



STAFF REPORT TO COUNCIL

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

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

FILE NO: 6480-20-2020-OCP

SUBJECT: UCLUELET OCP BYLAW No. 1236, 2020

REPORT NO: 21-146

ATTACHMENTS: APPENDIX A – UCLUELET OFFICIAL COMMUNITY PLAN BYLAW No. 1236, 2020, DRAFT 7.2

RECOMMENDATIONS:

1. **THAT** staff be directed to provide an analysis of growth options informed by the *2021 West Coast Land Use Demand Study* in the context of the draft OCP; and,
2. **THAT** the draft OCP (along with the growth options) be presented for community feedback at a Committee-of-the-Whole meeting.

BACKGROUND:

The *Ucluelet Official Community Plan Bylaw No. 1236, 2020* (“**the OCP bylaw**”), has been under development since 2016 and most recently was the subject of a public hearing held May 13, 2021.

At its May 25, 2021, regular meeting Council discussed what was heard at the public hearing and directed staff to make a number of edits to the plan. At that time Council also indicated a desired timeline for the revised OCP to be brought back for further consideration in the fall. This report presents those edits to the OCP document.

Subsequently, the issue of the pace, amount and location of future growth has been raised on numerous occasions in the context of current development proposals, both by members of the public and Council. This report explores the option of seeking further discussion and input on this topic for potential incorporation into the OCP.

DISCUSSION:

Changes to the content and substance of the OCP require that second reading of the bylaw (initially given February 23, 2021) be rescinded so that the document can be amended and then given second reading with those amendments incorporated. Another public hearing will be necessary as part of the process. Council may consider whether additional public input is also desired, prior to a public hearing, as outlined in the options discussed later in this report.

A. Edits to the draft:

The Schedule C: Parks and Trails Network plan has been amended to remove the future trail lines from the Kimoto, Nakagawa and BC Packers' properties.

The potential future trails shown at the north end of Little Beach, and also on the island west of Pass of Melfort Place and Kimoto Drive (see **Figure 1** and **Appendix 'A'**) have also been removed.

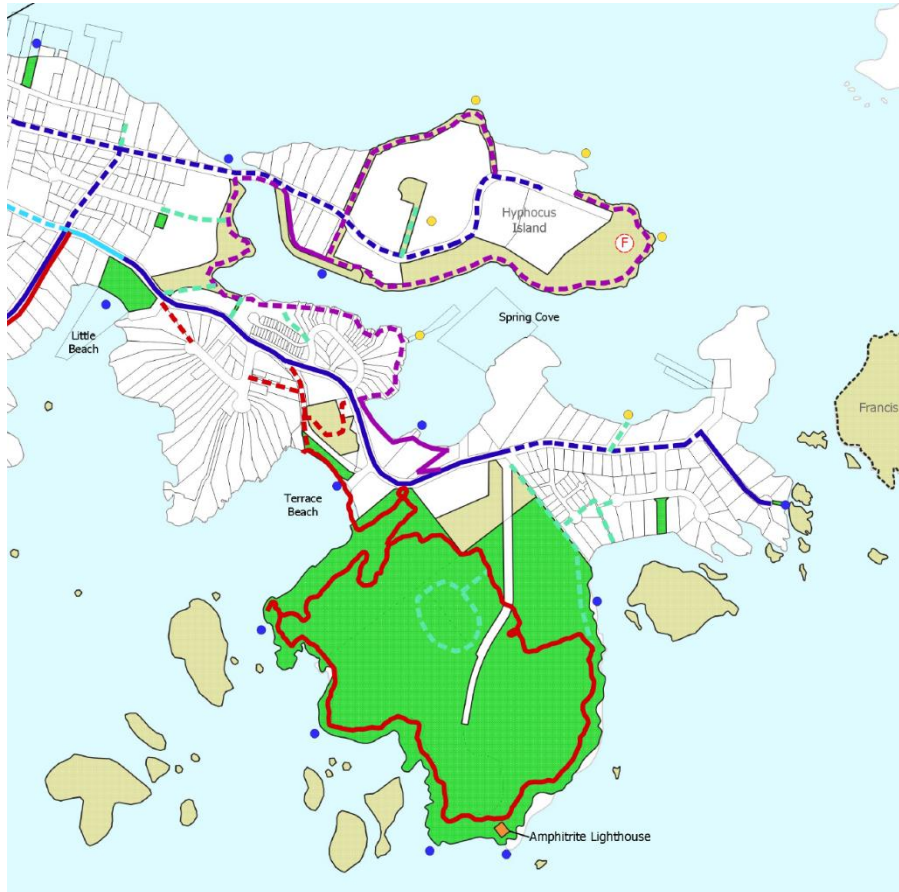


Figure 1 - excerpt from revised Schedule C:

A new policy 2.72.a has been inserted in the draft OCP document (see pages 28 and 29), which reads as follows:

***“Policy 2.72.a** Seek opportunities (for example with any future development proposal on adjacent lands) to connect a pedestrian trail from the north end of Little Beach up to the Wild Pacific Trail where it parallels Marine Drive. The trail should follow natural riparian corridors in this area, where possible.”*

The above edits follow the direction from the Council discussion in May.

B. Growth and development:

The issue of the overall pace and location of future growth has subsequently been raised on numerous occasions in the context of current development proposals, both by members of the public and Council.

While the issue of long-term growth was not a focus at the outset of this OCP review and update process, subsequent events and community experiences have perhaps brought the issue to the forefront.

The *2021 West Coast Land Use Demand Study* (LUDS) modelled three growth scenarios (low, medium and high) over a 30-year period for the communities on the west coast, including Ucluelet. This study was completed and presented to Council after the OCP bylaw initially received second reading.

It should be noted the LUDS is a study, not a policy direction.

The overall pace, location and amount of long-term growth in the community is commonly a central theme found in the policies within a community's OCP.

If Council wishes, a brief exploration of the LUDS growth scenarios in context of the draft OCP could be presented to Council for consideration and community discussion. Staff could present versions of the OCP Long Range Land Use plan (Schedule A), based on the modelling and assumptions in the LUDS, showing how the three growth scenarios might play out on the land base within the municipality over the 30-year time span considered in the OCP. The intent of this exercise would be to provide a focus for community discussion and, ultimately, direction by Council.

Ucluelet has a significant land base within the municipal boundaries that could potentially be developed. Adopting an OCP that accurately reflects the community's desired long-range vision for how much development is supported – and its acceptable locations – is important for community certainty and the long-range planning of municipal infrastructure, and its financing. The draft OCP already contains policies that would lead the District to defining in more detail its approach to managing the pace of growth in a regional context (see page 93). This is future work that would follow adoption of the OCP and might take place over the next two or three years – depending on Council priorities and also on regional partners. What is being suggested now is an immediate first step of exploring how much growth the community supports. This could inform current infrastructure planning and also those conversations on the regional scale.

Acknowledging the timeline of this OCP review and update, staff do not wish to unduly prolong the process; however we raise this issue because it appears to be a primary community concern, and because there is still an opportunity to include this analysis for consideration by Council and the community as part of the current process.

OPTIONS AND NEXT STEPS:

Having received an edited draft OCP, based on the direction of Council following the public hearing held in May, Council can provide direction on: first, whether to include additional analysis of growth options; and second, whether additional public input is desired before a public hearing.

The steps below, starting with the Council motions as recommended at the outset of this report, would include the additional analysis of growth scenarios and then include additional public input. Note the bulleted motions in steps C through H below would be considered at an appropriate later date:

Step	Council motion	Date (tentative)
A	1. THAT staff be directed to provide an analysis of growth options informed by the <i>2021 West Coast Land Use Demand Study</i> in the context of the draft OCP;	Oct. 12
B	2. THAT the draft OCP (along with the growth options) be presented for community feedback at a Committee-of-the-Whole meeting.	Nov. 2
C	<input type="checkbox"/> that, following the COW meeting, Council provide direction on edits to the draft OCP;	Nov. 9
D	<input type="checkbox"/> that second reading of the bylaw be rescinded;	
E	<input type="checkbox"/> that the draft OCP then be amended;	
F	<input type="checkbox"/> that the bylaw be given second reading as amended and then referred to a public hearing.	
G	<input type="checkbox"/> Public Hearing	Dec. 1
H	<input type="checkbox"/> Consider 3 rd reading & Adoption	Dec. 14

[Recommended]

Staff are recommending the above approach. The timeline is tentative (and tight) and can be adjusted - but could see the OCP adopted before the end of this year.

Alternatively, Council could consider taking the draft OCP in its current form directly to a public hearing. In that case Council could consider the following motions:

3. THAT second reading of *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be rescinded;
4. THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be amended to include the changes as attached in Appendix A to the staff report dated October 12, 2021;
5. THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be given second reading as amended; and,
6. THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be referred to a public hearing.

In this case a public hearing could be held in mid to late November.

Another option would be seeking additional public input on the current (revised) draft OCP without additional analysis by sending it to a Committee-of-the-Whole meeting for further discussion prior to sending it to a public hearing. In that case, Council could consider the following two motions (with the other bulleted motions to follow at an appropriate later date):

7. THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be amended to include the changes as attached in Appendix A to the staff report dated October 12, 2021;
8. THAT the draft OCP be presented in a walk-through display ahead of a Committee-of-the-Whole meeting devoted to presentation, questions and discussion on the draft OCP (essentially, a Covid-safe alternative to a typical open house);
 - THAT, following the COW meeting, Council provide direction on any further edits to the draft OCP;
 - THAT second reading of *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be rescinded;
 - THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be amended to include the changes directed by Council;
 - THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be given second reading as amended; and,
 - THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be referred to a public hearing.

This approach could follow a similar timeline as for the recommendations 1 and 2, above.

Respectfully submitted: Bruce Greig, Director of Community Planning
Duane Lawrence, Chief Administrative Officer