



REGULAR MEETING OF COUNCIL
Tuesday, December 12, 2017 @ 7:30 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	
2.1. Council would like to acknowledge the Yuułu?i?ath First Nations on whose traditional territories the District of Ucluelet operates.	
3. ADDITIONS TO AGENDA	
4. ADOPTION OF MINUTES	
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6. MAYOR'S ANNOUNCEMENTS	
7. PUBLIC INPUT, DELEGATIONS & PETITIONS	
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10. COUNCIL COMMITTEE REPORTS

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

- Vancouver Island Regional Library Board - Alternate
- Harbour Advisory Committee
- Aquarium Board
- Seaview Seniors Housing Society
- Education Liaison

=> *Other Reports*

10.5 Mayor Dianne St. Jacques

- Alberni-Clayoquot Regional District Board
- West Coast Committee
- Airport Committee
- Coastal Community Network
- Groundfish Development Authority
- DFO Fisheries Committees for Groundfish & Hake
- Regional Fisheries Committees
- Pacific Rim Arts Society
- Whale Fest Committees
- Ucluelet Health Centre Working Group

=> *Other Reports*

11. REPORTS

- | | | |
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- 12. LEGISLATION
- 13. LATE ITEMS
- 14. NEW BUSINESS
- 15. QUESTION PERIOD
- 16. CLOSED SESSION

- 17. ADJOURNMENT

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, November 28, 2017 at 7:30 PM

Present: **Chair:** Mayor St. Jacques
 Council: Councillors McEwen, Oliwa, Mole, and Noel

Staff: Mark Boysen, Chief Administrative Officer
 Carolyn Bidwell, Chief Financial Officer
 Darcey Bouvier, Recording Secretary

Regrets:

1. CALL TO ORDER

1.1 **Mayor St. Jacques called the regular meeting to order at 7:34 p.m.**

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

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

3. ADDITIONS TO AGENDA

4. ADOPTION OF MINUTES

4.1 **November 14, 2017 Regular Minutes**

- Under the West Coast Multiplex Society, it should read: Met with both MP Gord Johns and MLA Scott Fraser.

2017-299

It was moved by Councillor McEwen and seconded by Councillor Mole

THAT Council approve the November 14, 2017 Regular Minutes as amended.

CARRIED.

5. UNFINISHED BUSINESS

6. MAYOR'S ANNOUNCEMENTS

7. PUBLIC INPUT, DELEGATIONS & PETITIONS

7.1 Public Input

7.2 Delegations

Dr. Paul Hasselback, Island Health Re: Health at the Local Level

- Format in which Island Health presents their Local Health Area Profiles (LHA) has changed.
- New report style, more data, more time trends, more comparisons.
- Request by Council approximately four years ago to the Province, in conjunction with the District of Tofino, to redefine the geographical areas. They are working very diligently to get that done. They took that request and directed to the entire Province to redefine those boundaries. Looks like the West Coast, which would include Bamfield, would be segregated from the Alberni Valley in the future.
- Provided data specific to the Alberni Valley
- Public health items for Council to consider include: completion and implementation of the Alberni transportation strategy and West Coast transit study; considering developing alcohol, drug and cannabis municipal action plans; poverty reduction activities; continued support for child and youth programming to reverse vulnerability trend; continued support of Alberni Clayoquot Health Network and the Coastal Family Resource Coalition.

8. CORRESPONDENCE

8.1 Protocol Agreement Signing Event Marcie DeWitt, Alberni Clayoquot Health Network

- Councillor McEwen noted the location of the meeting will be determined mid-December.

2017-300

It was moved by Councillor Mole and seconded by Councillor McEwen
THAT Council attend the Protocol Agreement signing event January 19, 2018 at 5:00 p.m.

CARRIED.

8.2 Appointment to the 2018 Vancouver Island Regional Library Board Rosemary Bonanno, Executive Director

2017-301

It was moved by Mayor St. Jacques and seconded by Councillor Noel
THAT Council appoint Councillor McEwen to continue her participation on the

Board of Trustees of Vancouver Island Regional Library for 2018.

CARRIED.

9. INFORMATION ITEMS

10. COUNCIL COMMITTEE REPORTS

10.1 Councillor Sally Mole
Deputy Mayor April – June

Westcoast Community Resources Society

- Welcome Bay facility coming along nicely. Hopefully to be completed in approximately 3 weeks, with tenants in by January 01, 2018.

Recreation Commission

- Met November 15th, formal minutes will be available at the next Council meeting.
- Bike park presentation; improvement suggestions included starting with a pump track.
- The Commission will be volunteering at the Breakfast with Santa event on Saturday, December 9th at the Ucluelet Community Centre. This is a Chamber of Commerce fundraiser which will split the profits.
- The Commission is wanting to participate in the Parks and Recreation budget process, to liaise with Coordinator.

=> Other Reports

- Service Canada will be attending the Ucluelet Community Centre on December 11, 2017 at 11:00 a.m. Residents will be able to access services that are normally offered at the local Service Canada Centre in Port Alberni.

10.2 Councillor Marilyn McEwen
Deputy Mayor July – September

West Coast Multiplex Society

- The survey closed on November 24, 2017. VIU students picked up the surveys and propose to have the final survey report to the Alberni-Clayoquot Regional District on December 13, 2017.

Wild Pacific Trail Society

- Met November 15, 2017. The Bog Trail is almost complete; hoping to have it complete in the New Year. Oyster Jim has completed all the gravel; view points and widening the trail are still left to do. Looking at having a ribbon cutting event in early Spring to officially open the trail.

Oyster Jim to work on Spring Cove.

Looking at working on an another addition to the Ancient Cedars Loop.

Education Committee reported over 800 people participated in the guided walks this summer.

Silva Johansson was approached to create a bog interpretive walk, funds come from the CBT Grant and the Trail Society will be utilized.

Pumpkins in the Mist was a Halloween themed walk on October 29, 2017 with 560 attendees. A survey was distributed at the event, on how people feel about an educational centre on the Wild Pacific Trail.

First review of 2018 budget, likely to be approved in January.

Looking to replace a lot of their large signs to include the new Spring Cove section. Asked the District if they could partially fund that project; this was referred to the budget process.

Vancouver Island Regional Library Board – Trustee

- Met on November 25 in Nanaimo.
- Branch Activity Highlight Report and use year-to-date metrics from September 2016 to September 2017. 7% increase in membership in Ucluelet. 107% increase in the number of programs to 54% more attendees and a 283% increase in the number of children's programs to 97% more attendees.

Presented their 3rd Quarter Finance Report

Provided Facility Projects update; looking at providing prefabs for some of the more rural locations for 2018; these include Masset, Sandspit, Sayward and Tahsis. Tofino is also in line for a new facility; 3 potential sites with discussion to have a mixed use building on one those sites.

2018 Board meeting schedule was adopted.

Provided a Workplace Violence Health and Safety report.

Nanaimo incident involving a knife and smashed computer; increased signage, invested in security monitors, and local RCMP to train staff on safety measures.

Updated their Board policy, privacy policy, internet policy with more current wording and those policies are available at every

library.

10.3 Councillor Mayco Noel
Deputy Mayor October – December

Ucluelet Chamber of Commerce

The UBER (Ucluelet Business - Retention & Expansion) event on November 14, 2017 was a success. 14 members on the advisory committee. They have hired the trainer and trainee.

West Coast Regional Wildlife working group; they are quite active on the Coast. Their next meeting is December 6, 2017 at the Toquaht Nation Government Office. Interested in going; Yuułu?iŋ?ath First Nation taking charge and definit value in partipating. Meetings will be at different Government Offices, and to keep the momentum going would like to host the meeting at the District Office.

Breakfast with Santa on Saturday, December 9, 2017 at the Ucluelet Community Centre from 8:30am - 10:30am.

There was talk of moving the Edge to Edge Marathon to October, however late June works better for planning.

Ambassador program talk.

Casino Night was on November 18, 2017. Small crowd but the event went well.

AGM January 25, 2018 from 7pm - 9pm; location TBA. Ursula is stepping down, and taking a leave until the AGM where her seat would be filled.

Tourism Ucluelet

- Tourism Tofino will not be contributing any monies to assist Tourism Ucluelet with visitor services. The Pacific Rim Visitor Centre (PRVC) is really a regional centre, and to have them not contribute for the 3rd year in a row is disappointing. The PRVC will now focus on representing the south peninsula. Council to work with Tourism Ucluelet on this further.

10.4 Councillor Randy Oliwa
Deputy Mayor January – March

Harbour Advisory Committee

- Meets tomorrow, November 29th at 7:30pm.

Aquarium Board

- AGM Thursday, November 30, 2017.
- Aquarium's Release Party is on Saturday, December 9, 2017 at 8pm

Education Liaison

- Elementary School enrollment statistics: 232 students

10.5 Mayor Dianne St. Jacques

Alberni-Clayoquot Regional District Board

- Flooding problems at Sprout Lake

Pacific Rim Arts Society

- Attended the AGM.
- They had a report from their Executive Director.
- The Missoula Theatre will be coming back to Ucluelet
- They had their elections for their Board: Myles Morrison, Sandra Hinder, Marla Thirsk, Mark Penny, Hjalmer Wenstov, Sharon Sandford and Deloras Baswick
- Signy Cohen received the annual award from the Society for her work and support of the arts. This was really well deserved.

Whale Fest Committees

- AGM was on November 16, 2017 at the Black Rock Resort
- Next year's event will be held March 10-25, 2018
- Lots of work to be done, and they are looking for Directors

Ucluelet Health Centre Working Group

- Conversation with Marie Duperreault, no current news. No movement forward until the new year when it goes to their budget process.
- Their request for proposals for Mental Health space went unanswered. They were looking for a new short-term space.
- No update on the heli-pad, but it is moving forward.
- The lab technician is gone, and they haven't been able to find someone to fill that position. Their lab hours have changed and are now limited until they can find a replacement.

2016-302

It was moved by Councillor Noel and seconded by Councillor Oliwa.

THAT Council accept all committee reports.

CARRIED.

11. REPORTS

11.1 2017/2018 DCC Review - Funding and Consultant Contract *Bruce Greig, Manager of Community Planning*

2017-303

It was moved by Councillor McEwen and seconded by Councillor Oliwa

THAT Council approve recommendation 1 of report item, "2017/2018 DCC Review - Funding and Consultant Contact" which states:

1. *THAT Council authorize staff to engage Urban Systems to complete a Development Cost Charge bylaw and consultation process, for a maximum fee of \$21,500, and approve the funding allocation as outlined within the body of this Report.*

CARRIED.

11.2 Development Permit for 266 Boardwalk Boulevard *John Towgood, Planner 1*

2017-304

It was moved by Councillor Oliwa and seconded by Councillor McEwen

THAT Council approve recommendation 1 of report item, "Development Permit for 266 Boardwalk Boulevard" which states:

1. *THAT Council approve Development Permit DP17-10 for Lot 27, Plan VIP66186, P.I.D. 023-956-925 (266 Boardwalk Boulevard).*

CARRIED.

11.3 Community Emergency Preparedness Fund and Emergency Social Services *Karla Robison, Environmental & Emergency Services Manager*

2017-305

It was moved by Councillor McEwen and seconded by Councillor Mole

THAT Council approve recommendation 1 of report item, "Community Emergency Preparedness Fund and Emergency Social Services", which states:

1. *THAT Council support Staff in the application for an Emergency Social Services (ESS) grant affiliated with the Community Emergency Preparedness Fund (CEPF) that is administered by the Union of British Columbia Municipalities (UBCM) for the amount of \$16, 499.42.*

CARRIED.

11.4 2017 Holiday Season Office Hours *Mark Boysen, Chief Administrative Officer*

2017-306

It was moved by Councillor Noel and seconded by Councillor McEwen

THAT Council approve recommendation 1 of report item, "2017 Holiday Season Office Hours", which states:

1. *THAT Council authorize the closure of the Municipal Hall, Community Centre and the Public Works and Parks departments for the 2017*

holiday season.

CARRIED.

12. LEGISLATION

13. LATE ITEMS

14. NEW BUSINESS

14.1 Councillor Noel

- Requested to attend the West Coast Regional Wildlife Working Group on December 6, 2017 at the Toquaht Nation Government Office and to host the next meeting.
- Spoke to Susan with the Community Forest Association and will be receiving information on best practices from their Board of Directors. Will also provide Mark Boysen, CAO with her contact information for future communications.
- Spoke to the issue of housing in Ucluelet, and is looking for support on secondary dwellings on existing properties. Requesting a motion to request Staff to provide Council with current bylaws and regulations. Mayor St. Jacques advised Staff is already working on putting together an affordable housing committee report with recommendations. Mark Boysen, CAO advised more information will be available at the December 12, 2017 Regular Council meeting.
- Questioned if there were any updates on the Highway construction. Mark Boysen, CAO advised that the Ministry of Transportation will be appearing as a Delegation at the December 12, 2017 Regular Council meeting.

2017-307

It was moved by Councillor Noel and seconded by Councillor McEwen

THAT Council support Councillor Noel's request to attend the West Coast Regional Wildlife Working Group on December 6, 2017 at the Toquaht Nation's Government Office.

CARRIED.

2017-308

It was moved by Councillor Noel and seconded by Councillor McEwen

THAT Council support Councillor Noel's request to host and provide lunch for the January meeting for the West Coast Regional Wildlife Working Group.

CARRIED.

14.2 Councillor Oliwa

- Attended the Tofino Housing weekend; they hired Ian Scott. They are doing great work there and it would be nice to work with what they are doing and make it a priority here too.
- Raised concerns about the lack of new line painting on the

highway.

- Questioned if the Coast Smart signage has arrived yet. Karla Robison, Environmental & Emergency Services Manager advised they have been ordered.

2017-309

It was moved by Councillor Noel and seconded by Councillor McEwen

THAT Council direct Staff to contact EMCON to discuss line painting on the highway, especially the white line for safety purposes.

CARRIED.

14.3 Councillor Mole

- Discussed the topic of street lights and the amount of street lights that are currently burnt out, or not working correctly. Mark Boysen, CAO advised that he is currently working with Staff to address this issue.

2017-310

It was moved by Councillor Oliwa and seconded by Councillor Mole

THAT Council save \$2,500 by declining Urban System's initial presentation to Council to reduce the maximum fee to \$21, 500.

CARRIED.

15. QUESTION PERIOD

15.1 Council received questions and comments from the public pertaining to:

- Tofino's lack of investment in The Pacific Rim Visitors Centre and future partners/investors.

16. CLOSED SESSION

17. ADJOURNMENT

17.1 Mayor St. Jacques adjourned the regular meeting at 9:14 p.m.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, November 28, 2017 at 7:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

Dianne St. Jacques
Mayor

Mark Boysen
CAO

Subject: District of Sicamous - Prevention of Quagga and Zebra Mussels
Attachments: 2017-11-29 - Invasive Mussels Letter Template

From: DCO
Sent: Thursday, November 30, 2017 1:30 PM
Subject: District of Sicamous - Prevention of Quagga and Zebra Mussels

Dear member cities,

On behalf of the District of Sicamous please find attached a copy of a letter sent to Honourable Heyman, Minister of Environment and Climate Change Strategy regarding the prevention of quagga and zebra mussels.

Mayor and Council are requesting your support in this action. A template letter has been attached for convenience.

Thank you on behalf of Mayor and Council,

Julia



Julia Payne, Deputy Corporate Officer
District of Sicamous | Box 219, 446 Main Street | Sicamous, BC V0E 2V0
t: [250-836-2477](tel:250-836-2477) | f: [250-836-4314](tel:250-836-4314)

Please consider the environment before printing this email and any attachments.

The information contained in this communication is confidential and intended only for the use of those to whom it is addressed. If you have received this this communication in error, please notify me by telephone (collect if necessary) or email and delete this communication, attachment, and any copies. Thank you.

District of Sicamous

446 Main Street
 PO Box 219
 Sicamous, BC
 V0E 2V0

T: 250 836 2477
 F: 250 836 4314
 E: info@sicamous.ca
 sicamous.ca



November 29, 2017

Honourable George Heyman
 Minister of Environment and Climate Change Strategy
 Via E-mail: ENV.Minister@gov.bc.ca
 PO Box 9047 Stn Prov Govt
 Rm 112, Parliament Buildings
 Victoria, BC V8W9E2

Re: Prevention of Quagga and Zebra Mussels

Dear Honourable Heyman,

On behalf of the District of Sicamous we write to express our concern about the threat of Quagga and Zebra mussels. Sicamous submitted a resolution at UBCM that was endorsed requesting more funding from the Provincial Government to increase awareness and Education for the threat of Quagga and Zebra mussels into BC Lakes.

The effects to ALL BC Lakes would be devastating:

- Zebra and quagga mussels filter water to the point where food sources such as plankton are removed, altering food webs. This also causes clearer water, allowing sunlight to penetrate deeper, increasing growth of aquatic vegetation. One mussel can produce one million mussels per year.
- Impact fish and wildlife by increasing toxic algal blooms.
- Large colonies affect spawning areas, impacting the survival of fish eggs.
- Affects recreational activities by cutting swimmers feet as a result of their sharp shell
- Non-reversible once infested with mussels, all BC Lakes will be contaminated and there is currently no solution to destroy them.
- Cost to British Columbia will be Billions, to government, taxpayers and businesses if mussels manage to get into our eco-system
- Eco-system compromised, water intakes plugged, fish destroyed, beaches destroyed
- No long-term research provided on drinking water quality
- Negative tourism impact

Solutions:

- Guard the borders - cost British Columbia Millions to guard the borders 24/7 365 days per year to prevent infestation or Boat border crossing hours, that work.
- Train border patrols - this is a serious issue, they must collect the correct information from boaters (of all kinds such as zodiacs, blow up paddle boards)

- More conservation officers, with more authority
- This is no longer a campaign, it should now be a department of the government with funding to continue prevention
- This is no longer a provincial problem, it is a federal problem, lakes that are contaminated in Canada should not be allowed to let boats leave without inspection to prevent contaminating other lakes.
- Transport Canada should now prevent float planes from hopping provinces and states
- Education – Major Media campaign announcing BC’s commitment to keep our waters pristine. TV, Billboards, News paper, social media
- All Municipalities and Regional Districts should run a banner on their website home pages – “British Columbia is Committed to keeping their lakes Quagga and Zebra Mussel free. Please respect our Lakes and boarder crossing patrols, STOP at the boat inspection stations”. This should have a link to a website explaining the seriousness of this issue, and explain fines for breaking the law by transporting invasive species.
- All British Columbia tourism sites should also announce and run the banner on their sites. Tourism will stay healthy if BC lakes stays healthy.
- Boaters registration, should include education
- Immediate allocations of funds dedicated to research, to enable BC biologists to work on a solution with Manitoba & US studies research groups. Let’s work on removing them, together.
- Collaborate with infested US bordering Lakes on research and prevention of cross contamination.
- Collaborate with Alberta and Saskatchewan to stay mussel free

Funding:

BC government will find the funds (billions) if we lose the battle against mussels, as we’ll need to manage the problem. This is how can we help fund the prevention now (millions):

- Out of province user pay at all BC boat ramps
- Lake passes for BC boaters
- All fines are allocated back to the program
- Boat registration increase some funding back to project

Thank you for your consideration of this issue.

Regards,



Terry Rysz, Mayor
DISTRICT OF SICAMOUS

Cc: Mark Zarcharias, Deputy Minister (via email: DM.ENV@gov.bc.ca)
Wendy Booth, UBCM President (via email: wndbooth@gmail.com)
UBCM Members (via emails)

DATE, YEAR

Honourable George Heyman
 Minister of Environment and Climate Change Strategy
 Via E-mail: ENV.Minister@gov.bc.ca
 PO Box 9047 Stn Prov Govt
 Rm 112, Parliament Buildings
 Victoria, BC V8W9E2

Re: Prevention of Quagga and Zebra Mussels

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- Out of province user pay at all BC boat ramps
- Lake passes for BC boaters
- All fines are allocated back to the program
- Boat registration increase some funding back to project

Thank you for your consideration of this issue.

Regards,

Cc: Mark Zarcharias, Deputy Minister (via email: DM.ENV@gov.bc.ca)
 Wendy Booth, UBCM President (via email: wndbooth@gmail.com)
 UBCM Members (via emails)

Subject: December 14, 2017, submission of Correspondence
Attachments: Open Letter to the Tofino Mayor and Council.pdf; Jerry Flynn - Biography.pdf; 5G Is An International Health Crisis In The Making.pdf; Telus is misleading people in many regards.pdf; Testimony of Mr. Frank Clegg, CEO, Canadians For Safe Technology..pdf

From: Peter B.
Sent: Monday, December 04, 2017 9:59 AM
Subject: Fwd: December 14, 2017, submission of Correspondence

Good morning.

I March 2012 I was a delegate making a presentation to the Mayor and Council in Ucluelet on the health hazards of "smart meters".

The correspondence I am forwarding to you now to the attention of your Mayor and Council is just as relevant to your community as it is Tofino and every other community anywhere. I have made comments in my letter to our Mayor directly which obviously does not apply to you.

This is an "Open correspondence" and as such should be shared with everyone at any time.

Thank you for your assistance.

Sincerely

A handwritten signature in blue ink, appearing to read 'Peter B. Boulton', with a long horizontal flourish extending to the right.

Peter B. Boulton
360 Gibson St.
Tofino, BC.

December 4, 2017

Open Correspondence To the Attention of the Tofino Mayor and Council

Since my presentation as a delegate in November 2011 to Mayor Perry Schmunk and the still current Councillors, Al Anderson, Cathy Thicke, Duncan McMaster, Dorothy Baert and Ray Thorogood I have endeavored to inform and educate on the subject of the non-thermal effects of electro magnetic radiation (EMR) and Radio Frequency Radiation (RF). I covered this subject over a period of many comprehensive monthly updates on the topic of "smart meters" in particular but all was relevant to EMR and RF harm. You may recall I discussed the hazardous bio-impacts on female and male reproductive organs, fetuses in the womb, and the much thinner skulls and rapidly dividing cells of infants and children. The birds, bees, amphibians and other wildlife are known to be even more vulnerable to this pollution because of their rapid metabolisms and much smaller body mass. This wildlife is disappearing in abnormal numbers.

Every concern I cited in these regular reports has come to pass and was sufficient knowledge to provide Council with the foresight to be cautious with and about EMR infrastructure when the need arose.

On or about last January, 2017 Telus approached the current council behind closed doors in an "open camera" session, requiring the signing of a Non-Disclosure Agreement (NDA) which I believe is contrary to the Community Charter. What this tactic did however was provide Telus with protection of the available, but corporately one sided, Freedom of Information Act (FOIA) wall of secrecy. This should never have been accepted by Council and has deprived the residents of their community with Council transparency.

What I present, and in many instances repeat, to the Mayor and Council are more than sufficient objective reasons for concern that should be reiterated to Telus in order to refuse the proposed installation of a cell tower just outside of our town. The information I am providing still remains "the tip of the iceberg" of the scope of this subject.

What is Safety Code 6?

Thermal vs. Non-Thermal Radiation

Safety Code 6 (SC6) was created in 1966 for federal employees and visitors long before Wi-Fi and cellular phones and cell phone towers existed and has not had any mayor revisions in over 30 years. It is based solely on the effects of and safety from the effects of thermal radiation and therefor has no relevance in any argument defending non-ionizing (non-thermal) radiation health concerns, yet it still remains the only excuse used by those who defend the safety of wireless technology.

I have permission once again to quote the highly reputable and knowledgable Mr. Jerry Flynn in comprehensively answering this question. His biography is attached as a separate document.

Firstly some clarification by definition :-

- a) 'Radiation,' in this context, means 'energy' in the form of electric and magnetic fields (EMFs) which travels at the speed of light. This radiation is categorized by its frequency, i.e., Radio Frequency (RF) or Extremely Low Frequency (ELF) electromagnetic field (EMF) radiation. RF EMF (which includes microwave frequencies) is emitted by all wireless radio products/devices – baby monitors, Smart meters, 'smart' appliances, cell phones, cordless phones, cell phone towers, Wi-Fi routers, Bluetooth, tablet and laptop computers, PCs, Wi-Fi and Wi-MAX zones, AM and FM radio and TV towers, Amateur Radio towers, CB radios, etc. ELF (also known as Powerline (60 Hz) Frequency) EMF, is present in anything in which 60 Hz electricity flows, e.g., overhead power transmission and distribution lines, substations, power transformers, 'smart' meters, household electricity and appliances, electric vehicles, tools, machinery, etc.
- b) Thermal vs non-thermal EMFs. Both ELF and RF technologies emit non-thermal EMFs, i.e., radiation which does not heat the skin and cannot be detected by the body's own senses (sight, smell, taste, hear or touch)! Because Health Canada and their equally corrupt colleagues refuse to acknowledge / admit that there are harmful non-thermal effects to EMF, this gives a 'green light' to Industry to freely manufacture and sell their extremely profitable but hazardous electrical and wireless products to an ignorant, trusting and helpless public, or use it themselves (referring to 'smart' meters, which are fraught with hazards, not just radiation).

Protectors of 'Public Health and Safety in Canada'

In British Columbia, as in all jurisdictions throughout Canada, people rely on the Provincial Health Officer (PHO) and Health Canada to protect them from ELF and RF EMFs. BC's PHO (who has been BC's PHO since the position was established, in 1999). This man lacks any meaningful education or qualifications in this highly specialized field, leaving him no recourse but to simply echo whatever corrupt Health Canada says on any aspect of non-ionizing radiation, thermal or non-thermal. This means that British Columbian's, like the entire population of Canada, are now – and have always been - at the sole mercy of a corrupt Health Canada Radiation Protection Bureau, which only supports industry!

Note: Municipal and Regional Governments need to realize that Health Canada, like its equally corrupt colleagues in the other so-called International Regulatory Agencies will not publicly acknowledge or admit that:

- a. ELF EMFs are harmful to humans (HC follows the irresponsibly high and extremely dangerous recommendations of ICNIRP {See Annex A}).
- b. RF EMFs produce non-thermal effects which are known to be biologically harmful to humans and their health; and,

- c. There exists a serious debilitating condition known today as electro-hypersensitivity or "EHS." First discovered by German scientists in 1932, scientists now say that it afflicts 5%–10% of the world's entire population!

Innovation, Science and Economic Development Canada (ISED)

While health and public safety are not part of ISED's mandate, it is inexcusable, reprehensible and, in this writer's view, criminal beyond belief, that ISED allows Industry to use that portion of the radio spectrum which, in 1994, the US Military stated was: "The most dangerous to humans as they (these frequencies) penetrate all organ systems of the body and therefore put all organ systems at risk (specifically mentioning 1-5 GHz)"! [14] Also, Robert C. Kane, a senior Motorola scientist, who died from brain tumor (prompting him to sue Motorola, albeit unsuccessfully, said that frequencies 700 MHz to 1 GHz interact most efficiently with human tissue to yield the greatest energy absorption. [15]

In closing, municipal governments now know that, since the 1960s, Health Canada's Radiation Protection Bureau has allowed itself to be 'captured' by the US military and electric power utilities and telecommunications companies! Municipal governments now realize that B.C.'s PHO is totally unqualified – and therefore - incapable of protecting the public from EMFs (both ELF and RF)! Worse still, since 1999, he has accepted, defended and echoed whatever Health Canada has said about the alleged 'safety' of both ELF and RF EMF! Knowing this, and recalling that, in 2011, the Government of BC signed a 10-year, potentially \$1-Billion contract with Telus Corp for the latter to upgrade the province's telecommunications, every person in B.C. should be extremely concerned for their and their family's health and safety! They should also be outraged to know that governments – at all levels - have betrayed them! In effect, the Government of BC has given Telus a 'green light' to install wireless technology in all government buildings, including cancer clinics, hospitals, schools, etc.!

Time is rapidly running out! Local governments must act NOW and QUICKLY to educate themselves about the potential hazards of "5G" (fifth generation) technology, which the telecom industry is poised to install across the province. In fact, Tofino is reported to already have it installed by Mascon! These new, much higher 5G microwave frequencies have never been independently tested to prove they will not cause adverse biological and/or health effects to people! Local governments must realize that, by allowing telecom companies to install "5G" technology, they are stripping themselves of any authority they currently have as to where and how many microcell towers and/or transmitters can be placed! Lastly, it should be noted that the US military uses similar microwave frequencies in their electronic warfare weapons for crowd control; these frequencies can burn the skin, causing excruciating pain!"

Sincerely,

J.G. "Jerry" Flynn, Captain (Retired)

5181 Gainsburg Road,

Bowser, BC, V0R 1G0

References

- [1] <http://www.saferemr.com/2017/09/5G-moratorium12.html>
- [2] <https://emfscientist.org/>
- [3] <http://mieuxprevenir.blogspot.ca/2017/06/international-emf-expert-group-to.html>
- [4] <https://www.spandidos-publications.com/10.3892/ijo.2017.4046>
- [5] <http://www.stralskyddsstiftelsen.se/wp-content/uploads/2017/03/Reykjavik-Appeal-170224-2.pdf>
- [6] <http://weepnews.blogspot.ca/2016/09/weep-news-we-are-evidence-modern-life.html>
- [7] http://www.albany.edu/ihe/assets/Scientist_Declaration.pdf
- [8] <http://electromagnetichealth.org/wp-content/uploads/2011/03/Karolinska.pdf>
- [9] <http://bc.ctvnews.ca/telus-signs-tentative-1b-contract-with-b-c-gov-t-1.663663>
- [10] http://www.rainforestinfo.org.au/good_wood/emr_fact.htm
- [11] http://www.emrpolicy.org/litigation/case_law/docs/noi_epa_response.pdf
- [12] <https://washingtonenvironmentalprotectioncoalition.org/3-how-growler-jets-harm-people/3-4-how-electromagnetic-radiation-harms-people>
- [13] <https://eduresearcher.com/2017/08/22/sb649/>
- [14] <http://assassinationscience.com/EMP5.htm>
- [15] http://www.icems.eu/docs/Robert_C_Kane.pdf

Non-Thermal effects are much more numerous and biologically significant. Health Canada has admitted in Court testimony that their Safety Code 6, and it's scope had not regarded non-thermal effects at all. However, in the European Union non-thermal effects have been extensively examined for more than 10 years through their Council, after parliamentary committee research, as well as observed by tens of thousands of medical practitioners in dozens of countries from their diagnosis of their patients). As a result, the European guidelines, since 2011, have established an exposure limit of 0.1 microwatt/cm², contrary to Canada's Safety Code 6 which remains at 600.0 to 1,000 microwatts/cm². What do they know that Canada has ignored?

The Health Canada did however determine that 36 studies were of "sufficient quality for inclusion in the Risk Assessment of Safety Code 6" in the following categories:"

- Cancer is linked in 6 studies,
- Brain/nervous system impacts in 13,
- Biochemical disruption in 16 and
- Development and/or learning behaviour impacts in 7.

However all requests for a public disclosure of the "Weight of Evidence" criteria used to dismiss these studies have been ignored by Health Canada in favour of industry funded studies. All of these studies, along with two requested scientific reports disputing Safety Code 6, were dismissed by Health Canada without showing cause.

This hyperlink will take you to a [Declaration signed by 60 non-industry funded scientists who in July of 2014 called for the protection from radiofrequency radiation exposure.](#)

Testimony from world renowned experts to the Parliamentary Health Committee

[Damaged and reduced sperm](#) (1)

[Damaged and reduced sperm](#) (2)

[ADHD-like symptoms in offspring when pregnant mice exposed to cell phones](#)

[Dr. Anthony Miller, visiting senior scientist World Health Org., U. of Toronto](#)

Links to brain cancer referencing Swedish and French studies

<http://www.ncbi.nlm.nih.gov/pubmed/23261330>

<http://www.ncbi.nlm.nih.gov/pmc/articles/PMC4211006/>

<http://oem.bmj.com/content/early/2014/05/09/oemed-2013-101754>

[Overview of recent information re breast cancer](#)

Dr. Riina Bray, Women's College Hospital, Dr. Magda Havas, Trent Univ.

[http://www.parl.gc.ca/HousePublications/Publication.aspx?](http://www.parl.gc.ca/HousePublications/Publication.aspx?DocId=7945128&Language=E&Mode=1&Parl=41&Ses=2)

[DocId=7945128&Language=E&Mode=1&Parl=41&Ses=2 at time 1530](#)

[http://www.parl.gc.ca/HousePublications/Publication.aspx?](http://www.parl.gc.ca/HousePublications/Publication.aspx?DocId=7936469&Language=E&Mode=1&Parl=41&Ses=2)

[DocId=7936469&Language=E&Mode=1&Parl=41&Ses=2 at time 1555](#)

[Electrosensitivity can affect 3% of the population in the short term and up to 30% in the long term](#)

Proof of DNA damage

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2999986/>

<http://www.ncbi.nlm.nih.gov/pubmed/19268550>

[Dr. Martha Herbert PhD., M.D. Harvard Medical School](#)

Links to autism

<http://www.ncbi.nlm.nih.gov/pubmed/24095003>

<http://www.ncbi.nlm.nih.gov/pubmed/24113318>

This is a long and tedious read but by going to the site one will notice how comprehensive Health Canada's evaluation process is totally corrupt.

[Health Canada's recent review of Safety Code 6 fails all major criteria for the evaluation of scientific evidence based on international best practices](#)

Health Canada wasted over \$100,000.00 of Taxpayers money. The Royal Society (RSC) Report is not an independent review.

- [The RSC Expert Panel was conflicted; half of the panel members have strong financial ties to industry.](#)
- [The original Royal Society panel chair resigned only after the CMAJ reported an undisclosed conflict of interest.](#)
- [The RSC invited Dr. Anthony Miller and Dr. Martin Blank as peer reviewers of the report. Their input challenging the report results was ignored.](#)

Cell Phone Tower Health Concerns

The safety of cell phone towers has been the subject of extensive scientific debate for years. Health concerns are becoming more prevalent and there is a fast growing body of scientific evidence that the electromagnetic radiation they emit, even at low levels, is dangerous to human health. Yet the Canadian cell phone industry is expanding quickly, with over 13,000 cell phone towers now up across the country. This is expected to increase ten-fold over the next five years. The industry has set what they say are "safe levels" of radiation exposure, but there are a growing number of doctors, physicists, and health officials who strongly disagree, and foresee a public health crisis. These towers emit radio frequencies (RF), electromagnetic radiation (EMR), for a distance of up to 4 kilometers. (Yet Telus has only handed out notices to residents within 200 meters of the proposed site.) They are essentially the same frequency radiation as microwaves in a microwave oven. Studies have shown that even at low levels of this radiation, there is evidence of damage to cell tissue and DNA, and it has been linked to brain tumours, cancer, suppressed immune function, depression, miscarriage, Alzheimer's disease, and numerous other serious illnesses. [1]Children are at the greatest risk, due to their thinner skulls, and rapid rate of growth. Also at greater risk are the elderly, the frail, and pregnant women. 100 physicians and scientists at Harvard and Boston University Schools of Public Health have called cellular towers a radiation hazard. And 33 delegate physicians from 7 countries have declared cell phone towers a "public health emergency". With an explosively emergent \$45 billion dollar a year industry at stake in North America, critics have stated telecommunications companies studies are going to show whatever they want them to show"

Our federal government a.k.a. Health Canada also once told us that asbestos, cigarettes, thalidomide, and the blood supply were "safe", which were later found to be harmful. You can bet that their studies are going to show whatever they want them to show.

The current Canadian standard for radiation exposure from cell phone towers is 600 -1,000 microwatts per sq. cm. (mW/cm²). This remains among the least protective in the world. More progressive European countries have set standards 100 to 1,000 times lower than Canada. Compare Australia at 200 microwatts, Russia, Italy, China at 6, and Switzerland, at 4. In Salzburg, Austria the level is .1 microwatts (pulsed), 10,000 times less than Canada. New Zealand has proposed yet more stringent levels, at .02 microwatts, 50,000 times more protective than Canada. Contrary to what the communications industry tells us, there is vast scientific, epidemiological and medical evidence that confirms that exposure to the RF and microwave radiation emitted from cell towers, even at low levels, can have profound adverse effects on biological systems.

The world's leading electromagnetic researchers say existing scientific knowledge is inadequate to set reliable exposure standards. – The Vienna Resolution, 1998

The Salzburg Resolution, adopted in 2000 at the International Conference on Cell Tower Siting, would prohibit any cell site from emanating more than .1 mW/cm² – 10,000 times more strict than the current Canadian standard. This limit takes into account the growing evidence for non-thermal RF bioeffects. Cell phone towers expose the public to involuntary, chronic, cumulative Radio Frequency Radiation. Some scientific studies show adverse health effects reported in the .01 to 100 mW/cm² range at levels hundreds, and thousands of times lower than Canadian standards.

Harmful low levels of radiation can reach as far as a 2 kms. away from the cell tower location. Reported health problems include headache, sleep disorders, memory impairment, nosebleeds, an increase in seizures, blood brain barrier leakage problems, increased heart rates, lower sperm counts, and impaired nervous systems.

Long term and cumulative exposure to cell tower radiation has no precedent in history. There are no conclusive studies on the safety of such exposures, and the growing body of scientific evidence reports such bioeffects and adverse health effects are possible, if not probable. Type in "cancer clusters around cell phone towers" on Google Search and see how many hits you get!

Dr. Neil Cherry, Ph.D. biophysicist from New Zealand, reports that "There is no safe level of EMR radiation." The European requirement of using the "[Precautionary Principle](#)" is completely ignored in North America. It's all about control and the bottom line profits. Social responsibility is ignored.

Dr. Cherry also states that standards are based on thermal effects, but important non-thermal effects also take place, such as cell death and DNA breakdown. Dr. Cherry wrote a 120-page review of 188 scientific studies. "The electromagnetic radiation causes cells to change in a way that makes them cancer forming." It can increase the risk of cancer two to five times, he said. "To claim there is no adverse effect from phone towers flies in the face of a large body of evidence." – Dr. Neil Cherry, biophysicist. Just one more of many around the world.

"Our bodies are exquisitely sensitive to subtle electromagnetic harmonics, and we depend upon tiny electrical impulses to conduct complex life processes," says Dr. Robert Becker, author of "[The Body Electric](#)" and "[Cross Currents The Perils of Electropollution](#)". He says "at the present the greatest polluting element in the earth's environment is the proliferation of (these) electromagnetic fields." Radiation once considered safe, he says, is now correlated with increases in birth defects, depression, Alzheimer's disease, learning disabilities, Chronic Fatigue Syndrome, and cancer. The incidence of brain cancer is up 25% since 1973, and this year 185,000 Americans will be diagnosed with brain cancer. Brain tumours are the second leading cause of cancer death for children and young adults. Yet, the United States has a de facto policy of "post sales surveillance" with respect to RF radiation. Only after years of exposure, will there be studies to characterize the health consequences. Some adverse health effects show up immediately, but it can often take 3 to 10 years for the longer term effects of RF illness to appear, such as cancer. Many researchers, public health officials and citizens believe that consumers shouldn't be forced to act as guinea pigs in a bioeffects experiment for the next 20 years. In short, "we are the experiment", for health effects. Dr. Gerard Hyland, physicist, says existing safety guidelines for cell phone towers are completely inadequate, since they focus only on the thermal effects of exposure. Hyland says existing safety guidelines "afford no protection" against the non-thermal influences. "Quite justifiably, the public remains skeptical of attempts by governments and industry to reassure them that all is well, particularly given the unethical way in which they often operate symbiotically so as to promote their own vested interests." "Existing safety guidelines for cell phone towers are completely inadequate." – Dr. Gerard Hyland, Physicist is a two-time nominee, Nobel Prize in Medicine.

The studies available are unending. 70% of all non-industry studies on cell tower installations point to a health hazards that our three levels of government are forcing upon us. We cannot turn it off; we cannot escape it short of living in the wilderness. We are guinea pigs. We must fight this if we are to have any future for ourselves and our future generations. We are being deprived of our fundamental rights.

5th Generation Wireless Radiation

This subject will be discussed through video presentations as the impact of this technology is best explained through this medium.

This is a very good, easily understood, 1 hour video that spells out 5th Generation Wireless. It is a "must watch" presentation.

[5G Wireless Radiation Dangers](#)

5G millimeter wave radiation dangers described by an expert. These small cell transmitters will be located near every 2 to 10 homes, exposing your family to harmful, carcinogenic, neurotoxic, and genotoxic wireless radiation. See www.Bioinitiative.org for more info. Lethal levels of microwaves are filling our living space as a corrupt FCC and Health Canada facilitates an epidemic of brain cancer in our youth and other horrors to unfold. Our physiology is

vulnerable to microwaves! Wifi, wireless home phone, smart meters, WLAN, and now 5th Generation 5G will flood our environment even more: Lethal Levels!

5G Technology: Potential Risks To Human Health: Excerpts From Scientific Conference

<https://youtu.be/QvPg1AyQ43I>

3½ of Minutes of Propaganda! - 5G will Weaponize Everything

<https://youtu.be/P5AYRWvjiVg>

FCC Head Tom Wheeler bribed Obama with \$700,000.00 for the position of head of the FCC and rolls out un-researched 5G technology.

He begins by discarding any precautionary research on 5G extremely high frequency tech, which has never existed on Earth before.

"100's of billions of items will be connected." Your clothes, your jewelry, your appliances, toys, medications etc etc.

"The 5G tech will touch all corners of Earth" It will impact all humans, animals, planets, life. The "Internet of all things will create 100's of billions of dollars of profit and that is damn important."

For further study visit :-

<https://ehtrust.org/>

<https://emfscientist.org/>

The potential risks to human health from 5G: Reykjavik, Iceland: International Conference

<https://www.youtube.com/watch?v=Zo6Wb...> CENSORED - NO LONGER AVAILABLE

Technology, Screens Wi-Fi and Children's Health: Expert Question and Answer [https://](https://www.youtube.com/watch?v=27ahF...)

www.youtube.com/watch?v=27ahF... CENSORED - NO LONGER AVAILABLE

5G Technology: Potential Risks To Human Health: Excerpts From Scientific Conference [https://](https://www.youtube.com/watch?v=QvPg1...)

www.youtube.com/watch?v=QvPg1... CENSORED - NO LONGER AVAILABLE

5G Small Cells on Your Neighborhood Poles = Stop MOBILE NOW ACT S.19 AND DIGIT ACT S.

88. <https://www.youtube.com/watch?v=wX3jE...> CENSORED - NO LONGER AVAILABLE

5G Network Being Pushed on the Public with Zero Concern for Safety [https://](https://www.youtube.com/watch?v=2ko1M...)

www.youtube.com/watch?v=2ko1M... CENSORED - NO LONGER AVAILABLE

We Need 5G Like Holes In Our Heads

<https://www.youtube.com/watch?v=QqRQ6...> CENSORED - NO LONGER AVAILABLE

The above 6 videos have been censored by YouTube in the last 3 weeks.

Our Constitution Act, 1982 - Part 1 states :-

Guarantee of Rights and Freedoms

1. The Canadian Charter of Rights and Freedoms guarantees the rights and freedoms set out in it subject only to such reasonable limits prescribed by law as can be demonstrably justified in a free and democratic society.

Fundamental Freedoms

7. Everyone has the right to life, liberty and security of the person and the right not to be deprived thereof except in accordance with the principles of fundamental justice.

Enforcement

- 24. (1) Anyone whose rights or freedoms, as guaranteed by this Charter, have been infringed or denied may apply to a court of competent jurisdiction to obtain such remedy as the court considers appropriate and just in the circumstances.

OUR RIGHTS CANNOT BE ABROGATED.

If the residents of our community had been better informed about the hazards that this proposed tower and the 5G installation would pose, it would not have been supported.

Councils open house was poorly conceived. There was no one from the administration or council who were qualified to answer critical questions.

Telus' advertising in the "Westerly" for 2 weeks was inadequate (but legal) and maybe reached 20% of the population, to their advantage of course. Tacit consent was the name of the game with them. They relied on low readership and ignorance of the consequences.

Their negotiations with a Tofino landowner for the construction of their tower was done with subterfuge and relied on ignorance and greed to cajole a potential agreement from them to the extreme detriment of the other 1800+ residents.

My expectations of the Mayor and Council are to:

- 1) Immediately postpone any decision.

- 2) Retain legal council familiar with the due process of this situation and have a notice sent to Telus.
- 3) Contact the uninformed landowner who is jeopardizing the health and safety of our community including their own immediate and permanent depreciation of property value.
- 4) Advertise on the local radio station for 2 weeks encouraging residents attendance at a community meeting where independent speakers can properly explain the situation and have questions answered by those with the knowledge base to do so.
- 5) Conduct a plebiscite.
- 6) Establish bylaws covering the citing of future microcells (5G) and any other telecommunication devices and towers.

In summation, we do not need another cell phone tower in this community for the sake of a few people who may even have legitimate complaints. We don't need faster service. We certainly want to run away as fast as we can from 5G.

We need sustainable health for the people of our community above all else. This is the Mayor and Councils duty to provide. Anything less should be considered dereliction of duty both in office and personally.

You now have the necessary information to perform.

Sincerely,



Peter B. Boulton
360 Gibson St.
Tofino.

Attachments

Biography of Mr. Jerry Flynn

5G Is an International Health Crisis in The Making

Telus is misleading people in the Cowichan Valley

Testimony of Mr. Frank Clegg, CEO, C4ST, Canadians For Safe Technology Before the Standing Committee on Health Studies for Health Canada

Jerry Flynn - Biography

I am a retired Canadian Armed Forces captain (commissioned from the ranks) who spent 22 of my 26+ years in Canada's military in the arcane fields of Electronic Warfare (EW) and Signals Intelligence (SIGINT). My security clearance was "Top-Secret (code word)". My most relevant appointments included: two years in National Defense Headquarters in the Directorate of Electronic Warfare (DEW), where I was the sole EW officer charged with supporting Canada's only army EW Company. For two years I worked closely with U.S. and NATO army EW units and completed, at my own initiative, a lengthy NATO army EW officers' course in Anzio, Italy. Later, I participated in a major NATO army EW officers' field exercise in Germany (again, at my own initiative). While in DEW I accepted invitations to visit the U.S. Pentagon and, separately, Fort Bragg, N.C., the U.S. Army's major EW base. My previous two-year posting was back in the SIGINT world, for which I was personally contacted and asked if I would assume the duties of both Executive Officer and Operations Officer at one of Canada's largest and most sensitive SIGINT radio stations. Here approximately 200 specially trained radio intercept operators conducted either COMINT or ELINT under my direction. Throughout this period I worked closely with the USA's NSA and, to a lesser degree, with Britain's GCHQ. Earlier in my career I conducted Radio Warfare (today's EW) at sea aboard two Canadian warships whose common home base was Esquimalt, BC. For six months in 1960, I operated the world's most northerly HAM radio station: VE8TU.

5G Is An International Health Crisis In The Making



By [Catherine J. Frompovich](#)

August 6, 2017

Recently, I came across one of the most comprehensive articles about 5G and the problems it will create for humankind (and all of creation) if and/or when 5G is rolled out across nations around the globe, which I thought my readers ought to know about.

I contacted the author, Canadian Mr. Jerry Flynn, a retired captain, and asked his permission to use it verbatim in an article I would submit. Mr. Flynn graciously gave his full permission. So, not wanting to waste readers' time, I submit

"5G" Wireless Technology Should be Banned! Wireless Radiation Violates Human Rights and the Nuremberg [sic] Code of Ethics!

Innovation, Science and Economic Development Canada (ISED) needs to realize that the general public are becoming aware of the long history of corruption in the USA, which, shamefully, spilled over into Canada and other Western countries in/or around the 1970s. Evidence of this can be seen in the following: In 1961, US President Eisenhower warned Americans to be on guard against the emergence of a corrupt US military-industrial complex (M-I-C), but too few people heeded him. [1] In 1968, US President Johnson, in his State of the Union Address, promised to protect the American people from the EMF (electro-magnetic field) radiation emitted by TV sets and other electronic equipment etc.! He subsequently signed into law the Radiation Control for Health and Safety Act. [2] In 1971, US President Nixon's own radiation Management Advisory Panel warned him that the levels of ELF (extremely low frequency)/RF (radio frequency) EMF radiation then present in the USA may already be biologically significant, that the nation's entire population might be at risk, especially if future generations are considered! [3] In 1995, US President Clinton released a

Memorandum stating: "Transmitter masts should not be sited on schools or near residential areas"! [4] In 2004, US Senator, John McCain (who just underwent surgery to remove a brain tumor) stated that: "We have compelling evidence that there is an incestuous relationship between the defense industry and defense officials that is not good for America." [5] In 2010, US President Obama's own Cancer Advisory Panel identified the risk to children and adolescents from wireless radiation as the most pressing problem! [6]

Today, in 2017, ISEDC needs to be aware of the declassified 1976 US Defense Intelligence Agency document [7], which exposes what prompted – and continues to cause – today's unparalleled corruption: 1) The US military's determination to remain the most powerful (i.e., technologically advanced) in the world; and, 2) technology-based industries, such as electric power generation and wireless and telecommunications are encouraged to explore and fully exploit new, commercial applications of wireless technology. By doing so, those same industries, on which the US Defense Industry depends, ensure that the US military remains the most powerful on earth! Tragically for all Canadians, Health Canada and what was then Industry Canada saw fit in the 1970s to align themselves with the USA and, in so doing, sacrificed forever the health and safety of the people of Canada!

Today, the Government of Canada still appears to be more concerned with industrial growth (and remaining in step with the USA) than it is about protecting the health and safety of Canada's population! [8] Non-industry scientists the world over are worried that the new, much higher microwave frequencies used in "5G" technology (28 GHz, 37-40 GHz, 64-71 GHz) have never been independently tested for safety, yet the Canadian telecom industry have already completed their initial tests to prove the technology! (US companies are already installing "5G" in some US states!)

Fifth Generation ("5G") technology, if implemented nationally, would further irradiate the entire population of Canada – without their knowledge, comprehension of what is being done to them, or their consent! This would be yet another, even more serious violation of the Nuremberg [sic] Code and the most heinous crime imaginable! [9] While the current and all three previous generations of microwave technology also violate the Nuremberg [sic] Code, informed people fear that "5G" would prove to be mankind's Armageddon – – – of Industry's own selfish creation!

Governments of Canada are elected, in part, to protect the health, safety and well-being of its people. Yet, Health Canada (like the USA): a) refuses to recognize/admit that there are harmful health and biological non-thermal effects caused by RF EMF radiation; b) refuses to admit that today's wireless RF products / devices / toys all emit pulsed non-thermal radiation; c) refuses to acknowledge/admit that ELF (60 Hz) magnetic fields are harmful to people and other life forms; d) refuses to recognize/admit that there is such a condition known as "EHS" (electro-hypersensitivity), which affects at least 3% of the world's entire population; and, e) has never once seen fit to make it mandatory for Industry to first prove – by qualified, non-industry scientists, replicating real-life applications – that the radiation emitted by wireless products / devices / toys is safe! Nor has Health Canada ever imposed the Precautionary Principle – even though the WHO (World Health Organization) itself stated – in 2003 – that there was sufficient evidence to justify its application (for both ELF and RF EMFs)! [10] Nor did Health Canada ever attempt to halt in any way the provinces, who each saw fit to mandate their electric utilities to

roll-out 'smart' meters – even when the WHO subsequently classified RF EMFs a Class 2B or 'Possible' carcinogen, in 2011!

Governments' total disregard for the health and safety of the public has resulted in: 1) a growing host of disease epidemics, such as autism, ADHD, cancers, Alzheimer's Disease, Parkinson's Disease, ALS, and other diseases of the brain, central nervous system and immune system, which most people had not heard of before wireless technology appeared. [11] (These disease epidemics are now common in every jurisdiction on earth that has adopted wireless technology!); 2) homes / dwellings are now far more susceptible to break-ins, intrusions, and the threat of electrical fires – thanks to provincially-mandated 'smart' meters, which are unbelievably intrusive, invasive, hackable, fire-prone, and very expensive; and, 3) Canada's National Security is now at greater risk than at any previous time in our history, thanks to Government's irresponsible decision to incorporate 'smart' meters in Canada's national power grid!

No national government today can be unaware of the 'International EMF Scientists Appeal'! (Again, 'EMF' stands for electromagnetic field radiation, which is emitted by all wireless products / devices, but none more so than the insidious 'smart' meter, particularly when they are operational in what electric utilities call 'meshed grid networks!'). To date, the Appeal has been signed by at least 225 of the world's leading EMF scientists – from 41 countries! Addressed to the Secretary General of the United Nations, to all UN-member countries and to the Director General of the WHO, it urges all leaders to: 'Protect mankind and wildlife from EMFs and wireless technology'! [12]

ISED also needs to heed that:

- On July 25, 2017, CBC TV released the results of a 38-year study (1973-2011) showing that sperm production is down more than 50%! Doctors are very concerned and point to some potential causes. Inconceivably, not a single doctor mentioned ELF or RF EMF radiation as being possible causes! Such is the power of mainstream new media, which controls what people are allowed to see on TV, hear on the radio, or read in newspapers!
- Although the public's health is not ISED's concern, you have a moral obligation to note that, in 1958, the Soviet Union set their safety level for continuous exposure to RF EMF radiation 1,000 times lower (0.01 mW/cm^2) than that which the USA (10 mW/cm^2) had set in 1955 – which was adopted by Canada and all Western countries! (See Ref. for the History of Exposure Safety Standards.) [13]
- Since 1969, the USA has known of the 'Biologic Effects and Damages to Health' people suffer when exposed to non-thermal EMF. They knew then that non-thermal radiation causes cancer! American doctors also observed gastric bleeding, leukemia, chromosome damage, etc. [14]
- In 1988, the US Air Force acknowledged that RF-Microwave radiation has a biological (i.e., non-thermal) effect on living organisms (which includes people)! [15]
- "Since 1998, there have been an enormous number of scientific studies demonstrating damage to biological systems by microwaves below the ICNIRP (and Canada's Safety Code 6) limits! [16] [17] [18] [19]

- In 1999, Health Canada's own Safety Code 6 (page 11) stated: "Certain members of the general public may be more susceptible to harm from RF and microwave exposure"! [20]
- EMF scientists around the world urge all governments to place a moratorium on "5G" technology! [21]

In conclusion, the world's only super power, the USA, is dependent on the American communications and electronics industry to ensure that it's military has the most advanced communications, radar, weapons, and electronic warfare systems of any nation in the world. Also, since 1955, the US military and its allies – including Canada – have publicly recognized only the thermal effects of RF-MW radiation! Yet Industry has exploited wireless technology – as it is now doing with "5G" technology – even though US military scientists, US non-industry scientists, Eastern-bloc scientists, and other scientists around the world have known for decades that there are hazardous non-thermal effects to microwave frequency radiation! Prior to mobile technology, few people had heard of autism, ADHD, Alzheimer's Disease, Parkinson's Disease, brain tumors, leukemia and other cancers, etc., which today plague most countries of the world! Scientists also believe that the overall total or cumulative amount of 'electro-smog' (emitted by all wireless products / devices / toys) that now saturates planet earth's environment literally threatens life on earth, as we know it! It is a tragedy that EMF radiation is both invisible and indiscernible, because it is literally everywhere today, and no person and no living thing can escape it!

It is imperative for ISEDC to now heed that most of the EMF scientists in the world have called on ALL governments to place a moratorium on "5G" technology! Were ISEDC to unleash on a still largely unsuspecting, defenseless public the, as yet unknown, hazards of "5G" technology – on top of what the Canadian population is already enduring – would be obscene beyond belief! Those doing so would be guilty of committing the most heinously cruel crime possible – knowingly and deliberately irradiating an entire national population – without the people's knowledge, understanding or consent! Absolutely unimaginable! Yet our national leaders continue to boast to the world that Canada is one of the world's model democracies! As for Canada's National Security, nothing is more exposed, more vulnerable or more indefensible than a wireless radio system!

Sincerely,

J.G. ("Jerry") Flynn, Captain (Retired) 5181 Gainsberg Road,
Bowser, B.C., V0R 1G0

References:

- [1] <http://coursesa.matrix.msu.edu/~hst306/documents/indust.html>
- [2] New York Times, January 18, 1968 Public Law 90-602, Oct 18, 1968
- [3] The Zapping of America, Paul Brodeur (1977) pp. 228
- [4] <http://www.equilibrauk.com/emfnewinfo.shtml>
- [5] <http://www.worldpolicy.org/projects/arms/reports/TiesThatBind.html>
- [6] <http://electromagnetichealth.org/electromagnetic-health-blog/oc-ny/>
- [7] <https://electroplague.files.wordpress.com/2014/09/dia-report-1976.pdf>
- [8] <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11298.html>

- [9] <https://history.nih.gov/research/downloads/nuremberg.pdf>
- [10] <http://microwavenews.com/news/backissues/m-a03issue.pdf>
- [11] http://www.globalresearch.ca/looming-health-crisis-wireless-technology-and-the-toxification-of-america/31816?utm_campaign=magnet&utm_source=article_page&utm_medium=related_articles
- [12] <http://www.businesswire.com/news/home/20150511005200/en/International-Scientists-Appeal-U.N.-Protect-Humans-Wildlife>
- [13] http://ethw.org/Biological_Effects_of_Electromagnetic_Radiation
- [14] <http://www.sedonasmetrawareness.com/H-E-S-E-PROJECT-DOCUMENT.html>
- [15] <https://www.emfacts.com/2014/09/us-air-force-rf-review-in-1988-acknowledges-non-thermal-biological-effects/>
- [16] <http://wifinschools.org.uk/3.html>
- [17] www.bioinitiative.org
- [18] <http://electromagnetichealth.org/electromagnetic-health-blog/resolutions-and-appeals/>
- [19] <http://www.stayonthetruth.com/neil-cherry.php>
- [20] http://electromagnetichealth.org/wp-content/uploads/2010/04/BRAG_Schools.pdf
- [21] <https://ehtrust.org/key-issues/cell-phoneswireless/emf-scientist-appeal-advisors-call-moratorium-5g/>

Readers should take particular note of what Mr. Flynn says about Canada's following the USA; disregard for the Nuremberg Code; the industrial-military complex; and EMF/RF radiation and non-thermal adverse health effects.

5G and higher have not been tested for human safety. Before consumers become so enamored of higher speed Internet access, maybe we had better take a step back, do our research and really learn what the inordinate use of smart gadgets and appliances will result in as health consequences adversely affecting all humans, wildlife and plant life.

Before any rollouts of 5G, consumers should be demanding the scientific research proving safety, not just microwave technology **consensus science** where guys and gals get together and jawbone which science they want to accept and/or belief as factual, something that industry's professional associations are keen to do and promote.

Whereas factually and in scientific reality, that industry's funded research found 32% non-thermal radiation wave adverse effects, which ICNIRP states it will not accept. In my opinion as a researcher, that's tantamount to scientific fraud.

Catherine J Frompovich ([website](#)) is a retired natural nutritionist who earned advanced degrees in Nutrition and Holistic Health Sciences, Certification in Orthomolecular Theory and Practice plus Paralegal Studies. Her work has been published in national and airline magazines since the early 1980s. Catherine authored numerous books on health issues along with co-authoring papers and monographs with physicians, nurses, and holistic healthcare professionals. She has been a consumer healthcare researcher 35 years and counting.

Telus is misleading people in many regards

Installation of Micro-cell transmitters

A letter in Chemainus News about microcells. Please comment. Telus is misleading people in many regards, and the Chemainus Council needs to be pushed, as do other councils, to develop an Antenna Siting Consultation Policy to force Telus to inform people about these things and to obtain permission to put these on public property.

<http://www.cowichanvalleycitizen.com/news/393319031.html> .

Testimony of Mr. Frank Clegg, CEO, C4ST, Canadians For Safe Technology
Before the Standing Committee on Health Studies for Health Canada
April 28, 2015

Mr. Chair and committee members, I'd like to thank you for the invitation to speak with you this afternoon and for deciding to invest committee time on Safety Code 6.

When I ran the Canadian operations for Microsoft, I learned that it is critical to focus on process. Today, as a board member for Indigo Books and Music, my role has shifted more towards governance and oversight. In both roles, process is critical to success. Government is the largest corporation of all, so process is of paramount importance. As someone who regularly examines success and failure, I believe I can explain why the Safety Code 6 process is a failure by all metrics and has left Canadians unprotected.

There is a book written by Nassim Taleb called *The Black Swan*, a focus on very low-probability, high-impact events that aren't supposed to happen. Oil spills, train derailments, and airplane crashes are some of the events in this category. Taleb calls these "black swan" events.

If one decides that all swans are white and refuses evidence of black swans, then one will conclude that all swans are white. Black swans are rare, but they do exist. Unfortunately, experts convinced themselves that these events had zero probability. They did not plan appropriately and people died.

The American Academy of Environmental Medicine is an international organization of physicians and scientists that has predicted, among other things, the rise in multiple chemical sensitivity, which is now protected in many public policies. Regarding the unprecedented increase in wireless devices, the academy forecasts "a widespread public health hazard that the medical system is not yet prepared to address".

I believe Health Canada's analysis focuses on identifying and counting white swans, while ignoring black swan evidence. Health Canada's representative informed this committee on March 24:

...some of these studies report biological or adverse health effects of RF fields at levels below the limits in Safety Code 6, I want to emphasize that these studies are in the minority and they do not represent the prevailing line of scientific evidence in this area.

In other words, black swans exist.

In your handout—I don't know if you have it, as we put it in for translation—is a document entitled "Analysis of 140 Studies Submitted by Canadians for Safe Technology (C4ST) During the Public Comment Period on Safety Code 6". A chart in that document shows that Health

Canada accepts that there are in fact 36 studies all passing Health Canada's quality criteria showing harm at levels below Safety Code 6.

As a Canadian, I find this confusing. As an executive, I find it inexcusable.

Of the 36 studies Health Canada deemed satisfactory, cancer is linked in six of them. In 13 of them, the brain and/or nervous system is disrupted. In 16 studies, Health Canada admits that biochemical disruption occurs. Finally, seven high-level scientific studies indicate an effect on intellectual development and/or learning behaviour. All of these studies show impacts with radiation below Safety Code 6 limits. How was this black swan evidence evaluated?

In our two-year investigation, C4ST has determined that Health Canada doesn't even have the proper software required to access, summarize, and analyze the large number of relevant studies. If our group of learned and qualified volunteers can uncover 140 studies, how many more are being missed or ignored?

Health Canada references its weight-of-evidence approach. It is unclear how many studies you need to outweigh 36 studies that show harm, especially to children. I just can't fathom why Health Canada is not highlighting these studies and prioritizing their implications. Despite requests to publish the weight-of-evidence criteria as per international standards, Health Canada refuses to do so. Even the recent 2015 rationale document does not provide this critical information.

Health Canada dismisses scientific evidence unless it shows harm where the microwave levels are strong enough to heat your skin. The notion that microwaves are not harmful unless they heat your skin is decades out of date. The core premise of this white swan dates back to Einstein's theory that non-ionizing radiation cannot cause harm, or if it does, it must heat tissue to do that. Albert Einstein passed away the same year Steve Jobs was born. To think that science has not evolved since then is classic white swan thinking. It's part of a process predetermined to fail.

(1550)

Health Canada says on its website today that there is no chance that Wi-Fi or cellphones can harm you because it has studied all the science, but when pressed under oath, Health Canada officials give a more fulsome answer. In Quebec Superior Court in September 2013, Health Canada senior scientist James McNamee admitted that Health Canada only assesses risk based on the thermal effect, i.e., the heating of tissue.

Unfortunately, Canada has not invested the necessary time nor had the balanced opinion of experts necessary to undertake a proper review. Our research has uncovered that the Health Canada author of Safety Code 6 has published papers demonstrating his bias towards this topic.

In a few hours over three days, this health committee has spent more time speaking with scientific experts who believe there is harm from wireless radiation below Safety Code 6 than all of Health Canada combined. You can't find black swans when you don't talk to the experts who've identified them.

There is a fundamental business rule: you can't manage what you don't measure. It is clear that Health Canada not only doesn't follow that rule but even resists it. A memo obtained under access to information to the Minister of Health in March of 2012 revealed that Health Canada "does not support the recommendation to establish an adverse reaction reporting process specifically for RF exposures". The memo goes on to state that "consumer complaints...may be directed to...the web-based system...under the...Canada Consumer Product Safety Act". This is an inadequate solution and, I believe, a missed opportunity.

I refer you to the C4ST fact sheet. I think you have it. I'd like to highlight three examples from that fact sheet: Health Canada's Safety Code 6 is among the countries with the worst guidelines in the world; Canada has fallen behind countries such as France, Taiwan, and Belgium in protecting Canadians; and finally, Health Canada wasted over \$100,000 of taxpayers' money, as the Royal Society report is not an independent review.

Health Canada also states that Safety Code 6 is a guideline and that other organizations at the provincial and local levels of government are free to implement lower levels as they see fit; however, that's not the reality of what happens. We have witnessed school boards, power and water utilities, Industry Canada, and manufacturers depending on Health Canada's analysis, and frankly, abdicating to it. They don't perform their own analysis.

Safer solutions exist. There are several situations in Canada regarding cell towers where the proponents have voluntarily offered to restrict radiation exposure, in some cases to thousands of times less than Safety Code 6. There is a solution in Iowa for smart meters that use a wired meter that provides a safer, more secure solution at a lower cost.

Given that our track record in North America is not successful regarding such products as tobacco, asbestos, BPA, thalidomide, DDT, urea-formaldehyde insulation, and many others, use of the precautionary principle of prudent avoidance should be recommended until the science proves beyond reasonable doubt that there is no potential for harm.

For the last three years, science has published a new study every month that shows irreparable harm at levels below Safety Code 6. That is why we're asking the committee to take three decisive steps.

First, conduct a national campaign to educate Canadians about methods to minimize exposure to RF radiation, ban Wi-Fi in day care centres and preschools, and ban the marketing of wireless devices to children.

Second, protect individuals who are sensitive to RF radiation by accommodating them with safer levels of wireless exposure in federal workplaces and federal areas of responsibility.

Third, and finally, create an adverse reporting system for Canadians and a publicly available database to collect improved data regarding potential links between health effects and exposure to RF radiation.

Parallel to the above, recommend that Health Canada conduct a comprehensive systematic review, subject to international standards, regarding the potential harmfulness of RF radiation to human health, with a scientific review panel that is balanced in opinion. It was a textbook case of black swan thinking that has led to this failure of Safety Code 6.

(1555)

In conclusion, C4ST volunteers found 36 black swans that Health Canada agrees are high quality. How many would be available if Health Canada sincerely looked? Better yet, how many black swans will it take before Health Canada takes serious actions? Thank you very much.

Thank you very much.

Next up we have Professor Havas.



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December 5, 2017

District of Ucluelet
PO Box 999
Tofino, BC
V0R 2Z0

Dear Mayor and Council,

Re: Support for Clayoquot Biosphere Trust application to BC Rural Dividend Fund

The third phase of the West Coast Knowledge Economy: Education Tourism Product Development and Market Expansion Project is underway in the communities of Toquaht, Yuułuʔiłʔatḥ, Ucluelet, Tla-o-qui-aht, Tofino, Ahousaht, and Hesquiaht. Coordinated by the Clayoquot Biosphere Trust and facilitated by the West Coast NEST platform, the project goal is to support organizations and businesses within our communities to grow and expand their education tourism products and markets, and ultimately support economic development and diversification, the attraction and retention of youth, and the development of effective partnerships and increased shared prosperity within the region.

I have attached a detailed report summarizing the West Coast NEST activities since receiving Rural Dividend Fund support in March 2017. While much has been accomplished, we realize this collaborative effort is still in its early days. We are learning a great deal about education program development and have implemented a number of marketing campaigns, but need more time in order to see the return of our efforts. We have raised awareness of the West Coast NEST and are working with local organizations and businesses to create new education programs. All of these activities are helping us to understand the education tourism market with the long-term goal for West Coast NEST to sustain itself, but this will take further time to achieve.

The Clayoquot Biosphere Trust is seeking your support in our application to the BC Rural Dividend Program, so we may move forward with a two-year continuation of the West Coast Knowledge Economy: Education Tourism Product Development and Market Expansion Project (Phase 3).

During this proposed next phase of activities, we will support the creation of education tourism products, expand market demand for local education tourism programs and attracted a specific visitor profile interested in learning and broadening their understanding of the west coast culture and ecology. Our goal is to develop incremental innovation and economic growth in local educational organizations, First Nation communities, non-First Nation communities and local businesses. We are applying to the Rural Dividend Fund Partnership stream and are working to confirm continued financial and in-kind support from the local destination marketing organizations.

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We ask for your ongoing support by providing a letter to that effect for the West Coast Knowledge Economy: Education Tourism Product Development and Market Expansion Project (Phase 3) before December 12 and no later than the December 15 application deadline. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Hurwitz".

Rebecca Hurwitz, Executive Director

CONTACT

Rebecca Hurwitz, Executive Director, Clayoquot Biosphere Trust
316 Main St, Tofino, BC V0R 2Z0 T: 250-725-2219

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West Coast Knowledge Economy: Education Tourism Product Development and Market Expansion Project – 2017 Activity Report

December 4, 2017

- Provided marketing support through westcoastnest.org, social media presence and advertising, Google Adwords campaigns, representation at tourism tradeshows, connecting with BC teachers through the BC Field Trips Fair (Richmond, 600 participants) and the PSA Superconference (Vancouver, 6000 participants), and through word of mouth.
 - Monthly marketing reports shows a steady increase in the number of people searching online for West Coast NEST.
 - To date 75 courses and 356 events have been advertised on westcoastnest.org including: multiple First Aid courses and recertification courses (wilderness and remote, marine basic, CPR C, babysitter, standard and occupational level 1), coastal animal tracking workshop, wildlife tracking evaluation and certification, Paddle Canada level 1 course and certification (two deliveries), Kayak day guide level 1 course and certification (two deliveries) Assistant overnight kayak guide certification and course, Stand-up paddle board instructor course, the Circle Way training, Outdoor Leadership training, Foodsafe Level 1, Paddle Canada level 3, Small vessel operator proficiency, Marine Emergency Duties (A3), Restricted operator certificate, Organic Master gardener, National lifeguard training (waterfront and surf), Master of Arts in Environmental Education and Communication field school, Grief support education, Harvesting training, Early childhood care certification courses, Leadership training, Mindfulness training, Basic chainsaw operator, BSc/BA Geography field school, Food preservation trainer certification, Transitioning under the new Bylaws act for non-profit organizations, and Introduction to carpentry course.
 - Received several inquiries from new visiting high school and university groups seeking custom educational trip planning.
- Met with local organizations and businesses to discuss new educational tourism products and partnerships, provided financial support for educational tourism product development, and in some cases mentorship for coordinating the development of a new field school.
- Completed first step in highschool outdoor education program feasibility study.
- Supported incremental innovation and economic growth in local education organizations and businesses. We are actively supporting the development educational tourism products and partnerships including leadership retreats, a semester-long university-level field school in geography, a regional First Nation tourism program, marine ecology trips for visitors, ecology and field interpretation course for kayak guides, and university accredited aquarist training.

CONTACT

Rebecca Hurwitz, Executive Director, Clayoquot Biosphere Trust
316 Main St, Tofino, BC V0R 2Z0 T: 250-725-2219

Explore our courses.

www.westcoastnest.org



November 30, 2017

Stronger Together

We are pleased to advise you that the BC Council of Forest Industries [COFI] and the Coast Forest Products Association [CFPA] have decided to come together as one organization to create a stronger, unified voice for the B.C. forest industry.

The forest industry has long been the cornerstone of the B.C. economy and one of the largest employers in the province. Forestry creates one in every 17 jobs, or more than 140,000 total jobs, contributing \$12.9 billion in GDP to the province. These jobs also generate a total of \$8.6 billion in wages, supporting families in communities on B.C.'s coast, lower mainland, the interior, and the north.

Our members take great pride in British Columbia being a world leader in sustainable forestry. Healthy forests are part of the natural and ecological heritage of our province, and we work hard to honour these values.

By coming together under the BC Council of Forest Industries, the industry will work together across regions to advocate on behalf of the forest sector, its workers and the 140 communities that depend on the forest sector through their mills, operating facilities, silviculture, and logging operations. Our goal is to continue our focus on public policy issues with the provincial and federal governments, as well as to strengthen our relationships with communities, indigenous people, and local governments.

The organizational change will be effective April 1, 2018. Until that time, COFI and CFPA will continue to operate independently, and our members and staff will work collaboratively to ensure a smooth transition.

We value our relationship with you, and would be pleased to answer any questions you have. Please don't hesitate to contact either of us at any time.

Warm regards,

A handwritten signature in blue ink, appearing to read 'Susan Yurkovich'.

Susan Yurkovich
President & CEO
BC Council of Forest Industries

A handwritten signature in black ink, appearing to read 'Rick Jeffery'.

Rick Jeffery
President & CEO
Coast Forest Products Assn.

Recreation Commission Minutes
November 15, 2017
7:00 pm UCC

Call to Order: Chair Faye Missar called the meeting to order at 7:00 p.m.

Present: Faye Missar - Chair; Lara Kemps - Vice Chair; Denise Stys-Norman; Wanda McAvoy; Kirsten Johnson; Katherine L'oiselle; Nicole Gerbrandt; Louis (?) Ukee Bikes; Abby Fortune -Staff; Sally Mole - Council liaison

Regrets: Ian Riddick, Darcey Bouvier, Sandra Hinder

Approval of Agenda: The agenda and minutes were approved by consensus.

Business:

Community Garden in Edna Batchelor Park

- Abby gave an update on the department activities.
- Community Garden in Edna Batchelor Park is established. The department is taking care of the administration. A member questioned when the slide would be installed.
- Working on the age friendly project
- Alder St parkette has been held up while the knotweed issue is dealt with.

Youth Coordinator and Youth Room

- Without a youth coordinator position the youth room is being under utilized. Hoping for approval for a position in the 2018 budget. Members agreed this was an important budget consideration.
- Looking at a youth day/juniors' night

BMX Park/Track

- Loius – Ukee Bikes would like to help with improvements to the bike park, beginning with construction of a pump track which may help redirect bikes from the skatepark. Suggested a bitumen track. Has a contact in Nanaimo who estimates we would be looking at costs around \$11,000. Has also talked to a company Velo Solutions. Sally noted we would need SD70 approval as this is their land. Lara offered to speak to the principle at USS.

Lighting for Skate Park and Basketball Court

- Some discussion on lighting at the skate park and basketball court. Sally not sure how much more use these facilities have been getting. Would have to be in consultation with area residents, which are few. Abby suggested getting prices from Musco. Louis offered to look into this. Some discussion on moving the rec hall lights, nothing decided.

Ukee Days Youth Citizenship Award

- Sally stated that the grant for the Ukee Days Youth Sponsorship Award was not successful (this was a grant applied for by a youth for a youth initiative.) Costs would be around \$150 for the first year, probably \$30 per year following. Members agreed they would like to work to see this happen for next year.

Youth Sports Sponsorship

- Sally posed a Youth Sports Sponsorship program, where \$1000 would be budgeted annually which the Commission could direct to those local athletes competing regionally, provincially, nationally or beyond, NOT affiliated with a school or existing sports program. To be referred to the District's budget process. Members were in support.

Youth Social Connectedness Grants

- Faye spoke to the CBT Youth Social Connectedness Grants where youth can apply for up to \$2000 for an initiative that brings youth together. The application is simple and the committee is happy to help.

Update from Parks and Recreation Director

- The Parks and Recreation, and Public Works departments will be presenting their 2018 budget overview on December 05 at 5.30. Sally will work with Faye and Lara prior to, to draft a synopsis of the budget input we have discussed. This will be circulated to members for edits/input. It would be good to have a solid showing of Commission members at this meeting.

Questions and Discussion

- Lara mentioned that the Chamber is taking on Breakfast with Santa this year, December 09, and asked in the Commission would like to be involved, with part of the funds raised earmarked for the bike park project. Anyone available to help, please contact Lara as soon as possible.

Adjournment: The meeting was adjourned by consensus at 8:48 p.m.

Next Meeting: December 20, 2017 at 7:00 p.m. Location TBA

From: Service Canada
Subject: Service Canada visit to the West Coast communities Dec 11-13th

From: kirsty.allen@servicecanada.gc.ca
Sent: Tuesday, December 05, 2017 12:41 PM
Subject: Service Canada visit to the West Coast communities Dec 11-13th

Good afternoon,

I am writing to let you know that Service Canada will be visiting the West Coast from December 11-13th. We will be in Ucluelet on Monday, Dec 11, 2017 along with a representative from the Canada Revenue Agency (CRA). The Canada Revenue Agency representative will be running a CRA information session and I will be offering a Service Canada outreach clinic from 11:00 AM until 3:00 PM in Activity Room #1 at the Ucluelet Community Centre. The Community Centre is located at 500 Matterson Dr, Ucluelet, BC.

During the CRA information session, you can learn more about:

- Benefits & Credits Available
- Canada Child Benefit & Children's special allowances
- Disability Tax Credit
- GST/HST Credit
- Community Volunteer Income Tax Program (CVITP)
- CRA forms & resources

At the same time I will be able to help clients with most of the services we normally offer at the local Service Canada Centre in Port Alberni, such as Employment Insurance claims, Canada Pension, Old Age Security (including the Guaranteed Income Supplement /GIS).

This clinic will also include issuing Social Insurance Numbers to clients who have the proper ID documentation (here is a link to the information about what is considered acceptable ID to obtain a SIN www.esdc.gc.ca/en/sin/before_applying.page).

More information about our programs and services can be found here www.servicecanada.gc.ca.

Please share the information about the Monday clinic widely with your members and with people in your networks if you are able too. I would just request that you please remove my personal contact information from any shared correspondence, however, please feel free to contact me yourselves should you need to clarify anything. E-mail is the easiest way to reach me as I am typically serving clients and cannot accept incoming calls.

Unfortunately we are not able to advertise our visits in any specific way, other than networking with our community partners, but if someone was to post the information about the Monday clinic in the community for us that would be fabulous. I know that many people on the coast rely on Facebook for their community information, so if you are able to list the information about our visit on the community pages, that would be fantastic.

On Tuesday, December 12, 2017 we will be attending the Community Luncheon at the Tofino Legion and visiting with community service providers. If your organization would like to arrange a visit from us, please let me know as soon as possible as we can try to fit that into our schedule.

On Wednesday, December 13th, we will be visiting Ahousaht for the Elders' luncheon and will be providing information and services to the community between 10:00 AM and 2:30 PM

Regards,

Kirsty Allen

Citizen Services Officer: Citizen Services
Service Canada/Government of Canada
Tel: 250-736-2218 / kirsty.allen@servicecanada.gc.ca

Agente de services aux citoyens: Services aux citoyens
Service Canada/ Gouvernement du Canada
Tél: 250-736-2218/ kirsty.allen@servicecanada.gc.ca



STAFF REPORT TO COUNCIL

Council Meeting: DECEMBER 12, 2017
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: MARK BOYSEN, CHIEF ADMINISTRATIVE OFFICER

FILE NO: 0530-01

SUBJECT: 2018 COUNCIL MEETING SCHEDULE

REPORT NO: 17-68

ATTACHMENT(S): APPENDIX A – 2018 COUNCIL MEETING SCHEDULE

RECOMMENDATION(S):

1. **THAT** Council adopt the Regular Council Meeting Schedule for 2018.

PURPOSE:

The purpose of this report is to provide Council with a schedule of dates of Regular Council meetings, Harbour Authority meetings, and Ucluelet Economic Development Corporation meetings for the 2018 calendar year.

BACKGROUND:

Under District of Ucluelet Council Procedures Bylaw 1166, 2014, section 7, regular meetings of Council are held on the second and fourth Tuesday in each month, with the following exceptions:

- On the fourth Tuesday of December;
- On any statutory holiday;
- Within seven days of the inaugural meeting of Council following a general local election; and
- During the annual convention of the Union of British Columbia Municipalities.

For the last several years, it has been the practice of Council to schedule one regular meeting of Council for the months of July and August, held on the second Tuesday in each of these two months. There will also be only 1 meeting in the month of January for 2018.

Council is also required to meet as the Ucluelet Harbour Authority four times a year; these meetings are also denoted under their own heading on the attached schedule.

Council meets at least once a year as the Ucluelet Economic Development Corporation.

Respectfully submitted:

Mark Boysen, Chief Administrative Officer



2018 COUNCIL SCHEDULE

All regular meetings of Council will begin at 7:30 p.m. in the George Fraser Community Room at the Ucluelet Community Centre located at 500 Matterson Drive, Ucluelet, BC.

Regular Council Meetings

January 23	May 8 *	October 9
February 13	May 22	<i>Election October 20</i>
February 27 *	June 12	November 13
March 13	June 26	November 27 *
March 27	July 10	December 11
April 10	August 7	
April 24	September 11 *	

** Council also meets as the Ucluelet Economic Development Corporation at these meetings*

Harbour Authority Meetings

February 20	May 15	September 4
November 20		



STAFF REPORT TO COUNCIL

Council Meeting: December 12, 2017
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: MARK BOYSEN, CHIEF ADMINISTRATIVE OFFICER

FILE NO:

SUBJECT: FCM MUNICIPAL ASSET MANAGEMENT PROGRAM FUNDING AND RESOLUTION

ATTACHMENT(S): NONE

REPORT NO: 17-69

RECOMMENDATION(S):

1. **THAT** Council approve the use of Public Works funds to support the District's Asset Management Program; and
2. **THAT** Council approve the following resolution required for the FCM grant application:
 - a. **THAT** Council directs staff to apply for a grant opportunity from the Federation of Canadian Municipalities' Municipal Asset Management Program for Asset Management Systems Development in Ucluelet.
 - b. **THAT** Council directs Staff to commit to conducting the following activities in its proposed project submitted to the Federation of Canadian Municipalities' Municipal Asset Management Program to advance the District's asset management program:
 - Asset Manager Software Module, Capital Planning and Analysis Software Module, and a Work Order Management Software Tool
 - Data Review/Migration and Implementation
 - Asset Management Training Workshops on Asset Management Systems
 - c. **THAT** Council direct the District of Ucluelet to commit \$11,890.00 from its budget toward the cost of this initiative.

BACKGROUND:

The purpose of this report is to request Council's support for a resolution to apply for funding through the Federation of Canadian Municipalities' (FCM) Municipal Asset Management Program (MAMP).

FCM's MAMP provides funding for projects that will help Canadian cities and communities of all sizes enhance their asset management practices. The goal of the program is to help municipalities make informed investment decisions for infrastructure assets, such as roads, buildings, water supply and sanitation systems, in order to deliver value for money while best serving citizens' needs.

In 2016, the Ucluelet Asset Plan Development Project Report, conducted by Kristiansen & Associates, provided an initial assessment of the District's assets and management program. This assessment provided valuable baseline information and included several asset management program recommendations that would be addressed by a long-term operational solution.

SUMMARY:

Asset management is a long-term commitment for the District and Staff planned to use a phased approach to fund and implement the its asset management program.

Following the RFP process, staff selected Public Sector Digest's CityWide asset management software solution as the best value for the District. This product offers a range of customizable options for the District. Three key activities are outlined in the proposal:

Activity 1: Asset Manager Software Module, Capital Planning and Analysis Software Module, and a Work Order Management Software Tool (\$27,000).

Activity 2: Data Review/Migration and Implementation (\$26,750)

Activity 3: Asset Management Training Workshops on Asset Management Systems (\$5,700)

Total Cost: \$59,450

FINANCIAL IMPLICATIONS:

Through the FCM MAMP funding opportunity, 80% of the total cost can be covered. The remaining 20% cost to the District would be \$11,890 and it is staff's intent to utilize funds available from the Public Works Water Operating fund. The funds will be replaced with Sewer Fund surpluses in 2018.

The RFP was awarded based on the understanding that this funding would be required to cover the full cost of the project. If the funded application is not successful, staff will re-evaluate the project scope and other options for funds.

OPTIONS:

Staff recommend the following options:

1. **THAT** Council approve the use of Public Works funds to support the District's Asset Management Program; and
2. **THAT** Council approve the resolution required for the FCM grant application:

Respectfully submitted: Mark Boysen, Chief Administrative Officer
Carolyn Bidwell, Chief Financial Officer



STAFF REPORT TO COUNCIL

Council Meeting: DECEMBER 12, 2017
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: ABBY FORTUNE, DIRECTOR OF PARKS & RECREATION

FILE NO: 1855-03 BC RURAL DIVIDEND

SUBJECT: BC RURAL DIVIDEND APPLICATION RESOLUTION

REPORT NO: 17-70

ATTACHMENT(S): N/A

RECOMMENDATION(S):

1. **THAT** Council authorizes the submission of an application to the BC Rural Dividend Program for the Feasibility Study of the Amphitrite Point Lands, and
2. **THAT** Council support the Amphitrite Lighthouse Building Project Plan through its duration.

PURPOSE/DESIRED OUTCOME:

The purpose of this report is to receive a resolution and support from Council to move forward with the BC Rural Dividend Program Application to hire a contractor for a project plan/ feasibility study for the Amphitrite Point lands to start spring of 2018.

If supportable by Council, the grant application will be completed by staff which is due December 15, 2017.

BACKGROUND:

By contracting out for a feasibility study and project plan for the Amphitrite Point Lands, the District of Ucluelet would be able to:

1. identify and propose potential uses and partnerships for the property of Amphitrite Point Lands Block B District Land 1507 and 1517 Clayoquot District, as laid out by the Province in the agreement, for so long as the land is used only for the specific purposes of a museum or park;
2. identify opportunities, risks and challenges as they relate to the property;
3. outline a course of action for the property including basic budget, maintenance and timelines;
4. work with District staff to host a community charrette regarding the land.

This project is second phase of the overall framework of the Amphitrite Lighthouse Building Project Plan. Staff have proposed the following phases to guide the development of the project:

1. Physical Assessment of the building and the park lands
 - a. Detailed assessment of building
 - b. Detailed assessment of supporting infrastructure
 - c. Risk Assessment

2. Feasibility Assessment
 - a. Determine uses
 - b. Federal Requirements
 - c. Provincial Requirements
 - d. Community Engagement
 - e. Liability

3. Detailed Options Review
 - a. Project plan
 - b. Project Drawings
 - c. Budgeting
 - d. Community Engagement
 - e. Prioritizing

4. Building & Infrastructure Upgrades/Project
 - a. Finalized project plan
 - b. Budget
 - c. Maintenance

POLICY OR LEGISLATIVE IMPACTS:

The Parks & Recreation Master Plan recognizes and supports the development of the Amphitrite Point as a Natural Park.

FINANCIAL IMPACTS:

The fiscal impact would be a \$20,000 grant to help determine a plan for the use of the Amphitrite Point Lands so that the District of Ucluelet could further plan and properly budget for the site.

OPTION(S):

1. **THAT** Council authorizes the submission of an application to the BC Rural Dividend Program for the Feasibility Study of the Amphitrite Point Lands, and

2. **THAT** Council support the Amphitrite Lighthouse Building Project Plan through its duration.

Respectfully submitted: Abby Fortune, Director of Parks & Recreation
Mark Boysen, Chief Administrative Officer



STAFF REPORT TO COUNCIL

Council Meeting: DECEMBER 12, 2017
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

FILE NO: 6480-20-2018-OCF

SUBJECT: UCLUELET OCF BYLAW REVIEW – PROJECT UPDATE.

Report No: 17-71

ATTACHMENTS: APPENDIX A – EXCERPTS FROM DRAFT CONSULTING SERVICES AGREEMENT WITH VIU
APPENDIX B – STAFF REPORT FROM THE MAY 9, 2017, REGULAR COUNCIL AGENDA

RECOMMENDATION(S):

THAT Council, with respect to the ongoing project to review and update the Official Community Plan bylaw:

1. give early notice to the following agencies of the District's intent to update the Ucluelet Official Community Plan bylaw, and invite their participation and input:
 - Yuułuʔiłʔatḥ Legislature – Ucluelet First Nation;
 - ʔukʷaaʔath Council - Toquaht Nation;
 - Alberni Clayoquot Regional District;
 - District of Tofino;
 - School District 70;
 - Island Health;
 - Ministry of Transportation and Infrastructure;
 - Pacific Rim National Park Reserve;
 - Clayoquot Biosphere Trust;
 - Westcoast Community Resources Society;
 - Alberni Clayoquot Health Network;
 - Wild Pacific Trail Society;
 - Tourism Ucluelet; and
 - Ucluelet Chamber of Commerce

2. reach out to the leadership of the Yuułuʔiłʔatḥ and ʔukʷaaʔath First Nations to:
 - a. invite Yuułuʔiłʔatḥ and ʔukʷaaʔath First Nations' participation in the update of the Ucluelet municipal Official Community Plan;
 - b. ask how the Yuułuʔiłʔatḥ and ʔukʷaaʔath would like to be consulted on this project;
 - c. inquire whether the Yuułuʔiłʔatḥ and ʔukʷaaʔath First Nations are interested in co-authoring a new section of the municipal OCF to overview the relationship between the Ucluelet municipal government, the broader community, First Nations people and traditional lands; and,
 - d. invite discussion with the Yuułuʔiłʔatḥ First Nation Legislature and Staff, and the ʔukʷaaʔath Council and Staff on areas of mutual interest and support;

3. endorse the work plan as outlined in the Staff report; and,
4. authorize Staff to enter into a sole-source consulting agreement with Vancouver Island University for the scope of research, consultation and analysis as detailed in **Appendix 'A'** to the Staff report, for an honorarium fee not to exceed \$15,000.

PURPOSE:

The purpose of this report is to provide a brief background and context for the next steps to review and update the Ucluelet Official Community Plan (**OCP**) bylaw. This report touches on the work done to date, areas of focus for the work ahead, tasks to be completed by Staff and consultants, and opportunities for input by community members, stakeholders, neighbouring jurisdictions and interested agencies. An overview of the project budget and timeline is also included. Staff are seeking a Council resolution to provide direction for the next stages of the OCP review project.

BACKGROUND:

A review of the Ucluelet Official Community Plan (OCP) bylaw was initiated by Council in 2016.

In September of 2016 the District of Ucluelet, along with students and faculty from Vancouver Island University's (**VIU**) Master of Community Planning program, initiated a process to collect community opinions on the District's Official Community Plan. A report on the findings from the initial public consultation was placed on the May 9, 2017, Council agenda (see **Appendix 'B'**) but the item was tabled at that time. Further consultation work was completed by VIU students this past summer.

Council has indicated that bringing the review and update of the OCP bylaw to a point of conclusion before the summer of 2018 is a high priority. Presentation of a draft OCP this spring would avoid the busy summer season and the run-up to the fall municipal election.

NEXT STEPS:

A great deal of good work and public input has already occurred. Moving the project forward in the expected timeline will require now focusing on specific community issues and areas for potential changes within the OCP. Staff suggest that policy areas warranting particular attention include:

1. an updated overview section, including indigenous perspectives;
2. expanded policies on affordable housing;
3. an updated section on economic development;
4. new mapping and clarification of Development Permit areas for protection of the environment and avoiding natural hazards;
5. updated policies responding to climate change, energy use and sea level rise;
6. clarification of Development Permit areas for form and character; and,
7. an updated section on implementation, and enforcement.

	Council	Staff	VIU
December			
	Provide direction on next steps	Provide input and direction to VIU; formalize contract	1. Report out on results of consultation to date;
		Seek and coordinate staff knowledge on the community and organizational needs;	2. Complete a Gap Analysis and report out on what areas of the OCP need most attention;
	Initiate discussions with First Nations (and ongoing)	complete internal gap analysis	
January			
		engage consultants for specialized areas of expertise (identifying sensitive ecosystems and natural hazards, etc.)	3. Perform research into best practices and policy alternatives (for priority policy areas identified by the District and VIU, e.g. affordable housing);
		Coordinate updated mapping (to be completed by GIS contractor);	
February			
			4. Prepare report on policy alternatives (for Council meeting)
			5. Prepare presentation materials
mid-February			
	Public event	Text re-write of all sections of the OCP;	6. Hold public event to gather feedback / gauge community preference among policy options
end of February			
			7. Report back on the community feedback heard on specific policy sections.
March			
	Public Open House / COW on Draft OCP	Coordinate legal review by the municipal solicitors;	
April			
May			
	formal notice and bylaw adoption process (including public hearing)	Coordinate bylaw adoption process by Council.	

Figure 1: Project Timeline

The updated scope of work for VIU is more focussed than was put forward earlier this year; this reflects the short timeframe to develop a draft OCP to take to the community next spring for discussion and comment. The proposed scope would capitalize on VIU's ability to focus on researching policy alternatives, innovative and appropriate approaches to community issues. At the same time, because we work with the OCP regularly, Staff are well positioned to identify and resolve structural inconsistencies in the current OCP document. By taking this approach to the re-write of the OCP document, with close input from the municipal solicitors and the strategic use of consulting expertise, Staff aim to present a clear, updated draft which will reflect the current vision of the Ucluelet community looking ahead to 2050.

CONSULTATION WITH FIRST NATIONS AND INCLUSION OF INDIGENOUS PERSPECTIVES:

Since the Ucluelet OCP Bylaw No. 1140 was written, some things have changed: the 2011 signing of the Maa-nulth Treaty and the 2015 publication of the Final Report of the Truth and Reconciliation Commission, along with broader changes in society and greater awareness among all Canadians, make it timely to consider the OCP in a new light. Council has signaled a raised awareness of indigenous perspectives by making a practice of acknowledging the traditional territory of the Yuułuʔiłʔatḥ at the start of each public Council meeting. The relationship between the municipality, indigenous peoples and their traditional territories is not currently addressed within the OCP document, however. It would be timely to include that perspective within the OCP, by considering how the document could describe the relationship between Ucluelet, Yuułuʔiłʔatḥ and 'tukʷaaʔath.

Staff recommend that Council reach out to the Yuułuʔiłʔatḥ and 'tukʷaaʔath First Nations to ask how they would like to be consulted during the OCP review project and beyond. Keeping an open mind to the process and timeline for those conversations means accepting that the amendments to the OCP drafted next spring may or may not include the final version of all sections. Staff suggest that some items could proceed on the schedule laid out above, but the timeline for arriving at an understanding of indigenous interests within the OCP has yet to be determined, and should not be rushed. This is appropriate, considering that an OCP is a living document which can be amended, updated or added to at such time as Council deems it necessary.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

As the review process will rely on in-house Staff resources both for coordinating consultant actions and to complete the re-writing of the OCP document, this project will be a major focus of staff time within the Planning Department. Other departments will be drawn upon for their insights and input into the draft plan. Staff time devoted to the OCP update can be expected to have some influence on the timeline and responsiveness to other long-term planning projects and development applications.

A public event is planned for mid-February to seek public input on the policy alternatives assembled by VIU. Council participation is anticipated at the public event and through updates provided at regular Council meetings as necessary. Once a draft OCP has been developed, Council may wish to include a public Open House or Town Hall meeting to gather public input ahead of the formal bylaw process. The bylaw adoption process is required to include a Public Hearing on the OCP bylaw (see **Figure 1**).

FINANCIAL IMPACTS:

The 2017 Budget included \$40,000 for the project; the majority of these funds have not been spent this year. Staff recommend that \$39,910 be carried over to enable the project to be completed in 2018 with no additional funding from taxation.

The scope of the contract with VIU would total \$15,000. The balance of \$24,910 would be used to engage other consultants to provide specific technical pieces of the OCP (updated mapping,

technical studies in support of environmental DP area designations, etc.). Even with relying on Staff to shoulder most of the re-drafting work, the funding earmarked for the project is modest; ultimately the depth of the analysis and bylaw update will be tailored to the available resources.

Following Council direction, Staff will seek proposals from additional qualified professionals where their expertise is necessary to resolve portions of the OCP bylaw. Contracting will be per the municipal Purchasing Policy and will be brought to Council for authorization as necessary.

The District's Purchasing and Disposal Policy requires 3 written quotes for goods or services over \$10,001 and under \$25,000. A sole-sourced contract would therefore require the prior approval of Council. As discussed above, Staff are requesting Council approval to engage VIU for an honorarium of \$15,000. The continued involvement of VIU in the research and consultation on policy alternatives offers a community benefit, given their prior experience in Ucluelet and understanding of the issues.

POLICY OR LEGISLATIVE IMPACTS:

Once the project has progressed to the point where a draft OCP is ready for presentation to Council, Staff will provide a report addressing the legislative requirements for adopting an Official Community Plan bylaw and identifying the steps for Council to meet those requirements, along with suggestions for public consultation on the draft. Council consideration of a formal referral of the draft bylaw to other jurisdictions and agencies is a required part of the process. The early notification being recommended at this stage would enable those agencies, if they so choose, to provide input which could inform the draft bylaw ahead of the formal bylaw adoption process.

Once an Official Community Plan is adopted, the subsequent decisions of Council and actions of the municipality must follow the policies in the plan.

SUMMARY:

This report proposes the following:

- that Council give early notice, to interested and affected agencies, of the OCP update project and invite their participation and input;
- that Council use this opportunity to specifically seek early and ongoing consultation with the Yuułu?i?ath and 'tuk'waa?ath First Nations;
- that Staff use the organizational knowledge, public consultation results, research and input from VIU and other consultants as necessary to begin drafting a revised OCP document; and,
- that VIU be engaged to report out on their findings to date, complete a gap analysis of the current OCP, research and present policy alternatives for selected issues and sections to inform the updated OCP document.

OPTIONS:

1. That Council move forward with the OCP review project by giving early notice to affected and interested jurisdictions, specifically seek early and ongoing participation by the Yuułu?i?ath and 'tuk'waa?ath First Nations, endorse the workplan as presented, and authorize contracting with VIU for selected consulting services **(recommended)**;
2. That Council provide direction on changes to the process for the review and update of the OCP, and seek further information on the implications for the project budget and timing; or,
3. That Council reassess whether updating the OCP remains a priority at this time.

Respectfully submitted:

Bruce Greig, Manager of Community Planning
Carolyn Bidwell, Chief Financial Officer
Mark Boysen, Chief Administrative Officer

Schedule “A”

Summary of Contract Term, Services and Budget

1. Term of the Contract

Regardless of the actual date of execution, this Contract will start on January 2, 2018 and end on March 31, 2018 (the “**Contract Term**”).

2. Obligations of VIU

VIU’s investigator, Dr. Pam Shaw, agrees to provide the following deliverables, more particularly described in Schedule “B”:

- Work with the District of Ucluelet in the development of an Official Community Plan (OCP)
 - Perform research into best practices and policy alternatives
 - Prepare report on policy alternatives
 - Prepare presentation materials
 - Facilitate public engagement event to gather feedback and gauge preferences among policy options
 - Final Report

3. Terms of Payment

The District will pay VIU \$15,000.00, including applicable taxes. The District will pay VIU the below installments on the following due dates:

\$ 7,500.00 (50%) upon initiation of this Contract (January 2, 2018)

\$ 7,500.00 (50%) upon completion of Project Deliverables (March 31, 2018)

4. Further Obligations of the District

The District will provide VIU (Dr. Pam Shaw) with access to necessary information, and will be responsible for such further tasks as described in Schedule “B”.

Schedule “B”

Contract Research Proposal

Partnership with VIU & District of Ucluelet

Background

The District of Ucluelet is a vibrant community on the west coast of Vancouver Island and is one of three urban centres, alongside Tofino and the City of Port Alberni, located within the Alberni-Clayoquot Regional District (ACRD). The District has a long and rich history – the word Ucluelet itself is derived from local traditional language and means “safe or good harbour” for canoe landing. First Nations of the area historically lived off the abundant natural resources of the land and depended on the ocean and surrounding lands for food and livelihood. When the region was colonized in the mid-1800s, settlers were drawn to the abundance of fish, gold, and other natural resources. Ucluelet’s economy was originally based around the access to and use of these natural assets, but has expanded to tourism as visitors seek the outdoor recreation possibilities in the region, such as those available in the Pacific Rim National Park.

Ucluelet became an official District Municipality in 1997. Although population was steadily increasing in the District between 1956 and 1981 (at about 3.6% per year), until 2006 the population has seen a slow decline (0.3% on average per year), due to the decline in local resource-based industries, such as fisheries. The current Official Community Plan (published in 2011) attempted to address these declining trends by creating a growth strategy that enhances economic prosperity while advancing environmental sustainability. The vision of the current OCP, left unchanged from the previous 2004 OCP, is as follows:

“Ucluelet’s built and natural environment respects, above all, the outstanding diverse natural habitat and optimizes recreational opportunities for its citizens and its visitors. Ucluelet residents enjoy a high quality of life built upon a sustainable and diversified local economy.”

The current OCP update process, that this Contract defines, will streamline and improve upon the Vision and Guiding Principles set out in the 2011 OCP by bringing them in line with best practices in planning and current community thought. The Guiding principles of the 2011 OCP are to:

1. Create a complete community;
2. Create a compact and vibrant Village Square;
3. Develop and maintain quality parks, trails, recreation and community services for residents and visitors;
4. Build a sustainable local economy;
5. Maintain and enhance Ucluelet’s unique character and preserve its heritage;
6. Protect natural areas;
7. Increase transportation choice; and
8. Manage residential growth in balance with job creation and the provision of services.

Preparation for a revised OCP is now underway with the start of public consultation of issues related to the current OCP. Four events and an online survey were conducted between September and December of 2016. These were conducted by both staff of the District of Ucluelet and students from Vancouver Island University's Master of Community Planning program. The purpose of the first three events and the online survey was to understand the public's perspective on the current OCP and on Ucluelet itself; the last event was to present these findings in the final event.

Moving forward, the revision process will include the following scope of work.

- 1) Reporting out on Community Engagement to share progress of the project to date;
- 2) Research into policy alternatives and gap analysis - prepare an identified issues and policy alternatives report and conduct a gap analysis of the current OCP; and
- 3) Prepare presentation materials, facilitate public engagement event and report on findings of community preferences among policy alternatives.

Proposed Timeline

January

- Report out on what has been heard (last year of work)
- Complete a gap analysis and report on what areas of the current OCP require the most attention
- Meet with District Staff (at VIU) to discuss priority areas for change within the OCP.

February

- Perform research into what best practices and policy alternatives
- Prepare report on policy alternatives
- Prepare presentation materials

March

- Facilitate public engagement event in Ucluelet to gather feedback and gauge preferences among policy options
- Final Report

Contributions

District of Ucluelet

- \$15,000.00 to complete this project
- In-kind project support in the form of workspace as needed, staff project guidance and support

VIU

- MCP & MABRRI student researchers
- Faculty support
- In-kind project support in the form of research vehicles, research equipment, office space, coordination hours (Dr. Pam Shaw, Graham Sakaki)



STAFF REPORT TO COUNCIL

Council Meeting: MAY 9TH, 2017
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE NO: 3060-OCP

REF. NO: OCP17-01

SUBJECT: UPDATE ON THE OFFICIAL COMMUNITY PLANNING PROCESS

ATTACHMENT(S): APPENDIX A – FINDINGS TO DATE

RECOMMENDATION(S):

That Council considers the following:

1. **THAT** Council directs Staff to negotiate a Memorandum of Understanding with Vancouver Island University's Master of Community Planning Program to complete the review of the District of Ucluelet's Official Community Plan as detailed in the body of this report.

OR

2. **THAT** Council directs Staff to develop an alternative strategy to complete the review of the District of Ucluelet's Official Community

BACKGROUND

In September 2016 the District of Ucluelet along with students and faculty from Vancouver Island University's Master of Community Planning Program conducted a four step review to collect community opinions on the District's Official Community Plan, and more specifically on any changes that citizens might like to see in the Plan.

Four events and an online survey were conducted between September and December 2016. These included:

1. Planning on the Streets Day

On Saturday, October 1st, 2016 between 10:00 am and 2:00 pm, students from the Master of Community Planning Program at Vancouver Island University fanned out across the District of Ucluelet to talk to people about their community. The students talked to approximately 105 respondents, and asked them the following three questions:

1. *What do you love about Ucluelet?*
2. *What do you think needs some work?*
3. *Any challenges or issues that could be addressed through the Official Community Plan?*

Responses were received from both citizens and visitors, with an estimated breakdown of 90% citizen/10% visitor participants. Overall, respondents were receptive and willing to offer their thoughts on these questions.

The responses are interesting both in the commonalities among the replies and the range of ideas presented. Respondents love the sense of community, the remote location, and their proximity to nature. Issues identified as “needing some work” included housing, infrastructure, and improving services. On the third question, respondents provided a variety of ideas, ranging from creating new park spaces, ensuring that the District provides for all ages in planning and engineering, and creating new opportunities for businesses. While these responses cannot be considered a random, scientific survey, they do provide a snapshot of the respondents’ concerns, ideas, and visions for the community.

A key word grouping that relates the text size to the number of responses is illustrated above. The most frequently occurring words in the responses were community, people, and housing, followed by small, school, nature, businesses, activities, and affordable. This provides direction for the upcoming World Café and Open House as it helps to identify the themes most important to the respondents.

2. Information Table

Staff from the District of Ucluelet hosted an information table at the Autumn Artisan Market on October 7th, 2016. Attendees at the market could stop to discuss community priorities, as well as the goals and objectives of the current Official Community Plan. More than 50 people stopped by the table to share their views over the day.

3. World Café

Students from Vancouver Island University’s Master of Community Planning Program conducted a World Café on October 29th, 2016 at the Community Centre.

A World Café is a consultation technique intended to achieve the following principles:

- Set the context
- Create hospitable space
- Explore questions that matter
- Encourage everyone's contribution
- Cross-pollinate and connect diverse perspectives
- Listen together for patterns, insights, and deeper questions
- Harvest and share collective discoveries.

The room was set up with nine tables surrounded by chairs, and each table contained a discussion theme:

- | | |
|--------------------------------------|--|
| 1. Development Permit Areas | 6. Land Use Designations |
| 2. Climate Change | 7. Housing and Commercial |
| 3. Heritage and Culture | 8. Industrial, Institutional, and Comprehensive Development |
| 4. Natural Environment | 9. Sewage Treatment, Waste, Recycling, & Emergency Services. |
| 5. Transportation and Water Services | |

Participants were asked to sit at one table, then the student facilitator/note taker teams engaged the table in discussions on that topic. Participants were then given the option to move to a new table after approximately 20 minutes, engage in a new discussion, and then move once again. In total, three discussions were conducted over the two hour event. The floor was also opened at the end of the event for general comments. The event was well attended, with 40 participants in the morning session and 22 in the afternoon.

4. Open House

An Open House was held on November 26th at the Community Centre to verify what was heard so far in the planning process and identify any key issues that may be relevant to an Official Community Plan Review. “Kitchen table meetings” were also offered to any group that wished to have their own opportunity to provide input into the process.

The event was well attended with approximately 75 citizens viewing the posters, chatting with students, and sharing new information on their feelings about the community.

The room was divided into themes (such as Village Square, Parks and Open Space, Housing & Commercial, and Industrial, among others. Each theme area had maps and handouts appropriate to that theme, and pairs of students staffed each theme area. Citizens could either review all materials, or focus only on those areas of particular interest. The event benefited from occurring at the same time as the Community Craft Fair: future events will also be scheduled on dates/times when they can cross-over with these significant community events.

5. Online Survey

An online survey was also used as a final method of collecting community comments. The survey (conducted through Survey Monkey, an online survey tool) and the survey was open from October 24th to November 16th. In total, 62 individuals responded to the survey. Overall, the survey verified the information collected to date: respondents value the connections to wilderness, peace and quiet, and sense of community in Ucluelet, and the small town feel of this special place. Issues were identified with transportation, crowding in the summer months, human/wildlife conflicts, and emergency preparedness. Respondents also provided extensive written-in comments that provide valuable direction for areas of interest and potential future actions.

Appendix A and B summarize the findings from these activities.

SUMMARY:

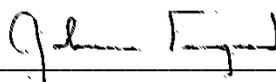
A substantial amount of input was collected over a short time period, largely due to the number of students involved in each event (approximately 20, as well as faculty from Vancouver Island University). Having a large group of students enables more widespread consultation methods than can be achieved with consulting resources or staff, as the costs would be excessive: the enthusiasm of students for engaging with community is also a benefit of the partnership between the District of Ucluelet and Vancouver Island University.

This report recommends that the District of Ucluelet consider entering into a Memorandum of Understanding (MoU) with the Master of Community Planning Program to complete the review of the Official Community Plan. While it is recognized that this MoU will provide greater detail on roles, responsibilities, and the details of the planning process, the commitment from both parties is as follows:

Activity	Time Frame	District of Ucluelet	Vancouver Island University	Estimated Costs for DoU
Complete a background report that details demographic trends, building statistics, and information from other sources, including survey/metrics that may have been collected by the District for other projects. Examine context/sense of place of the District compared to surrounding locales. Initiate project mapping.	Summer 2017	Hire 1-2 summer students to complete this review and assist Planning Staff with larger scale development proposals (along with other related duties)	Recommend students to the District of Ucluelet	Between \$10,000 to \$20,000, depending on the rate of pay

This background information will form the first section of the OCP				
Conduct additional community engagement events to generate awareness of current issues/anticipated outcomes	Summer 2017	Designed and conducted by student staff, costs covered by the District	Assistance of additional students provided for large scale events	\$3000 for event costs (rentals, insurance)
Prepare an Identified Issues Report and conduct a Gap Analysis of the current OCP. This will provide detail on recommended changes and will help to shape the vision, goals, objectives, and policies of the new OCP	Sept-Oct 2017	Provide an honorarium to VIU to conduct the work that will be completed by May 2018.	Involvement of students in PLAN 602: Citizen Engagement and through the new Island Studio, a community planning workspace that engages students in “real life” planning experiences, along with the involvement of registered professional planners and alumni from the Master of Community Planning Program. Undergraduate students with interests in community planning may also engage in larger-scale activities that require the involvement of many enthusiastic students. Every project will be managed by faculty (professional planners) from the Program and all work will be completed under direct supervision of the guiding faculty member	Costs estimated at \$40,000 to cover student travel, events, and provide honorariums to key students employed to complete the project. Further discussion on total costs will occur through the development of the MoU.
Conduct two community engagement events to share information on progress to date and confirm direction	Nov-early Dec 2017			
Prepare first draft of the OCP	Jan-Feb 2018			
Engage with the community through a series of events and information releases (open houses, website updates, online availability of the Draft OCP)	March 2018			
Complete final draft of the OCP	April 2018			
Consideration by Mayor and Council	May 2018			
Complete formal adoption process	Summer 2018	Referrals and readings completed by District staff		

Respectfully submitted:



 John Towgood, Planning 1

A key word grouping that relates the text size to the number of responses is illustrated above. The most frequently occurring words in the responses were community, people, and housing, followed by small, school, nature, businesses, activities, and affordable. This provides direction for the upcoming World Café and Open House as it helps to identify the themes most important to the respondents. A full listing of the responses is provided in Appendix 1.

Summary of Responses Received

Question 1 – What do you love about Ucluelet?

1. The small community
2. It is a great place to raise a family
3. The Lifestyle – Surf/skate community
4. The remoteness
5. The trails, water, nature.
6. Connection to nature and the related jobs. Fishing
7. It is a great community
8. Weather/Climate, no snow
9. It is rural and quiet
10. Loves the outdoor programs, availability of nature to kids
11. Friendly Community
12. The scenery and wildlife at the doorstep
13. Walkability
14. Scenic views
15. Everything
16. Peace and slow pace
17. No chain restaurants, small local owned businesses
18. Sense of community
19. Clean air
20. Nature
21. Small town
22. Surf
23. Coast
24. Lack of smell
25. The nature: ocean, forests, proximity to the outdoors
26. The small town feel: rural, being somewhat isolated
27. It's a great place to raise kids
28. It's safe
29. Lots of small business is great
30. Small town and feeling of a small rural community
31. Sense of togetherness in the closely knit community
32. Warm friendly welcoming people
33. It is a safe community for kids to grow up
34. Activities over the weekend bring families and communities together
35. The beaches are good
36. Great sceneries
37. The existing biking and hiking trails
38. Beautiful ambiance & nature
39. Quiet environment
40. Good people
41. Good atmosphere, clean and fresh air
42. Great work opportunities
43. Beautiful surroundings
44. Thriving community – the community is always improving
45. Not so retail community
46. Love is too strong of a word- I like it
47. Sense of community/close-knit- everyone knows each other
48. Small town- everything is close
49. People are friendly
50. Easy to find a job
51. Layout of the downtown core
52. Harbor activities
53. Weather
54. Surfing
55. Young demographics
56. Scenery
57. Sitting on the beach
58. Quiet/sleepy town
59. Healing
60. Safe

61. Outdoor activities (wild pacific trail, park, camping)
62. Seafood/fish
63. Bears at fishery
64. Tourists
65. Accessible for house boats
66. Berries
67. Residents are involved in activities, especially in introducing more activities
68. for children (skate park, volleyball net)
69. Council is improving
70. Affordable real estate (visitor)
71. Great community feel
72. More family oriented than Tofino
73. Community Centre
74. Diverse backgrounds of citizens
75. Wild Pacific Trail
76. Access to Ocean and nature
77. Community fresh air
78. Rural feel
79. Limit commercialization
80. Individual entrepreneurs
81. Welcoming to outsiders
82. Community interaction
83. Family community
84. Safe environment for raising children
85. Outdoors
86. Beautiful place
87. The people
88. Recreational activities
89. Scenery
90. Lots to do
91. Togetherness
92. Trail system
93. Very accessible
94. Nice water front
95. Lots of parks
96. Small town feel
97. Different from Tofino
98. Quiet town
99. Natural beauty of landscape and parks/beaches
100. No box stores/chains
101. Community runs well
102. Great place to live and raise a family
103. Food sources (high quality/organic)
104. Close to other towns
105. Ocean close by
(Green Point & Pacific Rim National Park)
106. Environment/small town feel
107. Nature, beauty, isolation
108. Idyllic
109. Community, family is here
110. Parking in core
(behind drug store, Ukee rental centres)
111. No snow
112. Minimum lighting (or low lighting)
113. Entrepreneurship
114. Family vibe- everyone loves everyone and helps each other
115. Untouched nature, coast line clear
116. Youth just walk around
117. Small town, supportive community
118. Great rec programs, Wild Pacific Trail
119. Great schools! Great programming
120. The small community
121. Great place for a family
122. Lifestyle
123. Surf/skate community
124. Remoteness
125. Trails
126. Water
127. Nature
128. Being on the water, the trails, the views; not as slick as Tofino; the natural feel; everything is within walking distance; shuttle in summer to Long Beach; good awareness of water conservation by businesses.
129. Tourism is going well, that's good for my business. Tourism is on the increase. Starting a business here is easy, keeping staff is hard. The parks are great. The historic and cultural events are good.
130. Scenery
131. Management of natural resources
132. No franchises
133. Small community feel

134. Feeling – sense of community friendly
135. Trail- very popular
136. Outdoor adventure community base
137. Awesome place
138. Keep its charm
139. The small town feel - going to be lost
140. Walkable, safe
141. Access to areas that allow dogs
142. Nice walking trails
143. Unique historic aspects
144. Love historic ties/diversity
145. Balance
146. Just came here to work
147. Like to walk the trails
148. The sense of community
149. The ocean
150. Being super close to the ocean
151. Small town feel – know everyone
152. Proximity to the ocean
153. Community facilities
154. Trails
155. Scenery
156. Family
157. Coast line
158. Tourism
159. Great B and Bs
160. Nature and trails
161. Location, nature, and scenery
162. It is a small community
163. People help each other
164. Despite tourism, still feels small
165. Nice to meet people from all over
166. Nature
167. Ukee sport and social club
168. Community/family
169. Close knit
170. Great outdoor activities – Wild Pacific Trail, parks, camping
171. People are more involved
172. Introducing children’s activities (skate park, volleyball)
173. Small, quiet
174. Open and supporting community
175. School programs
176. Affordable real estate – looking to buy
177. Nature
178. Small community – everything is close
179. Playing pool with friends
180. Cheap rent
181. Jobs – it was easy to find a job
182. People are friendly
183. Scenery
184. People
185. Community
186. Access to trails
187. Family recreation
188. Safety of the community for children
189. Bear safe garbage cans
190. Layout of the downtown core
191. Wanted to live here since I was little
192. Love is a strong word – I like it!
193. Quiet, peaceful, sleepy town (healing)
194. Bears at fishery
195. Weather
196. Seafood
197. Surfing
198. People – young people and tourists
199. More young people coming to town
200. Tofino is full
201. Scenery
202. Fish
203. Seafood
204. Friendly for house boats
205. Berries
206. It is very safe
207. Sense of community
208. How close everything is
209. Beautiful scenery around
210. Nice people live in Ucluelet
211. Thriving community
212. Improving all the time
213. Community activities always
214. People are good
215. Community togetherness
216. Lots of activities
217. Hiking trails
218. Beaches, scenery
219. Friendly people

- | | |
|---|---------------------------------|
| 220. Small town | 262. Rural/quiet |
| 221. Nature in Ucluelet | 263. Outdoor programs |
| 222. Quiet environment | 264. Keep it slower than Tofino |
| 223. Relaxed ambience | 265. Community/friendly |
| 224. Clean air | 266. Scenery and wildlife |
| 225. Beautiful nature | 267. Walkability |
| 226. Good atmosphere | 268. Scenic views |
| 227. Beautiful surroundings | 269. Everything! |
| 228. The trails | 270. Peace and slow pace |
| 229. Sense of community | 271. No chain restaurants |
| 230. Warm, friendly, welcome to Ucluelet | 272. Small business |
| 231. Embracing outsiders | 273. Sense of place |
| 232. Small town | 274. Quiet |
| 233. Nature and beaches | 275. Clean air |
| 234. The way it is not so retailed | 276. Animals |
| 235. Good sense of togetherness | 277. Small town |
| 236. The community and the people | 278. Nature |
| 237. Recreational opportunities | 279. Surfing |
| 238. Small rural community feel | |
| 239. Small community for kids to grow up
in | |
| 240. Surrounding area | |
| 241. Lots of activities | |
| 242. Trails | |
| 243. Good energy | |
| 244. Nature and the ocean | |
| 245. Small town feel | |
| 246. Beautiful | |
| 247. Quiet | |
| 248. In my experience, best place to raise a
family. Here for 25 years, strong
sense of community, strong
volunteer base | |
| 249. Nature, beauty | |
| 250. Humble | |
| 251. The people | |
| 252. Nature | |
| 253. Sense of community | |
| 254. Best place to bring up children | |
| 255. Community pride | |
| 256. We are all looking to improve it | |
| 257. People care | |
| 258. Things are being at community centre | |
| 259. Fishing | |
| 260. Great community | |
| 261. Water/climate (no snow) | |

Question 2 – What do you think needs some work?

1. Parks/places for buskers
2. Greenspace and a square
3. Beautification/flowers growing on streets
4. Bylaw officer – needs to enforce existing bylaws, take beaches and parks back from the party crowd
5. Need regulation of outdoor activities
6. Limited medical services, educational opportunities
7. Balancing infrastructure (costs and maintenance)
8. Need a new school, either separate elementary and secondary or combined
9. Need at Multiplex
10. Indoor Public Swimming facility (community currently rents space at a motel)
11. Gym facility for gymnastics, basketball, etc.
12. Ice Arena
13. Need a place/parks/green space available for buskers, a source of income for young people
14. Beautification with green and flowers lining the streets
15. Need more Bylaw Enforcement, more officers during peak tourist season.
16. Increase in regulations and enforcement of bylaws that already exist but are not enforced.
17. Fewer tourists
18. Need to make it easier to start a business
19. Streamline rezoning, process for investors trying to bring in new businesses.
20. Improved waste infrastructure, recycling, compost.
21. Must keep pace slower than Tofino
22. Need for kid-friendly facilities, playing fields.
23. Need to work on bringing a vibrant boat basin, similar to Steveston/Granville Island.
24. More recreation facilities including outdoor education.
25. Need to upgrade/replace/build new sidewalks
26. Improve safety for walking around the schools.
27. Bicycle lanes
28. Sidewalks and roads
29. Beautifying the city, especially the city center
30. Highways need to be enlarged
31. Recycling, lots of things that could be recycled are still going to regular garbage. Also, the batteries are going to regular garbage because there is no proper way to discard them.
32. Activities for young people
33. Proper cycling project
34. More affordable housing
35. There isn't a recreation facility (swimming pool, ice rink, gymnasium)
36. Old blanket zoning prohibits people's ability to sell and do any renovations on their homes because commercial zoning makes it cost prohibitive
37. There needs to be more low-cost housing close to the downtown core
38. Concern about the speed with which Ucluelet is growing, people are concerned that it is becoming too much like Tofino
39. Very hard to make a living in the town
40. Increase housing with more housing options (introduce backyard cottages and laneway homes)
41. Allow bigger homes on small lots
42. Have back up water reservoirs to avoid shortages during summer
43. The whole infrastructure needs total upgrade
44. The bike trail to Tofino needs upgrading
45. Increase walkways for pedestrian's safety
46. Reinstate suites over detached garages
47. Increase bikeways for teenagers and children

48. Improve hydro connectivity
49. More accommodation for seasonal workers and tourists
50. More arts and theatre activities for the young and old
51. Reduce on the taxes, seasonal businesses do not have enough income
52. Parking around businesses
53. Mapping orientation
54. Change the name, something easier to pronounce
55. Shuttle bus connecting to Tofino (merge the two towns- especially in summer)
56. More action around whiskey dock (fisherman selling fish -connect to the community)
57. Kiosks displaying available tours (especially four tourists) at inner Boat
58. Basin
59. Public access to beaches
60. No accommodation (only short term rentals)
61. Instead of multiplex, something smaller scale
62. Ice rink or rec space (don't need new pool)
63. No dentist in town
64. Fishful thinking (not just wishful – fish related) needs to be open year round
65. More seafood options
66. A community center/rec center with a pool
67. Soccer fields are unusable, they need maintenance
68. Lights on Tugwell baseball fields, to play in the dark
69. Need to take advantage of available space
70. More small businesses
71. Lack of parking (needs to go back to parallel)
72. Lack of public toilets that are open all the time
73. More participation from citizens in activities
74. More athletic programs, not enough teams
75. Have to travel to join neighboring town teams
76. Accessible parking spots need improvement for physically disabled – not actually accessible in some spots, only signage
77. Better indoor, large room recreation space / multi use
78. E.g. UAC and Rec. Hall old and dilapidated and new Community Centre does not have a large hall/gym/multi use room for big events
79. Intersection of Peninsula Rd. and Main St. extremely dangerous, esp. during busy tourist summer season
80. Need for new K-12 school
81. More side walks
82. Increase biking
83. Increase hydro connection
84. More community events during the year
85. Safe biking trails for kids
86. Housing
87. Jobs are seasonal
88. Increase job length/ fulltime
89. Roads
90. Playground/parks
91. Sidewalks
92. Bigger house on small lots
93. More flexibility on housing availability
94. Pedestrian walkways on older street that don't have
95. Roads needs to be more welcoming
96. Hydro needs to be underground
97. New school
98. Arena and gymnastics
99. Public pool – currently renting a hotel's pool
100. Connections to nature and related jobs
101. Recycling (glass bottles going to garbage)
102. Sidewalk upgrades around schools
103. Bike lanes
104. Sidewalks
105. Beautification program

106. Highway needs to be wider
107. Kid facilities/playing fields
108. Vibrant boat basin
109. New school and upgrades
110. Proper cycling spaces
111. Water filtration
112. Environmental problems
113. More affordable housing
114. Outdoor rec facilities
115. Sidewalks
116. Fix roads and sidewalks - widen
117. Waste infrastructure
118. Recycling/compost
119. Fix sidewalks
120. Easier to start a small business
121. Rezoning – easier to invest money
122. More amenities
123. Meeting current needs of the community
124. Managing tourism influx
125. Living wage
126. Managing diversity of jobs
127. Staff housing availability
128. School programming – limited resources and population influx
129. Opportunities to pursue activities
130. Infrastructure and resources appropriate for location/climate
131. Proper building materials for climate
132. Blanket rezoning- variances
133. Zoning map – colours
134. Low cost housing
135. Industrial protection
136. More places for youth
137. Not a lot of people my age – early 20s
138. Difficult to get year-round work
139. Elementary school
140. High school – outdated text book programs and cuts to funding. ½ the funding has to be raised before we get district funds
141. R1 multi with allowable use
142. Maintain greenspaces – keep rural
143. Parking in core
144. Allow businesses to grow organically
145. Housing
146. Inadequate housing
147. Seasonal jobs – need long term jobs
148. Increase tourism
149. More infrastructure – sidewalks/lights
150. New school
151. Get signs on the roads for tourists
152. Lots of work being done already by Council and Mayor
153. More arts and theatre activities
154. Taxes are high (not enough people)
155. Mapping orientation information
156. Population –not enough tax payers
157. Community centre
158. More biking trails for children and teens
159. More activates
160. Improve hydro connections
161. Streets and sidewalks need improvement
162. Improve parking at businesses
163. Need enforcement
164. Dentist
165. Community centre/rec centre/pool
166. More signage from Black Rock to harbour businesses
167. Change the name – hard to pronounce
168. Bus to Tofino – Ucluelet shuttle bus
169. Merge the two towns in summer, especially for access to the beaches
170. No accommodation (only short term rentals)
171. Nothing
172. Good environment and services
173. Add lights to the baseball field
174. Needs to be raised sidewalks
175. Main Street needs to be
176. Make it safer at co-op intersection
177. Better signage to direct people around
178. Dog bylaws
179. Lack of affordable housing
180. Don't improve too much
181. This is not Carmel California
182. School is dated – room for expansion
183. More emergency planning

184. Would like to see plans for the area
185. Sidewalks – to schools, bike trails
186. Walking, sidewalks, safety for kids
187. Three way stop on Main Street
188. Too quiet
189. More community gathering spaces
190. A park in town
191. More wayfinding
192. Development of a Town Centre
193. Cultural gathering area/space
194. Get away from smell of vehicles
195. Housing – lack of affordable housing
196. No rentals
197. Middle income housing
198. Improve church
199. Better quality food – rotten fruit.
200. More options for food
201. Development
(don't make the town like Tofino)
202. School and dental/health services
203. Improved hotel accommodations
204. Community needs education and knowledge of OCP (transparency)
205. Improve downtown core with more businesses to make a more vibrant place
206. Connect downtown with other areas
207. More vacation rentals/tourism
208. Small businesses need to thrive
209. Sidewalks (old and pitted)
210. Obstacles with funding
211. Lack of employment
212. Struggling industries of fishing and logging
213. Too seasonal-based
214. People are afraid of change
215. Surf shops at every corner
(have more to offer community)
216. Tourist focused
217. Lack of clothing shops
218. Can't stay here year round
219. Campgrounds close early and then tourists ask locals to camp in yards
220. Not a vibrant community -
won't buy house and live long term
(middle-aged professional)
221. Young save money to move elsewhere
(teens/early 20s)
222. Not as fun as Tofino for youth
223. No childcare/social services for families
(nothing across the board)
224. Don't want tourism
225. Community should grow organically
226. People priced out of affordable housing
227. 50% retirees on fixed income and can't afford housing costs
228. Place to play hockey – air and floor
229. Impressed with John Towgood – looks for win-win everywhere.
Frames to public that Council makes decisions.
230. Ocean west – clear cut of buffer zone
231. Strong implementation
232. Swimming pool (public)
233. Summer trash collection
234. Native history museum
235. Native education program
236. More access to water on inlet trail
237. Community garden – flowers, flower bed
238. Aquatic centre
239. Play park
240. An electric car system
241. Road development 45-66
242. Social life, amenities
243. New school, multiplex
(pool, floor and ice hockey)
244. Bylaws to restrict drinking in the public
245. If bylaws exist they need to be enforced
246. Boardwalk along harbour
247. Blanket rezoning in 1999 – revert back to Allowable Use – reset Section C
248. Facilities for kids
249. Playing field at Tugwell

- 250. Vibrancy in the boat basin
(think Steveston, Granville Island)
- 251. New school (emergency-proof)
- 252. Outdoor education programming
- 253. Camps from VIU – Outdoor
Education
- 254. Expansion of trails – to boat basin
- 255. Tie the spaces together
- 256. See the beauty of the area
- 257. Capitalize on vistas
- 258. School site
- 259. Athletic complex, pool
- 260. Sidewalks
- 261. Garbage bins
- 262. Proper wildlife facilities
- 263. More efficient communications
- 264. Get the community involved
- 265. Housing and jobs
- 266. Education for children
- 267. Instead of a multiplex something
smaller
- 268. Ice rink or rec space
- 269. More teenage boy activities
- 270. Soccer fields need maintenance
- 271. More sports
- 272. Athletic programs
- 273. Don't have enough teams
- 274. More action around Whiskey Dock –
selling fish and local fishermen
connecting to community (CSF)
- 275. Kiosks telling what tours are available
especially for tourists at the Boat
Basin
- 276. Parking – parallel (need to go back to
parallel)
- 277. Lack of public toilets that are open all
the time – one at the aquarium and
one other but are not open enough
- 278. Need more housing – lots of young
adults coming here to work in the
summer, need more affordable
housing
- 279. More programs for kids
- 280. Programs hosted in the multiplex are
hockey only, attracting males, costly
- 281. More small businesses, less hoops for
them to jump through
- 282. Need more participation from citizens
- 283. Bike trail to Tofino
- 284. More walkways
- 285. More activities
- 286. Housing flexibility – allowing more
options like backyard cottages,
laneway homes
- 287. Bigger homes on small lots (32 square
foot ratios)
- 288. Reinstate suites over detached garages
- 289. Older streets need better walkways
- 290. Replan the services/water
- 291. The roads need to be made wider
- 292. Sidewalks
- 293. School should be upgraded
- 294. Water system needs to be updated
- 295. Infrastructure needs total upgrade
- 296. 1200 people is 30,000 in summer
- 297. Cell tower
- 298. Needs more work
- 299. Hospital
- 300. Roads from Port to town
- 301. More public art
- 302. Affordable housing
- 303. amenities for seniors
- 304. no rental space for workers
- 305. new family affordability
- 306. activities – preserve history
- 307. a plan for squatters during the
summer
- 308. less tourists
- 309. No choice in education. No hospital,
difficult to get into a health centre,
long wait times; Tofino has a hospital
but does the bare minimum. There are
very limited rentals and the average
rent is high, I pay \$865/month for a
small 2 bedroom unit not including
utilities, plus I need to rent a separate
storage unit. The reasonably priced
units have mold damage. Units with
views are very expensive even if
small.

310. Home prices and taxes are high. Housing for staff is difficult, vacancy rates are low. Some staff live in campers and tents. Most businesses are busy only from May to the end of September. Many employers are seasonal. We need to support struggling industry, have more year round industry. Need competition to the one grocery store – the prices are too high. Need a public washroom in the middle of town or better advertise the one at the info centre.
311. In the past, had industry in Ucluelet. People worked hard and played here. I love the tourism season but this is a very depressed economy in the winter. Need to promote a more diversified economy, not just tourism. Jobs that offer persons the ability to raise a family. Parking is an issue in town. We need to notify residents when properties get rezoned. The average house price is \$250,000-\$300,000. It's hard to make the down payment.

Question 3 – Any issues or challenges that could be addressed through the OCP?

1. No changes – Council doing well
2. Love this place!
3. Education – more say in funding
4. Increase road widths
5. Increase walkways and bike lanes
6. Widen road
7. Affordable housing for permanent residents
8. Water filtration
9. Sewage infrastructure
10. Public washrooms
11. More signage
12. City should be age friendly for seniors
13. Supporting schools – population influxes, limited resources
14. Vacation rentals and seasonal worker rentals
15. Managing tourism with the needs of the year round community
16. Expecting mothers have very limited resources in the community to give birth
17. Like to see the hospital updated – make it possible for young families to be here
18. Also for seniors – we are losing them due to lack of affordable housing
19. Make roads wider
20. Sidewalks
21. New rec facilities
22. Ensuring community feel
23. Zoning issues
24. Not all for tourists
25. Keeping unique
26. All the infrastructure
27. Redesign the Main Street intersections
28. Parking (businesses are effected)
29. Bike paths
30. Businesses don't make it – not enough activity
31. Fishful thinking – needs to be fishing year round, more seafood options
32. More young people coming into town
33. Better signage

34. Detached housing choices in multifamily zoning
35. Quality of life choices in zoning
36. Expansion of roads and develop roads accessing the waterfront
37. Paddle boarding and kayaking
38. 30 day stay should be adjusted – improving zoning bylaws for visitors
39. Need more social activities
40. Dancing
41. Water problem – gross, wrong colour. This is a costly, major concern
42. B&Bs – how long do you have to live in a place to have vacation rentals?
43. Planning department has been stopping development from occurring (church)
44. More communal spaces – don't use the same space for all community events
45. New areas for business
46. Housing – need more and no one is renting to people with pets
47. Need a police sergeant
48. Need a bylaw enforcement officer full-time
49. Illegal camping
50. Council is improving – needs to be more open with social media and communication (especially on water)
51. Schools need to offer more programs and housing needs to be affordable
52. Steel structured staff housing
53. Trades – got rid of metal workshop at the high school
54. No trades are offered now
55. Sidewalks (Marine Drive to light house – just putting in gravel)
56. More infrastructure based
57. Rental units, carriage home allowed
58. Affordable housing
59. Sea-can housing for students
60. Government and municipal housing
61. Traffic on Peninsula and Main Street intersection
62. More focus on trails
63. Economic focus on tourism
64. Community based nutrition/food education
65. Cheaper food
66. More affordable housing
67. More control over the scene at beaches/parks/public places where the party crowds gather.
68. These people are typically visitors, do not respect the peace and nature of the place.
69. Don't want the town to grow too quickly. Slow, gradual developments are good. No mass developments.
70. It is too crowded during the summer.
71. There is a lack of amenities, services.
72. No nightlife or social scene compared to Tofino.
73. Wants to keep promoting tourism as it is where the jobs are now.
74. Completion of a boardwalk along harbour/waterfront.
75. To bring vibrancy to village etc., new regulations to promote food trucks.
76. Lack of money for high school
77. Problems with electricity
78. City should be more age friendly for seniors
79. More public washrooms
80. More signage
81. Water filtration
82. Changing the blanket rezoning back to residential or at least allow people to have residential zoning on their property
83. Protect industrial lands
84. Protect greenspace
85. Keep the town unique
86. Promote a recreation facility
87. Ensure the community feel and don't let it all become centered toward tourists
88. Better signage – Tourists get lost when walking in the streets
89. Redesign the main streets intersection
90. Increase housing options and loosen the existing limitations on housing
91. Detached housing choices in multifamily zoning

92. Expand roads to increase access to beaches to promote activities like kayaking
93. Improve the zoning by laws
94. 30 day stay for visitors policy should be removed or revised
95. Widen the roads
96. Improve bikeways
97. Increase accommodation for seasonal workers
98. Improve street lighting
99. A new school K - Grade 12
100. Allow residents to put a tent at the backyard
101. Water issue (gross, wrong color)
102. Council needs to be more open with communication, improving social media (for people that can't attend meetings) especially with water concern
103. 2011 OCP didn't go over well
104. Zoning regulations regarding Bed and Breakfasts, Air BnB, specifying how long you have to live in a place in order to have a vacation rental
105. More communal spaces (don't use the same places for all the community events)
106. More signage from Black Rock to harbor and businesses
107. Make it easier for businesses to enter the area
108. Planning department has been stopping development to occur (the church in town)
109. Schools need to offer more programs that are accessible to everyone
110. Programs are hosted in multiplex (mostly hockey- expensive, and male oriented)
111. Trade programs especially, they got rid of the metal workshop at the high school and now none are offered
112. More affordable housing options (possibly steel structured staff housing) and for young adults
113. More pet-friendly housing
114. Needs a full time by law department
115. Clean up after dogs - owners
116. There needs to be raised sidewalks from Marine Dr to light house (they are just putting in gravel)
117. Main street needs to be widened, it's too busy
118. Co-op intersection needs to be safer and easier to access/maneuver
119. Multi-use / hockey arena or rink
120. RCMP building relocation OUTSIDE tsunami zone (currently below the level)
121. Disabled parking to reflect the BC building access code (part of BC building code) handbook - available online
122. District office and aquarium have inadequate accessible parking
123. Intersection of Peninsula and Main made safer with light, traffic direction or signage – dangerous at busy times but also year round
124. Accommodation for part time works in town
125. Season workers
126. Increase road access
127. Remove restriction of 30 days stay for visitors in OCP
128. Detached housing
129. New school, school is old and possess unhealthy environment for the kids
130. Proper parking
131. Safe beach access
132. Increase safe travel in the streets, decreasing speed limits and inclusion of proper signage
133. Help with road safety
134. Increase the number of bike trails and lanes
135. Allow land owners the use of tents in their back yards
136. Some locals said none at the moment.
137. Enforce pets on leashes with regulations

138. Hospital rezoning
139. Waterfront planning: create boardwalk master plan for improved walking
140. School rezoning
141. Park/Beach regulations on usage
142. Alcohol consumption
143. Family friendly initiative
144. Employment strategy for small businesses
145. Blanket rezoning created in 1999
146. Zoning remapping by previous community planner
147. Commercial vs residential (Bay Street divide)
148. Enforce banning large scale infrastructure
149. Protect affordable housing for retirees who are on a fixed income
150. Plan made to not price people out of community - rising housing prices
151. Options for residents to challenge zoning remapping because can't afford hundreds of dollars to propose to council.
152. Industrial lands protected and regulated (trucks, smells, noise, etc.)
153. Absolute protection of green space
154. Setbacks on properties
155. Property map at all meeting for residents
156. Parking off main areas near Bay Street so pedestrians can walk along the streets and shop more easily.
157. Preserve uniqueness of Ucluelet
158. Limit franchises
159. Improve zoning regulations – more flexibility for great ideas
160. School improvement
161. Earthquake preparedness
162. More community events like sport competitions and cultural festivals
163. Plan to improve job market in the winter
164. More trash bins and cigarette bins
165. Not sure need more information
166. Housing issues
167. Employment year-round
168. Not just surf shops on every corner
169. Shops
170. Permit process – make it easier to start a business
171. Industrial lands protected as industrial lands (fishing)
172. Regulate but don't remove industrial lands
173. Absolute protection of green spaces
174. Rain forest, not urban-style town
175. Support local businesses – no big box stores
176. More consultation
177. Low cost housing is very important
178. Re-look at food trucks – allow more in
179. Doggie bags
180. Garbage bins
181. Affordable housing
182. Vacation rentals
183. 2% tourism charge – where is it going?
184. Make it easier for small businesses
185. Strategic planning
186. Move things forward faster
187. School – K to 12
188. A tent at the backyard
189. Housing limitations need to be loosened up
190. Narrow roads
191. Increase bike paths
192. Part time and seasonal workers have no accommodation
193. Don't grow/develop too quickly
194. Too crowded during summer
195. Lack of amenities and services
196. No night life/social scene
197. Keep promoting tourism
198. Complete boardwalk on waterfront
199. Keep people employed
200. Food trucks – change regulations and increase permits
201. Electricity
202. Lack of money for high school

203. In the fall and winter, the drinking water is often brown, water filters are black in no time. Do we need a better filtration system? The garbage cans downtown need to also have recycling cans – have dual garbage and recycling.
204. Foreign investment is increasing housing prices. There are no sports leagues any more. The rec department could organize sports leagues. Water is an issue, turns brown at times. Commercial connections are expensive. No plan for pipes in some places. The system is old, people don't know where their pipes are. The rates keep going up but there is no communication as to *why* – we just get sent a bill. Need better communication to explain why?
205. The church across from the co-op is privately owned. The guy who bought it invested his money and had ideas to develop an event and wedding venue there. But he was denied rezoning because he couldn't provide enough parking. There is no compassion for that guy – District should work with individuals who have ideas to establish new businesses. We need to lobby the provincial government

District of Ucluelet - Planning Your Community!

Comments from the World Café

October 29th 2016

Summary of the Event

As part of the series of public involvement events intended to collect preliminary direction from the community on the Official Community Plan, students from Vancouver Island University's Master of Community Planning Program conducted a World Café on October 29th, 2016 at the Community Centre.

A World Café is a consultation technique intended to achieve the following principles:

- Set the context
- Create hospitable space
- Explore questions that matter
- Encourage everyone's contribution
- Cross-pollinate and connect diverse perspectives
- Listen together for patterns, insights, and deeper questions
- Harvest and share collective discoveries.

The room was set up with nine tables surrounded by chairs, and each table contained a discussion theme:

- | | |
|---------------------------------------|---|
| 10. Development Permit Areas | 15. Land Use Designations |
| 11. Climate Change | 16. Housing and Commercial |
| 12. Heritage and Culture | 17. Industrial, Institutional, and Comprehensive Development |
| 13. Natural Environment | 18. Sewage Treatment, Waste, Recycling, & Emergency Services. |
| 14. Transportation and Water Services | |

Participants were asked to sit at one table, then the student facilitator/notetaker teams engaged the table in discussions on that topic. Participants were then given the option to move to a new table after approximately 20 minutes, engage in a new discussion, and then move once again. In total, three discussions were conducted over the two hour event. The floor was also opened at the end of the event for general comments. The event was well attended, with 40 participants in the morning session and 22 in the afternoon.

Information collected from this session is attached. These notes, along with the information collected from the "Planning on the Street" Event in October and November's Open House will allow the MCP Students to identify key issues that may be addressed in the upcoming Official Community Plan Review.

Developmental Permit Areas (DPAs)

Table Questions:

1. **What words would you use to describe the character/look of Ucluelet? (*today and what you would like to see in the future*)**
 - Old fishing village
 - Ugly sidewalks
 - Like the building style along peninsula
 - More green space needed
 - Few updates needed
 - Need more of an outdoor look – people want to experience the outdoor environment.
 - Improve ecotourism
 - Quaint look
 - Love the traditional look
 - Shabby – first impression
 - Entrance needs to be revitalized
 - The older part (village square) has a different style than the rest – houses are becoming old. Growth is not consistent, and is losing the sense of community.
 - Humble, comfortable
 - Contemporary
 - Historical west coast fishing logging and friendly community
 - Protect what is here
 - Opportunity to plan for tourism
 - Good separation between residential and commercial

2. **The Plan supports keeping commercial and professional uses concentrated in the Village Square. Does this fit with your image of Ucluelet?**
 - Yes – encourage walkability, keep everything close together, residential on the outskirts, and make Main Street a one lane. Close off road turn into green space (next to district office. The co-op entrance and exit is bad, needs to be changed. Should be an inlet and outlet at separate ends.
 - Peninsula is a better place to expand, village square is small.
 - May not be conducive for pedestrians.
 - Parking is a mess in summer
 - Needs more mixed use spaces
 - Marine drive – more business along it. Also more business on the peninsula road and less business sprawling in the center.

3. **For the Village Square, what can the District do to emphasize our spectacular location, history, and other aspects that make Ucluelet special?**
 - Green space, encourage more market, more community events.
 - Make it more inviting, with landscaping
 - The Village needs to protect its public areas.
 - Old church to be converted to a pub.

- Close off Main Street and convert it to a place where community activities can occur.
- Change angle to parallel parking
- Proper stoplight at main street
- Pedestrian crossing needed
- Main + peninsula is a confusing corner
- Public washroom needed
- No proper signage
- RV parking in old parking lot
- Walking area along Imperial Lane should be developed; more pedestrian friendly environment.
- They have done a good job in this place – the aquarium is a good example, but there is not much connectivity in the front.
- Walkway along the entire water edge; no consistency.

4. There is the option to create a more unified streetscape on Peninsula Road and Main Street. There would be guidelines in place for new construction, then existing buildings could change over time to meet the new “look” of Ucluelet.

- **What do you think about that option?**
- **How would you describe your ideal streetscape?**
- New look should have character.
- Height regulation needed
- More pedestrian friendly
- No franchising in the area – great. Don’t include it in the area.
- Locals should get discount, no incentive for locals at the different businesses.
- Find a way to get people to paint the houses, and don’t build anything over 2 storeys.
- Designate materials, maybe woods.
- The Boulevard is a good example but it needs more trees.
- Main Street – in the intersection there is a yellow house that should be preserved (history).
- Guidelines are ok, but not to dictate. Don’t like dictation for finishing’s. Don’t like the use of materials like stucco or vinyl.

Other:

- Concern with resorts fitting into the look of Ucluelet
 - Resorts block the view of residences
 - The trail is disconnected
 - Need signage for RV camping.
-

Climate Change

Table Questions:

1. Are there any programs or initiatives that you would like the District to pursue?
2. The District has committed to governmental and non-governmental partners to promote a per capita reduction in GHG emissions within the Region and Ucluelet by: 33% by 2020 and 80% by 2050. This means reductions both by Ucluelet (vehicles and buildings) and residents/ tourists. How can we achieve this?
3. Do you have any ideas on how the District could help to reduce “the human footprint” of citizens, tourists, and Ucluelet?
4. What could we add to the OCP to encourage people to take a more “green” approach to development in Ucluelet?

General Comments for all 4 Questions:

- Need for a compost system
- Increase bicycle infrastructure, encourage as a form of transportation
- Transit system
 - Look at models used on Salt Spring and Gabriola Island
- Generate alternative forms of energy within the community
 - Storm surge/wave energy
 - Wind
 - What could be possible for these ideas
 - Use pilot projects to start small
 - Goal: to be completely self sufficient
- More awareness and education on climate change issues and what each resident can do better.
- Develop a park and ride system
 - Tofino-Ucluelet
 - Town Centre-Parking at junction
- Become a test community for alternative energy projects
 - Pilot projects as part of Outdoor centre on Wild Pacific trail
 - Work into OCP for implementation over time
 - Create partnerships with Tesla, others leading in technology in all areas of wind, solar, wave and micro projects.
 - Goal to be off the grid
- Need to manage traffic flow, parking in peak summer season
- Promote sustainable packaging options in local businesses
 - Paper, recyclable
 - No Styrofoam

- Push businesses to buy more responsible products
- Implement regulations for new builds
 - Low flow toilets
 - Measures to reduce water use
 - Use water meters
- Leadership – Regulate standards beyond the minimum requirements
 - Extend programs through businesses, operators and partnerships
 - Include tourists in education and awareness programs
 - Create programs based on empowerment and partnerships
 - Increase communication from local government on these issues
 - Take “Words to Action”

Heritage and Culture

Table Questions:

- 1. Places: are there specific sites that should be profiled for their heritage and culture values?**
- 2. Activities: What can we do to celebrate the heritage and culture of Ucluelet? (currently we have Ukee Days, Pacific Rim Festival, others)**
- 3. What about signage/tourist information?**
- 4. There have been discussions about a heritage museum in Ucluelet. What are your thoughts on the location/programming at the museum?**

General Comments for All 4 Questions:

- An education center near the pacific trail is proposed be built: outdoor/indoor study, seek university as partner (like Banff’s style);
- Favorite Cultural characteristics:
 - Simple life; natural surroundings
- Favorite heritage site:
 - The yellow house on Peninsula
 - St. Aidan on the Hill Church.
- Cultural identity confusion: many newcomers bring new thinking, many things change, the residents want to find what their own culture is: we need a clear identity for Ucluelet
- Need to unify Tofino and Ucluelet with respect to peninsula development
- Need a good museum; let the young people know the history.
- Hope that more residents - especially the young – get engaged and involved in the community
- One issue: tourists confuse private pathways with public paths as they try to access

- the Pacific Rim Trail
- The Trail can be a great resource to the tourist industry
- Ucluelet has a split image: both rough neck and a tourist destination

Natural Environment

Table Questions:

1. **How can we avoid human/wildlife conflicts?**
2. **It rains here sometimes. How can we better manage or even benefit from stormwater runoff?**
3. **What sustainable management approaches would you recommend for the natural areas in and around Ucluelet?**
4. **What do you see as the biggest issue for the next decade for this topic?**

General Comments for All 4 Questions:

- Keep Wild Pacific trail intact
- Work to minimize wildlife conflicts in urban area.
 - Increase Bear Aware programs
 - Maintain corridors for wildlife to traverse community
- Balance user experiences with conservations
 - Propose education for community
 - Support with policies in OCP
- Enhance trail management to ensure users remain on trail and not stray to trample vegetation
 - Increase signage, education or users on environmental stewardship
- Implement policies to promote a sustainable water supply
 - Make it easy to residents to have rain water collection as a means to reduce impact on municipal system.
- Concerns with population increases during peak visitor season, lack of concern from tourists on green space and protection of nature.
- Need for better education and awareness for waste management
 - Need to lock up garbage from wildlife
- Promote accessibility and understanding of green space and its value
- Development of school programs in sustainable practices
- Need for a review of rain runoff infrastructure, storage capacity with lack of snow
 - Reduce stress on the municipal system during dry summer months
 - Strict enforcement of water restrictions, education
- Need for more education and awareness on wildlife conflicts
 - Better waste management
 - Allowing space for wildlife, corridors
 - Develop baseline data on wildlife locations, current information and practices

- Use data to develop better policy on wildlife issues
- Need for direction and allowance for water storage units on private property
 - Large scale water collection to reduce dependence on public supply
 - Apparently the school currently has a rainwater collection system?
 - Increase in capacity for gardens, emergency services
- Need for controls on new development
 - Regulate new builds
 - Maintain green assets, key trees, corridors and vegetation
 - Create firm rules, regulation and policies
 - Enforcement of those policies, not bow to developers with money
- Better leadership from council
 - Step out of offices, become educated on options and legislation
 - Be proactive with decisions made.
- Be smart on deer controls
 - Education and awareness of feeding deer, may be harmless, leads to predators to follow deer into community
 - Extend education to kids/tourists
 - Make effective use of local expertise on these issues
- No more development on the shoreline
 - Need to make this happen instead of just talking about it.
 - Stand firm against the developers who have money to compensate
 - Do the right thing, instead of focus on increasing tax revenue
- Education of council on broad issues, not always about making money

Transportation and Water Services

Table Questions:

1. **What do you see as the biggest issues in transportation and roadway infrastructure for the next years?**
 - Huge increase in traffic
 - Lots of sidewalks
 - Roads need to be more cycle friendly
 - Lots of cyclists are coming from Tofino
 - There should be bike shelters → it rains so much
 - Helen Road:
 - Narrow road and the hill needs sidewalks
 - School zone means using Helen Road when there in a rush
 - Intersection of Main St + Peninsula Rd
 - Tourists don't know what to do at the intersection → it crosses diagonally
 - Pedestrians cross in wrong area
 - The crosswalk is in the wrong spot → not the shortest route

- Stop sign doesn't work → needs to be more pedestrian friendly
 - Needs to be uniform sidewalks on both sides of the street
 - Main St. Hill
 - There is lots of tourists and not enough parking
 - Public parking is too far from downtown
 - Needs to be more parking especially due to the Wild Pacific Trail
 - There doesn't need to be parking for each business in the downtown core
 - But have a general parking area → in the downtown core so people will stall walk
 - Vacant lot in downtown area could support this
 - Walking routes should support this
 - Main harbor parking is too full from people leaving their cars there overnight
 - Need long-term parking somewhere else in the city
 - Road in front of Aquarium should be pedestrian only
 - There needs to be more signage for pedestrians
 - Stopped using light house trail → too crowded
 - Doesn't want Tofino congestion
 - "Strangers" are changing neighborhood/community dynamic
 - Wants to preserve the essence of Ucluelet
 - Congestion by Pub and Zoey's bakery
 - Bay St and Peninsula are very congested
 - Cars parked on the street are causing issues → very dangerous
 - There needs to be an alternate route up Nora Rd past community center to take pressure off Peninsula Rd
 - RV's driving through town to lighthouse creating a crowded street
 - Needs to be signage for large vehicle routes and parking away from the cannery
 - Needs to be more public transit for people for people in outlying areas of town
 - Hitacu → Community across the bay
 - Millstream
 - Tofino
2. **There have been discussions on finding a new water source. Any comments on this?**
 3. **How can we better integrate different forms of travel (walking, bikes, scooters, cars?)**
 4. **How can we better manage tourism-related traffic in peak times?**

General Comments to Questions 2-4:

- Lots of complaints about water color
- It is a sludgy brown color that stains clothes yellow
- Has to resort to purchasing all my drinking water
- Needs to be better communication regarding water quality
 - What is acceptable and what is not?
 - Understanding water storage and filtration
- Water is too "mineraly" → very suspicious
- Not feeling too impacted by it yet

- She filters the water doesn't see a problem with the quality
- There is drought conditions in summer
 - Bylaws are needed to encourage conservation (rainwater harvesting)
- Kennedy lake could be a new source for water
- Lives off grid* water supply isn't an issue
- Municipal water is very bad and unpleasant
- Embarrassing for hotels

Land Use Designations

Table Questions:

1. **The OCP supports a broad range of commercial, residential, and business in downtown Ucluelet. What can we do to improve this mix?**
2. **The Village Square is the main gathering place identified in the OCP. How can we draw more people/events into this Square?**
3. **Parks, trails, and open spaces are a key part of Ucluelet. Any thoughts on how we can improve linkages/spaces?**
4. **Looking to the future, how should Ucluelet manage tourism-related growth or new uses (like AirB&B) that might need to be addressed?**

General Comments to All 4 Questions:

- Need more and better sidewalks
- Whiskey Landing need to stay
- Build a hotel
- Town centre can be developed as an anchor to attract more tourists
- Town core needs more commerce
- Need to provide more parking lots for tourists
- Provide more activities on the coast: kayaking, surfing and so on
- Build retail, office, residential
- Food issue: need a piece of land to build "Community Garden" to provide local food.

Housing and Commercial

Table Questions:

1. Ucluelet continues to experience a fairly high growth rate (over 9% between 2006 and 2011). How can we manage growth?

- Learn from Tofino and clearly separate from Tofino
- Enforce strictly residential zoning areas
- Bring in young entrepreneurs with new energy to turn around local businesses (i.e. new owners transformed bowling/café building and pizzeria)
- Only develop currently zoned and existing land (use what we have)
- Don't make it difficult for building and development
- Needs more summer accommodations
- Promote winter season
- Need development relevant to the area
- Planning initiatives
- Someone working with planner to regulate and enforce bylaws
- Adjust to meet growing needs of families (elementary school most growth among school age students)
- Introduce an advocacy policy
- Need jobs that pay well

2. Housing affordability has been identified as an issue. What would you recommend to address affordability?

- Multi-family units
- More small and affordable condo units
- Implement strictly residential zoning area
- Realtor's perspective:
 - Ucluelet very affordable compared to surrounding communities
 - Many people living in Ucluelet and commuting to work in Tofino
 - Big market for urbanites moving into area (last 2 years) for housing affordability and community feel – people more involved in community and family life than Tofino and larger urban areas
- Not about affordable housing but rather **Housing that's affordable**
 - Affordable housing and low income housing already tried in Ucluelet and didn't work as it sets limits
 - Difference is what is needed in areas
- Encourage secondary suites and change bylaws to have more flexibility
 - Residents need suites to supplement income and zoning and bylaws making difficult to operate and build
- Need staff accommodations that are affordable
 - Introduce phase 1 and phase 2 of bylaws

3. Are there innovative forms of housing or development that should be included in the next OCP (for example, container housing, tiny houses)?

- Pocket neighbourhoods
 - Integrate sufficient parking
 - Green space
 - Detached but encourages density
 - \$250k range to keep attainable
 - Small homes or micro-units
 - Micro-units best for “weekend warriors” of Ucluelet and should not be in residential areas – if not full time resident then don’t allow in residential zoning
- Tiny house development communities
 - One development zoned for full-time residential residents (Residential zoning only)
 - 1. Living (residential)
 - Second development zoned for part-time and tourism (Residential and Commercial Zoning for seasonal and short term rentals)
 - 2. Nightly rentals (optional part-time)
 - This option encourages flexibility for nightly and seasonal residents
 - Need to set dollar amount to square footage. Small homes can be expensive for size. Size doesn’t always equal affordability.
 - Important to highlight wording of zoning in OCP
 - And/or both zoning allowed in neighborhoods or just one type of zoning
- Laneway housing development

4. How can we better integrate environmentally friendly principles into new housing and commercial development?

- Garbage pickup of glass items and boxes and cans; residents have to drive to drop off some recycling items
- Garbage and recycling pickup for commercial businesses
- Food truck business has restricted garbage and recycling pickup because of mixed-use residential/commercial zoning
- C2 zoning with business and vacation rental
- Central washrooms - need of public washroom near food truck; currently using portable toilets
- Green space everywhere
- Open space for public with areas sheltered from cold and rain

Other Issues

- **Secondary suites vs B&B/Airbnb bylaw zoning regulations:**
 - Attached vs detached use of secondary suites bylaw

- Why does it have to be attached? Some think it shouldn't matter if suite is attached or not to house
- Above garage and carriage house
- Absent landlord from main house
 - Non-B&B residences
 - Noise concerns
- Residents need secondary suites for income and affordability, especially young families on one income
- Secondary suites vs B&B/Airbnb bylaw regulations
- Part-time/vacation accommodations
- Zoning of commercial/residential
- New affordable housing developments

Additional Notes:

Call for historic preservation initiative of Imperial Lane Japanese Housing

- 1920s Japanese housing
 - Historically significant
 - Historic and unique
 - Water access
 - Increase density
 - Off street parking concern
- Average age of Ucluelet (Clayquot Biosphere Region) population is 34 years old (Vital Signs – 2016)
 - Elementary school population has exploded as young families have moved to Ucluelet (from ~200 to ~500 students)
 - Suites are needed to help allow young families to afford housing (for use of long term rental or holiday rental)
 - Is there a reason for zoning to restrict rentals to be attached to the main home? Or can the zoning be amended to allow for detached rentals?
 - Are alternative housing options available such as carriage homes?
 - A public washroom should be installed in the village core. Commercial businesses shouldn't be responsible for providing this service and it should be provided by the district.
 - Growth isn't a bad thing for the district. It increases the tax base and allows for more services.
 - Year-round affordable housing is needed for seasonal workers and long term residents.
 - Growth rate isn't an issue as long as proper servicing is maintained.
 - Ensuring homes aren't being left vacant (Holiday/Summer Homes)
 - Zoning is an issue with B&B and Vacation Rentals. Some residents are using their B&B zoning to operate vacation rental. B&B zoning helps regulate noise as owners have to live onsite. Vacation rentals harm community values. Need bylaw enforcement to stop these conversions.
 - Apartments/Condos need to be built to address affordability.
 - District needs to consider all types of housing alternatives

- Pocket neighborhoods (700 to 900sf homes with small storage)
- Creating co-operative infrastructure (driveways don't have to run up to every home, could have parking lot instead).
- Restaurants are too busy in the summer seasons – long waits to get a table.
- More food truck options and strategic locations.
- Bylaws need to be enforced to ensure accountability for staff housing needs on new and existing development.
- Ucluelet has seen an explosion of young families coming in to the community.
- Airbnb is becoming problematic as some owners are not complying with zoning and District isn't seeing any financial benefits.
- Young families need flexible housing options to develop homes and rental units.
- Area has changed from high paid unionized jobs to low paying non-unionized jobs (impacting workers' wages and ability to live in the community).
- Long term rentals are being converted to Airbnb units.
 - Need for strong regulation and enforcement (currently no bylaw officer).
 - Harms community values by taking permanent population out and replacing with a transient population.
 - Creates needed income for the homeowner but displaces those needing long-term rentals.
- More parking areas are needed for commercial businesses.
- National Parks Housing is sitting empty
 - Park employees were let go during Harper cuts and now this housing sits mostly empty. Could be used to help alleviate seasonal housing shortage.
- Community and District need to support commercial businesses as much as possible as they now lead the local economy. Incentives might need to be provided to encourage more commercial development.
- Housing prices don't reflect local wages.
- Need to build community wealth by supporting local businesses that keep money in Ucluelet over those that suck the money out.
- Young families are moving to Ucluelet for the lifestyle, giving up better employment opportunities.
- Developing Micro-Units for weekend warriors.
- Need to regulate and enforce bylaws on vacation rentals so that they don't deteriorate the sense of community and values.
- Keep money in the community through locally owned commercial businesses.
- Affordable housing isn't a successful concept; need to change the paradigm towards housing that is affordable.
- Laneway housing and tiny home developments for long-term rental and vacation rental.
- Need to allow families to benefit from their property through rentals **and/or** business, **and/or** etc.... (Instead of current model which is either/or).
- There are enough single family lots for developers, no need to create more.
- Don't make it too hard for developers to build in Ucluelet.
- More beds are needed to grow the tourism industry.
- Summer tourism exhausts the services; need to develop/market tourism during offseason to keep businesses open year-round.

- Affordable housing should be monitored based off the rental values charged instead of measuring by square footage (a little bit confused about what this means).
- Develop smaller homes and maintain green space.
- Balance environmental principles with development (but don't make it too hard for developers).
- Bylaw officer is needed to educate home owners on what they can and cannot do on their property.
- Workers are focused on limited opportunities and need flexible and affordable rental opportunity.

Summary

- **Young families** are the emerging demographic in Ucluelet and they need to be accommodated as much as possible.
- **Affordable housing** is still an issue in the community.
 - Developers need to be held responsible for constructing staff housing.
 - Property owners should be given more options for creating rental opportunities on their property (detached suite, carriage home, etc.).
 - Vacation Rental conversion needs to be regulated to prevent illegal conversion and preserve long-term rental availability.
 - All alternatives need to be considered to address the affordability issue (tiny homes, apartments, suites, etc....)
 - Housing prices reflect wages that are no longer being made in Ucluelet now that most jobs are non-unionized.
- **Conversion of Suites and BnBs to Vacation Rentals**
 - Most conversions are illegal.
 - Need bylaw enforcement.
 - Conversions impacts sense of community (Transients).
 - Noise issues (owners no longer on site).
- **Commercial business**
 - Need more parking for businesses
 - District needs to offer public washrooms as businesses shouldn't be solely responsible for providing that service to tourists.
 - Businesses are too busy during the summer. Need more businesses to accommodate for tourism and also build year-round business.

Industrial, Institutional, & Comprehensive Development

Table Questions:

1. How can we attract new industries to Ucluelet?

- Expansion of tourism/recreational
- Through positive planning initiatives and economic feasibility for business
- Creative zoning for new industries allowing new businesses to make money
- Being off the grid – make your community unique
- Wave energy!
- Technology – operated street lights
- Sustainable energy – solar panels (will make new opportunities like jobs)
- Involve high school students and the science projects
- Infrastructure – roads, internet, improve connectivity
- Use resources and limiting resources
- Take away negatives – improve highways and make them wider
- Encourage young families
- A welcome statement like “Welcome to Ucluelet – Open for Business!”
- Get VIU to open a satellite campus featuring aquaculture, teaching students to become salmon farmers
- Expand retail to service the fishing industry

2. How can we manage the impacts of new industries?

- Important to have infrastructure
- For infrastructure tourism/recreation we need skilled and knowledgeable people (not just staff but residents)
- By creating and enforcing strict rules and recreations – especially those that pertain to environmentally sensitive areas
- Ensure the use of sustainable energy
- If developers invest they could invest back profits into the institutions
- An oyster processing industry in Ucluelet
- Put in place regulations
- Sustainable power source
- Change OCP and protect off-roading areas
- Off-roading areas create employment for the community

3. What can we do to support existing institutional uses (school, community centre)?

- EA Programs on flora, fauna, geology so that high school students could think about a tourism career
- Encourage full use of existing infrastructure
- Encouraging and engaging federal and provincial government for funding i.e.: new seismically sound school for K to 12
- Upgrade new school and open new schools
- Merge schools with existing community centre

- Encourage young families to Ucluelet
- Branch of VIU should be open – with courses related to geothermal
- Aquatic
- Forestry

4. What new institutional/community uses should the District investigate as part of the OCP?

- Education Centre
- Upgrades to Peninsula Road – sidewalks, narrowing passages, crosswalks, traffic calming areas, new school K to 12
- Put together high school and elementary schools
- An available property owned by a warehouse owner – good place for a school
- Change zoning from residential to commercial

Additional Comments and ideas

- We really appreciate the good job being done by Mayor and Council
- Extend the trail to Tofino
- Create a community Hub with sustainable Hockey Arenas and swimming pools
- Merge Clinics, Fire, Ambulance, and RCMP together (24 Hour Triage - Ucluelet needs a 24 hour on call doctor)

Sewage Treatment, Waste, Recycling, & Emergency Services

Table Questions:

1. What can we do to prepare residents/tourists for emergencies (tsunami, road closures, major storm events)

- Federal gov. needs to provide ambulance and rescue service during peak tourist times
- CBC gave no tsunami warning → have to rely on local stations for warning
 - Not enough coverage
- Concerned about water in case of earthquake
- Wants more support in getting prepared for natural disasters
- Wants policy/insurance clarified at a provincial level
 - She can't get earthquake insurance for her house
- The current water supply won't sustain a major earthquake
 - Possibly need an alternative source
- Thinks the district is doing a really good job
 - Due to the shake out practice
- Need more communication between Tofino and Ucluelet
 - Discussing concerns, advantages of each

2. Waste recycling was identified as an issue on our “Planning on the Streets” Day. What can be done to encourage greater recycling/improve programs?

- Need to work harder in encouraging recycling
- Wants curbside recycling in commercial and residential zones
 - Especially for B&B’s
 - She pays for dumpsters for private business but wants city to promote recycling for residents
 - Owners currently have to go to the recycling depot
 - Wants town mandate to be “clean”
- There should be a bylaw focusing on people leaving garbage bags on road/forest
- Might be residents ‘not up to par’
- People are dumping garbage on the highway
- There should be compost collection
- Personal Preparedness is KEY

Sewage

3. How can we encourage recycling/reuse among tourists?

- Information is scarce
- A pamphlet may be helpful for residents and visitors to understand the system
- City should continue on with the plan for preparing for a natural disaster
- It is individual responsibility to have your home in order and self-sustained for an emergency
- Needs to be an educational and encouragement component lead by district to stress individual preparation and community game-plan for a disaster

4. What are the biggest issues facing the District in the next ten years for sewage treatment, solid waste, and recycling?

- New developments with proper sewage
 - Making sure there is capacity

General Comments

Ucluelet Local Foods www.ukeegrowlocalfood.com (formerly, the food initiative)

- representative attended, hoping district would give land for a community garden at proposed site near baseball diamond
- or keep garden at the junction location, do not build gas station there
- please put policies on OCP to further support local food and food security
- Bear-proof composting

Wild Pacific Trail Society (WPTS)

- Desire support to realize 18 acre site with interpretive/education centre similar in concept to Bamfield Marine Sciences Centre, possibly in partnership with VIU or other institution?
- Looking into key partners for land conservation of 18 acre old growth
- Currently the developer has the right to move the Wild Pacific Trail “at their expense” if need be. WPTS looking to protect the current trail route

Village Square commercial zoning needs to allow for Retail bottom, office middle, Long-term residential top NON STRATA

- One participant is currently working on a development proposal for the village core – Modern West Coast – glass, stone, wood
- Would like to see more multi-faceted industry rather than focus on just resource sectors (fishing, forestry, etc.)
- Possibly encouraging the TECH sector, IT, computer and IP industries, able to work from home or small office = year round employment, resilient to boom and bust,
- Downtown needs a “there, there” – can’t tell when driving through where the heart is

Possible Infrastructure barriers and need for better:

- Better internet
- Crosswalks
- Rentals
- Lack of high quality accommodation
- Rec. centre/pool
- Too few year-round restaurants and accommodation.
- Central parking lot at suitable location to allow people to walk the downtown - with green/garden roof, set into hill below Peninsula so does not block view

Residents of historic workers housing below Peninsula rd. concerned that their historic houses deserve preservation as they fit with the OCP in many ways – Historic preservation, housing, etc., - but the re-zoning of the area won’t allow them to be preserved as historical buildings, and residents may even have to leave. Some have lived in these structures for decades and would be homeless, or at least VERY hard pressed to find adequate and affordable, comparable accommodation in Ucluelet.



District of Ucluelet - Planning Your Community!

Comments from the Open House

November 26th 2016

Summary of the Event

An Open House was held on November 26th at the Community Centre to verify what was heard so far in the planning process and identify any key issues that may be relevant to an Official Community Plan Review.

The Open House was well attended with approximately 75 citizens viewing the posters, chatting with students, and sharing new information on their feelings about the community.

The room was divided into themes (such as Village Square, Parks and Open Space, Housing & Commercial, and Industrial, among others. Each theme area had maps and handouts appropriate to that theme, and pairs of students staffed each theme area. Citizens could either review all materials, or focus only on those areas of particular interest. The event benefited from occurring at the same time as the Community Craft Fair: future events will also be scheduled on dates/times when they can cross-over with these significant community events.

Findings from the Open House

Community Vision

1. Like it!
2. Harbour Rim/Shoreline – enhance the ocean board walk feeling with indoor/outdoor stores and local products
3. Like it too!
4. A great improvement – last two sentences could be combined “Ucluelet is a special place to live because it is friendly, diverse, and...”
5. The statement should strongly stress that we (community) do not want to ruin the experience people are coming here to experience

Industrial & Institutional

6. Water catchment area for residential and commercial industries
7. Tech industries for local solutions
8. Don't litter – garbage on the ground so the animals get hurt
9. Reduce, reuse, and recycle
10. Need more post-secondary educational opportunities

11. Medical centre
12. Emergency shelter
13. Commercial recycling
14. Protect our industrial zones

Housing & Commercial

1. Affordability is important
2. Need more affordable rental properties for families that allow pets, too
3. Keep development in line with nature
4. Focus on housing affordability for service industry employees
5. Stop spot zoning
6. Shop locally
7. Focus on a diverse housing market
8. Water filtration needs to be sorted out before it is metered. It is not reasonable to expect people to pay for unusable water
9. Fix 1999 blanket rezoning which threatens older homes in the core as residential
10. Improve traffic at Co-op parking lot and Main street
11. Residential being used commercially; needs to be taxed and inspected
12. Encourage secondary suites or other accommodation for year round housing
13. Develop a building and business development package
14. Maintain integrity of Ucluelet amidst development
15. Strictly residential zones need to be created
16. Encourage apartment development
17. Sharply control/curtail the proliferation of short term rentals in residential zones.
Encourage long term rentals with suitable secondary buildings
18. Need promotion to shop local
19. Detached rather than connected housing with breezeways would be a great option and a mortgage helper
20. Consider tax on vacant homes.

Heritage & Culture, Natural Environment

1. Improve recycling and community composting
2. Consider heritage designation for some buildings
3. Consider plaques to explain significance of certain areas or village sites
4. Include more public art and a process to accept and create public art that supports local artists
5. Where are the totem poles?
6. Like the idea of a VIU satellite campus
7. Support post-secondary opportunities

Village Square, Parks, Trails, & Open Space

1. Love the ocean!

2. More public washrooms in popular places so people don't need to go into the shops/stores
3. We need a water fountain – more than one
4. Parking on highway at WPT is a nightmare – someone is going to get hit
5. Wild Pacific Trail is key to this town! Expand this
6. Building more parking at businesses encourages people to drive. Instead, build bike racks as it encourages them to bike
7. Connect bike path to new PRNP Trail
8. Parking figured out for trail head of WPT along the highway before it becomes a Cathedral Grove
9. We need a sport fishing pier for youth and tourists
10. Re-equip park on Cedar and remember there are older children in the community
11. Create a social hub in the village centre
12. More community events for holidays (Christmas lights, free lighting ceremony)
13. Bike trails, public market, BMX track near golf course

Transportation and Water Supply

1. Focus on asset management, not more assets
2. Sidewalks in terrible condition and nonexistent in numerous areas. Very difficult for strollers and handicapped accessibility

Waste, Recycling, and Emergency Services

1. Please, please, please do this! Consider operating a municipal composting scheme to help with waste management, reduction in the land fill and do so in a Bear Aware manner.

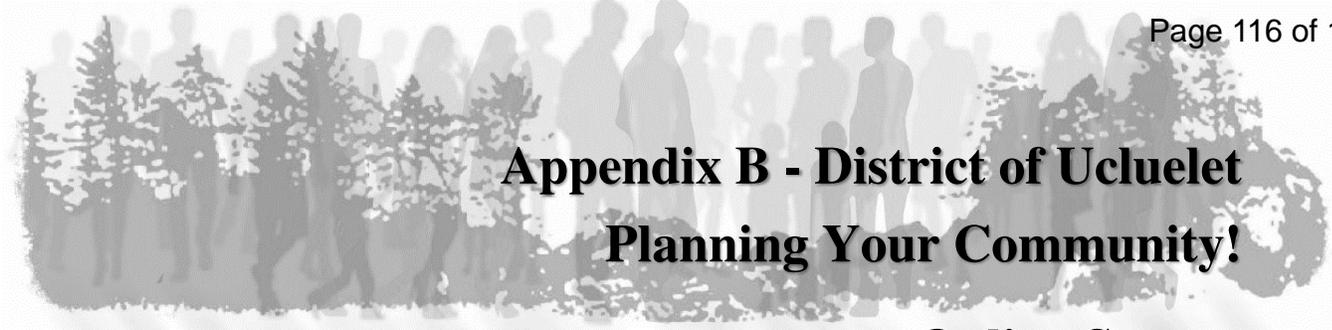
Greenhouse Gas Emissions – Targets, Policies, and Actions

1. Consider revising targets in light of new research
2. Encourage geothermal, heat pump and other sustainable heating- Council could set out a discount on the price of development permits

Other suggestions for the OCP Update

1. We have a pool and gym at the West Coast Market
2. Better sidewalks and more accessibility
3. Encourage education as the next big focus of the economy
4. Tourism Ucluelet needs to stop advertising as people are already out here. Needs to broadcast message that when people come here they need to be respectful of the special place they are in. Teach stewardship. Join with First Nations to spread message. People coming anyway; curb the potential ruination of our area
5. Development for pocket neighbourhoods!
6. Zone affordable housing please!
7. Lobby and partner for a new school or combined services police/fire/ambulance/medical

8. Tax second homes that are empty for most of the year – huge second home ownership destroys communities
9. A new school would be a huge benefit to our community
10. Regulate AirBnB severely with bylaw enforcement
11. Sign post walking routes through town along bike paths – encourage people to get out of cars
12. Really important – black sky at night is part of the authentic beauty of Ucluelet
13. A parking strategy for downtown is needed for at least the summer months
14. Allow growth in the community – new businesses and restaurants
15. The tourists are going to continue coming. We need more services to accommodate them and locals
16. Pool as part of outdoor leadership high school at Long Beach Airport with support of TFN
17. Find way for older movement impaired folks to sit in a vehicle and view ocean, other view scapes
18. With more residential development in the Upper Bay Area, I see traffic problems on Bay and Peninsula. There are already issues with long wait times and poor visibility. I think a traffic light could be very beneficial there. It could be green on Peninsula and with the pedestrian and vehicle activation on Bay.
19. Wild Pacific Trail
 1. Establish the trail corridor at 15 metres inland from the inland edge of the trail as a protected wild space. This line would be treated as district land with an additional buffer zone to any development
 2. Support consistent language in any revision of the Master Development Agreement that protects the trail and wild vegetation
 3. Envision a Wild Pacific Trail forest conservation area in the Artists' Loop section
 4. Support an education centre on the WPT



Appendix B - District of Ucluelet Planning Your Community!

Online Survey

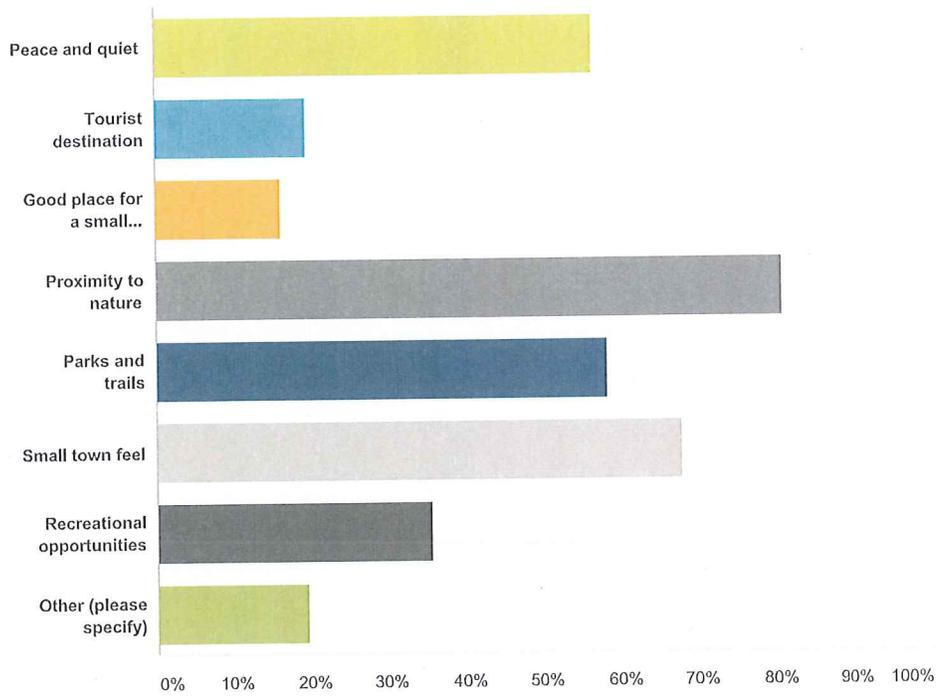
Online Survey

An online survey was also used as a final method of collecting community comments. The survey (conducted through Survey Monkey, an online survey tool) and the survey was open from October 24th to November 16th.

In total, 62 individuals responded to the survey. Overall, the survey verified the information collected to date: respondents value the connections to wilderness, peace and quiet, and sense of community in Ucluelet, and the small town feel of this special place. Issues were identified with transportation, crowding in the summer months, human/wildlife conflicts, and emergency preparedness. Respondents also provided extensive written-in comments that provide valuable direction for areas of interest and potential future actions.

Q1 What do you like most about your community?

Answered: 62 Skipped: 0



Answer Choices	Responses
Peace and quiet	56.45% 35
Tourist destination	19.35% 12
Good place for a small business	16.13% 10
Proximity to nature	80.65% 50
Parks and trails	58.06% 36
Small town feel	67.74% 42
Recreational opportunities	35.48% 22
Other (please specify)	19.35% 12
Total Respondents: 62	

#	Other (please specify)	Date
1	the people...the variety of occupations, the artists	11/14/2016 3:06 PM
2	There is an actual community	11/14/2016 1:07 PM
3	Aquarium, great places to eat	11/13/2016 12:34 PM
4	the people	11/11/2016 2:48 PM
5	Beach Access	11/10/2016 9:49 PM
6	Everything	11/10/2016 6:11 PM
7	Historical connection to the ocean	11/8/2016 8:30 PM

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SurveyMonkey

8	Wild places	10/31/2016 5:00 PM
9	Our strong sense of community and outsiders wanting some	10/31/2016 8:53 AM
10	Nature in town: trees, native species, privacy, birdlife etc.	10/29/2016 5:32 PM
11	clean air	10/27/2016 11:40 PM
12	access to BGI	10/24/2016 1:49 PM

Q2 What makes Ucluelet unique from other communities on Vancouver Island?

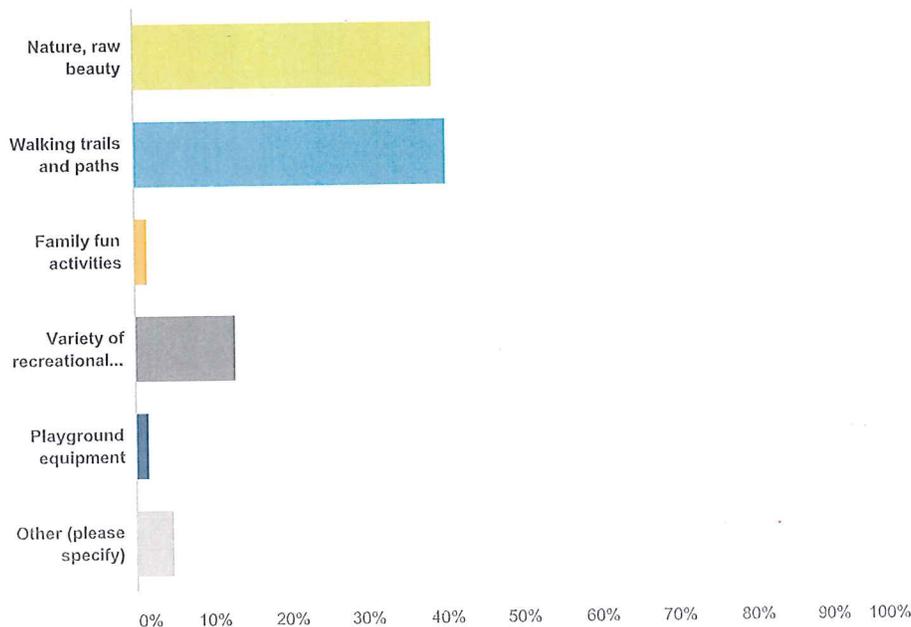
Answered: 53 Skipped: 9

#	Responses	Date
1	Location. Otherwise it is a town of coffee shops, restaurants and people like every other town...so far.	11/15/2016 7:14 PM
2	The setting is gorgeous and wild, the people are warm and caring, and the place isn't too crowded (yet).	11/15/2016 4:25 PM
3	It's so close to a natural setting, unique and lovely.	11/15/2016 12:14 AM
4	We balance our focus on the tourism industry with community sustainability	11/14/2016 7:11 PM
5	weather	11/14/2016 4:01 PM
6	That it's a secret...like a gem undiscovered.	11/14/2016 3:06 PM
7	Our family feel, community events like Halloween howl makes us feel united.	11/14/2016 1:08 PM
8	Rough coastline, remote yet still accessible, friendly and community minded	11/14/2016 1:07 PM
9	Friendly, diverse residents.	11/14/2016 9:30 AM
10	Community feel	11/14/2016 2:59 AM
11	trails alongside the open ocean	11/13/2016 12:34 PM
12	Remote, rugged beauty	11/13/2016 8:20 AM
13	Setting	11/12/2016 8:06 AM
14	Rugged natural setting, tucked away from larger communities. A true get away with comfortable amenities	11/11/2016 8:06 PM
15	Wild Pacific Trail	11/11/2016 4:06 PM
16	the people	11/11/2016 2:48 PM
17	all of the above	11/11/2016 4:05 AM
18	It's not as accessible as other places, which keeps the population down. It also is somewhat isolated on the peninsula and is right next to the Barkley Sound	11/10/2016 9:49 PM
19	Coastline beauty	11/10/2016 8:06 PM
20	location	11/10/2016 7:17 PM
21	"Unique" would be hard to say, but special in the generalised sense of protecting the environment.	11/10/2016 6:29 PM
22	Wild Pacific Trail	11/10/2016 6:20 PM
23	Wild Pacific trail	11/10/2016 6:16 PM
24	remote wild west coast and pristine beaches	11/10/2016 6:11 PM
25	Largest Fishing Harbor	11/8/2016 8:30 PM
26	We are trying to grow in a controlled manner	11/7/2016 9:31 AM
27	Its setting on the Ocean, plus its retention of small town feeling,	11/2/2016 5:28 PM
28	beauty, aquarium, walking distance to Wild Pac. Trail	11/2/2016 10:01 AM
29	less people	10/31/2016 5:44 PM
30	Raw beauty, open ocean waves	10/31/2016 5:00 PM
31	location	10/31/2016 10:46 AM
32	It's friendly atmosphere	10/31/2016 8:53 AM

33	Proximity to rocky shores and beaches, as well as neighbouring communities	10/30/2016 11:29 PM
34	Small but diverse.	10/30/2016 3:13 PM
35	Remote small town	10/30/2016 10:24 AM
36	We are not easily essibble, One needs to want to come here we are not a pass through town.	10/30/2016 10:17 AM
37	Close knit community feel and the challenges of living in a relatively remote area.	10/30/2016 6:53 AM
38	Small village feeling with many local west coast artists. The Best trails in close proximity to many accommodations. Supports local small business. Close to National Park	10/29/2016 11:23 PM
39	WPT and nature in town	10/29/2016 5:32 PM
40	It is still small and does not have any chain restaraunts or big box stores	10/29/2016 4:41 PM
41	Authenticity	10/29/2016 4:23 PM
42	small town, yet good planning in place	10/29/2016 11:52 AM
43	Community	10/28/2016 9:32 PM
44	Our harbour and shoreline use	10/28/2016 2:59 PM
45	remote location but still accessible by land, air, water	10/28/2016 12:22 PM
46	Wild Pacific Trail - an easy trail with stunning views, huge benefit to town	10/28/2016 11:08 AM
47	Rugged landscapes	10/28/2016 9:33 AM
48	We are the end of the road. No through traffic.	10/28/2016 7:48 AM
49	Its recognition of diversity, not all the eggs in the tourism basket	10/28/2016 12:25 AM
50	Isolated, lost of families with young children, expensive to live here	10/27/2016 11:40 PM
51	friendly people	10/27/2016 11:21 PM
52	Geography - it's a small town at a world class destination	10/24/2016 3:09 PM
53	Pacific rim Nat'l Park, Remote	10/24/2016 1:49 PM

Q3 What do you enjoy most about Ucluelet's parks?

Answered: 62 Skipped: 0

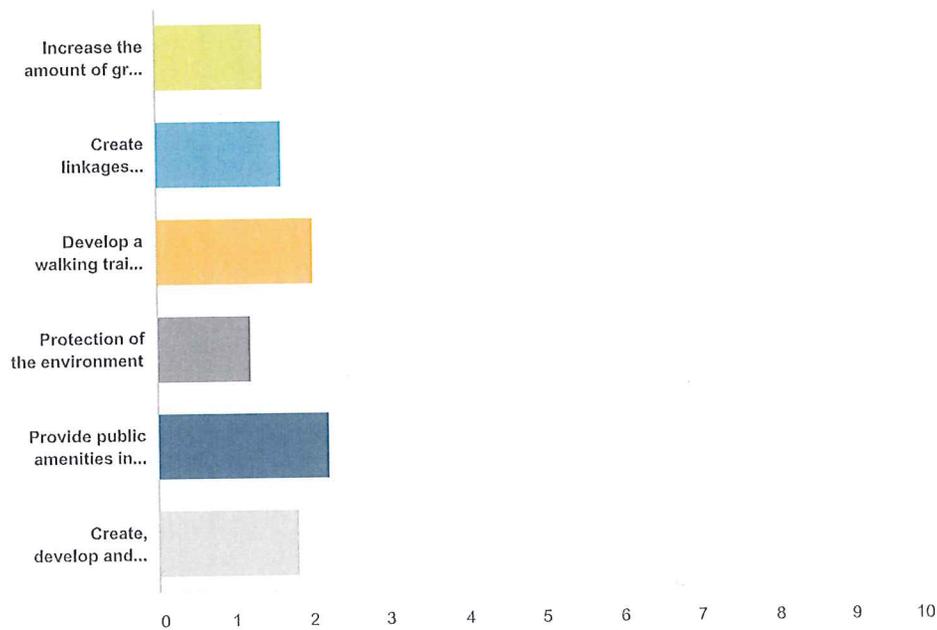


Answer Choices	Responses
Nature, raw beauty	38.71% 24
Walking trails and paths	40.32% 25
Family fun activities	1.61% 1
Variety of recreational opportunities (biking, hiking, etc.)	12.90% 8
Playground equipment	1.61% 1
Other (please specify)	4.84% 3
Total	62

#	Other (please specify)	Date
1	Except for the one across from the RCMP I don't use them. Too open and sterile.	11/15/2016 7:14 PM
2	All of the above...great that there are both. The playground down by the aquarium needs to be improved.	11/14/2016 3:06 PM
3	our kids are now grown up. (no longer here)	11/2/2016 4:13 PM

Q4 Please indicate the importance of the following OCP parks, trails and open space policies.

Answered: 62 Skipped: 0



	Very Important	Somewhat Important	Neutral	Not Important	Don't Know	Total	Weighted Average
Increase the amount of green spaces protected within new developments	64.52% 40	32.26% 20	1.61% 1	1.61% 1	0.00% 0	62	1.40
Create linkages between green spaces within the District and to the outer side of the peninsula, including connection to the Wild Pacific Trail.	54.84% 34	33.87% 21	4.84% 3	6.45% 4	0.00% 0	62	1.63
Develop a walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane, and other parts of town.	32.79% 20	42.62% 26	14.75% 9	9.84% 6	0.00% 0	61	2.02

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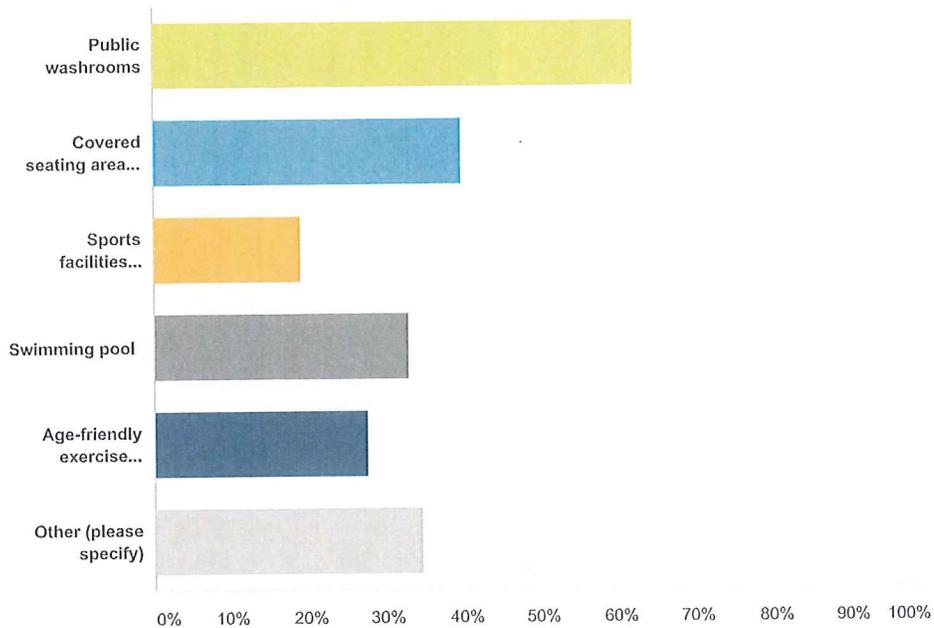
Protection of the environment	80.00%	18.33%	1.67%	0.00%	0.00%	60	1.22
	48	11	1	0	0		
Provide public amenities in parks and along trails, which may include but are not limited to playgrounds, bike racks and covered seating areas.	27.42%	37.10%	24.19%	9.68%	1.61%	62	2.21
	17	23	15	6	1		
Create, develop and protect the Wild Pacific Trail (WPT) on the inlet side of the Peninsula and Hyphocus Island.	52.46%	22.95%	14.75%	9.84%	0.00%	61	1.82
	32	14	9	6	0		

#	Are there any other actions or policies the District of Ucluelet should pursue to develop the parks and trails system?	Date
1	I think we have enough trails already, but if they can be used to protect water access and human focused (housing, industrial etc) development to provide wildlife corridors along the coastline and inner harbour, I would support an expanded trail system.	11/15/2016 7:14 PM
2	Keep a forested buffer along the trail so that it retains the wilderness feeling. And make sure that it doesn't get too crowded for people to enjoy it.	11/15/2016 4:25 PM
3	I think a focus on the boat basin and surrounding areas should be focused on	11/14/2016 7:11 PM
4	create more natural trails too - not just gravel; bike trails too!	11/14/2016 4:01 PM
5	Perhaps a couple of garbage cans at exit points on WPT for garbage that has been washed up on the beaches such as plastic bottles and pieces of styrofoam.	11/14/2016 3:06 PM
6	create more sidewalks or paths	11/13/2016 12:34 PM
7	rather than lots of green space from the new developments have the option to take \$'s in lieu to put towards more significant green spaces.	11/11/2016 8:06 PM
8	Install fitness-related outdoor equipment and fitness circuits	11/10/2016 9:49 PM
9	Enforce the dog leash and cleanup policies	11/10/2016 8:06 PM
10	Push as far as possible the extension of the WPT towards the National Park boundary.	11/10/2016 6:29 PM
11	May have been mentioned. Tie a wooden walkway/docking from the Moorage to Waters edge, perhaps further west in the future.	11/10/2016 6:20 PM
12	Accessibility for wheel chairs and limited mobility people	11/10/2016 6:16 PM
13	I don't think so	11/10/2016 6:11 PM
14	Not expropriate private land	11/8/2016 8:30 PM
15	Do not ceate a gravel path on marine dr. build a proper sidewalk	11/2/2016 4:13 PM
16	expand Wild Pacific Trail towards Millstream	11/2/2016 10:01 AM
17	Do not allow business soliciting on the Wild Pacific Trail	10/31/2016 5:00 PM
18	a covered play area would be amazing for our rainy climate, as would exercise equipment for all ages	10/30/2016 11:29 PM
19	Better pedestrian routes through town, currently too dangerous for children & seniors especially. Start at Co-op intersection.	10/30/2016 3:13 PM
20	When Parks are under repair, That they get repaired and not shut down for months.	10/30/2016 10:17 AM
21	policy of a DEVELOPMENT PLAN required for all new developments!!!	10/29/2016 5:32 PM
22	Recycling bins in a few places around town, next to the municipal garbage cans. Create more historical pictorial stops around town (like the dug out canoe by the info centre)- possibly create a self guided interpretive walk from site to site	10/29/2016 4:41 PM
23	Protect and develop the WPT where it is now.	10/28/2016 11:08 AM
24	Do not over develop green parts of Ucluelet	10/28/2016 9:33 AM
25	Coexistence with wildlife, especially large carnivores	10/28/2016 8:47 AM
26	Re-aactivate the inner harbour trail system through the promenade, and Whiskey Landing, through Island West and the baor basin, inside the campgrounds through to Waters Edge, and beyond.	10/28/2016 12:25 AM
27	Ensure future deelopment doesn't occur within a set distance from the WPT. (Example - a buffer between the trail and new building.	10/27/2016 11:40 PM
28	Beautify Ucluelet - for what it is - it doesn't look like a world class destination - need better architectural controls for businesses etc.,	10/24/2016 3:09 PM

Q5 What facilities should be added to the

parks in the community?

Answered: 58 Skipped: 4



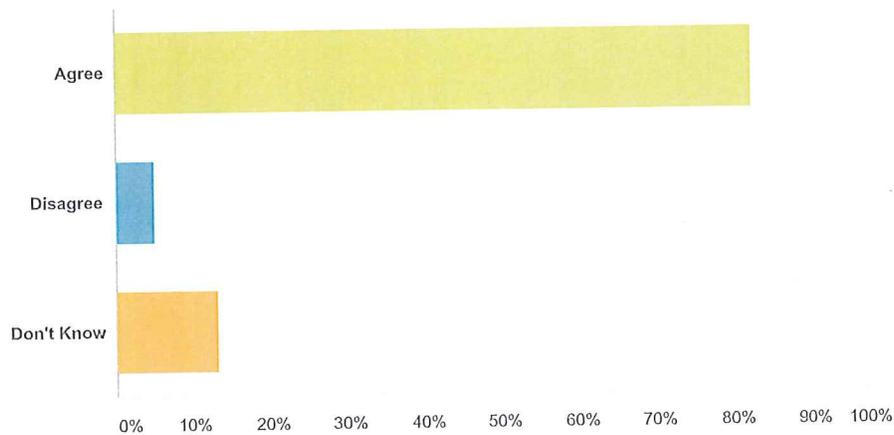
Answer Choices	Responses
Public washrooms	62.07% 36
Covered seating areas and gathering spaces	39.66% 23
Sports facilities (basketball nets, volleyball court, fitness equipment)	18.97% 11
Swimming pool	32.76% 19
Age-friendly exercise equipment	27.59% 16
Other (please specify)	34.48% 20
Total Respondents: 58	

#	Other (please specify)	Date
1	We need more recreational opportunities that emphasize water use but that are cheap enough so everyone can afford them ..and to send their kids. Sailing, snorkelling, diving, windsurfing, kiteboarding etc. Lets use the natural environment we have instead of spending millions suporting/ promolomg sports that do not fit naturally into a warmer wetter climate	11/15/2016 7:14 PM
2	Bear-proof garbage receptacles & recycling receptacles	11/15/2016 4:25 PM
3	outdoor skating rink	11/14/2016 4:01 PM
4	I was thinking one of those outdoor gym facilities like you see at the beach in Parksville. I'd like to see it in a very piquresque spot like whiskey dock - although this spot wouldn't work you get the idea of what I'm thinking. A beautiful outdoor place to work out and central aobpeople want to use it.	11/14/2016 1:08 PM
5	Community gardens	11/14/2016 1:07 PM
6	activities geared to seniors	11/14/2016 2:59 AM
7	work with local businesses to provide more local activities ie: kayaking, surfing, paddle boarding, trail walking & guiding	11/13/2016 12:34 PM
8	avoid 'plastic' playground, go with nature based play equipment. Kids have the ability if we allow them to invent play with nature based items.	11/11/2016 8:06 PM
9	Horse shoe pitch	11/10/2016 6:16 PM

10	Something for everyone and for all ages and abilities or disabilities	11/10/2016 6:11 PM
11	Nothing else, what we have is not used to the full potential	11/2/2016 4:13 PM
12	showers, gym	11/2/2016 10:01 AM
13	Swimming pool makes no sense -- we have one and the community is small	10/31/2016 5:00 PM
14	benches and bird,/tree /plant species etc identification signs, such as are on the WPT	10/29/2016 5:32 PM
15	BBQ pit sites and fire pit sites along waterfront. Make Blackrock create s trail connection infront of Blackrock (10/29/2016 4:41 PM
16	bike racks	10/28/2016 11:08 AM
17	Ice rink	10/28/2016 8:47 AM
18	A functional recreation building at Tugwell Field, addressing the need for an indoor facility for soccer (on rainy days and throughout the winter), hard sports oppourtunities (replacing the defunct Rec Hall) with change rooms and concession facilities to enable hosting soccer and baseball tournaments.	10/28/2016 12:25 AM
19	Water fountains in high use areas (Village Green), Swimming pool when feasible, a new recreation hall for programs like gymnastics	10/27/2016 11:40 PM
20	Don't need a multiplex just a decent pool to take the family	10/24/2016 3:09 PM

Q6 The current OCP aims to "connect commercial areas to other parts of the District through multi-use pathways, sidewalks, and other transportation routes." Do you agree with this policy?

Answered: 61 Skipped: 1



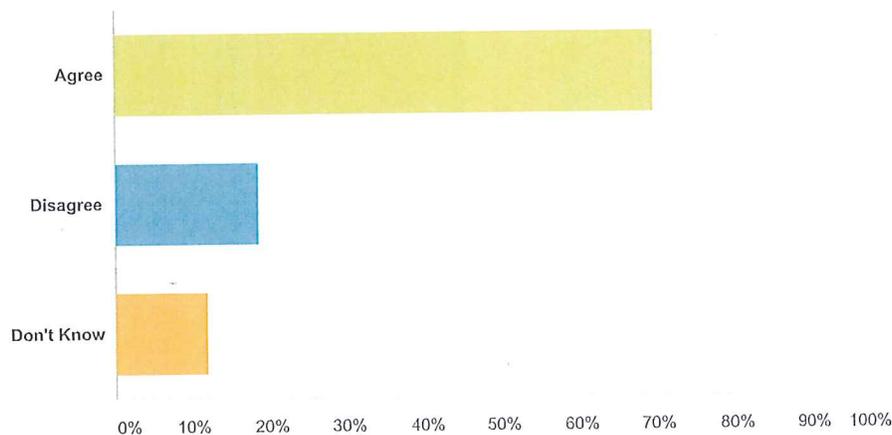
Answer Choices	Responses
Agree	81.97% 50
Disagree	4.92% 3
Don't Know	13.11% 8
Total	61

#	Additional Comments	Date
1	New subdivisions (do we really need anymore?) should reflect ther eality that we will all be driving electric and enclosed human powered vehicles in the very near future. Roads should be designed to facilitate the more vulnerable modes of transport to recognize this and encourage their use.	11/15/2016 7:14 PM

2	Like the idea of having multi-use pathways that allow people to bike or walk wherever they want to go in town. We have bakeries in the Eco-industrial park that I like to visit by bike for example. It's also great to be able to walk part of the WPT and then loop back through town.	11/15/2016 4:25 PM
3	Must consider costs.	11/8/2016 8:30 PM
4	we already have steet that do that, expand the sidewalks system(not gravel paths)	11/2/2016 4:13 PM
5	We need to be more bike friendly! This is a very difficult place to ride a bike...or teach children to ride bikes.	10/30/2016 11:29 PM
6	The core commercial area of Ucluelet should be intensified (main st/village square) creating more walkability.	10/29/2016 4:41 PM
7	Access to already developed areas makes the most sense	10/28/2016 9:33 AM
8	Likley, but needs to be done in a way that keeps interactions with large carnivores in mind.	10/28/2016 8:47 AM

Q7 The 'Village Square' are those lands within approximately a five minute walk or 400 metre radius of Main Street and Peninsula Road. The current OCP commercial policy is to "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." Do you agree with this policy?

Answered: 59 Skipped: 3



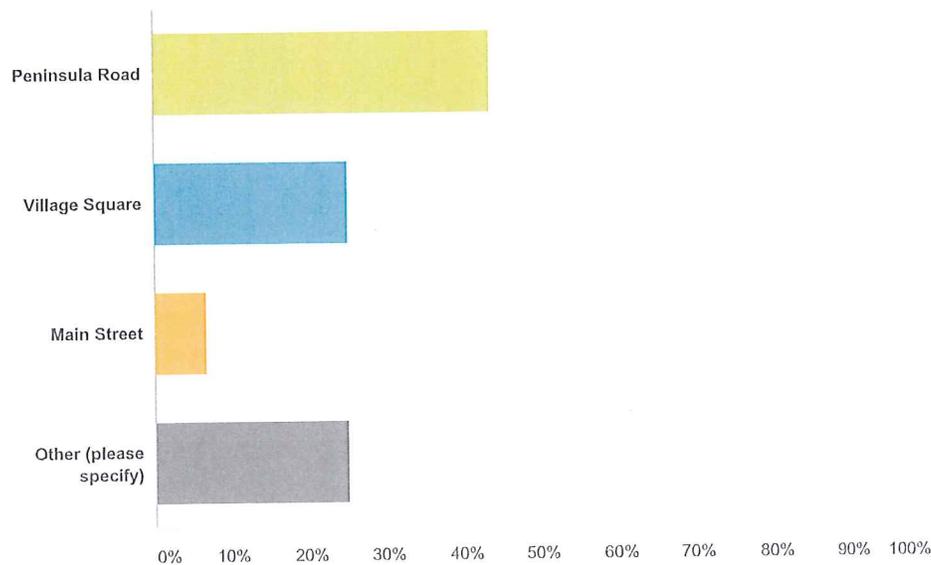
Answer Choices	Responses
Agree	69.49% 41
Disagree	18.64% 11
Don't Know	11.86% 7
Total	59

#	Additional Comments	Date
1	A downtown core is vital, but we should create the diversity that allows people to quickly access stores for basics without having to drive so much. We should also be careful not to destroy existing housing and neighbourhoods in pursuit of some planning "ideal"	11/15/2016 7:14 PM

2	It is great to have a vibrant Village Square but there are also other locations in town for commercial and retail - i.e., along Peninsula and up Forbes Rd.	11/15/2016 4:25 PM
3	need to develop into more than a two-street town	11/14/2016 4:01 PM
4	I feel the district is forcing commercial spaces in houses or areas not suited for them and taking precious residential homes out of the market.	11/14/2016 1:11 PM
5	would like to see more affordable development to attract businesses	11/13/2016 12:34 PM
6	There should be accomodation made for some residantial units within the Village Square	11/11/2016 2:48 PM
7	There is a significant lack of diversity in types of shopping experiences in the downtown core, such as quality clothing or outdoor equipment	11/10/2016 9:49 PM
8	The Fish Plants predate development and needs protection.	11/8/2016 8:30 PM
9	more foodtrucks and businesses	11/2/2016 10:01 AM
10	since the OCP in 1998 this has not happened as there was no incentives from council to encourage growth such as tax breaks. This was an important part of the 1998 OCP to make this growth happen	10/31/2016 8:53 AM
11	What is a hierarchy of commercial uses? I avoid that area because I don't want to go through the dangerous intersection.	10/30/2016 11:29 PM
12	Ignoring the Peninsula Road commercial corridor is inappropriate and disrespectful to existing businesses which have contributed so much to our communities. Develop both.	10/30/2016 3:13 PM
13	Impossible to meet the "full range of residents" and visitors"	10/28/2016 2:59 PM
14	However, current residents in the area should not be forced to make their residential homes commercial	10/28/2016 11:08 AM
15	Zoning within the village square needs to be revised.	10/28/2016 7:48 AM
16	The Village Square is one of the main areas but many business are have shifted towards the exit of town and Forbes Road (Howlers, Solidarity etc). This should be explored and if there are several clusters of shops then that needs to be addressed in the OCP. The focus cannot be on Village Square only.	10/27/2016 11:40 PM

Q8 Where should future commercial development be concentrated?

Answered: 60 Skipped: 2



Answer Choices	Responses
Peninsula Road	43.33% 26
Village Square	25.00% 15

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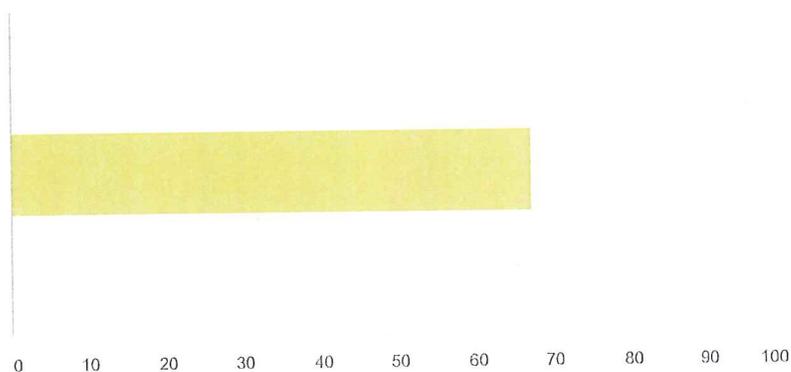
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Main Street	6.67%	4
Other (please specify)	25.00%	15
Total		60

#	Other (please specify)	Date
1	We need some predictions of potential growth expected - or allowed and a vision of what that might be. An open ended question like this suggests we are just going to respond rather than direct or control, and without some indication of growths we are expecting this question is very difficult to answer. How much is enough....this question is becoming more and more a point of discussion as we reach the limits of sustainable communities.	11/15/2016 7:14 PM
2	Commercial development along Peninsula Rd, Main Street and Forbes Street are all fine. I don't agree with expanding the commercial area to radiate out from the Village Square. I think it's ideal to have the mix of residential and commercial.	11/15/2016 4:25 PM
3	closer to the new public parking by the RCMP station	11/15/2016 11:34 AM
4	by the lighthouse and big beach too (e.g. cafe)	11/14/2016 4:01 PM
5	It should depend on the commercial business, and the size of the proposed business.	11/11/2016 8:06 PM
6	Along the harbour	11/11/2016 2:48 PM
7	Eber road	11/2/2016 4:13 PM
8	Village Square but also Peninsula	11/2/2016 10:01 AM
9	village square and Peninsula Rd	10/31/2016 8:53 AM
10	Both Village Square & Peninsula Road	10/30/2016 3:13 PM
11	We need to be mindful of other areas within the district so there are other areas to explore. Supporting small local business who showcase who we are. I think it is important to include and respect our First Nations culture.	10/29/2016 11:23 PM
12	It should concentrate in the village square and main st and be discouraged along peninsula. Main St should be made into a one way street going downhill towards the water and connecting to Bay St. The road in front of the district office and between the ocean/aquarium should be decommissioned and turned into green space for picnicking, concerts, markets, festivities, outdoor movies etc.	10/29/2016 4:41 PM
13	Village Square the immediate surrounding area - to build up a clear "town centre" and focus of activities.	10/28/2016 7:48 PM
14	Peninsula rd. from COOP towards the Welcome to Ucluelet sign, keeping school area and on as mainly residential	10/28/2016 11:08 AM
15	Commercial development will be spread out - Peninsula, Village Square, Main Street, Forbes Road.	10/27/2016 11:40 PM

Q9 Please rate the importance of industry in Ucluelet.

Answered: 61 Skipped: 1



Answer Choices	Average Number	Total Number	Responses
	67	4,096	61
Total Respondents: 61			

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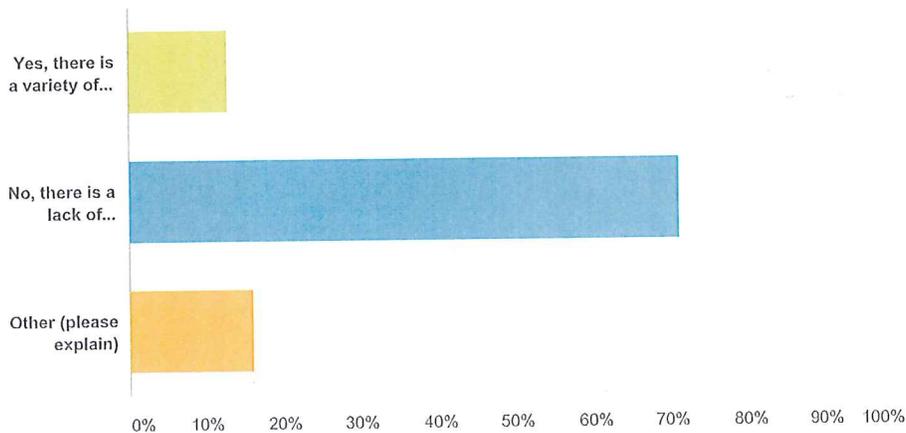
SurveyMonkey

#		Date
1	50	11/15/2016 7:14 PM
2	100	11/15/2016 4:25 PM
3	75	11/15/2016 11:34 AM
4	69	11/15/2016 12:14 AM
5	92	11/14/2016 7:11 PM
6	33	11/14/2016 4:01 PM
7	50	11/14/2016 3:06 PM
8	100	11/14/2016 1:11 PM
9	84	11/14/2016 1:08 PM
10	62	11/14/2016 1:07 PM
11	60	11/14/2016 9:30 AM
12	2	11/14/2016 2:59 AM
13	100	11/13/2016 12:34 PM
14	62	11/13/2016 8:20 AM
15	30	11/12/2016 8:06 AM
16	64	11/11/2016 8:06 PM
17	71	11/11/2016 4:06 PM
18	84	11/11/2016 2:48 PM
19	50	11/11/2016 4:05 AM
20	45	11/10/2016 9:49 PM
21	85	11/10/2016 8:06 PM
22	79	11/10/2016 7:17 PM
23	33	11/10/2016 6:29 PM
24	50	11/10/2016 6:20 PM
25	52	11/10/2016 6:16 PM
26	100	11/10/2016 6:11 PM
27	100	11/8/2016 8:30 PM
28	75	11/7/2016 9:31 AM
29	56	11/2/2016 5:28 PM
30	100	11/2/2016 4:13 PM
31	88	11/2/2016 10:01 AM
32	2	10/31/2016 5:44 PM
33	48	10/31/2016 5:00 PM
34	100	10/31/2016 9:43 AM
35	60	10/31/2016 8:53 AM
36	71	10/30/2016 11:29 PM
37	90	10/30/2016 3:13 PM
38	100	10/30/2016 10:35 AM
39	51	10/30/2016 10:24 AM
40	100	10/30/2016 10:17 AM
41	50	10/30/2016 9:03 AM
42	74	10/30/2016 7:19 AM
43	90	10/30/2016 6:53 AM

44	1	10/29/2016 11:23 PM
45	45	10/29/2016 5:32 PM
46	63	10/29/2016 4:41 PM
47	100	10/29/2016 4:23 PM
48	56	10/29/2016 11:52 AM
49	60	10/28/2016 9:32 PM
50	86	10/28/2016 7:48 PM
51	39	10/28/2016 2:59 PM
52	100	10/28/2016 12:22 PM
53	75	10/28/2016 11:08 AM
54	40	10/28/2016 9:33 AM
55	60	10/28/2016 8:47 AM
56	75	10/28/2016 7:48 AM
57	100	10/28/2016 12:25 AM
58	80	10/27/2016 11:40 PM
59	43	10/27/2016 11:21 PM
60	74	10/24/2016 3:09 PM
61	62	10/24/2016 1:49 PM

Q10 Ucluelet's current OCP details a comprehensive strategy for affordable housing. Do you feel the community offers a variety of affordable housing options?

Answered: 62 Skipped: 0

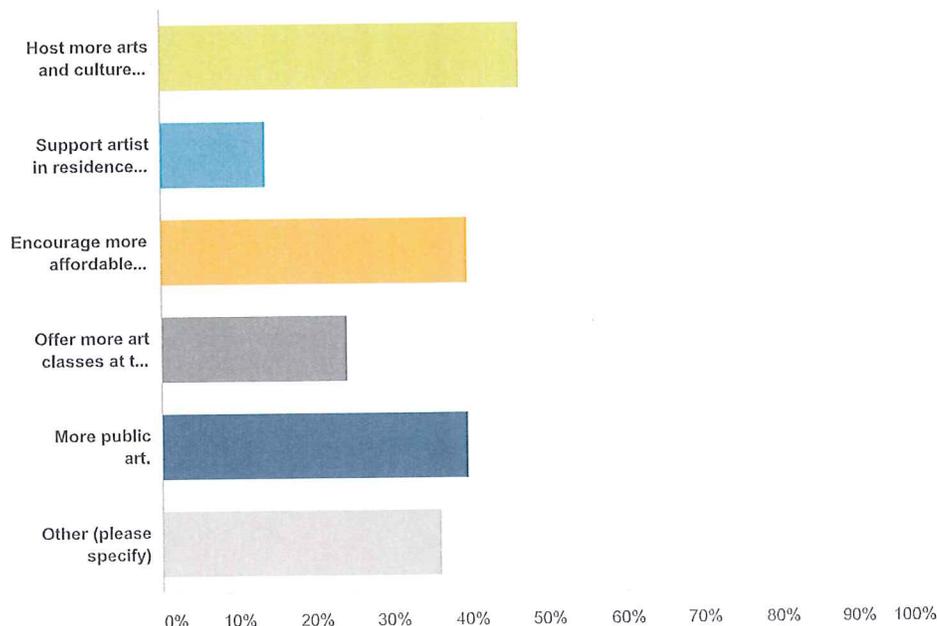


Answer Choices	Responses
Yes, there is a variety of affordable housing options	12.90% 8
No, there is a lack of affordable housing in the community	70.97% 44
Other (please explain)	16.13% 10
Total	62

#	Other (please explain)	Date
1	You need to provide some detail about what the community provides and the issues around this. Many of these questions are ones of "feeling" rather than knowledge and most people just don't know because they are not looking for housing right now. What do you mean by affordable? So young people can get started here and be able to stay in their community, or that a family with two people working can afford one or just one person working....etc.?? All housing should be "affordable". I think we need to start the discussion about marketplace based housing prices or we get into a situation where we are subsidizing housing for anyone who can't afford the inflated prices. That is not a sustainable community unless you are willing to increase taxes to pay for it. We already have non-affordable food prices (in the order of 30%), but wages are not 30% higher than elsewhere. If we don't address these questions in the open, we will become a community of financially wealthy transients, which is not a community of families.	11/15/2016 7:14 PM
2	don't know	11/11/2016 8:06 PM
3	Generally, yes, but there needs to be specific provision of cheap housing for summer staff of restaurants and tourism facilities.	11/10/2016 6:29 PM
4	it is not councils role to provide housing	11/2/2016 4:13 PM
5	Affordable housing is important but needs good supervision to insure housing is well maintained and bylaws are enforced.	10/31/2016 5:00 PM
6	define affordable	10/31/2016 10:46 AM
7	Illegal nightly rentals taking away affordable housing options. Bylaw needs to enforce the bylaws	10/31/2016 9:43 AM
8	the affordable housing model failed in Ucluelet. Realistically when you look around the island our housing options are not overly expensive but we lack rental accommodation	10/31/2016 8:53 AM
9	While we have diversity in our housing stock, there is limited availability	10/30/2016 11:29 PM
10	I would like to explore the concept of "senior co-housing" in Ucluelet	10/29/2016 11:52 AM

Q11 How can the District of Ucluelet further support the arts and culture?

Answered: 58 Skipped: 4



Answer Choices	Responses
Host more arts and culture events.	46.55% 27
Support artist in residence programs.	13.79% 8
Encourage more affordable housing.	39.66% 23

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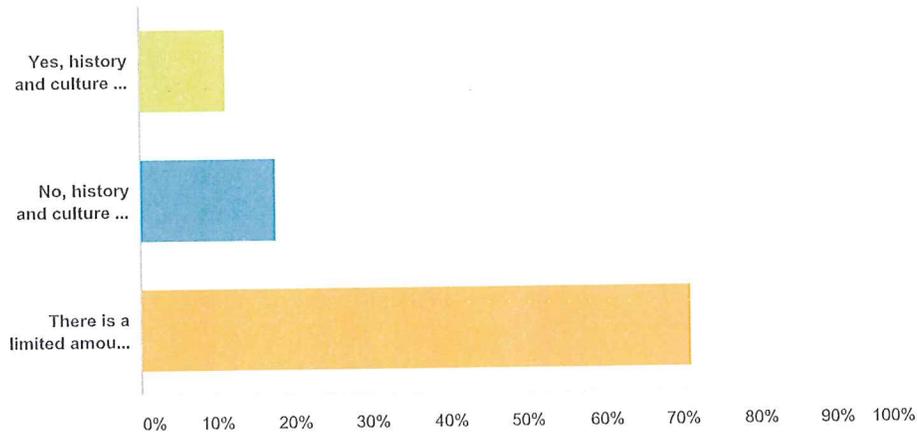
SurveyMonkey

Offer more art classes at the community centre.	24.14%	14
More public art.	39.66%	23
Other (please specify)	36.21%	21
Total Respondents: 58		

#	Other (please specify)	Date
1	Which culture? A culture of tourism? recreation?environmental awareness and associated action?....do we even know what our culture is?	11/15/2016 7:14 PM
2	Offer more art and support more arts and culture events but I think the District does a pretty good job! Yay for Marla Thirsk & Barbara Schramm!!!	11/15/2016 4:25 PM
3	beautify the city; artists grants & commissions	11/14/2016 4:01 PM
4	Perhaps develop an area with a row of artist studios where they could work, live, sell their art, attract tourists but it would have to be affordable for the artists you are trying to attract.	11/14/2016 3:06 PM
5	Fix the sound issues in the community centre	11/14/2016 1:11 PM
6	All of the above may come at a cost, until the cost of the proposed programs are known it would be difficult to support any of the programs at this time.	11/11/2016 8:06 PM
7	There's enough support to the arts as it is, they are no different than any other industry	11/10/2016 9:49 PM
8	Work in conjunction with local arts groupos, notable Pacific Rim Arts Society....do not set. up new and therefore additionally costly structures.	11/10/2016 6:29 PM
9	Any or all of the above	11/10/2016 6:11 PM
10	More funding for historical society	11/8/2016 8:30 PM
11	we have provided a brand new facility, which can be used for this purpose	11/2/2016 4:13 PM
12	I think there is sufficient support	10/31/2016 5:00 PM
13	allow the arts to develop without government interference	10/31/2016 10:46 AM
14	support a theater with the museum at the lighthouse site	10/31/2016 8:53 AM
15	support local arts and culture organizations through partnerships	10/30/2016 11:29 PM
16	Work with cultural promoters to develop an attractive location & policies for private sector cultural events.	10/30/2016 3:13 PM
17	Partner with PRAS and offer grant \$\$ for youth and art initiatives and new and continual cultural events	10/29/2016 4:41 PM
18	The arts seem to be well represented at this time, perhaps time to focus on other industry?	10/28/2016 11:08 AM
19	Build an arts centre, as in Banff	10/28/2016 8:47 AM
20	Let it devvelop on its own - this is for people to create, not government to experimet with.	10/28/2016 12:25 AM
21	Perhaps and Arts and Culture committee is needed to steer this if residents want more arts and culture in Ucluelet. PRAS?	10/27/2016 11:40 PM

Q12 Is the history and culture of Ucluelet showcased throughout the community?

Answered: 62 Skipped: 0



Answer Choices	Responses
Yes, history and culture is showcased and easily observed	11.29% 7
No, history and culture is not easily observed	17.74% 11
There is a limited amount of history and culture present, but it needs some work.	70.97% 44
Total	62

Q13 Do you have any suggestions about how the history of Ucluelet could be celebrated further?

Answered: 32 Skipped: 30

#	Responses	Date
1	Museum and establish heritage sites. Paths should showcase these things. Don't be afraid to "celebrate" our historical stupidity in allowing fishing and logging over-harvesting to remove our "culture" from the community.	11/15/2016 7:14 PM
2	Talks and walks supported by the District & the Wild Pacific Trail are awesome. Do more of these! And a virtual museum on line would be excellent!	11/15/2016 4:25 PM
3	not sure right now	11/15/2016 11:34 AM
4	More information about it's history would be nice.	11/15/2016 12:14 AM
5	Dedicated historical building or area	11/14/2016 7:11 PM
6	create a museum	11/14/2016 4:01 PM
7	A cultural museum shared with the first nations people.	11/14/2016 3:06 PM
8	Would like more info about Kimoto's and Japanese at the park at the bottom of Kimoto dr.	11/14/2016 1:08 PM
9	More information provided at village square & info centres	11/12/2016 8:06 AM
10	Having a small gallery to show old photographs, walking tours for historical landmarks, and/or assorted signage around town	11/10/2016 9:49 PM
11	Museum	11/10/2016 8:06 PM
12	Open the museum, long talked about.	11/10/2016 6:29 PM
13	First Nations museum. Fishing and logging history	11/10/2016 6:16 PM
14	The Fishing Industry needs profiling.	11/8/2016 8:30 PM
15	encourage the historical society to come up with suggestions	11/2/2016 4:13 PM
16	Educational signage.	10/31/2016 5:00 PM
17	Just maintain and assist the theme of the town	10/31/2016 9:43 AM

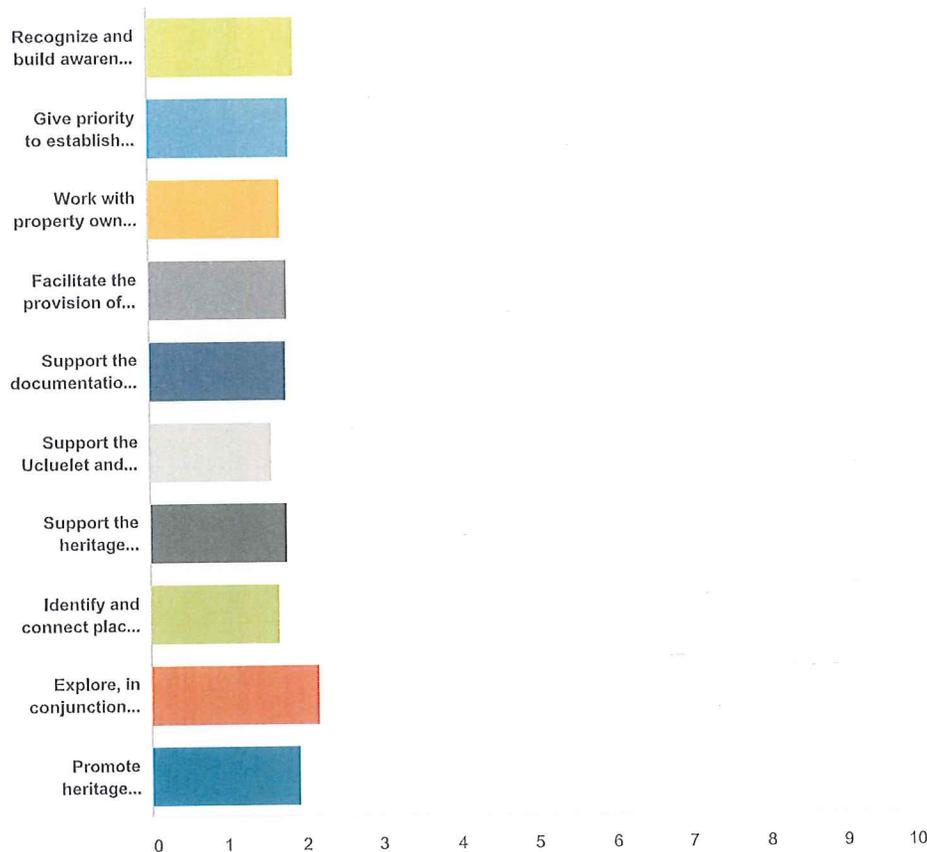
18	build the Museum	10/31/2016 8:53 AM
19	the public art has been a great improvement, how can we showcase some of the archives? is there a place where the Historical Society could have an exhibit?	10/30/2016 11:29 PM
20	Museum, walking path signage.	10/30/2016 3:13 PM
21	Signage in various spots in town.	10/30/2016 10:17 AM
22	museum	10/30/2016 9:03 AM
23	the proposed "museum" at amphitrite	10/30/2016 6:53 AM
24	Include more First Nations history	10/29/2016 5:32 PM
25	Create more historical picture boards at points of interest throughout town, like the dug out canoe- create a self guided walking tour with a pamphlet detailing points of interest and their signfigsnce	10/29/2016 4:41 PM
26	Map/walking tour of historical locations. Museum.	10/29/2016 4:23 PM
27	This is not a very important thing for me.	10/28/2016 11:08 AM
28	Interpretive signage, or history walk with signage, educational tours on the WPT	10/28/2016 9:33 AM
29	Get the Coast Guard House debacle finalised, and let the Historical Society have a chance to make it work.	10/28/2016 12:25 AM
30	History museum or pop-up museum (Historical Society)	10/27/2016 11:40 PM
31	museum - more signage honoring past ie Little beach is an ancient burial ground,	10/27/2016 11:21 PM
32	We don't have a museum - most small towns have some sort of space to learn local history.	10/24/2016 3:09 PM

Q14 Of the policies below, which do you believe the District of Ucluelet should focus on in the next 5-10 years? Please rate each policy with a priority level.

Answered: 62 Skipped: 0

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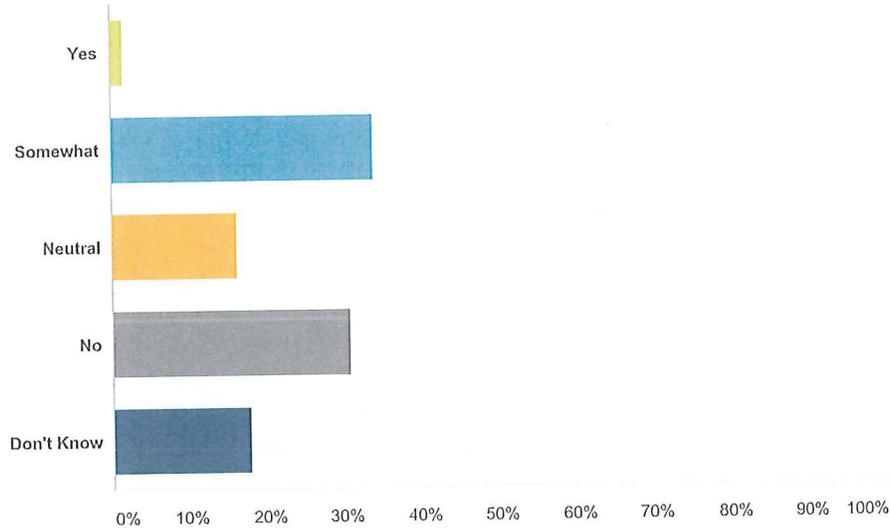


	High Priority	Medium Priority	Low Priority	Don't Know	Total	Weighted Average
Recognize and build awareness of heritage sites (natural and cultural) through street markers, plaques or story boards	28.33% 17	53.33% 32	18.33% 11	0.00% 0	60	1.90
Give priority to establish a First Nation and District of Ucluelet working group to consider heritage and cultural matters, including the use of traditional names of areas of significance to First Nations.	38.71% 24	40.32% 25	19.35% 12	1.61% 1	62	1.84
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.	47.54% 29	32.79% 20	19.67% 12	0.00% 0	61	1.72
Facilitate the provision of gathering spaces in all parts of the community, with particular emphasis on the Village Square and the Community Centre.	34.43% 21	52.46% 32	13.11% 8	0.00% 0	61	1.79
Support the documentation of heritage places, buildings, artifacts and landscapes in the community	36.67% 22	51.67% 31	10.00% 6	1.67% 1	60	1.77
Support the Ucluelet and Area Historical Society in planning a future museum near the Amphirite Lighthouse site	51.61% 32	38.71% 24	9.68% 6	0.00% 0	62	1.58
Support the heritage preservation and the proper stewardship of District-owned heritage resources	32.79% 20	57.38% 35	9.84% 6	0.00% 0	61	1.77
Identify and connect places of historical significance on the proposed Ucluelet walking trail tour	44.26% 27	45.90% 28	9.84% 6	0.00% 0	61	1.66
Explore, in conjunction with senior levels of government, the potential for a heritage incentives program. This could include zoning relaxations and Heritage Revitalization Agreements	25.81% 16	40.32% 25	24.19% 15	9.68% 6	62	2.18
Promote heritage conservation as an economic development and community revitalization tool	36.07% 22	42.62% 26	13.11% 8	8.20% 5	61	1.93

Q15 The Ucluelet OCP has a goal of

creating "a framework for a safe and efficient transportation system for the movement of people and goods within the District". Do you feel that the District of Ucluelet is achieving this goal?

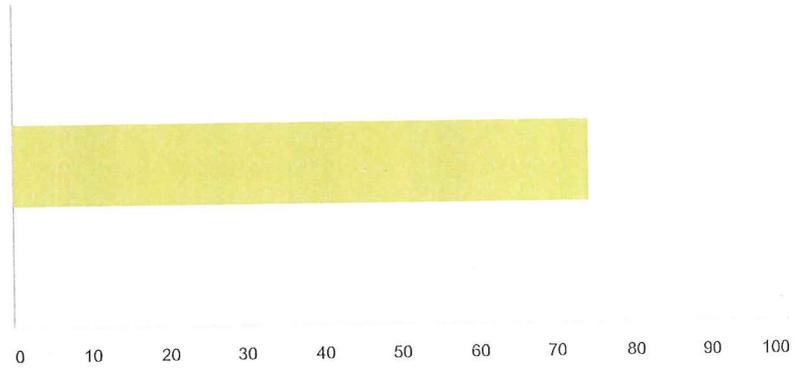
Answered: 62 Skipped: 0



Answer Choices	Responses
Yes	1.61% 1
Somewhat	33.87% 21
Neutral	16.13% 10
No	30.65% 19
Don't Know	17.74% 11
Total	62

Q16 On the sliding scale below, with 0 being not at all and 10 being a strong yes, do you think the District of Ucluelet should focus on improving the pedestrian and vehicular experience along the Peninsula Road commercial corridor?

Answered: 62 Skipped: 0



Answer Choices	Average Number	Total Number	Responses
	74	4,606	62
Total Respondents: 62			

#		Date
1	55	11/15/2016 7:14 PM
2	75	11/15/2016 4:25 PM
3	99	11/15/2016 11:34 AM
4	7	11/15/2016 12:14 AM
5	78	11/14/2016 7:11 PM
6	100	11/14/2016 4:01 PM
7	50	11/14/2016 3:06 PM
8	100	11/14/2016 1:11 PM
9	59	11/14/2016 1:08 PM
10	86	11/14/2016 1:07 PM
11	50	11/14/2016 9:30 AM
12	100	11/14/2016 2:59 AM
13	100	11/13/2016 12:34 PM
14	95	11/13/2016 8:20 AM
15	100	11/12/2016 8:06 AM
16	79	11/11/2016 8:06 PM
17	92	11/11/2016 4:06 PM
18	100	11/11/2016 2:48 PM
19	5	11/11/2016 4:05 AM
20	65	11/10/2016 9:49 PM
21	50	11/10/2016 8:06 PM
22	16	11/10/2016 7:17 PM
23	37	11/10/2016 6:29 PM
24	80	11/10/2016 6:20 PM
25	69	11/10/2016 6:16 PM
26	100	11/10/2016 6:11 PM
27	32	11/8/2016 8:30 PM
28	100	11/7/2016 9:31 AM

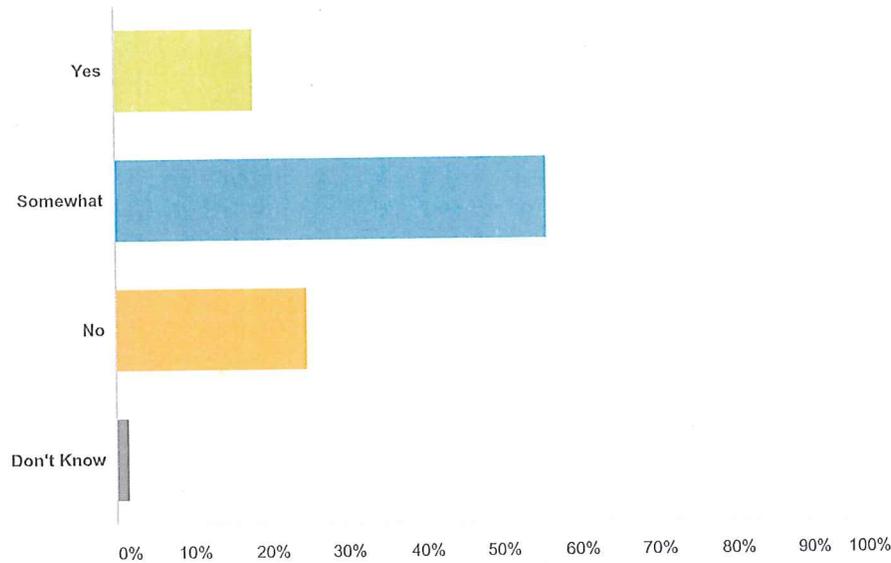
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29	83	11/2/2016 5:28 PM
30	97	11/2/2016 4:13 PM
31	90	11/2/2016 10:01 AM
32	2	10/31/2016 5:44 PM
33	84	10/31/2016 5:00 PM
34	28	10/31/2016 10:46 AM
35	100	10/31/2016 9:43 AM
36	85	10/31/2016 8:53 AM
37	99	10/30/2016 11:29 PM
38	100	10/30/2016 3:13 PM
39	50	10/30/2016 10:35 AM
40	50	10/30/2016 10:24 AM
41	100	10/30/2016 10:17 AM
42	100	10/30/2016 9:03 AM
43	99	10/30/2016 7:19 AM
44	100	10/30/2016 6:53 AM
45	100	10/29/2016 11:23 PM
46	4	10/29/2016 5:32 PM
47	100	10/29/2016 4:41 PM
48	64	10/29/2016 4:23 PM
49	53	10/29/2016 11:52 AM
50	76	10/28/2016 9:32 PM
51	70	10/28/2016 7:48 PM
52	96	10/28/2016 2:59 PM
53	50	10/28/2016 12:22 PM
54	86	10/28/2016 11:08 AM
55	65	10/28/2016 9:33 AM
56	60	10/28/2016 8:47 AM
57	99	10/28/2016 7:48 AM
58	50	10/28/2016 12:25 AM
59	87	10/27/2016 11:40 PM
60	100	10/27/2016 11:21 PM
61	100	10/24/2016 3:09 PM
62	100	10/24/2016 1:49 PM

Q17 Do you think that the District of Ucluelet is a compact community that is walkable, vibrant and attractive as a place to live, work and play without the need for a car?

Answered: 61 Skipped: 1



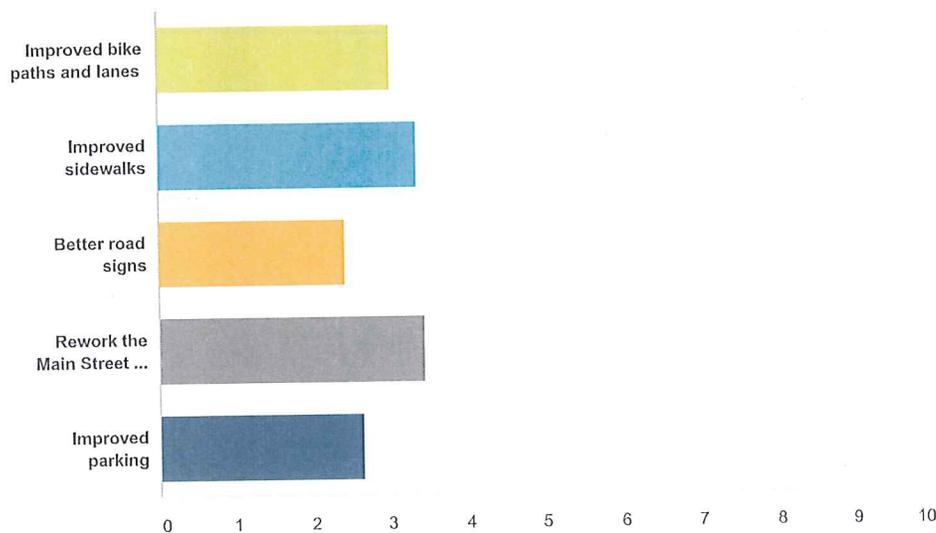
Answer Choices	Responses	
Yes	18.03%	11
Somewhat	55.74%	34
No	24.59%	15
Don't Know	1.64%	1
Total		61

#	Additional Comments	Date
1	It is becoming less so as it sprawls. getting from outlying areas to the only food store, post office etc. is not practical without a car now. Ned to provide wide enough bike lanes for enclosed three wheel human powered vehicles to feel safe _ probably half again as wide as what a normal bicycle takes. Wintertime riding here is out of the question for the average person without a cover and "cover" means at least three wheels. It is getting to far to walk within a reasonable time from many areas - especially in the rain (working living and playing - i.e. not touring).	11/15/2016 7:14 PM
2	I love walking to the Community Centre via the trails between St. Jacque's and Rainforest Lane. This sort of thing should be continued as new areas develop.	11/15/2016 4:25 PM
3	Too many residential roads are deteriorating (the edges are crumbling away), not enough side walks, current sidewalks are basically rivers during rain storms so have to walk on the road to try to avoid the rushing water	11/15/2016 11:34 AM
4	Much more so than tofino!	11/14/2016 7:11 PM
5	I remember driving into Ucluelet as a tourist and seeing it a long street of mismatched building without a heart...except for Coop of course. It was actually the aquarium that succeeded in drawing us down to the core of the village and I found it to be a very pleasant area to be able to walk out onto the dock and into some of the shops. It is also a great place for the town to gather together in celebration and fun. Now that we're living here my husband and I really enjoy walking about the town.	11/14/2016 3:06 PM
6	More pedestrian crosswalks are needed and the traffic issues in the corner of Main and Peninsula need to be addressed.	11/14/2016 1:11 PM
7	It a compact community but i feel the walk along the Peninsula Road could use some boulevard work(trees, planters, sidewalks, lighting) to make it a more user friendly experience.	11/11/2016 8:06 PM
8	there is a need to tidy up the sidewalks and make them safer for all, especially seniors	11/11/2016 4:06 PM
9	By it's geographical size, it is very walkable, but there needs to be more effort in creating dry and stable paths and shortcuts through and around town	11/10/2016 9:49 PM
10	Not for those beyond, say, Little Beach.	11/7/2016 9:31 AM
11	yes, hoever this is a loaded question, we need our cars,(it rains here in the winter)	11/2/2016 4:13 PM

12	Need a vehicle even to go to the National Park	11/2/2016 10:01 AM
13	Need to create a theme especially along peninsula Rd and clean up the beginning. Gas station tires mounded beat up cars. We need seating along road side for visitors and the elderly. The lack of benches is no good need the strip between the old number one market to the coop grocery store to offer benches and seating areas. The lot between native building and princess needs to become a green area for families picnic tables and perhaps a historical artifact etc with maps talking about the area. Right now it's an eye sore make shift parking lot.	10/31/2016 9:43 AM
14	the distances are small, but it isn't bike-able because of parking on the shoulder and narrow roads. Plus there are minimal bike racks around town.	10/30/2016 11:29 PM
15	Nature of the community -its spread out and hilly	10/30/2016 10:35 AM
16	Main routes need sidewalks.	10/30/2016 10:17 AM
17	There are no functioning cross walks, anyone with limited mobility cannot get around in Ucluelet. Sidewalks end at random and cars are not encouraged to slow down near the city centre	10/29/2016 4:41 PM
18	A walking/bike path all the way to the light-house would be great to facilitate this	10/28/2016 11:08 AM
19	It is walkable but the fall/winter/rain makes that walking challenging. More sidewalks are needed, shelters along the main corridors would be nice	10/27/2016 11:40 PM

Q18 Please rank the following road-related options in order of importance.

Answered: 61 Skipped: 1

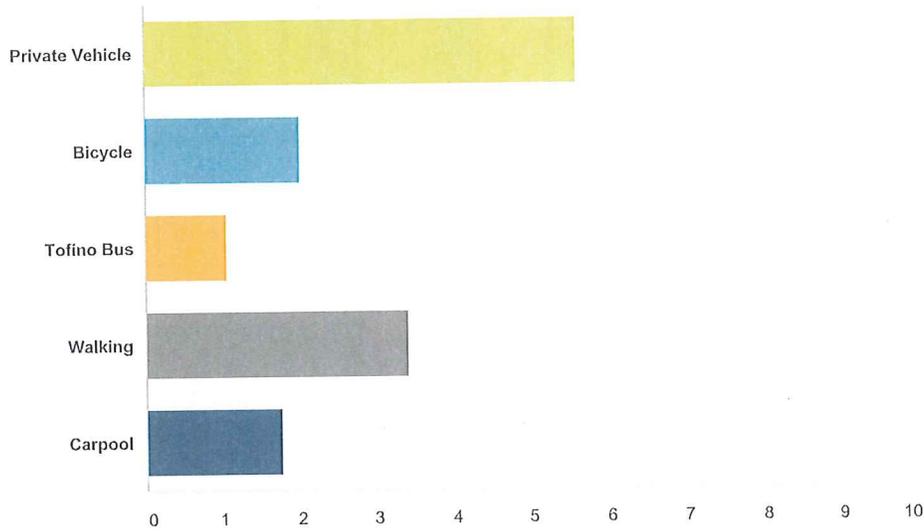


	1	2	3	4	5	Total	Score
Improved bike paths and lanes	17.65% 9	25.49% 13	19.61% 10	13.73% 7	23.53% 12	51	3.00
Improved sidewalks	25.00% 13	23.08% 12	25.00% 13	13.46% 7	13.46% 7	52	3.33
Better road signs	8.16% 4	12.24% 6	16.33% 8	38.78% 19	24.49% 12	49	2.41
Rework the Main Street and Peninsula Avenue intersection	35.85% 19	15.09% 8	18.87% 10	16.98% 9	13.21% 7	53	3.43
Improved parking	14.04% 8	19.30% 11	17.54% 10	14.04% 8	35.09% 20	57	2.63

Q19 Roughly, what percentage of time do you use each of the following methods of

transportation to get around Ucluelet?

Answered: 62 Skipped: 0

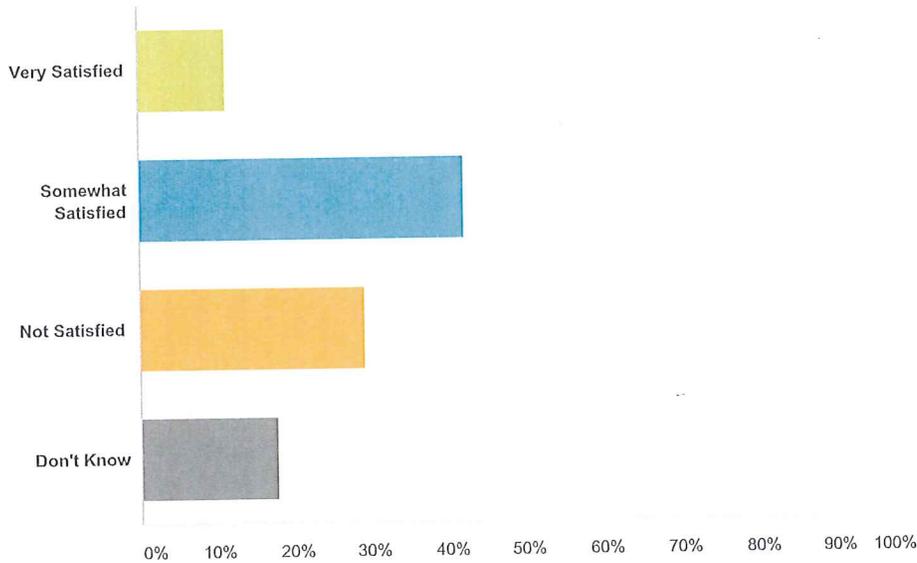


	Never	Less than 10% of the time	10% - 25% of the time	26% - 50% of the time	51% - 75% of the time	75% - 90% of the time	More than 90% of the time	This is my only method of transportation	Total	Weighted Average
Private Vehicle	1.64% 1	6.56% 4	6.56% 4	3.28% 2	19.67% 12	24.59% 15	31.15% 19	6.56% 4	61	5.57
Bicycle	36.36% 20	41.82% 23	12.73% 7	7.27% 4	0.00% 0	0.00% 0	1.82% 1	0.00% 0	55	2.00
Tofino Bus	95.00% 19	5.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20	1.05
Walking	3.28% 2	27.87% 17	32.79% 20	19.67% 12	3.28% 2	6.56% 4	6.56% 4	0.00% 0	61	3.38
Carpool	45.10% 23	43.14% 22	7.84% 4	0.00% 0	1.96% 1	1.96% 1	0.00% 0	0.00% 0	51	1.76

Q20 Are you satisfied with the District of Ucluelet's bike infrastructure including bike paths, bike lanes and bike parking facilities?

Answered: 62 Skipped: 0

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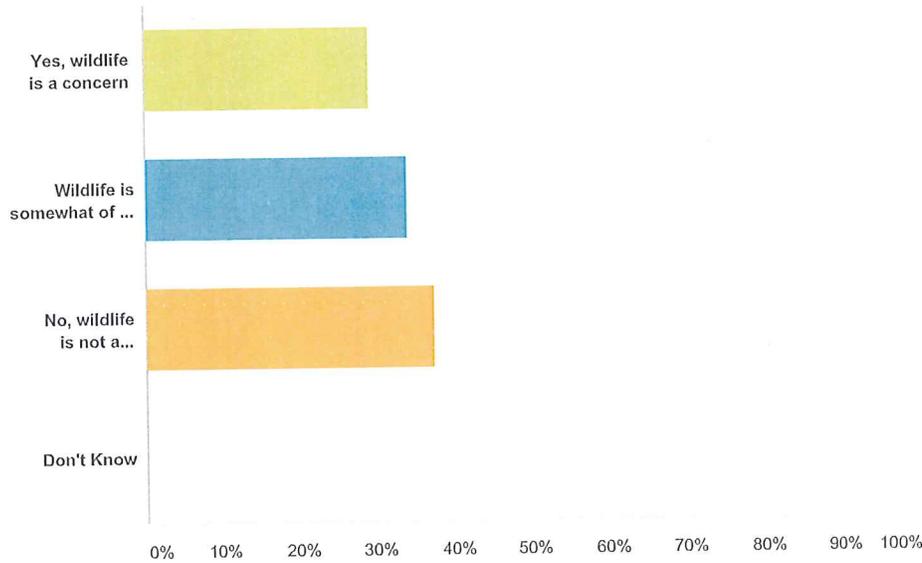
Answer Choices	Responses
Very Satisfied	11.29% 7
Somewhat Satisfied	41.94% 26
Not Satisfied	29.03% 18
Don't Know	17.74% 11
Total	62

#	Additional Comments	Date
1	There are none that I know of. Need more bike racks/parking. Need designated bike paths - especially along Peninsula in summer. Need bike lane out to light house area	11/15/2016 7:14 PM
2	I manage but I notice the roads aren't safe for kids; bike riding needs to be encouraged and made easy	11/14/2016 4:01 PM
3	I don't bike at all, but that might be because there are no delineated bike lanes on roads here, no bikes allowed on trails, and very few bike accessories like racks and covered areas	11/10/2016 9:49 PM
4	could be better and I suggest bike lockers at park walking trails and in the core downtown area to reduce thefts	11/10/2016 6:11 PM
5	stop signs on Peninsula	11/2/2016 10:01 AM
6	The mix of surfaces, gravel and paved, also makes biking difficult especially for kids. Curious to see how the new sidewalk on Marine Drive works for or against bikes. It is very difficult to see when the sun is low on that part of the road and pedestrians are obscured by the light. Keep them safe!	10/30/2016 11:29 PM
7	not a biker	10/30/2016 10:35 AM
8	would be nice to extend the bike path toward Tofino	10/30/2016 6:53 AM
9	safe biking along peninsula needs to be improved	10/28/2016 7:48 AM
10	Bikes need designated areas to ride. NOT on the Wild Pacific Trail	10/27/2016 11:40 PM
11	There is no place to take the kids for a bike ride! No biking is not good in Ucluelet - we need a better infrastructure	10/24/2016 3:09 PM

Q21 Is wildlife in the community a concern to you?

Answered: 62 Skipped: 0

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Answer Choices	Responses	Count
Yes, wildlife is a concern	29.03%	18
Wildlife is somewhat of a concern	33.87%	21
No, wildlife is not a concern.	37.10%	23
Don't Know	0.00%	0
Total		62

Q22 What preventative measures, or improvements, can you suggest to decrease human-wildlife conflicts?

Answered: 47 Skipped: 15

#	Responses	Date
1	Strictly enforce garbage by-laws. Haze deer out of town to discourage wolves and cougars from coming into town (they are potentially threatening to children). Educate people about the dangers of feeding and 'taming' wildlife.	11/15/2016 7:14 PM
2	Do more education and enforce garbage bylaws	11/15/2016 4:25 PM
3	Discourage storage of garbage outside,	11/15/2016 11:34 AM
4	Not sure. We all need to be animal smart.	11/15/2016 12:14 AM
5	Reduce dumpsters in strata and apartment buildings	11/14/2016 7:11 PM
6	more awareness for people to take responsibility of living in a wild-life area and not a city	11/14/2016 4:01 PM
7	Stiff fines for those who leave the garbage accessible. Educating the public...both locals and tourists.	11/14/2016 3:06 PM
8	Cull the deer	11/14/2016 1:11 PM
9	Bear aware programs, educate the people so we have to intervene with wild animals less	11/14/2016 1:07 PM
10	Education and bylaw enforcement.	11/14/2016 9:30 AM
11	having permanent signs and educating our visitors	11/13/2016 12:34 AM
12	Emphasis on keeping garbage locked up	11/12/2016 8:06 AM
13	educate the humans	11/11/2016 8:06 PM
14	fine those who put out their garbage the night before garbage pickup; educate citizens	11/11/2016 4:06 PM

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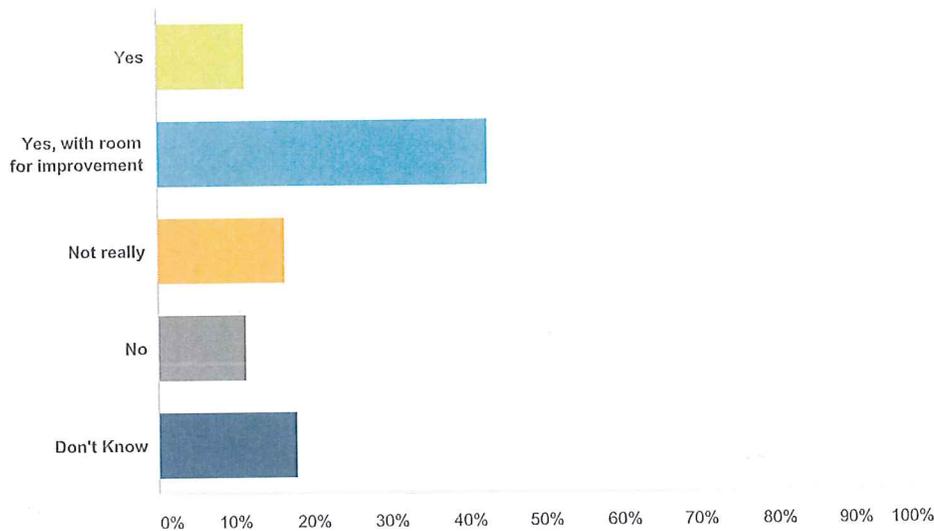
SurveyMonkey

15	Education	11/11/2016 2:48 PM
16	If the District could offer truly bear-proof garbage cans at a discount to residents that would help because a lot of the problem arises by cheap plastic cans left out overnight and the bears can easily smell them and rip into them. I have no problem with the deer or the predators they attract; people should just educate themselves and ignore them. I came here for the wildlife and I'd be saddened if they were culled because of ignorant humans.	11/10/2016 9:49 PM
17	Eliminate the deer population	11/10/2016 8:06 PM
18	tight controls on garbage	11/10/2016 7:17 PM
19	Strengthen Bear Aware program.	11/10/2016 6:29 PM
20	Unfortunately culling the deer seems to be the only solution to deter wolves and cougars from entering the town.	11/10/2016 6:20 PM
21	Just let them be	11/10/2016 6:16 PM
22	wildlife is a part of the community, one of the reasons I live here. Humans are generally the issue with wildlife and not always making safe decisions for either.	11/10/2016 6:11 PM
23	Eliminate attractants, including pets left outside.	11/7/2016 9:31 AM
24	education as to how to reduce attractions, education re ways to co-exist safely	11/2/2016 5:28 PM
25	contain garbage	11/2/2016 4:13 PM
26	Have vigorous education/public awareness programs on Bear Aware. Inform public it is okay to haze deer. Education regarding keeping your pets on leash.	10/31/2016 5:00 PM
27	Deer cull	10/31/2016 8:53 AM
28	the camera projects at the school are great, bear safe garbage cans are great, people must lock their dumpsters (especially the elementary school!), fines for poor garbage practises	10/30/2016 11:29 PM
29	Educate locals & tourists more about garbage. Have an out of village community garden & safe composting centre with employees (grant funded) that maintain compliance of safety policies. Hyphocus Island?	10/30/2016 3:13 PM
30	More education	10/30/2016 10:35 AM
31	Enforce regulations already in place concerning garbage etc... a newsletter to new residents with information about wildlife and safety	10/30/2016 10:24 AM
32	Locking garbage cans	10/30/2016 10:17 AM
33	education	10/30/2016 9:03 AM
34	education for the humans	10/30/2016 6:53 AM
35	BEAR AWARE PROGRAM!!!	10/29/2016 5:32 PM
36	Revitalize the bear aware program	10/29/2016 4:41 PM
37	Fines for full garbage cans being left out.	10/29/2016 4:23 PM
38	better garbage containment w/public access, signage	10/28/2016 2:59 PM
39	more accessible bear proof garbage bins	10/28/2016 12:22 PM
40	continue to encourage visitors and residents to be smart with food and garbage disposal	10/28/2016 11:08 AM
41	Appropriate signage, educating tourists at hotels (pamphlets)	10/28/2016 9:33 AM
42	Hire a prevention based position within the district staff	10/28/2016 8:47 AM
43	reduce deer population by a controlled harvest	10/28/2016 7:48 AM
44	Cull the deer population to avoid the obvious attraction of predators	10/28/2016 12:25 AM
45	Ucluelet needs to adopt a bylaw that is tough of business and residents that attract bears. There needs to be patrols, enforcement/bylaw and tough fines levied. Many of the garbage offenders are repeat each year . There is no incentive for them to secure their bear attractants. Allow no dumpsters or community bins unless they are secured behind a fence and away from the public. All dumpsters must be locked. Add a community bin at the public works yard or Sonbird for garbage drop off. (For those without garbage pick-up)	10/27/2016 11:40 PM
46	Bear proof garbage cans and huge penalties for property owners who attract wildlife to property. Either create a subsidized program and make it mandatory for homeowners to purchase a bear proof garbage can.	10/24/2016 3:09 PM
47	bear aware	10/24/2016 1:49 PM

Q23 Do you think that Ucluelet is prepared

for an emergency such as an earthquake or tsunami, or the potential from being cut off from the rest of Vancouver Island for an extended period of time?

Answered: 61 Skipped: 1



Answer Choices	Responses
Yes	11.48% 7
Yes, with room for improvement	42.62% 26
Not really	16.39% 10
No	11.48% 7
Don't Know	18.03% 11
Total	61

Q24 What do you think the District of Ucluelet could do to be better prepared in case of a major emergency or disaster?

Answered: 42 Skipped: 20

#	Responses	Date
1	We are stepping up that game now. Expand the budget for education on this issue and include educational material on human causes of potential disasters. Local energy production/capturing is a very large missing piece. Work with Ucluelet First Nation to collaborate on helping one another in any way possible	11/15/2016 7:14 PM
2	Interview residents to make sure they are aware of what they need to do to be prepared	11/15/2016 4:25 PM
3	not sure right now (maybe clarify which houses are in the inundation zone and which are 'safe' so they know whether if should stay at their house or go to emergency meeting locations during an emergency)	11/15/2016 11:34 AM
4	Not sure. We all need to be prepared as individuals.	11/15/2016 12:14 AM
5	Publicize emergency plans online ie regarding food, water and 1st aid availability	11/14/2016 7:11 PM
6	teach survival skills and encourage community gardening and foraging	11/14/2016 4:01 PM

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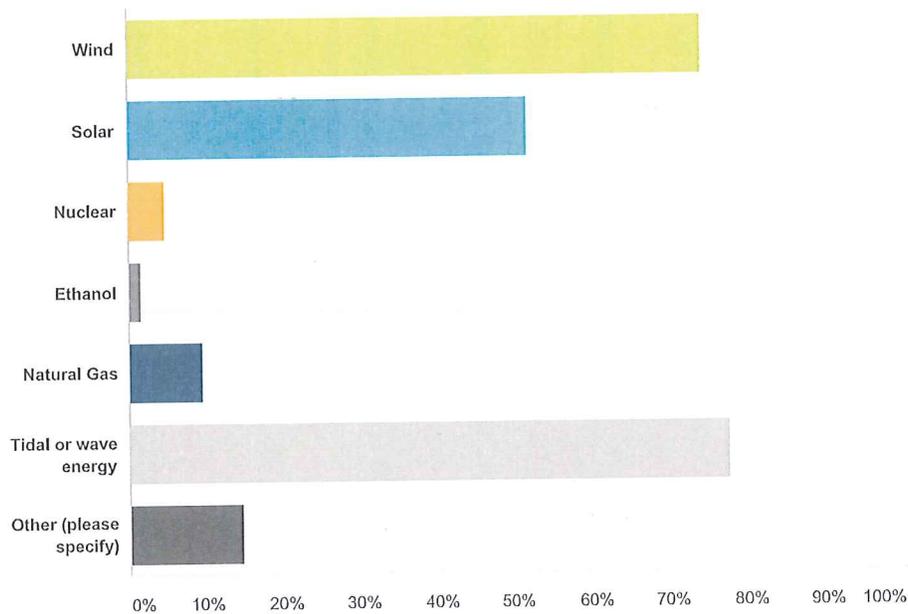
SurveyMonkey

7	Is Ucluelet providing a good education program in the schools. The kids will teach the parents. Also provide parent information meetings at the schools.	11/14/2016 3:06 PM
8	Not sure	11/14/2016 1:11 PM
9	It would be great to see more public engagement/communication around plans. Drills and practice is good but regular touch ins and well placed concise messaging is vital. What I have seen in the past has been lengthy and not engaging.	11/14/2016 1:07 PM
10	keep discussions up about the reality that it will happen & we have to look after ourselves for at least 72 hours or more. I would like to see neighbour hood groups identified and getting together to meet & greet. Make a day of it, each group can attempt a neighbourhood bbq or gathering and the different people from the district can go around meeting these groups. All voluntary, i know our neighbours have talked about it.	11/13/2016 12:34 PM
11	Improve communications & emergency sirens	11/12/2016 8:06 AM
12	provide education to the residents. The District of Ucluelet should have a plan to evacuate if there is a need.	11/11/2016 8:06 PM
13	develop the Block Watch program in different streets	11/11/2016 4:06 PM
14	Do we have a Ucluelet-wide emergency plan? And the supplies necessary to give food, water and other life-essentials to a community our size for 72 hours? That's all we need.	11/10/2016 9:49 PM
15	Maybe	11/10/2016 6:16 PM
16	Create a space/building that those in the tsunami zone can store emergency items. Do we have a mass storage place where clothing, bedding, medical supplies, communication equipment and food are now? Who knows what will happen, when and if it happens.	11/10/2016 6:11 PM
17	Learn from deficiencies discovered during drills.	11/7/2016 9:31 AM
18	not sure	11/2/2016 5:28 PM
19	nothing will help in a major emergency	11/2/2016 4:13 PM
20	distribute an informational video	11/2/2016 10:01 AM
21	Get community storage bins all around our community with basic survival supplies. Regularly offer, to our community, programs in emergency preparedness	10/31/2016 5:00 PM
22	relax	10/31/2016 10:46 AM
23	add more tsunami sirens	10/31/2016 8:53 AM
24	???	10/30/2016 11:29 PM
25	Assuming that majority of population will not be prepared, and preparing accordingly. A specific tax would be appropriate to cover supplies & storage of such. Annual alarm drills.	10/30/2016 3:13 PM
26	Food and survival caches	10/30/2016 10:35 AM
27	Would be nice to hear the siren from my house	10/30/2016 10:24 AM
28	Have supplies on hand.	10/30/2016 10:17 AM
29	rebuild UES to code so the meeting spot isnt destroyed by the earthquake	10/30/2016 9:03 AM
30	keep the message alive	10/30/2016 6:53 AM
31	Do more community Drills. Maybe try an In Home Drill like we do in our schools.	10/29/2016 11:23 PM
32	more emergency supplies in storage	10/29/2016 5:32 PM
33	Create a multi service facility above the tsunami induction zone that houses Rcmp, ambulance and fire- possibly in the same building as a new seismically updated k-12 school	10/29/2016 4:41 PM
34	Provide all accommodation providers and businesses with info booklets on what to do in an emergency. Have more practice evacuations - perhaps mandatory.	10/29/2016 4:23 PM
35	provide "welcome wagon" type of info pkgs to each taxpayer	10/28/2016 2:59 PM
36	Louder tsunami alarm :)	10/28/2016 11:08 AM
37	Create a better program, hold workshops, get supplies for 2-3 weeks to aid community and visiti	10/28/2016 9:33 AM
38	Plan, prepare, and practice.	10/28/2016 8:47 AM
39	alternate backup power supply	10/28/2016 7:48 AM
40	Continue with the notification systems to keep everyone alerted to the situation, without the need for Facebook!	10/28/2016 12:25 AM

41	Ensure that accomodation providers have a plan to support their guests during an emergency. Can the district help the extra 100's/1000's if an event happened during the summer? We need a better marchalling area!!! The community centre is in an evacuation zone. The schools are so old they will likely crumble or no one will be able to enter after an earthquake. Is the community going to be outside in the rain for days? This needs to be addressed.	10/27/2016 11:40 PM
42	Better communication, more sirens, maybe survival cache locations (build storage space that owners can place goods into) - push for higher level of pre-hospital care (we have none in Ukee beyond basic first aid BCAS is just that)	10/24/2016 3:09 PM

Q25 Which of the following alternative energy sources do you think the District of Ucluelet should support in the future?

Answered: 62 Skipped: 0



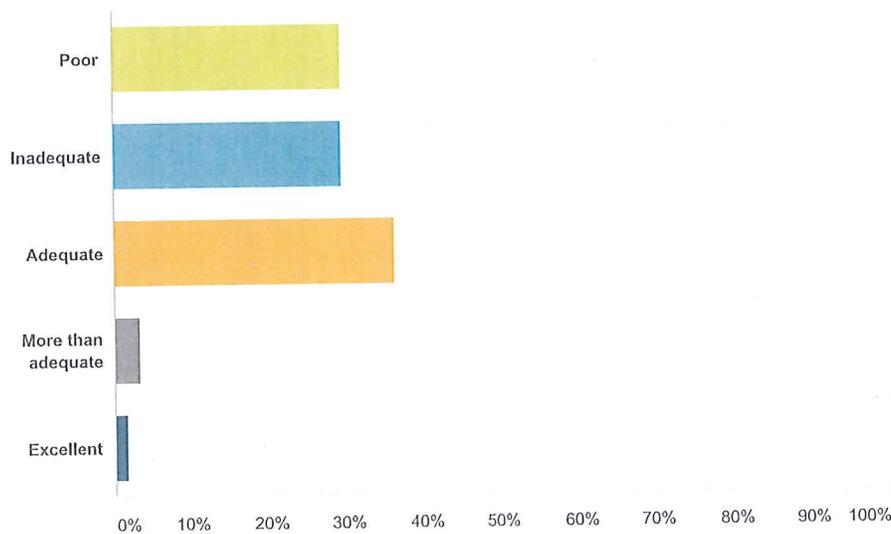
Answer Choices	Responses	Count
Wind	74.19%	46
Solar	51.61%	32
Nuclear	4.84%	3
Ethanol	1.61%	1
Natural Gas	9.68%	6
Tidal or wave energy	77.42%	48
Other (please specify)	14.52%	9
Total Respondents: 62		

#	Other (please specify)	Date
1	It is unbelievable that we have not tapped into both wind and wave energy already. With solar technology advancements and pricing improvements there is no excuse for not having stipulations in the building codes to begin forcing its use. Also of course building codes should be forcing (not just encouraging) more energy efficient housing. Ntural gas, ethanol and nuclear are not "alternative" technologies in the normal sense of the word given why we need to talk about alternatives at all - nor are they necessary, and they continue to tie us to imports which is the opposite of sustainable or emergency preparedness.	11/15/2016 7:14 PM
2	Please NEVER bring Wind farms here! They are an ecological disaster	11/11/2016 4:06 PM

3	Geothermal - heat pumps. Offer discount on planning permit fee if solar panels and/or geothermal or heat pumps, and/or battery storage installations, are adopted in the construction.	11/10/2016 6:29 PM
4	to be as climate conscious and self sustaining as possible	11/10/2016 6:11 PM
5	none. these all require subsidy.	10/31/2016 10:46 AM
6	tidal if economically feasible	10/30/2016 10:35 AM
7	Wind if any at all ... I don't know that the others would be viable in Ucluelet	10/28/2016 7:48 PM
8	Alternative energy sources are a good idea but I have not done adequate research on methods. For example they are presently studyin the wave energy now.	10/27/2016 11:21 PM
9	geothermal	10/24/2016 1:49 PM

Q26 How would your rate the District of Ucluelet's efforts to make it easy for residents to reduce, recycle, reuse and compost?

Answered: 61 Skipped: 1



Answer Choices	Responses	Count
Poor	29.51%	18
Inadequate	29.51%	18
Adequate	36.07%	22
More than adequate	3.28%	2
Excellent	1.64%	1
Total		61

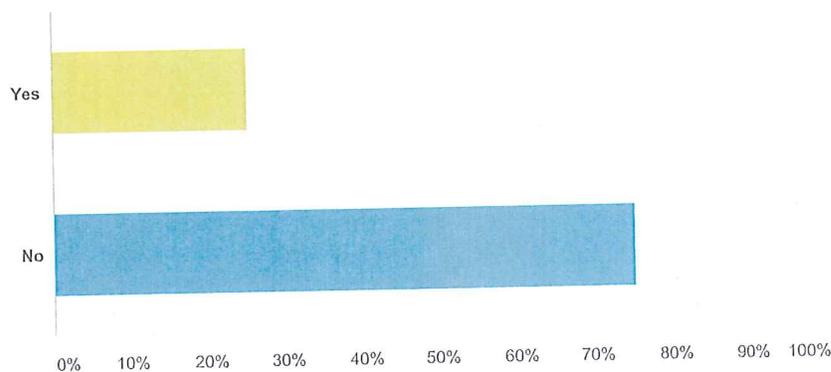
#	Additional Comments	Date
1	We have been hoodwinked into a waste collections scheme that has been rejected by many as being too wasteful and inefficient after some trials. I suspect our current recycling costs more in terms of greenhouse gasses than it saves as multi-material recycling systems like ours are very wasteful. We have no community composting, so little gets done. More education is required about the need for, and alternatives, and what actually happens to the stuff we recycle (an analysis of the waste stream, where it goes, how much actually gets recycled etc.)	11/15/2016 7:14 PM

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2	Great to have the curb side recycling program. Would be great to explore community composting with wildlife fences and a re-use it centre.	11/15/2016 4:25 PM
3	I think more education is needed. Maybe a detailed mail-out or something. Not sure.	11/15/2016 11:34 AM
4	Recycling is often only half picked up and bi-weekly. No composting available.	11/15/2016 12:14 AM
5	need a compost system and a recycling free-store (Cortes Island has these things and it's a remote area)	11/14/2016 4:01 PM
6	we should all have waterproof containers, and continued education should be sent out, via email, facebook and printed about what we can or can't do. Even send it quarterly.	11/13/2016 12:34 PM
7	Difficult to compost	11/13/2016 8:20 AM
8	unknown	11/11/2016 8:06 PM
9	As a tennant I feel I have very few options	11/11/2016 2:48 PM
10	Right now the curb-side pickup has too many limitations (e.g. No glass). Most people are lazy and just throw the glass or other items away instead of driving to Son Bird to recycle. Compost is difficult due to wildlife here, and people don't know how to do it properly anyways. I've yet to see any program or educational material presented by the District on reduce/reuse/recycle initiatives.	11/10/2016 9:49 PM
11	difficult to recycle some items like glass	11/2/2016 10:01 AM
12	I appreciate that the depot is open on Saturdays, as I often miss the weekly pickup or have other items. Composting isn't supported at all.	10/30/2016 11:29 PM
13	Garbage & recycling is good, except for commercial recycling. Composting is weak spot. Community farm/garden/compost centre with paid caretakers is a suggestion that would also enhance our Friday Night Market.	10/30/2016 3:13 PM
14	glass recycle would be nice. Community compost?	10/30/2016 10:35 AM
15	there is a bylaw against composting in town	10/29/2016 5:32 PM
16	Sonbird will not pick up glass or soft plastic which means it mostly ends up in the garbage. They should have to pick up all recyclables at curbside. We should have a municipal compost weekly pick up as well	10/29/2016 4:41 PM
17	A town compost would be ideal	10/28/2016 11:08 AM
18	We need a community compost system	10/28/2016 7:48 AM
19	The recycling with ACRD isn't great. They don't accept all items at the curb.	10/27/2016 11:40 PM

Q27 Are you satisfied with the level of community education, awareness and outreach about alternative energy and how to reduce emissions?

Answered: 56 Skipped: 6



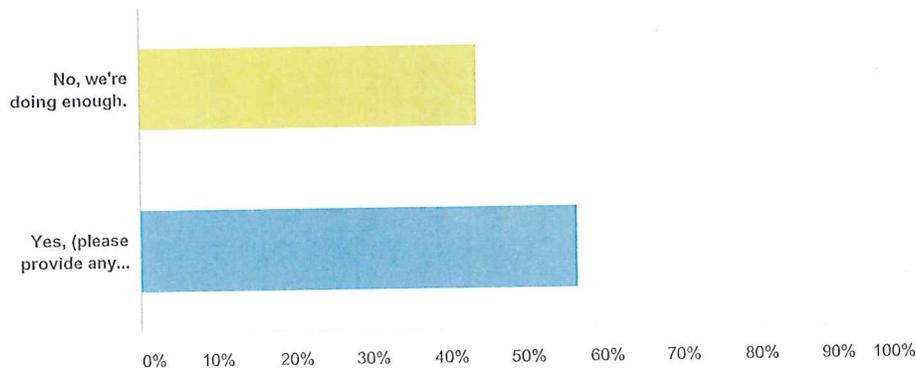
Answer Choices	Responses	
Yes	25.00%	14
No	75.00%	42

Total	56
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#	Comments	Date
1	I'm not aware of any!	11/15/2016 7:14 PM
2	It would be wonderful to have a local shuttle to help people cut down on driving.	11/15/2016 4:25 PM
3	I notice a lot of idling trucks - shameful!	11/14/2016 4:01 PM
4	I haven't seen much of anything about this	11/14/2016 1:11 PM
5	I wasn't aware the community was even talking about alternative energy	11/13/2016 12:34 PM
6	Unknown	11/11/2016 8:06 PM
7	There can never be too much	11/11/2016 2:48 PM
8	I've heard we lazily engage with universities on wave energy but we don't actively pursue it, so I guess this community doesn't care about the awesome raw power that is right on our doorstep! We could be a case study community for the WORLD if truly pursued wave energy to the point where we produced all of our community's energy needs. How amazing that would be!	11/10/2016 9:49 PM
9	not aware of it (just moved here)	11/10/2016 6:11 PM
10	this is something council can support, but it is not in their mandate	11/2/2016 4:13 PM
11	I may just not know	11/2/2016 10:01 AM
12	waste of time and money	10/31/2016 10:46 AM
13	I don't expect this from a municipality except for water reduction	10/30/2016 11:29 PM
14	No idling bylaw should be in place.	10/30/2016 3:13 PM

Q28 Are there any programs or initiatives on the issue of climate change that you would like adopted into the new Official Community Plan?

Answered: 55 Skipped: 7



Answer Choices	Responses
No, we're doing enough.	43.64% 24
Yes, (please provide any suggestions you may have)	56.36% 31
Total	55

#	Yes, (please provide any suggestions you may have)	Date
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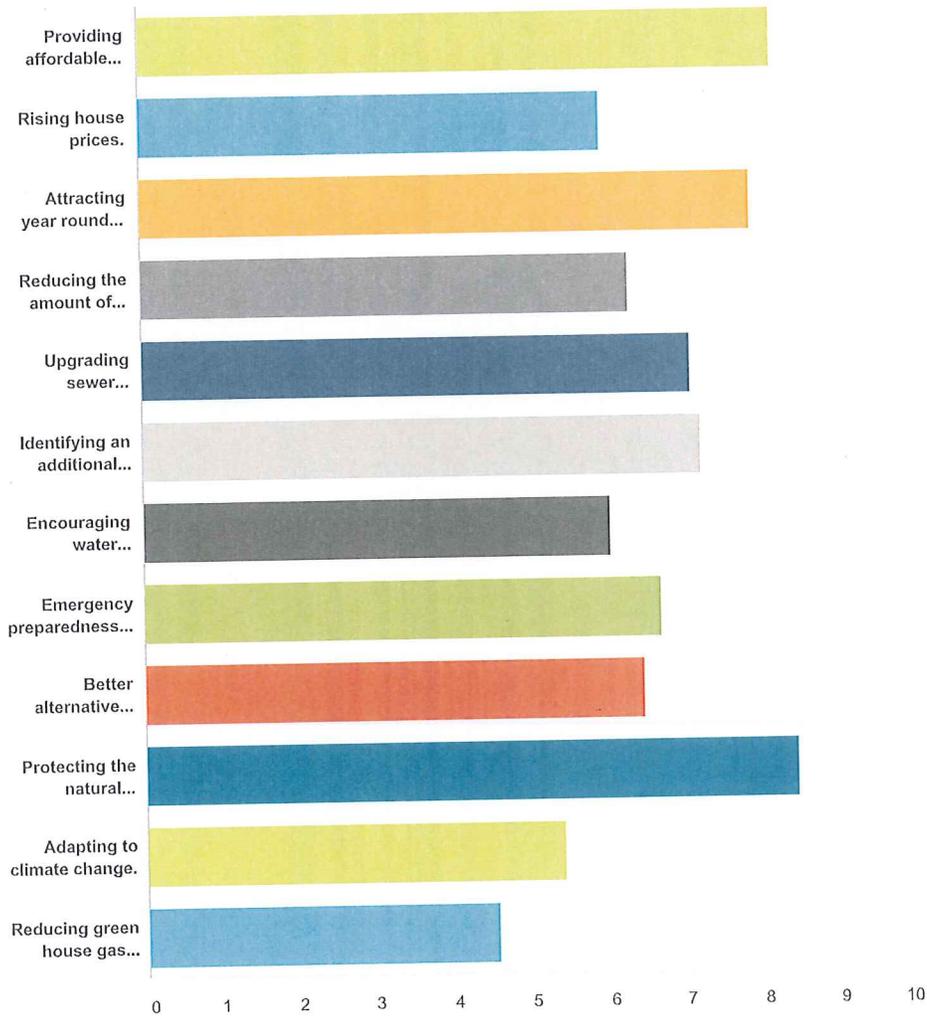
SurveyMonkey

1	Building code, bike paths, encourage small electric vehicles, encourage "natural" resource use in recreation like sailing, kayaking, biking. Education, education, education. Education needs to accompany everything we do because most people simply don't take it as serious as the scientific evidence indicates that we should.	11/15/2016 7:14 PM
2	Energy efficient home construction & incentives to conserve water	11/15/2016 4:25 PM
3	Alternative energy sources	11/14/2016 7:11 PM
4	bus transportation to Tofino - to help reduce the cars on the road	11/14/2016 4:01 PM
5	I don't think we are doing enough but am not well versed enough to comment on programs	11/14/2016 1:07 PM
6	Not sure yet - new resident.	11/14/2016 9:30 AM
7	can we have a local compost area or collection site	11/13/2016 12:34 PM
8	Conserve power!	11/13/2016 8:20 AM
9	Ocean life preservation & changes	11/12/2016 8:06 AM
10	unknown	11/11/2016 8:06 PM
11	Look at the big picture and clearly define our goals	11/11/2016 2:48 PM
12	We should be a fully green, energy-producing community that runs off of wind, solar, geothermal, and/or tidal energy! We have it all here, and we don't pursue any of it. We should be seeking funders, universities, innovative tech companies, interest groups, anyone who can work with us to build these technologies here.	11/10/2016 9:49 PM
13	Composting	11/10/2016 6:16 PM
14	solar street lights	11/10/2016 6:11 PM
15	As mentioned alternative energy sources	11/2/2016 10:01 AM
16	Man made climate change has not been proven.	10/31/2016 5:44 PM
17	Rain water storage, municipal solar arrays, vertical axis wind towers for power generation.	10/31/2016 5:00 PM
18	we are doing too much.	10/31/2016 10:46 AM
19	not sure, not knowledgeable enough	10/31/2016 8:53 AM
20	i don't know...but this is important.	10/30/2016 11:29 PM
21	Community composting, bike paths, more affordable transport to Tofino, Port & Nanaimo	10/30/2016 3:13 PM
22	Local food initiatives	10/30/2016 10:35 AM
23	More recycling	10/30/2016 10:24 AM
24	improve sidewalks, bike lanes	10/29/2016 11:23 PM
25	Transition Town	10/29/2016 5:32 PM
26	Subsidies for off grid/solar housing. Rainwater collection. Recycled building materials.	10/29/2016 4:41 PM
27	co-housing	10/29/2016 11:52 AM
28	Education	10/28/2016 9:32 PM
29	home/business owners tax relief (small incentives)	10/28/2016 2:59 PM
30	reduce emissions, better recycling programs, etc	10/28/2016 9:33 AM
31	Please be clear what you mean by climate change. If you are suggesting that it is connected to man then you have been brainwashed by folk who have a political agenda that suits their purposes. Please do some more research	10/27/2016 11:21 PM

Q29 What do you think are the greatest challenges facing Ucluelet over the coming 5 to 10 years?

Answered: 61 Skipped: 1

Ucluelet Official Community Plan Exploration & Review



	1	2	3	4	5	6	7	8	9	10	11	12	Total	Score
Providing affordable rental housing.	29.79% 14	12.77% 6	6.38% 3	8.51% 4	4.26% 2	2.13% 1	10.64% 5	4.26% 2	2.13% 1	6.38% 3	4.26% 2	8.51% 4	47	8.17
Rising house prices.	6.82% 3	11.36% 5	4.55% 2	11.36% 5	2.27% 1	13.64% 6	2.27% 1	6.82% 3	2.27% 1	11.36% 5	9.09% 4	18.18% 8	44	5.95
Attracting year round businesses to create more year round employment.	16.00% 8	4.00% 2	16.00% 8	16.00% 8	8.00% 4	10.00% 5	6.00% 3	10.00% 5	2.00% 1	0.00% 0	8.00% 4	4.00% 2	50	7.88
Reducing the amount of garbage that is produced.	0.00% 0	4.26% 2	8.51% 4	10.64% 5	12.77% 6	10.64% 5	8.51% 4	17.02% 8	14.89% 7	6.38% 3	2.13% 1	4.26% 2	47	6.28
Upgrading sewer infrastructure	3.92% 2	15.69% 8	7.84% 4	11.76% 6	11.76% 6	5.88% 3	9.80% 5	9.80% 5	5.88% 3	7.84% 4	3.92% 2	5.88% 3	51	7.08

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Identifying an additional water source to meet demand for water during the drier summer months.	11.32% 6	7.55% 4	11.32% 6	11.32% 6	7.55% 4	9.43% 5	9.43% 5	7.55% 4	7.55% 4	7.55% 4	3.77% 2	5.66% 3	53	7.21
Encouraging water conservation during the summer months.	0.00% 0	4.26% 2	2.13% 1	14.89% 7	10.64% 5	12.77% 6	8.51% 4	14.89% 7	17.02% 8	6.38% 3	4.26% 2	4.26% 2	47	6.02
Emergency preparedness of the District and Ucluelet residents.	0.00% 0	8.70% 4	10.87% 5	2.17% 1	26.09% 12	6.52% 3	15.22% 7	8.70% 4	4.35% 2	6.52% 3	6.52% 3	4.35% 2	46	6.67
Better alternative transportation (i.e. bike paths and bus service).	2.17% 1	10.87% 5	10.87% 5	8.70% 4	8.70% 4	8.70% 4	4.35% 2	10.87% 5	10.87% 5	15.22% 7	2.17% 1	6.52% 3	46	6.43
Protecting the natural environment as Ucluelet grows.	25.00% 13	15.38% 8	9.62% 5	7.69% 4	1.92% 1	7.69% 4	11.54% 6	1.92% 1	7.69% 4	7.69% 4	1.92% 1	1.92% 1	52	8.42
Adapting to climate change.	6.52% 3	4.35% 2	10.87% 5	4.35% 2	6.52% 3	4.35% 2	4.35% 2	6.52% 3	10.87% 5	6.52% 3	26.09% 12	8.70% 4	46	5.39
Reducing green house gas emissions.	6.52% 3	6.52% 3	4.35% 2	0.00% 0	4.35% 2	8.70% 4	4.35% 2	2.17% 1	6.52% 3	15.22% 7	15.22% 7	26.09% 12	46	4.54

Q30 Are there any other challenges, not listed above, that Ucluelet will need to address over the coming 5 to 10 years?

Answered: 34 Skipped: 28

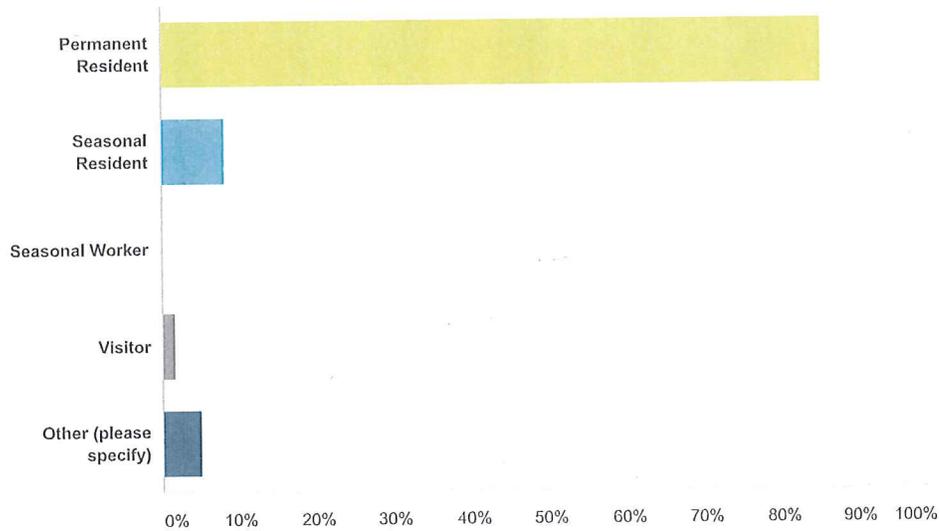
#	Responses	Date
1	Question 29 - Vaguely worded. Should not be a priority with only one item being able to be given the same priority...That is way too vague and misleading to provide any useful information. Most of these things are important and some should be worked on simultaneously. We need to be forcing (not encouraging) water conservation ALL year (it costs money to treat and pump water too...and that produces greenhouse gases etc, and the more water you use the more/bigger infrastructure you need requiring more expense to maintain....and on it goes.. I think we need someone in the planning department that understands these connections - otherwise how can you plan appropriately? The Growth (to be or not to be) question NEEDs to be talked about. Is not reducing greenhouse gas emissions part of adapting to Climate change - why both questions in this limiting priority scale when there are many other things that could have been asked about? Who designed this questionnaire anyway!?	11/15/2016 7:14 PM
2	Limit growth rate while maintaining infrastructure	11/15/2016 4:25 PM
3	Road/street improvements (repaving) and improved safety for pedestrians (more sidewalks)	11/15/2016 11:34 AM
4	Seniors housing!	11/15/2016 12:14 AM

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5	self-sufficiency (in terms of food sources); not selling off the town (i.e. not being a town of vacation rentals to outside ownership); encouraging residents to support local businesses and build community loyalty; enlightened urban planning & enriching growth opportunities that support long-term visions	11/14/2016 4:01 PM
6	At the height of tourist season people want to be camping out on the WPT or sleeping in their van out in front of your house. Bylaw enforcement regarding these issues. Also some of the bylaws regarding greenspace setback areas in the newer developments. Please don't deforest your town.	11/14/2016 3:06 PM
7	Ucluelet should have replacement of UES and USS on the top of its priority list. This would bring and keep families here.	11/14/2016 1:08 PM
8	Just add affordable housing again?	11/14/2016 1:07 PM
9	Increase in tourist traffic impact on core services.	11/14/2016 9:30 AM
10	Resources for seniors	11/14/2016 2:59 AM
11	indoor activities & recreation for all ages	11/13/2016 12:34 PM
12	Water levels rising - flooded roads in and out of town	11/12/2016 8:06 AM
13	we need to make Ucluelet more attractive to seniors	11/11/2016 4:06 PM
14	We need a harbour that supports people who live on their boats. This is a water community, a harbour community, and an affordable housing option that many enjoy as a lifestyle is living on their sailboat or small yacht, like Victoria does. There's good money for the District in rent and people could afford to live here in an alternative way.	11/10/2016 9:49 PM
15	To identify attractions and work to promote tourism, and to provide reasonable accommodation for service workers.	11/10/2016 6:20 PM
16	Health care closer	11/10/2016 6:16 PM
17	updating and enforcing bylaws	11/10/2016 6:11 PM
18	Disregard of Water Lot users value to economy.	11/8/2016 8:30 PM
19	ALL businesses must have a business license, even a single air b&b, and pay all taxes.	11/7/2016 9:31 AM
20	Housing	11/2/2016 10:01 AM
21	Community gardens	10/31/2016 5:00 PM
22	Illegal Nightly rentals need to be addressed from today forward for over the next ten years. We don't want a vacant town with no basic services because no one can find affordable housing. We need a well rounded community and its needs to be affordable for everyone.	10/31/2016 9:43 AM
23	zoning that permits additional housing options such as laneway style homes	10/31/2016 8:53 AM
24	Social Services, Education	10/30/2016 3:13 PM
25	local food	10/30/2016 10:35 AM
26	Encourage new buildings and old to have secondary suites with accomadations.	10/30/2016 10:17 AM
27	Rebuilding the school is essential.	10/30/2016 9:03 AM
28	many..The District has no record of water lines, sewage lines in original areas. I don't want to be responsible for the cost to find these!	10/29/2016 11:23 PM
29	Stopping the creation of municipal lots for sale and only create more once the many empty lots we already have are bought and developed.	10/29/2016 4:41 PM
30	Invasive Species	10/28/2016 9:33 AM
31	Coexisting with wildlife	10/28/2016 8:47 AM
32	Avoiding the downloading of other levels of government on the Municipality; and maintaining access and economic benefit to the surrounding ACRD and Provincial lands.	10/28/2016 12:25 AM
33	The biggest issue is going to be new development. The district staff needs to have policies in place and proper staff. There have been many mistakes in the planning department in the last 10 years. We need to ensure developers do things well.	10/27/2016 11:40 PM
34	Higher level of pre-hospital care - basic life service is insufficient and an absolute insult when a majority of Canada is able to receive much higher level of care in very remote locations.	10/24/2016 3:09 PM

Q31 What best describes your living situation in Ucluelet?

Answered: 61 Skipped: 1

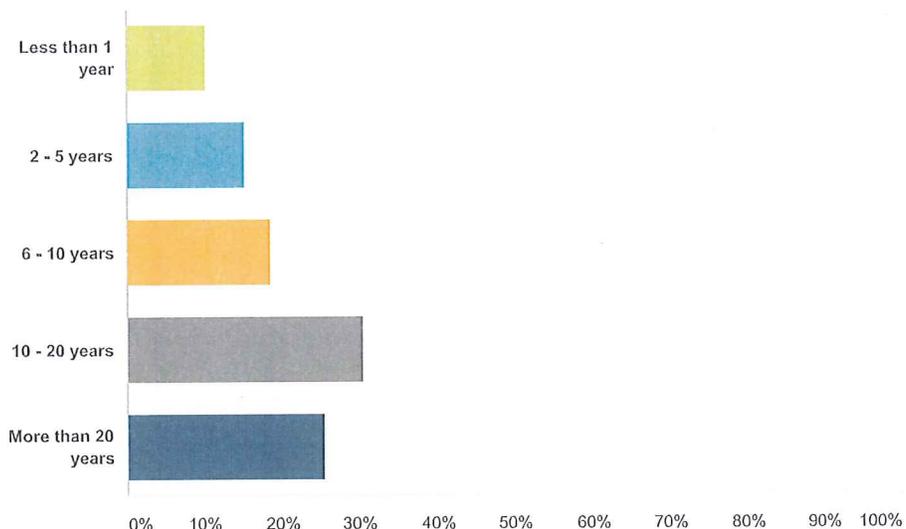


Answer Choices	Responses	
Permanent Resident	85.25%	52
Seasonal Resident	8.20%	5
Seasonal Worker	0.00%	0
Visitor	1.64%	1
Other (please specify)	4.92%	3
Total		61

#	Other (please specify)	Date
1	Businessman 38Years in community	11/8/2016 8:30 PM
2	Work full time in Ucluelet, live in Tofino (for now)	10/28/2016 9:33 AM
3	own property. Live just outside but a part of the community	10/28/2016 7:48 AM

Q32 If you are a permanent or seasonal resident, how long have you lived, full or part-time, in Ucluelet?

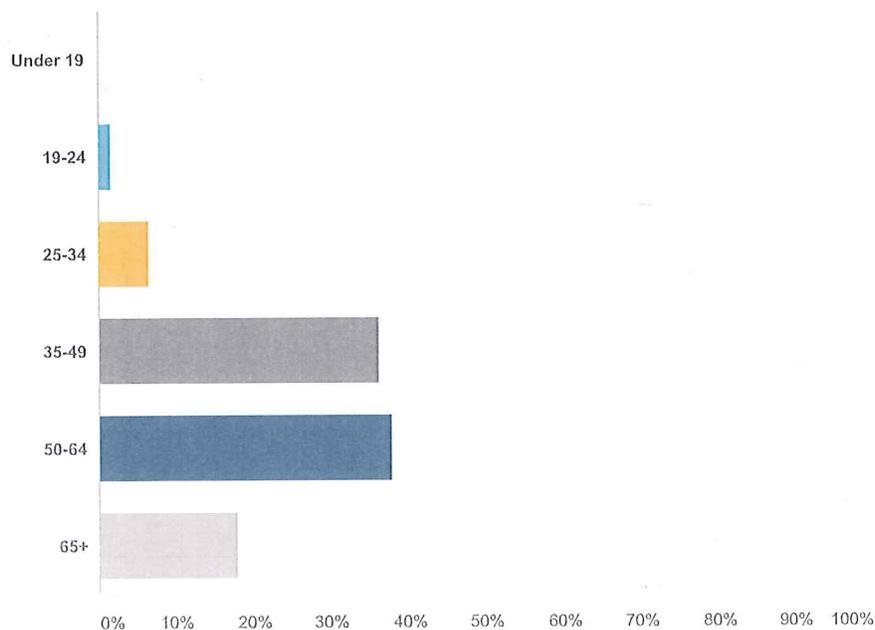
Answered: 59 Skipped: 3



Answer Choices	Responses
Less than 1 year	10.17% 6
2 - 5 years	15.25% 9
6 - 10 years	18.64% 11
10 - 20 years	30.51% 18
More than 20 years	25.42% 15
Total	59

Q33 What is your age?

Answered: 61 Skipped: 1



Answer Choices	Responses	
Under 19	0.00%	0
19-24	1.64%	1
25-34	6.56%	4
35-49	36.07%	22
50-64	37.70%	23
65+	18.03%	11
Total		61

Q34 Is there anything else that you would like the District of Ucluelet to consider when updating the OCP?

Answered: 28 Skipped: 34

#	Responses	Date
1	Hire someone who understand the connections between economy, social issues, environmental issues, energy and water and waste etc. This questionnaire indicates to me we currently have no-one on the job who does. Or is it that sonone knows how to design a questionnaire that provides information that allows people to accurately provide relevant input. This feels like it was designed by, at best, a first year university planning class....I went through some of those!	11/15/2016 7:14 PM
2	Maintaining forest patches and riparian forested habitat along the harbour and outer coast in areas that are slated for development	11/15/2016 4:25 PM
3	not sure right now	11/15/2016 11:34 AM
4	No, but thank you.	11/15/2016 12:14 AM
5	working with Tofino more - as sister cities	11/14/2016 4:01 PM
6	A new UES/USS / it is time for a new school that meets the needs of 21st century students. This needs to be in the less than five year plan.	11/14/2016 1:08 PM
7	I think the Cedar Road area could be further development. There is much unused District land and parking. Kind of an ugly area that could be improved.	11/12/2016 8:06 AM
8	make Ucluelet a safe and secure and vibrant place for ALL ages, including seniors	11/11/2016 4:06 PM
9	Formally adopt adherence to "dark skies" policy, adopting LED low-energy lighting ad taking an active role to advise commercial, industrial premises on best practice for reducing light glare; consider by-law to limit light nuisance.	11/10/2016 6:29 PM
10	Parking. Even if changing use of a "grandfathered" location and business, new parking requirements should be enforced.	11/7/2016 9:31 AM
11	Restore the W4 and W5 commercial & industrial zoning along the harbour front, restate that the harbours first use is for industrial purposes.	11/2/2016 4:13 PM
12	Hire a urban design engineer	11/2/2016 10:01 AM
13	Support for community gardens	10/31/2016 5:00 PM
14	climate change will happen with or without trowing money around.	10/31/2016 10:46 AM
15	Bylaw enforcement and green areas along Peninsula Rd with benches and picnic tables	10/31/2016 9:43 AM
16	if you are going to have greenspace covenants then enforce them which is not happening now	10/31/2016 8:53 AM
17	Food security - community gardens, clustering emergency services at the fire hall,	10/30/2016 11:29 PM
18	Industry must be ecologically sustainable, promote small footprint housing.	10/30/2016 3:13 PM
19	Local food initiatives important due to tsunامي and climate change risks	10/30/2016 10:35 AM
20	Water is an issue the colour of it. Making the streets safe with traffic, Review of traffic patterns in town they have not changed in 40 years what can we do differently.	10/30/2016 10:17 AM

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21	Reduce parking along Peninsula by 30% and replace with gardens bus shelters benches etc. We need to reduce traffic speed and make our town a nicer place to walk around. Just look at Tofino as much as i hate to say it they got it right with their pedestrian upgrades. We need to stop with the outdated marina aesthetic which lacks visibility and doesnt seem to represent the town people are coming to visit and focus more on west coast and first nations themes.	10/30/2016 9:03 AM
22	Keep us unique with small town feel, lots of history, trails, And Friendly Welcoming Community!	10/29/2016 11:23 PM
23	DEVELOPMENT PERMITS FOR ALL NEW multifamily, and pocket neighbourhoods	10/29/2016 5:32 PM
24	We need a new school. An earthquake in Ucluelet would destroy the current schools and that would decimate the towns young population. We need to secure funding from all levels of government to build a new school now- that is above the tsunami induction zone and that will withstand a large scale earthquake- and can be used as a town refuge in the event of a large scale disaster. This is top priority for the town and all residents- whether or not they have children, we do not have a single building with the capacity to house displaced residents in the event of a disaster that destroys all of our non earthquake safe buildings.	10/29/2016 4:41 PM
25	Affordable Housing - not necessarily rental property	10/28/2016 2:59 PM
26	The District of Ucluelet needs to transition into being a tourist community. We need public works/parks and recreation staff available 7 days a week. The Community centre needs to function 7 days a week. During the summer months there is no staff or limited staff available to ensure that the parks spaces /public washrooms are refreshed each day.	10/27/2016 11:40 PM
27	The first priority should be a pool for families to go and enjoy. Never saw that in this questionnaire - but it seriously needs to be addressed. No need for multiplex, just a really good quality small town pool - many other places across Canada have these!	10/24/2016 3:09 PM
28	development permit area 9 for MFR needs to change	10/24/2016 1:49 PM

Q35 Thank you for completing this survey. Please attend our World Cafe session on Saturday, October 29 to discuss key questions for the OCP update with other residents and District of Ucluelet staff. The World Cafe sessions will run from 10 a.m. - 12 noon and again from 1 p.m. to 3 p.m. at the community hall. On Saturday, November 26, we will host an open house to present all the input received from the public and next steps. Check www.ucluelet.ca for updates or join us at [facebook/districtof.ucluelet](https://www.facebook.com/districtof.ucluelet) if you want to join our email list for updates, please leave us your email below.

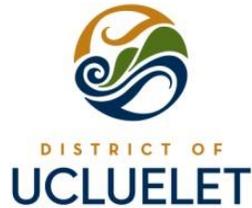
Answered: 19 Skipped: 43

#	Responses	Date
1	beasley@island.net	11/15/2016 4:25 PM
2	kirstenj@toquaht.ca	11/15/2016 11:34 AM
3	ldoupe@pwr.ca	11/14/2016 2:59 AM
4	ahobyan@netscape.net	11/13/2016 8:20 AM
5	pdesserud@telus.net	11/11/2016 2:48 PM
6	dwmanalive@gmail.com	11/10/2016 6:29 PM
7	nsbiegler@hotmail.com	11/10/2016 6:20 PM
8	bcseafood@hotmail.com	11/8/2016 8:30 PM
9	brian@subtidaladventures.com	11/7/2016 9:31 AM

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10	psieber@telus.net	11/2/2016 5:28 PM
11	larsendiesel@outlook.com	11/2/2016 4:13 PM
12	joseewales@yahoo.com	11/2/2016 10:01 AM
13	mark.jmcc@gmail.com	10/31/2016 5:44 PM
14	I tried to go to the World Cafe and it was CLOSED at 2:30. How very disappointing and insulting and unprofessional.	10/29/2016 5:32 PM
15	ajanisse@ucluelet.ca	10/29/2016 4:23 PM
16	terli37@gmail.com	10/29/2016 11:52 AM
17	jillian_jjedwards@hotmail.com	10/28/2016 11:08 AM
18	regpayne@hotmail.com	10/28/2016 7:48 AM
19	szymonszy@me.com	10/24/2016 3:09 PM



STAFF REPORT TO COUNCIL

Council Meeting: DECEMBER 12TH, 2017
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE No: 3090-20 **FOLIO No:** 180.623

SUBJECT: DEVELOPMENT VARIANCE PERMIT FOR THE WHISPERING PINES MOBILE HOME PARK

ATTACHMENT(S): APPENDIX A – DEVELOPMENT VARIANCE PERMIT DVP17-04
APPENDIX B – MOBILE HOME PARK PERMIT

Report No: 17-72

RECOMMENDATION(S):

1. **THAT** Council approve Development Variance Permit (DVP17-4) for Lot A, D.L. 283, Plan VIP86121, PID 027-782-093, conditional to a 3m statutory right of way, running along the eastern property line, being granted to the District of Ucluelet within one year of the approval of this permit.

PURPOSE:

To provide Council with information on a Development Variance Permit (**DVP**) application for the Whispering Pines Mobile Home Park (the “**Subject Property**”).

BACKGROUND:

The subject property known as the Whispering Pines Manufactured Home Park (**Figure 1**) has been in operation since 1971 and numerous changes have occurred within the mobile home park and to the municipal bylaws that are relative to the regulation of the mobile home park.

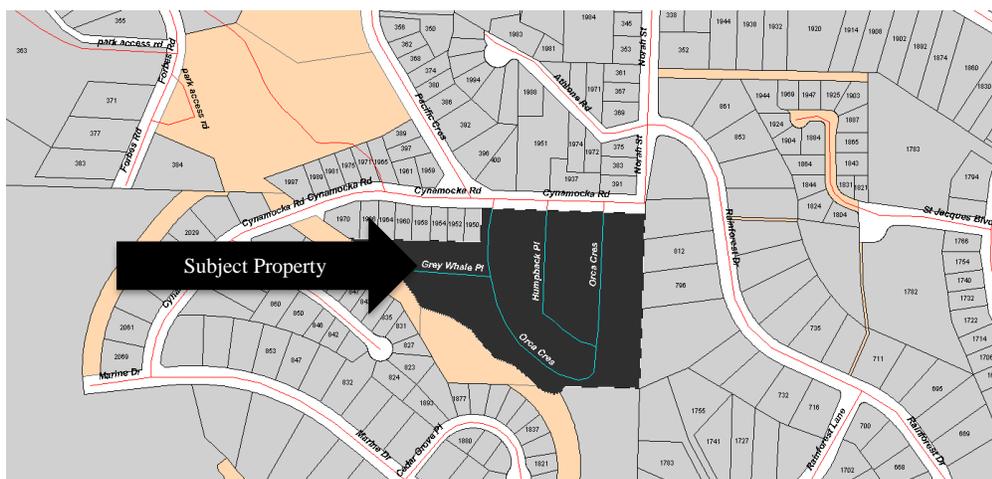


Figure 1 – Site Plan

The subject property is zoned “MH Zone – Manufactured Home Park”. This Zone is intended for residential use of manufactured home parks in accordance with the District’s Zoning Bylaw 1160, 2013 and the Residential Mobile Home Parks Bylaw 513. The subject property was developed in 4 phases:

1. 1971 where 34 spaces were created.
2. 1975 where 16 spaces were created.
3. 1979 where 11 spaces were created.
4. 1980 where 7 spaces were created.

The District’s Zoning Bylaw also changed within this time. Besides various amendments the Zoning Bylaw, “Zoning Bylaw 53” was repealed by “Zoning Bylaw 242”. The Mobile Home Park Bylaw also went through changes with “Mobile Home Park Bylaw 137” (in place prior to the park’s existence) repealed by “Mobile Home Park Bylaw 513”. Planning Staff have noted that aspects of the park, both in terms of layout and structure location, do not conform with past and current bylaws. The combination of the aforementioned non-conformities, the subject property’s phasing, and the different zoning and regulatory bylaws in effect have created a complex and laborious review process. Planning Staff and the owner of the subject property have been working together to create a DVP that will recognize these changes and give Planning and Building Staff a better baseline to review and process new building permit applications within the park.

DISCUSSION:

Given the complexity of the history and the importance of the housing stock Planning Staff and the owner of the subject property started a dialog to move forward a plan to recognize the unique circumstances that affect the park. A DVP was chosen as the best process to recognize the existing layout, to document the existing building locations, and to give the District’s Building and Planning staff a baseline to check new building permit applications within the park.

VARIANCES:

Through this DVP the applicant is requesting variances to the District’s Zoning Bylaw No. 1160 and the Residential Mobile Home Parks Bylaw No. 513. Because of the sheer number and complexity of the variances, Planning Staff will be only addressing the requested variances in general terms in this report. For the specific details of each variance please refer to the attached development Variance permit (**Appendix A**). It should also be noted that this DVP does not recognize or authorize any building or structures constructed without a building permit and that any new building will require a building permit and demonstrate compliance with the BC building code.

4.A SETBACKS

Section MH.6.1 of Bylaw 1160, regulates the setbacks of the entire park and subsequently the spaces and buildings within. The applicant is requesting these setbacks be varied for specific existing buildings and structures and any replacements thereof.

4.B BUFFERS

Section 4.08(1) of Bylaw 513, indicates that the mobile home spaces shall be located not less than 7.6m (25 feet) from that boundary of the park abutting a public street or highway and not less than 4.6m (15feet) from the remaining boundaries of the park. The applicant is requesting to vary this requirement to reflect the specific existing mobile home spaces.

4.C INTERNAL SETBACKS

Section MH 6.2 of Zoning Bylaw 1160, indicates internal building setbacks. The applicant is requesting to vary this requirement to reflect the existing buildings and structures in their current locations on the specific spaces, but not any replacement thereof.

4.D SITE COVERAGE

Section 4.07.1 & 4.07.2 of Bylaw 513, regulates site coverage of buildings on spaces. The applicant is requesting to vary this requirement to reflect the existing buildings and structures on the specific spaces, and any replacement thereof.

4.E SEPARATION AND SETBACKS

Section 4.09(1), and (2) all of Bylaw 513, regulates the separation and internal setback of buildings and structures. The applicant is requesting to reduce the required 6.0m to the distances required to accommodate and permit the Manufactured Home Units existing in the locations at the date of issuance of this Permit.

4.F SEPARATION AND SETBACKS

This clause indicates specific mobile home spaces where this variance will extend to the replacement of units to account for a non-conforming space.

4.G SETBACKS TO WATER COURSES

Section 3.01(2)(a) of Bylaw 513 and section 3.06.2(1)(b) of Bylaw 1160, are proposed to be varied by reducing the setback for construction or placement of a building or Dwelling from the natural boundary of a nearby watercourse from 30m to the lot line of the Lands, except for spaces 1956, 1958, 1961 for which the setback is reduced to 0m, to reflect the current condition in those spaces.

4.H MOBILE HOME SPACE/LOT

Section 4.06(4) (c) of Bylaw 513, is proposed to be varied by varying the site preparation specifications at section 4.06(4)(c) of Bylaw 513. Upon replacement of a Manufactured Home Unit, the site preparation specifications of the Manufactured Home Unit pad shall be consistent with Section 5 of "*CSA Z240.10.1-08 Site Preparation guidelines*" for the site preparation, foundation and anchorage of manufactured homes, as updated or replaced by CSA from time to time.

4.I PARKING

Section 4.14(1) of Bylaw 513, is proposed to be varied to require one parking space per manufactured home Space.

4.J STORAGE

Section 4.16 is proposed to be varied in respect of any existing buildings and structures on the applicable spaces, and any replacement thereof as follows. A maximum of one Accessory Building to be used as a storage facility (shed) may be constructed on each Space, provided that it:

- is compatible in appearance with the Manufactured Home Unit;
- is no larger than 100 square feet (9.29 square metres),
- does not exceed 9 feet (2.7 metres) in height for a flat roof,
- does not exceed 10 feet 6 inches (3.2 metres) to ridge board in height for a pitched roof, and the pitch of the roof shall not exceed a rise of 4 over a run of 12.

4.K RECREATION AREA

Section 5.01 of Bylaw 513 is proposed to be waived.

4.L ROADWAYS

Section 6.02 of Bylaw 513 is hereby varied to permit the roads, walkways and layout as more particularly shown on Schedule "A".

4.M WATER SUPPLY, SEWERS, ELECTRICITY AND OTHER SERVICES

Sections 8.01 – 8.03, 9.01 – 9.07, 12.01 – 12.4, of Bylaw 513 are hereby varied to permit the Lands to be serviced with and contain the infrastructure existing as at the date of issuance of this Permit as currently configured. Any future improvements to the above services shall be in accordance with good engineering practices.

4.N FIRE HYDRANTS

Section 11.01 of Bylaw 513 is proposed to be varied to require only those hydrants existing on Cynamocka Road as of the date of issuance of this Permit as more particularly shown on Schedule "A", provided that the Permittee shall require in respect of each Space:

- each Dwelling shall have at least one minimum 5 lbs. Class ABC fire extinguisher on the Space that meets current regulations and has a current inspection tag;
- each Dwelling shall have at least one functioning smoke alarm;
- no open fires be permitted on any Space; and
- each Space be kept clear of an excess fuel source or flammable materials, and that there be no more than a cumulative total of 10 litres of flammable liquids kept on any Space at any time.

Planning Staff requested a review of the subject property's fire protection capabilities by Ucluelet's Fire Chief. It was relayed to Planning Staff that a hydrant deep within the park would be desirable. Currently there is only a fire hydrant fronting the park and the only way to reach the rear of the park is to link multiple hoses together. The process of linking fire hoses together takes time and could represent the difference between putting a fire out and that fire getting out of control. The lack of a fire hydrant protection within the park is most likely because the Whispering Pines Mobile

Home Park is a longstanding park and that the park fire protection within the park most likely complied with the bylaws in place at the time. The subject property has not had a parkwide upgrade that would trigger an upgrade to fire servicing and the current DVP would not represent an upgrade.

In this context Planning Staff has requested that the owner upgrade the fire protection system and install a new fire hydrant located to the rear of the Park. The Owner has declined to do this work. The owner has indicated that they would be open to a 3m statutory right of way (**SRW**) for water service that would run along the eastern property line with a branch extending at the rear of the property to locate a hydrant to the side of Orca Crescent. Although Planning Staff consider it the owners responsibility to upgrade the fire protection for its park operation, this SWR would allow the District of Ucluelet to add a Hydrant at its own cost if required. Staff consider it appropriate that Council approve the DVP with SRW as conditional element giving the owner a year to complete legal work required for the SWR.

It should be noted it is open to the Local Assistant to the Fire Commissioner to issue orders regarding fire safety and if warranted fire protection within this property may be reviewed.

4.0 FLOOR SPACE RATIO

The maximum floor space ratio of 0.2 in Bylaw 1160 is hereby waived to the extent required to allow the Lands to be built upon and used as set out within the proposed DVP.

5. FUTURE PROPOSED MOBILE HOME SPACE LOCATION

The Applicant intends to reconfigure the layout of Spaces 485, 487, 493, 495, 497 and 499 as shown on the "Future Proposed Mobile Home Space Location" survey plan attached as Schedule "D". In the event that that the Permittee does so, the Permittee shall provide written notice to the District, and upon receipt of that notice the provisions of Bylaws 1160 and 513 are hereby varied to allow the Permittee to reconfigure the layout as shown on Schedule "D", all reference in this Permit to "Schedule 'A'", shall be to Schedule "A", as revised by Schedule "D", and the variances as set out in this Permit shall apply to the Spaces as reconfigured.

6. FUTURE PROPOSED SMALL MANUFACTURED HOME LOCATIONS

The provisions of Bylaws 1160 and 513 are hereby varied to allow the Permittee, at its option to reconfigure the layout of the portion of the Lands currently shown as "5 RV Spaces" on the attached Schedule "E" to create 3 Spaces as shown on the "Future Proposed Small Manufactured Home Locations" survey plan attached as Schedule "F".

7. PERMIT APPLICATION

This Permit shall apply only to the Lands.

8. APPROVAL

This Permit does not constitute a subdivision approval, sign permit or building permit.

9. SCHEDULES

Schedules "A", "B", "C", and "D", "E" and "F" attached hereto shall form part of this Permit. Where reduced copies of any plan, sketch, or photograph are attached as or included in a schedule, reference may be made to the full size or original copy of such plan or sketch. The Municipality's Chief Administrative Officer is hereby authorized to approve minor amendments to the plans provided that such amendments are consistent with the overall character and intent of the original plans.

10. SPACE MARKING

Prior to the issuance of a building permit for any structure on the Lands after the issuance of this permit, and in any event no later than one year after issuance of this permit, the Permittee shall provide a survey plan substantially in accordance with Schedule "A", to the satisfaction of the District's Building Inspector acting reasonably, and place appropriate pins, monuments, markers, or fixed points of reference (including existing Manufactured Home corners) on the Lands that permit the boundaries of each Site to be determined for the purposes of determining locations and setbacks for Structures placed, or to be placed on the Lands.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Planning Staff have spent considerable time to negotiate this DVP as written and it is hoped that this DVP will make review of future building application faster.

FINANCIAL IMPACTS:

There are no direct financial impacts as a result of the approval of this application.

POLICY OR LEGISLATIVE IMPACTS:

This DVP varies both Zoning Bylaw 1160 and Mobile Home Parks Bylaw No. 513.

The Local Government Act requires that a DVP must give notice to the immediate neighbors in most instances. Notice was both mailed out and hand delivered to addresses within 100m of the subject property 12 days prior to this meeting.

SUMMARY:

This proposed DVP is the result of many months of review and dialog with the owner. It recognizes this important existing housing stock and it accounts for the historical nature of the development of the subject property. It will provide a baseline on which planning Staff can review future applications and give the owner confidence in the subject property's lawful non-conforming aspects.

OPTIONS REVIEW:

1. THAT Council approve Development Variance Permit (DVP17-4) for Lot A, D.L. 283, Plan VIP86121, PID 027-782-093, conditional to a 3m statutory right of way, running along the eastern property line, being granted to the District of Ucluelet within one year of the approval of this permit. (**Recommended Option**).
2. That Council approve Development Variance Permit DVP17-40 for LOT A, D.L. 283, PLAN VIP86121, PID 027-782-093 without conditions.
3. That Council defer consideration pending receipt of further information to be identified.
4. That Council refuse the DVP application citing the concerns with which the DVP is to be refused.

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

DISTRICT OF UCLUELET

DEVELOPMENT VARIANCE PERMIT NO. _____

Issued pursuant to Section 498 of the *Local Government Act*

1. This Development Variance Permit is issued to

MULBERRY PARK DEVELOPMENTS LTD., INC. NO. 370, 268
4675 West 14th Avenue
Vancouver, BC V6R 2Y7

(the "Permittee")

as the registered owner of, and shall apply only to, the lands and premises situate in the District of Ucluelet, in the Province of British Columbia, and more particularly described as:

Parcel Identifier: 027-782-093
Lot A District Lot 283 Clayoquot District Plan VIP86121

(the "Lands").

2. The Lands are zoned Manufactured Home Park (MH) pursuant to "District of Ucluelet Zoning Bylaw No. 1160, 2013" as amended ("Bylaw 1160"). Located on the Lands is a manufactured home park generally known as "Whispering Pines Manufactured Home Park", the layout of which is shown on the plan attached hereto as Schedule "A".

3. For the purposes of interpretation of this Permit only:

- a) "Accessory Building" means any structure or building which is not a Dwelling, and for certainty includes attached and detached carports;
- b) "Addition" means any structure or building which is habitable and internally accessible to and from a Manufactured Home Unit;
- c) "Dwelling" means any Manufactured Home Unit and any Addition to the Manufactured Home Unit;
- d) "Manufactured Home Unit" means any structure or building, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to provide residential

accommodation and to be moved from one place to another by being towed or carried, comprising the original core factory built structure;

- e) “Space” means the site or space designated for a Manufactured Home Unit, and related Additions and Accessory Buildings rented or intended to be rented by the Permittee to a tenant, as generally shown on Schedule “A”.

4. Bylaw 1160 and Bylaw 513 are hereby varied in respect of the Lands as follows:

a) Section MH.6.1 [setbacks] of Bylaw 1160 is hereby varied in respect of any existing buildings and structures on the applicable Spaces, and any replacements thereof, as follows:

- (i) for Spaces 402, 403, 404, 405, and 499, the minimum setback for principal and accessory structures is reduced from 7.5 metres to 4.0 metres from the north property line abutting Cynamocka Road;
- (ii) for Space 446, the minimum setback for principal and accessory structures is reduced from 7.5 metres to 0 metres from the south property line;
- (iii) for Spaces 460, 462, and 464 the minimum setback for principal and accessory structures is reduced from 7.5 metres to 2.5 metres from the southwest property line abutting “Park”;
- (iv) for Spaces 468, 470, and 472, the minimum setback for principal and accessory structures is reduced from 7.5 metres to 4.2 metres from the southwest property line abutting “Park”;
- (v) for Spaces 1951, 1953, 1955, 1957, 1959, and 1961 the minimum setback for principal and accessory structures is reduced from 7.5 metres to 4.2 metres from the north property line abutting Lots 1-8 Plan 31775;
- (vi) for Space 1958, the minimum setback for principal and accessory structures is reduced from 7.5 metres to 4.2 metres from the southwest corner of Space 1958; and
- (vii) for Space 1961, the minimum setback for principal and accessory structures is reduced from 7.5 metres to 6.5 metres from the southwest corner of Space 1961.

b) Section 4.08(1) [Buffers] of Bylaw 513 is hereby varied in respect of the layout of the Manufactured Home Park shown on Schedule “A” as follows:

- (i) for Spaces 402, 403, 404, 405, and 499, the minimum buffer area between the location of the Space and the north property line abutting Cynamocka Road is reduced from 7.6 metres to 2.5 metres;
- (ii) for Space 446, the minimum buffer area between the location of the Space and the south property line is reduced from 4.6 metres to 0 metres;

- (iii) for Spaces 460, 462, and 464, the minimum buffer area between the location of the Space and the southwest property line abutting "Park" as shown on Schedule "A" is reduced from 4.6 metres to 1.0 metres;
- (iv) for Spaces 468, 470, and 472, the minimum buffer area between the location of the Space and the southwest property line abutting "Park" as shown on Schedule "A" is reduced from 4.6 metres to 2.5 metres;
- (v) for Spaces 1951, 1953, 1955, 1957, 1959, and 1961 the minimum buffer area between the location of the Space and the north property line abutting Lots 1-8 Plan 31775 is reduced from 4.6 metres to 2.5 metres;
- (vi) for Space 1958, the minimum buffer area between the location of the Space and the property line nearest to the southwest of Space 1958 is reduced from 4.6 metres to 2.5 metres; and
- (vii) for Space 1961, the minimum buffer area between the location of the Space and the property line nearest to the southwest corner of 1961 is reduced from 4.6 metres to 3.5 metres,

all as more particularly shown on the "Manufactured Home Space Locations" plan attached as Schedule "A".

- c) Section MH.6.2 [Internal Setbacks] of Bylaw 1160 is hereby varied in respect of any existing buildings and structures on the applicable Spaces, but not any replacement thereof, as follows:
 - (i) For Spaces 407, 410, 411, 422, 423, 425, 426, 429, 431, 435, 439, 442, 444, 446, 447, 459, 462, 463, 464, 467, 468, 483, 485, 487, 493, 495, 497, 499 all on Orca Crescent, Spaces 404, 408, 412, 413, 415, 416, 432, and 436 all on Humpback Place, and Space 1961 on Greywhale Place, the minimum front setback, side setback, and rear setbacks for a principal or accessory structure is reduced from 3.0 metres, 1.5 metres, and 1.5 metres, respectively, to the distances required to accommodate and permit the structures existing in the locations as at the date of issuance of this Permit (the "Non-conforming as to Setback Structures"), all as more particularly shown on Schedules "A", "B", and "C", and subject to subsection 4(f).
- d) Section 4.07(1) and (2) [site coverage] of Bylaw 513 are hereby varied in respect of any existing buildings and structures on the Spaces, and any replacement thereof, as follows:
 - (i) By varying site coverage requirements at section 4.07 of Bylaw 513 as follows:
 - (1) total site coverage for the Dwelling, Accessory Buildings, stairs, uncovered decks and uncovered porches, shall not exceed 50% of the Space;
 - (2) site coverage of the Dwelling shall not exceed 35% of the Space;
 - (3) the total floor area of all Additions shall not exceed 20% of the floor area of the Manufactured Home Unit;

- (ii) For all Spaces, the maximums prescribed in section 4.07(1) and (2) [site coverage] of Bylaw 513, as varied in section 4(d)(i) herein, are increased to the amounts required to accommodate and permit the Dwellings and Accessory Buildings existing in the locations as at the date of issuance of this Permit (the “Non-conforming as to Site Coverage Spaces”), all as more particularly shown on Schedule “A”, “B”, and “C”, and subject to subsection 4(f).
- e) Section 4.09(1), and (2) [separation and setbacks] all of Bylaw 513, are hereby varied as follows:
- (i) The minimum separation requirement in section 4.09(1) is reduced from 6.0 metres to the distances required to accommodate and permit the Manufactured Home Units existing in the locations as at the date of issuance of this Permit (the “Non-conforming as to Manufactured Home Unit Separation”), all as more particularly shown on Schedules “A”, “B”, and “C”, and subject to subsection 4(f);
 - (ii) For the spaces listed in subsection 4(c)(i) above, the minimum setback requirements in section 4.09(2) are varied to accommodate and permit the location of Non-conforming as to Setback Structures, existing as at the date of issuance of this Permit all as more particularly shown on Schedules “A”, “B”, and “C”, and subject to subsection 4(f).
- f) Notwithstanding the variances granted in subsections 4(c), 4(d)(ii) and 4(e) above, the following shall apply to any removal, replacement, addition, alteration or modification of or to any Non-conforming as to Setback Structure, any Dwelling or Accessory Building located on a Non-conforming as to Site Coverage Space, or Non-conforming as to Manufactured Home Unit Separation (hereinafter collectively defined as “Non-conforming Structure”) after the date of issuance of this Permit:
- (i) upon removal of a Non-conforming Structure, any replacement Manufactured Home Unit, Addition, or Accessory Building shall be located in compliance with the provisions of Bylaw 1160 and Bylaw 513 then in force, except as specifically varied under sections 4(a), 4(b), and 4(d)(i) herein, and without limiting the foregoing, including:
 - i. a minimum separation of 6 metres, between Manufactured Home Units on adjacent Spaces measured from the two longest sides of each Manufactured Home Unit, as required by section 4.09(1) of Bylaw 513;
 - 1. for the following pairs of Spaces: 495 and 493 Orca Crescent; 487 and 485 Orca Crescent the minimum separation to be achieved upon removal or replacement of a Manufactured Home Unit is reduced from 6 metres and the following requirements shall apply;

- a. upon removal or replacement of a Manufactured Home Unit on the first Space of a pair, the minimum internal Space line setbacks shall be complied with; and
 - b. upon removal or replacement of a Manufactured Home Unit on the second Space of a pair, the minimum separation of 6 metres shall be achieved.
- ii. a minimum separation of 3 metres between Manufactured Home Units on adjacent spaces measured from the two shortest sides of each, as required by section 4.09(1) of Bylaw 513, provided however:
 - 1. for the following pairs of Spaces: 495 Orca Crescent and 415 Humpback Place; 432 Humpback Place and 431 Orca Crescent the minimum required separation to be achieved upon removal or replacement of a Manufactured Home Unit is reduced from 3 metres and the following requirements shall apply:
 - a. upon removal or replacement of a Manufactured Home Unit on the first Space of a pair, the minimum internal Space line setbacks shall be complied with; and
 - b. upon removal or replacement of a Manufactured Home Unit on the second Space of a pair, the minimum separation of 3 metres shall be achieved;
 - iii. compliance with setbacks under section 4.09(2) and (3) of Bylaw 513, and
 - iv. compliance with site coverage under section 4.07(1) and (2) of Bylaw 513; and
- (ii) upon any structural alteration or addition that alters the building footprint of an existing Non-conforming Structure, the alteration or addition shall not increase the extent of the non-conformity with the provisions of Bylaw 1160 or Bylaw 513 then in force, as specifically varied under sections 4(a), 4(b), and 4(d)(i) herein.
- g) Section 3.01(2)(a) of Bylaw 513 and section 3.06.2(1)(b) of Bylaw 1160 [setbacks from watercourse] are hereby varied by reducing the setback for construction or placement of a building or Dwelling from the natural boundary of a nearby watercourse from 30 metres to the lot line of the Lands, except for Spaces 1956, 1958, 1961 for which the setback is reduced to 0 metres.
- h) Section 4.06(4) [Mobile Home Space/Lot] of Bylaw 513 is hereby varied by varying the site preparation specifications at section 4.06(4)(c) of Bylaw 513 as follows:

Upon replacement of a Manufactured Home Unit, the site preparation specifications of the Manufactured Home Unit pad shall be consistent with Section 5 of CSA Z240.10.1-

08 Site Preparation guidelines for the site preparation, foundation and anchorage of manufactured homes, as updated or replaced by CSA from time to time.

- i) Section 4.14(1) [Parking] of Bylaw 513 is hereby varied to require one parking space per manufactured home Space.
- j) Section 4.16 [Storage] is hereby varied in respect of any existing buildings and structures on the applicable Spaces, and any replacement thereof as follows:
 - (i) A maximum of one Accessory Building to be used as a storage facility (shed) may be constructed on each Space, provided that it:
 - i. is compatible in appearance with the Manufactured Home Unit;
 - ii. is no larger than 100 square feet (9.29 square metres),
 - iii. does not exceed 9 feet (2.7 metres) in height for a flat roof,
 - iv. does not exceed 10 feet 6 inches (3.2 metres) to ridge board in height for a pitched roof, and the pitch of the roof shall not exceed a rise of 4 over a run of 12.
- k) Section 5.01 [Recreation Area] of Bylaw 513 is hereby waived.
- l) Section 6.02 [Roadways] of Bylaw 513 is hereby varied to permit the roads, walkways and layout as more particularly shown on Schedule "A".
- m) Sections 8.01 – 8.03 [Water Supply], 9.01 – 9.07 [Sewers], 12.01 – 12.4, [Electricity and other Services] of Bylaw 513 are hereby varied to permit the Lands to be serviced with and contain the infrastructure existing as at the date of issuance of this Permit as currently configured. Any future improvements to the above services shall be in accordance with good engineering practices.
- n) Section 11.01 [Fire Hydrants] of Bylaw 513 is hereby varied to require only those hydrants existing on Cynamocka Road as of the date of issuance of this Permit as more particularly shown on Schedule "A", provided that the Permittee shall require in respect of each Space:
 - (i) each Dwelling shall have at least one minimum 5 lbs. Class ABC fire extinguisher on the Space that meets current regulations and has a current inspection tag;
 - (ii) each Dwelling shall have at least one functioning smoke alarm;
 - (iii) no open fires be permitted on any Space; and
 - (iv) each Space be kept clear of an excess fuel source or flammable materials, and that there be no more than a cumulative total of 10 litres of flammable liquids kept on any Space at any time.
- o) The maximum floor space ratio of 0.2 in Bylaw 1160 is hereby waived to the extent required to allow the Lands to be built upon and used as set out herein.

5. The Permittee intends to reconfigure the layout of Spaces 485, 487, 493, 495, 497 and 499 as shown on the "Future Proposed Mobile Home Space Location" survey plan attached as Schedule "D". In the event that that the Permittee does so, the Permittee shall provide written notice to the District, and upon receipt of that notice the provisions of Bylaws 1160 and 513 are hereby varied to allow the Permittee to reconfigure the layout as shown on Schedule "D", all reference in this Permit to "Schedule 'A'", shall be to Schedule "A", as revised by Schedule "D", and the variances as set out in this Permit shall apply to the Spaces as reconfigured.

6. The provisions of Bylaws 1160 and 513 are hereby varied to allow the Permittee, at its option to reconfigure the layout of the portion of the Lands currently shown as "5 RV Spaces" on the attached Schedule "E" to create 3 Spaces as shown on the "Future Proposed Small Manufactured Home Locations" survey plan attached as Schedule "F". If undertaken, this reconfiguration is not deemed to be an upgrade as per Bylaw 513 Section 1.05. In the event that the Permittee does so the Permittee shall provide written notice to the District, and upon receipt of that notice,:

- i) The provisions of Sections 4.06(1) and (2) of Bylaw 513 [Space size] is hereby varied to allow a minimum of 2400 sq. ft., and to allow the Space configuration as shown on Schedule "F" to this Permit;
- ii) All reference in this Permit to Schedule "A" shall include and incorporate those revisions shown on Schedule "F"; and
- iii) Any Manufactured Home Unit located on a Space shown on Schedule F "shall conform to CSA standard Z-240 MH and shall not exceed 540 square feet;

7. This Permit shall apply only to the Lands.

8. This Permit does not constitute a subdivision approval, sign permit or building permit.

9. Schedules "A", "B", "C", and "D", "E" and "F" attached hereto shall form part of this Permit. Where reduced copies of any plan, sketch, or photograph are attached as or included in a schedule, reference may be made to the full size or original copy of such plan or sketch. The Municipality's Chief Administrative Officer is hereby authorized to approve minor amendments to the plans provided that such amendments are consistent with the overall character and intent of the original plans.

10. Prior to the issuance of a building permit for any structure on the Lands after the issuance of this permit, and in any event no later than one year after issuance of this permit, the Permittee shall provide a survey plan substantially in accordance with Schedule "A", to the satisfaction of the District's Building Inspector acting reasonably, and place appropriate pins, monuments, markers, or fixed points of reference (including existing Manufactured Home corners) on the Lands that permit the boundaries

POWER SHED #1
BEHIND 420 ORCA CRESCENT **NO CABLE OR TELEPHONE**
11 SERVICES

ADDRESS	TENANT	METER #
HOUSE	MULBERRY PARK	NO METER
402 ORCA CRESCENT	COURSER	5564615
406 ORCA CRESCENT	VACANT	NO METER
410 ORCA CRESCENT	[REDACTED]	5771151
414 ORCA CRESCENT	[REDACTED]	5624881
420 ORCA CRESCENT	[REDACTED]	5762559
422 ORCA CRESCENT	[REDACTED]	5730714
426 ORCA CRESCENT	[REDACTED]	5832754
430 ORCA CRESCENT	[REDACTED]	5624904
434 ORCA CRESCENT	[REDACTED]	5224719
436 ORCA CRESCENT	[REDACTED]	4499513
440 ORCA CRESCENT	[REDACTED]	5460866

Schedule "B"

List of Power Sheds and Addresses Served
 Whispering Pines Manufactured Home
 Park
 November 2017

POWER SHED #2
BEHIND 419 ORCA CRESCENT
23 SERVICES

ADDRESS	TENANT	METER #
403 ORCA CRESCENT	[REDACTED]	5457301
407 ORCA CRESCENT	[REDACTED]	4644805
411 ORCA CRESCENT	[REDACTED]	5460139
415 ORCA CRESCENT	[REDACTED]	5462560
419 ORCA CRESCENT	[REDACTED]	5520333
423 ORCA CRESCENT	[REDACTED]	5520332
425 ORCA CRESCENT	[REDACTED]	5462559
429 ORCA CRESCENT	[REDACTED]	5460960
431 ORCA CRESCENT	[REDACTED]	5624788
435 ORCA CRESCENT	[REDACTED]	5460958
439 ORCA CRESCENT	[REDACTED]	5460961
404 HUMPBACK PLACE	[REDACTED]	5457298
405 HUMPBACK PLACE	[REDACTED]	NO METER
407 HUMPBACK PLACE	[REDACTED]	5460141
408 HUMPBACK PLACE	[REDACTED]	5460140
412 HUMPBACK PLACE	[REDACTED]	5462561
413 HUMPBACK PLACE	[REDACTED]	5520378
415 HUMPBACK PLACE	[REDACTED]	5460138
416 HUMPBACK PLACE	[REDACTED]	5520331
422 HUMPBACK PLACE	[REDACTED]	5462558
424 HUMPBACK PLACE	[REDACTED]	5520330
428 HUMPBACK PLACE	[REDACTED]	5460959
432 HUMPBACK PLACE	[REDACTED]	5457299
HOUSE	MULBERRY PARK	5624787

POWER SHED #4
BEHIND 415 HUMPBACK PLACE
13 SERVICES

ADDRESS	TENANT	METER#
HOUSE	MULBERRY PARK	5588237
HOUSE	DISTRICT OF UCLUELET	5588159
HOUSE	MULBERRY PARK	4048844
479 ORCA CRESCENT	VACANT	5588160
483 ORCA CRESCENT	[REDACTED]	5588161
485 ORCA CRESCENT	[REDACTED]	5588158
487 ORCA CRESCENT	[REDACTED]	5588234
493 ORCA CRESCENT	[REDACTED]	5588236
495 ORCA CRESCENT	[REDACTED]	5588235
497 ORCA CRESCENT	[REDACTED]	5582457
499 ORCA CRESCENT	[REDACTED]	5582454
421 HUMPBACK PLACE	[REDACTED]	5588211
423 HUMPBACK PLACE	[REDACTED]	5582456
425 HUMPBACK PLACE	[REDACTED]	5588212
427 HUMPBACK PLACE	[REDACTED]	5588213
431 HUMPBACK PLACE	[REDACTED]	5588210

POWER SHED #3
BEHIND 483 ORCA CRESCENT
12 SERVICES

ADDRESS	TENANT	METER #
HOUSE	MULBERRY PARK	5520404
442 ORCA CRESCENT	[REDACTED]	5624822
444 ORCA CRESCENT	[REDACTED]	5520405
446 ORCA CRESCENT	[REDACTED]	5624798
447 ORCA CRESCENT	[REDACTED]	5520402
449 ORCA CRESCENT	[REDACTED]	5520403
453 ORCA CRESCENT	[REDACTED]	5624823
459 ORCA CRESCENT	[REDACTED]	5624824
463 ORCA CRESCENT	[REDACTED]	5624825
467 ORCA CRESCENT	[REDACTED]	5624800
469 ORCA CRESCENT	[REDACTED]	5624799
475 ORCA CRESCENT	[REDACTED]	5624801
436 HUMPBACK PLACE	[REDACTED]	5624802

POWER SHED #5
PLACE **NO CABLE OR TELEPHONE**
11 SERVICES

ADDRESS	TENANT	METER#
HOUSE	MULBERRY PARK	5588131
1950 GREYWHALE	[REDACTED]	4020704
1951 GREYWHALE	[REDACTED]	5588130
1952 GREYWHALE	[REDACTED]	5453986
1953 GREYWHALE	[REDACTED]	5588133
1954 GREYWHALE	[REDACTED]	5453989
1955 GREYWHALE	[REDACTED]	5454013
1956 GREYWHALE	[REDACTED]	5454011
1957 GREYWHALE	[REDACTED]	5454012
1958 GREYWHALE	[REDACTED]	5588132
1959 GREYWHALE	[REDACTED]	5822281
1961 GREYWHALE	[REDACTED]	5454010

POWER SHED #6 **CABLE AND TELEPHO**
BEHIND 468 ORCA CRESCENT

ADDRESS	TENANT	METER #
HOUSE	MULBERRY PARK	5624805
460 ORCA	MULBERRY PARK	5624826
462 ORCA	[REDACTED]	5624870
464 ORCA	[REDACTED]	5624872
468 ORCA	[REDACTED]	5624873
470 ORCA	[REDACTED]	5624829
472 ORCA	[REDACTED]	5624828
476 ORCA	[REDACTED]	5624803
478 ORCA	[REDACTED]	5624804

Schedule "C-1"

Lot A, District Lot 283,

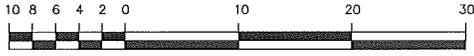
Clayoquot District, Plan VIP86121.

Composite Photo of Manufactured Home Units and Structures, assembled from a series of aerial photos obtained January 12, 2017. (Image1.jpg, Image2.jpg, Image3.jpg, Image4.jpg, Image5.jpg, Image6.jpg, Image7.jpg, Image8.jpg, and Image9.jpg). Digital photos were provided to the District of Ucluelet Planning department on November 17, 2017



Don Mackinnon - West Coast Consulting
Prepared for Nursery Park Developments Ltd.
Date: March 22, 2017
Scale: As shown

Schedule "D"
Future Proposed Manufactured Home Space Locations
Lot A, District Lot 283,
Clayoquot District, Plan VIP86121.



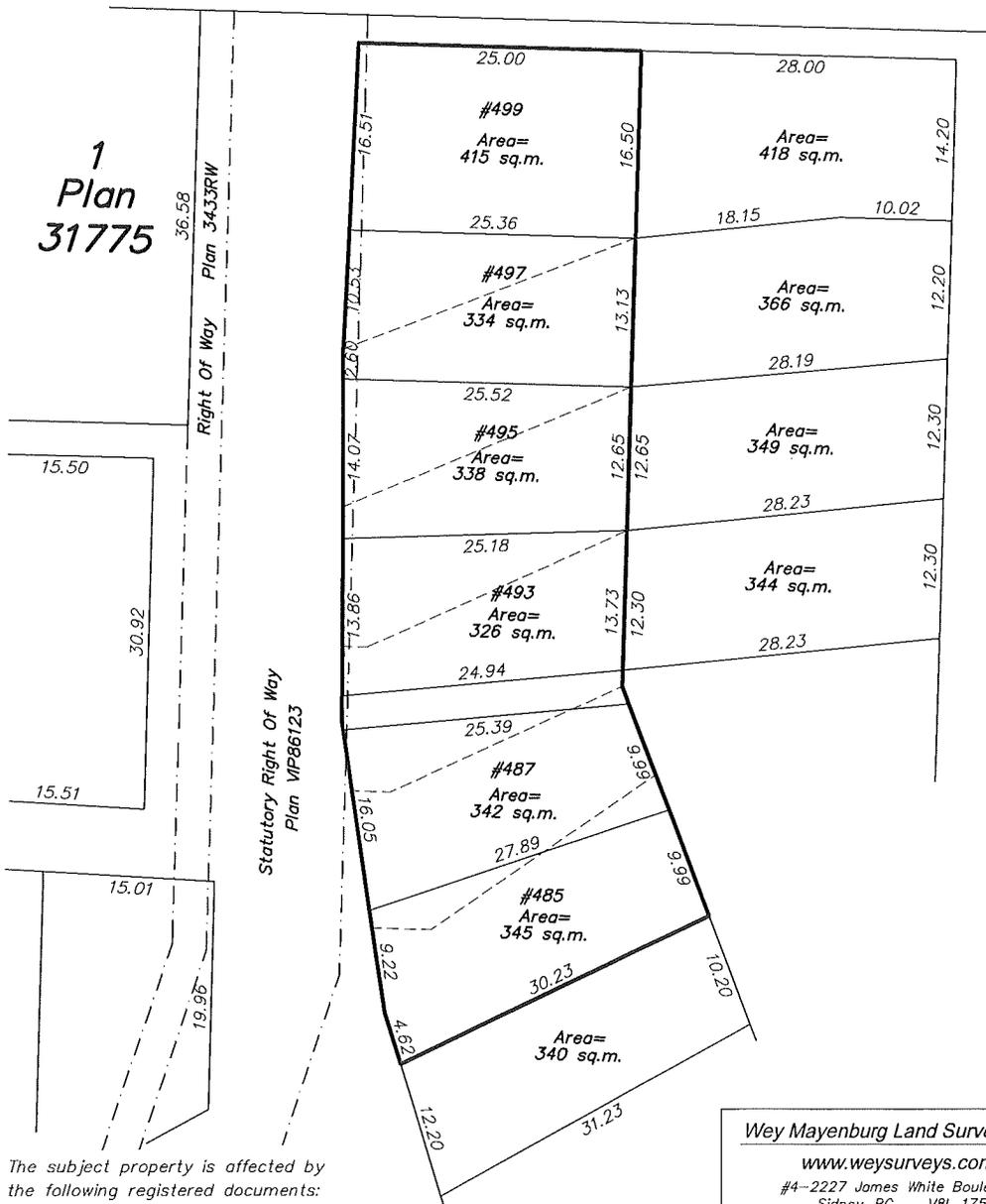
Scale = 1:500

Dated this 15th day of November, 2017.

Distances shown are in metres.



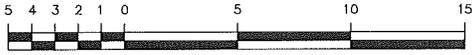
CYNAMOCKA ROAD



The subject property is affected by the following registered documents:
G58121, EX125879, FB154804, FB154853,
FB154882, FB238772, FB238773.

Wey Mayenburg Land Surveying Inc.
 www.weysurveys.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 File: 150364A1pro\SIT\BM

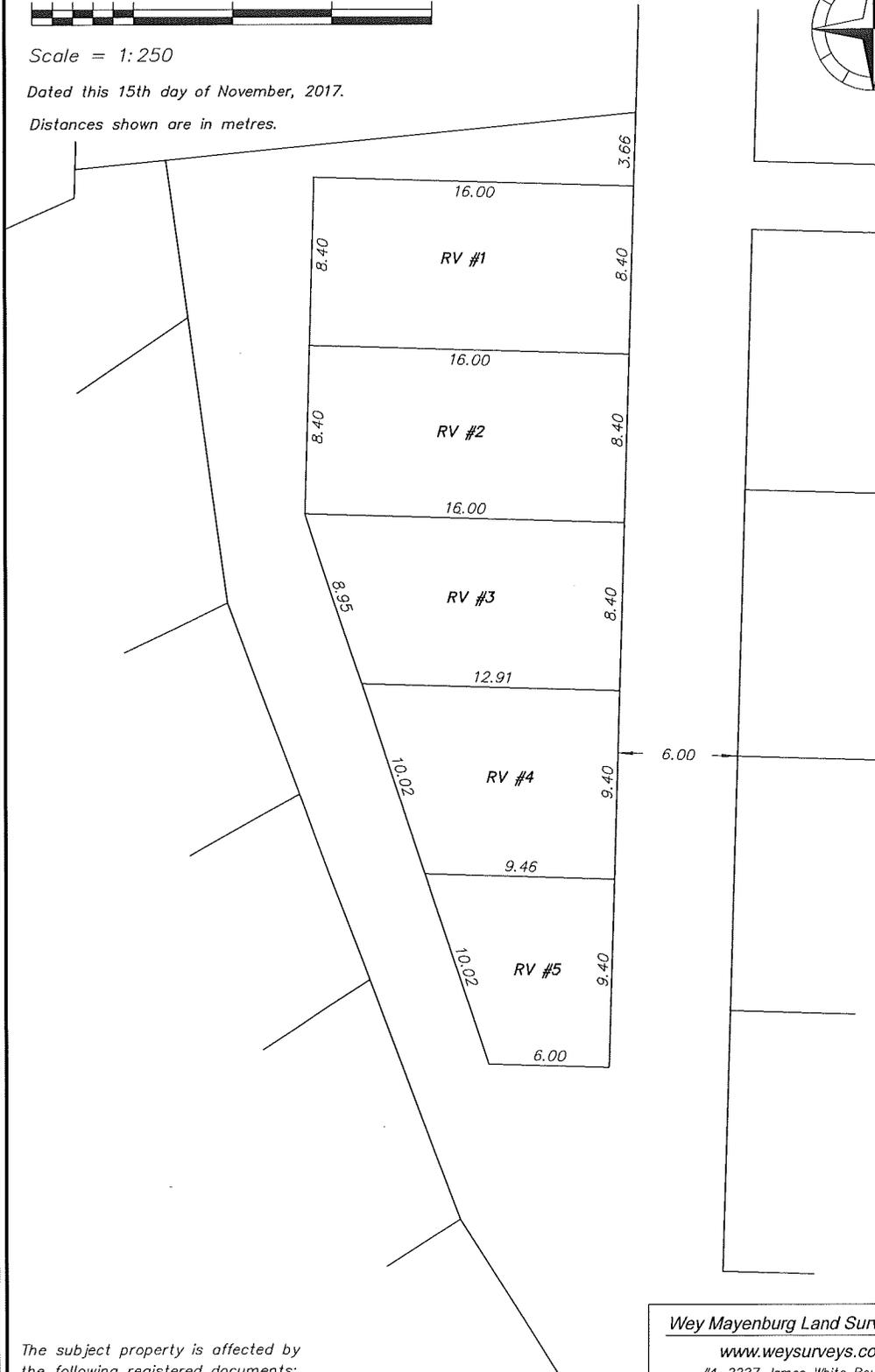
Schedule "E" Detail of non-residential Recreational Vehicle Spaces 1,2,3,4,5, Lot A, District Lot 283, Clayoquot District, Plan VIP86121.



Scale = 1:250

Dated this 15th day of November, 2017.

Distances shown are in metres.



The subject property is affected by the following registered documents: G58121, EX125879, FB154804, FB154853, FB154882, FB238772, FB238773.

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC VBL 1Z5
Telephone (250) 656-5155
File: 1503640CT232017RV\SIT\BM

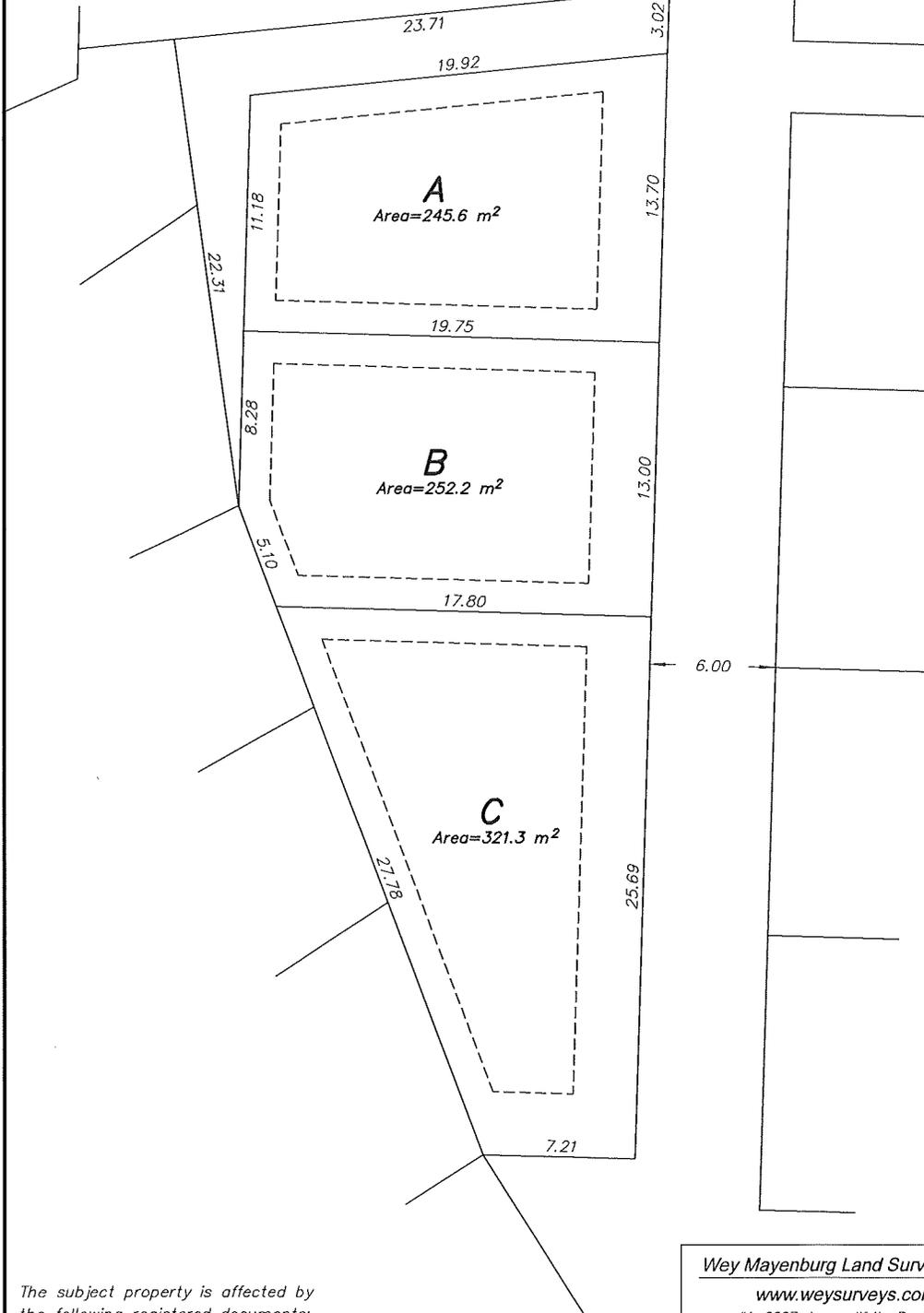
**Schedule "F" Detail of potential residential
Manufactured Home Spaces
Lot A, District Lot 283,
Clayoquot District, Plan VIP86121.**



Scale = 1:250

Dated this 23rd day of October, 2017.

Distances shown are in metres.



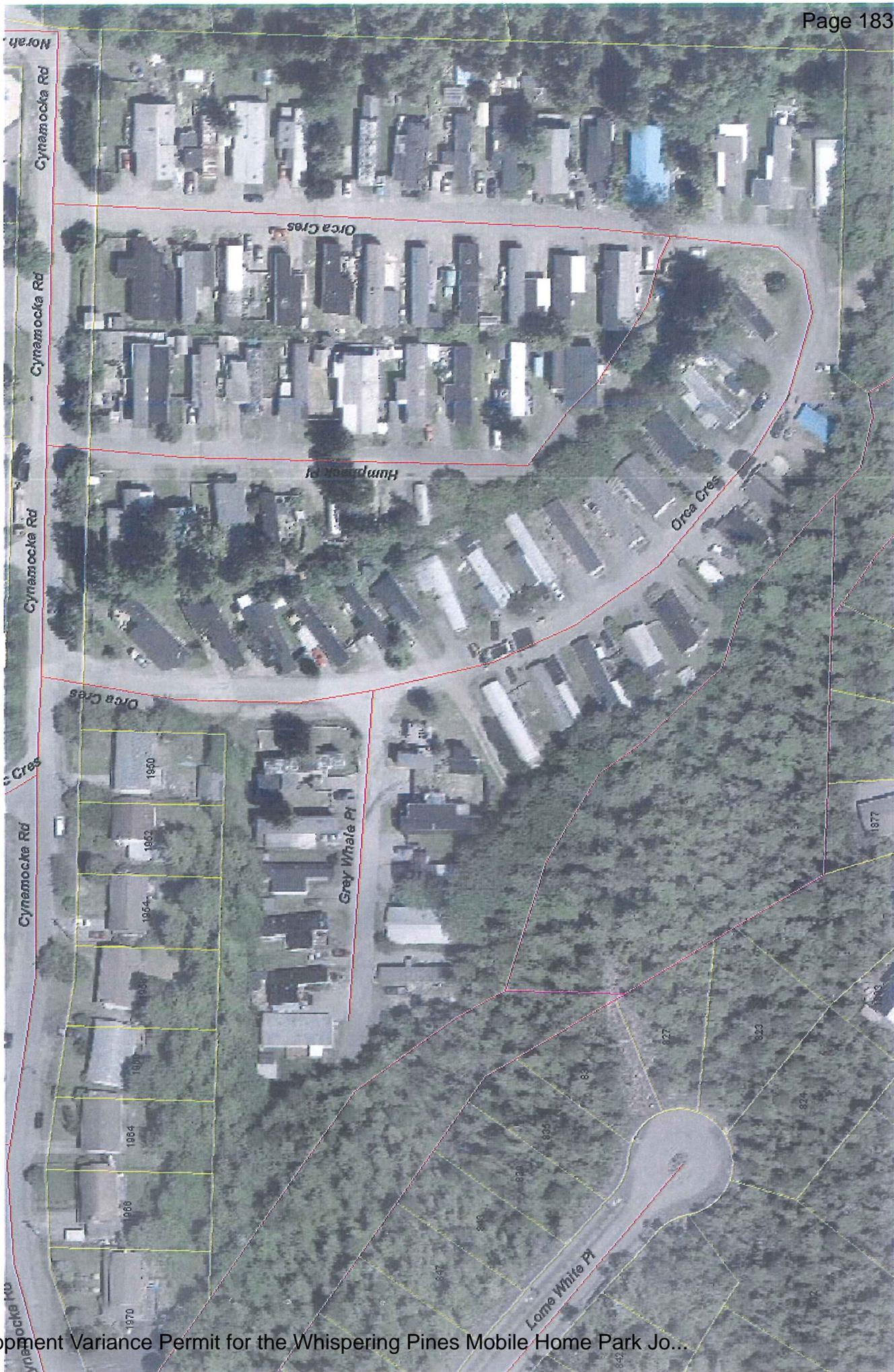
The subject property is affected by the following registered documents:
G58121, EX125879, FB154804, FB154853, FB154882, FB238772, FB238773.

Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155

File: 150364OCT232017GARY\SIT\BM





MOBILE HOME PARK PERMIT

1. This Mobile Home Park Permit is issued to

MULBERRY PARK DEVELOPMENTS LTD., INC. NO. 370, 268
4675 West 14th Avenue
Vancouver, BC V6R 2Y7

(the "**Permittee**")

as the registered owner of, and shall apply only to, the lands and **premises** situated in the District of Ucluelet, in the Province of British Columbia, and more particularly described as:

Parcel Identifier: 027-782-093
Lot A District Lot 283 Clayoquot District Plan VIP86121

(the "**Lands**").

2. Located on the Lands is a manufactured home park operated by the Permittee known as "Whispering Pines Manufactured Home Park" (the "Park").
3. Pursuant to "Ucluelet Mobile Home Parks Bylaw No. 513, 1988" as amended ("Bylaw 513"), a permit issued by the Building Inspector for the District of Ucluelet (the "District"), or such other person appointed by the Council for the District to administer Bylaw 513, is required for a manufactured home park.
4. The Park has been in operation since 1970. Construction, layout, the placement of manufactured homes, the seasonal use of recreational vehicles and the installation of roads, utilities, and services occurred before Bylaw 513 came into force. The District and the Permittee wish to establish a scheme whereby the Park is generally compliant with Bylaw 513, recognizing the limitations of achieving full compliance.
5. The Permittee has submitted to the District plans and specifications for the purposes of this Permit. Given that the Park has been in operation for some time, the District and the Permittee recognize that not all requirements for permit issuance under section 2.01(d) of Bylaw 513 can be

satisfied. The Permittee has provided the following plans and specifications, which are hereby incorporated into this Permit:

- a) the “Proposed Manufactured Home Space Location Plan”, attached as Schedule “A”, in satisfaction of clauses (i), (ii), (iii), (ix), and (xiii) of section 2.01(d);
- b) the location of 6 Power Sheds and a list of addresses serviced by each power shed, attached as Schedule “B”, in satisfaction of clause (v) of section 2.01(d);
- c) the “Utilities Plan Showing Approximate Locations”, attached as Schedule “C”, in satisfaction of clauses (vi) and (vii) of section 2.01(d); and
- d) the provision of information specified in clauses (iv), (viii), (x),(xi), and (xii),of section 2.01(d) are either not applicable or waived.

6. The Permittee intends to reconfigure the layout of manufactured home spaces 485, 487, 493, 495, 497 and 499 as shown on the “Future Proposed Manufactured Home Space Locations” survey plan attached as Schedule “D”. This reconfiguration is not deemed to be an upgrade pursuant to Bylaw 513 Section 1.05. In the event that the Permittee does so, the Permittee shall provide written notice to the District, and upon receipt of that notice, all reference in this Permit to “Schedule ‘A’”, shall be to Schedule “A”, as revised by Schedule “D”.

7. The Permittee intends to reconfigure the layout from the “Detail of non-residential Recreational Vehicle spaces 1, 2, 3, 4, and 5” as shown on Schedule E, to the “Future Proposed Small Manufactured Home Locations” plan attached as Schedule “F”. This reconfiguration is not a requirement of this Permit. This reconfiguration is not deemed to be an upgrade pursuant to Bylaw 513 Section 1.05. In the event that the Permittee does so, the Permittee shall provide written notice to the District, and upon receipt of that notice, all reference in this Permit to “Schedule “A” shall be to Schedule “A” as revised by Schedule “F”.

8 It is a condition of this permit that prior to the issuance of a building permit for any structure on the Lands after the issuance of this permit, and in any event no later than 1 year after the issuance of this permit, the Permittee shall provide a survey plan substantially in accordance with Schedule “A”, to the satisfaction of the District’s Building Inspector acting reasonably, and place appropriate pins, monuments, markers, or fixed points of reference (including existing Manufactured Home corners) on the Lands that permit the boundaries of each Site to be determined for the purposes of determining locations and setbacks for Structures placed, or to be placed on the Lands.

9 This Permit shall apply only to the Lands. Any expansion of the Park, including changes that result in any of the following, shall require an amendment to this Permit:

- a) more than 73 manufactured or mobile home spaces;
- b) more than 5 recreational vehicles spaces or alternatively an additional 3 small manufactured home spaces in the locations shown on Schedules E and F; or
- c) upgrades to infrastructure or servicing, including water supply, sewers, electricity, and the configuration of roadways that vary the terms of this permit or attached DVP other than the provision of a statutory right of way granted to the City for any of the above services, or the installation of a fire hydrant.

10. Schedules "A", "B", "C", "D", and "E" and "F" attached hereto shall form part of this Permit. Where reduced copies of any plan or sketch are attached as or included in a schedule, reference may be made to the full size or original copy of such plan or sketch. The Municipality's Chief Administrator Officer, delegate, or Building Inspector is hereby authorized to approve minor amendments to the plans provided that such amendments are consistent with the overall character and intent of the original plans.

11. This Permit incorporates the Development Variance Permit No. _____, attached hereto as Schedule "G".

The Building Inspector for the District of Ucluelet hereby approves of the plans and specifications attached hereto, and issues this Mobile Home Park Permit, on the ___ day of _____, 2017.

_____)
 Name:)
 Building Inspector for the)
 District of Ucluelet)



STAFF REPORT TO COUNCIL

Council Meeting: DECEMBER 12, 2017
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

FILE NO: 4020-20-STR

SUBJECT: SHORT-TERM RENTAL PROGRAM – UPDATE

REPORT NO: 17-73

RECOMMENDATION:

1. **THAT** Council receives this Short-Term Rental Program update report for information purposes.

PURPOSE:

The purpose of this report is to provide an update on Ucluelet's Short-Term Rental (STR) bylaw outreach, investigation and enforcement program.

BACKGROUND:

In February, 2017, the District contracted with *Host Compliance LLC* for STR compliance monitoring. A report on the output from the preliminary review of compliance monitoring was received by Council at its August 8, 2017, meeting. That report outlined the approach Staff would be taking in the coming months. A phased approach was described as follows:

Phase 1 - Staff will develop a strategy for public outreach and communication procedures, as well as future compliance and enforcement protocols for the STR Program. Staff will also develop polices pertaining to Ucluelet's STR Program to help support public participation. Through various communication systems, Staff will utilize the remaining 2017 year, as well as the winter and spring of 2018 as a period of voluntary compliance for residents and visitors. During this time, Staff will conduct a business license and zoning review for all STRs in Ucluelet and will work with business owners to gain compliance with all applicable bylaws.

Phase 2 - Following the voluntary compliance stage, Staff will then proceed with the next steps required to ensure an effective STR Program.

- *Determine which STR properties do not have a business licenses and issue warning letters to these property owners*
- *Determine what STRs are operating outside the terms of their business license (e.g., full-time residential use not on site) and issue warning letters to these property owners operating outside of the business license parameters.*
- *Conduct a review of the STRs zoning parameters and issue warning letters to these property owners operating outside of their approved zoning.*

It was anticipated that the Phase 1 activities would broaden our understanding of the various short-term rental situations appearing in the community, and help guide decisions on future changes.

UPDATE ON HOST COMPLIANCE DATA AND STAFF ACTIVITIES:

Currently, Staff have identified 131 STR properties in Ucluelet. Note this number changes week to week as properties are added or removed from the short-term rental market, but for the purposes of this report that number can be considered reasonably accurate and current.

A total of 62 units hold a valid business licence for short term rentals.

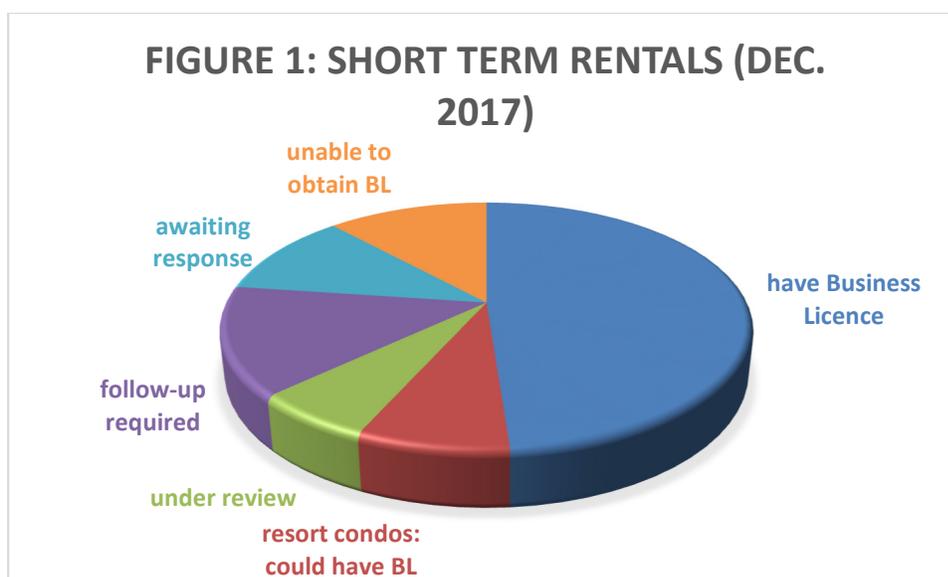
The remaining 69 properties identified by *Host Compliance LLC* and advertising their STR unit do not have a business licence. Of those, 10 are resort condominium units with no barriers to obtaining a business licence (i.e., the owners need to apply, but issuing the business licence would be routine).

The remaining 59 properties require inspection to determine zoning compliance. So far, Bylaw Services Staff have been in contact with 41 of these owners; 14 have yet to respond with a licence application.

Of the properties identified and contacted, 15 have been unable to initially obtain a business licence because the operation was found to not comply with one or more of the following:

- Not a **permitted use in the zoning** bylaw;
- Construction or change of use without the required **building permit**; and/or,
- **Owner not a present, full-time resident** in cases where required by the zoning.

The owners of these properties (coloured red in **Figure 1**, below) have the option of seeking compliance (i.e. ceasing the STR use, obtaining a building permit, applying to amend their zoning to allow the use, etc. as the case may be). Those who do not comply voluntarily will be subject to progressive steps of bylaw enforcement.



LESSONS LEARNED:

The Bylaw Services Officer continues to contact property owners to educate them about the bylaw requirements and the need to apply for a business licence. As properties are reviewed, each is evaluated against a compliance checklist (See **Appendix 'A'**). This enables a methodical review and subsequent follow-up as the owner moves toward compliance.

One area which makes investigation and compliance more complicated is that in some zones, short-term rental is a conditional use; the vacation rental use is permitted **IF** the owner / manager is a present, full-time resident on the property. This zoning requirement is quite black-and-white, while Staff are encountering more of a spectrum of residency, ranging as follows:

- a. present, full-time resident owners;
- b. owners who travel occasionally for work or pleasure and wish to rent out their home when absent;
- c. owners who are resident on a seasonal basis who rent out their units when absent; and,
- d. owners who are not resident, who rent their investment property on a short-term basis either with or without a local property manager.

In the situation a.) above, the short-term rental could comply with the zoning. In the situation c.) and d.), the short-term rental would clearly not comply with the zoning regulations; these units could be rented out on a long-term basis, however, and provide much-needed rental housing stock for local residents and workers.

In the situation b.), staff have encountered cases where the occasional short-term rental of an otherwise residential property may be reasonable. Staff have encountered business owners who regularly come to town to manage or check in on their business, but wish to rent out their unit when they are absent. We have also seen the inverse, where a resident is required to travel for their work and wishes to rent out their home periodically when they are absent. In these cases, Staff have explained to the owners the options for seeking authorization for their intended use. This could take the form of an application for a site-specific zoning amendment, or for a Temporary Use Permit.

Staff are working on updated business licence forms and creating a STR tracking tool to enable the efficient tracking of all known STR properties and their status. This will enable the District to better track both individual properties and trends in compliance over time.

Bylaw Enforcement:

Most people will comply with bylaws willingly, when they are aware of the requirements and have an opportunity to bring their property into compliance. This may take some time, particularly in cases where an owner needs to complete work to obtain occupancy on a building permit, but most cases are eventually resolved.

In a small number of cases, the municipality may need to take additional steps to compel a property owner to comply with the bylaws. A progressive range of legal steps can be applied in such cases. As the STR program proceeds, staff anticipate that a number of unresolved files will be brought forward for Council for direction regarding further steps.

POLICY OR LEGISLATIVE IMPACTS:

As the range of STR situations becomes clearer, some changes to the zoning bylaw may be warranted. Many properties throughout the district already have a form of short-term rental as a permitted use and changes to the zoning bylaw could have wide-spread impacts. If zoning changes are contemplated, they should be done after seeking broad public awareness. The OCP update project will provide an avenue for exploring housing options and policy alternatives; short-term rentals and their impact on affordable long-term housing is a policy area deserving attention. Staff suggest that following this process, it would then be timely to re-visit the question of short-term rental uses within the zoning bylaw through the lens of the housing policy which is adopted in an updated OCP.

Staff are also reviewing the municipal bylaw enforcement policies, and will bring forwarded suggestions if changes are warranted to clarify the appropriate steps for this category of bylaw files.

The business licensing process is also under discussion by staff in the Planning, Bylaw Services and Finance departments. Short-term rentals are one element of this regulatory program which is aimed at ensuring community expectations are met for meeting standards of health, safety and wellbeing. As updated processes or procedures are developed, future updates to Council will seek guidance and endorsement where necessary.

OPTIONS REVIEW:

1. Council receives this Short-Term Rental Program report for information purposes.

Respectfully submitted: Bruce Greig, Manager of Community Planning
Mark Boysen, Chief Administrative Officer

7 November 2017

STR Bylaw Review Sheet

Subject Property: _____ **Folio:** _____
Owner: _____ **Telephone:** (____) _____
Mailing Address: _____
Zoning: _____ **Allowed STR Use:** B&B Resort Condo VR-1 Guest House Motel
Existing Business licence: Yes No Expired **Ref. No.** _____
Shown on BP Drawings: Yes No
Fees for services collected: Yes No

Online Inspection Required: Yes No **Date:** _____ 2017

Current online Presence: Airbnb Website Other
How many bedrooms: _____ **How many cabins:** _____
Full Kitchen: Yes No **B&B Kitchen:** Yes No **Notes:** _____
Local contact number advertised: Yes (____) _____ No
Does it appear to be the main residential component of the house rented: Yes No
Researched Local Contact No.: Yes No
Compliant no site inspection required: Yes No (Site inspection required for RC & Motel)

Site Inspection: Cannot contact **Inspection Date:** _____ 2017

Exterior Sign: Yes No **Permit No.:** _____
Permanent and present resident: Yes No - clearly living there D/L Mail
Full Kitchen: Yes No **Allowed:** Yes No
B&B Kitchen: Yes No **Notes:** _____
Parking Complies: Yes No
Matches to BP Drawings: Yes No
VR-1 only has 2 rooms: Yes No
B&B only has 3 bedrooms: Yes No
B&B does not contain Secondary suite: Yes No
Notes: _____

Required Actions

1. Owner is taking the steps bring the STR into Compliance with Business licence:

Date of Follow up: (1) _____ (2) _____ (3) _____ Move to Fines
Confirmed Compliance: _____, 2017

2. Fines, owner cannot or refuses to bring the STR into compliance:

Education notice give: _____, 2017
Date Fine given: (1) _____ (2) _____ (3) _____
Confirmed Compliance: _____, 2017

3. File Complete or Moved to Collections: See File: _____