERIOR PROPANE	31930528 32089556	PROPANE REFILL-UAC HALL REC HALL-TANK RENTAL	1337.53 169.57		1507.1	
031222	2	20-Dec-22	TUF01	TUFF CITY RADIO	2	TOWN HALL FALL SESSIONS	630		630	
031223	2	20-Dec-22	UC142	UCLUELET CONSUMER'S CO-OPERATIVE ASSN	15242 12NOV2020#0220 13NOV2020#6688 16NOV2020#1284 18NOV2020#3009 24NOV2020#4247 30NOV2020#1034 06NOV2020#8593	FIREHALL DIESEL PW-COFFEE FIREHALL-LOPPER SAW FIREHALL-SNACKS/MILK UEP-SNACKS PW-XMAS LIGHTS PARKS SUPPLIES PW-COFFEE CREAMER	215.41 43.48 38.07 29.86 42.58 61.59 45.36 13.5		4022.06	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
					6773	CARDLOCK NOV/20	3470.63			
					71415854	#11-BUCKET TRUCK	20.58			
					71415913	#26 CHEVY TRUCK	41			
031224	2	20-Dec-22	UC142	UCLUELET CONSUMER'S CO-OPERATIVE ASSN	71416105	E1 DIESEL	49.6		171.02	
					71415921	#12	82.24			
					C01093328	ANTI FREEZE	39.18			
031225	2	20-Dec-22	UP459	UCLUELET PETRO-CANADA	10776	TOWING-LAWNMOWERS TO J.DEERE	719.25		719.25	
031226	2	20-Dec-22	UR849	UCLUELET RENT-IT CENTER LTD	40085	CHAIN-PW	139.56		139.56	
031227	2	20-Dec-22	US001	URBAN SYSTEMS LTD.	184236	PROJ 1427.0008.01 UCL/TOF LAND USE	35664.41		110443.89	
					182232	PROJ 1427.0011.01 CEDAR RD PARKING	6816.92			
					183322	PROJ 1427.0011.01 CEDAR RD PARKING	21627.01			
					181298	PROJ 1427.0011.01 CEDAR RD PARKING	7749.05			
					182230	PROJ 1427.0008.01 UCL/TOF LAND USE	16687.95			
					183320	PROJ 1427.0008.01 UCL/TOF LAND USE	21898.55			
031228	2	20-Dec-22	WF001	WFR WHOLESALE FIRE & RESCUE LTD.	INV/2020/3062	FIREHALL-LOCKERS	4271.56		4271.56	
031229	2	20-Dec-22	WPT01	WILD PACIFIC TRAIL SOCIETY	123278	SPRING COVE COMPLETION	14300.58		14300.58	
031230	2	20-Dec-22	WC345	WURTH CANADA LTD	24137799	LIGHTS/SAWS-PW	826.28		1108.29	
					24140750	SAFETY ITEMS/DRILL GEAR-PW	282.01			
031231	2	20-Dec-22	ZW172	ZONE WEST ENTERPRISES LTD	63841	UVFB UNIFORMS	206.92		206.92	



STAFF REPORT TO COUNCIL

Council Meeting: January 12, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: SHARON EVANS, ADMINISTRATION CLERK

FILE NO: 0550-20

SUBJECT: RESOLUTION TRACKING – DECEMBER 2020

REPORT NO: 21-01

ATTACHMENT(S): APPENDIX A: RESOLUTION TRACKER

RECOMMENDATION(S):

There is no recommendation. This report is provided for information only.

PURPOSE:

The purpose of this report is to provide Council with a monthly status update on resolutions that have been adopted by Council.

BACKGROUND:

The resolution follow-up status categories are:

- Assigned – action has not yet commenced;
- In Progress – action has been taken by Staff; and,
- Complete – action has been completed.

Items will be removed from the list after actions are shown once as being completed.

OPTIONS REVIEW:

1. There is no recommendation. This report is provided for information only. **(Recommended)**
2. **THAT** Council provide alternative direction to Staff.

Respectfully submitted: Sharon Evans, Administration Clerk
Joseph Rotenberg, Manager of Corporate Services

Appendix A

Date	Meeting Item Description	Resolution	Description	Department Responsible	Follow-Up Status
September 25, 2018	Lease with Ucluelet & Area Historical Society	THAT Council approve recommendation 1 of report item, "Lease with Ucluelet & Area Historical Society", which states: THAT Council enter into a lease agreement with the Ucluelet and Area Historical Society that is similar to their original Provincial Lease #111228 – Block A District Lot 1507, Clayoquot Land District for approximately 2.4 hectares	Meet with UAHS looking at options. UAHS to get back to Ms. Fortune to confirm the direction they would like to proceed	Recreation & Tourism	In Progress: awaiting response from Historical Society for review and signing
May 14, 2019	Zoning Amendment, Housing Agreement & DVP (354 Forbes Road)	THAT Council, with regard to the proposal to renovate the building on Lot 17, District Lot 281, Clayoquot District, Plan VIP76147 (354 Forbes Road) and request for zoning amendments to permit commercial tourist accommodation on the property: give third reading to the "District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1248, 2019"; give third reading to the "Ucluelet Housing Agreement Bylaw No. 1249, 2019"; and issue Development Variance Permit DVP19-03	Bring Bylaw No. 1248 & No. 1249 for adoption, once all subject to conditions being met	Planning	In Progress - waiting for applicant to meet conditions prior to adoption
December 10, 2019		THAT Staff provide Council with options for rejuvenating the Frank Jones Memorial site.	Staff to provide Council with options for rejuvenating the Frank Jones Memorial site	Recreation & Tourism	In Progress - This will be part of overall master plan for Tugwell Field Area -
January 14, 2020		THAT Staff work with Black Rock Oceanfront Resort & Spa to identify unique solutions for navigation to the resort	A.) Staff to incorporate options for directional landmarks in designs for Peninsula Road B.) Staff to follow up with Black Rock to discuss	Planning & Public Works	Assigned
January 14, 2020	Zoning Bylaw Amendment for 2100 Peninsula Road	That staff prepare a report that identifies options for the regulation of odor and noise, including a covenant	Staff to prepare a report	Planning	In Progress- awaiting information from applicant
February 11, 2020	West Coast Multi-Use Path Extension Bruce Greig, Manager of Community Planning West Coast Multi-Use Path Extension	THAT the District of Ucluelet make application to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to expand Licence of Occupation File 1407317, to allow for the extension of the West Coast Multi Use Path and other associated utility uses, between the existing Multi Use Path and Pacific Rim National Park Reserve	Apply to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development	Planning / Public Works	In Progress
March 12, 2020	Operating and Project Review - Draft 5 Year Financial Plan	That Council direct Staff to provide a report on options for investing the remaining Community Forest Funds that have not been allocated for the 2020 budget	Draft report	Finance	Assigned - delayed due to Covid requirements

Appendix A

March 12, 2020	Reporting and Request for Funding Letter from the Ucluelet Chamber of Commerce	THAT Council directs Staff to present a report that explores options for the use of the \$10,000 allocated to explore economic development options including the future location of Tourism Ucluelet	Draft report regarding future locations for Tourism Ucluelet	Planning	In Progress
March 17, 2020	Water Treatment Loan Authorization Donna Monteith, Chief Financial Officer	3. THAT District of Ucluelet Loan Authorization Bylaw No. 1268, 2020 be given third reading and referred to the Inspector of Municipalities for approval	Staff to refer bylaw to the Inspector for Municipalities for approval	Administration / Finance	Assigned: this project is on hold until 2021 fiscal year
March 17, 2020	Lot 13 - Zoning Bylaw Amendment Bruce Greig, Manager of Community Planning	8. THAT Council indicate that it is prepared to authorize the following, once the "No Subdivision Covenant" has been registered on the title of Lot 13: a. discharge of "No Build" covenant FB154873 currently registered on the title of Lot 13; and, b. approval for the future modification of Master Development Agreement and Covenant EX125879, at the time the subdivision of Lot 13 is registered, to document that 33 affordable units have been created for future consideration and calculation of the development potential on other lands currently owned by Weyerhaeuser Company Ltd. That Council approve recommendation 8 of report item, "Lot 13 - Zoning Bylaw Amendment" which states: 8. THAT Council indicate that it is prepared to authorize the following, once the "No Subdivision Covenant" has been registered on the title of Lot 13	Staff to work with lawyer to modify Master Development Agreement and Covenant EX125879, at the time the subdivision of Lot 13 is registered	Planning	Complete
April 28, 2020	Lot 13 Marine Drive - Proposed Affordable Housing	THAT Council authorize the discharge of "No Build" covenant FB154873 from the title of Lot 13, concurrent with the registration of the "No Subdivision Covenant with Option to Purchase" on the property's title	Discharge covenant once No Subdivision Covenant with Option to Purchase is registered on the property title	Planning	In Progress: documents signed and back with lawyers for registering.
May 12, 2020	Lot 13 Marine Drive - Correspondence from Weyerhaeuser Todd Powell, Vice President of Weyerhaeuser NR Company	THAT Council indicate that it is prepared to authorize modification of Master Development Agreement and Covenant EX125879 on lands owned by Weyerhaeuser Company Ltd. at the point when a Development Permit has been issued for the proposed subdivision and development of the land, subject to the concurrent registration of the "No Subdivision Covenant with Option to Purchase" being registered on the title of Lot 13	Modify Master Development Agreement at the time DP is issued, subject to the "No Subdivision Covenant with Option to Purchase" being registered on the Lot 13	Planning	Complete

Appendix A

June 23, 2020	District of Ucluelet Flood Mapping Project Bruce Greig, Manager of Community Services	THAT Council earmark the results of the flood mapping project for upcoming discussions in the Strategic Planning update and subsequent Budget preparations, for next steps to: update Emergency Preparedness plans; consider resiliency in long-term Asset Management planning; consider changes to development regulations, including a process for public consultation, as they relate to existing properties; and, consider new policy on future developments to avoid areas of flood risk.	Use report findings to update strategic planning, emergency preparedness plans, asset management planning, development regulations, policies related to development and subsequent budget preparation.	Administration	Assigned: this will be brought back during strategic and budget planning.
July 14, 2020	Audio Visual Upgrades for the Main Hall	THAT Council reschedule the August 4, 2020 Regular Council Meeting to August 18, 2020 at 5:00 PM; and THAT Council approve using up to \$60,000 RMI funds for Audio Visual (AV) upgrades to the Main Hall at the Ucluelet Community Centre.	Implement AV upgrades.	Recreation & Tourism	In Progress - working with IT
August 18, 2020	Covenant Modification - 1079 Helen Road John Towgood, Planner 1	THAT Council authorize the discharge the S.219 Restrictive Covenant EV152825 registered on Lot 1, DL 543, Native Island, Clayoquot District, Plan VIP76238 (1079 Helen Road) and replace it with a new S.219 covenant based on the March 3, 2020, Geotechnical Report by Lewkowich Engineering and Associates Ltd.	Discharge covenant and replace it.	Planning	Complete
October 13, 2020	Revised Covenant and Option to Purchase - Lot 13 Marine Drive Bruce Greig, Manager of Community Planning	THAT Council indicate that the offer to provide funding in the amount of \$320,000.00 to support the servicing and infrastructure of the development to reduce the cost of units to qualifying households would remain valid until September 1, 2025, and would be payable upon the owner obtaining a final occupancy permit for the last of the 33 houses to be built on the proposed lots.	Pay funds to the developer if and when occupancy permits are issued.	Finance	Assigned: Long Term Project Subject to Developer performance.
October 13, 2020	Revised Covenant and Option to Purchase - Lot 13 Marine Drive Bruce Greig, Manager of Community Planning	THAT Council accept the proposed Option to Purchase from APMC Holdings as sufficient assurance that the proposed development of affordable housing on Lot 13 will occur in an acceptable time frame;	Register option at the appropriate time.	Planning	Complete
October 13, 2020	Revised Covenant and Option to Purchase - Lot 13 Marine Drive Bruce Greig, Manager of Community Planning	THAT Council approve the modification of Master Development Agreement and Covenant EX125879, concurrent with the registration of the Use and Development Covenant and the Option to Purchase, to document that 33 affordable units have been created on Lot 13 for future consideration and calculation of the development potential on other lands currently owned by Weyerhaeuser Company Ltd.; and,	Modify Master Development Agreement and Remove the Covenant.	Planning	Complete

Appendix A

October 13, 2020	Lot 13 Marine Drive - Development Permit for Affordable Housing Bruce Greig, Manager of Community Planning	THAT Council authorize discharge of Restrictive Covenant FB154877 from the title of Lot 13 which restricts development on site within the riparian areas defined next to streams "AB" and "AC";	Discharge restrictive covenant.	Planning	In Progress
November 24, 2020	Garage Exemption from Calculation for F.A.R. Bruce Greig, Manager of Community Planning	THAT Council direct staff to prepare a draft Zoning Amendment Bylaw to reinstate the exemption of garage floor area from the calculation of F.A.R., except for properties with the R-4 or R-5 zoning designation, for future consideration and public input.	Provide a report that attaches a Zoning Amendment Bylaw that introduces garage exemption which does not apply to the R-4 or R-5 Zones.	Planning	Assigned
November 24, 2020	Provincial Funding for Emergency / Fire Equipment for Small Communities Dennis Dugas, Mayor, District of Port Hardy	THAT Council direct Staff to write a letter in support of Mayor Dugas' proposal to establish a coalition of small communities to lobby for the Provincial government to provide financial support to small communities for the provision of fire service.	Draft letter of support.	Administration	Complete
November 24, 2020	Ursula Banke, Island Work Transitions Inc (dba Alberni Valley Employment Centre) Re: West Coast Labour Market Indicators Project	THAT Council direct Staff to draft a letter of support for the West Coast Labour Market Indicators Project.	Draft letter of support and determine who will represent the District of Ucluelet on the West Coast Labour Market Indicators Project Advisory Board.	Administration	Complete
December 15, 2020	Development of "The Cabins" Properties in the Reef Point Area John Towgood, Planner 1	6. THAT District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020, also be referred to the following agencies: a. Toquaht Nation; and b. Tla-o-qui-aht First Nations;	Refer the OCP Amendment to the identified agencies.	Planning	Complete
December 15, 2020	District of Ucluelet Harbour Regulation Amendment Bylaw No. 1280, 2020 - Readings 1-3 Joseph Rotenberg, Manager of Corporate Services & Abby Fortune, Manager of Recreation & Tourism	THAT District of Ucluelet Harbour Regulation Amendment Bylaw No. 1280, 2020, be given first, second and third reading.	Update draft bylaw and bring back to Council for adoption.	Administration	Complete
December 15, 2020	Development of "The Cabins" Properties in the Reef Point Area John Towgood, Planner 1	11. THAT Council authorize the following: a. discharge of Statutory Right-of-Way EL10355 from the Cabins Property, as defined in this report, at the time the subdivision is registered to redefine the parcel boundaries for the subject properties; and, b. removal of section 3.a from Statutory Right-of-Way EL10354 from the Lodge and the Staff Housing Property, as defined in this report, at the time the subdivision is registered to redefine the parcel boundaries for the subject properties; and,	Discharge and amend the Statutory Rights of Way at the appropriate time.	Planning	Assigned

Appendix A

December 15, 2020	Development of "The Cabins" Properties in the Reef Point Area John Towgood, Planner 1	9. THAT District of Ucluelet Housing Agreement Bylaw No. 1283, 2020, be given first, second, and third reading;	Update draft bylaw and bylaw tracker.	Administration	Complete
December 15, 2020	Development of "The Cabins" Properties in the Reef Point Area John Towgood, Planner 1	8. THAT District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020, be given first and second reading and advanced to a public hearing;	Update draft bylaw and bylaw tracker.	Administration	Complete
December 15, 2020	Development of "The Cabins" Properties in the Reef Point Area John Towgood, Planner 1	7. THAT District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020, be referred to a public hearing;	Give notice of the public hearing for the OCP Amendment, Zoning Bylaw Amendment, and the Development Variance Permit. Conduct public hearing.	Planning	In Progress
December 15, 2020	Development of "The Cabins" Properties in the Reef Point Area John Towgood, Planner 1	5. THAT District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020, be referred to the following agencies: a. Yuułuʔiłʔatḥ Government; b. Alberni Clayoquot Regional District; c. Wild Pacific Trail Society; d. Tourism Ucluelet; and e. Ucluelet Chamber of Commerce;	Refer the OCP Amendment to the identified agencies.	Planning	Complete
December 15, 2020	Development of "The Cabins" Properties in the Reef Point Area John Towgood, Planner 1	4. THAT District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020, be given second reading;	Update the draft bylaw and bylaw tracker.	Administration	Complete
December 15, 2020	Ucluelet Climate Change Adaptation Plan Adoption Mark Boysen, Chief Administrative Officer	THAT the agenda item titled "Ucluelet Climate Change Adaptation Plan Adoption" be deferred to the next Regular Council Meeting.	Bring Back the Climate Adaptation Plan for adoption at the January 12, 2021, Regular Council Meeting.	Administration	Complete
December 15, 2020	2021 Council Appointments Mayor Noël	THAT Councillor Cole be appointed as representative to the Alberni-Clayoquot Regional District Board (ACRD) and Councillor Kemps be appointed as alternate. THAT Councillor Cole be appointed to the ACRD West Coast Committee and ACRD Long Beach Airport Advisory Committee. THAT Mayor and Council be appointed as Council Liaisons in accordance with Appendix A to this report. THAT Councillors Cole, McEwen, Kemps, and Hoar be designated to serve as Deputy Mayor in accordance with Appendix A of this report. THAT Councillor McEwen, Mayor Noël, Mark Boysen (Chief Administrative Officer) and Donna Monteith (Chief Financial Officer) be designated as the District of Ucluelet authorized signatories.	Send letter to ACRD re appointments.	Administration	Complete
December 15, 2020	Vancouver Island - Sunshine Coast Community Relations 2020 Annual Report Chris O'Riley, President and CEO, BC Hydro	THAT Staff invite BC Hydro to present to Council when they open their new facility.	Invite BC Hydro to present.	Administration	Complete

Appendix A

December 15, 2020	Vancouver Island - Sunshine Coast Community Relations 2020 Annual Report Chris O'Riley, President and CEO, BC Hydro	THAT Staff draft a letter of thanks to Chris O'Riley, for BC Hydro's continued investment in the region.	Draft letter to CEO, Chris O'Riley.	Administration	Complete
December 15, 2020	Laurie Filgiano, Executive Director, Ucluelet Chamber of Commerce Re: Common Ground Market Initiative Funding Request and Letter of Support	THAT Council direct Staff to draft a letter of support for the Common Ground Market Initiative.	Draft letter of support for Common Ground Initiative.	Administration	Complete
December 15, 2020	Karen Laine and Christine Brice Re: Utility Charges Increase	THAT Staff work with Ardent Properties to identify options and present a report to Council in 2021.	Draft report regarding the water fees applicable to Whiskey Landing and other Strata Buildings.	Finance	In Progress
December 15, 2020	November 24, 2020 Regular Minutes	THAT Council adopt the November 24, 2020 Regular Council Meeting Minutes as presented.	Print, sign, post and file	Administration	Complete



STAFF REPORT TO COUNCIL

Regular Council Meeting: January 12, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

FILE NO: 6480-20-2020-OCP

SUBJECT: UCLUELET DRAFT OCP

REPORT NO: 21-05

ATTACHMENTS: APPENDIX A – 2020 OCP DOCUMENT DRAFT 6.1
APPENDIX B – DRAFT OCP SCHEDULES AND MAPS

RECOMMENDATIONS:

THAT Council, with regard to the 2020 Official Community Plan (OCP) bylaw update:

1. receive this report for information;
2. discuss the draft plan and its policy contents; and,
3. provide feedback to staff on any desired changes to the draft before the bylaw is brought back for consideration of second reading as amended at a future meeting of Council.

PURPOSE:

The purpose of this report is to check in with Council on the direction of the work to update the Ucluelet OCP, and to provide time to focus discussion on the draft and make any desired changes - before getting into further consideration of bylaw readings, formal referral to other agencies and a public hearing.

DISCUSSION:

Hard copies of the updated draft OCP and maps have been circulated to Council members, and a reduced digital copy is attached to this report (see **Appendices 'A' and 'B'**). Added text is highlighted in red in the draft 6.1 document.

The main regulatory schedules A through D are complete – updated graphics and labelling of the remaining schedules and information maps is underway, as indicated in notes on the maps attached, and will be complete shortly.

Staff will provide an overview of some of the significant changes and additions, but this is an opportunity to discuss, clarify and/or consider changes to any of the sections or policies contained in the draft.

POLICY OR LEGISLATIVE IMPACTS:

The requirements for adopting an Official Community Plan bylaw include Council consideration of opportunities for consultation with affected persons, organizations and authorities as part of the process. Following first reading of the OCP Bylaw No. 1236, the draft OCP was referred to a long list

of agencies and government bodies for review and comment. This input has been invaluable in refining the plan.

Once the OCP Bylaw reaches the point where it has received second reading and is being referred to a public hearing, staff will recommend that Council refer the updated draft of the OCP to those same agencies for formal comment prior to the public hearing.

PROGRESS AND NEXT STEPS:

Following discussion and direction by Council, staff will complete the revisions to the draft maps, make any changes to policy areas directed by Council, and bring the revised complete OCP bylaw back to Council – for consideration of second reading as amended and referral to a public hearing. Depending on the revisions required, the bylaw could be on Council’s agenda for further consideration later this month.

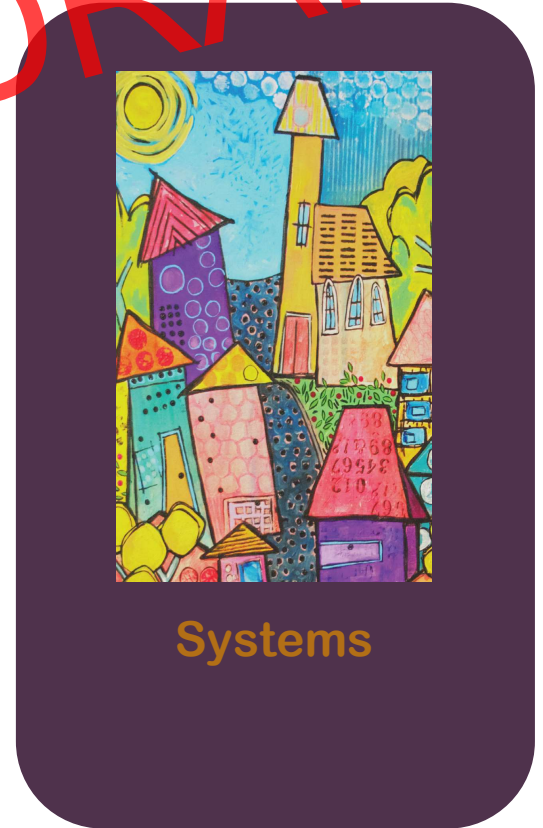
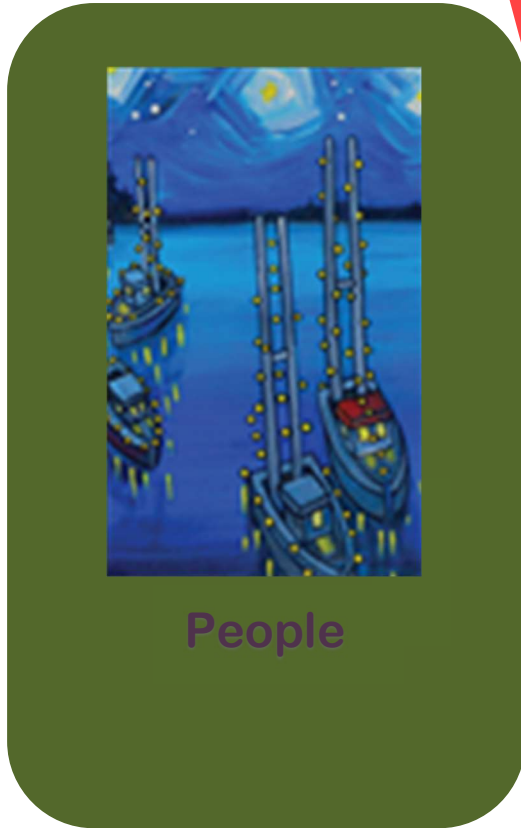
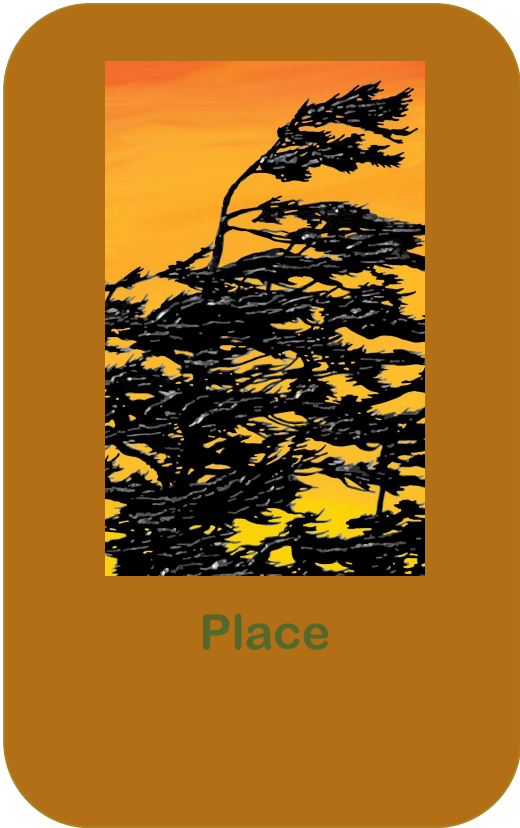
SUMMARY:

This report provides an opportunity to focus discussion and provide input to staff on the text, mapping and policy areas in the draft OCP.

Respectfully submitted: Bruce Greig, Manager of Community Planning
John Towgood, Planner 1
Mark Boysen, Chief Administrative Officer

Appendix A

DRAFT



DISTRICT OF
UCLUELET

**Official
Community
Plan 2020**

This plan would not exist without the hard work and input generously provided by the following:

- Shawn Warner at CGIS for mapping;
- Nicky Ling at Ukee Infotech for proofing and editing;
- Dr. Pam Shaw and the students of the Masters of Community Planning program and Mount Arrowsmith Biosphere Region Research Institute at Vancouver Island University for assistance with community engagement;
- the staff from all departments of the District;

...and most importantly, all the community members who shared their ideas, concerns, vision and passion for the community of Ucluelet.

Cover artwork by Katsumi Kimoto and Marla Thirsk

Title: District of Ucluelet Official Community Plan
Prepared By: Planning and Building Department, District of Ucluelet
Status: Draft 6
Contact: Planning Department
District of Ucluelet
200 Main Street, Ucluelet BC V0R 3A0
☎ 250-726-7744

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The District of Ucluelet acknowledges that we are located on the traditional territory (ḥaaḥuuli) of the Yuuḷuḡiḡath (Ucluelet First Nation). We are neighbouring communities who share interests in the Ucluth Peninsula and surrounding area. Our long-standing relationship is built upon mutual respect and many individual, personal ties.

The District aims to broaden and strengthen this relationship to better the lives of all community members. Discussion of the municipality's relationship with indigenous people and communities follows in Part One of this plan.

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Part One: Introduction

What is an Official Community Plan & Why Plan

An Official Community Plan, or “OCP”, is a statement of objectives and policies adopted by a local government to guide decisions on land use planning, land use management and municipal operations within the area covered by the plan. The OCP sets out a road map for the community, to let everyone know where we’re headed in the long term. The scope of this OCP looks 30 years down the road. It is a living document and should be changed from time to time as the community evolves, as new issues come up or as new opportunities arise. The OCP is adopted **by bylaw**, by the elected Council of the District of Ucluelet; once **the OCP is adopted any subsequent bylaws enacted or works undertaken** by Council must be consistent with the plan.

For details on the legislative context, community profile, public consultation and process which went into developing this OCP, please refer to the appendices in Part 7.

Following this introductory foundation chapter, the bulk of the plan is organised under three broad headings of Place, People and Systems – followed by a chapter on Implementation and appendices.

Ucluelet is:

COMMUNITY CHARACTER AND IDENTITY

Ucluelet is a diverse, active and welcoming community which has been shaped over time by the energy of the place and the people drawn here to the natural setting of the rugged outer west coast of Vancouver Island.

Located on the narrow Ucluth Peninsula between Barkley Sound and the exposed Pacific Ocean, Ucluelet’s name (“safe harbour” in the Nuu-chah-nulth language) points to the key position of the town in this spectacular landscape. Poised on the edge of the Pacific, the community draws its energy from the interplay of the contrasting and complementary qualities of the landscape and the people. A short stroll takes you from Big Beach and the surge of the wild Pacific to the Whiskey Dock in the centre of the village and the calm waters of the harbour. Layered through the community are pairs of influences which add to its richness: land / sea; indigenous / settler; ancient / modern; resident / visitor; small town / world class; energizing / restoring; raw / refined – the interplay of these forces makes for a community which is complex, balanced and dynamic.

The people who make up the town of Ucluelet are known for being a friendly, hardworking, resourceful and welcoming group of citizens who are fiercely protective of the land and sea, and the resources which have sustained the community for generations. Ucluelet has been recognised as a town committed to carefully managing its growth to ensure that, as it changes over time, the natural environment is protected, the social fabric of the community is strengthened, and the local economy becomes more diverse and vibrant. This plan builds on the careful work of the past, and has been shaped by input from the engaged and passionate citizens of Ucluelet.

COMMUNITY VISION

Vision

Ucluelet's built and natural environment reflects, above all, the value we place on the outstanding beauty and diverse natural habitat of this place, which support the well-being of all members of the community. Ucluelet residents and visitors enjoy a high quality of life built upon a sustainable, diverse and vibrant local economy.

Guiding Principles

The policy directions contained within the OCP aim to realise this vision of Ucluelet as a vibrant, natural and active community. The following guiding principles reflect components of the vision and will be used to guide decision making.

1. Protect natural areas and ecological function
2. Maintain and enhance Ucluelet's unique character and preserve its heritage
3. Foster a welcoming and complete community
4. Build a diverse and dynamic local economy
5. Create a compact and vibrant Village Square
6. Develop and maintain top quality parks, trails, recreation and community services for residents and visitors
7. Broaden the spectrum of housing options to improve the availability of appropriate, affordable housing for all
8. Increase transportation choice and reduce automobile trips
9. Manage growth in balance with jobs, infrastructure investments, and the provision of services
- 9.10. **Embrace the challenge of addressing the causes and impacts of climate change**

The Visitor Experience

The tourism sector is a strong and growing part of its economy yet Ucluelet remains a working town first, and a resort second.

Ironically this is one of the town's strengths as a visitor destination. Ucluelet is the kind of town where not only does your yoga instructor live next door to a forklift operator, but there's a good chance that she *is* a forklift operator.

Interactions with the creative and colourful locals are an essential part of how our community leaves an impression on the visitor. By continuing to strengthen and grow as a diverse working town, by fostering small businesses and local innovators, and by improving the town facilities, programs and infrastructure to benefit all community members, we will also expand and improve the visitor experience.

Remaining genuinely Ukee in the face of growth and change will be key to maximising the quality of life for both residents and visitors.

CONTEXT

Region and Neighbours

The District of Ucluelet is located on the Ucluth Peninsula, at the entrance to Barkley Sound on the west coast of Vancouver Island. The town is situated just south of the Long Beach unit of the Pacific Rim National Park Reserve. The municipality is located within the Alberni Clayoquot Regional District (ACRD); other nearby west coast communities are the town of Tofino at the northern end of Long Beach, and the unincorporated community of Bamfield on the opposite side of Barkley Sound.

Ucluelet is situated in the traditional territory of the Yuułuᑭiᑭᑭᑭᑭᑭ (Ucluelet First Nation), whose community is based immediately across the harbour at Hitacu. The Yuułuᑭiᑭᑭᑭᑭᑭ are one of the five Maa-Nuulth Treaty First Nations along with the nearby 'tuk^waaᑭᑭᑭᑭᑭ (Toquaht Nation). The administrative office of the Toquaht Nation is located on Peninsula Road in the town of Ucluelet. The Toquaht Nation and the District of Ucluelet are partners in the Barkley Community Forest.

The economies of the Yuułuᑭiᑭᑭᑭᑭᑭ First Nation, the Toquaht Nation and the District of Ucluelet are inexorably linked and all share a close tie to the area forests, fisheries and visitor economy. Citizens of all three communities regularly intermingle in town where many live, work, go to school, shop and access services.

Nearby residents of the Millstream and Port Albion unincorporated areas of the ACRD Area C are also an integral part of the fabric of the Ucluelet community.

The District provides drinking water to the Yuułuᑭiᑭᑭᑭᑭᑭ First Nation at Hitacu, and back-up water supply and fire protection to Millstream. Ucluelet and its neighbours benefit from a history of mutual respect and assistance.



YFN: Relationship and Reconciliation

“The Yuułuᑲiᑲaᑲ First Nation asserts that we have occupied, benefited from and governed our traditional territory, lands, waters and resources since time immemorial.

The traditional territory of the Yuułuᑲiᑲaᑲ First Nation has in the past provided the resources necessary to sustain the Yuułuᑲiᑲaᑲ First Nation and we honour its connection to the lands, waters and resources of its traditional territory which provide for our physical and spiritual needs.

Through our inherent right to self-government, the Yuułuᑲiᑲaᑲ First Nation has preserved and protected our traditional territory and we accept the obligations and responsibilities inherent in governing Yuułuᑲiᑲaᑲ lands and pledge to protect Yuułuᑲiᑲaᑲ lands for future generations of our citizens.

We promote a healthy and prosperous future that ensures the continued existence of the Yuułuᑲiᑲaᑲ First Nation as a strong political, social and cultural community that aspires to grow as an organized, determined, successful and self-reliant people.

The Yuułuᑲiᑲaᑲ First Nation values the need to respect, protect and promote our heritage, culture and traditions which form the basis of our success and destiny while understanding that these practices may change and require contemporary expression.

It is the desire of the Yuułuᑲiᑲaᑲ First Nation that our Yuułuᑲiᑲaᑲ lands continue to provide the resources necessary to sustain us, preserve our traditional ways and culture, encourage self-sufficiency and security through economic development and growth and to provide a home for the Yuułuᑲiᑲaᑲ people forever.

It is also the desire of the Yuułuᑲiᑲaᑲ First Nation that economic development and growth on our Yuułuᑲiᑲaᑲ lands will be conducted in a way that is transparent and accountable and that will foster a safer, stronger, healthier, more financially secure and more sustainable community. To this end, the Yuułuᑲiᑲaᑲ First Nation encourages our citizens to participate in the planning process for development and growth in order to create the type of community we want to live in and be a part of and that meets our needs.

Economic development and growth on Yuułuᑲiᑲaᑲ lands will be carried out in a way that ensures our economic development and growth is socially, economically and environmentally sustainable.”

(Source: YFN Planning & Land Use Management Act 2011)

The District of Ucluelet and the Yuułuʔiłʔatḥ **Government** have adopted a protocol agreement, most recently updated in 2014, as a framework within which to advance our working relationship. The vision put forward in the protocol agreement is as follows:

Protocol Context

Our community vision is:

- A healthy community where the citizens of our population are united and share a sense of civic pride.
- A year round, diversified and healthy economy that yields growth which doesn't compromise the environment or what makes our communities unique.

Our collaborative organizational vision is:

- Effective governments, working towards common issues, as partners.

Shared Values

Our common values will serve as a foundation for our conduct and decision-making, and will guide us when prioritizing our interests, and determining the methods used to advance those interests. These values include:

Relationships

- trust
- integrity
- authentic communication
- cooperation
- transparency
- respect
- honesty

- mutual benefit
- patience
- fairness

Culture

- appreciation and celebration of different cultures
- traditions
- history

Social

- sense of community
- family
- reciprocity and giving back
- life long learning

Environment

- sustainability
- do no harm
- interconnectedness
- **renewable energy**

Objective 1A To recognise the interests and heritage of local indigenous people and communities.

Objective 1B To build and strengthen the relationship between the municipality and indigenous communities with a spirit of neighbourliness and mutual support, in this time of reconciliation.

The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) was adopted by the UN General Assembly in 2007. In 2015 the Truth and Reconciliation Commission listed as the first principle for reconciliation that the UNDRIP, “is the framework for reconciliation at all levels and across all sectors of Canadian Society.” The UNDRIP was officially adopted by the Government of Canada in 2016. In November of 2019 the Government of British Columbia passed the *Declaration on the Rights of Indigenous Peoples Act*; BC is the first Canadian province to start bringing its legislation in alignment with the UNDRIP.

Note that the District of Ucluelet is not a “State” and does not carry the legal weight of “the Crown”; the responsibilities of the Crown can not be delegated downward to local government by the Province. At the same time, as noted in the Truth and Reconciliation Commission *Calls to Action*, all levels of government - including local municipalities - have a role to play in healing relationships, building community and addressing the ongoing legacies of colonialism to create a more equitable and inclusive society.

Policy 1.1 The District of Ucluelet adopts the *United Nations Declaration on the Rights of Indigenous Peoples* as the framework for reconciliation (see Appendix [1](#)).

Policy 1.2 Make every effort to build on the history of respect and mutual assistance which characterises the relationship between the municipality and the Yuułuᑭifᑭatᑭ and ‘tukʷaaᑭath Nations.

Policy 1.3 Endeavour to ensure that municipal facilities, functions and programs are welcoming and accessible to Indigenous members of the community.

Policy 1.4 Seek opportunities for mutual benefit when exploring topics of housing, economic development, transportation, utilities, tourism, emergency services and other matters which affect the wellbeing of our communities.

Policy 1.5 Use the protocol agreement between the District of Ucluelet and Yuułuᑭifᑭatᑭ **Government** as an avenue for dialogue and action on matters of mutual interest, where we come to the table as equal parties.

What is a ‘policy’?

Policy statements say what the District means to do. The policies in this plan should be read as if preceded by the words “The District of Ucluelet will...”

Policy 1.6 Explore the potential benefit of establishing a protocol agreement with the Toquaht Nation.

Policy 1.7 Provide education to municipal employees on the history of Indigenous peoples, including the history of residential schools, the *United Nations Declaration on the Rights of Indigenous Peoples*, Treaties (including the *Maa-nulth Treaty*) and Aboriginal Rights, Indigenous law, and Aboriginal-Crown relations. This will include skills-based training in intercultural competency, conflict resolution, human rights and anti-racism.

The District acknowledges that the Yuułuʔiłʔatḥ have a relationship with the lands of their traditional territory which now fall within the District of Ucluelet, and that this connection extends back in time over thousands of years. The District respects that the relationship the Yuułuʔiłʔatḥ have to the land and surrounding sea goes deeper than the typical land use issues encountered by a municipality.

Policy 1.8 Endeavour to understand and consider Indigenous perspectives when making decisions on land-use issues.

Policy 1.9 Develop, in partnership with the Yuułuʔiłʔatḥ Government, a protocol for referral and input on proposed developments and/or operations which might impact Yuułuʔiłʔatḥ lands, resources and/or culture.

Policy 1.10 Develop, in partnership with the Yuułuʔiłʔatḥ Government, a stewardship protocol for lands within the municipal parks network to achieve a respectful balance between ecological conservation and opportunities for indigenous cultural activities including harvest.

This chapter is considered a work in progress, and the District welcomes input and ideas for improving communication and **our understanding of the** ongoing history between the municipality and indigenous communities.

Point in Time & History; View to 2050

This OCP takes a 30-year view, looking ahead to how the community of Ucluelet will evolve to the year 2050 and beyond.

Adopted in **2020**, this plan is a complete policy document to guide the community at this point in time, but also acknowledges specific areas where further work is necessary in the short term to adjust or more clearly define the community direction and priorities.

The following work, some of which is already underway (or budgeted and scheduled), will allow the District to update this plan in the near future to provide a true **long-term** vision:

- continued conversations with local indigenous communities
- priority housing actions including a **community** housing needs assessment
- completion of **the** long-term land use demand study, **currently underway**
- review and refinement of environmental development permit areas
- storm surge and tsunami modeling; and refinement of flood construction levels, **currently underway**
- completion of the sewer master plan
- completion of an integrated stormwater management plan
- **implementation of the Community Climate Change Adaptation Plan**

An OCP attempts to take the long view, projecting a vision for how the community might evolve over the next decades. Written in 2020, in the midst of the COVID-19 pandemic, the long-range view is even less clear than it might have been – unprecedented and unforeseen change has challenged local priorities and upended global economies.

Some things have become clearer:

- The importance of community.
- The resiliency and adaptability of local businesses and workers.
- The fragility of supply chains and the benefit of diverse local economies.
- The restorative value of fresh air, open spaces and wild places.
- Ucluelet is a desirable place to live, visit, work and play – and will only become more so as time goes on. The pressures which come with increased visitation and migration can be balanced if Ucluelet maintains a clear view of those things that define, support and benefit the community.

Part Two: Place

Natural Environment

Ucluelet is characterised by the beauty of its landscapes and unique natural features including rocky beaches, old growth forests and a rich diversity of wildlife. This magnificent setting positioned on the edge of the Pacific Ocean greatly enhances the quality of life in Ucluelet by providing recreation areas, beautiful scenery and a healthy habitat for **fish, wildlife and humans**.

ECOLOGY

Ucluelet is home to rich plant and animal habitat due to the peninsula's interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest.

Terrestrial ecosystems provide a home to many large mammals such as bears, cougars and wolves. Bald eagles can be seen regularly soaring the air currents in skies above town.

The marine ecosystem surrounding the peninsula includes salmon, sea lions, otters, migratory and resident grey, humpback and orca whales, seabirds, and an additional 240 species of birds.

The backshore, intertidal zones and network of streams support an incredible diversity of life, providing habitat and spawning conditions which support both terrestrial and marine food chains.

The rich forests include coniferous species of Sitka Spruce, Balsam, Cedar, Western Hemlock, Douglas Fir and deciduous trees including Red Alder. Forest health and age is a critical component of the natural life and biodiversity of the area.

The moderate climatic conditions provide significant moisture, sufficient sunlight and mild winters resulting in abundant vegetative growth year-round.



WILDLIFE

Ucluelet and the surrounding region share the natural environment with an array of wildlife, including bears, cougars and wolves. The frequency of human contact with these large mammals increases as new lands are developed. As human development spreads out and encroaches upon wildlife habitat, the wildlife and human interaction increases.

As the foraging areas, migration paths and game trails for wildlife are **overlain with human development and** contact increases, normally submissive species such as bears, cougars and wolves can begin to become habituated to human activities. They may become accustomed to odours and noises and less afraid of cars, bicyclists and runners.

Game trails and migration pathways in the area that have existed for hundreds or even thousands of years are encroached upon by development causing animals to learn, evolve and cope with human activity. Within town limits bears are particularly drawn to berry patches and trash which is not bear-proofed.

Development in Ucluelet's future raises the potential for increased wildlife and human contact. Ucluelet promotes prevention measures to reduce wildlife impacts through a wildlife smart program.

Prevention methods include keeping garbage inside until the day of pick up, bear proof dumpsters, properly functioning compost and networks of communication between friends and neighbours about sightings. Prevention is a win-win situation because both people and wildlife benefit. It will be beneficial to the District of Ucluelet to continue working with the National Park Reserve on wildlife programs.

The District participated in a 'Human-Bear Conflict Management Plan' in 2005/2006. The priority actions identified in this plan are to bear-proof garbage and food attractants, and to identify and set aside habitat and corridors for wildlife as lands are developed within the District.

ENVIRONMENTAL PROTECTION

The District of Ucluelet is committed to the responsible stewardship of its natural resources and preservation of the local environment for future generations.

Respect for the natural environment is a key feature of Ucluelet's Official Community Plan vision. It provides the guiding framework upon which the following policies have been developed to further enhance and protect Ucluelet's diverse natural habitat.

Objective 2A To develop carefully and use land wisely to ensure that the most sensitive and valuable environmental features are protected, and ecological functions are not irreparably disturbed.

Objective 2B To manage municipal infrastructure and operations in ways that responsibly minimise impacts on the natural environment.

Objective 2C To encourage conservation of District and Regional resources.

Objective 2D To work with and support other agencies and groups who share the community's goal of protecting our environment.

New Development Permit Areas for the protection of the environment have been established by this OCP (see Schedule E and Section 6).

Policy 2.1 Use the regulatory tools available to local governments to ensure new development responds to the community's goal of maintaining a healthy, diverse natural environment.

Policy 2.2 Maintain significant areas of natural green space and forest cover. Large scale clearing to accommodate development is not supported.

Policy 2.3 Convene a community mapping workshop to capture local knowledge of locations and routes which are particularly important for local wildlife.

Policy 2.4 Identify natural corridors for public and wildlife use or as natural landscapes.

Policy 2.5 Foster and support local environmental stewardship and heritage protection groups.

Policy 2.6 Collaborate with non-profits, provincial and federal agencies on research, education and enforcement efforts aimed at protecting the environment.

Policy 2.6 Support efforts to establish an Indigenous-led landscape-scale West Coast Stewardship Corridor extending from the Southern to Northern regions of Vancouver Island.

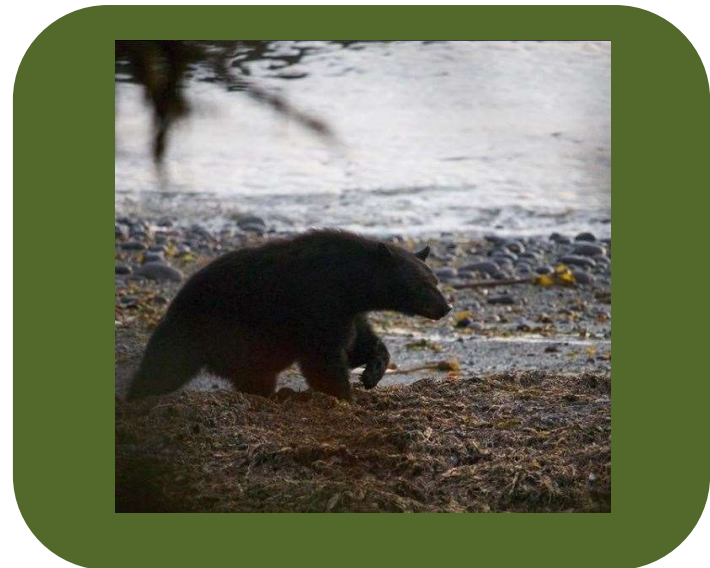
Policy 2.7 Promote solid waste management practices - such as WildSafe BC bin closure protocols - that discourage attraction of wildlife.

Policy 2.8 Explore bylaw amendments and education for options to allow backyard husbandry of poultry while avoiding attracting wildlife by using appropriate electric fencing.

Policy 2.9 Explore, with public input, the merits of defining and initiating a system of municipal permitting prior to removal of the most significant, mature trees in the community.

Policy 2.10 Given that all land in the community is proximate to watercourses and the ocean, and given the significant rainfall experienced in Ucluelet, discourage the cosmetic use of pesticides anywhere in the District.

Policy 2.11 Lobby the provincial government to institute a province-wide system of regulating the cosmetic use and sale of pesticides.



CLIMATE ACTION

Mitigating greenhouse gas emissions and adapting to the impacts of climate change is viewed as one of the greatest challenges of our time. At the same time as communities throughout the world are struggling to prepare for a future without abundant, low-cost fossil fuels, the Greenhouse Gases (GHG) created by the world's current dependence on fossil fuels are creating devastating impacts on global ecosystems that are expected to last for many generations.

For our community, the potential for sea-level rise, impacts to our water system, increasing intensity of storm events, and impacts to fish stocks have a direct influence on our residents and businesses.

To address this challenge, provincial legislation requires that an Official Community Plan include targets for the reduction of greenhouse gas emissions and transition to renewable energy, and policies and actions the local government has proposed with respect to achieving those targets.

In establishing these targets, policies, and actions, it is important to understand the role and ability of local government to effect GHG reductions.

In 2018, Council committed to the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) milestones program. The municipality achieved Milestone 2 for District emissions and Milestone 4 for community emissions in 2019 and is committed to achieving Milestone 5 for both categories by 2022.

The District will support emissions reductions through policies and programs in the following areas:

- Land Use and Development
- Transportation
- Renewable Energy
- Solid Waste and Waste Management
- Awareness, Education, and Outreach
- buildings
- public infrastructure and facilities
- community energy systems

Our Goals:

- Ucluelet residents are resilient to climate change and energy scarcity and costs.
- Transportation options reduce greenhouse gas emissions, fossil fuel dependence and the creation of air contaminants.
- New and existing buildings are energy efficient and use 100% renewable energy.
- The waste stream to the regional landfill is reduced to a minimum, with recovery, re-use, recycling and composting of resources undertaken as standard practice.
- Ucluelet relies on clean, renewable, and efficient energy sources.

The following are goals (objectives) identified in the recently adopted Ucluelet mitigation and adaptation plans.

Transportation

Objective 2E – Ucluelet attracts businesses so residents can access key services close to home.

Objective 2F – Ucluelet residents can safely move around town by foot, bike, scooter, or other low-carbon transportation modes.

Objective 2G – Ucluelet is connected to the region by reliable transit and an extended EV charging network.

Objective 2H – Ucluelet residents and visitors can charge electric vehicles at home, work, and popular destinations.

Buildings

Objective 2I – Ucluelet is connected to the region by reliable transit and an extended EV charging network.

Objective 2J – Existing residential and commercial buildings become energy efficient, comfortable, durable, and cheaper to operate through whole-building energy retrofits.

Objective 2K – Ucluelet transitions away from heating oil by 2030 in favour of renewable sources of heat such as heat pumps.

Waste

Objective 2L – Organic waste is diverted from the landfill due to a curbside collection program and on-site composting

Objective 2M – Single-use plastics are eliminated in favour of reusable and biodegradable alternatives.

Leadership

Objective 2N – The District integrates climate action into all municipal processes.

Objective 2O – The District leads by example by ensuring all buildings are energy efficient, by transitioning to a low-carbon fleet, and establishing zero-waste policies for operations and events.

Objective 2P - The District meets the community's 80% GHG reduction and 100% renewable energy targets for its municipal operations.

Adaptation

Objective 2Q – Strengthen infrastructure resilience and reduce risk to buildings and property.

Objective 2R – Enhance resilience of ecosystems and protect natural areas.

Objective 2S – Improve public safety and preparedness to climate-related events.

Greenhouse Gas Targets

Policy 2.12 The District will align its community targets with those established by the Province of BC in 2018. Using a 2007 baseline, those targets are:

40% GHG reduction by 2030

60% GHG reduction by 2040

80% GHG reduction with 100% renewable energy by 2050

Policies to positively influence the community's energy use and GHG emissions are found throughout the OCP, where the plan covers areas of land use, transportation, infrastructure and operations.

Part 6 of this plan also discusses GHG reductions and climate change adaptation policy in detail.

GHG Policies - Land Use and Development

Policy 2.12 Support the walkability and bike-ability of the community.

Policy 2.13 Require development planning for new areas to include infrastructure to support electric vehicle charging in residential, commercial and public places.

Policy 2.14 Support infill development near the Village Square to create a complete and compact core that is walkable, vibrant and attractive as a place to live, work and play without the need for a car.

Policy 2.15 Focus municipal and other government facilities within this compact core.

Policy 2.16 Support re-development to enhance Peninsula Road as the District's primary corridor, to promote the introduction of local transit service (and higher transit frequencies than is possible with lower density development), including a potential transit connection between Tofino and Ucluelet, as well as Port Alberni.



GHG Policies - Transportation

Policy 2.17 Encourage pedestrian and bicycle facilities as part of all new development projects.

Policy 2.18 Expand infrastructure to support vehicle **and cycling** electrification in public places, businesses and residences.

Policy 2.XX Encourage and support regional organizations to convert their fleets to Zero Emission Vehicles.

Policy 2.XX Convert all light-duty vehicles to zero-emission vehicles in municipal operations including the integration of e-bikes where possible.

Policy 2.19 Expand the Wild Pacific Trail network as opportunities arise.

Policy 2.20 Work with other local communities to establish more frequent regional transit connections, including to Tofino, First Nations communities, the Tofino airport, and Port Alberni.

Policy 2.21 Encourage BC Transit to create local transit **routes** to serve most destinations within the community with a high level of service, and focus development along this transit corridor.

Policy 2.22 Work towards a future multi-modal transportation centre near the Village Square area to better link the District with air, water, and transit service providers with local transit, taxi, walking, and cycling facilities.

Policy 2.23 Provide weather protection at stops for future local and regional transit buses.

Policy 2.24 Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

Policy 2.25 Support bike-sharing within the community, such as locating bike share racks within the Village Square area and at resort locations.

Policy 2.26 Encourage adequate, secure bicycle parking facilities at major destinations within the District.

Policy 2.27 Pursue opportunities to create bike lanes and multi-use paths within existing road allowances.

GHG Policies - Buildings

Policy 2.28 Require high-efficiency buildings in new developments and major renovations of existing buildings, with an aim to implement the provincial Step Code to raise the bar on energy efficiency.

Policy 2.29 Promote multi-unit, mixed-use buildings with shared walls that reduce energy losses.

Policy 2.30 Establish and undertake the work, as necessary, to refine Flood Construction Levels to ensure new development and infrastructure avoids the impact of rising sea levels.

Policy 2.31 Support the transition from heating oil to lower-carbon building heating systems.

GHG Policies - Public Infrastructure and Facilities

Policy 2.32 Review municipal infrastructure and assets for vulnerability to rising sea levels and increased storm events.

Policy 2.33 Establish policies that focus light energy only onto areas where illumination is required and restrict the spillover of light to the night sky and intrusion into adjacent properties.

Policy 2.34 ~~Consider~~ **Implement** external lighting technologies that reduce energy consumption **including a shift to LED lighting for all District and BC Hydro streetlighting.**

Policy 2.35 Where feasible, strive to design new public facilities with leading edge energy technologies that demonstrate leadership and provide local examples that can be applied to private sector buildings and facilities.



GHG Policies - Renewable Energy

Policy 2.36 Support the development of 100% renewable energy systems including a variety of energy sources, including biomass, solar voltaic, solar hot water, geothermal and sewer and wastewater heat recovery sources.

Policy 2.37 Maximise energy efficiency through district energy and heat recovery from industrial or commercial sources.

Policy 2.38 Explore the feasibility of renewable District Energy systems including potential pilot projects demonstrating technologies such as geothermal, tidal and wave energy.

GHG Policies - Solid Waste and Waste Management

Policy 2.39 To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible **aiming for a goal of zero waste.**

Policy 2.40 **Work with the regional district to** explore opportunities to promote individual or collective composting systems to reduce methane emissions from organic waste.

Policy 2.XX – Implement single-use plastics bylaw in favour of reusable and biodegradable alternatives.

GHG Policies - Awareness, Education and Outreach

Policy 2.41 Distribute information on measures **and incentives** that individuals and businesses can take to reduce GHGs on the District's web site and public mailings, tax notices, etc.

Policy 2.42 Regularly communicate information on the issue of climate change and GHG reduction measures at public facilities, meetings and through electronic sources.

Policy 2.XX Support the sustainability goals of Tourism Ucluelet including their adopted 2020 strategy statement: *“By 2023 Tourism Ucluelet will lead Ucluelet's vibrant and sustainable tourism industry through industry collaboration, responsible and authentic promotion, visitor and community education, support for community priorities and accountability in our operations.”*

Climate Adaptation - Policies

Policy 2.XX Address vulnerabilities to electrical distribution infrastructure.

Policy 2.XX Conduct flood risk mapping for sea level rise and use results to communicate and manage risks.

Policy 2.XX Assess vulnerabilities of Highway 4 transportation link.

Policy 2.XX Study current water systems and explore resiliency measures to make the existing water system more resilient.

Policy 2.XX Create an Invasive Species Action Plan.

Policy 2.XX Support local activities to maintain wild fish stocks and habitat.

Policy 2.XX Develop a Biodiversity Network Plan to ensure priority ecosystems are protected in municipal land-use planning bylaws.

Policy 2.XX Through the Integrated Stormwater Management Plan, create bylaws, policies or plans to protect habitats.

Policy 2.XX Complete Emergency Operations Centre (EOC) training and update EOC to continue to be prepared for extreme events.

Policy 2.XX Participate in a region-wide climate change dialogue and planning process with municipalities, First Nations, Parks Canada and BC Parks to expand and integrate the Ucluelet Climate Change Adaptation Plan into future projects.

Actions Plans — Mitigation and Adaptation Plans

Policy 2.XX Implement the *Clean Energy for the Safe Harbour District of Ucluelet 100% Renewable Energy Plan (2019)*.

Policy 2.XX Implement the Ucluelet Climate Change Adaptation Plan.

Policy 2.XX Report to Council annually on the progress of mitigation and adaptation efforts in the Annual Report.

Policy 2. XX By 2022, achieve Milestone 5 for Community and Corporate emissions in the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) milestones program.

Parks, Trails and Open Space

Our Goals:

A connected and legible parks and trails network which supports:

- active, healthy and connected ways of living
- an unparalleled experience of the natural and cultural landscapes of the Ucluth Peninsula
- the further development and diversification of the town's economy

The parks, trails and open spaces within the District of Ucluelet contribute to the unique character and sense of place which defines our community. The parks network includes nature parks, community parks, neighbourhood parks, trails, beach accesses, greenbelts and road edges.

Key parks, trails and open spaces in Ucluelet are identified on Schedule C: Parks and Trails Network.

Objective 2E Recognize, enhance and protect key areas for biodiversity and sensitive marine, terrestrial, and riparian ecosystems within the parks and trails network.

Objective 2F Build on the success of the Wild Pacific Trail and expand the experience of this unique ribbon of the coastal landscape, ultimately connecting beyond the municipal border to Pacific Rim National Park Reserve.

Objective 2G Anticipate growth in the community and tourism sector, **and respond by expanding the parks and trails network** to meet the needs and demands of residents and visitors.

Objective 2H Provide a diverse, inclusive range of activities and experiences among the parks and trails network, accessed and enjoyed by people of all ages and abilities.

Objective 2I Develop a municipal network of parks, trails and open spaces designed, constructed and maintained to strike a balance between:

- maximum experience for citizens and visitors
- infrastructure affordable to our small-town tax base
- appropriate “Ukee” character which reflects our west coast setting

PARKS

The 2013 Parks and Recreation Master Plan (PRMP) identifies a number of strategies to guide the future of the municipal parks and recreation functions. The following policies incorporate the recommendations of the PRMP:

Policy 2.44 Park land dedication and acquisition is a key strategy in conserving the District’s natural areas and ecosystems.

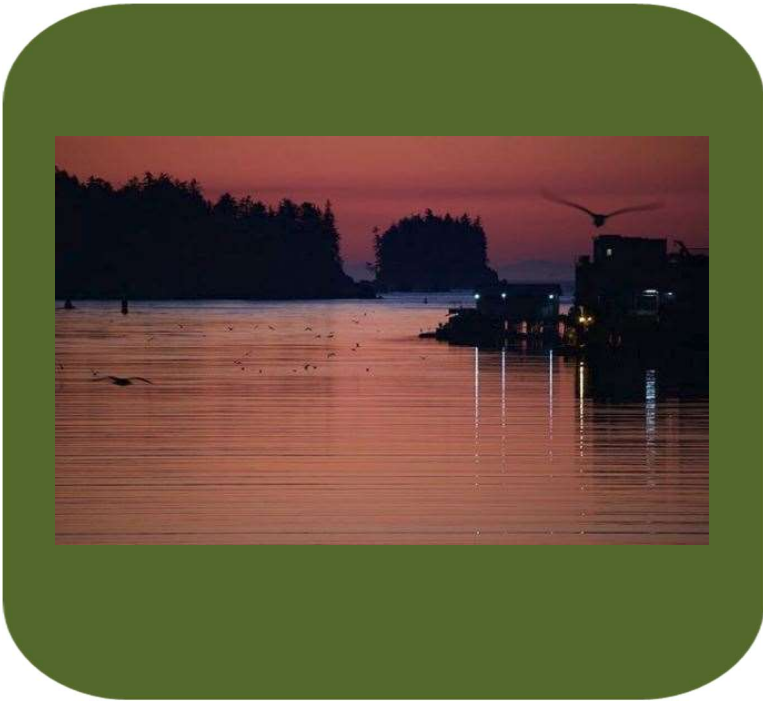
Policy 2.45 Existing parks and trails are to be maintained and protected for public use and environmental preservation.

Policy 2.46 When acquiring new park land, facilities, or trails include the operational and maintenance costs in long-term financial planning and budgeting.

Policy 2.47 Budget for the continued maintenance and replacement of parks equipment **and assets**.

Policy 2.48 Review and set standards for signage, access and site furnishings at trailheads, trail connections and beach accesses.

Policy 2.49 Develop an integrated plan for improving and connecting public open spaces and pathways.



Policy 2.50 The priorities for new parks & trails projects are:

- improve sidewalks, pathways and connected public realm areas in the vicinity of the Village Square
- extend the Wild Pacific Trail as shown on Schedule C
- create and extend the Safe Harbour Trail as shown on Schedule C
- create a connected pedestrian route along the Small Craft Harbour connecting to the Village Square
- improve the Coast to Coast Connection between the Village Square and Big Beach
- improve accessible, safe viewing opportunities and re-purpose the Lightkeeper's House at Amphitrite Point
- improve signage and wayfinding to identify pathways, key locations and public facilities

Future parks & trails projects could include:

- new parks in the former Forest Reserve areas
- improved public access to harbor via end-of-road parks
- hard sports surface / fieldhouse / concession / foodbank / emergency staging area at Tugwell Field
- a new park and perimeter trail on Hyphocus Island
- a Japanese Memorial Garden
- a new park near the terminus of Peninsula Road
- additional active recreation facilities (e.g., frisbee golf course, fitness trail, etc.)
- a community boathouse supporting opportunities for kayak / canoe / row / sail programs
- explore feasibility of alternative energy (geothermal / tidal / wave) outdoor pool and/or hot pool

TRAILS

Visitors and residents alike experience Ucluelet by moving through the landscape of the peninsula on a network of world-class trails. This expanding network is the result of the vision, commitment and hard work of the community. The trails serve as a public amenity and also as an economic driver – bringing visitors to the community and enticing them to return. Continued expansion and improvement of the trail network will be key to achieving the goals of this plan.

Wild Pacific Trail

Objective 2J A continuous Wild Pacific Trail following the exposed outer shore along the length of the peninsula.

Policy 2.51 As development extends into former Forest Reserve lands, it is the District's aim to see the Wild Pacific Trail extend along the entire shoreline of the municipality.

Policy 2.52 Explore with property owners, the Alberni Clayoquot Regional District and the Yuuluʔiʔath First Nation the opportunity to extend the Wild Pacific Trail northward beyond the municipal boundary to connect with the Pacific Rim National Park Reserve.

Policy 2.53 Trails created in new development areas should be located in a network of dedicated public land (highway or park dedication) of sufficient width to maintain the character and experience of the landscape for both trail users and neighbours. Creating public access through statutory rights-of-way over private land should be seen as a next-best solution to be used only in extenuating circumstances.

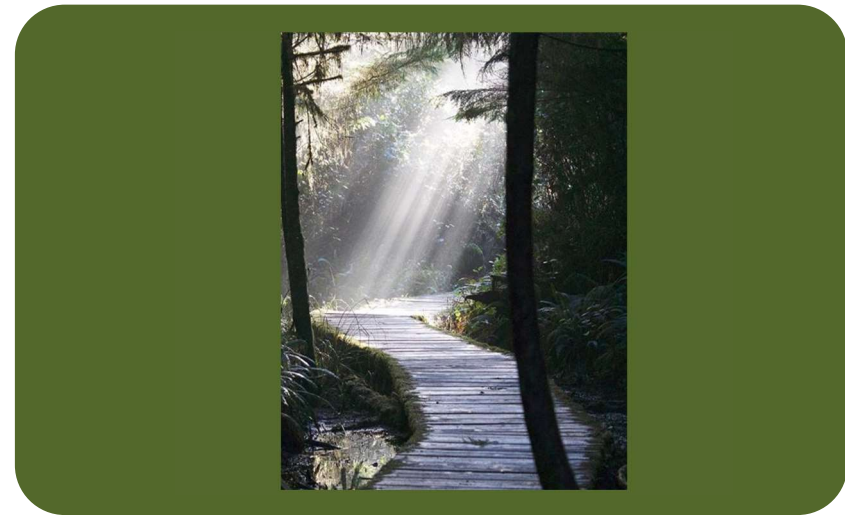
Safe Harbour Trail

Objective 2K A continuous Safe Harbour Trail following the shore of the Ucluelet Inlet wherever possible and, where interrupted by existing residential or marine commercial activities, connecting seamlessly with town pathways.

Policy 2.54 Use existing and new rights-of-way to create new sections of trail along the shoreline of Spring Cove, Hyphocus Island, **the Inner Boat Basin** and Olsen Bay.

Policy 2.55 As development extends northward along the inlet, create a connected Safe Harbour Trail along the shoreline wherever possible.

Policy 2.56 Make pedestrian pathway connections and improvements a priority in the vicinity of the Village Square and extending outward along Peninsula Road and Matterson Drive. Once sections of sufficiently safe and connected pathways are linked, identify and promote these sections to form a walking tour connecting the Village Square to the Inner Boat Basin, Imperial Lane, Big Beach and other parts of town.



Regional Trails

Objective 2L A connected network of trails linking Ucluelet with the broader regional landscape.

Policy 2.57 Support the Alberni Clayoquot Regional District area 'C' OCP policy of developing the West Coast Telegraph Trail connecting Ucluelet to Toquart Bay.

Policy 2.57 Support regional efforts to create a seamless Multi-Use Pathway traversing the west coast, and continue to maintain (through updated servicing agreement) the section of pathway between the Ucluelet municipal boundary and the Pacific Rim National Park Reserve.

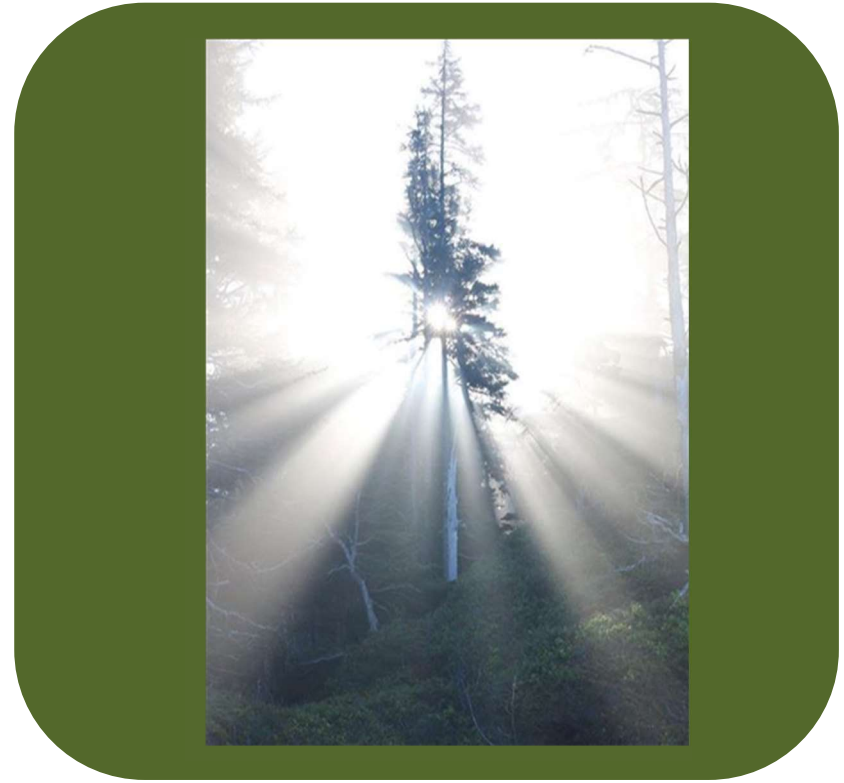
OPEN SPACE & GREENBELTS

Significant areas of public land are found on the edges of roads (legally termed areas of “highway” dedication). Some are maintained as more manicured boulevards while many are less formal, containing ditches, natural vegetation and sometimes trails. These spaces provide green space and also important habitat and movement corridors for birds, insects and other wildlife.

Policy 2.57 Minimise driveway cuts and pavement within public highways to the areas necessary for safe pedestrian and vehicle movements and parking.

Policy 2.58 Develop a program for planting street trees in the vicinity of the village centre, with Peninsula Road being a priority.

Policy 2.59 **Develop a program and budget for gradually upgrading**Enhance public access to the ocean (physical or visual) wherever possible, including the undeveloped road ends of Matterson Drive, Alder Street and Norah Street.



Transportation and Movement

By land, Provincial highway #4 connects Ucluelet and the Ucluth Peninsula to the eastern side of Vancouver Island. The Tofino-Ucluelet Airport, located approximately 24km to the northeast within the Pacific Rim National Park Reserve, serves people traveling by private and commercial airplanes.

The Francis Barkley provides marine passenger and cargo ferry service from Port Alberni to Ucluelet Harbour. Canada Customs Service provides customs clearance in the harbour for marine visitors.

People travel to and within Ucluelet predominantly by car. Transportation is a key factor of how residents and visitors experience community life and the landscape.

Transportation is a key policy area from a broader community planning perspective, as the greatest component of the District's greenhouse gas emissions with the best potential for GHG reductions.

The 2011 Transportation Plan concludes that additional vehicle capacity is not required on District roads for the foreseeable future, recommending that capital projects be focused on safety upgrades and strategic improvements to pedestrian and cycling infrastructure.

The eventual extension of Marine Drive to create a parallel collector route will be pursued as development occurs on the former Forest Reserve lands.

Ucluelet's long narrow peninsula has contributed to an accessible walking environment as one can walk to most places in the community in approximately 15 minutes. The relatively

short distances between the Village Square, most retail services, the Community Centre and beaches (within one kilometre of most homes) fosters walking and cycling throughout the community.

Given the unique outdoor setting of this area, walking and cycling will continue to be encouraged and supported, and will be a significant component of future transportation improvements within the District.

Recognising that Ucluelet is a small town with limited financial capacity for capital improvements, construction of new sidewalks and extension of the multi-use pathway will be prioritised with a focus on key functional requirements, such as circulation within the Village Square, and access to schools and the Community Centre with their associated recreation, culture and sports activities.

Our Goals:

- People rely less on fossil-fueled private automobiles
- People enjoy more and safer walking and cycling on an expanded network of active transportation pathways and facilities
- Harbour facilities protect the marine environment while providing even better access and support for both commercial and recreational boat traffic

Objective 2L Develop a transportation network which enables people to move throughout the community safely, conveniently and beautifully.

Objective 2M Prioritise transportation infrastructure needs and capital spending to maximise value for local residents, businesses and visitors.

Objective 2N In order to reduce GHG emissions, encourage active **and electric** forms of transportation as a viable and routine alternative to the private automobile.

Objective 2O Develop a network of safe bicycle and pedestrian routes throughout the District;

Objective 2P Integrate transportation and land use management to help sustain a compact and walkable community.

Objective 2Q Create a safe and efficient transportation system for the movement of people and goods within the District.

GENERAL TRANSPORTATION NETWORK

Policy 2.60 Given that road capacities are sufficient for the foreseeable future, shift attention from roads and road capacity to prioritise pedestrians and cycling.

Policy 2.61 Promote mobility opportunities which minimise greenhouse gas emissions.

Policy 2.62 Within the 5-year Financial Plan, prioritise transportation needs while recognising funding constraints and managing expectations.

Policy 2.63 Incorporate low impact design principles and minimise paved cross-sections in an updated Subdivision and Development Servicing Standards bylaw.

Policy 2.64 When reviewing development applications consider low-impact street standards, which could include narrower travel lanes, parking bays/pull-outs, low design speeds (tighter radii, steeper curves and some sight line restrictions) and heavily landscaped boulevards.

Policy 2.65 Initiate a 30 km/hour speed limit on Peninsula Road and Matterson Drive.

Policy 2.66 Ensure new development improves connections to Peninsula Road and the Pacific Rim Highway as the District's primary corridor, to promote improved local and regional transit service.

Policy 2.67 As the former Forestry Reserve lands develop, extend Marine Drive to the northwest to provide a secondary parallel route along the length of the Peninsula. A connected network and enhanced access for emergency services is a community priority.

Policy 2.68 Acquiring the ability to extend Marine Drive, by dedication of sufficient public highway, is a community priority and may be pursued ahead of the construction or development of adjacent public lands.



NETWORK IMPROVEMENTS - VILLAGE CENTRE

Policy 2.69 Ensure that safe, barrier-free access for all is provided in the design and modification of new streets, sidewalks, and pathways.

Policy 2.70 Partnering with the Ministry of Transportation and Infrastructure where possible, complete a detailed roadway and intersection design for streets in the village core to develop “shovel ready” streetscape segments in preparation for future capital budgeting and grant opportunities.

Policy 2.71 As identified in the Parks and Recreation Master Plan, complete a detailed review and prioritised plan for improvements to the parks, pedestrian walkways and open spaces in the vicinity of the Village Square for consideration in the 5-year financial plan.

Policy 2.72 Include landscaped **boulevards**, traffic calming measures and continuous pedestrian pathways on Peninsula Road and Main Street.

Policy 2.73 Pursue streetscape improvements on Main Street down to the Government Wharf, i.e. move parked cars away from the existing sidewalk and formalise parking through line painting and signage;

Policy 2.74 Upgrade Peninsula Road in phases in the following sequence:

- **Main Street to Bay Street**
- **Bay Street to Lyche Road**
- **Lyche Road to Seaplane Base Road**
- **Seaplane Base Road to Forbes Road**
- **Main Street to Marine Drive**

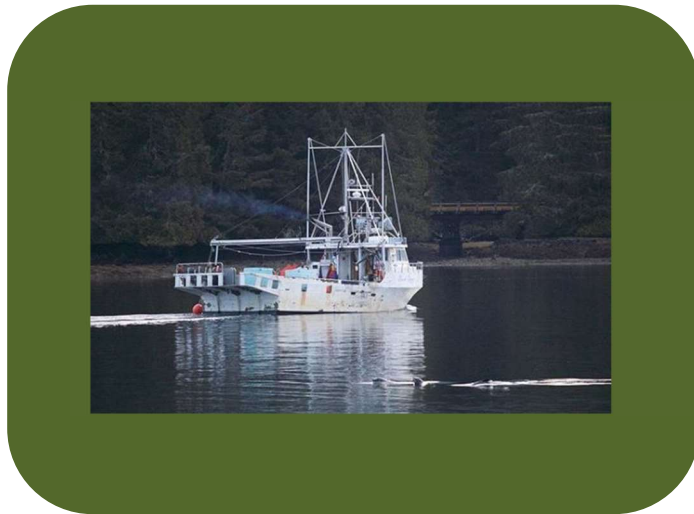
Policy 2.75 Improve the efficiency, safety and on-street parking opportunities of Peninsula Road in the long term by:

- reducing the number of access points by sharing between adjoining property owners wherever possible
- reducing the width of access points to 6 metres
- removing as many driveway access points to Peninsula Road as practical

Policy 2.76 As development occurs, connect Cedar Road to Lyche Road.

Policy 2.77 Maximise on-street parking through street improvements on Cedar Road, Helen Road and Larch Street.

Policy 2.78 Explore phase 2 improvements to the newly acquired Cedar Road visitor hub to link air, water, and transit services with local transit, taxi, walking, and cycling facilities.



MARINE TRANSPORTATION

Policy 2.79 Support the Harbour Authority in providing improved public access for commercial and recreational use of the Ucluelet Harbour and surrounding marine areas.

Policy 2.80 Encourage the Harbour Authority to continually improve the environmental performance of its operations, and to encourage mariners to respect and protect the marine environment.

Policy 2.81 Improve options for boat trailer parking near the ramp at Seaplane Base Road.

Policy 2.82 Recognise the need for safe and environmentally responsible marine fueling services which support the local economy. Ensure existing marine fuel services are zoned appropriately.

Policy 2.83 Recognise the contribution marine services industries make to the local economy and ensure existing marine service businesses are zoned appropriately.

Policy 2.84 Explore the feasibility of establishing a regular water taxi service between key points on both sides of the Ucluelet Inlet.

Policy 2.85 Explore opportunities to improve public access to the ocean via District-owned lands.

PEOPLE ON FOOT

Our Goals:

The District endorses the following pedestrian charter:

- Ucluelet recognises that walking is a key indicator of a healthy, efficient, socially inclusive and sustainable community
- Ucluelet acknowledges universal rights of people to be able to walk safely and to enjoy high quality public spaces at any time
- Ucluelet strongly supports community design and the provision of adequate infrastructure and facilities that foster safe, convenient, direct and comfortable pedestrian travel
- Ucluelet is committed to reducing physical, social, safety and institutional barriers that limit walking activity

Policy 2.86 Prioritise pedestrian improvements which provide safe routes to the schools and the Ucluelet Community Centre.

Policy 2.87 Update the subdivision and development standards to require construction of appropriate vehicle, pedestrian and bicycle facilities as part of all new development projects.

Policy 2.88 Focus pedestrian and cycling improvements along Peninsula Road, Matterson Drive and Marine Drive, as shown on Schedule B: Transportation Network.

Policy 2.89 Develop a prioritised plan for pedestrian improvements in the Village Square area and links to other parts of the community to maximise the comfort and safety of residents, and so that a safe and legible Walking Tour can be offered to visitors.

PEOPLE ON BICYCLES

Policy 2.90 Work to implement the bicycle route network as shown on Schedule B: Transportation Network

Policy 2.91 Support the development of recreational walkways and/or multi-use trails throughout the municipality, providing links between major park and open space areas. These walkways may be off-road or adjacent to roadways, and generally follow the alignment of the trail system shown on Schedule C.

Policy 2.92 Ensure adequate, secure bicycle parking facilities at major destinations within the District.

Policy 2.93 Support extension of the paved multi-use trail to Tofino, in partnership with the District of Tofino, Parks Canada, the Alberni Clayoquot Regional District, local First Nations and other agencies.

Policy 2.94 Encourage local efforts to expand mountain biking trails, access and mapping in the vicinity of Ucluelet, including lands in the Barkley Community Forest.

PEOPLE ON TRANSIT

Policy 2.95 Identify priority locations for improved bus stop facilities including weather protection.

Policy 2.96 Advocate with BC Transit for service connecting the entire community, spanning the length of the peninsula to the Amphitrite Point lighthouse.

Policy 2.97 Work with other local communities, BC Transit and Tofino Bus Services to establish higher frequency regional transit services including Tofino, the airport, and Port Alberni.

PEOPLE IN AUTOMOBILES

Policy 2.98 Include electric vehicle charging facilities at municipal parking lots, where feasible.

Policy 2.99 Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

Policy 2.100 Explore overnight visitor parking solutions for people using Ucluelet as a launching point for marine tours.

Policy 2.101 Identify and provide directional signage to appropriate seasonal RV parking locations in the vicinity of the Village Square.

Policy 2.102 Discuss with the School District options for permitting time-limited RV parking at the Elementary and High Schools during the summer months.



PEOPLE MOVING FISH

Policy 2.103 Recognising the value provided by truck delivery and hauling services, aim to ensure safe use of District roads by all road users while enabling appropriate truck access.

Policy 2.104 Explore alternatives to improve truck movements and pedestrian safety in the vicinity of the Village Square.

Policy 2.105 While recognising the need for short-term truck staging on Alder **Street** to access the active marine industries on Eber Road, work to improve road surface and pedestrian safety in this area.

Policy 2.106 Encourage truck staging and storage on appropriately zoned light industrial lands.



Part Three: People

Community Health, Safety and Wellbeing

Our Goals:

- a thriving community of healthy, active, engaged citizens of all ages
- a resilient and prepared community of neighbours who help one another
- a vibrant cultural scene – inclusive of all cultures and walks of life
- equitable access to a variety of recreation and lifelong learning opportunities

FIRE AND EMERGENCY SERVICES

Fire and Emergency Services supports and maintains a community emergency management system through mitigation, preparedness, response and recovery initiatives for emergencies and disasters.

The Ucluelet Volunteer Fire Brigade has been providing fire protection services for the community for **over 70** years. Each year the UVFB responds to an average of 110 callouts for fire, motor vehicle accidents and medical first responder calls.

The Emergency **Support** Services team is responsible for coordinating efforts to provide shelter, food, clothing, transportation, medical services and reunification services to victims of emergencies and disasters.

Ucluelet and the entire west coast of Vancouver Island are isolated. Road access is via Highway # 4, a difficult road to travel under normal conditions. As a result, the District will consider local responses to emergency situations and not rely on Highway # 4 or Peninsula Road to evacuate the community elsewhere.

A tsunami triggered by a local earthquake could reach Ucluelet within 10 – 15 minutes; therefore emergency personnel will not have sufficient time to warn residents of the impending danger. The District will work to raise awareness of immediate evacuation plans, which should consider evacuation routes to areas of high ground.

The **Ucluelet Emergency Network (UEN)** utilises a “four pillar” approach of mitigation, preparedness, response and recovery.

The UEN is a multi-jurisdictional committee that consists of representatives from:

BC Ambulance Service
 Canadian Rangers
 District of Ucluelet
 Emergency **Support** Services
 Pacific Rim National Park
 Royal Canadian Mounted Police
 Royal Canadian Marine Search and Rescue
 School District 70
 ‘tukwaa?ath (Toquaht Nation)
 Ucluelet Volunteer Fire Brigade
 West Coast Inland Search and Rescue
 Yuułu?if?ath (Ucluelet First Nation)

The areas identified as high ground in Ucluelet are:

- High School and associated fields;
- Tugwell fields;
- Top of Hyphocus island;
- Upper parts of Millstream; and
- High points on Reef Point and Coast Guard Roads.

Objective 3A Support, recognise and celebrate the contributions made by the members of the Ucluelet Volunteer Fire Brigade and other community organizations.

Objective 3B Increase community capacity to respond to emergencies.

Policy 3.1 Complete a community risk assessment and identify current and future needs for emergency services.

Policy 3.2 Analyse future growth potential and infrastructure needs to ensure the community can sustain and afford the necessary emergency and infrastructure services.

Policy 3.3 Provide emergency services facilities, equipment and resources **that** are adequate and affordable for the size of the local and visitor populations.

Policy 3.4 Identify and prioritise any infrastructure gaps which could affect the ability to respond to emergencies.

Policy 3.5 Explore opportunities for efficiency and funding of a combined new community safety facility (i.e., serving fire, ambulance, police).

Policy 3.6 Work with neighbouring communities to maximise efficiency and capacity for providing appropriate regional

emergency services, by exploring opportunities for shared services and/or servicing agreements.

Policy 3.7 Support the Ucluelet Emergency Network's efforts to continuously improve community training, awareness and preparedness for emergency events.

Policy 3.8 Support regular practice including evacuation drills utilizing the existing road network and facilities within the community.

Policy 3.9 Improve tsunami evacuation route signage for prone areas, directing people to the closest high ground area.

COMMUNITY SAFETY

The municipal Building Inspection, Bylaw Enforcement and Business Licencing functions ensure that land uses, building construction and activities in the community are conducted in ways which are safe, equitable and respectful of potential impacts on neighbours.

These functions, in coordination with the level of service provided by local Fire and Emergency Services, also affect land values and insurance rates within the community.

Objective 3C Ensure all buildings within the municipality meet the minimum health and safety standards set by the BC Building Code to ensure they are safe for their intended use.

Objective 3D Ensure the use of land and buildings within the municipality complies with provincial and municipal standards, in order to lower risks to the community, protect the environment and ensure the safety of first responders.

Objective 3E Ensure land uses and business activities protect the environment, respect neighbours and foster a positive welcoming impression among residents and visitors.

Policy 3.10 Implement a system of appropriate regular fire inspections tailored to building uses, community capacity and level of risk.

Policy 3.11 Provide a thorough and efficient system of building permitting and inspections.

Policy 3.12 Provide an efficient and equitable system of business licensing, and explore opportunities to promote licensed businesses through a local business registry.

Policy 3.13 Foster increased awareness and local knowledge of building and fire safety codes, standards and bylaws through such means as providing permit checklists, application guides and educational opportunities.

Policy 3.14 Develop a municipal bylaw enforcement policy to clearly communicate expectations and priorities for the monitoring and enforcement of bylaws to ensure community health, safety, wellbeing and positive visitor experience.

Policy 3.15 Regularly review municipal policies and bylaws with an aim to minimise regulation to only that which is necessary to achieve community objectives of maintaining health, safety, wellbeing, protection of the environment and reducing situations of conflict and nuisance.



HEALTH AND WELLBEING

Ucluelet residents are served locally by the Tofino General Hospital and the Ucluelet Medical Clinic.

More comprehensive, extended medical care is available in Port Alberni and Nanaimo. A range of massage, chiropractic, physiotherapy and other health-related services are also available in Ucluelet and Tofino.

Health and fitness classes are provided by local private providers and at the Ucluelet Community Centre – all supporting active lifestyles and community health.

Objective 3F Foster improved local health resources serving all citizens, including vulnerable populations.

Objective 3G Provide inclusive and equitable municipal services and recreation programs.

Objective 3H Pursue the five goals from the “pathways to wellbeing” by the Canada Parks and Recreation Association to foster:

- active living
- inclusion and access
- connecting people and nature
- supportive environments
- recreation capacity

Objective 3I **provide the best in recreation, tourism and parks services** to positively affect the overall health and well-being of the community.

Objective 3J Provide inclusive opportunities for quality recreational services, community events, conferences,

workshops, and gatherings through outstanding programs, facilities and customer service.

Objective 3K Work to make District programs, services and events more accessible, following the recommendations of the Age-Friendly Action Plan.

Policy 3.16 Support efforts to retain and improve local medical facilities, specialist options and improve transportation options to out-of-town medical services.

Policy 3.17 Support the expansion of convenient and affordable transportation options to access medical and other essential services for people of all ages and abilities.

Policy 3.18 Design and improve public facilities and spaces to be inclusive. Make accessible design a priority for major facilities within the walkable core of town (i.e., between the community centre and the Village Square).

Policy 3.19 Continuously look for opportunities to improve access to community buildings and programs.

Policy 3.20 Look for opportunities to improve access to public washroom facilities in strategic locations.

Policy 3.21 Improve the pedestrian environment with a priority emphasis on sidewalks, crosswalks, seating, lighting and visibility in the vicinity of the Village Square and UCC.

Policy 3.22 Develop and maintain all-ages accessible facilities, trails and/or viewpoints in appropriate key locations within the parks and trails network.

Policy 3.23 Explore avenues to better communicate opportunities for all members of the public to participate in civic events, programs, services and discussions.

RECREATION

The District operates the Ucluelet Community Centre (UCC) as the hub of recreation programs, civic engagement, cultural and special events. This gathering place has been developed with the goal of offering something of value to everyone in the community.

The Ucluelet Parks and Recreation Master Plan and Age Friendly Action Plan guide the continual re-evaluation of District facilities and programs, to provide program excellence and high participation by community members and visitors.

Objective 3L Continually evaluate and adjust to meet the needs of the community through recreation programs, Arts and Culture initiatives and event support.

Objective 3M Continue to invest in and present the District's diverse arts and heritage mosaic.

Objective 3N Continue to evaluate trends in facility use, community needs and resources necessary to serve the interests of a diverse population.

Objective 3O Deliver and support excellent services in partnership with aligned organizations, including the School District, non-profit organizations and the private sector.

Objective 3P Ensure that recreation programs, cultural activities and special events remain relevant and responsive to the needs and interest of Ucluelet area residents.

Policy 3.24 Continue to undertake a comprehensive assessment of recreation and cultural programs and special events.

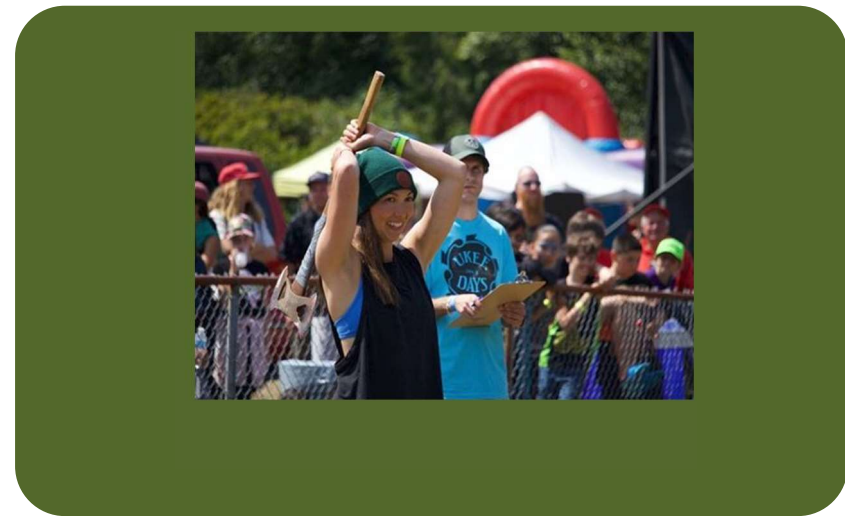
Policy 3.25 Support and celebrate the strong local spirit of volunteerism by fostering connections to volunteer opportunities, and by celebrating and recognizing volunteer contributions.

Policy 3.26 Review the grant-in-aid policy to provide an appropriate level of support to organizations providing services to the community.

Policy 3.27 Continue to use the UCC as the inclusive focal point for delivering universal programs for people of all ages and abilities.

Policy 3.28 Provide space and support for programs provided by other community agencies including:

- West Coast Community Resources Society
- Ucluelet Children's Daycare Centre
- Vancouver Island Regional Library



FOOD SECURITY

Objective 3Q Residents have access to healthy food and opportunities to grow, harvest and buy local food.

Policy 3.29 Encourage and support opportunities for direct seafood sales at appropriate facilities in the Harbour.

Policy 3.30 Support community gardens on appropriate public lands.



Policy 3.31 Encourage opportunities for food production and gathering on appropriate lands in the Barkley Community Forest.

Policy 3.32 Support appropriate wildlife-smart organic waste composting.

Policy 3.33 Support the implementation of **-the** Coastal Addendum to the Alberni Agriculture Plan.

Policy 3.34 Identify, build and maintain food storage and processing facilities which can serve to provide duplicate capacity in case of community emergencies (e.g., food bank, UCC kitchen, **schools**, etc.).

Policy 3.35 Explore the feasibility of a combined fieldhouse, emergency muster station and foodbank at Tugwell Field.

Policy 3.36 Explore opportunities for teaching food growing, preparation and preserving within educational and recreation programs, including after-school kids' programs.

HERITAGE AND CULTURE

Heritage and Cultural Conservation

The Ucluth Peninsula has been inhabited for thousands of years by the Yuułuᑲiᑲᑲᑲᑲᑲᑲ (Ucluelet First Nation). Many ancient sites and artefacts are scattered throughout the District.

There is a legal and moral obligation to conserve these sites and materials. Archaeological sites are managed under the provincial *Heritage Conservation Act*. This Act provides for the protection and conservation of British Columbia’s archaeological resources. Under the legislation, archaeological sites are protected whether their location is documented or not.

Cultural heritage resources are different than archaeological sites, and are also of significant value. These sites will often lack the physical evidence of human-made artefacts or structures, but will retain cultural significance to one or more living groups of people.

Examples include such things as ritual bathing pools and resource gathering sites. Effective implementation will require a positive working relationship between the Yuułuᑲiᑲᑲᑲᑲᑲᑲ and the District.

The Yuułuᑲiᑲᑲᑲᑲᑲᑲᑲ Government has provided archaeological and cultural potential mapping which highlights areas considered to be of very high archaeological potential (see Map 4); this includes the shoreline and all areas 150m inland around the shore of the Ucluth Peninsula, plus old-growth forest ecosystems.

Known affectionately by locals as “Ukee,” Ucluelet’s rich history is commemorated today in place names, local events and built environments. A number of sites are recognised as having heritage value, including:

- St. Aidan on the Hill church site at Main Street and Peninsula Road
- Plank roads and boardwalks that once connected parts of the community (and recalled in signage installed by the Ucluelet and Area Historical Society along portions of the Wild Pacific Trail)
- Japanese community post-war settlement at Spring Cove and other locations
- Seaplane Base Road and Recreation Hall area
- George Fraser property, gardens and farm south of Peninsula Road
- Imperial Lane and **the Whiskey Dock**

Ucluelet boasts a vibrant artistic community, being home to many artists and cultural events. In addition to showcasing the area’s culture, history and natural wonders, these events provide important social gatherings for residents and draw large numbers of visitors.

Heritage and culture together form a strong part of Ucluelet’s identity and also generate tourism and other economic development opportunities.

Objective 3R To preserve archaeological, historical and cultural features.

Objective 3S To identify areas of the Ucluth Peninsula with major potential for archaeological and cultural sites.

Objective 3T To celebrate the local culture of the Ucluelet community.

Policy 3.37 Develop, in partnership with the Yuułuʔiłʔatḥ Government, a protocol for referral and input on development proposals within the areas of high archaeological and cultural potential identified on Map 4.

Policy 3.38 Develop, in partnership with the Yuułuʔiłʔatḥ Government, a joint Heritage Alteration Permit and protocol / servicing agreement for archaeological and cultural guidance on municipal works and operations within the areas of high archaeological and cultural potential identified on Map 4.

Policy 3.396 Work with the Yuułuʔiłʔatḥ First Nation, the Heritage Conservation Branch and local historians to identify archaeological and cultural sites, features and place names.

Policy 3.4037 Work with local historians and the Heritage Conservation Branch to locate, identify and record all significant heritage and cultural features and sites.

Policy 3.4139 Development proposals will be reviewed in relation to existing and possible archaeological sites, and where sites are apparent, **the owner will be notified of their responsibility for complying with the requirements of** the provincial Heritage Conservation Branch.

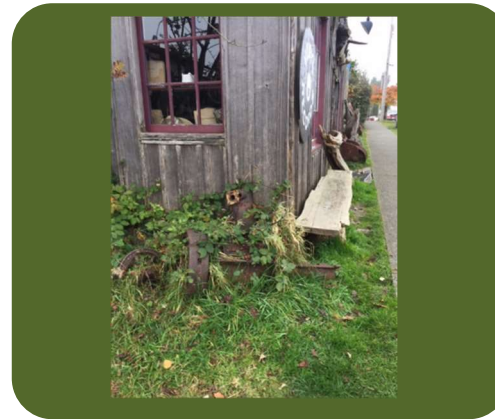
Policy 3.420 Support the documentation and build awareness of heritage places (natural or cultural), buildings, artefacts and landscapes in the community.

Policy 3.434 Seek First Nations' input on District heritage and cultural matters and events.

Policy 3.442 Invite input from the Yuułuʔiłʔatḥ on the use of traditional names in areas of significance to the indigenous community, and to find opportunities to highlight the Nuu-chah-nulth language where appropriate.

Policy 3.45 Roughly half of the existing street names in Ucluelet are nouns; invite input from the Yuułuʔiłʔatḥ on Nuu-chah-nulth translations of these names, and explore opportunities for a bilingual street sign program.

Policy 3.463 Work with property owners through the Development Permit process to encourage building and site design that reflects Ucluelet's west coast and fishing village heritage.



Policy 3.474 Facilitate the provision of gathering spaces throughout the community, with particular emphasis on the Village Square and the Community Centre.

Policy 3.485 Support the Ucluelet and Area Historical Society in planning for a future museum and/or venues for historical cultural displays and archives.

Policy 3.496 Support heritage preservation and stewardship of District-owned heritage resources.

Policy 3.5047 Encourage the preservation of privately-owned heritage properties and consider incentives for heritage conservation, by means such as zoning bonuses through Heritage Revitalisation Agreement.

Policy 3.5148 Identify and connect places of historical significance as part of the future Ucluelet walking tour;

Policy 3.5249 Support community cultural events that celebrate and build cultural experiences for residents and visitors and foster further understanding and connection to this place.

Policy 3.53 Surfing is good.

Policy 3.5450 Artwork illustrating this document was generously provided by local artists Katsumi Kimoto and Marla Thirsk. To seek illustrations for future updates to this plan, the District will issue a broad call for submissions by local citizens and artists to “draw your community”.



Land Use, Housing and Managed Growth

LAND USE CATEGORIES

To put the guiding principles of this OCP into effect, the long-range land use for all areas of the municipality have been designated as shown on Schedule A, “Long-Range Land Use Plan”. Descriptions of each land use designation are summarised below. Note that current land uses and zoning may differ from the long-range designation for any given property. Over time, as properties redevelop the zoning and use of the land should align with the designated uses noted in this plan.

Also note the District may consider requests to down-zone properties to recognize existing non-conforming land uses (brought about by past blanket rezonings), without triggering an amendment of this OCP even if the existing / interim use does not match the long-range uses anticipated on Schedule A.

Commercial

Village Square Commercial

This designation applies to the village square and includes a broad range of mixed uses.

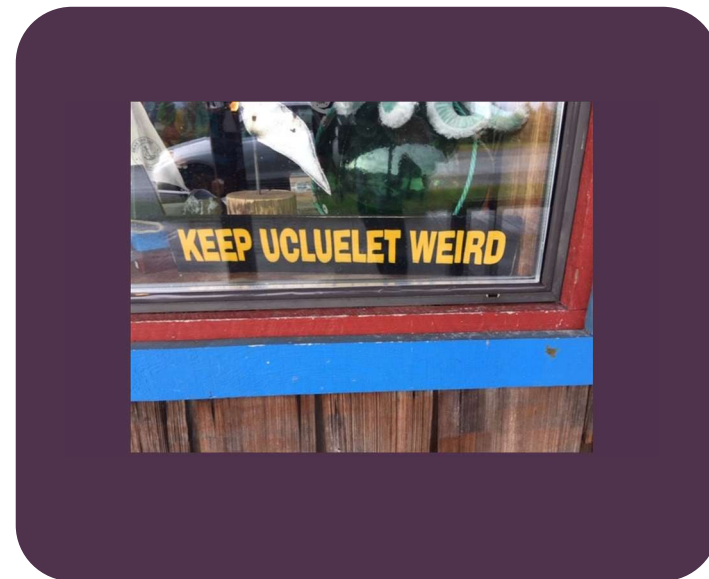
These may include retail uses, offices, restaurants, tourist accommodation, financial, cultural and community services, and

multi-family residential (e.g. apartments and residential units above retail stores).

Compact, high density, mixed-use buildings which respect the existing character of the neighbourhood are encouraged

Service Commercial

This designation generally applies to portions of Peninsula Road between Forbes Road and Bay Street. It includes uses such as motels, restaurants, personal and retail services, service stations and automobile repair.



Tourist Commercial

This designation includes visitor accommodation (e.g. hotels, motels, hostels, guesthouses), marinas and other supporting uses such as kayak and bike rentals.

Long-term residential uses in the vicinity of the centre of town is supported, therefore a mix of residential uses, including

employee housing, may also be included in the zoning of areas designated Tourist Commercial in this location.

Neighbourhood Commercial

This designation applies to individual lots or small commercial nodes providing small-scale commercial services compatible with surrounding land uses and primarily serving lands within convenient walking distance.

Parks and Open Space

This land use designation applies to the District's parks, playgrounds, trail network and green spaces. This includes nature parks, community parks, neighbourhood parks, trails and greenbelts. Lands with this designation may also include a variety of public institutional uses such as the Coast Guard facilities at Amphitrite Point, water towers, the Ucluelet Community Centre, etc., which are compatible with the surrounding public park context.

Note that the Schedule 'A Longe-Range Land Use Plan may indicate Parks and Open Space designation across areas of private land; these generally indicate areas with high habitat values, flood potential and/or potential for pathway connections. This may indicate where there are existing rights-of-way, or where desired open space areas should be considered and could be determined in detail at the time of future development approvals.

Single-Family Residential

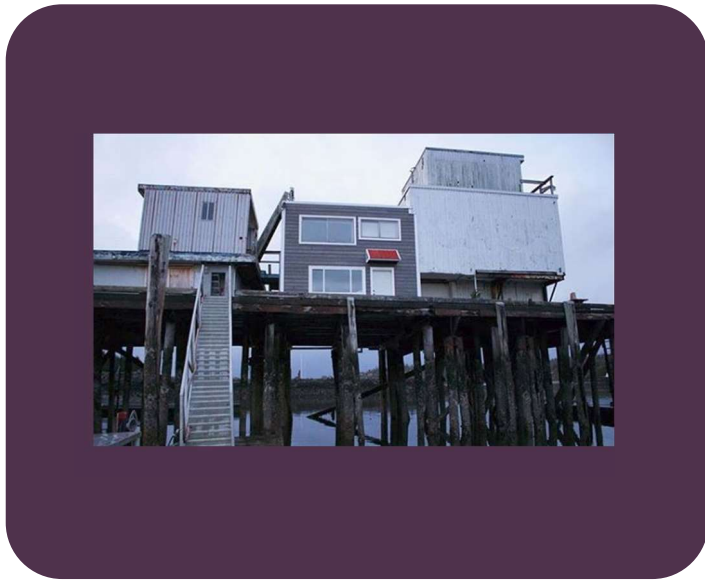
This designation includes detached single-family homes and duplexes. Single-family properties may include secondary suites, accessory dwelling units, home occupations and guest accommodation.

Some small-scale multi-family land uses exist within single-family neighbourhoods. Further small-scale development of multi-family uses - which demonstrate how they fit within the neighbourhood context specific to their location - may also be approved within these areas without amendment of this OCP

Multi-Family Residential

This designation includes multi-family residential housing of medium to high-density. This includes row houses, cluster housing, townhouses and apartment buildings.

This designation may also include small-lot single-family subdivision or cluster developments which achieve similar densities.



Industrial

Light Industrial

This designation provides for a variety of light and medium industrial uses, such as food processing and wood-based manufacturing industries, including service commercial and light industrial uses. This designation applies to lands along Forbes Road.

Marine Industrial

This designation applies to the upland side of commercial marine properties and provides for a variety of water-dependent and supportive light and medium industrial uses, such as fish processing and unloading, ice plants, marine repair and manufacturing industries, marine fuel services and other marine light industrial uses.

This designation generally applies to lands with existing marine infrastructure fronting the harbour.

Public Institutional

This designation includes community and institutional uses, such as schools, libraries, recreation areas, health facilities, supportive housing, policing and emergency services, municipal buildings and facilities (e.g. the sewage lagoon on Hyphocus Island) and religious institutions. **This category also includes lands supporting public utilities such as electrical and data transmission networks.**

Water Areas

Water Lots

This designation applies to all areas of current and anticipated foreshore leases as designated in Schedule A.

Uses are subject to future review but may include docks, moorage of fishing vessels, loading/unloading of marine vessels, fish processing and support industry, tourist and recreation facilities including marinas and boat launches, marine residential, environmental protection, utilities and log storage.

Small Craft Harbour

These foreshore leases are held by the Department of Fisheries and Oceans and are managed by the District. A range of activities are permitted, including private boat moorage and other recreational pursuits, commercial fishing and guiding enterprises.

Marine Conservation

This designation applies to marine areas intended for conservation and transient recreational uses only; **expansion of foreshore tenures and long-term vessel moorage are not supported within the Marine Conservation areas.**

Village Square and Commercial Core

Village Square

The Ucluelet Village Square area is the heart of the community and Ucluelet's main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk (500 metre radius) of Main Street and Peninsula Road.

The Village Square area is oriented toward the waterfront acknowledging the critical role the harbour continues to play in the community's identity and prosperity. Access and views to the water are a community priority.

As the main commercial and mixed-use area of Ucluelet, the Village Square area is a welcoming place for community members and visitors alike.

Other designations also located within the core area of Ucluelet include Institutional, Multi-Family Residential, Residential and Parks and Open Space.

The Village Square designation contains the broadest range of services and land uses in the District. This includes retail, professional offices, health care, administrative, financial, tourist accommodation and supporting uses, cultural and community services and residential.

Marine Industrial uses that require access to the harbour are also permitted in key locations, including the UHS fish plant.

Service commercial uses (e.g. gas stations and other similar uses oriented toward the automobile) are located outside of the Village Square in order to maintain its strong pedestrian focus.

The Village Square provides for multi-family residential options in and around the core. This housing is located in mixed-use buildings and expands the community's affordable housing choices.

The Village Square has the community's highest densities and building forms, yet is designed to respect views and existing character. It is appealing and safe for pedestrians of all ages.

The architectural style and urban design of the Village Square reflects Ucluelet's unique history and coastal context. High quality urban design enhances the public realm and the pedestrian environment. Village Square uses are designed to transition sensitively to adjoining areas.



Village Square Policies:

Policy 3.51 The area bounded by the Harbour, Bay Street, Larch Road and Otter Street is to be designated as the Village Square. This area is also designated as the Village Square Development Permit Area for form and character (see Schedule 'F' for form and character DP mapping and Section 6 Implementation for details of the DP designation, applicability and guidelines.)

Policy 3.52 New retail, service and office development shall be concentrated in the Village Square designation to maximise pedestrian access for employees and customers and maintain the vitality of the village core.

Policy 3.53 Tourist accommodation (e.g. boutique hotels) and supporting uses are encouraged (e.g. eating and drinking establishments) to locate in the Village Square designation.

Policy 3.54 The District of Ucluelet continues to recognise the importance of the harbour to the District's economy by designating employment uses that require access to the water (e.g. fish plant, boat repair) to locate within the Village Square area. Such uses shall be sensitively integrated into the community.

Policy 3.55 Encourage residential growth within the Village Square designation in the form of apartments and residential over commercial to provide for greater housing diversity and affordability.

Policy 3.68 Properties fronting Main Street must be mixed-use, with residential above commercial uses, or standalone commercial; stand-alone multi-family may be permitted within other areas of the Village Square designation. Arrange vehicular

access in a way that gives priority to pedestrian and cyclist comfort and safety.

Policy 3.57 Cultural and institutional uses are permitted within and adjacent to the Village Square designation, to support the mixed-use, cultural heart of the community. This is the preferred location for a District Museum. The acquisition of key properties by the District, or other public agency, may be required to establish more cultural and heritage uses in the Village Square.

Policy 3.58 The District encourages Canada Post to maintain the community post office within the Village Square area.

Policy 3.59 Emphasize the Village Square as the focal point for commercial and socio-economic activity in Ucluelet.

Policy 3.60 Main Street Dock is a key public gathering place in the community. It provides public access to the waterfront that is safe and accessible.

Main Street Dock may be framed by buildings and contain uses that fit within the mixed-use vision of the Village Square (e.g. cultural, recreation, commercial) and provide interest and variety to the area.

Policy 3.61 Enhance and improve public access to the water by encouraging access or viewpoints within all new developments that are adjacent to the water, including those adjacent to water lots.

Policy 3.62 Enhance and improve the network of public open spaces and trails that connect and cross the Village Square. Specific network improvements and elements include:

- enhance existing parks including Municipal Hall Park (e.g. reducing pavement) and Waterfront Park

- retain outdoor open space along Peninsula Road (e.g. existing patio northeast of the intersection of Main Street and Peninsula Road) in order to provide overlook and views to the Harbour
- explore creation or acquisition of new public open space opportunities where feasible (e.g. including the informal green space along Cedar Road on the existing fish plant site)
- require and formalise mid-block pedestrian connections in large block areas (e.g. north side of Peninsula Road, between Bay and Main Streets)
- develop a walking tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town, to create a continuous pedestrian link with the Safe Harbour Trail (see Schedule 'C')
- encourage the provision of cycling end-of trip facilities, such as bike parking
- explore options for a connection between Lyche and Cedar Roads. This connection is desirable, and the location can be flexible to accommodate existing uses and future redevelopment of the parcel.

Policy 3.63 Support the operating fish plant and associated industry; consider opportunities such as guided tours through the fish plants, a museum to showcase the industry and sports fishing opportunities;

Policy 3.64 Village Square Pedestrian Walkway Improvements – work to improve the following sidewalk and pathway segments in the following prioritised list:

- stair / ramp at corner of Main Street and Helen Road
- pedestrian walkway on Fraser Lane
- reconstruct municipal hall parking entrance and tot lot

- pedestrian walkway on Helen Road: Main to Matterson
- pedestrian walkway on north side of Peninsula Road: Main to Bay
- pedestrian walkway on Cedar Road: Main to Bay

Commercial

Ucluelet's business community provides a range of commercial facilities and services for the convenience of residents and visitors.

Commercial uses strengthen the **municipal** tax base, provide employment opportunities and accommodate the twin pillars of Ucluelet's economy; fishing and tourism.

Commercial land uses are also recognised for their contribution to a complete community through the provision of services and shopping close to home.

The broadest mix of commercial uses (including offices and retail stores) is permitted in the Village Square. As the community's main gathering place and with the highest residential densities, the Village Square is the main working and shopping destination in Ucluelet.

Commercial uses are also permitted in other parts of the community. Automobile-oriented uses (e.g. service stations and building supply establishments) are permitted primarily along Peninsula Road in the Service Commercial designation.

Commercial uses oriented toward tourist accommodation are located in Tourist Commercial designations. This hierarchy of commercial designations supports a compact and vibrant Village Square, while accommodating other needed services in the community.

General Commercial Policies:

Policy 3.65 Support a hierarchy of commercial uses that supports the Village Square as the location for most commercial and retail uses, while meeting the full range of residents' and visitors' service and shopping needs.

Policy 3.66 Continue to support the work of the Ucluelet Economic Development Corporation, the Barkley Community Forest, the Ucluelet Chamber of Commerce and Tourism Ucluelet, and the formation of partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

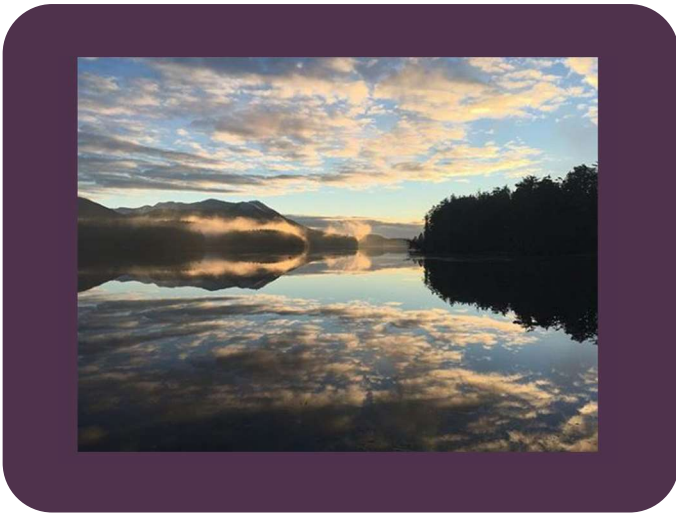
Policy 3.67 Promote and support locally owned small businesses, including those oriented to arts and artisans, home occupation uses, and - where appropriate - bed and breakfasts, vacation rentals and guest houses.

Policy 3.68 Review permitted uses in all commercial zones, including the merits of allowing permanent residential uses in the Tourist Commercial (CS-5) zone in the vicinity of the Village Square and residential units above service commercial uses (CS-2 zone).

Policy 3.69 Connect commercial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show commercial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of the District.

Policy 3.70 Support climate action strategies by:

- locating commercial uses within proximity of Peninsula Road, the District's primary corridor for development. This will promote the early introduction of local transit-service and higher transit frequencies than is possible with lower density development
- situating commercial areas within walking distance of potential future transit routes
- supporting home-based businesses that have minimal impact on neighbouring land uses
- encouraging environment-friendly commercial development, building energy and efficiency upgrades
- encouraging development in a manner that promotes energy efficiency. This may include orienting buildings for maximum solar gain, maximizing glazing, requiring overhangs that protect from summer sun and rain but allow winter sunlight in, and providing landscaping that shades in summer and allows sunlight in during the winter

**Service Commercial**

Lands designated for Service Commercial uses are generally located along both sides of Peninsula Road between Forbes Road and Bay Street.

Service Commercial Policies:

Policy 3.71 Designate properties along Peninsula Road for service commercial uses to accommodate existing uses as well as future uses that require automobile-oriented access and visibility.

Policy 3.72 Accommodate automobile repair uses in the Service Commercial designation. Consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the Service Commercial zones (i.e., not within the Village Square).

Policy 3.73 Recognise the strategic location and high visibility of Peninsula Road and implement high quality urban design for service commercial uses in the area, as set out in the Peninsula Road DP Area guidelines.

Policy 3.74 Work with the Ministry of Transportation and Infrastructure to enhance landscaping along Peninsula Road through the development process, allocation of capital funds and other mechanisms (e.g. DCCs and grants).

Policy 3.75 Work with property owners to increase the supply of visitor parking in commercial areas along Peninsula Road, while minimizing the number and width of curb cuts crossing the pedestrian and bike paths.

Tourist Commercial

Ucluelet's appeal as a tourist destination for all ages is based largely on the wide range of recreation opportunities available in the community. These include hiking the Wild Pacific Trail, sea kayaking, boating, fishing, **surfing** and cycling.

The town serves as a gateway to Pacific Rim National Park **Reserve**, Clayoquot Sound, Barkley Sound and the Broken Group Islands. Visitors are able to enjoy Ucluelet's small town charm, working harbour, parks, trails and other recreational and cultural amenities.

The Tourist Commercial designation focuses primarily on providing for visitors' accommodation, together with marinas and other supporting uses, creating areas distinct from residential neighbourhoods.

Tourist Commercial Policies:

Policy 3.76 Concentrate large scale tourist commercial developments within the following general areas:

- Reef Point Area
- Inner Boat Basin
- Former Forest Reserve Lands

Policy 3.77 Encourage accommodation types that may not be provided for in other areas in order to enhance visitor options and strategically manage supply (e.g. boutique hotels are encouraged in the Village Square designation, while vacation rentals, hotel/spas are permitted in the Tourist Commercial designation.).

Policy 3.78 Allow limited and accessory commercial uses (e.g. kayak rental) within the Tourist Commercial designation in order to support a wider range of commercial uses within a compact

and complete Village Square. Limited restaurant uses are appropriate in the Inner Boat Basin area. Visitors are encouraged to access offices and retail uses in the Village Square. Transportation options to the Village Square will include pedestrian and cycling infrastructure.

Policy 3.79 Encourage the redevelopment of properties fronting onto Ucluelet Inlet ensuring:

- the provision of public access to the waterfront
- a continuous waterfront walkway connecting the Inner Boat Basin to the Village Square
- high quality architectural design reflecting the fishing village heritage of Ucluelet
- the identification, protection and enhancement of view corridors
- the inclusion of natural landscaping

Policy 3.80 Encourage development forms that maximise tree retention for undeveloped sites.

Industrial

Ucluelet has developed as a working community, supported by a strong fishing industry. Fishing and other industrial activities needing access to the waterfront continue to be important directions for the future. While forestry perhaps played a more prominent role in the past, its contribution to the local economy is **ongoing and** anticipated to **grow with** the potential for wood-based value-added enterprises.

Industrial land use, both water and land-based, provide a solid foundation for the community's economic livelihood. Industrial land use enhances the economic viability of Ucluelet through the diversification of the local economy and the provision of employment opportunities. Industrial land provides space for the supply, storage, distribution and repair functions which support other "front line" enterprises.

Local industrial land can also support the District's policies and actions to reduce greenhouse gas (GHG) emissions and respond to climate change. This is achieved through the promotion of innovative and clean industrial uses that are appropriately located and designed to maximise energy efficiency. Securing an adequate supply of local industrial land also reduces travel to access service and supply industries.

The Industrial Designation encompasses two main areas – lands at Seaplane Base Road and lands along Forbes Road. These two areas are expected to meet the industrial land needs of the District for the medium to long term. Uses within the industrial designation are designed to provide a neighbourly transition to adjoining non-industrial areas.



Industrial Policies:

Policy 3.81 Support the protection of the District's industrial land base as a vital community and economic asset that can be used to create significant local employment, property taxes and other benefits to Ucluelet.

Policy 3.82 Encourage industrial uses that will achieve higher employment and land use densities.

Policy 3.83 Guide industrial development off Peninsula Road and into the Forbes Road and Seaplane Base Road areas.

Policy 3.84 Industrial land uses must be compatible with adjoining land uses (e.g. industrial / tourist commercial / residential); use the rezoning process (e.g. siting, layout) to minimise conflicts.

Policy 3.85 Give priority to industrial uses at the Seaplane Base Road area that require water access in areas with sufficient navigational depth (e.g. north side in proximity of existing water lots).

Policy 3.86 Protect and enhance the sensitive ecosystem associated with the waters on the west side of the Seaplane Base road industrial area by maintaining a naturalised shoreline.

Given the site's unique water access, proximity to industrial and tourist commercial areas, a comprehensive plan of development will be required at the time of redevelopment. Public access to the water will be provided in a manner that is commensurate with the permitted land uses.

Policy 3.87 Create an employment-intensive area in the Forbes Road industrial area, while acknowledging the existing mixed-use nature of the area. Review the range of uses permitted in the

CD-1 ("Eco-Industrial Park") Zone. Residential uses (e.g., employee housing) should only be considered on upper storeys above appropriate light industrial space. **Explore the inclusion of live/work light industrial uses within this area.**

Policy 3.88 Continue to recognise the importance of the harbour to the Ucluelet's economy by allowing industrial uses that require access to the water to locate within other appropriate designations (e.g. Village Square, Water Lot and the Small Craft Harbour).

Policy 3.89 Support the creation of more detailed plan for Ucluelet's Harbour, focusing on lands in the vicinity of the Village Square, existing water lots, and appropriate locations for water-based industrial uses.

Policy 3.90 Enhance and improve public access to the water in industrial areas while recognising that the safety and operational needs of industrial businesses are not to be compromised.

Policy 3.91 Support the fish plant and supporting industry located within the Village Square designation.

Policy 3.92 Support the long-term presence of the ice plants and marine service industries located on Eber Road. Recognising the surrounding residential neighbourhood context, continue to mitigate conflicts in this area.

Policy 3.93 Support the expansion of the District's industrial land base, where appropriate, in a manner that is sensitive to adjoining land uses and helps to achieve other District objectives.

Policy 3.94 Work in partnership with the Ucluelet Economic Development Corporation (UEDC), the Barkley Community Forest and the Ucluelet Chamber of Commerce to form partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

Policy 3.95 Continue to support the Village Square as the location for most commercial and retail uses. Review accessory retail and office use provisions in industrial zones.

Policy 3.96 Connect industrial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show industrial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town.

Policy 3.97 Encourage the provision of cycling end-of trip facilities, such as bike parking, in industrial areas.

Policy 3.98 Provide a safe pedestrian environment to and from industrial areas and support ability of employees to walk to work while avoiding conflicts from trucks and vehicles, for instance, by providing separated sidewalks.

Policy 3.99 Minimise detrimental effects of industrial development on the natural environment and surrounding areas. Encourage water conservation, re-use of building materials and waste products, reduced energy consumption, alternate energy sources and high air quality and water treatment standards.

Policy 3.100 Strive for a high quality of site and building design in industrial areas. This may include extensive landscaping and visual buffers between industrial and non-industrial uses. **Explore**

the designation of properties fronting Forbes Road as a development permit area to improve the streetscape over time.

Policy 3.101 Support climate action strategies by providing infrastructure to support electric vehicle charging and encouraging the reduction of vehicle trips.

Policy 3.102 Encourage the provision of employee amenities within industrial developments that support a healthy working environment. This may include accessory retail uses (e.g. restaurants, cafes, pharmacy), places to sit, rest or eat, exercise facilities and connections to multi-use pathways, sidewalks or trails.

Policy 3.103 Accommodate automobile repair uses in the industrial designation; consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the light industrial zones.

Policy 3.104 There are no significant gravel deposits within the boundaries of the District of Ucluelet, and no foreseen quarry or gravel extraction operations. Significant gravel resources are available within the region, however, including in the adjacent Area C of the ACRD.

Institutional

Community and institutional uses in Ucluelet include schools, libraries, recreation areas, health facilities, policing and emergency services, municipal buildings, **public utilities** and religious institutions.

These places meet many needs: educational, health, spiritual, and safety. They contribute to the wellbeing of the community and to a sense of permanence and stability.

The heart of Ucluelet's civic life is located within the Village Square. This area contains the District Hall and Waterfront Park, George Fraser Memorial Park and the Main Street Dock.

A second cluster of institutional uses is located approximately 1.5 kilometres away along Matterson Drive. This cluster includes Ucluelet Elementary and Senior Secondary Schools, the BMX Bike Track and school playgrounds, the Ucluelet Community Centre, including a branch of the Vancouver Island Regional Library and the adjoining skateboard park and basketball court.

The District recognises that providing cultural and recreation facilities within close proximity to each other is essential to creating a complete community and cultivating a dynamic relationship between the different facilities.

Connections between the two institutional nodes are facilitated by transportation and infrastructure improvements along Main Street, Peninsula Road and Matterson Drive. Walking and cycling between the two areas is encouraged.

Other institutional uses with the community include:

- Recreation Hall on Seaplane Base Road
- Sewage treatment facility on Hyphocus Island
- Forest Glen Seniors Housing (St. Jacques Boulevard)
- Ucluelet Volunteer Fire Brigade;
- Food Bank on the Edge
- Canada Post community post office
- Army Navy & Air Force Club (Peninsula Road)
- **RCMP detachment**
- **Telus and Hydro facilities**
- **Water and waste water facilities (reservoirs, pump stations)**
- **School District 70 (Pacific Rim) facilities**

At the time of writing, the Ucluelet Elementary School is receiving significant seismic upgrades and renovations - including new day care facilities - and a new Ucluelet Secondary School is under construction. The school is designed to accommodate future expansion if necessary. These new and upgraded facilities will serve the needs of the west coast for the foreseeable future.



Institutional Policies

Policy 3.104 Support improvements to the Village Square that increase its attractiveness and enhance its accessibility, usefulness, and security as a venue for public uses and events.

Improvements may include signage, planting of trees, provision of street furniture, adding pedestrian and building lighting, public art, and other aesthetic and functional items that make to Village Square more desirable to pedestrians.

Policy 3.105 Facilitate improvements, which include sidewalks and multi-use pathways to Main Street, Peninsula Road and Matterson Drive to encourage walking and cycling between key community public spaces.

Policy 3.106 Maintain a close, collaborative relationship with School District 70 to maximise the use of school facilities and services for the benefit of the community and to facilitate current and anticipated school needs.

Policy 3.107 Encourage any future rebuilding of the schools to be oriented toward Matterson Drive to emphasize the importance of this intersection, the proximity to the Village Square and the connecting function that Matterson Drive plays (e.g. connecting Village Square to key community locations (community centre, Big Beach).

Policy 3.108 Recognise and support the role of schools as neighbourhood focal points and social centres.

Policy 3.109 Encourage Canada Post to maintain a location for the community post office within the Village Square area.

Policy 3.110 a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range

Land Use Plan. Create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their future conversion to a possible variety of community care, shelter, supportive and/or affordable housing uses.

Marine

Small Craft Harbour/ Marine

The jurisdictional boundary for the District of Ucluelet extends approximately 200 metres (**ten surveyor's chains, or 660 feet**) into the Pacific Ocean surrounding the Ucluth peninsula, as shown on Schedule A. It is the intent of the District to regulate uses contained within the water areas to the full extent of its jurisdiction.

The Harbour (Ucluelet Inlet) has historically and continues to play an important role in the life and well being of residents in the District.

Currently a range of activities occur, such as fishing (commercial and sport), private boat moorage, **guides and outfitters** and other recreational pursuits, including launching points for excursions on the water along the West Coast, particularly the Broken Group of Islands.

A number of leases of provincial Crown foreshore have been created over the years. To date, the development of these water lots has not been regulated by the municipality **through tools such as Development Permit designations**.

The calm waters in this natural inlet have provided refuge for mariners for a long period of time.

The harbour has potential to maintain and promote what makes Ucluelet a great place – a place that services the fishing and sport fishing industries, the tourist industry, inspires artists and photographers and supports daily recreational enjoyment by many within the community.

The harbour is an asset worth protecting for the future economic prosperity and livability in the District.



The water areas of Ucluelet are generally designated as either:

- Small Craft Harbour (three **public** water lots)
- Water Lot (**primarily privately-held foreshore leases**)
- Marine Conservation (remaining water areas not in registered water lots)

In addition to these three designations, several water lots are designated in conjunction with the adjacent land-based designation (e.g. Village Square or Residential).

Each registered water lot is inextricably linked to various adjacent land uses; hence the relationship between land and water requires careful consideration, which could include parking needs, water and sewer servicing and visual impacts.

Following the guiding principles of this OCP, the District has designated environmentally sensitive areas and shoreline habitat as environmental Development Permit areas. See Schedule E for DP area mapping and Part 6 Implementation for DP guidelines.

General Policies:

Policy 3.111 Adopt new zoning designations for water areas to define permitted uses, servicing and parking requirements, etc.

Policy 3.112 Prohibit the following uses in the Water Lot, Small Craft Harbour and Marine Conservation designations:

- Commercial aquaculture
- Boat, vessel or aircraft storage
- Landfills

Policy 3.113 Identify environmentally sensitive areas and protect marine ecosystems by establishing marine shoreline Development Permit areas: **see Development Permit Area - Schedule E.**;

Policy 3.114 Support marine ecology and marine education facilities within the Harbour.;

Policy 3.115 Consider enhancing public access to the District-leased water lot at the foot of Alder Street, including facilities for launching canoes and kayaks.;

Policy 3.116 Support transient boat moorage provided adequate sanitation facilities are located nearby.;

Policy 3.117 Require all water lot uses to properly treat and dispose sanitary sewer waste and connect into the District's sewer collection system and access District potable water.;

Policy 3.118 Develop guidelines for marina and marine-based commercial DP areas, including requirements for publicly-accessible vessel sewage pump-out facilities in all marina operations.

Policy 3.119 Explore **new** means of generating revenue to fund Harbour infrastructure.

Small Craft Harbours

The Small Craft Harbour is owned by the Department of Fisheries and Oceans, and it is managed by the District. The Small Craft Harbour manages three water lots. These are:

- Lot 2084, known as the inner harbour
- Lot 1977, known as the outer harbour
- Lot 1877, known as 52 steps

Small Craft Harbour Policies:

Policy 3.114 Ensure the continued viability of the Small Craft Harbour in Ucluelet through sound management practices;

Policy 3.115 Consider changes to the size and configuration of the Small Craft Harbour; giving priority to water lots near existing and proposed industrial areas (e.g. Lot 610 near foot of Seaplane Base Road);

Policy 3.116 Encourage water-based industrial uses to locate in the vicinity of Seaplane Base Road.

Water Lot Policies:

Policy 3.117 A comprehensive review of all existing water lots and the appropriate location of potential marine uses will be carried out by the District. Possible uses include:

- docks and moorage of fishing vessels
- loading and unloading of marine vessels
- fish processing and support industry
- tourist and recreation facilities, including marinas and boat launches
- float homes
- live-aboards and houseboats

- pier residential housing
- environmental protection
- passive recreation and opportunities to view and experience the harbour from key locations on land
- utilities
- log storage

Policy 3.118 The Main Street Dock (Lot 1689), the Whiskey Dock, is considered appropriate for specific marine uses, such as net mending, **specialty catch off-loading**, Francis Barkley passengers and ferrying, fish markets, and arts, entertainment and tourist functions.



Generally vessel off-loading and other heavy industrial uses are not encouraged at Main Street Dock. Other existing **public and private wharfs** within the harbour may be more suitable for such activities.

Marine Conservation

All water areas located between the shoreline and the District boundaries, excluding areas designated as water lots, are designated as “Marine Conservation”.

Marine Conservation Policies:

Policy 3.119 Invite regional partners to participate in developing a comprehensive “Healthy Inlet / Safe Harbour” management plan for the Ucluelet Inlet, including:

- habitat sensitivity, protection and enhancement;
- co-ordinated approach to cleanup and avoiding future contamination (sewage, plastics, derelict vessels, etc.);
- coordinated policy for liveaboard moorage and sewage disposal;
- overview of type, amount and location of landing and moorage facilities.



Residential

The Official Community Plan provides a framework to meet the diverse housing needs of residents in Ucluelet.

Residential land use is permitted in the Village Square, Multi-Family and Residential designations. Each land use designation varies in the range and density of permitted housing types.

Generally, the highest density uses (apartments and residential units above retail stores) are found in the Village Square, with medium density forms (townhouses) on the edge of the core area and single family uses located beyond a 400-metre walk of the Village Square.

The 2016 Census counted a resident population of 1,717 people in Ucluelet, and a total of 735 occupied private dwellings. This represents 1.36% annual population growth, or 23 new residents per year, over the past decade; this could be considered strong, positive growth. Over the same period, visitor growth and non-resident home ownership has also expanded considerably.

The advent of on-line advertising and bookings for short-term vacation rentals is depleting the supply of rental housing available to long-term residents in Ucluelet (and many other communities in BC). This is having a negative effect on both business viability and community well-being.

Over the past **few years** the District has actively monitored and enforced its bylaws on short-term vacation rentals. At the time of writing, approximately **300** vacation rental units are active in the municipality, many in existing residential neighbourhoods. A number of long-term rental units – including secondary suites –

have been converted to short-term rentals, displacing this supply of vital housing stock.

Affordable Housing is defined as:

housing costing 30% or less of annual household income suitable for households of low and moderate income, equal to 80% or less than the median household income in the District of Ucluelet, as reported by Statistics Canada and as defined by Canada Mortgage Housing Corporation, CMHC.

Affordable Housing

Ucluelet attracts a large number of visitors yearly given its spectacular scenery and opportunities for recreation, including hiking, cycling, whale watching, kayaking, winter storm watching, **surfing** and fishing. As a popular tourist destination, the District strives to ensure that adequate housing is available for residents, visitors, and seasonal employees alike.

Ucluelet's challenges with a lack of affordable housing began to escalate in 2001 as tourism activity increased. The affordable housing issue in Ucluelet also has ramifications on other growing industries and the changing needs of the community.

Other industries are growing in Ucluelet and struggle to house a **local** work force. Youth looking to leave home are forced to leave the community because of escalating housing costs. Seniors

looking to downsize their accommodation needs are faced with a shortage of housing supply and increased prices.

Ucluelet also houses many residents who work in the neighbouring tourism destination of Tofino. This puts added strain on the existing supply of affordable housing.

Approximately 9% of Ucluelet residents identify as Indigenous (2016 census). This includes both homeowners and renters. There are a handful of housing units owned by the Yuułuʔiłʔatḥ Government in town, as well as homes owned and operated by non-profit housing providers.

A combination of strategies that includes smaller lots, secondary suites, detached accessory dwelling units (e.g. cottages), seasonal employee housing, inclusionary zoning, and residential mixed-use development can positively contribute to the broadening of housing choices and affordability within the District of Ucluelet, as well as providing for rental housing and a greater variety of options for seniors.

In April of 2018, the provincial government introduced two new pieces of legislation affecting how local governments address housing issues.

Part 14 Division 22 of the *Local Government Act* now requires local governments to commission a housing needs assessment, and update the report every 5 years. It is expected that a completed assessment report will be a pre-requisite to provincial grant funding for affordable housing projects.

Section 481.1 of the *Local Government Act* now will enables local governments to designate properties in their zoning bylaws exclusively for rental housing.

In response to the current housing situation, to better understand the dynamics of the housing market and supply in Ucluelet, and to enable the municipality to be proactive on balancing the community housing needs as new development occurs, the District has adopted the following short-term housing action plan.

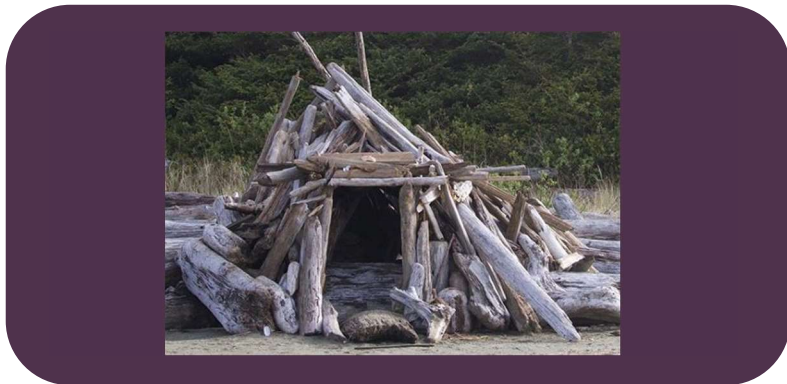
Policy 3.120 Short-term Housing Action Plan:

- A. continue the program to actively monitor and enforce short-term rentals
- B. commission a community Housing Needs Assessment report
- C. identify and explore the feasibility of creating temporary seasonal employee housing on at least one municipally-owned property
- D. look for opportunities to update inclusionary zoning and density bonusing, particularly on lands previously designated as Comprehensive Development under a Master Development Agreement, to ensure a mix of affordable housing types are delivered with each phase of new development in the community
- E. amend the zoning bylaw to ensure that the first rental unit on single-family residential lots is for long-term tenancy, with any additional short-term rental uses to depend on the continued existence of the long-term rental
- F. amend the zoning bylaw to remove standalone short-term rental of single-family homes from the VR-2 zoning designation (**completed 2019**)
- G. explore zoning opportunities for infill of compact, more affordable units in existing and new neighbourhoods (e.g., small lots, rental cottages, etc.)
- H. a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range Land Use Plan; create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their continued use as employee housing or future conversion to a possible variety of

community care, shelter, supportive and/or affordable housing uses;

- I. explore the use of the new rental zoning powers proposed in Bill 23
- J. explore the use of Development Cost Charges for affordable housing
- K. develop a municipal Affordable Housing Strategy – identifying the best focus of municipal resources when addressing housing issues
- L. develop a District land and development strategy and explore the options for an ongoing affordable housing program

It is expected that these actions will be revisited following **completion of a community Housing Needs Assessment in 2021, which may result in** amendment of this OCP.



Affordable Housing Policies:

Policy 3.121 Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square,

seniors' housing, small-lot single family housing, detached accessory dwelling units (cottages) and secondary suites.

Policy 3.122 Support development of multi-family housing above retail in the Village Square to encourage a mixed-use core in the District.

Policy 3.123 Ensure larger developments are required to provide affordable housing as a portion of each development phase.

Completion of the Land Use Demand Study (underway) and Housing Needs Assessment (2021) should provide guidance for the District to adopt targets for percentages of affordable housing in new developments.

Policy 3.124 Permit secondary suites in single-family dwellings with sufficient off-street parking.

Policy 3.125 Encourage the retention and development of mobile/manufactured home parks with high quality site design, screening and landscaping.

Policy 3.126 Encourage alternative housing options, including small lot subdivisions.

Policy 3.127 Zone land using low to moderate densities and use density bonusing to secure affordable housing in any larger development.

Policy 3.128 Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.

Policy 3.129 Encourage land use and building design which results in liveable but smaller, more affordable housing units.

Policy 3.130 Continue to encourage developers to provide 15% to 20% staff housing for employees needed to staff new developments in tourist commercial developments.

Policy 3.131 Encourage private, non-profit and co-operatively run housing units.

Policy 3.132 Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.

Policy 3.133 The District does not support strata conversion of previously-occupied rental housing units.

Policy 3.134 Include Indigenous housing needs in the development of a community Affordable Housing Needs Assessment.

Policy 3.135 Work with regional First Nations and housing providers to identify where opportunities may exist to support and/or partner on meeting all community housing needs.

Residential – Multi Family

Smaller units in higher density, multi family areas are an important component of the District’s affordable housing strategy.

Residential uses within and in close proximity to the Village Square help create a more vibrant and compact community where residents can walk to services and amenities.

Multi Family Residential Policies:

Policy 3.133 Encourage the development of multi-family residential units within an approximate five-minute walk of the Village Square;

Policy 3.134 Encourage residential development above or below the first floor in the Village Square and the Service Commercial Area;

Policy 3.135 Encourage higher density forms of multi-family development to locate along main roads, including Matterson Drive and Peninsula Road;

Policy 3.136 Explore the use of coach houses and forms of low-to medium density multi-family housing that address both street frontages in the area south of Peninsula Road, between Yew Street and Matterson Drive; and

Policy 3.137 Encourage the provision of underground or concealed parking and affordable housing units.

Residential – Single Family

The majority of housing in the District of Ucluelet is made up of detached single-family homes.

Single Family Residential Policies

Policy 3.138 Continue to acknowledge the role that single-family housing plays in terms of appeal and lifestyle choice and encourage sensitive intensification (e.g. smaller lots, secondary suites, coach houses,) where appropriate.

Policy 3.139 Retain the area along Imperial Lane as single family and encourage the character of the existing buildings to be retained during any re-development.

Policy 3.140 Designate those portions of District Lots 281 and 282 that have been developed as low density, single family as Residential, while acknowledging that the existing zoning in these areas permits a broad range of land uses.

Policy 3.141 Identify Hyphocus Island as low density rural reserve, until such time as a comprehensive proposal is received identifying cluster residential development with significant tree retention, preservation of island in its natural state and dedication of lands for public access, including the high ground and a perimeter waterfront trail.

This area is not intended for private marina or significant commercial, tourist commercial or resort development.

Policy 3.142 Encourage residential development adjacent to Spring Cove (e.g. Lot 12129) that maximises creek preservation, fits with the natural environment and extends public access through the Safe Harbour Trail along the shoreline.

Residential – General

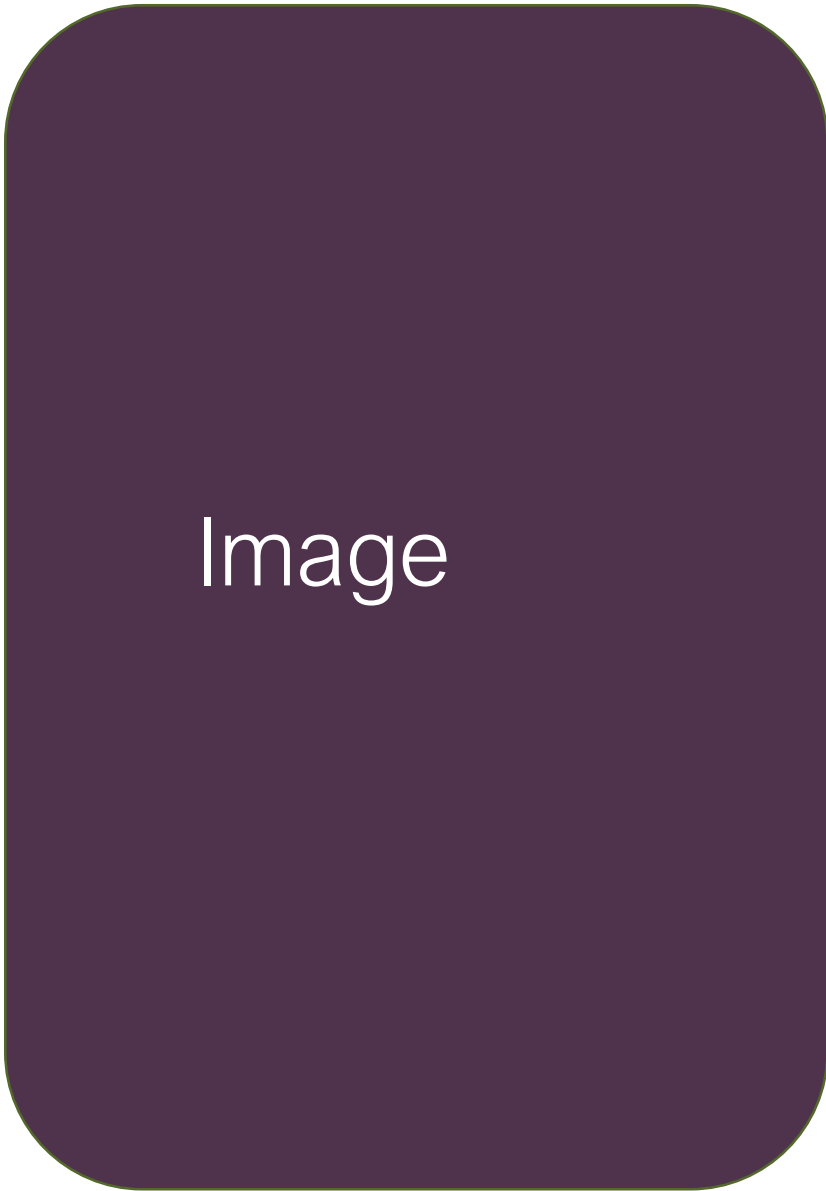
General Housing Policies

Policy 3.143 Explore early adoption of more energy-efficient building construction through the step code and seek industry input into the impact of implementing such requirements in this remote market.

Policy 3.144 Explore density bonuses for incorporating energy efficiency in existing and new buildings.

Policy 3.145 Cluster residential units to preserve natural areas where possible.

Policy 3.146 Advocate for the development of adaptable housing standards within the BC Building Code and guidelines for future development.



Future Comprehensive Planning Areas

Areas on Schedule A indicated as Future Comprehensive Planning areas applies to larger lots with development potential, where it is anticipated that future rezoning, and potentially subdivision, will occur prior to development. The land uses shown within these areas indicate the general pattern of expected land use, but final location and density of uses will be subject to the future approval processes and detailed analysis of these sites.

Former Forest Reserve Lands

The Former Forest Reserve Lands cover the largest of Ucluelet's undeveloped areas. Special conditions of this vast landscape include some of the district's richest forested habitat and the potential for spectacular residential and commercial development. Covering roughly half of Ucluelet's entire land base, the area is largely unexploited by development. Objectives of this OCP include protecting the natural qualities that make this place so special. Protecting the most sensitive and rich features of this area, and following the built form, character and material guidelines outlined in this plan, the Former Forest Reserve Lands will successfully add to the character of Ucluelet.

The coastal environment within this DPA is characterized by rocky bluffs and headlands along the exposed western shoreline, while a gentler rocky coast - along with sensitive marine wetlands, predominates along the protected eastern shoreline of Ucluelet inlet. This rugged and wild coast, along with the extensive forest that carpets the rolling and often steep terrain contribute immeasurably to the character of the site. There is therefore a demonstrated need to ensure that development

within this area should be protected from hazardous conditions and makes adequate provision for fitting itself harmoniously into the existing natural environment while maintaining a balance between the need for such protection and development of this land. **The area contains archaeological and cultural uses and resources which must be understood and considered with any development plan.** Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical in maintaining this character. All development should extend the Wild Pacific Trail and Safe Harbour Trail, and the network of connecting corridors, that make their way through the area.



In addition to development being sensitive to significant natural features worthy of protection, this area is designated for a mix of uses which will require a high standard of design cohesion to reflect the natural heritage of the area.

Master Development Agreements were established to guide the development of the former forest reserve lands. Signed in 2005

and 2006, these agreements committed the owners to additional information requirements including native vegetation management plans, full environmental impact assessments and archaeological assessments. Development subsequently stalled and in the intervening years it has become clear that a different approach may be necessary to enable development of these sites while retaining the initial vision of promoting the natural attributes and culture of the community, attracting investment, tourism and employment opportunities while demonstrating responsible stewardship of the natural environment.

Land uses on the former forest reserve lands was anticipated to include:

- single family with a range of lot sizes
- multi-family residential and commercial resort condominiums
- vacation rentals and Guest House lots
- affordable housing
- hotel/spa, motel and staff housing units
- golf course/clubhouse and marina
- limited commercial facilities restricted to servicing the tourist sector
- parks and natural space
- Wild Pacific Trail

The golf course use is no longer considered a viable component of the plan but a mix of the other uses is indicated on Schedule A.

The Wild Pacific Trail is a crucial, integral component of the former forest reserve land areas. Amendments to each Master Development Agreement may be considered without amendment of the OCP provided the Wild Pacific Trail is not compromised.

The District may also reconsider the Master Development Agreement (MDA) approach and revert zoning to a low-density Rural designation without amendment of the OCP. Future development could then proceed on application for new zoning based on the policies in this section and OCP, and the land uses generally indicated on Schedule A.

Specific policies for the lands included within the Future Comprehensive Planning areas are noted below:

Policy 3.147 Future development proposals may be considered under phased development agreements per section 516 of the *Local Government Act*.

Policy 3.148 Clear-cutting tracts of land greater than 0.5 hectare is prohibited; habitat protection and tree retention is to guide and form the character of the development.

Policy 3.149 A 30-metre wide tree buffer with no development must be provided along both sides of the Pacific Rim Highway;

Policy 3.150 The layout of the proposed extension of Marine Drive which runs parallel to the Pacific Rim Highway must respond to the natural conditions and topography of the land. Adequate vegetative buffering along the frontage of the road should also be retained to provide an attractive entrance into the community. A tree preservation plan should be a major priority to preserve this spectacular natural environment.

Policy 3.151 Low-impact design principles should prevail. This may include limited areas of impermeability, open drainage, high retention and replacement of natural vegetation, xeriscape (drought resistant) landscaping, slow traffic speeds and comfortable, auto-tolerant streets, pedestrian and cyclist connectivity, end-of-trip facilities (e.g. bike lockers, showers), site and lot grading which follows existing topography, environmental protection and enhancement, wide natural buffers and retention of significant natural features.

Policy 3.152 The Wild Pacific Trail is predominantly a waterfront, natural pathway. Future subdivision must include sufficient highway dedication to allow for the continuity of the trail and vegetated buffer.

The minimum width of the Wild Pacific Trail corridor should be 10 metres, with an average width of at least 15 metres.

Access to the Wild Pacific Trail should be provided at intervals not exceeding 400 metres. Small parking areas should be provided at trail heads.

Policy 3.153 Gates, guard houses, and other means of restricting public access are not permitted.



Policy 3.154 Additional parkland, open space, trails and affordable and staff housing are some of the features and amenities that may be secured through agreement, bylaw or other mechanisms.

General Future Comprehensive Planning Area Policies

Policy 3.155 Public access to the water in all areas is supported, encouraged and intended to be secured including through agreement and dedication.

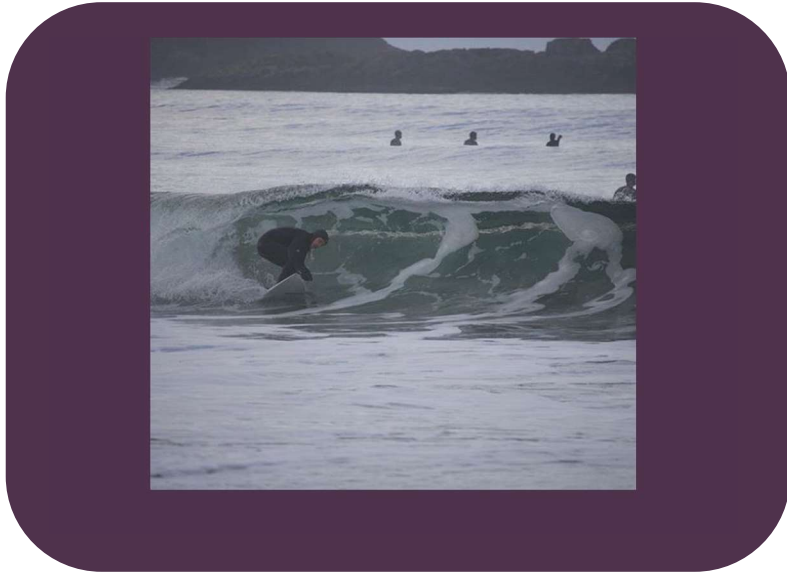
Policy 3.156 The area on Seaplane Base Road, surrounding the Recreation Hall, is designated for Future Comprehensive Planning and identified as a potential Industrial expansion area. Industrial uses that need water access will be considered for this area.

Policy 3.157 The area on Minato Road north of Peninsula Road is designated for Future Comprehensive Planning. This area is envisioned as a residential community **with potential for guest accommodation**, with significant tree retention. The shoreline and marine wetlands of Olsen Bay is recognised as having important ecosystem values. No development should approach within 30m of the high water mark of Olsen Bay. A greenbelt should be maintained along stream corridors and the shoreline.

Policy 3.158 All development proposals are to address and include measures that mitigate or manage the human-wildlife interface.

Policy 3.159 Developers are to retain an arborist to examine and assess the impact of development and any land clearing on tree/forest cover during subdivision development with the

intention to retain and protect as many healthy trees or pockets of forest cover as possible.



Policy 3.160 Hyphocus Island is **currently zoned** as Rural Reserve. The zoning of these lands should allow for limited residential development. This reflects the desired future use as primarily clustered residential pattern with substantial tree retention and significant public open space and institutional (i.e., sewage treatment) uses. This area is not intended for private marina or significant tourist commercial or resort development. **Compatible light industrial uses may be considered adjacent to the sewage treatment plant.** The community may consider re-designation on advancement of a comprehensive plan that addresses the policies and guidelines of this OCP. The high point of the island should be considered for its potential for emergency evacuation (e.g., in conjunction with a future park or open space at the summit of the island);

Policy 3.161 Francis Island is recognised as the symbolic entrance to the Harbour. It should not be developed, without intensive investigation of environmental, hazard and archaeological considerations. Access to the beach on the island and a trail around the edge of the Island for recreational purposes may be further explored.

The Island is **zoned** as Rural Reserve. Acknowledge the private ownership of Francis Island by permitting up to one single family residential dwelling, without secondary suite, B&B, vacation rental or tourist commercial uses.

Encourage and explore means of preservation, and maximum tree retention, with limited public access, including as an amenity for more intensive development of adjacent lands. **Potential acquisition for designation as park land is also supported.**

Policy 3.162 The area referred to as District Lot 281 has evolved into a premier location for tourist commercial development as

well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes this a valuable and defining neighbourhood requiring attention in the form and character of developments. The spectacular landscape sloping gently to the ocean allows impressive vistas for visitors and home owners alike. A sensitive approach must be exercised to avoid over-cutting trees at the expense of the area's natural beauty, for enjoyment by all residents and visitors, and to protect the natural environment.

Policy 3.163 For areas of land higher than 20 to 30 metres above sea level, development, park dedication and public/open space should be coordinated with the District's Emergency Plan when considering the potential for public vistas, integrated with the multi-use pathway, trail and road network, as well as muster areas within a close walk of development areas.

Policy 3.164 All new or additional development, including campsites with no individual water supply or no individual sewage disposal facilities, must be connected to the municipal sanitary sewer system.

Part Four: Systems

Servicing and Infrastructure

The District maintains a network of municipal roads, sidewalks, water treatment and distribution, storm drainage, sewer collection and treatment infrastructure. These are monitored and maintained to meet a series of federal and provincial standards. The District plans, develops and maintains these municipal infrastructure systems to enhance the community's health, safety and overall quality of life, and to protect the local environment.

Objective 4A To protect community health and the environment by developing and maintaining efficient and highly-functioning water and sewer systems.

Objective 4B To ensure an orderly pattern of utility services and avoid premature or unnecessary public expenditures on municipal infrastructure.

Objective 4C To use water resources efficiently to ensure a safe and reliable supply over the long term.

Objective 4D To adapt municipal infrastructure systems to remain resilient to the impacts of a changing climate.

Objective 4E To reduce the use of fossil fuels and other resources in municipal operations through improved efficiency and conservation.

Objective 4F To adopt an environmentally sound, integrated stormwater management strategy.

Objective 4G To ensure that the costs of upgraded services are borne primarily by those who benefit.

Objective 4H To ensure that new development contributes toward the costs of infrastructure improvements.

Water Supply

The District of Ucluelet has two domestic water sources. The Lost Shoe Creek Aquifer supply currently consists of four wells which produce approximately 9,450 m³/day (at 90% capacity). Drier summer weather patterns potentially limit this supply, as the aquifer is drawn down to the level of the deepest well. Active water licenses also allow the District to draw up to 3,239 m³/day from Mercantile Creek; of this approximately 500 m³/day is allocated to the Ucluelet First Nations. Additional surface water cannot be taken from this source, to protect the Mercantile Creek fish habitat resource.

In the medium to long term an alternate source of water will be needed to support growth and industry within the District. Two approaches have been identified. The first would require an additional well at the Lost Shoe Creek Aquifer and/or a new well located at Mercantile Creek, expanding the current system capacity. The second approach would develop a new water supply from Kennedy Lake, identified as a source of sufficient volume to sustain the entire region. The feasibility, costs and treatment options have been analysed for the Kennedy Lake system. Ongoing discussions with regional partners will be key to determining the ultimate approach to providing a resilient, healthy source of domestic water to the community.

Water Storage

Water reservoirs are necessary to retain enough water volume and pressure for fire protection, peak hour water balancing and emergency storage purposes. The District operates two water storage reservoirs; one located along the Pacific Rim Highway

(1,400 m³ of storage) and a second reservoir located off Matterson Drive behind the schools (1,300 m³ of storage) for a total capacity of 2,700 m³.

There is a current shortfall in recommended storage volume requirements with the two existing reservoirs to meet fire flow standards, therefore the District should plan for constructing a new facility. A new reservoir could be partially funded through the Development Cost Charge bylaw.



Image

Sanitary Sewer

The District's wastewater collection system consists of a network of gravity and forcemain sewers feeding into one of 15 municipal pump stations. All sewers are pumped through the Helen Road Pump Station before discharging to the District of Ucluelet's Wastewater Treatment facility located on Hyphocus Island.

The wastewater treatment facility is a 3-cell aerated lagoon. Each cell is lined with a high-density polyethylene membrane with a baffling curtain system which maximizes the retention time of the effluent water, allowing the system to provide a high degree of treatment. To expand lagoon capacity into the future, cell # 3 may be expanded and deepened, additional cells may be constructed if land is secured by the District, and a **tertiary** treatment plant may be constructed.

The District's lagoon system discharges into a marine outfall system. This outfall is located under Ucluelet Inlet to Alpha Passage near George Fraser Islands (1,480 metres in length) and accommodates the treated effluent from the District's lagoon. The outfall is sized to also handle untreated waste from up to three fish processing plants.

Pumping wastewater is expensive to maintain. However **it is unavoidable**, due to Ucluelet's topography. The District is pursuing strategies to reduce reliance on sewage pumping in the long term. This may include redirection and extension of specific collectors and forcemains. Additionally, the District should carefully evaluate the long-term financial operating costs before assuming responsibility for future infrastructure as a result of new development.

Heavier rainfall events in recent years have caused the maximum daily flows to exceed permit allowances approximately three to

four times a year. These extraordinary flows are attributable to high levels of inflow and infiltration (I & I), combined with more intense storm events. The District has an ongoing program to identify and address I&I incidents.

Stormwater Management

Situated in a coastal rainforest, Ucluelet is blessed with an abundance of rainfall (3,300 mm per year of precipitation). Stormwater collected in pipes and discharged directly to watercourses or the foreshore creates a potential for erosion and discharge of contaminants, which can be harmful to fish and the environment. The existing system in Ucluelet includes a mixture of pipes and open drainage ditches and swales. Several projects in Ucluelet have shown rainfall can be collected in gravel filled trenches and topsoil to dissipate stormwater run-off in a more natural way into the ground. The District will explore options to expand this approach, when updating municipal servicing standards. In addition, the District encourages developers to retain forest cover during subdivision development (i.e. only clear what is necessary to construct the infrastructure and roads) and retain pockets of forest land to the extent possible.

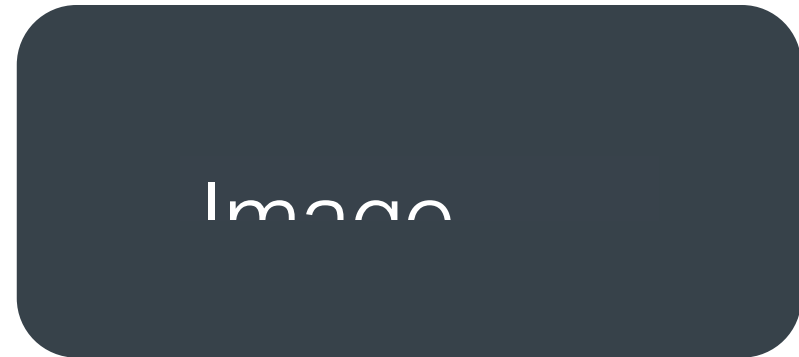
Solid Waste and Recycling

In 2007 the Alberni Clayoquot Regional District (ACRD) commissioned a Solid Waste Management Plan, which was endorsed by District Council. The plan's objectives are to:

Objective 4I Reduce the amount of waste requiring disposal.

Objective 4J Increase the level of recycling activity throughout the regional district.

Objective 4K Ensure that any residual waste is disposed of in a manner that protects the environment and social well-being.



In the West Coast Landfill catchment area, waste reduction targets are based on recycling rates, as the disposal rate may not be an accurate reflection of progress since it is highly affected by the annual success of the tourism industry. It is anticipated that the West Coast Landfill will be the central delivery area for recyclables collected on the west coast

Currently, there is no suitable local location to dispose of land-clearing debris and household organic waste. The District expects to continue to work with the Alberni Clayoquot Regional District on regional solutions to organic waste recycling.

The 2006 'Human-Bear Conflict Management Plan' guides consideration of development proposals and necessary actions

to reduce potential wildlife conflicts. The priority actions identified in this plan are to bear-proof garbage and food attractants and to set aside habitat and critical animal corridors as lands are developed within the District.

Servicing Policies

Policy 4.1 Require developers to pay for the full servicing costs associated with growth.

Policy 4.2 Commission, and update as necessary, infrastructure master plans for municipal water, sewer, roads, building facilities, parks, and integrated stormwater systems.

Policy 4.3 Initiate long-range financial planning to account for both the costs of replacing aging infrastructure and the expected expansion of utilities to serve a growing community.

Policy 4.4 Maintain a 5-year capital works plan for the construction and upgrading of municipal utilities, based on the infrastructure master plans and long-range financial plan.

Policy 4.5 Adopt updated Subdivision and Development Servicing Standards to require low-impact development standards, minimize long-term operational and maintenance costs, reduce the environmental impact of development, and provide the network of pedestrian, bicycle and vehicle facilities shown in this plan.

Policy 4.7 Plan for water conservation as a necessary part of future development in order to reduce peak demand

requirements and meet funding criteria from Provincial and Federal governments.

Policy 4.8 Explore options for providing a second barrier water treatment system for surface water sources, as directed by the Ministry of Health, if continued use of the Mercantile Creek source is needed.

Policy 4.9 Plan for the construction of a third water reservoir, to meet future pressure and capacity needs.

Policy 4.10 Continue an active program to reduce inflow and infiltration into the sewage system.

Policy 4.11 Continue an active program for detecting leaks and unauthorized water use.

Policy 4.12 Continue the program to repair, upgrade and install SCADA on each municipal sewage pump station.

Policy 4.13 Maintain appropriate portable emergency generators to service key municipal infrastructure during power outages.

Policy 4.14 Investigate the feasibility of retrofitting existing piped systems, when replacing aging infrastructure, in favor of alternate practices for accommodating run-off.

Policy 4.15 Develop a program for reviewing the municipal systems and securing rights-of-way for all utility infrastructure where presently not secured.

Policy 4.16 Require oil and grease separators to be installed and maintained for all new or upgraded paved parking lots and service station properties.

Policy 4.17 Continue to explore the feasibility of the Kennedy Lake Regional Supply, and seek support from regional partners, as the long-term secure water source for the west coast.

Policy 4.18 Work with the Ministry of Environment to update the municipal sewage discharge permit to reflect the current level of waste water treatment.

Policy 4.19 Refer major development proposals to the Alberni Clayoquot Regional District for comments relating to solid waste and recycling.

Policy 4.20 Encourage community waste reduction and recycling.

Policy 4.21 Explore options for handling local land-clearing waste and household organic waste recycling with the ACRD.

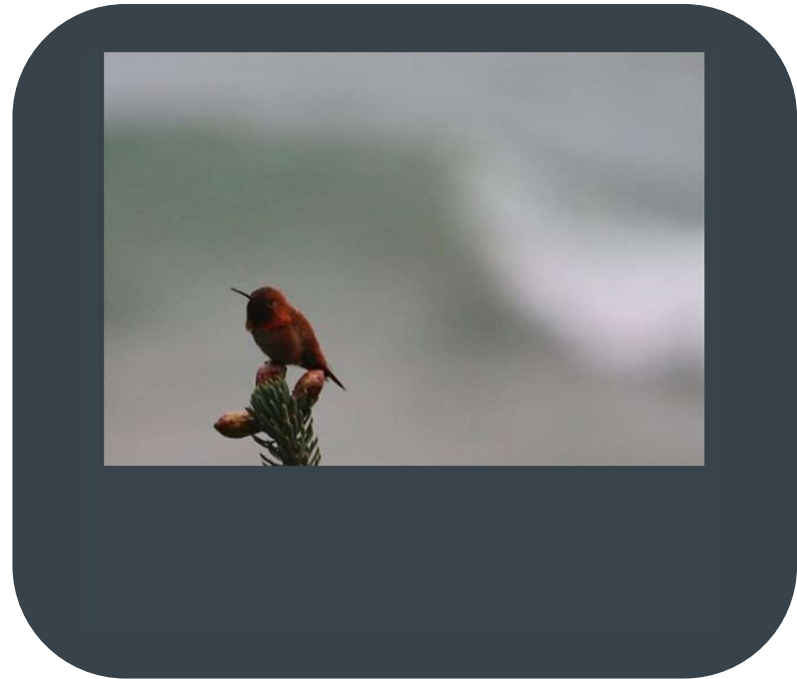
Policy 4.22 To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible, and promote composting systems that reduce the amount of methane from organic waste.

Policy 4.23 Encourage the use of sustainable energy systems and utilities where improved energy efficiency and/or reduced GHG emissions will result.

Policy 4.24 The number of District-owned and operated sewer pump stations should be minimised.

Policy 4.25 Encourage the harvesting of waste heat from industrial, commercial or institutional sources, such as refrigeration equipment and sewer systems, where practical.

Policy 4.26 Utilize energy-efficient street lighting to reduce energy use.



Municipal Finance, Governance and Operations

A primary task of the municipal organization is to maintain the business functions which support the community's local government.

Taxation, utility billing, infrastructure financing, budgeting, contracting and seeking grants are all core functions of the District. Providing timely, accurate information and support enables good decision making by the elected Council.

Municipal staff are charged with ensuring the District functions meet legislated requirements and strive to adopt appropriate best practices to further Council's strategic directions for the community.

Clear communication with Ucluelet residents and other agencies on the ongoing operations, events and functions of the municipality ensures accountability and transparency in all of the District's practices.

Objective 4L To be a healthy, accountable, progressive organisation that is outstanding in the provision of service to the public.

Objective 4M Deliver excellent customer service.

Objective 4N Provide best value for money.

Objective 4O Provide right-sized government services and infrastructure which will be affordable to the community over the long term.

Objective 4P Strengthen relationships within the community and with neighbours.

Objective 4Q Provide streamlined services for residents, businesses and investors in the community.

Policy 4.27 Develop and institute a long-range financial planning approach which anticipates the costs of developing, operating, maintaining and replacing municipal infrastructure and assets over their serviceable lifespan.

Policy 4.28 Commission a long-range land use demand study to inform infrastructure decisions, development reviews and long-range budgeting efforts.

Policy 4.29 Assess municipal resources and strategize the appropriate approaches to most efficiently delivering the level of service expected by the community.



The District recognises that information is another piece of key infrastructure for the community. Land, building, demographic and business data are important information sources which can support community functions, economic development and the work of other agencies.

Policy 4.30 Continue to pursue corporate records management strategies to develop efficient and resilient information storage and retrieval systems.

Policy 4.31 Continue to review District methods of internal and external communication to provide transparency while maintaining an appropriately efficient allocation of resources and staff time.

Policy 4.32 Provide educational materials and opportunities for engaging citizens and expanding awareness, knowledge and participation in civic functions.

Economic Development

Ucluelet prides itself as being a working town. The economy has traditionally been based on the forest, fishing and mining industries up until the nineteen nineties.

Today Ucluelet and Tofino serve a trading population of roughly 4,000 in addition to an increasingly large number of tourists attracted by the area's pristine scenic beauty.

The District works with Tourism Ucluelet and the Chamber of Commerce to further promote the unique attributes of the town, while differentiating the visitor experience between the west coast communities of Tofino and Ucluelet.

Ucluelet continues to improve its image and appeal to visitors. This is achieved through promoting the community as a working harbour and drawing attention to the Wild Pacific Trail, the area's heritage and cultural values and access to the Broken Group Islands.

A new fiber-optic data network serving Ucluelet supports businesses and individuals who increasingly live locally but interact with a far-flung network of clients, customers and suppliers.

Strategic improvements to the public realm in the Village Square area is a priority for enhancing the safety, comfort and experience of both locals and visitors. These pathways and gathering places act as the backbone to the community and also support the further development of the Ucluelet economy.

The District of Ucluelet commissioned an Economic Development Strategy Update in 2017. The study identified strategic directions which are reflected in the following economic objectives.

It remains important that Ucluelet maintains a diversified economy, so that it does not concentrate solely on tourism, while retaining its traditional small-town character.

“As of the 2011 National Household Survey, the concentration of tourism-based jobs in the Ucluelet area was about 2.5 times the provincial average. These are a combination of jobs in accommodation services, food and beverage services, recreation, transportation, retail, and others.

This underlies the importance of tourism to the Ucluelet economy and is impressive considering that every community in the province has at least a small tourism industry.

But the real outlier in the Ucluelet economy is the fishing sector. Including fishing, aquaculture and fish processing, the concentration of employment in Ucluelet is 64 times the provincial average. Fishing jobs are naturally more concentrated because they are mostly limited to coastal communities, but this is still a remarkable result.

About 18% of all jobs with a fixed place of work in Ucluelet were in fishing, and this does not include all the various suppliers to the industry.”¹

Objective 4R Sustain a local economic development structure and tools.

Objective 4S Invest in Ucluelet’s human potential.

Objective 4T Enhance physical infrastructure for economic development.

Objective 4U Support and build on the twin pillars of the Ucluelet economy – harbor-related industries and tourism.

Objective 4V Pursue targeted economic development opportunities.



The updated Economic Development Strategy identifies the following strategic polices which the District is pursuing:

Policy 4.33 As part of an overall strategic review of the long-term demand for municipal resources, assess the level of staffing and/or financial commitment to economic development.

Policy 4.34 Continue to support a business and employment retention and expansion (UBERE) program.

Policy 4.35 Communicate Ucluelet’s attributes and opportunities for economic development.

Policy 4.36 Maintain a collaborative relationship on economic development projects with Yuuluᑭifᑭath and ‘tukwaaᑭath First Nations.

Policy 4.37 Continue to support the development of a range of housing options, including dedicated staff housing if the need arises.

Policy 4.38 Continue working to improve the municipal water system.

Policy 4.39 Continue to work with the Department of Fisheries and Oceans (DFO) and industry to maximise the effectiveness of the harbor for commercial fishing operations.

Policy 4.40 Support the expansion and diversification of tourism amenities and attractions.

Policy 4.41 Support ongoing community input into Economic Development.

Policy 4.42 Continue to support new and expanded post-secondary education and/or advanced research institutions.

Policy 4.43 Continue to support health service improvements in Ucluelet and the region.

Policy 4.44 Continue to support programs and events that enhance Ucluelet’s unique sense of place and high quality of life.

Policy 4.45 Explore alternative uses of the Coast Guard lands.

Policy 4.46 Ensure sufficient supply of industrial land is designated and, when appropriate, serviced for future use.

Policy 4.47 Support continued improvement to regional transportation infrastructure.

Policy 4.48 Support the continued operation and expansion of marine support services.

Policy 4.49 Support the commercial fishing, aquaculture, and processing sectors in the development of new and higher-value seafood products.

Policy 4.50 Target technology and energy-related entrepreneurs.

Policy 4.51 Support the expansion of forestry and wood products manufacturing.

Policy 4.52 Explore marketing synergies among tourism providers in the west coast region.

Policy 4.53 Support closer ties between local educational institutions and the business community.

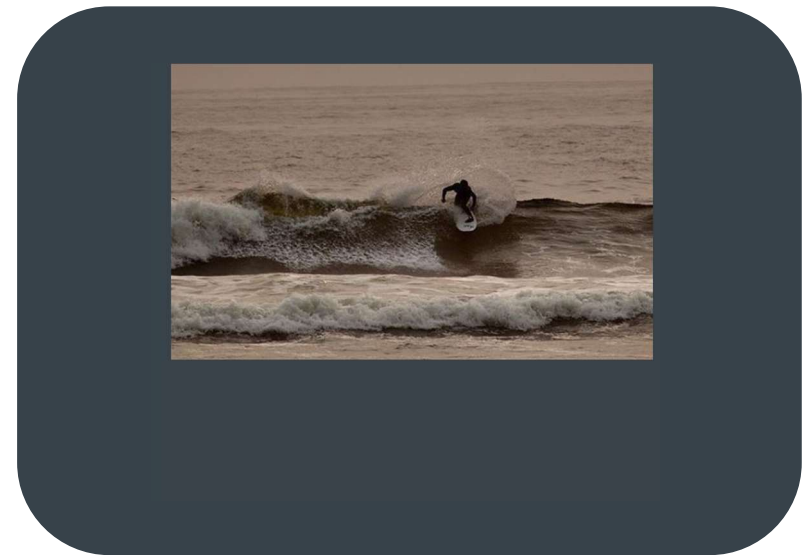
Policy 4.54 Develop a business resource package, including referral service, to support entrepreneurs and small businesses.

Policy 4.55 Explore the potential to partner with other agencies to beautify the Highway 4 junction, including undergrounding or relocating power lines, coordinating (and minimizing) signage, and installing new landscaped medians befitting the coastal forest environment. Consider providing maintenance to median landscaping, should its installation be accepted by the Ministry of Transportation and Infrastructure.

Policy 4.56 A major draw and economic opportunity lies in the trails by which visitors experience the beauty of the Ucluth Peninsula. Approach funding for extension and upgrade to the Wild Pacific Trail and Safe Harbour Trail equally as an investment

in economic development as well as a recreational amenity for residents.

Policy 4.57 Capitalize on the growing recognition of Ucluelet as a prime destination for active recreational pursuits including surfing, kayaking, sport fishing, hiking and mountain biking.



Part Five: Schedules & Maps

SCHEDULE A: LONG-RANGE LAND USE PLAN

SCHEDULE B: TRANSPORTATION NETWORK

SCHEDULE C: PARKS & TRAILS NETWORK

SCHEDULE D: WATER & SEWER INFRASTRUCTURE

SCHEDULE E1: DEVELOPMENT PERMIT AREAS — ~~ENVIRONMENTAL~~ TERRESTRIAL ECOSYSTEMS

SCHEDULE E2: DEVELOPMENT PERMIT AREAS — RIPARIAN AND MARINE SHORELINE

SCHEDULE F: DEVELOPMENT PERMIT AREAS – FORM & CHARACTER

SCHEDULE G: DEVELOPMENT PERMIT AREAS – ~~HAZARDOUS CONDITIONS~~ STEEP SLOPES

MAP 1: REGIONAL CONTEXT

MAP 2: REGIONAL INFRASTRUCTURE

MAP 3: **ARCHAEOLOGICAL POTENTIAL**

MAP 4: **COASTAL STORM – FLOOD CONSTRUCTION LEVELS**

MAP 5: **TSUNAMI FLOOD VULNERABILITY**

MAP 6: **TSUNAMI FLOOD PLANNING**

MAP 7: **CURRENT LAND USE**

Part Six: Implementation

Implementation

As noted in Part 1, this OCP takes a 30-year view, looking ahead to how the community of Ucluelet will evolve to the year 2050 and beyond.

An Official Community Plan is a statement of objectives and policies adopted by a local government to guide decisions on land use planning, land use management and municipal operations within the area covered by the plan.

The OCP sets out a road map for the community, to let everyone know where we're headed in the long term. The timing of individual actions and steps to implement any area of the OCP depend on future budget discussions, decisions and priorities of the community's elected Council.

Written in 2020, this plan is a complete policy document to guide the community at this point in time, but also acknowledges specific areas where further work is necessary to adjust or more clearly define the community direction and priorities.

The following work, some of which is already underway (or budgeted and scheduled), will allow the District to update this plan in the near future to provide a true "2020" vision:

- further conversation with indigenous communities;
- priority housing actions including a housing needs assessment;
- **incorporating the results** of a long-term land use demand study;
- review and refinement of environmental development permit areas;
- **consideration of a flood plain bylaw to clarify expectations for** flood construction levels;

- completion of the sewer master plan;
- completion of an integrated stormwater management plan;
- **implementing** asset management program;
- development of a community monitoring and reporting process

It is anticipated that the further work noted above could result in specific amendments to this OCP (e.g., adoption of new and updated mapping). The OCP is a living document and such amendments should be seen as a healthy function for an engaged community. It is generally recommended that a community review and update its OCP every five to ten years.

Monitoring

Implementation and monitoring are critical elements to realizing the goals of an Official Community Plan over the duration of the plan.

A regular monitoring process will also benefit future updates to the OCP.

Objective 6A Ensure the OCP is implemented in a timely manner consistent with the goals, objectives and policies identified herein.

Objective 6B Monitor the plan and identify any shortcomings or amendments required to address community-endorsed changes or needs.

Policy 6.1 Develop a process for monitoring and reporting progress on the OCP which dovetails with the excellent work of the Clayoquot Biosphere Trust in producing their regular Vital Signs report.

Climate Action Monitoring

The District's Annual Reporting will include a section on Climate and Energy, which will include progress updates on actions and indicators in the 2019 Climate Action Plan.

The District will track and report on the 2030 greenhouse gas emissions target reduction target of 40% for by 2030 based on 2007 levels, and also report on additional indicators identified in the Climate Action Plan.

Relationship to Other Plans

The OCP builds on and references a number of other plans. More detailed background, discussion and analysis can be found in these plans. The primary recommendations from these inform the policy statements adopted in this OCP.

- Transportation Plan (2011)
- Economic Development Strategy (2012)
- Harbour Plan (2012)
- Parks and Recreation Master Plan (updated 2013)
- Traffic Control Review (2013)
- Age-Friendly Action Plan (2016)
- Economic Development Strategy Update (2017)
- **Clean Energy for the Safe Harbour – District of Ucluelet 100% Renewable Energy Plan (2019)**
- **Community Climate Change Adaptation Plan (2020)**

In turn, the direction set by the OCP influences a number of bylaws enacted by Council. Adoption of a new or updated OCP is a good catalyst for reviewing and if necessary updating regulatory bylaws of the municipality. This OCP may influence minor, or in some cases significant, amendments or replacement to bylaws such as:

- Annual Budget and 5-year Financial Plan
- Council Procedures Bylaw
- Zoning Bylaw
- Development Application Procedures Bylaw
- Development Cost Charges Bylaw
- Subdivision and Development Servicing Standards Bylaw

A number of these bylaws are long in the tooth, and their review and update is supported by the policies in this OCP. The

process, timing and prioritization of this work will be the subject of strategic planning by Council and annual budget decisions.

Regional Context

The Alberni Clayoquot Regional District has not adopted a Regional Growth Strategy. A Regional Context Statement is therefore not required as part of the municipal OCP. Nevertheless, the municipality is fortunate to have a history of strong working relationships with nearby jurisdictions and will benefit from even greater cooperation in the future. Developing a local Regional Context Statement would provide an opportunity for continued dialogue and a clear statement of expectations among neighbours.

The west coast has experienced rapid growth and change in recent years. Acknowledging that the entire west coast sub-region overlaps the traditional territories of Nuu-Chah-Nulth peoples and nations, a co-developed regional strategy for sustainable development will include consideration of:

- environmental resilience and diversity
- social and cultural resilience for both indigenous and non-indigenous members of the community
- carrying capacity
- equity and opportunities for the economic development aspirations of both indigenous and non-indigenous communities

This may mean throttling back on the amount, and/or adjusting the types, of development within the municipal boundaries of Ucluelet and Tofino. At the same time the benefits of keeping towns compact can include reduced impact on the environment,

efficient service delivery, and achieving the “critical mass” that can increase community energy, interactions and character. Developing a strategy to meet the needs of the environment and the aspirations of all communities will be a balancing act.

Objective 6C Consider municipal matters in the context of the whole west coast subregion and be a good neighbour to the communities of Tofino, First Nations ~~and~~, the Pacific Rim National Park Reserve **and ACRD Electoral Area “C”**.

Policy 6.2 In consultation with neighbouring jurisdictions, develop **and adopt** a Regional Context Statement for Ucluelet to further define the long-term role of the community within the west coast subregion.

Policy 6.3 In partnership with all neighbouring jurisdictions, develop a regional strategy for sustainable development of the west coast to meet the needs of the community and protect the ecology of this special place.

Policy 6.4 Call on the ACRD to implement the policies of the adopted South Long Beach (Area C) Official Community Plan Bylaw No. P1166, 2007, to maintain the environmental values and rural character expressed in the plan.

Policy 6.5 Explore with the ACRD options for expanded services for the west coast including the role of regional planning and regional parks to meet the needs of local communities and visitors.

Development Permit (DP) Area Designations and Guidelines

Authority

Section 488(1) of the *Local Government Act* allows local governments to designate Development Permit Areas (DPAs) for one or more of the following purposes:

- a) protection of the natural environment, its ecosystems and biological diversity;
- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which a commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- h) establishment of objectives to promote energy conservation;
- i) establishment of objectives to promote water conservation;
- j) establishment of objectives to promote the reduction of greenhouse gas emissions.

The **form and character** DPAs, the locations of which are identified on Schedule F, are:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family, Commercial & Mixed-Use (DPA IV)

The **environmental** DPAs, the approximate locations of which are identified on Schedules E1 and E2, are:

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

The **hazardous conditions** DPAs, the approximate locations of which are identified on Schedule G, are:

- Steep Slopes (DPA VIII)

DPA General Guidelines

The following General Guidelines apply to DPAs:

Guideline 1 Where land is subject to more than one DPA designation, only a single development permit is required and only one permit fee will be charged. However, the application is subject to the requirements of all applicable DPAs.

Guideline 2 On existing lots that meet or are less than minimum lot area standards, the location of which limits the opportunity to fully meet development permit requirements, the development permit guidelines should be addressed to the fullest extent within the constraints of the site and lot.

Guideline 3 The District may consider issuing a development permit to supplement a bylaw or to set standards in accordance with Section 490 of the *LGA*.

Form and Character Development Permit Areas

Objective: to guide the development of a pedestrian-oriented, compact and vibrant town which maintains its coastal village character and does the following: protect important public views, create buildings at a scale which is comfortable and inviting to pedestrians, reflect and adapt to the climate and coastal weather, and acknowledge the heritage of Ucluelet.

Designation: the following Development Permit Areas (DPAs) are designated under section 488 of the *Local Government Act* to

control the form and character of the built environment within Ucluelet, to guide commercial, industrial and multi-family residential development, and development in the resort region.

The following Development Permit Areas are identified on Schedule F, Form and Character Development Permit Areas map:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family / Commercial / Mixed-Use (DPA IV)

Development Permit Area Guidelines specify the District's objectives and regulations for each area. All developments within a designated Development Permit Area require a Development Permit to be issued by the District.

Development Permit Area Exemptions

The following are exempt from requiring a form and character Development Permit:

1. construction of a single-family dwelling unit **on a property where single-family dwelling is a principal permitted use under the property's designation in the zoning bylaw.**
2. development of Institutional buildings and uses - nevertheless these uses are encouraged to meet the intent of these guidelines;

3. public works undertaken or authorized by the District of Ucluelet, or provincial or federal agencies;
4. interior construction or renovations which do not affect the exterior form and character of a building;
5. renovations which do not impact the overall appearance of the exterior of a building. This would include repainting or refinishing, roof repair, replacement of windows and doors, replacement of exterior materials that **comply** with these guidelines, and replacement or addition of awnings. To clarify, building alterations such as the restoration or reconfiguration of a building's whole façade, or additions to the front of a building would require a Development Permit.
6. an addition to a principle building, provided that:
 - a. The value of the proposed construction is less than \$75,000; and
 - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
7. construction of an accessory building or structure provided that:
 - a. The value of the proposed construction is less than \$75,000; and
 - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
8. replacement or alteration of existing signs or canopies or the construction of new signs and canopies provided they are in full compliance with the Sign Bylaw or an existing Development Permit;
9. new landscaping and/or landscape maintenance which **complies** with these design guidelines; and,

10. construction, building improvements or site improvements associated with an approved temporary use permit.

General Guidelines applying to all Form and Character Development Permit Areas

All development applications **need to meet the** underlying objectives for the building design, landscape design, streetscape and signage (as applicable).

- F1. Building design, layout, finish and colour should be of a high quality that reflects traditional (e.g., fishing village) or contemporary West Coast architectural styles;
- F2. Larger development should be broken up into smaller components. The image of any new larger building should be as a grouping of smaller pieces. Break up building massing by articulated building faces, stepping back whole or partial upper floors, and landscaping to soften the building appearance and present a human-scale presence at the pedestrian level;
- F3. Building frontage design (any building elevation facing a public street) and associated public realm enhancement must create an attractive pedestrian environment. Considerations include:
 - Easily identifiable building entrances;
 - Narrow commercial storefronts; and
 - Concentrating signage at pedestrian eye level.



F4. Parking shall be located at the rear of lots, if possible, and screened from street view with either a structure or landscaping, or where feasible, below grade;

F5. Parking areas with more than 10 spaces should be broken into smaller groups, divided by landscaped areas and trees;

F6. Awnings, deep roof overhangs or colonnades should be incorporated into buildings to provide weather protection along sidewalks and at building entrances. These devices must be an integral part of the overall design;



F7. On corner sites, buildings must be designed with consideration for their visual prominence, potential function as landmarks and their ability to contain and define streets. Additionally, developments occurring at corner lots must consider their prominence within the streetscape hierarchy and include architectural detailing or massing which reflects this. All developments located at a corner must occupy that corner on both sides;

F8. The extensive use of blank walls, regardless of the material used, must be avoided. The visual impact of blank walls should be softened by using one or more of the following:

- Architectural details and/or articulated façade;
- Graphic or artistic illustration;
- Placement of doors and/or windows; and



- Public seating and/or planters integrated into the façade.

F9. Where adjoining properties have uses of different intensity (e.g. single family next to multi-family residential) or different types (e.g. residential next to commercial) an appropriate architectural, building and landscaping transition must be provided;



F10. Buildings should provide protection from rain (e.g. awnings, overhangs, canopies);

F11. The following exterior materials are encouraged:

- Wooden posts and beams with visible fastenings;
- Wood siding, planks, board-and-batten, shakes or shingles;
- Corrugated or standing-seam sheet metal;
- Weathering steel (e.g., Core-ten), aluminum, galvanized, zinc, copper or other non-reflective architectural metal elements,
- Finished concrete;
- Cementitious composite siding (e.g., Hardi-plank) when detailed to avoid large areas of flat panels; and,
- Limited use of brick or local stone.

F12. As part of the building vernacular, not only of Ucluelet but the BC coast in general, sloped roofs are indicative of the climate and weather of the region. Sloped roofs with an angle no less than 30 degrees (7:12 pitch) are strongly encouraged. Exceptions may be considered for flat or curved roofs for significant sites and landmark buildings displaying exceptional architectural design;

F13. Roof materials must be in keeping with the character of Ucluelet. This includes the use of cedar shake and shingle, asphalt roof tile, standing-seam or corrugated sheet metal.



F14. As a major contributor to the feel and character of the street, wood – particularly Red Cedar, is the preferred material for exterior cladding. The use of cedar shake or shingle applications is especially favoured. Cedar lap siding and vertical board-and-batten are also preferred.



F15. The use of vinyl siding, stucco, pebble dash or artificial stone is not supported.

F16. As signage contributes to the character and feel of the area, it should reflect the artistic, cultural and historical traditions of Ucluelet. Signage must complement the architecture of the development and be sized appropriately;



F17. Exterior illumination of signage (e.g., gooseneck fixtures) is encouraged;

F18. Carved or painted wooden signs and individual letters are encouraged;

F19. Interior-lit plastic sign panels are not supported;

F20. All exterior mechanical units or equipment, including roof top units, must be enclosed in a manner that is attractive and integrated with the overall design;

F21. Landscape plans submitted for a development permit shall illustrate type, size, and location of proposed planting, and shall detail all hard and soft landscaping elements to convey a comprehensive design for the site;

F22. Landscape planting schemes must provide definition and clarity within the public realm. Plant material should be used to:

- a. Define the edges of outdoor space such as a café seating area;
- b. Signify a particular spot such as an entrance or gateway;
- c. Highlight pedestrian corridors;
- d. Delineate private and semi-private space from public space;
- e. Beautify a streetscape; and,
- f. Soften the transition of adjacent land uses.



F23. Planting should be designed so that drivers' sight lines are maintained at intersections, maneuvering aisles and parking lots;

- F24. Native trees and plants should be used where appropriate;
- F25. All landscaping shall be provided in accordance with British Columbia Society of Landscape Architects /British Columbia Nursery Trade Association landscape standards;
- F26. When laying out new parking areas, integrate vegetated bioswales to collect and filter stormwater;**
- F26:F27.** Hardscape materials must be of a "non-skid" type and of durable quality;
- F27:F28.** Building and site design shall take into account CPTED (Crime Prevention Through Environmental Design) principles;

- F28:F29.** Site design should show functional, screened areas for waste and recycling in appropriate wildlife-smart containers.
- F29:F30.** All developments shall respect archaeological resources and comply with all relevant statutes for the protection thereof;
- F30:F31.** **When locating buildings allow space for** the Wild Pacific Trail, Safe Harbour Trail and Harbour Walk **within vegetated corridors** along the coastline, as an integrated part of the design for properties located on the waterfront, as shown on Schedule 'C' Parks and Trails Network.

- F31:F32.** In order to preserve Ucluelet's dark skies, minimize impacts on adjacent land uses and avoid unnecessary impacts on nocturnal wildlife, outdoor lighting should be shielded so that all light is directed towards the ground;.



Development Permit Area I (Village Square)

The Village Square Development Permit Area (DPA I) is established for the following purposes:

revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,

establishing objectives for the form and character of development in the resort region.

The Village Square DP Area I corresponds to the area designated as Village Square in the Official Community Plan and generally surrounds Main Street, Cedar Road, Bay Street and the section of Peninsula Road in this vicinity, as shown on Schedule F; Development Permit Areas for Form and Character. The Village Square is the heart of the community, the site of the District municipal hall, Aquarium and Village Green. The square is Ucluelet's main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk of Main Street and Peninsula Road. The Village Square has the community's highest densities and built forms, yet is designed to respect public views and the community character.

The objectives which 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 **municipality**" under Provincial legislation, and seeks to distinguish itself from nearby Tofino and other resort regions through its distinctive location, historical development and local attributes, much of which is characterized by its core Village Square. The DPA guidelines are intended to strengthen a high quality and distinct character that celebrates the community's history, culture, and natural landscape. A key strategy of the OCP is to create a vibrant and mixed-use Village Square by concentrating new retail, service

and office development in the area, complemented by specific residential uses.

Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area I:



F.I.1. Maintaining views of the harbour from Peninsula Road and Main Street is critical. The height of new buildings



in DPA I must be carefully considered, and the building mass designed to avoid blocking views of the water from the public streets.

F.I.2. Assessed on a site-by-site basis, general views to the harbour are to be maintained along the

shoreline and include those depicted in Figure DPA 1.1 and from the north side of Peninsula Road. This may be done through considerations in building massing and height in key locations;

- F.I.3. Developments shall strive to create openness, connections, or views to the waterfront areas through open spaces or pathways. New development shall avoid impeding public access to the foreshore beyond private property boundaries;
- F.I.4. New developments should enhance and connect to the network of adjacent public open spaces, walkways and trails which connect and cross through the area;
- F.I.5. Properties fronting Peninsula Road and Main Street must be designed to create an eclectic, inviting and pedestrian-friendly streetscape by carefully considering scale, massing and character;
- F.I.6. New buildings should be sited close (e.g. 0 to 1.5m) to the property line fronting the street, with parking located to the side or rear. Covered porches, canopies or awnings are encouraged.

- F.I.7. Some variation in the location of the building frontage relative to neighbouring buildings is encouraged, which will preserve the sense of informality and allow for the creation of useful outdoor areas facing the street.
- F.I.8. Zero setbacks from side property lines is supported to create a continuous pedestrian streetscape. Gaps between buildings are to be minimized; therefore, avoid placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.
- F.I.9. 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

Figure DPA 1.1 Important Views - Inlet

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 clustered around groups of existing trees and central green. Pursue opportunities for connection and access in this area as the design of the Cedar Road parking lot / pedestrian hub is developed:



F.I.10. Improve the character of the streetscape adjacent to the existing Co-op Store by:

- Retain and enhance landscaping;
- Explore improved use of the plaza space for pedestrian and vehicle movements, and visual interest;
- Reduce the width of the existing driveway access;
- Screen adjacent parking area to the north; and
- Rethink the function and character of the lane on the east side of the property.

Development Permit Area II (Peninsula Road)

The Peninsula Road Development Permit Area (DPA II), as shown on Schedule C, is established for the purposes of:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- assisting in the revitalization of Peninsula Road as the gateway and main approach into Ucluelet;
- improving the form and character of the area and public realm as experienced on street and public pathways;
- maintaining and improving the views and experience of the Inner Harbour from public places, as a key landmark and focal point to the image of Ucluelet;

Special conditions that warrant these DPA guidelines include the emergence of tourism and its related services alongside the district's established but changing industrial edge. Efforts to beautify Ucluelet's main streets and associated public realm need not lose sight of the town's past industrial flavour, but should become more inviting and accessible.

The entrance to town on Peninsula Road and the nearby Inner Boat Basin is an area of concentrated tourist commercial development. This means the types of activities that occur here are attractive to tourists seeking a west-coast fishing village experience. This includes developments in the form of hotel/motel or vacation rentals, tourist facilities such as information centres, galleries and specialty retail stores, but also marine-related light industrial uses that are attractive to tourists such as commercial fishermen vending straight off the dock and boat building/repairs.

Successful marinas and **related** retail and commercial developments are natural draws for people. **Ucluelet is in a strong position to capture the vitality of the waterfront by building welcoming places that evoke the character of coastal life.**

Pedestrian connectivity along Peninsula Road and around the Inner Boat Basin to the rest of central Ucluelet and the Village Square is extremely important. Having easy walking access that is both obvious (way-finding) and attractive entices residents and visitors to stroll. This type of activity engages people to meet and is good for community spirit; but it is also good for the local economy as it brings people in contact with those businesses that rely on pedestrian traffic.

As a key focal point for the District's image, the form and character described above needs to translate to the area's architecture and associated landscape and public realm. Attractive quality design which evokes the natural beauty and history of Ucluelet must be sought to achieve cohesion and continuity throughout the Inner Boat Basin. Concentrating uses and offering attractive walking routes along the main roads and along the water's edge, is also greatly encouraged.

Development Permit Area guidelines exist to promote and manage these community-led aspirations to achieve developments of high quality and character.

Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area II:

- F.II.1. Views to the harbour from public streets, pathways and along the shoreline, generally shown on Figure DPA II.1, must be retained by adjusting building massing and height in key locations including the north side of Peninsula Road;



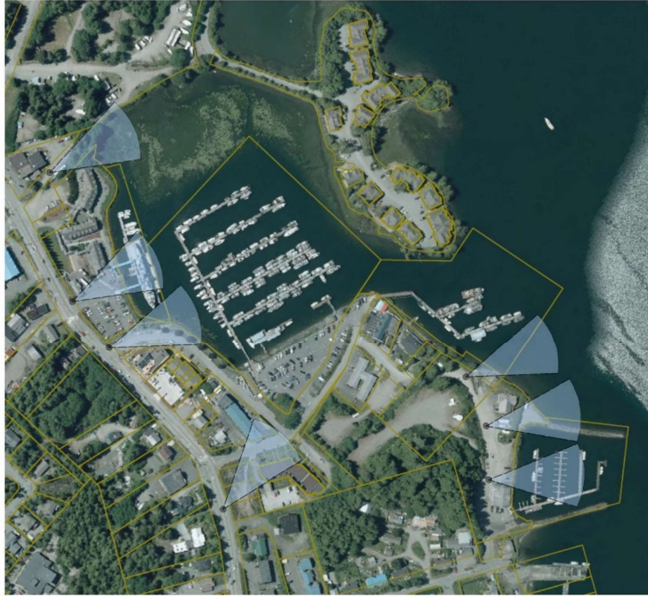


Figure DPA II.1 Important Views - Small Craft Harbour

- F.II.2. A continuous pedestrian pathway should follow the shoreline, wherever possible, across the entire Inner Boat Basin. This pathway should continue through and connect to the Safe Harbour Trail and the Village Square.
- F.II.3. Gaps between buildings are to be minimized; therefore, avoid placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.

- F.II.4. Buildings, structures and roads should be located to minimize alterations to treed areas and other environmentally sensitive areas;
- F.II.5. Parking should be located at the rear of lots if possible and screened from street view with either a structure or landscaping, or where feasible, below grade;
- F.II.6. Continuous accessible pedestrian sidewalks, planted boulevards and bicycle lanes should be provided along the length of Peninsula Road, on both sides, from Forbes Road to Marine Drive as shown on Schedules 'B' and 'C';
- F.II.7. Street trees should be used along the entire length of Peninsula Road, on both sides, thereby creating a sense of enclosure and cohesion to the street;

Development Permit Area III (Industrial)

The Industrial Development Permit Area (DPA II), as shown on Schedule F, is established for the purposes of:

- A. revitalizing an area in which commercial and industrial uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- ensuring that light industrial uses do not detract from the form and character of the area or experience of the public realm in the community;
- ensure compatibility between commercial and light industrial land uses and activities in this area and adjacent parks, trails, residential and tourist commercial uses;
- maintaining and improving the views and experience of the working Harbour, and improve visibility so that people can experience and appreciate the activities of various marine industries safely from public places, as a key part of the ~~resort~~ image of Ucluelet;

Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area III:

- F.III.1. Monolithic structures and long expanses of blank walls facing the roadway should be avoided;
- F.III.2. Landscaped screening strips should be provided:
 - Along the property edge next to roadways;
 - Between parking areas, roadways and buildings;
 - Between different parking areas; and,
 - Between buildings and parking areas.
- F.III.3. Wildlife-proof garbage and recycling containers must be provided for all new developments;
- F.III.4. Support service structures such as loading bays, storage areas and waste bins should be located to minimize visibility from view of public roads and pathways and/or screened with walls, planting, solid wooden fencing or a combination;
- F.III.5. New industrial development should be accessed, wherever possible, from secondary roads;
- F.III.6. Transitions between light industrial areas and adjacent residential or tourist commercial properties should ensure privacy and avoid the impacts of noise and glare.
- F.III.7. New Marine Industrial development should incorporate sections of the Harbour Walk and Safe Harbour Trail. It is recognized that continuous pedestrian access along the waterfront will not be possible in every location, to ensure the safe operation of marine industries and access to vessels and machinery; where trails must divert away from the shoreline provide opportunities for viewing and include signage to explain marine activities, their history and economic importance.

Development Permit Area IV (Multi-Family, Commercial, and Mixed-Use)

The Multi-Family, Commercial, and Mixed-Use Development Permit Area (DPA IV) is established for the following purposes:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The natural beauty and rich ecological qualities of this place are of utmost value to Ucluelet, its residents, and future generations. It is these qualities – beautiful, natural, and wild – which create the character residents cherish and people from afar come to experience. The District’s objective is to make every effort to preserve and enhance this experience. The *primary* character-giving qualities of the area are:

- The immediacy of the ocean and the marine environment;
- The presence of significant stands of forest, including old-growth;
- The sights, sounds and smells of a working harbour; and,
- The human-scale, walkable, funky and welcoming village atmosphere.

These qualities result in a real sense of a town inhabiting a coastal rainforest “on the edge”.

Two general multi-family residential typologies are anticipated:

Medium Scale – Ground oriented units usually having multiple floors and are attached by way of shared walls (e.g. duplex, triplex, terrace housing, townhouses);



Higher Scale – Units are a part of a larger multi-storied shared building (e.g. apartments), but may also include townhouses and coach houses.



Mixed-use developments, particularly including ground-floor commercial with housing behind and/or above, are also expected particularly along major roads and in the centre of town.

Objectives include ensuring that new multi-family areas are compatible and complementary in form and character to adjacent traditional single-family areas. It is important to establish suitable regulations to govern this transition. As these housing types expand in Ucluelet, sensitivity around issues such as scale, height, and style must be addressed. Generally, higher scale building forms are encouraged along major roads such as Peninsula Road, with medium scale building forms providing a transition to single-family areas.

Guidelines:

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area IV:

F.IV.1. All buildings, structures and additions thereto must be designed and coordinated in a comprehensive manner considering efficient site circulation, the relationship between buildings, visual impact and design compatibility with its context;

F.IV.2. Sloped roofs, rather than flat roofs, are preferred;

F.IV.3. Where internal roadways are required, they should provide efficient circulation, encourage appropriate speed through physical design, and the pedestrian realm should be clearly defined by using alternative materials, **landscaping** and physical design;

F.IV.4. Buildings or groups of buildings placed adjacent to a public street must face that street (or streets), with each unit having its own individual and distinct front entry **from** the street. Excessive use of blank walls must be avoided;



F.IV.5. Higher scale building forms may be located along Matterson Drive and Peninsula Road. Heights up to **12m (39 feet)** may be permitted;

F.IV.6. Medium scale building forms are preferred in other areas zoned for multi-family uses, to provide sensitive transitions to single family areas;

F.IV.7. Where buildings are in very close proximity to the street or other public realm feature such as a pathway or courtyard, the finished floor level of that building should be raised by two feet as a minimum, to aid in privacy;

F.IV.8. Garages and garage doors must not dominate the street-front façade of multi-family buildings. All attempts must be made to accommodate integrated parking at the side or rear of units. If garage doors *must* be placed at the front of a building, they should be well integrated and subtle in appearance;

F.IV.9. Where visitor parking or common parking areas are required, small groupings of parking stalls interspersed with tree planting should be employed rather than 1 uninterrupted lot wherever possible. Native plants are preferred;

F.IV.10. Parking areas that are visible from the street and/or adjacent to residential buildings should be screened by substantial landscaping.

F.IV.11. A reasonable amount of common area must be included in all multi-family developments in the form of native landscaping, courtyards or the like;

F.IV.12. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical to maintaining the character of the

community. All development must recognise these values and strive to minimize the adverse effects on the natural environment development can often bring. The form and character of buildings should reflect the natural beauty of the area. This can be achieved through:



F.IV.13. The sensitive siting of buildings;

F.IV.14. Producing architectural designs that are naturally inspired; and,

F.IV.15. Using materials and building methods that are inherent to the area and its natural and man-made history.

F.IV.16. New development with areas of high ground in the



District should be designed to accommodate areas for evacuation in extraordinary cases of emergency. Access, parking areas and parks or other open space at the highest points should be designed with thought to how they could double as muster points, if needed;

F.IV.17. Clear-cutting forested sites is prohibited. Developments must present plans showing tree retention and measures to ensure protection of existing significant trees and shrubs, clearly delineated limits of disturbance during construction, along with new plantings. The plans shall show pre- and post-development conditions to

prevent over-cutting. Protection of adequate root zone buffers around retained trees shall be identified by a qualified professional and shown on the plans;

F.IV.18. Mature Western Red Cedar and Sitka Spruce must be identified by a qualified arborist and, where they are determined to be healthy, preserved;

F.IV.19. The siting of new buildings, extensions to existing buildings as well as campsites and roads etc., must work sensitively around established existing vegetation and must be located to minimize alterations to the foreshore and other environmentally sensitive areas. As part of the efforts to maintain and enhance the landscape character of the area, all efforts must be made to retain landscape and ecological integrity;



F.IV.20. Minimal blacktop and hardscape paving should be used for driveways and patio areas, particularly in front yards. Gravel or grass driveways and wood decks are preferred;



F.IV.21. Architectural form and character must be site-sensitive to both the physical environment, as well as to the qualities of natural beauty in the area. Buildings should work with the natural environment on all levels;

F.IV.22. All developments must provide robust visual buffers of parking, loading and service areas by way of retained and enhanced native vegetation along all boundaries. In the case of those boundaries fronting the road, reasonable efforts must be made to retain significant trees and shrubs between driveways;



F.IV.23. Wildlife-proof garbage and recycling containers must be provided for all new developments;

F.IV.24. All waste bins must located at the rear of buildings or screened from view of public roads and pathways with solid wooden fencing.

Environmental Development Permit Areas

Objective: to guide development and use land wisely to ensure that the most sensitive environmental features of a site are protected and ecological functions are not needlessly disturbed by development activities.

Designation: the following Development Permit Areas (DPAs), **identified on Schedules E1 and E2, Environmental Development Permit Areas maps**, are designated under section 488(1)(a) of the *Local Government Act* protection of the natural environment, its ecosystems and biological diversity):

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

Development Permit Area Guidelines specify the District's objectives and regulations for each area.

General Guidelines Applicable to all Environmental DPAs:

- E1. For all land **lying within an Environmental DP** area, an assessment of the site, its natural features and the development shall be undertaken and a report prepared by a Qualified Environmental Professional (QEP) shall be submitted with the DP application;
- E2. The QEP report must contain any records listed in the BC Conservation Data Centre and must include data obtained from a search of the Ministry of Environment's BC Species and Ecosystems Explorer for the categories

"plants and animals" and "Ecological Communities" that includes all potential red listed, blue listed, and SARA listed species along with their Conservation Framework priority.

- E3. In cases of reporting after the fact due to managing emergency situations, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP), describing follow-up works to restore environmentally sensitive areas which were present prior to the emergency.
- E4. For all **non-emergency** circumstances, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP). The report must include:
 - a. A site plan certified by a B.C. Land Surveyor that locates:
 - i. the proposed development relative to DPA boundaries shown on Schedule E and property lines;
 - ii. the environmental sensitive areas as defined under the general definitions and any other significant or rare species or species assemblages found in the DPA as identified by the QEP;
 - iii. the applicable buffer or setback recommended by the QEP to separate the proposed development from the environmentally sensitive feature.
 - b. For activity or construction within the stream channel, documentation of Provincial and Federal approval, with supporting technical reports.

- E5. If the QEP report identifies environmentally sensitive areas (ESAs) not shown on Schedule E, then the applicant and the District shall treat those values as if they are shown on Schedule E for the purposes of applying requirements of the more specific environmental DPAs.
- E6. If the QEP report confirms that an environmental value relating to a DPA shown on Schedule E is not present or does not affect the subject property, then the applicant and the District shall treat the property as though it is not in the applicable DPA. This includes the case where a QEP determines that there is a physical barrier between the environmental feature and the subject property that creates a functional separation between the two.
- E7. Clustering of density is encouraged as a means for preserving environmentally sensitive areas.
- E8. For all projects that involve development within an ESA, the District shall require the applicant to post security at 125% of the cost of protection and/or restoration works.
- E9. The District may, as part of the development permit, vary the setback requirements from an ESA where it can be demonstrated in a less than desirable existing situation that a “net positive improvement” for fish or wildlife habitat will result, or, in a more desirable existing situation that “no net loss” will result, subject to municipal, Provincial and or Federal agency review and comment. Any reduction of setback distances within an ESA shall occur in accordance with the findings and recommendations of the technical/environmental report.

Development Permit Area Exemptions

The following are exempt from requiring an environmental Development Permit. Despite the exemption provisions, owners must also satisfy themselves that they meet the requirements of any applicable federal or provincial regulations:

1. Development that is shown to be outside of all designated DPAs on a plan prepared by a registered BC Land Surveyor.
2. Interior or structural exterior alterations, renovations or repair to a permanent building or structure on an existing foundation to an extent that does not alter, extend or increase the building’s footprint or height.
3. Planting or replanting of native trees, shrubs or ground cover for slope stabilization, habitat improvement, soil stabilization and/or erosion control.
4. Routine maintenance of existing landscaping, lawn, paths or developed areas.
5. Actively manage priority invasive plants and noxious weeds listed on the Coastal Invasive Species Committee website www.coastalisc.com/priority-invasive-plants.
6. The removal of trees determined by a Certified Arborist or Registered Professional Forester, or another professional certified to do tree-risk assessments, to represent an imminent safety risk.
7. Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals or notifications, and on provision of evidence of such approvals to the District.
8. Emergency procedures to prevent, control or reduce immediate threats to life or property including:

- a. emergency actions for flood protection and erosion protection;
 - b. removal of hazard trees characterized by a Certified Arborist;
 - c. clearing of an obstruction from bridge, culvert or drainage flow;
 - d. bridge and safety fence repairs in accordance with the *Water Act*;
 - e. pruning trees where a minimum of 60% of the original crown of any tree is retained to maintain tree health and vigour as prescribed by a Certified Arborist.
9. Public works and services constructed by or on behalf of the municipality, or by provincial or federal agencies, following best management practices.
 10. Forestry activities on private lands that are managed under the *Private Managed Forest Land Act*.
 11. Activities permitted by the provincial government on provincial Crown lands.
 12. Paths for pedestrian use up to 1.5 metres in width provided all of the following are satisfied:
 - a. Constructed exclusively of previous natural materials with no concrete, asphalt, or pavers;
 - b. Do not entail structural stairs;
 - c. Entail no removal of streamside or shoreline vegetation;
 - d. Do not impair stream bank or shoreline stability;
 - e. Do not impact sensitive habitat;
 - f. Avoid wildlife corridors and nesting sites; and
 - g. Are specifically designed to discourage motorized vehicle use.

13. Development in sites which have been previously assessed and where a Section 219 Restrictive Covenant has already been registered on the title of the property identifying areas and measures necessary to protect environmental values.

DPA V – Terrestrial Ecosystems (Mature Forest)

Category

In accordance with Section 488(1)(a) of the *LGA*, the District establishes objectives for the protection of the natural environment, ecosystems and biological diversity. These areas are designated as DPA V, generally as shown on Schedule E1.

Justification

This Development Permit Area includes mature forests and wildlife habitat that could be subject to degradation due to development or harmful uses. Ucluelet is home to rich plant and animal habitat due to the peninsula's interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest. Forest health and age is a critical component of the natural life and biodiversity of the area. There are also high aesthetic values in mature forest areas.

Guidelines

- E.V.1. Development should be planned to avoid intrusion into DPA V areas **of the site** and to minimize the impact of any activity on these areas.
- E.V.2. Development permit applications that encroach on areas designated as DPA V should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the location of property lines, proposed development and natural features including any Sitka Spruce, krummholz tree forms, nesting trees or wildlife corridors;
- b. an impact statement describing effects of proposed development on the natural features and ecosystems on the site;
- c. measures necessary to avoid wildlife conflict and any adjustments to the development plan where necessary to avoid established wildlife corridors;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas;
- e. recommendations for timing, construction standards, and where further assessment is necessary (e.g., seasonal nesting bird surveys),
- f. habitat compensation alternatives, where compensation is approved.

DPA VI - Stream and Riparian Areas Protection

Category

In conformance with the objectives of the provincial *Fish Protection Act*, the District wishes to ensure sufficient water for fish, to protect and restore fish habitat, and to improve riparian protection and enhancement. Therefore, pursuant to Section 488(1)(a) of the *LGA*, the District designates all riparian areas as DPA VI: Riparian Areas Protection.

DPA VI areas include the lands within 30 metres of streams and watercourses and include watercourses, lakes, streams, ponds and wetlands identified as fish-supportive habitat or connected to watercourses:

a) for a stream, a 30-metre strip on both sides of the watercourse measured from the high-water mark; and,

b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high-water mark to a point that is 30 metres beyond the top of the ravine bank.

For purposes of clarity, the above descriptions should be relied upon rather than the riparian areas shown on Schedule E2. The latter is intended as a visual aid to help locate these areas. Within the Plan area, “stream” includes all named and unnamed watercourses, ponds, and wetlands.

Justification

The natural environment is a significant feature of the Plan area. It includes wet aquatic ecosystems that consist of and surround watercourses: streams, ponds, wetlands and in some cases, ditches. Some of these ecosystems may only be wet during the winter months, drying up in the summer. The geography and vegetation that surrounds, protects and interacts with the aquatic environment is called the riparian area.

Together, the water and the riparian area form aquatic habitat which are critical for the survival of fish, fish supportive processes and are important to maintain biodiversity and essential for many species. Unnecessarily disturbing these sensitive and important aquatic environments may harm their vitality and the ecological services they provide and can have downstream consequences on fish habitat.

Aquatic ecosystems are also critical for the survival of wildlife and form necessary travel corridors between habitats. Water is an important part of maintaining biodiversity and is essential for many species. Many rare species are associated with aquatic environments. Aquatic ecosystems are natural water purifiers and pollution filtration systems. Healthy aquatic ecosystems have a capacity to retain stormwater runoff, maintain water quality by reducing levels of sediment, nutrients and contaminants in outflow water, to slow water flow and to prevent erosion.

A development permit is required for any development within DPA VI to ensure that the ecological values of sensitive riparian and wetland habitats have been considered prior to development, and that measures will be taken to limit or avoid damage to these ecosystems. The objectives of having these Development Permit requirements include:

- Planning and guiding new development in a manner that preserves and protects fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems;
- Protecting, restoring and enhancing fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems in a relatively natural state while supporting adjacent land uses;
- Meeting the objectives of the *Fish Protection Act*, and
- Protecting water quality and quantity.

Guidelines

E.VI.1. Development or alteration should be planned to avoid intrusion into DPA VI areas **of the site** and to minimize the impact of any activity on these areas.

E.VI.2. Development permit applications that **would** encroach on areas designated as DPA VI should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the natural boundary and a line 30 metres from the natural boundary;
- b. an impact statement describing effects of proposed development on the natural conditions;
- c. measures deemed necessary to protect the integrity of streamside protection and enhancement areas from the effects of development;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas; and,
- e. habitat compensation alternatives, where compensation is approved.

E.VI.3. Development permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.

E.VI.4. Based on the biophysical assessment of the site within an area designated DPA VI, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance stream, watercourses, fish habitat or riparian areas.

E.VI.5. In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres should be preserved between the high water mark of the watercourse and any building or structure.

- E.VI.6. The total amount of impervious cover on property adjacent to a watercourse should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas, exceeding the minimum riparian setback where feasible, and use of on-site infiltration.
- E.VI.7. The construction of a small accessory building such as a pump house, gazebo, garden shed or play house may be permitted if all the following apply:
- The building is located within an existing landscaped area;
 - No native trees are removed; and
 - The area of the structure is not more than 10 m².

DPA VII – Marine Shoreline

Category

In accordance with Section 488(1)(a) of the *LGA*, the District establishes objectives for the protection of the natural environment, its ecosystems and biological diversity. These areas are designated as DPA VII, generally as shown on Schedule E2.

Justification

This Development Permit Area includes shoreline waters and natural fish and wildlife habitat that could be subject to degradation due to development or harmful uses. Shoreline areas and beaches may contain unstable slopes and soils subject to erosion, land slip and rock falls. In addition, the tidal

waters are habitat to a wide range of fish, wildlife, and plant species: eelgrass, in particular, is highly sensitive to negative impacts from intensive uses or development. There are also high aesthetic values along shoreline areas.

Guidelines

- E.VII.1. This DPA applies to all lands within 30 metres, measured horizontally in both landward and seaward directions, from the natural boundary of the ocean.
- E.VII.2. Unless otherwise exempt, prior to undertaking any development on the lands within DPA VII, the owner of the lands must **obtain** a Development Permit, **the application for which** must include an assessment report that has been prepared by a Qualified Environmental Professional, with demonstrated experience regarding the subject matter. The assessment report will identify how the proposed development will affect aquatic resources, and recommend measures to reduce or mitigate any negative impacts, such as the:
- Appropriate siting of buildings, structures, roads, driveways, parking areas, trails, paths, and utilities;
 - Retention or restoration of native vegetation and soils;
 - Removal of invasive species;
 - Designation of buffer areas to protect environmentally sensitive features or habitat;
 - Specification of any activities that may occur within the buffer areas; and
 - Must state that the proposal is suitable for the area intended for development.
- E.VII.3. **Land** shall be retained in **its** natural state where possible, preserving indigenous vegetation and trees. If an adequate suitable building envelope exists on a parcel

outside of the DPA, the proposed development should be directed to that site or area. Encroachment into the DPA shall only be permitted where the applicant can demonstrate that the encroachment is necessary to protect environmentally sensitive features, due to hazardous conditions or topographical considerations, or to relate the development to surrounding buildings and structures.

- E.VII.4. The removal of trees and vegetation within DPA VII is discouraged and must be limited to only those areas that must be cleared to support the development. Any clearing required to accommodate roads, buildings, structures, and utilities, with the exception of necessary hydraulic, percolation, or geotechnical testing, shall **not** occur until after the issuance of a Development Permit to minimize the potential for soil erosion, runoff and spread of invasive species.
- E.VII.5. Shoreline stabilization devices are not supported on parcels that are not subject to active erosion nor are they supported on parcels that erode more rapidly as a result of vegetation removal that is not recommended or supervised by a Qualified Coastal Professional.
- E.VII.6. Shoreline stabilization devices are supported where a Qualified Coastal Professional, with experience to advise on such matters, has determined that a softer approach to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, tree anchoring or gravel placement are not appropriate given site-specific conditions.
- E.VII.7. Shoreline stabilization devices are only permitted for the protection of existing structures when threatened by erosion due to natural forces as recommended by a

Qualified Coastal Professional and must be located entirely within the property boundary. New development and structures should be sited to avoid the need for shoreline stabilization devices over the expected lifespan of the structure.

- E.VII.8. The assessment for siting a shoreline stabilization device prepared by a Qualified Coastal Professional must include:
- Assesses the risk of erosion on the subject property and the suitability of the subject property for a shoreline stabilization device;
 - Analyses of the potential impacts on coastal geomorphologic processes as a result of installing or not installing the device;
 - Analyses of the potential impacts on adjacent properties as a result of installing and not installing the device;
 - Recommendation measures to ensure that the subject property is protected while mitigating potential negative impacts on marine riparian areas, coastal geomorphologic processes or neighbouring properties.
- E.VII.9. Shoreline stabilization measures, pilings, floats, wharves and other structures which disrupt light penetration to the water column or obstruct public access to the foreshore are discouraged.
- E.VII.10. Impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum.
- E.VII.11. Parking areas **should be equipped with** oil/water separators and be landscaped to absorb runoff, and proof of a maintenance program for these will be provided.

- E.VII.12. New piers, docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.
- E.VII.13. Docks and wharves shall not extend over marshes or other productive foreshore areas, including critical areas such as eelgrass and kelp beds, shellfish beds, and fish habitats. Wharves shall not, in any case, extend over the water beyond the mean low-water mark, except as necessary to access floats or for public viewing access. Construction which minimizes disturbance of shoreline sediments and enables light penetration is encouraged.
- E.VII.14. Piers on pilings and floating docks are preferred over solid-core piers or ramps.
- E.VII.15. Boat launch ramps are discouraged and will only be considered for shared or public use, **and only** where they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary.
- E.VII.16. Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
- E.VII.17. All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
- E.VII.18. Any plastic foams or other non-biodegradable materials used in construction of floats and docks shall be encased to prevent escape into the natural environment.
- E.VII.19. Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.

- E.VII.20. Piers should be constructed with a minimum clearance of 0.5 m above the elevation of the natural boundary of the sea.
- E.VII.21. Preference is given to the placement of mooring buoys and floats instead of docks.
- E.VII.22. New shoreline residential development of two or more dwellings shall provide joint use or community dock facilities rather than individual docks for each residence.
- E.VII.23. No more than one facility for mooring boats shall be located on **or fronting** any single parcel.
- E.VII.24. The consideration of the issuance of a Development Permit by the District in no way exempts the property owner from obtaining all necessary permits and approvals from provincial and federal agencies.

DPA VIII– Natural Hazard Areas Protection (Steep Slopes)

Category

In accordance with Section 488(1)(b) of the *LGA*, areas **of** steep slopes with an incline of 30 degrees or more are designated as DPA **VIII**, as shown on Schedule G.

Justification

Ucluelet experiences significant rainfall and storm events; soils on steeper slopes carry a higher hazard of failure from the effects of runoff and erosion, once disturbed or exposed y development.

Steep slopes tend to constitute high-risk areas for erosion and slippage if the tree cover is substantially altered. Potentially hazardous conditions on steep slopes may be avoided if adequate tree cover is retained and surface water runoff is minimized.

In order to protect development from these hazardous conditions, development permits are required for areas designated as DPA VIII.

Exemptions

The following development is exempted from the requirement to obtain a development permit for Hazardous Conditions:

In a steep slope area:

13. Development, where a geotechnical report has been received in conjunction with an application for building permit or subdivision approval.

24. Erecting fencing;

For trees:

35. **Cutting down** dead trees provided that the stump **and roots** remains undisturbed;

47. Planting new trees;

58. Removal of trees where the tree trunk diameter is less than 5cm (measured 1m from the base); and,

69. Where the tree trunk diameter is greater than 5cm (measured 1m from the base) pruning and limbing of trees provided a Certified Arborist provides a written opinion stating that the activity will not kill the tree.

Domestic yard maintenance, gardening and planting, including:

710. Planting new vegetation and maintaining existing vegetation through mowing, pruning, and similar activities;

811. Removing any dead vegetation provided the root structure is not disturbed; and

912. Removing any vegetation with stem diameter less than 5cm (measured 1m from the base), and not resulting in areas of exposed soil on a steep slope.

Guidelines

E.VIII.1. The development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA VIII areas and to minimize the impact of any activity on these areas.

E.VIII.2. Prior to any development or alteration of land within DPA VIII areas, a development permit application must **be issued** that includes an assessment or report by a qualified, licensed professional engineer or other qualified coastal professional addressing the following:

- a. Contain a description of the methodology and assumptions used to undertake the assessment. The methodology should be described in sufficient detail to facilitate a professional peer review.
- b. Identify any hazards which may affect the safe development of the land including, but not limited to:
 - i. flooding;
 - ii. slopes with an incline of 30 degrees or more;
 - iii. subsidence; and
 - iv. ground water flows.
- c. Identify the location of all proposed buildings or development sites by specifying setback distances from a natural boundary, property boundary or feature or

hazard area. Areas depicted on maps must be delineated with sufficient accuracy and detail to allow the preparation of a legal reference plan for attachment to a restrictive covenant.

- d. Where applicable, flood construction levels should be provided by prescribing an elevation above the natural boundary of the sea or watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of both.
- e. An application should identify the location of all proposed buildings and structures on the development site and specify the setback distances from the natural boundary, property boundary, land features, and hazard areas.
- f. The applicant should consider the suitability of the land to accommodate the use intended.
- g. Plans should establish a safe setback line from any watercourses and shorelines to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of an engineer or qualified professional, be caused by the hazards of flooding, erosion, subsidence earthquake, mud flows or any combination thereof.

E.VIII.3. The **professional's** recommendations and the conclusion of the report should:

- a. acknowledge that the Approving Officer may rely upon the report when reviewing subdivision applications and/or that the District may review the report prior to making land development decisions;
- b. certify that the land is safe for the use intended, with probability of a geotechnical failure, flooding or any other substantial hazard resulting in property

damage of less than two per cent (2%) in 50 years or as specified by the most recent edition of the "APEGBC Guidelines for Legislated Landslide Assessments for Residential Developments in BC";

- c. identify any deficiency in the location or design of the buildings, the proposed water, sewer, drainage, access and road works or the construction standards intended for the development;
- d. prescribe the geotechnical works and any changes in the standards of the design of the development which are required to develop land, buildings, structures and infrastructure safely for the use intended and to maintain the safety of the land, buildings, structures and infrastructure as a condition of the approval of the development; and
- e. where mitigation works and actions are proposed, describe the effects that the proposed works and actions may have on other properties, including public infrastructure or lands.

E.VIII.4. Where mitigation works and actions designed to reduce hazards or impacts are contemplated, the applicant's professional engineer should confirm that the works and actions will be acceptable to local government, and that they would meet regulatory requirements, prior to completing the report and a detailed design.

E.VIII.5. where mitigation works and actions are proposed, the qualified professional should identify whether ongoing maintenance or periodic replacement measures are necessary, and specify what ongoing measures are necessary for the property to remain safe for its intended use.

E.VIII.6. Plans should include the retention of significant stands of trees, as well as native vegetation, within DPA VIII areas, as recommended by a QEP.

A note on Flood Hazards:

This OCP bylaw does not designate Development Permit areas for protection from coastal flooding; the District has commissioned detailed flood risk mapping and exercises its ability to require professional assessment and certification of construction under section 56 of the *Community Charter*. Map 4 shows minimum Flood Construction Levels for detailed reaches of the shoreline of the Ucluth Peninsula.

Lands in the vicinity of the coastal shoreline can be susceptible to flood hazard and, in certain areas, to erosion or sloughing. Lands that are or may be flooded represent a hazardous condition for people and permanent structures.

One of the effects of climate change is a rise in sea level. While experts using the best available science are still grappling with a range of possible impacts, current expectations are that the sea level on the west coast of Vancouver Island will rise somewhere in the vicinity of one metre by the year 2100. Any development along the coastline must take this into consideration in an attempt to anticipate and minimize any negative impacts that rising sea levels may have on the built environment and the safety of residents.

The west coast of Vancouver Island, identified as Zone C by the provincial Ministry of Public Safety and Solicitor General, is also a high-risk seismic zone, known to be vulnerable to flooding in the event of a tsunami. The District wishes to protect the community against the loss of lives and to minimize property damage, injury

and trauma associated with flooding events. Maps 5 and 6 show Tsunami Flood Vulnerability and Tsunami Flood Planning areas.

It is District policy that it is in the public interest for new subdivisions and developments to be planned to avoid areas of potential flood risk. Many of these areas are also of great habitat value and natural beauty, and have been incorporated into the potential future parks and open spaces shown on Schedules A and C.

Enforcement

No person shall do any act or suffer or permit any act or thing to be done in contravention of the Development Permit Area Designations and Guidelines adopted in Part 6 of this bylaw.

Every person who violates any of the provision of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw, is liable on summary conviction to a fine of not more than ten thousand dollars (\$10,000.00) and costs, including the costs of the committal and conveyances to the place of imprisonment, for each offence, and in default of payment therefore, to imprisonment of a term not exceeding six (6) months in jail, and each day that such violation is permitted to continue shall be a separate offence.

The Bylaw Enforcement Officer is authorized to inspect all work regulated by Development Permit Area designation under this bylaw, and compel and require compliance with the provisions of this bylaw. No person shall prevent or obstruct, or attempt to prevent or obstruct, the Bylaw Enforcement Officer, or any other employee of the District authorized to enforce the provisions of this bylaw.

A person who fails to comply with an order or notice issued by a Bylaw Enforcement Officer who allows a violation of this bylaw to continue, despite that order or notice, commits an offence.

A Bylaw Enforcement Officer may order the cessation of work that is proceeding in contravention of this bylaw by posting a Stop Work notice on the site of the work.

The Owner of property on which a Stop Work notice has been posted, and every other person, shall cease all construction or

development work immediately and shall not do any work on the property, except for such work as is necessary to remedy the reasons for the Stop Work notice with the agreement of the Bylaw Enforcement Officer, until all applicable provisions of the Development Permit Area Guidelines of this bylaw are substantially complied with and the Stop Work notice is rescinded in writing by a Bylaw Enforcement Officer.

Ticketing

Tickets for offences against the Development Permit Area Designations and Guidelines of this OCP bylaw may also be issued in accordance with the Municipal Ticket Information Bylaw in force at the time of the offence.

Part Seven: Appendices

Boilerplate (required content, legislation)

The purpose of the Official Community Plan (OCP) is to provide a long-term vision for the District of Ucluelet. It sets out broad objectives and policies that will guide planning and land use decisions within the District, while respecting the community's existing character.

The OCP charts a growth management course that supports Ucluelet's quality of life, enhances economic prosperity and advances environmental sustainability.

The Province of British Columbia's *Local Government Act* provides the authority and direction for the preparation of the Official Community Plan. Once adopted as a bylaw, an Official Community Plan has a legal status that requires that all subsequent bylaws enacted and works undertaken be consistent with the plan.

This Official Community Plan replaces the previous Official Community Plan, adopted in 2011.

Section 473 of the *Local Government Act* requires that an OCP include statements and map designations for the area covered by the plan the following:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;

- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal site;
- housing policies of the local government respecting affordable housing, rental housing and special needs housing;
- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets;

Section 474 of the *Local Government Act* allows that an OCP may also include statements on the following:

- policies of the local government relating to social needs, social well-being and social development;
- a regional context statement, consistent with the rest of the plan, of how matters referred to in a regional growth strategy, and other matters dealt with in the plan, apply in a regional context;
- policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;
- policies of the local government relating to the preservation, protection, restoration and enhancement of

the natural environment, its ecosystems and biological diversity.

An OCP may also include general statements on matters outside the jurisdiction of a local government, dealing with issues of advocacy or general interest.

Planning Process (past OCP's, public consultation, referrals)

Community Profile (demographics and projections)

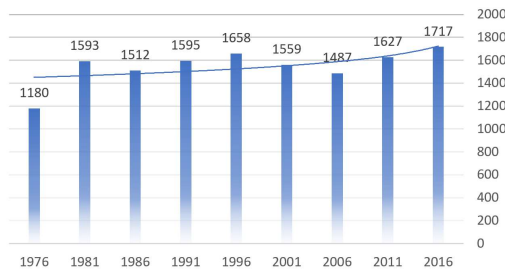
Population of West Coast Communities

Annual number of visits to Pacific Rim National Park Reserve

Median assessed value of single-family home

Rental unit availability in Tofino and Ucluelet

CENSUS POPULATION



Projections (low, medium and high growth projections):

Permanent population

Housing units

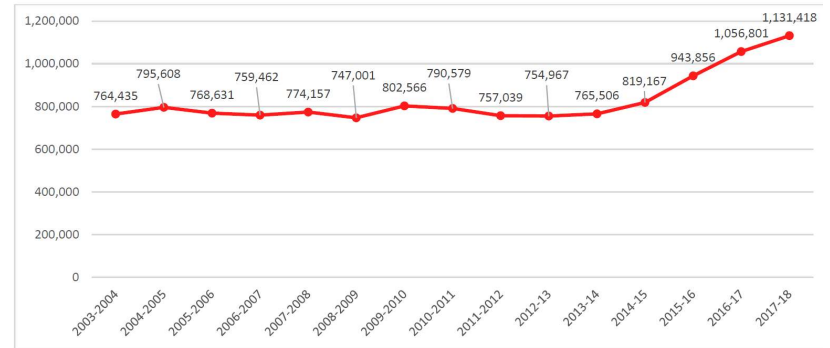
Annual visitors

Figure 8: Occupied Dwellings and Estimated Shadow Populations, West Coast region, 2016

	POPULATION 2016	TOTAL PRIVATE DWELLINGS	PRIVATE DWELLINGS OCCUPIED BY USUAL RESIDENTS	ESTIMATED SHADOW DWELLING UNITS	ESTIMATED PEAK SHADOW POPULATION	PERCENT OF DWELLINGS THAT ARE SECONDARY DWELLINGS
Tofino	1,932	1,037	755	282	649	27%
Ucluelet	1,717	841	737	104	229	12%
ACRD Electoral Area C	677	359	267	92	221	26%
Toquat First Nation	19	11	9	2	4	18%
Ucluelet First Nation	274	97	87	10	32	10%
Tlo-qu-at First Nation	361	37	29	8	26	22%
Total	4,980	2,382	1,884	498	1,160	

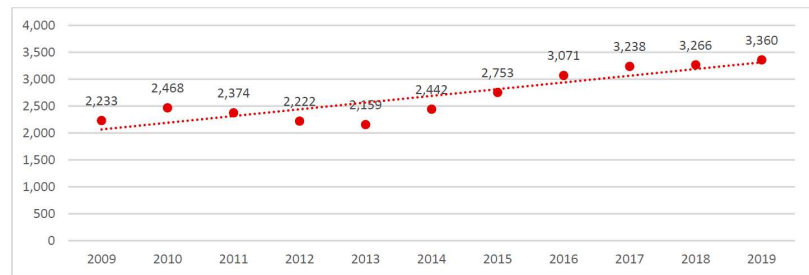
Source: Statistics Canada, Census 2016 and custom analysis

Figure 14: Visitors, Pacific Rim National Park Reserve (Long Beach), 2003 – 2018



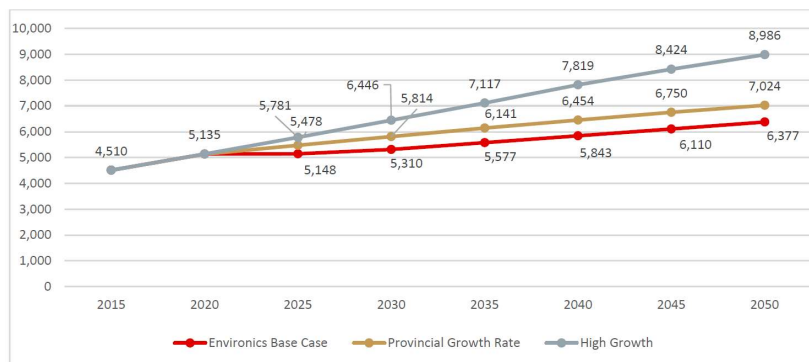
Source: Parks Canada, 2019

Figure 7: Average Annual Daily Traffic on Tofino-Ucluelet Hwy South of Ucluelet Junction, 2009 – 2019



Source: Ministry of Transportation and Infrastructure, 2020

Figure 2: Estimated and Projected Population, West Coast Region, 2015 – 2050



Source: Environics, 2020, BC Stats, and custom projections

Definitions

“Development” includes:

- a) Removal, alteration, disruption, or destruction of vegetation;
- b) Disturbance of soils;
- c) Construction or erection of buildings and structures;
- d) Creation of non-structural impervious or semi-impervious surfaces;
- e) Flood protection works;
- f) Construction of roads, trails, docks, wharves, and bridges;
- g) Provision and maintenance of sewer and water services;
- h) Development of drainage systems;
- i) Development of utility corridors; and
- j) Subdivision as defined in the *Local Government Act*.

“Qualified Coastal Professional”

“Qualified Environmental Professional”

References & Credits

Community profile data (p. 127) compiled by Urban Systems Ltd. for the *West Coast Land Use Demand Study (2020)*

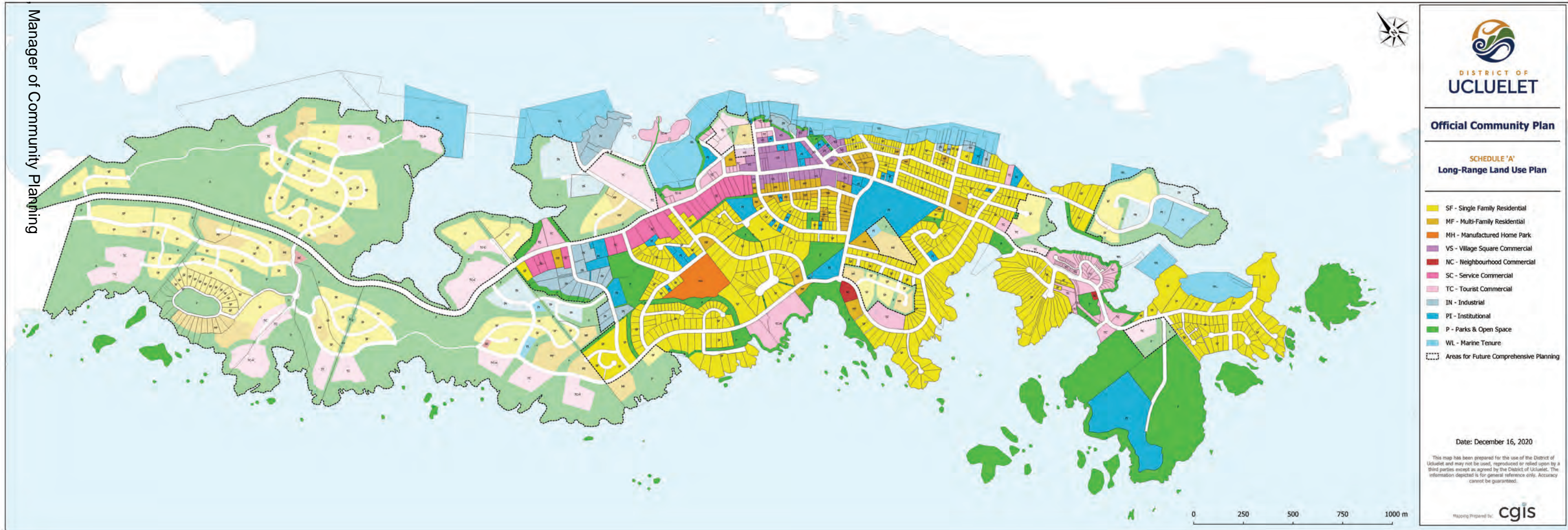
All photographs by Russel Roper (© Ropervision) except:

Photos pages 36, 37, 44, 46, 47, 48 & 63 by DoU staff

Skycouch photo (p. 75) by Ian Riddick

Images within DP Guidelines from various sources, including the 2011 Ucluelet OCP.

Appendix B





DISTRICT OF
UCLUELET

Official Community Plan

SCHEDULE 'B'
Transportation Network

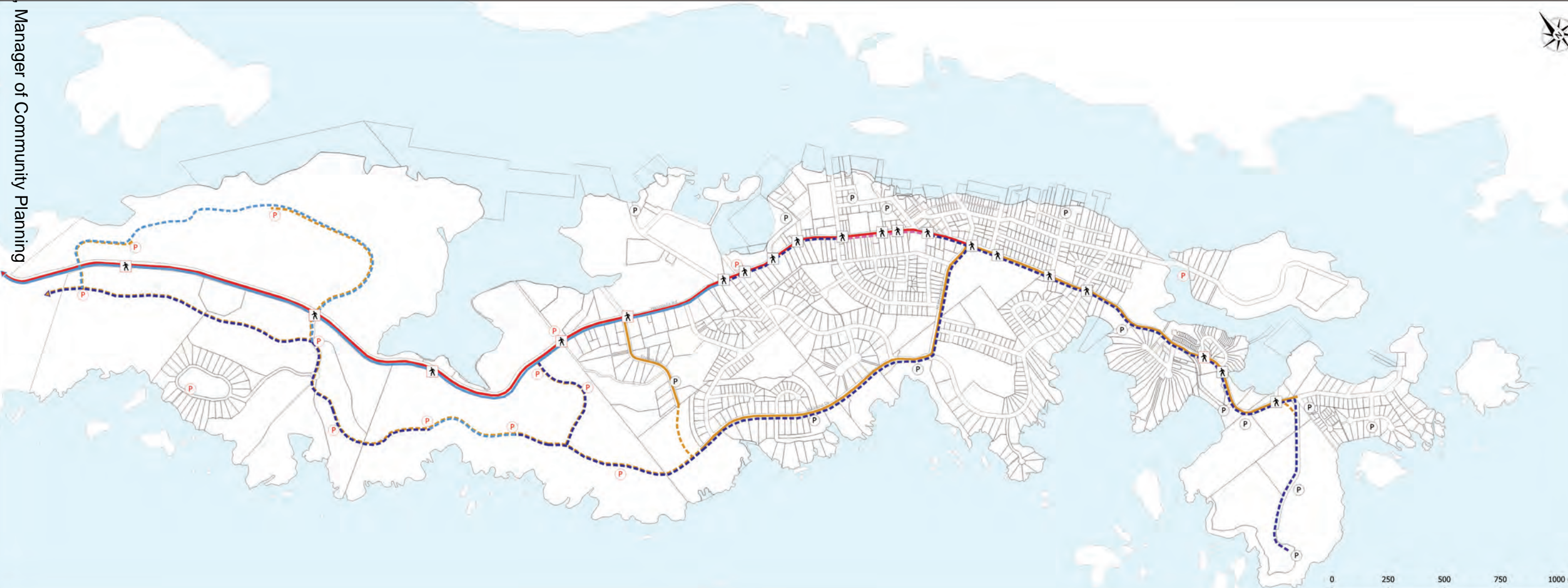
- Existing Roads**
 - Arterial
 - Collector
- Future Roads**
 - Arterial
 - Collector
- Multi-Use Trails**
 - Existing
 - Future
- Bike Lanes**
 - Shared Lane (Car/Bike)
 - Dedicated Bike Lane
 - Future Shared Lane (Car/Bike)
 - Future Dedicated Bike Lane
- Crosswalks**
 - Existing Crosswalk
 - Proposed Crosswalk
- Parking**
 - Existing Parking
 - Proposed Parking

Date: December 18, 2020

This map has been prepared for the use of the District of Ucluelet and may not be used, reproduced or relied upon by a third party except as agreed by the District of Ucluelet. The information depicted is for general reference only. Accuracy cannot be guaranteed.

Mapping Prepared by: **cgis**

0 250 500 750 1000 m





Official Community Plan

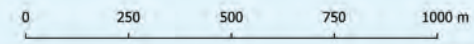
**SCHEDULE 'C'
Parks & Trails Network**

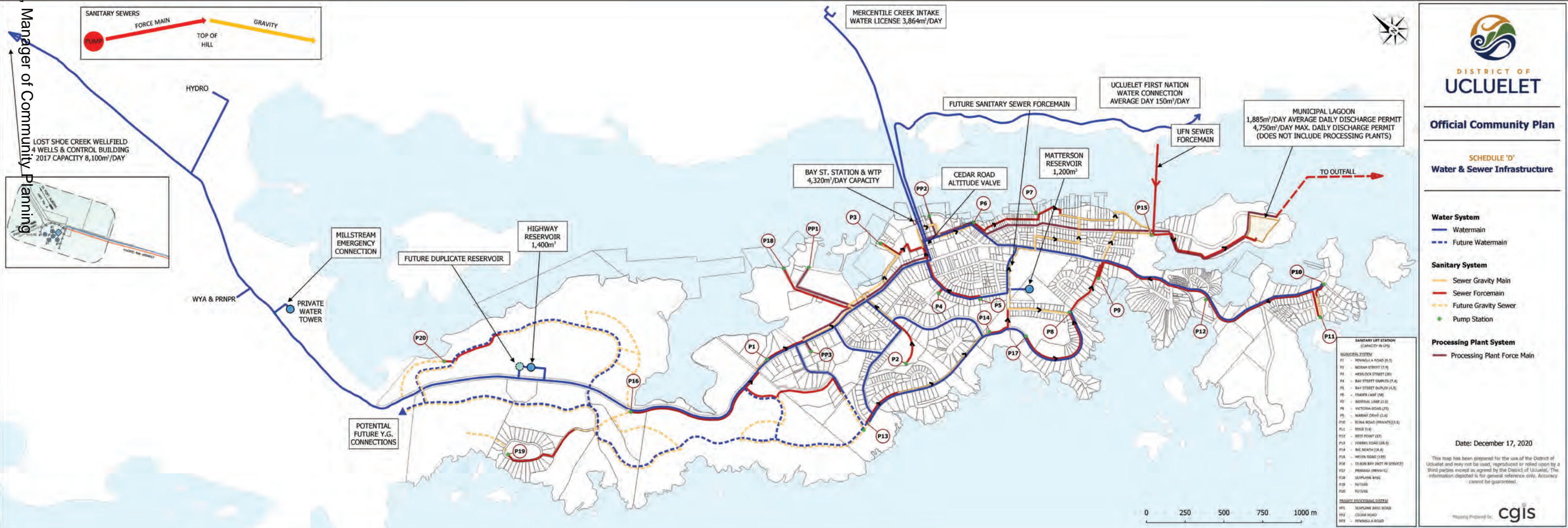
- Sidewalk - 2 Sides
- - - Future Sidewalk - 2 Sides
- Sidewalk - 1 Side
- - - Future Sidewalk - 1 Side
- Wild Pacific Trail
- - - Future Wild Pacific Trail
- Safe Harbour Trail
- - - Future Safe Harbour Trail
- Harbour Walk
- - - Future Harbour Walk
- Pedestrian Connectors
- Key Active Transportation Generators
- Park / Open Space
- - - Future Park / Open Space
- View Point
- Future View Point
- P Future Park Facility

Date: December 17, 2020

This map has been prepared for the use of the District of Ucluelet and may not be used, reproduced or relied upon by a third parties except as agreed by the District of Ucluelet. The information depicted is for general reference only. Accuracy cannot be guaranteed.

Mapping Prepared by: **cgis**





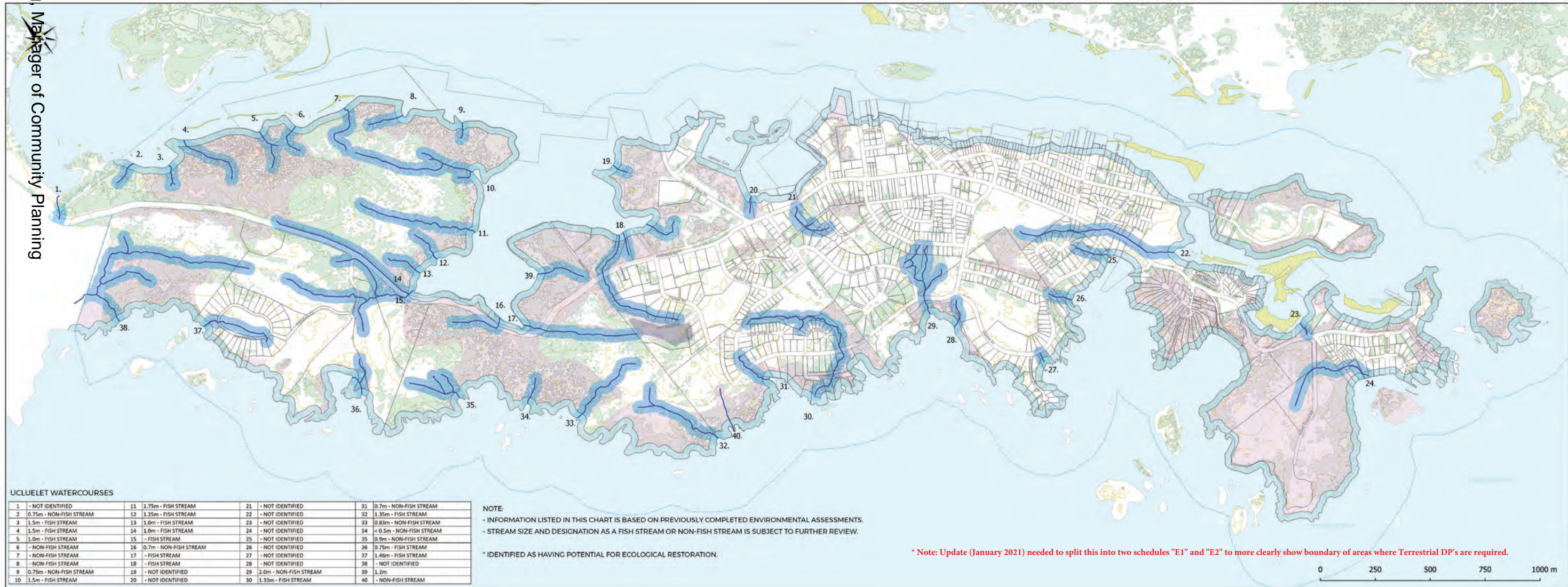
Official Community Plan
SCHEDULE 'D'
Water & Sewer Infrastructure


- Water System**
 - Watermain
 - Future Watermain
- Sanitary System**
 - Sewer Gravity Main
 - Sewer Forcemain
 - Future Gravity Sewer
 - Pump Station
- Processing Plant System**
 - Processing Plant Force Main

Date: December 17, 2020

This map has been prepared for the use of the District of Ucluelet and may not be used, reproduced or relied upon by a third party without the express written consent of the District of Ucluelet. The information depicted is for general reference only. Accuracy cannot be guaranteed.

Mapping Prepared by: **cgis**





DISTRICT OF UCLUELET

Official Community Plan

SCHEDULE 'E'
Environmental
Development Permits Areas

Development Permit Assessment Area

- Eel Grass
- Terrestrial
- Wetland
- 30m Marine Shoreline
- 30m Stream

Tree Canopy - Height (m)

- 10 - 20
- 20 - 30
- 30 - 40
- 40 - 50
- Over 50


Base Data

- Contours (9m)
- Stream
- Parcel boundaries

Marine Shoreline DPA is designated as 50m from either side of the natural boundary of the sea. Stream DPA is designated as 30m offsets from stream features. Refer to OCP text for development permit guidelines.

Date: September 11, 2018

The information depicted is for general reference only and is based on available sources. The District of Ucluelet assumes no liability for the accuracy of base mapping information; ground-truthing on individual properties should be undertaken by qualified professionals prior to development planning.

Mapping prepared by 

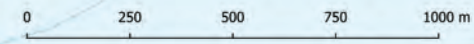
UCLUELET WATERCOURSES

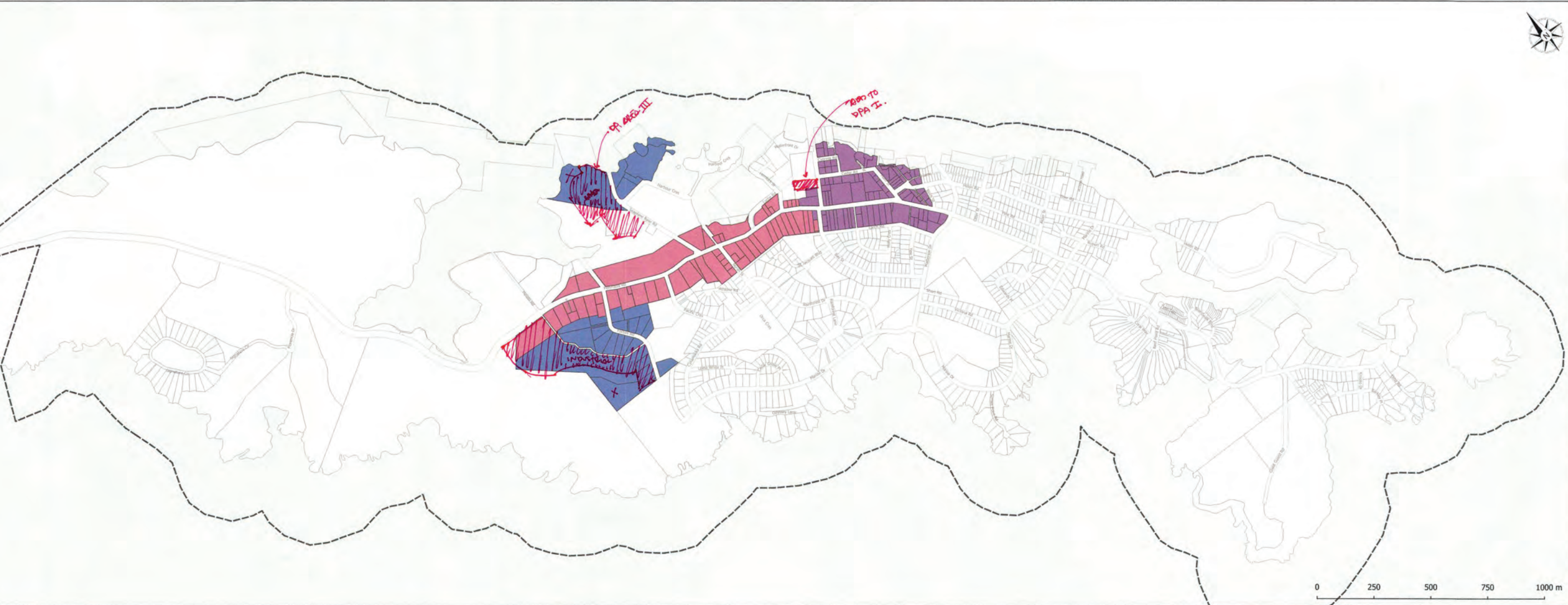

1 - NOT IDENTIFIED	11 1.75m - FISH STREAM	21 - NOT IDENTIFIED	31 0.7m - NON-FISH STREAM
2 0.75m - NON-FISH STREAM	12 1.25m - FISH STREAM	22 - NOT IDENTIFIED	32 1.35m - FISH STREAM
3 1.5m - FISH STREAM	13 1.0m - FISH STREAM	23 - NOT IDENTIFIED	33 0.83m - NON-FISH STREAM
4 1.5m - FISH STREAM	14 1.0m - FISH STREAM	24 - NOT IDENTIFIED	34 < 0.5m - NON-FISH STREAM
5 1.0m - FISH STREAM	15 - FISH STREAM	25 - NOT IDENTIFIED	35 0.9m - NON-FISH STREAM
6 - NON-FISH STREAM	16 0.7m - NON-FISH STREAM	26 - NOT IDENTIFIED	36 0.75m - FISH STREAM
7 - NON-FISH STREAM	17 - FISH STREAM	27 - NOT IDENTIFIED	37 1.46m - FISH STREAM
8 - NON-FISH STREAM	18 - FISH STREAM	28 - NOT IDENTIFIED	38 - NOT IDENTIFIED
9 0.75m - NON-FISH STREAM	19 - NOT IDENTIFIED	29 2.0m - NON-FISH STREAM	39 1.2m
10 1.5m - FISH STREAM	20 - NOT IDENTIFIED	30 1.33m - FISH STREAM	40 - NON-FISH STREAM

NOTE:
 - INFORMATION LISTED IN THIS CHART IS BASED ON PREVIOUSLY COMPLETED ENVIRONMENTAL ASSESSMENTS.
 - STREAM SIZE AND DESIGNATION AS A FISH STREAM OR NON-FISH STREAM IS SUBJECT TO FURTHER REVIEW.

* IDENTIFIED AS HAVING POTENTIAL FOR ECOLOGICAL RESTORATION.

* Note: Update (January 2021) needed to split this into two schedules "E1" and "E2" to more clearly show boundary of areas where Terrestrial DP's are required.



DISTRICT OF UCLUELET

Official Community Plan

SCHEDULE 'F'
Development Permit Areas for Form and Character

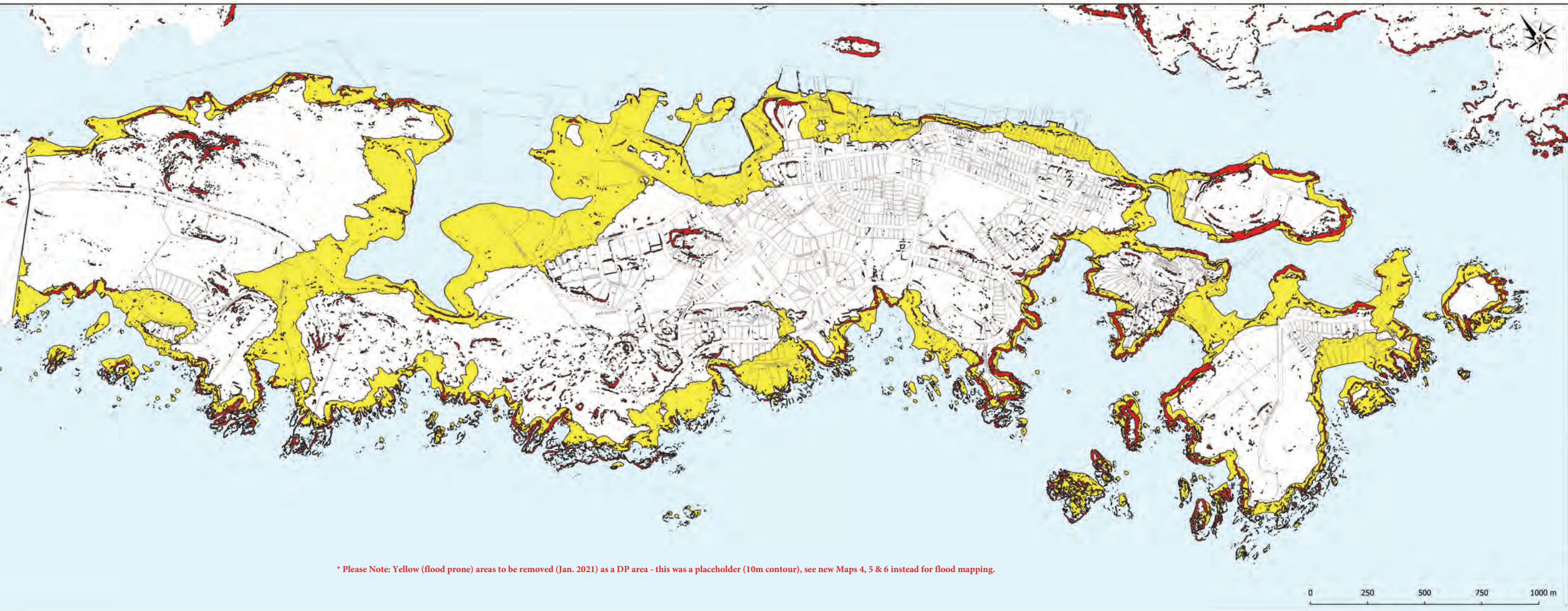
- DPA I - Village Square
- DPA II - Peninsula Road
- DPA III - Industrial
- DPA IV - Multi-Family, Mixed-Use, Commercial

NOTE: All lands within the boundaries of Ucluelet are also designated as a Development Permit Area for the regulation of form and character when being developed for any Multi-Family Residential, Mixed-Use and/or Commercial uses (DPA IV).


Date: September 14, 2018

This map has been prepared for the use of the District of Ucluelet and may not be used, reproduced or relied upon by a third party except as agreed by the District of Ucluelet. The information depicted is for general reference only. Accuracy cannot be guaranteed.

Mapping Provided by **cgis**





* Please Note: Yellow (flood prone) areas to be removed (Jan. 2021) as a DP area - this was a placeholder (10m contour), see new Maps 4, 5 & 6 instead for flood mapping.


DISTRICT OF UCLUELET

Official Community Plan


SCHEDULE 'G'
Development Permit Areas
for Hazardous Conditions

 Shoreline Areas that may be subject to flooding
 Steep Slopes (>30 degrees)

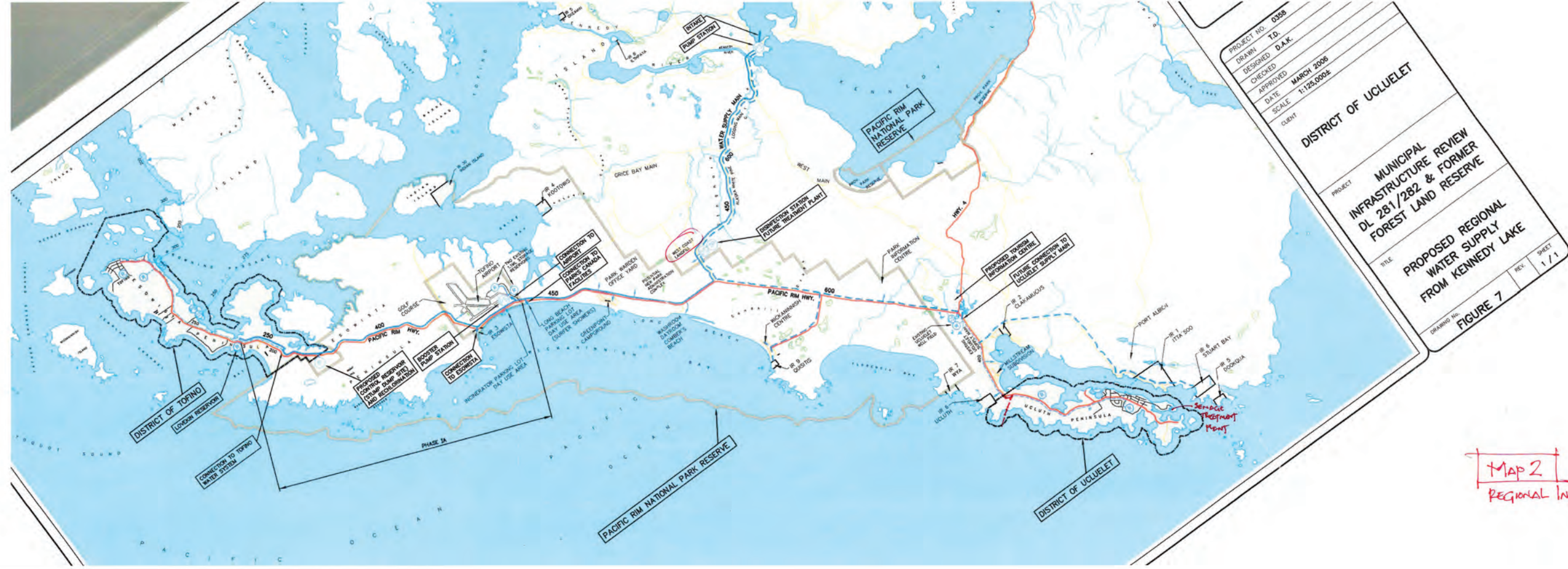
NOTE: Boundary lines depicting flood prone lands are approximate only. Additional lands subject to flooding and erosion which may be present have not been identified on this map.

Date: September 13, 2018

This map has been prepared for the use of the District of Ucluelet and may not be used, reproduced or relied upon by a third party except as agreed by the District of Ucluelet. The information depicted is for general reference only. Accuracy cannot be guaranteed.

Mapping Provided by 





Notes to Users

- This map is designed to accompany the District of Ucluelet Coastal Flood Mapping report (Ebbwater Consulting Inc. and Cascadia Coast Research Ltd., 2020) and is intended for the purposes set out in that report only. See the report for further details on the methodology, results, and limitations.
- Flood hazard levels were developed using a 0.5% AEP flood and 1.0 m Relative Sea Level Rise (RSLR) to represent future flood levels. These are based on guidelines from Ausenco Sandwell (2011). RSLR values are subject to change and may need to be reassessed in the future.
- A 0.6 m freeboard allowance is included in flood construction levels (FCL) in accordance with Ausenco Sandwell (2011).
- The Flood Construction Levels (FCLs) have been divided into zones based on similar flood level values (FCL values are given relative to CGVD2013).
- The colored FCL Zone polygons show flood hazard extent areas as defined by the indicated FCL.
- FCLs apply within the mainland District of Ucluelet (DOU) and Francis Island only.
- The Flood Zones represent a specific planning level as defined by Ausenco Sandwell (2011). This map should not be interpreted to mean that flooding will be limited to the FCLs indicated for each zone on the map.
- Application of the FCLs presented in this map should be done in accordance with relevant policy and regulations by a suitably qualified professional.
- The extreme variability of the western (outer) coastline means that care must be taken in interpreting these FCLs for specific sites. Elevated areas with steep frontages are subject to more wave run-up and could experience higher flood levels.

Limitations

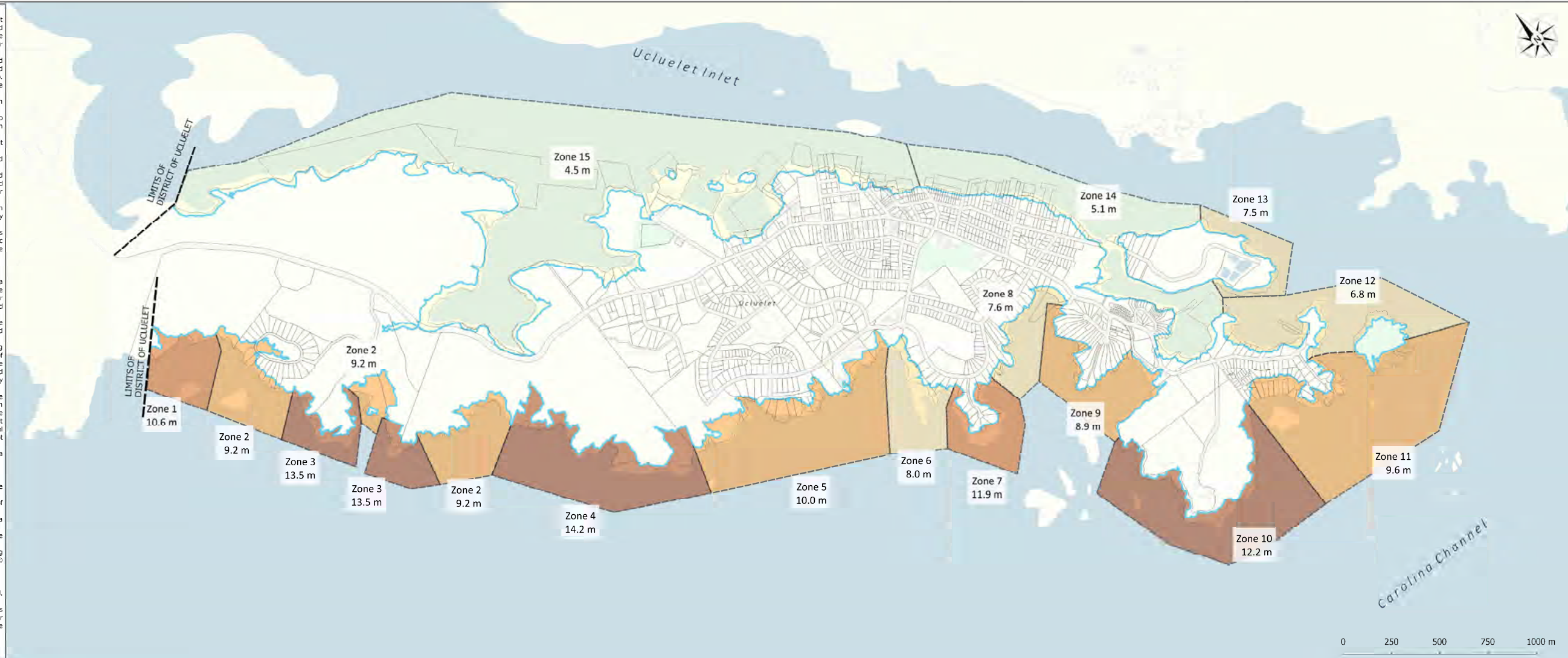
- The accuracy of the presented FCLs is limited by available data and mapping approaches. The FCLs are based on 1D cross-shore transects. These have been simplified by merging areas of similar transects into FCL zones. Please refer to the report for a detailed discussion of limitations.
- The accuracy of the flood hazard extent is limited by the accuracy of the base surveys and mapping data. The flood hazard extents were not established on the ground by legal survey.
- This map was produced by Ebbwater Consulting Inc. using generally accepted best practice and guidelines for the province of British Columbia. However, flooding may still occur outside the defined flood hazard boundary, and Ebbwater Consulting Inc. and Cascadia Coast Research Ltd. do not assume any liability by reason of the failure to delineate flood hazard areas on this map.
- The flood extents and levels shown on this map are to provide an assessment of current and future flooding to help inform decisions on future land use policy. Under the provisions of the Local Government Act 2004, these flood extents only take effect when adopted by bylaw or implemented via another planning tool (such as a development permit area). They therefore do not currently have any legal or planning standing.
- Base map and parcel layers were provided by different data owners and are subject to differences.


Data Sources

- Flood Construction Reference Plane (FCRP) values were provided by Cascadia Coast Research Ltd.
- Water depths were interpolated from a limited number of transects and are relative to onshore topography.
- Digital Elevation Model (DEM) was created based on LIDAR data surveyed in 2015 and obtained from the DOU.
- Mapping Templates and Land Parcels were received from the DOU.
- Base layer is based on CARTO's Positron, created using derivatives of OpenStreetMap data - openstreetmap.org (© OpenStreetMap contributors; cartography license CC BY-SA).


References

- Ebbwater Consulting Inc. and Cascadia Coast Research Ltd. (2020). District of Ucluelet Coastal Flood Mapping (Final Report).
- Ausenco Sandwell (2011). Climate Change Adaption Guidelines for Sea Dikes and Coastal Flood Hazard Land Use - Guidelines for Management of Coastal Flood Hazard Land Use. Prepared for the British Columbia Ministry of Environment.





DISTRICT OF UCLUELET



Coastal Flood Mapping


Coastal Storm Flood Planning Support Map 3/5
Flood Construction Level – Zones for Rare Event (Future)
 0.5% AEP, 1 m RSLR, with 0.6 m freeboard

Legend:

- Land Parcels
- Flood Construction Level (CGVD 2013, m)**
- 4.0 - 6.0
- 6.0 - 8.0
- 8.0 - 10.0
- 10.0 - 12.0
- 12.0 +
- Flood Hazard Boundary

Official Community Plan Map 4

Stamp provided in original version	Date Created: June 26, 2020
	Map Scale: 1:12,500
	Coordinate System: NAD83, UTM 10N
	Vertical Datum: CGVD 2013



Notes to Users

- This map is designed to accompany the District of Ucluelet Coastal Flood Mapping report (Ebbwater Consulting Inc. and Cascadia Coast Research Ltd., 2020) and is intended for the purposes set out in that report only. See the report for further details on the methodology, results and limitations.
- Flood depth and velocity layers were determined based on a simulation of a tsunami wave generated by a modelled rupture (Splay Faulting rupture A from Gao et al., (2018)).
- Water levels conservatively assume a tide equal to higher high water (HHWL), equal to 2 m at Ucluelet, and 1 m of relative sea level rise (RSLR), to provide results for a potential future flood event.
- Based on guidelines for the management of coastal flood hazard land use (Ausenco Sandwell 2011), 1 m of sea level rise approximately corresponds to the year 2100. However, these time periods are subject to changes in climate projections and are likely to require reassessment in the future.
- Flood depth colouring and thresholds are based on AIDR Guideline 7-3 Flood Hazard (2017).

Limitations

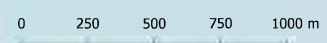
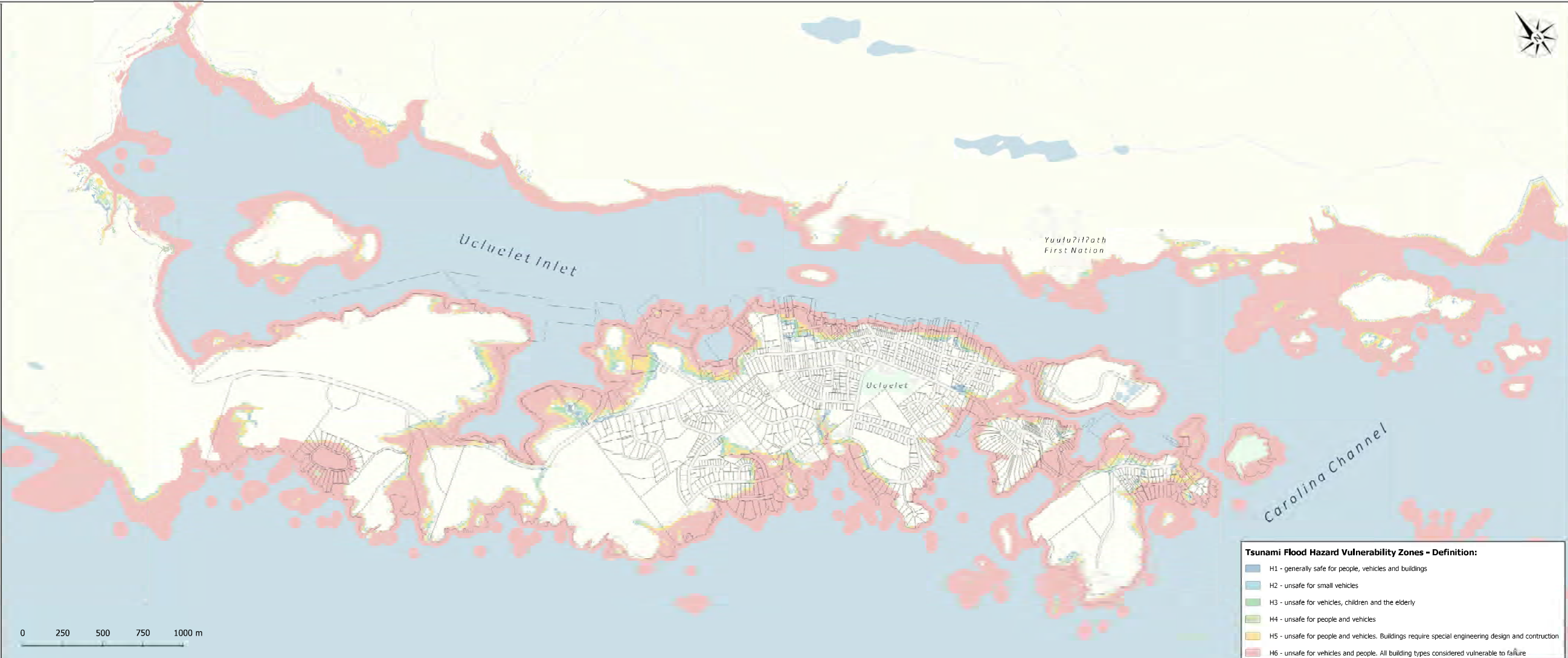
- The accuracy of the presented tsunami flood hazard vulnerability zones is limited by available data and the modelling approaches used. Please refer to the report for detailed discussion on limitations.
- This map provides results for one possible tsunami wave (based on one rupture type and source). Flood characteristics and associated responses could vary based on different tsunamis.
- The accuracy of the tsunami flood hazard vulnerability zones is limited by the accuracy of the base mapping data and DEM. Flood hazard limits were not established on the ground by legal survey.
- No formal guidelines exist for the province for mapping of tsunamis. This map was produced by Ebbwater Consulting Inc. and Cascadia Coast Research Ltd. using guidance documents and approaches identified from a literature review of other similar studies. Ebbwater Consulting Inc. and Cascadia Coast Research Ltd. do not assume any liability by reason of the failure to delineate flood hazard areas on this map.
- The tsunami flood hazard vulnerability zones shown on this map are to provide an assessment of current and future flooding to help inform decisions on future land use policy. Under the provisions of the Local Government Act [2004], these flood extents only take effect when adopted by bylaw or implemented via another planning tool (such as a development permit area). They therefore do not currently have any legal or planning standing.
- Flood depths and extents are presented for all areas landward of the cadastral shoreline layer (as provided by the District of Ucluelet (DOU)), including a small buffer to ensure all exposed areas are captured.
- Base map and parcel layers were provided by different data owners and are subject to differences.

Data Sources

- Tsunami flood depths and velocities were provided by Cascadia Coast Research Ltd.
- Mapping Templates, Shoreline layer, and Land Parcels were received from the DOU.
- Base layer is based on CARTO's Positron, created using derivatives of OpenStreetMap data - openstreetmap.org (© OpenStreetMap contributors; cartography license CC BY-SA).


References

- Ebbwater Consulting Inc. and Cascadia Coast Research Ltd. (2020). District of Ucluelet Coastal Flood Mapping (Final Report).
- Ausenco Sandwell (2011). Climate Change Adaptation Guidelines for Sea Dikes and Coastal Flood Hazard Land Use - Guidelines for Management of Coastal Flood Hazard Land Use. Prepared for the British Columbia Ministry of Environment.
- AIDR. 2017. "Australian Disaster Resilience Guideline 7-3: Flood Hazard." Australian Institute for Disaster Resilience, Australian Government Attorney-General's Department. <https://doi.org/10.1038/ncomms14796>.
- Gao et al., (2018). Nat. Haz. (2018) 94:445-469.




Tsunami Flood Hazard Vulnerability Zones - Definition:

H1 - generally safe for people, vehicles and buildings
H2 - unsafe for small vehicles
H3 - unsafe for vehicles, children and the elderly
H4 - unsafe for people and vehicles
H5 - unsafe for people and vehicles. Buildings require special engineering design and construction
H6 - unsafe for vehicles and people. All building types considered vulnerable to failure



DISTRICT OF UCLUELET



Coastal Flood Mapping

Tsunami Flood Planning Support Map 6/6

Tsunami Flood Hazard Vulnerability Zones - Splay Faulting Rupture (Future) G2018-S-A model, 1 m RSLR


Land Parcels

Tsunami Flood Hazard Vulnerability Zones

- H1
- H2
- H3
- H4
- H5
- H6

Official Community Plan Map 5

Stamp provided in original version	Date Created: June 26, 2020
	Map Scale: 1:15,000
	Coordinate System: NAD83, UTM 10N
	Vertical Datum: CGVD 2013



Notes to Users

1. This map is designed to accompany the District of Ucluelet Coastal Flood Mapping report (Eboveter Consulting Inc. and Cascadia Coast Research Ltd. 2020) and is intended for the purposes set out in that report only. The report for further details on the methodology, results and limitations.
2. The tsunami runup elevation was developed based on the highest value of the simulated tsunami (runup) elevations (slip faulting rupture from Gao et al., (2018)) for 1 m of relative sea level rise (RSLR). The extent of the tsunami planning level of 18 m (without safety factor) are shown on this map.
3. Water levels conservatively assume a 2 m subsidence, a tide up to higher high water large tide (HHWLT), equal to 2 m (Ucluelet), and 1 m of relative sea level rise (RSLR). These provide results for a potential future flood event.
4. Existing guidelines for the management of coastal flood hazard land use (Atusens Sandwell 2011), 1 m of sea level rise approximately corresponds to the year 2100. However, this time period is subject to changes in climate projections and is likely to require reassessment in the future.

Limitations

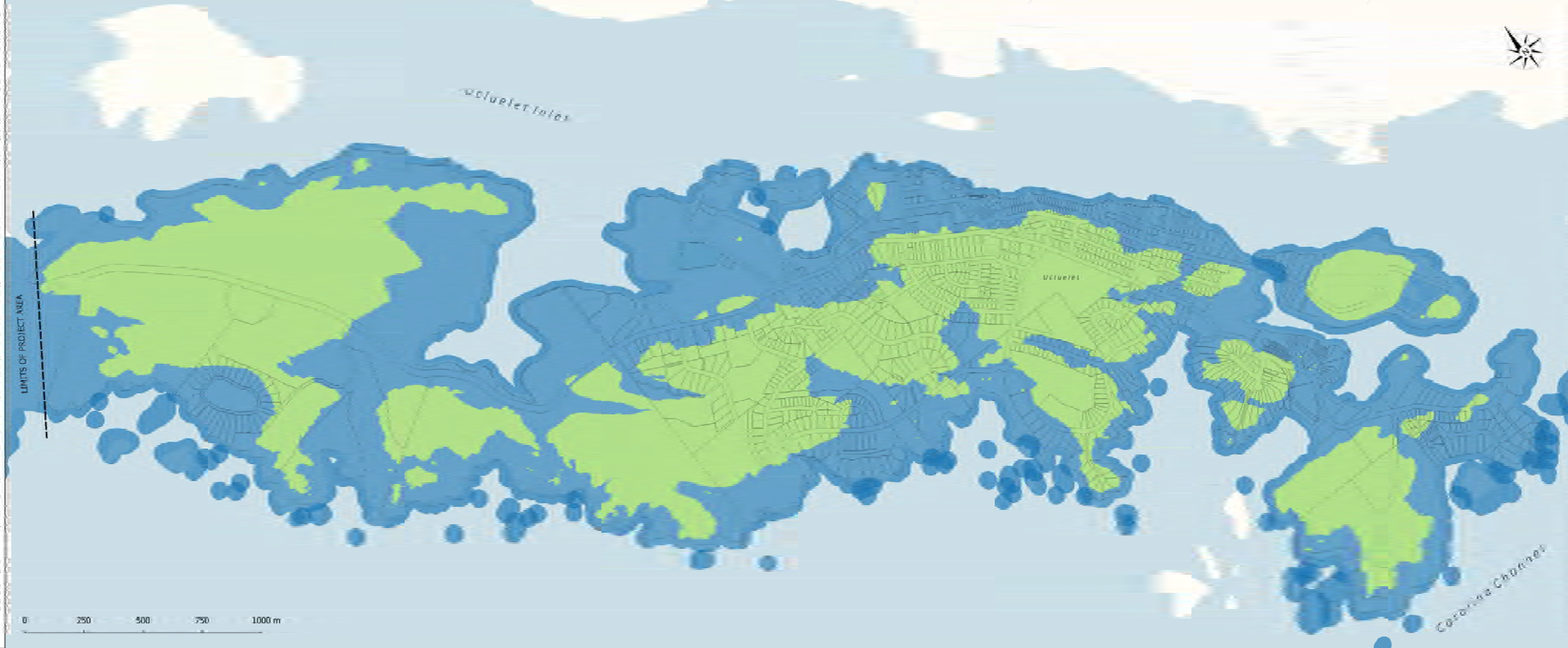
1. The accuracy of the presented tsunami flood planning level is limited by available data and the modelling approach used. Please refer to the report for detailed discussion on limitations.
2. This map provides results for one possible tsunami wave (based on one rupture type and source). Flood characteristics and associated responses could vary based on different tsunamis.
3. The accuracy of the tsunami flood planning level extent is limited by the accuracy of the base mapping data and DEM. The flood hazard limits were not established on the ground by legal survey.
4. No formal guidelines exist for the province for mapping of tsunamis. This map was produced by Eboveter Consulting Inc. and Cascadia Coast Research Ltd. using guidance documents and approaches identified from a literature review of other similar studies.
5. The tsunami flood planning level extents shown on this map are to help inform decisions on future land use policy. Under the provisions of the Local Government Act (2004), these extents only take effect when adopted by bylaw or implemented via another planning tool (such as a development permit area). They therefore do not currently have any legal or planning standing.
5. Flood depths and extents are presented for all areas landward of the cadastral shoreline layer (as provided by the District of Ucluelet (DOU)), including a small buffer to ensure all exposed areas are captured.
6. Base map and parcel layers were provided by different data owners and are subject to differences.

Data Sources

1. Tsunami flood extents were provided by Cascadia Coast Research Ltd.
2. Mapping Templates, Shoreline layer, and Land Parcels were received from the DOU.
3. Base layer is based on CARTO's Posttron, created using derivatives of OpenStreetMap data - openstreetmap.org (© OpenStreetMap contributors; cartography license CC-BY-SA).

References

1. Eboveter Consulting Inc. and Cascadia Coast Research Ltd. (2020). District of Ucluelet Coastal Flood Mapping (Final Report).
2. Atusens Sandwell (2011). Climate Change Adaptation Guidelines for Sea Level Rise and Coastal Flood Hazard Land Use - Guidelines for Management of Coastal Flood Hazard Land Use. Prepared for the British Columbia Ministry of Environment.
3. Gao et al., (2018). Nat. Haz. (2018) 9:1-445-468.





DISTRICT OF UCLUELET



Coastal Flood Mapping

Tsunami Flood Planning Support
Map 2/6
 Tsunami Flood Planning Level – Splay Faulting Rupture (No Safety Factor)
 G2018-S-A model, 1 m RSLR


Land Parcels

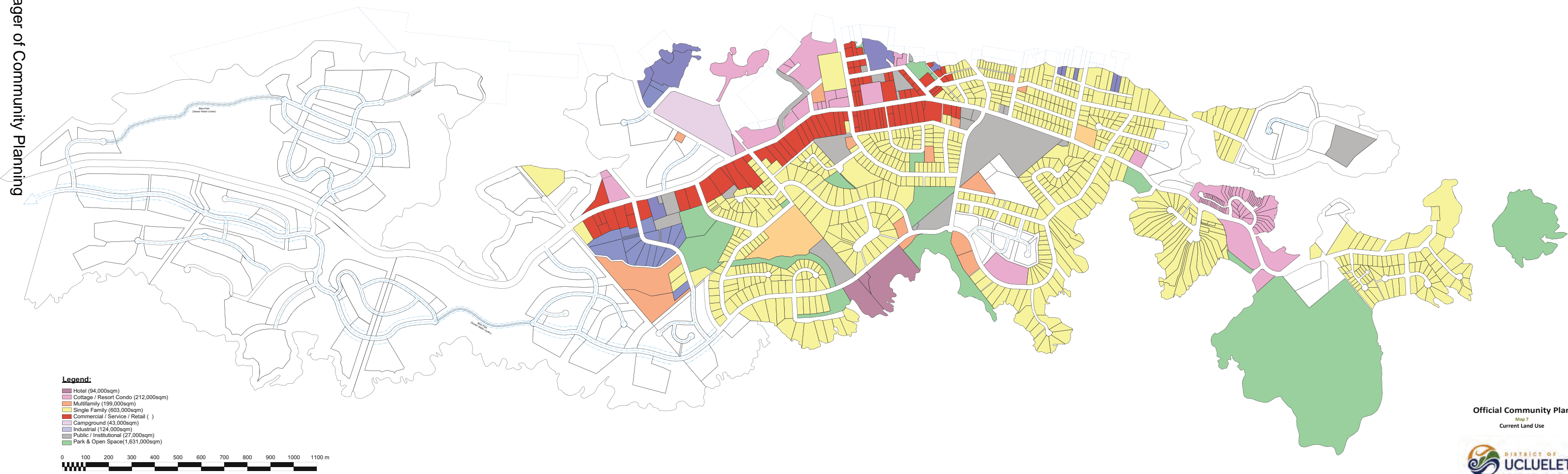
Tsunami Flood Planning Level:

- Areas below 18 m CGVD 2013
- Areas at or above 18 m CGVD 2013

Official Community Plan
Map 6

Stamp provided in original version	Date Created: June 26, 2020
	Map Scale: 1:10,000
Stamp provided in original version	Coordinate System: NAD83, UTM 10N
	Vertical Datum: CGVD 2013







STAFF REPORT TO COUNCIL

Council Meeting: January 12, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOSEPH ROTENBERG, MANAGER OF CORPORATE SERVICES **FILE NO:** 3900-25 BYLAW 1280

SUBJECT: DISTRICT OF UCLUELET HARBOUR REGULATION AMENDMENT BYLAW **REPORT NO:** 21-03
No. 1280, 2020 (ADOPTION)

ATTACHMENT(S): APPENDIX A – DISTRICT OF UCLUELET HARBOUR REGULATION AMENDMENT BYLAW NO. 1280, 2020
APPENDIX B – DISTRICT OF UCLUELET HARBOUR REGULATION BYLAW NO. 1276, 2020

RECOMMENDATION(S):

1. **THAT** Council adopt District of Ucluelet Harbour Regulation Amendment Bylaw No. 1280, 2020.

PURPOSE:

The purpose of this report is to bring back District of Ucluelet Harbour Regulation Amendment Bylaw No. 1280, 2020 (the “Amendment Bylaw”) for adoption.

BACKGROUND:

On December 15, 2020 Council gave three readings to the Amendment Bylaw (Appendix A). If adopted, it would amend District of Ucluelet Harbour Regulation Bylaw No. 1276, 2020 to require:

1. Vessels to carry \$2,000,000 liability, wreck removal, and sudden and accidental pollution insurance coverage, and provide the District of Ucluelet with a copy of the insurance documentation on demand;
2. The payment of a 2% surcharge on all harbour fees which will be paid to the Thornton Creek Enhancement Society (the “2% surcharge”); and,
3. The payment of a 4% surcharge (the “4% surcharge”) on all harbour fees which will be paid to Royal Canadian Marine Search and Rescue - Ucluelet.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

If the recommended resolution is adopted, Staff time will be required to rollout and enforce the insurance requirement and surcharges

FINANCIAL IMPACTS:

The surcharges will not financially benefit the District, as these funds will be paid to the Thornton Creek Enhancement Society and Royal Canadian Marine Search and Rescue - Ucluelet.

The insurance requirement may limit risk to the District associated with damage that flows from accidents caused by boats using the Ucluelet Harbour facilities.

OPTIONS REVIEW:

1. **THAT** Council adopt District of Ucluelet Harbour Regulation Amendment Bylaw No. 1280, 2020. **(Recommended)**
2. **THAT** Council provide alternative direction to Staff.

Respectfully submitted: Joseph Rotenberg, Manager of Corporate Services

DISTRICT OF UCLUELET
BYLAW NO. 1280, 2020

A bylaw to amend District of Ucluelet Harbour Regulation Bylaw No. 1276, 2020

WHEREAS Local Governments are empowered to make agreements with a public authority respecting:

- i) the undertaking, provision and operation of activities, works or services,
- ii) the operation and enforcement in relation to the exercise of regulatory authority within the powers of a party to the agreement, and
- iii) the management of property or an interest in a property held by a party to the agreement, and, in exercising its powers, to establish any terms and conditions it considers appropriate;

AND WHEREAS the Local Government is empowered to operate, maintain and manage the harbour facilities owned by and located in the District of Ucluelet, and set the fees for moorage and any other fees or charges it deems necessary for the efficient operation and maintenance of such facilities;

AND WHEREAS the harbour facility is regulated according to Ucluelet Harbour Regulation Bylaw No. 1276, 2020;

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

Short Title

1. This bylaw may be known and cited for all purposes as the “District of Ucluelet Harbour Regulation Amendment Bylaw No. 1280, 2020”.

Application

2. This bylaw amends the indicated provisions of District of Ucluelet Harbour Regulation Bylaw No. 1276, 2020.

Enactment

3. Where there is a discrepancy between this Bylaw and any or all amendment bylaws enacted prior to this bylaw and affecting the District of Ucluelet Harbour Regulation Bylaw No. 1276, 2020, then this Bylaw shall be deemed to supersede the prior bylaw(s) in the matter of the discrepancy.
4. This Bylaw shall come into full force and effect on the final adoption thereof.

Amendments

5. In Part 9 – CHARTER VESSELS, Council:
 - a. deletes “3. All Charter Vessels must have a \$2,000,000.00 liability insurance policy and supply the District of Ucluelet with a copy.”

- b. inserts "3. All Charter Vessels must have valid vessel insurance with \$2,000,000.00 liability, wreck removal and sudden and accidental pollution coverage, and must produce insurance documentation on demand."
6. In Part 10 – COMMERCIAL FISHING VESSELS (CFVs), Council:
- a. inserts "5. All Commercial Fishing Vessels (CFVs) must have valid vessel insurance with \$2,000,000.00 liability, wreck removal and sudden and accidental pollution coverage, and must produce insurance documentation on demand."
7. In Part 11 – RECREATIONAL VESSELS, Council:
- a. inserts "3. All Recreational Vessels must have valid vessel insurance with \$2,000,000.00 liability, wreck removal and sudden and accidental pollution coverage, and must produce insurance documentation on demand."
8. In SCHEDULE "A", under MISCELLANEOUS SERVICES, FEES AND CHARGES, Council:
- a. inserts "4. All fees are subject to a 2% surcharge to be paid to Thornton Creek Enhancement Society and a 4% surcharge to be paid to Royal Canadian Marine Search and Rescue - Ucluelet." Any remaining sections or subsections are renumbered accordingly.

Severability

- 9. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.

READ A FIRST TIME this 15th day of December, 2020.

READ A SECOND TIME this 15th day of December, 2020.

READ A THIRD TIME this 15th day of December, 2020.

ADOPTED this ____ day of _____, _____.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Harbour Regulation Bylaw No. 1280, 2020.”

Mayor
Mayco Noël

Corporate Officer
Mark Boysen

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

Corporate Officer
Mark Boysen

DISTRICT OF UCLUELET**BYLAW NO. 1276, 2020**

A bylaw to administer and regulate the use and operation of harbour facilities in Ucluelet

WHEREAS Local Governments are empowered to make agreements with a public authority respecting:

- i) the undertaking, provision and operation of activities, works or services,
- ii) the operation and enforcement in relation to the exercise of regulatory authority within the powers of a party to the agreement, and
- iii) the management of property or an interest in a property held by a party to the agreement, and, in exercising its powers, to establish any terms and conditions it considers appropriate;

AND WHEREAS approval of the electors has been obtained through a counter petition opportunity for a Harbour Authority Lease between the District of Ucluelet and Her Majesty the Queen, in right of Canada, as represented by the Minister of Fisheries and Oceans acting through the Regional Director, for the primary purpose of operating, maintaining and managing a public commercial fishing harbour at Ucluelet;

AND WHEREAS the Local Government is empowered to operate, maintain and manage the harbour facilities owned by and located in the District of Ucluelet, and set the fees for moorage and any other fees or charges it deems necessary for the efficient operation and maintenance of such facilities;

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

1. DEFINITIONS

"Abandoned" means leaving a vessel or watercraft at a dock without payment of moorage for a period in excess of forty-five (45) days.

"Berth" means a location at a dock where a vessel or watercraft may be moored.

"Berthage or Moorage" means a charge for the occupation by a vessel of a berth or other space at a harbour.

"Broker, Buyer, Processor" means any entity, including but not limited to companies, corporations, etc., that purchases, processes, delivers and/or sells marine products, including trucks or other vehicles used to conduct such business.

"Bylaw Enforcement Officer" means a person designated by the Harbour Authority to enforce the regulations of this bylaw.

"Charter Operator" means a person or persons engaged in or used for providing goods or services for sale or rent to the public with the primary motive being profit.

“Commercial Business” means a commercial or industrial undertaking of any kind or nature or the providing of professional, personal or other services for the purpose of gain or profit.

“Facility” means the wharves, floats, docks and equipment located at Main Street (Whiskey Dock), Otter Street (52 Steps Dock), and the areas defined in the Small Craft Harbours Lease, being Ucluelet West (Inner and Outer Boat Basins).

“Harbour Authority” means the Council of the District of Ucluelet.

“Harbour Manager” means the person(s), organization or other entity retained by the Harbour Authority to manage the harbour facilities in the District of Ucluelet.

“Loading Zone” means that area of dock used solely for the loading and unloading of passengers, supplies or freight and identified by a yellow painted tie rail.

“Moor” means to secure a vessel or watercraft by the means of lines, cables or anchors.

“Owner” means,

- a) in the case of a vessel, the master, operator or person in charge of the vessel, and
- b) in the case of goods, the agent, consignor, consignee or carrier of the goods.

“Seaplane” means an aircraft on floats whether operated privately or commercially.

“Small Craft Harbour” means the areas and equipment as defined in the lease agreement between the District of Ucluelet and Her Majesty the Queen, in right of Canada, as represented by the Minister of Fisheries and Oceans for use by the Harbour Authority for the purpose of operating, maintaining and managing a public commercial fishing harbour at Ucluelet.

“Small Craft Harbour Lease” means the Harbour Authority Lease between the District of Ucluelet and Her Majesty the Queen, in right of Canada, as represented by the Minister of Fisheries and Oceans acting through the Regional Director.

“Solicitation” means to initiate communicate, in person, using the spoken, written or printed word, except for company or business names on vessels, a gesture or another means, for the purpose of receiving money or another thing of value, regardless of whether consideration is offered or provided in return.

“Wharfage” means a charge for the placing of goods on a wharf or for the loading of goods or persons on or unloading of goods or persons from a vessel at a wharf.

2. VESSEL CLASSIFICATIONS

For purposes of this bylaw, vessels shall be classified as follows:

1. Charter Vessel

Any vessel that is used to conduct a commercial business by offering or providing any type of goods or services to the public.

2. Commercial Fishing Vessel (CFV)

- a) Any person or vessel that has been issued a current Commercial Fishing license by Fisheries and Oceans Canada or a current Aquaculture License by the Ministry of Agriculture, Food & Fisheries enabling such vessel to harvest sea products for the purposes of selling such products. For the purposes of this bylaw, the Commercial Fishing Vessel (CFV) category will include Tug Boats.
- b) For the purpose of this bylaw, other vessels used for commercial purposes not otherwise classified in this document will be included as Commercial Fishing Vessels

3. Recreational Vessel

Any vessel that is primarily used for recreational or pleasure use and does not conduct a business on board the vessel and is not involved in the harvesting of sea products for the purpose of selling such products.

3. HARBOUR AUTHORITY

1. The Harbour Authority hereby establishes berthage/moorage rates and other such rates and fees or other charges as are deemed necessary and such rates and fees or other charges are attached hereto as Schedule "A".
2. The Harbour Authority may pay out such monies as may be requisite for any expenses involved in the operation of the aforesaid facility.
3. The Harbour Authority may make any regulations necessary for the safe and efficient operation of the facilities.
4. The Harbour Authority may, by resolution, enter into a contract with an individual, individuals or a company for the management of said facilities.

4. GENERAL REGULATIONS

The following regulations apply to the facilities:

1. All persons shall abide by all applicable statutes, regulations, bylaws and policies, including the Fishing & Recreational Harbour Act and the District of Ucluelet's bylaws and policies.
2. All persons shall comply with the policy provisions of the Environmental Management Plan established by the Harbour Authority for marine facilities.
3. All persons using Ucluelet harbour facilities, whether a vessel owner, his agent, guests or members of the public, do so at their own risk, and the Ucluelet Harbour Authority shall not be responsible for any loss, damage, expense, death or injury sustained by such a person.
4. No person shall moor any boat without proper authorization of the Harbour Manager and/or authorized personnel and completion of a berthage/moorage agreement, in

the form prescribed by the District of Ucluelet, the terms and conditions of which are to be considered regulations for the purpose of this bylaw.

5. The Harbour Authority and/or its representatives are hereby empowered to move or to direct to be moved, any vessel (s) from one location at a facility to another location at a facility whenever it is deemed necessary.
6. The Harbour Authority and/or its representatives are hereby empowered to order the removal of any vessel moored directly or indirectly to the floats, which in their opinion, is in danger of sinking or is a hazard to water borne traffic. If the owner or person responsible for the vessel cannot be found, the Harbour Authority or its representatives may take any action considered necessary to correct or alleviate the matter; the cost of all such actions shall be at the owner's expense.
7. The Harbour Manager and/or authorized personnel may assign berths to vessels at the wharves and floats in such order or precedence as it deems fit.
8. The Harbour Manager and/or authorized personnel shall determine the overall length of the vessel by measuring from bow to stern adding all appendages such as swim boards, outboard motors, bow sprits and such determinations shall be conclusive.
9. No person shall berth any boat in front of any section of floats or wharves marked "loading zone" except for the purpose of loading and unloading, and such boats shall not be left unattended in the said "loading zone".
10. All vessels shall be clearly marked with name and/or registration numbers. All vessels must have an emergency contact number posted on the vessel when the owner/operator is absent.
11. No person shall leave gear, equipment, small boats or any other type of material or object on the floats.
12. If, in the opinion of the Harbour Authority and/or its representatives, any boats, gear, or personnel materials beached, abandoned, or berthed at the floats or wharf head, are considered to be abandoned or derelict, the Harbour Authority or its representatives may order the owner(s) to remove such boats, gear or materials, and if, after advertising by a notice in the local newspaper and posting a copy of such notice at the facility, such boats, gear or materials have not been removed by the owner or owners thereof within fifteen (15) days of the date of such notice, then such boats, gear and/or materials may be disposed of by the Harbour Authority or its representatives as they see fit; the cost of all such actions shall be at the owner's expense
13. No person shall remove, damage or destroy any notice posted at the harbour facilities.
14. No person shall obstruct or impede in any way the docking or undocking of any vessel in the harbour.

15. Where goods or articles fall overboard from a vessel, the master or person in charge of the vessel shall make every reasonable effort to recover those goods or articles. Where the master or person in charge of a vessel is unable to recover any goods or articles that have fallen overboard, he shall report such failure to the Harbour Manager and/or authorized personnel.
16. No person shall supply to, receive into or discharge from a vessel in a harbour or vehicle on harbour property, any gasoline or other fuel or oil.
17. No person shall dispose of garbage, sewage or wastes at a harbour except in a place specifically provided for that purpose or as directed by the Harbour Manager and/or authorized personnel.
18. No person who is the owner or operator of a vessel shall permit the vessel to leave a harbour facility until all charges payable in respect of the vessel have been paid. Owners or operators of a vessel with outstanding accounts will be refused moorage at all District of Ucluelet and Small Craft Harbour facilities until payment has been received at the District of Ucluelet Municipal Office.
19. It shall be unlawful for any person or persons to connect to any outlet for heating purposes with an extension cord other than that constructed from a single length not exceeding 125 feet (41.6 metres), of not less than #12 wire – 3 wire grounded cord.
20. It shall be unlawful for any person(s) to park or leave standing any vehicle, except for the purpose of loading or unloading, on the approach to the wharf head.
21. No person shall solicit at any harbour facility.
22. No person shall use bikes, skateboards or roller blades on wharves or floats at any harbour facility.
23. Animals must be kept on a leash at all times and owners are responsible for cleaning up after their animals at all harbour facilities.
24. No person(s) shall use a wood-burning stove or permit any other open fire on board a vessel while moored at any harbour facility.
25. No person shall put into the water any offal/waste off any dock or float from any Small Craft Harbour or District of Ucluelet facility. All offal/waste shall be removed to outside the mouth of the harbour or parallel to Francis Island.
26. No person shall leave or park a boat trailer upon any Small Craft Harbour property.

5. MOORING REGULATIONS

1. It shall be unlawful for any person to berth a derelict boat, hull, scow, log float, log or logs at harbour facilities.

2. It shall be unlawful for any person to berth a float house, houseboat, or boathouse at a Ucluelet Harbour facility, without the written permission of the Harbour Authority through a lease agreement or license issued by the District of Ucluelet.
3. No person shall permit the lines of a vessel that is berthed or moored at a harbour to be made fast to anything other than the facilities provided for berthing or mooring or permit such lines to lie across any wharf or across any channel in such a manner as to obstruct or interfere with any other vessel, vehicle, or person.
4. Where a vessel is moored in a harbour, the master or person in charge shall, where necessary, permit another vessel to move alongside and make fast to it.
5. Where two or more vessels are moored alongside one another at the same wharf, one vessel outside the other, and the vessel on the outside does not have a gangway extending to the wharf, the person in charge of the vessel lying nearer to the wharf shall allow persons on the vessel farther from the wharf free and unencumbered passage over its deck.
6. Where a vessel is made fast to or secured alongside another vessel, one vessel outside the other,
 - a) the lines of the vessel that is so made fast or secured shall not, except in an emergency, be cut or cast off by any person unless that person gives notice of his intention to do so to the master or person in charge of that vessel; and
 - b) the master or person in charge of the inside vessel, when ready to leave harbour, may move any outside vessel if the owner or persons in charge of any such vessel cannot be located, and shall re-secure said vessel to the float once the vessel has been moved.
7. A fee for connection and use of electricity services will be charged as prescribed in Schedule "A".
8. If, in the opinion of the Harbour Manager and/or authorized personnel, a vessel requires pumping out, a pump may be placed on any vessel located at the facility without fear of liability or reproach. A fee as set out in Schedule "A" attached to and forming a part of this bylaw may be levied against the owner should it be necessary to pump out a vessel with or without the owner's consent.

6. STAYING ON BOARD A VESSEL

1. Staying on board a Charter Vessel is prohibited at all harbour facilities, unless the Harbour Authority has approved the implementation of a Liveboard lease agreement for the vessel.
2. Owners, operators and crewmembers may stay aboard Commercial Fishing Vessels (CFVs) and Recreational Vessels at all harbour facilities, subject to **all** of the following conditions:
 - a. Owner, operator and crewmembers must notify the Harbour Manager of their intention to stay on board the vessel and the expected length of stay;
 - b. Maximum stay (total of all nights staying aboard at all harbour facilities) is fourteen (14) days in any rolling thirty 30 day period;

- c. The vessel must be able to move under its own power;
- d. The vessel must have holding tanks or seals placed on the toilets;
- e. No equipment or personal belongings are to be attached to or left on the docks;
- f. The area of berthage will be determined by the Harbour Manager and/or authorized personnel.

7. LIVEBOARDS

1. No person shall berth in a harbour, a vessel to be used as a residence unless **all** of the following criteria are met:
 - (a) An application for a lease agreement has been completed and forwarded to the Harbour Authority;
 - (b) Approval of the lease agreement has been granted by the Harbour Authority and such approval shall be entirely at the Harbour Authority's discretion;
 - (c) Lease fees, as prescribed in Schedule "A", have been paid in advance;
 - (d) The vessel must be able to move under its own power;
 - (e) The vessel must have holding tanks or seals placed on the toilets;
 - (f) No equipment or personal belongings are to be attached to or left on the docks;
 - (g) The area of berthage will be determined by the Harbour Manager and/or authorized personnel.
2. Vessels approved as Liveboards under a lease agreement will pay the electrical connection fees, if applicable, as set out in Schedule "A".
3. Lease fees for the first three months are non-refundable.

8. RESERVED BERTHS

1. Reserved berthage is assigned by the Harbour Manager, subject to District Policy.
2. Reserved berths are only available on a three month basis. Vessels requiring less than three months will pay the reservation fee for the entire three months.
3. Reservation fees are non-refundable.

9. CHARTER VESSELS

1. Staying on board a Charter Vessel is prohibited at all harbour facilities, unless the Harbour Authority has approved a Liveboard lease agreement for the vessel.
2. All Charter Vessels must have a valid and subsisting business license with the District of Ucluelet.
3. All Charter Vessels must have a \$2,000,000.00 liability insurance policy and supply the District of Ucluelet with a copy.
4. Charter Vessels shall pay moorage fees, electrical connection fees if the vessel requires an electrical service, and any other applicable fees, as prescribed in Schedule "A", at time of registration.

10. COMMERCIAL FISHING VESSEL (CFVs)

1. Commercial Fishing Vessels (CFVs) may sell their marine products provided the vessel has been issued a vendors license by the Department of Fisheries & Oceans and has a current District of Ucluelet Business License.
2. Commercial Fishing Vessels (CFVs) will ensure all nets and/or gear is clear and cleaned of all marine life before docking at facilities.
3. Commercial Fishing Vessels (CFVs) will pay moorage fees, electrical connection fees if the vessel requires an electrical service, and any other applicable fees prescribed in Schedule "A".
4. Any vessel/person that has been issued a Commercial Fishing Vessel (CFV) license by Fisheries and Oceans Canada or an Aquaculture License issued by the Ministry of Agriculture, Food & Fisheries that is operating as a Charter Vessel will be charged the Charter Vessel moorage rate.

11. RECREATIONAL VESSELS

1. Subject to availability, Recreational Vessels may be assigned moorage by the Harbour Manager and/or authorized personnel.
2. Recreation Vessels will pay, in advance, the applicable moorage fees, electrical connection fees if using an electrical connection, and any other applicable fees, as set out in Schedule "A".

12. WHARFAGE FEES

1. All Commercial Vessels that are utilizing Ucluelet harbour facilities for the loading or unloading of goods and/or persons at any time will pay wharfage fee(s) as prescribed in Schedule "A".
2. All Commercial Fishing Vessels (CFVs) loading or unloading goods at any harbour facility will pay the wharfage fee(s) prescribed in Schedule "A".
3. All Brokers, Buyers, Processors loading or unloading goods and/or persons at any harbour facility will pay the wharfage fee(s) prescribed in Schedule "A".
4. All Commercial businesses operating from or on board a vessel that utilize any Ucluelet harbour facilities in the course of their business activities will pay a wharfage fee prescribed in Schedule "A".
5. Subject to the approval of the Harbour Manager and/or authorized personnel, harbour facilities may be used for temporary storage or for working on gear and the fees prescribed in Schedule "A" will apply.

13. BYLAW ENFORCEMENT OFFICER

1. For the purposes of this bylaw, the designated Bylaw Enforcement Officer means any of the following;
 - a) Harbour Manager and/or authorized personnel for the District of Ucluelet
 - b) Chief Administrative Officer for the District of Ucluelet
 - c) Bylaw Enforcement Officer for the District of Ucluelet

2. The Bylaw Enforcement Officer is authorized and empowered to inspect, compel, and require that all the regulations and provisions prescribed in this bylaw are carried out.

14. VIOLATION/PENALTIES

1. No person shall prevent or obstruct, or attempt to prevent or obstruct, the Bylaw Enforcement Officer, or any other employee of the Municipality authorized to enforce the provisions of this bylaw.
2. No person shall do any act or suffer or permit any act or thing to be done in contravention of this bylaw.
3. Every person who violates any of the provisions of his bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw is liable on summary conviction to a fine of not more than two thousand dollars (\$2,000.00) and costs (including the costs of the committal and conveyance to the place of imprisonment) for each offense, and in default of payment therefore, to imprisonment of a term not exceeding six months in jail. Each day that such violation is permitted to continue shall be a separate offence.

15. TICKETING

Tickets issued for offences against this bylaw shall be in accordance with Schedule "B", attached hereto and forming part of this Bylaw.

16. SEVERABILITY

If any provision of this Bylaw is determined by a court of competent jurisdiction to be unlawful or unenforceable, that provision shall be severed from this Bylaw and shall not affect the validity of any remaining provision of this Bylaw.

17. ADMINISTRATIVE PROVISIONS:

1. Ucluelet Harbour Regulation Bylaw No. 1134, 2011 and all amendments thereto are hereby repealed.
2. This Bylaw may be cited for all purposes as "Ucluelet Harbour Regulation Bylaw No. 1276, 2020".

READ A FIRST TIME this 23rd day of June, 2020.

READ A SECOND TIME this 23rd day of June, 2020.

READ A THIRD TIME this 23rd day of June, 2020.

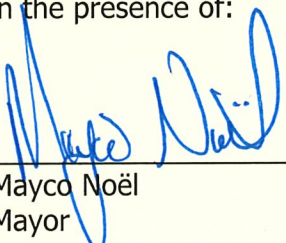
ADOPTED this 14th day of July, 2020.

A TRUE AND CORRECT COPY of the "Ucluelet Harbour Regulation Bylaw No. 1276, 2020".

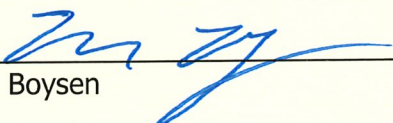


Mark Boysen
CAO

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



Mayco Noël
Mayor



Mark Boysen
CAO

Bylaw No. 1276, 2020**SCHEDULE "A"
Moorage Rates**

Rates, fees and charges at all District of Ucluelet harbour facilities including Main Street (Whiskey Dock), Ucluelet West Small Craft Harbours (Inner And Outer Boat Basins), Otter Street (52 Steps) are as follows:

MOORAGE RATES:

Any vessel/person that has been issued a Commercial Fishing Vessel (CFV) license by Fisheries and Oceans Canada or an Aquaculture License issued by the Ministry of Agriculture, Food & Fisheries that is operating as a Commercial Vessel will be charged the higher moorage rate.

CHARTER OPERATORS

Moorage Rates are charged per foot (overall length of the vessel)

Daily	Weekly	Monthly	Quarterly	Annual
n/a	n/a	\$7.30	n/a	\$46.50

**COMMERCIAL FISHING VESSELS (CFVs) and
OTHER VESSELS USED FOR COMMERCIAL PURPOSES**

Moorage rates are charged per foot (overall length of the vessel)

Small Craft Harbour facilities				
Daily	Weekly	Monthly	Quarterly	Annual
\$.20	N/A	\$3.00	\$5.50	\$15.00

Whiskey Dock facility				
Daily	Weekly	Monthly	Quarterly	Annual
\$.21	N/A	N/A	N/A	N/A

RECREATIONAL VESSEL

Moorage rates are charged per foot (overall length of the vessel)

	Daily	Weekly	Monthly	Quarterly	Annual
Oct 1 to Mar 31	\$.60	\$3.65	\$5.45	\$8.50	\$44.55
Apr 1 to Sep 30	\$.90	\$5.30	\$7.00	\$17.60	\$44.55

SEAPLANES – Moorage rates are charged for tie up periods (dropping off or picking up passengers)

2 hour period	Each Additional Hour
\$50.00	\$25.00

In addition, Wharfage Fees will apply, if applicable.

LIVE ABOARD – LEASE RATES

Lease rates for all Liveaboards approved by the Harbour Authority are payable, in advance, as follows:

Lease rates are charged per foot (length of the vessel)

Annual (in advance)
\$54.00

Lease fees for the first three months are non-refundable with the balance refunded at 85% of the unused portion.

Electrical Connection Fees are applicable if an electrical connection is required.

RESERVED BERTH

For vessels approved for a three-month Reserved Berth the following reservation fee is payable, in advance of the reserved berth being made available.

\$225.00 for up to and including three months

WHARFAGE FEES

Charter Vessels:

For Charter Vessels that have **not** paid a moorage fee within the twenty-four hour period immediately before or after loading or unloading goods and/or persons, other than owner and crewmembers, at any harbour facility, the Wharfage fee, payable in advance, is as follows:

1. Per day or part thereof \$50.00
2. Annual rate (January 1st – December 31st) \$1500.00

For Commercial Vessels that have paid a moorage fee within the twenty-four hour period immediately before or after loading or unloading goods and/or persons, other than owner and crewmembers, at any harbour facility, the Wharfage fee, payable in advance, is as follows:

1. Per day or part thereof \$25.00
2. Annual rate (January 1st – December 31st) \$500.00

Commercial Fishing Vessels (CFVs):

For Commercial Fishing Vessels (CFVs) that have **not** paid a moorage fee within the twenty-four hour period immediately before or after loading or unloading goods at any harbour facility, the Wharfage fee, payable in advance, is as follows:

Per day or part thereof	\$250.00
Annual Rate	\$2,000.00

Other Business Activities

For all other businesses operating on or utilizing harbour facilities during the course of their business activities, the Wharfage fees, payable in advance, are as follows:

Per day or part thereof	\$100.00
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ELECTRICITY (POWER) CONNECTION FEES

	Daily	Monthly
30 Amp Power	\$3.00/outlet	\$50/outlet
50 amp power	\$6.00/outlet	\$100.00/outlet

MISCELLANEOUS SERVICES, FEES AND CHARGES

1. At the discretion of the Harbour Authority, a fee may be levied if the Harbour Manager and/or authorized personnel is/are called out between the hours of 10:00 p.m. and 7:00 a.m. for any reason.

First hour	\$75.00
Each additional hour	\$50.00

2. A fee of \$75.00 will be levied per vessel pump out in addition to the Harbour Manager and/or authorized personnel call out fee, if applicable.
3. Interest at 2% per month will be charged on accounts unpaid after 30 days.
4. All fees are subject to applicable taxes.

Harbour Regulation Bylaw No. 1276, 2020

Schedule "B" Violation & Penalties

Offence	Section	Fine – First Offence	Fine – 2nd and Each Subsequent Offence
Not adhering to rules, policies & regulations	4.1	\$100.00	\$200.00
Not adhering to provisions of EMP.	4.2	\$100.00	\$200.00
Mooring without authorization or berthage agreement	4.4	\$100.00	\$200.00
Berth and/or Tie vessel at marked loading zone	4.9	\$100.00	\$200.00
Leave vessel unattended at loading zone	4.9	\$100.00	\$200.00
Vessel not displaying name, registration number, emergency contact number	4.10	\$100.00	\$200.00
Leave gear, equipment, materials on dock /float	4.11, 6.2(e), 7.1(f)	\$100.00	\$200.00
Remove, damage or destroy posted notices	4.13	\$100.00	\$200.00
Impede docking or undocking of vessel	4.14	\$100.00	\$200.00
Fail to retrieve and notify Harbour Manager and/or authorized personnel of articles falling overboard	4.15	\$100.00	\$200.00
Supply, receive into or discharge fuels or oil from a vessel without authorization	4.16	\$100.00	\$200.00
Dispose of garbage, sewage or waste inappropriately	4.17	\$200.00	\$400.00
Put offal/waste into water from any SCH or District facility	4.25	\$200.00	\$400.00
Leave harbour with outstanding payments	4.18	\$200.00	\$400.00
Connect to outlet with nonconforming cord	4.19	\$100.00	\$200.00
Leave vehicle standing on wharf head approach	4.20	\$100.00	\$200.00
Solicit at any harbour facility	4.21	\$200.00	\$400.00
Use skateboard, roller blade or bicycle on docks	4.22	\$100.00	\$200.00
Pet off-leash and non removal of feces	4.23	\$100.00	\$200.00
Use a wood burning stove or permit an open fire on board while berthed at any harbour facility	4.24	\$100.00	\$200.00
Leave or park a boat trailer upon Small Craft harbour Property	4.26	\$100.00	\$200.00
Berth a derelict boat, hull, scow, log float, log(s)	5.1	\$200.00	\$400.00
Berth a float house, houseboat, boathouse	5.2	\$100.00	\$200.00

Make fast a vessel inappropriately, permit lines to interfere with other vessels or persons	5.3	\$100.00	\$200.00
Refuse another vessel to make fast	5.4	\$100.00	\$200.00
Refuse rafted vessel passage to wharf	5.5	\$100.00	\$200.00
Cut or cast off rafted vessel without notice	5.6(a)	\$100.00	\$200.00
Exceed maximum stay at harbour facilities	6.2(b)	\$200.00	\$400.00
Vessel unable to operate under own power	6.2(c), 7.1(d)	\$200.00	\$400.00
Vessel without seal on sewer outlet	6.2(d), 7.1(e)	\$200.00	\$400.00
Berth a vessel as a residence without a lease agreement with the Harbour Authority	7.1(b), 9.1	\$200.00	\$400.00
Berth a vessel as a residence owing lease fees	7.1(e)	\$100.00	\$200.00
Commercial vessel without valid Business License	9.2	\$200.00	\$400.00
Commercial vessel without liability insurance	9.3	\$200.00	\$400.00
Commercial vessel without municipal decal	9.5	\$100.00	\$200.00
CFV selling product without vendors license	10.1	\$200.00	\$400.00
CFV selling product without business license	10.1	\$200.00	\$400.00
CFV moored with marine life in nets or gear	10.2	\$100.00	\$200.00
Unpaid wharfage fees	12.1,12.2, 12.3	\$200.00	\$400.00
Attempt to prevent or obstruct a Bylaw Enforcement Officer	14.1	\$200.00	\$400.00
Permit contravention of this bylaw	14.2	\$100.00	\$200.00