



**REGULAR MEETING OF COUNCIL**  
**Tuesday, October 8, 2019 @ 2:30 PM**  
**George Fraser Room, Ucluelet Community Centre,**  
**500 Matterson Drive, Ucluelet**

**AGENDA**

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1. CALL TO ORDER	
2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY Council would like to acknowledge the Yuułuʔiłʔatḥ First Nations on whose traditional territories the District of Ucluelet operates.	
3. VIDEO RECORDING WARNING Council would like to advise District of Ucluelet Staff, audience members and delegates that this Council proceeding is being video recorded and the recording will be live streamed or subsequently published on the District of Ucluelet's YouTube channel.	
4. ADDITIONS TO AGENDA	
5. APPROVAL OF AGENDA	
6. ADOPTION OF MINUTES	
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• John Bowman, President and CEO, North Island College <i>Re: North Island College Strategic Plan 20-25</i> <a href="#">North Island College</a>	25
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12.3	Councillor Lara Kemps <i>Deputy Mayor April - June 2019</i>	
12.4	Councillor Jennifer Hoar <i>Deputy Mayor July - September 2019</i>	
12.5	Mayor Mayco Noël	
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*Joseph Rotenberg, Manager of Corporate Services*

[Cheque Listing - September 2019](#)

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| 14.2. | NOTICE OF MOTION<br><i>Mayco Noël, Mayor</i><br><a href="#">L-2 Notice of Motion</a>   | 137 - 138 |
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| 15.   | OTHER BUSINESS   |           |
| 16.   | QUESTION PERIOD  |           |
| 17.   | CLOSED SESSION   |           |
| 17.1. | Procedural Motion to Move In-Camera<br><i>THAT the meeting be closed to the public in order to address agenda items under Section 90(1)(c) of the Community Charter.</i>   |           |
| 18.   | ADJOURNMENT  |           |



**DISTRICT OF UCLUELET**  
**MINUTES OF THE REGULAR COUNCIL MEETING**  
**HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE**  
**Tuesday, September 10, 2019 at 2:30 PM**

Present:       **Chair:**           Mayor Noël  
                   **Council:**       Councillors Cole, Hoar, Kemps, and McEwen  
                   **Staff:**           Mark Boysen, Chief Administrative Officer  
                           Bruce Greig, Manager of Community Planning  
                           John Towgood, Planner 1  
                           Warren Cannon, Superintendent of Public Works  
                           Donna Monteith, Chief Financial Officer  
                           Rick Geddes, Fire Chief  
                           Joseph Rotenberg, Manager of Corporate Services

Regrets:

**1. CALL TO ORDER**

**2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY**

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

**3. ADDITIONS TO AGENDA**

**3.1           1. Addition to the Agenda Item No. 9.1 Child Care Planning  
 Open Houses!**  
                   a. **2019-09-10 Tracy Smyth Correspondence**

**2. Addition to Agenda - New Item - No. 12.6 Building Inspection  
 Services Agreement**  
                   a. **Building Inspection Services Agreement (Report No:  
 19-116 and Appendixes)**

**4. APPROVAL OF AGENDA**

**4.1   September 10, 2019 Regular Agenda**

2017-001           **It was moved by Councillor McEwen and seconded by Councillor Kemps**  
                           *THAT Council approve the September 10 Regular Agenda as amended.*

CARRIED.

**5. ADOPTION OF MINUTES**

**5.1 February 20, 2019 Special Minutes**

Councillor McEwen noted a typo on page 7. Carrie Hoto should read Carrie Ho.

- 2017-002            **It was moved by Councillor McEwen and seconded by Councillor Cole**  
                           *THAT Council approve the February 20, 2019 Special Meeting Minutes as*  
                           *amended.* CARRIED.

**5.2 February 26, 2019 Special Minutes**

- 2017-003            **It was moved by Councillor Cole and seconded by Councillor McEwen**  
                           *THAT Council approve the February 26, 2019 Special Meeting Minutes as*  
                           *presented.* CARRIED.

**5.3 June 7, 2019 Special Minutes**

- 2017-004            **It was moved by Councillor McEwen and seconded by Councillor Hoar**  
                           *THAT Council approve the June 7, 2019 Special Meeting Minutes as*  
                           *presented.* CARRIED.

**5.4 August 13, 2019 Regular Minutes**

- 2017-005            **It was moved by Councillor McEwen and seconded by Councillor Kemps**  
                           *THAT Council approve the August 13, 2019 Regular Meeting Minutes as*  
                           *presented.* CARRIED.

**5.5 February 19, 2019 Committee of the Whole Minutes**

- 2017-006            **It was moved by Councillor Cole and seconded by Councillor McEwen**  
                           *THAT Council approve the February 19, 2019 Committee of the Whole Minutes*  
                           *as presented.* CARRIED.

**6. UNFINISHED BUSINESS**

- 6.1    There was no unfinished business.

**7. MAYOR'S ANNOUNCEMENTS**

- 7.1    There were no Mayor's announcements.

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

- 8.1    Public Input

Nora O'Malley, resident and reporter for the Westerly News, noted that on September 1, 2019 an article was published in the Time Colonist about Ucluelet presenting accessibility issues for visitors with physical disabilities. Ms. O'Malley asked if Council was aware of the article and if there was a response or a plan in place to make Ucluelet more accessible?

Mayor Noël referred the question to Mark Boysen, Chief Administrative Officer. Mr. Boysen responded as follows:

- He was interviewed for the article.
- The District of Ucluelet contractor, Urban Systems, has been retained to assist with the Village Green and Peninsula Road neighbourhoods.
- Urban Systems has an accessibility expert whom the District will work with to address accessibility issues in the Village Green and Peninsula Road areas.
- The District also plans to work with local business to help them make their businesses more accessible for people with physical disabilities.

## 9. CORRESPONDENCE

### 9.1 Child Care Planning Open Houses!

*Marcie DeWitt, Consultant*

### 9.2 PROCLAMATION REQUEST - Waste Reduction Week 2019

*Jessie Christophersen, Information Services Assistant, Recycling Council of British Columbia*

Council noted that they do not typically make proclamations or dedicate weeks. Councillor Hoar, noted that waste is a critical local issue and that residents should make an effort to divert waste from the landfill.

### 9.3 Tourism Vancouver Island Conference Invitation

*Anthony Everret, President & CEO, Tourism Vancouver Island*

Mayor Noël noted that Tourism Ucluelet representatives will be attending this conference.

### 9.4 WEBINAR: Provincial Plastics Policy Paper

*Chris Clarke, Policy Analyst, Ministry of Environment and Climate Change Strategy BC*

Councillor Kemps noted that she plans to attend this webinar and invited other members of Council to join her.

### 9.5 Climate Change Disaster Assistance for Commercial Fishery

**Participants**

***Tony Roberts Jr, President, Native Brotherhood of BC and Joy Thorkelson, President, UFAWU-UNIFOR***

- 2017-007           **It was moved by Councillor Cole and seconded by Councillor McEwen**  
*THAT Council directs Staff to send a letter of support for climate disaster assistance for commercial fishery participants.*  
CARRIED.
- 9.6 Joint Local Government Submission regarding Provincial Plastics Action Plan**  
***Karen Elliott, Mayor of Squamish and Josie Osborne, Mayor of Tofino***
- 2017-008           **It was moved by Councillor Hoar and seconded by Councillor McEwen**  
*THAT the District of Ucluelet Council supports and wishes to join the submission from the District of Squamish and Tofino in response to the Ministry of Environment and Climate Change Strategy's proposed amendment to the Recycling Regulation of the Environmental Management Act.*  
CARRIED.
- 9.7 Coastal Agricultural to the Alberni Agriculture Plan, Implementation Project**  
***Heather Shobe, ACRD Agricultural Support Worker***
- Council noted that Heather Shobe will be attending an October meeting as a delegation and noted the poster supplied by Shobe.
- 2017-009           **It was moved by Councillor McEwen and seconded by Councillor Cole**  
*THAT Council directs Staff to distribute the Coastal Agriculture Opportunity for Funding poster through Ukee Mail.*  
CARRIED.
- 9.8 Imperial Lane Traffic Issues**  
***Marg Vedova, Resident***
- Council requested that Staff address correspondence items 9.8 and 9.9. Warren Cannon, Superintendent of Public Works, explained that traffic flows and street movement will be incorporated into the downtown area improvements.
- Council asked if water control would be addressed? Mr. Cannon responded that water control improvements in the area identified in the correspondence are budgeted to be addressed in 2020.
- Council noted that item 9.8 recommended painting the water flow bump with reflective paint.
- 2017-010           **It was moved by Councillor McEwen and seconded by Councillor Hoar**



*THAT Council direct Public Works staff to investigate options for painting or otherwise bringing attention to the water control bump on Imperial Lane.*

CARRIED.

2017-011

**It was moved by Mayor Noël and seconded by Councillor Hoar**

*THAT Council directs Staff to send letters to Marg Vedova and David McIntosh regarding the action plan for addressing their concerns related to traffic flow on Imperial Lane.*

CARRIED.

**9.9 Imperial Lane Traffic Issues**  
*David McIntosh, Resident*

**10. INFORMATION ITEMS**

**10.1 HWY 4 Kennedy Hill Safety Improvements Traffic Interruption Update**  
*Emil Anderson Construction (EAC) Inc.*

Council noted that this schedule has been updated.

**10.2 Green Communities Committee**  
*Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing BC, and Garry MacIsaac, Executive Director, Union of British Columbia Municipalities*

2017-012

**It was moved by Councillor McEwen and seconded by Councillor Cole**

*THAT Council directs Staff to share with the community, the District of Ucluelet's level four recognition - Achievement of Carbon Neutrality - from the Provincial-Union of British Columbia Municipalities Green Communities Committee.*

CARRIED.

**10.3 Service Canada and Canada Revenue Agency visiting the west coast from September 16-20th, 2019**  
*Kirsty Allen, Citizen Services Officer, Service Canada/Government of Canada*

**10.4 Rehabilitation of salmon stream road crossing culvert along Grice Bay Road begins August 26, 2019**  
*Dave Tovell, Visitor Experience Manager, Pacific Rim National Park Reserve*

**10.5 Reduced speed zones in effect in construction zone - Pacific Rim National Park Reserve**  
*Dave Tovell, Visitor Experience Manager, Pacific Rim National Park Reserve*

**10.6 Investing in Canada Infrastructure Program (ICIP) - Environmental Quality: Project # IG0100 - Kennedy Lake Water Treatment Plant**

**(WTP)**

***Liam Edwards, Executive Director, Ministry of Municipal Affairs and Housing BC***

Council requested that Mark Boysen, Chief Administrative Officer, speak to this item. Mr. Boysen, noted the following:

- The District of Ucluelet's ICIP Environmental Quality Program grant application for a Kennedy Lake Water Treatment Plant was not successful.
- Through the grant application process the District of Ucluelet gathered vital information about the cost of collecting water from Kennedy Lake.
- Funding for other options for expanding water supply will be discussed at initial budget in meetings. Water rates may also be discussed.

## **11. COUNCIL COMMITTEE REPORTS**

### 11.1 Councillor Rachelle Cole

*Deputy Mayor October - December 2019*

- **Attended meeting as Alternative Clayoquot Biosphere Trust Director.**

### 11.2 Councillor Marilyn McEwen

*Deputy Mayor November 2018 - March 2019*

- **West Coast Multiplex Scramble is scheduled for Saturday September 14, 2019.**
- **Wild Pacific Trail 20th Anniversary Celebration is scheduled for Saturday September 28, 2019.**

### 11.3 Councillor Lara Kemp

*Deputy Mayor April - June 2019*

- **First inaugural Ukee Soapbox Derby is scheduled for September 21, 2019 and registration closes on Friday September 13, 2019.**
- **20th Annual Edge to Edge Half Marathon & 10KM Race is scheduled for October 20, 2019. Over 320 runners have registered.**
- **The Ucluelet Chamber of Commerce is developing a "Ski to Surf Video" to promote employee swaps with ski resort municipalities.**
- **The Ucluelet Chamber of Commerce Youth Entrepreneurship program will start in November and**

**will be conducted in partnership with the youth room.**

- 11.4 Councillor Jennifer Hoar  
*Deputy Mayor July - September 2019*

**Nothing to report.**

- 11.5 Mayor Mayco Noël

**Nothing to report.**

## **12. REPORTS**

### **12.1 Cheque Listing - August 2019**

***Joseph Rotenberg, Manager of Corporate Services***

Council noted that costs associated with the speed humps were higher than expected and asked if a fourth speed hump will be installed. In response, Warren Cannon, Public Works Superintendent, stated that the fourth speed bump may be installed, if it is needed.

### **12.2 Resolution Tracking - August 2019**

***Joseph Rotenberg, Manager of Corporate Services***

### **12.3 Council Meeting Webcasting Policy**

***Joseph Rotenberg, Manager of Corporate Services***

- 2017-013 **It was moved by Councillor Kemps and seconded by Councillor Hoar**  
*THAT Council approve recommendation 1 of the report item, "Council Meeting Webcasting Policy" which states:*
1. *THAT Council adopt policy number 1-0550-1 titled Council Webcasting.*
- CARRIED.**

### **12.4 Edge to Edge Marathon 2019**

***Abigail Fortune, Manager of Parks & Recreation***

Councillor Kemps recused herself because she is organizing the Edge to Edge Marathon and left Council Chambers at 2:58 PM.

- 2017-014 **It was moved by Councillor Hoar and seconded by Councillor McEwen**  
*THAT Council approve recommendations 1 and 2 of report item, "Edge to Edge Marathon 2019" which state:*
1. *THAT Council approve the closure of the following roads on Sunday, October 20, 2019 for the Edge to Edge Marathon:*
    - a. *Fraser Lane, from Helen Road to Main Street (in front of Village Green) from 7:00 AM to 3:00 PM; and,*
    - b. *Main Street and Cedar Road, from the intersection of Main Street and Fraser Lane to the intersection of Cedar Road and Bay Street from 8:30 AM to 10:00 AM or until all Edge to Edge*

- participants complete this portion of the race.*
2. *THAT Council approve the following Edge to Edge Marathon operational requirements:*
    - a. *Use of the front section of City Hall on the race day by event staff and participants; and,*
    - b. *Music and announcements from 8:00 AM until the conclusion of the Edge to Edge Marathon.*

CARRIED.

## **12.5 Tax Sale Appointments**

### ***Donna Monteith, Chief Financial Officer***

Councillor Kemps returned to Council Chamber at 3:01 pm after Council dealt with item 12.4.

Council asked if \$575,000 bid amount is standard? Donna Monteith, Chief Financial Officer, responded that this is not a standard amount but instead determined by applying a formula which is 75% of the assessed value of the most expensive property for sale at the Tax Sale.

2017-015

**It was moved by Councillor Kemps and seconded by Councillor McEwen THAT Council approve recommendations 1 and 2 of report item, "Tax Sale Appointments" which state:**

1. *THAT Council appoint Tamara Nelson, Finance Supervisor, as the acting tax collector for the District of Ucluelet effective from September 30, 2019 at 12:01 AM to October 1, 2019 at 11:59 PM, for the purposes of conducting the annual tax sale under section 645 of the Local Government Act. (Recommended)*
2. *THAT Council appoint, Mark Boysen, Chief Administrative Officer, as the authorized bidder up to a maximum of \$575,000 for the District of Ucluelet during the annual tax sale beginning September 30, 2019 under 648 of the Local Government Act. (Recommended)*

CARRIED.

## **12.6 Building Inspection Services Agreement**

### ***Bruce Greig, Manager of Community Planning***

Bruce Greig, Manager of Community Planning presented the report. Highlights include:

- Current agreement expired in June.
- The current arrangement works well.
- There have been an incremental wage increases. It is now a 3 year agreement.
- At this time building permit are provided in a timely fashion.
- Staff will consider whether an additional building inspector is necessary in the future.

- Noted that 1 (c) of the agreement will be amended to strike "..., during the probation period of sixty (60) working days or six (6) Calendar months, which ever comes first, the base rate will be multiplied by a factor of 0.9." and add "."

2017-016

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

*THAT Council approve recommendation 1 of the report item, "Building inspection Services Agreement" which states:*

1. *THAT Council consent to the receipt of building inspection services from the District of Tofino according to the terms and conditions set-out in the Building Inspection Services Agreement dated for reference the 4th day of September, 2019.*

CARRIED.

### 13. LEGISLATION

#### 13.1 Fire Department Establishment Draft Bylaw - Adoption

*Rick Geddes, Fire Chief*

2017-017

**It was moved by Councillor Cole and seconded by Councillor Hoar**

*THAT Council approve recommendation 1 of the legislation item, "Fire Department Establishment Draft Bylaw - Adoption" which states:*

1. *THAT Council adopt the "District of Ucluelet Fire Department Establishment, and Fire and Safety Regulations Bylaw No. 1251, 2019.*

CARRIED.

### 14. OTHER BUSINESS

14.1 There was no other business.

### 15. QUESTION PERIOD

15.1 There were no members of the public that wished to speak.

### 16. ADJOURNMENT

16.1 Mayor Noël adjourned the meeting at 3:09 PM.

**CERTIFIED CORRECT:** Minutes of the Regular Council Meeting held on Tuesday, September 10, 2019 at 2:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

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Mayco Noël  
Mayor

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Mark Boysen  
CAO



**DISTRICT OF UCLUELET**  
**MINUTES OF THE SPECIAL COUNCIL MEETING**  
**HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE**  
**Wednesday, September 18, 2019 at 3:30 PM**

Present:       **Chair:**           Mayor Noël  
                  **Council:**       Councillors Cole, Hoar, Kemps, and McEwen  
                  **Staff:**           Mark Boysen, Chief Administrative Officer  
                          Joseph Rotenberg, Manager of Corporate Services  
                          Donna Monteith, Director of Finance  
                          Bruce Greig, Manager of Community Planning  
                          John Towgood, Planner 1  
                          Brent Ashton, Bylaw Officer  
                          Rick Geddes, Fire Chief

Regrets:

**1. CALL TO ORDER**

**1.1 Mayor Noël called the meeting to order at 3:30PM.**

**2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY**

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

**3. NOTICE OF VIDEO RECORDING AND WEBCASTING**

Council advised District of Ucluelet Staff, audience members and delegates that this Council proceeding is being video recorded and the recording will be live streamed or subsequently published on the District of Ucluelet's YouTube channel.

**4. ADDITIONS TO AGENDA**

**4.1 There were no additions to the Agenda.**

**5. APPROVAL OF AGENDA**

**5.1 September 18, 2019 Special Agenda**

2017-001           **It was moved by Councillor Hoar and seconded by Councillor Kemps**  
                          *THAT Council approve the September 18, 2019 Regular Agenda as presented.*  
**CARRIED.**

**6. ADOPTION OF MINUTES**

## 6.1 September 9, 2019 Public Hearing Minutes

Council noted the following corrections:

- On page 6 of the agenda package, “CBT” should read “CBD”.
- On page 9, the comments by Sally Mole should replicate the comments she made on page 7 of the agenda package rather than the comments that Margaret Morrison made on that page.
- On page 6 of the agenda package the comments by David Smith should read “He stated that the risk of mental health issues is increased by cannabis use...” not “He stated that the risk mental health issues is increased by cannabis youth....”
- On page 6 of the agenda package the comments by David Smith should read “He distinguished alcohol from cannabis use...” not “He distinguished alcohol...”
- The changes to David Smith’s comments on page 6 of the Agenda should be repeated where David Smith’s reiterates his earlier comments on page 9 of the agenda.

2017-002

**It was moved by Councillor McEwen and seconded by Councillor Hoar**  
*THAT Council approve the September 9, 2019 Public Hearing Minutes as amended.*

CARRIED.

## 6.2 September 10, 2019 Public Hearing Minutes

2017-003

**It was moved by Councillor McEwen and seconded by Councillor Cole**  
*THAT Council approve the September 10, 2019 Public Meeting Minutes as presented.*

CARRIED.

## 7. UNFINISHED BUSINESS

7.1 There was no unfinished business.

## 8. MAYOR’S ANNOUNCEMENTS

8.1 There were no announcements.

## 9. PUBLIC INPUT, DELEGATIONS & PETITIONS

9.1 There were no members of the public who wished to speak.

## 10. CORRESPONDENCE

10.1 **20th Anniversary Celebration Invitation - 6:30 pm September 28th, 2019**

***Barbara Schramm, Wild Pacific Trail Society President***

Mayor Noël noted that he will speak at this event.



## 11. REPORTS

### 11.1 Allocation of Reimbursement Funds from Canadian Aircrane

***Rick Geddes, Fire Chief***

Rick Geddes, Fire Chief, presented this report. Highlights included:

- The District of Ucluelet has received a reimbursement cheque in the amount of \$22,557.90 from Canadian Aircrane related to fire gear that was destroyed when responding a fuel spill by Canadian Aircrane at Kennedy Lake.
- The fire gear destroyed responding to the Canadian Aircrane spill has already been replaced.
- The fire department needs a Self-Contained Breathing Apparatus bottle filling station.
- He is requesting authorization to use the reimbursement funds to purchase a used Self-Contained Breathing Apparatus bottle filling station with an estimated cost of \$28,300 plus applicable taxes and shipping.
- A new unit would be upwards of \$50,000.

Council Comments and questions:

- Council asked if the unit is the same as a compressor used for scuba. Mr. Geddes did not know.
- Council requested that Mr. Geddes inform Canadian Aircrane about the purchase via letter.

2017-004

**It was moved by Councillor Cole and seconded by Councillor McEwen**

*THAT Council approve recommendation 1 of the report item, "Allocation of Reimbursement Funds from Canadian Aircrane" which states:*

1. *THAT Council approve the use of funds provided by Canadian Aircrane in the amount of \$22,557.91 to purchase a Self-Contained Breathing Apparatus (SCBA) bottle filling station.*

CARRIED.

## 12. LEGISLATION

### 12.1 Public Hearing Report Regarding Bylaw No. 1254, 2019 - Zoning Amendment for Cannabis Sales at 1786 Peninsula Rd.

***Joseph Rotenberg, Manager of Corporate Services***

Bruce Greig, Manager of Community Planning, presented this report and explained that it is for information purposes only.

**12.2 Bylaw No. 1254, 2019, Zoning Amendment for Cannabis Sales at 1786 Peninsula Rd. - 3rd Reading**  
***Bruce Greig, Manager of Community Planning***

The Mayor asked each Council member to speak to the zoning application.

Councillor Cole

- Councillor Cole noted the following:
  - She has concerns about the retail sale of cannabis in Ucluelet which were not addressed by this applicant.
  - Cannabis was legalized without the proper checks and balances including roadside screening devices and sufficient educational materials.
  - Cannabis is available from online source which deliver and retailers in neighbouring communities.
  - Information about different strains of cannabis is available online.
  - CBD will likely be accessible at pharmacies in the future. Pharmacies are able to provide educational materials to medical users.
  - As of this summer there were zero laboratory confirmed cases of Fentanyl laced cannabis in Canada.
  - Black market retailers are not making money on cannabis but rather other illegal substances.
  - Cannabis use can have detrimental effects on brain development in users that are 26 years of age and younger.
  - The use of Cannabis between the ages of 12 and 26 decreases IQ and increases occurrences of mental health issues such as psychosis, schizophrenia and depression.
  - Allowing a retail outlet in Ucluelet sends the message to local youth that is okay to use cannabis.
  - Retail cannabis will increase the frequency or compound mental health issues which the paramedics department already deals with frequently.
  - Cannabis is a gateway to drugs for some.
  - Recommended that the process be slowed down so Ucluelet can learn from communities that have retail cannabis outlets.
  - The community stands little to gain from this rezoning.
  - Many residents are afraid to speak-up because doing so may jeopardize their business and personal relationships.
  - She is not against recreational cannabis use by adults. She is also not against medical use of cannabis.

### Councillor Kemps

- Supports what Councillor Cole said.
- Noted that allowing cannabis retail outlets sends the message that Council condones cannabis use.

### Councillor McEwen

- Councillor McEwen noted the following:
  - Only 13 people attended the public hearing and only 4 spoke.
  - Many residents with whom Councillor McEwen discussed the bylaw prior to the public hearing stated that they did not see a problem, provided the applicant was responsible.
  - It is unfortunate that retail cannabis was legalized before checks and balances such as roadside detection units were implemented.
  - Council must give approval to the licensee before liquor control board will give approval.
  - The applicant is credible and has years of experience operating a liquor stores in Ucluelet and Port Alberni.
  - Liquor & Cannabis Regulation Branch has completed financial integrity checks and security screening as a form of pre-approval.
  - The applicant plans to provide a pedestrian footpath through the subject property, and \$10,000 towards future offsite pedestrian improvements and landscaping.
  - The subject building will be renovated and either altered, moved or a development variance permit will be required to address the encroachment issue.
  - The applicant has obtained 108 signatures of approval and 92 of the signatories are residents. The applicant has also obtained letters of support from most, but not all neighbours.
  - The site plans are an improvement to the area.

### Councillor Hoar

- Councillor Hoar noted the following:
  - Commended Councillor Cole on her statements.
  - Scientific papers she has reviewed state that the effect of cannabis use on youth under 26 is remarkable and the effects of long-term use can be significant.
  - Like alcohol, if there is a retail cannabis store, youth in this town will be able to access cannabis more easily.
  - The lack of checks and balances currently in place.
  - Numerous measures must be implemented before it would be safe to have a cannabis retail outlet in Ucluelet.
  - Increased commercial traffic on Larch Road is problematic

because of youth and senior pedestrian traffic on that road.

- A number of letters in support of the application were submitted with the application but a number of letters in opposition to application were submitted for the public hearing.
- She is not in favour of giving this bylaw third reading.

#### Mayor Noël

- Mayor Noel noted the following:
  - Increased commercial traffic along Larch road would be unfortunate.
  - There was poor attendance at the public hearing.
  - This is a significant decision and it may be appropriate to delay in order to obtain further public input.
  - The business idea is legal and conforming.
  - Noted that it may be appropriate to delay and vet the application further.

2017-005

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

*THAT Council approve recommendation 1 of the report item, "Bylaw No. 1254, 2019, Zoning Amendment for Cannabis Sales at 1786 Peninsula Rd. - 3rd Reading" which states:*

1. *THAT the "District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019" be given third reading.*

DEFEATED.

**12.3 Public Hearing Report Regarding Bylaw No. 1255, 2019 - Zoning Amendment for Cannabis Sales at 1972 Peninsula Rd.**  
***Joseph Rotenberg, Manager of Corporate Services***

**12.4 Bylaw No. 1255, 2019, Zoning Amendment for Cannabis Sales at 1972 Peninsula Rd. - 3rd Reading**  
***Bruce Greig, Manager of Community Planning***

Bruce Greig, Manager of Community Planning, presented this report. Highlights included:

- The recommendation is to refer this matter to an additional public hearing.
- The bylaw was the subject of a public hearing on September 9th.
- Notice of the public hearings as well as the preamble to the Public Hearing provided by the mayor at the public hearing indicated that Council would receive no new submissions from the public after the close of public hearing.
- All information on which Council is going to base its zoning decision should be available to the public at or before the public

hearing. This allows the public to inform the statements they make at or before the public hearing and levels the playing field.

- After the close of the public hearing Council should not be receiving any new information on the applications, whether verbal or written, until Council has voted on the subject bylaw.
- Since Council received additional information after the close of the public hearing via direct email communications, it is appropriate to hold an additional public hearing to ensure the bylaw is not vulnerable to legal challenge on procedural grounds.

2017-006

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

*THAT Council approve recommendation 1 of the report item, "Bylaw No. 1255, 2019, Zoning Amendment for Cannabis Sales at 1972 Peninsula Rd. - 3rd Reading" which states:*

1. *THAT the "District of Ucluelet Zoning Amendment Bylaw No. 1255, 2019" be referred to a second public hearing, subject to the applicant providing the public hearing and notification fees.*

CARRIED.

**12.5 Public Hearing Report Regarding Bylaw No. 1253, 2019  
Joseph Rotenberg, Manager of Corporate Services**

Councillor Hoar recused herself due to conflict of interest arising from the fact that she is the applicant's neighbour and she sits on the Strata Board.

**12.6 Bylaw No. 1253, 2019 - Zoning Amendment for 1557 Larch Road -  
3rd Reading  
Joseph Rotenberg, Manager of Corporate Services**

Council asked if the applicant will address the issue of parking on this particular property? Mr Greig, responded that the applicant will have to submit a site plan that shows enough parking to be bylaw compliant in order to obtain a building permit.

2017-007

**It was moved by Councillor Cole and seconded by Councillor McEwen**

*THAT Council approve recommendation 1 of the report item, "Bylaw No. 1253, 2019 - Zoning Amendment for 1557 Larch Road - 3rd Reading" which states:*

1. *THAT the "District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019" be given third reading.*

CARRIED.

Councillor Hoar returned to the meeting after Agenda items 12.5 and 12.6 were completed.

**13. OTHER BUSINESS**

13.1 There was no other business.

#### 14. QUESTION PERIOD

14.1 **Todd Henry**, resident and representative of the applicant, asked why Council decided to deny Ucluelet Cannabis Co.'s zoning bylaw amendment application and not deny Platinum Cannabis Ltd.'s zoning application? Mayor Noël explained that Ucluelet Cannabis Co.'s zoning bylaw amendment was defeated, and Platinum Cannabis Ltd.'s zoning bylaw amendment was referred to second public hearing because Council received correspondence related to that bylaw after the public hearing concluded. This has the effect of clouding the process.

Bruce Greig, noted that Council was not making a decision here on Bylaw 1255 but instead made a decision to refer it back to public hearing.

Mr. Henry responded that he understood.

#### 15. CLOSED SESSION

##### 15.1 *Procedural Motion to Move In-Camera:*

2017-008

**It was moved by Mayor Noël and seconded by Councillor Cole**

*THAT the September 18, 2019 Special Meeting of Council be closed to the public in order to address agenda items under Sections 90(1)(c)(e)(g) and (k) of the Community Charter.*

CARRIED.

#### 16. ADJOURNMENT

16.1 The Meeting was adjourned at 5:37 PM.

**CERTIFIED CORRECT:** Minutes of the Special Council Meeting held on Wednesday, September 18, 2019 at 3:30 pm in the George Fraser Room, Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.

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Mayco Noël  
Mayor

---

Mark Boysen  
CAO









## DISTRICT OF UCLUELET

### Request to Appear as a Delegation

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

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

Please arrive 10 minutes early and be prepared for the Council meeting. The Mayor (or Acting Mayor) is the chairperson and all comments are to be directed to the chairperson. It is important to address the chairperson as Your Worship or Mayor Noël.

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

Requested Council Meeting Date: October 8, 2019

Organization Name: North Island College

Name of person(s) to make presentation: John Bowman, President and CEO

Topic: North Island College Strategic Plan20-25

Purpose of Presentation:  Information only  
 Requesting a letter of support  
 Other (provide details below)

Please describe:

President Bowman would like to give a Power Point presentation to Council for 10-15 minutes to inform Council about NIC's planning priorities and opportunities for community input.

Contact person (if different from above): Sue Bate, EA to the President

Telephone Number and Email: 250-334-5270 sue.bate@nic.bc.ca

Will you be providing supporting documentation?  Yes  No

If yes, what are you providing?

Handout(s)

PowerPoint Presentation

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





## DISTRICT OF UCLUELET

### Request to Appear as a Delegation

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Please arrive 10 minutes early and be prepared for the Council meeting. The Mayor (or Acting Mayor) is the chairperson and all comments are to be directed to the chairperson. It is important to address the chairperson as Your Worship or Mayor Noël.

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

Requested Council Meeting Date: \_\_\_\_\_

Organization Name: \_\_\_\_\_

Name of person(s) to make presentation: \_\_\_\_\_

Topic: \_\_\_\_\_

Purpose of Presentation:

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

Please describe:

Contact person (if different from above): \_\_\_\_\_

Telephone Number and Email: \_\_\_\_\_

Will you be providing supporting documentation?  Yes  No

If yes, what are you providing?

Handout(s)  
 PowerPoint Presentation

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



## Nicole Morin

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**From:** Nicole Morin  
**Sent:** October 2, 2019 4:15 PM  
**To:** Nicole Morin  
**Subject:** RE: MOECCS Joint Letter Signatories Press Release

**From:** Keely Kidner <[KKidner@squamish.ca](mailto:KKidner@squamish.ca)>  
**Sent:** October 2, 2019 10:49 AM  
**Subject:** MOECCS Joint Letter Signatories Press Release

Hello,

You are receiving this email as your Mayor or Board Chair is a signatory to the attached joint submission to the Ministry of Environment and Climate Change Solutions regarding the Provincial Plastics Action Plan.

A copy of the letter is provided for your organization's records; please distribute to your Mayor/Board Chair and any internal departments responsible for solid waste or environmental management.

In order to promote the collective efforts of all local government signatories, the Districts of Squamish, Tofino and the City of Victoria have released this letter to the media (available here: <https://www.victoria.ca/EN/main/city/news-room/media-releases/latest-media-releases.html>). Please feel free to adapt the attached news release to suit your needs, share with your community or distribute in any way your organization sees fit.

Thank you,  
 Keely

**Keely Kidner** | Outreach Sustainability Coordinator  
**District of Squamish** | *Hardwired for Adventure*  
 C: 604.848.4547 | [kkidner@squamish.ca](mailto:kkidner@squamish.ca) | [www.squamish.ca](http://www.squamish.ca)



 Please consider the environment before printing this e-mail.

*I humbly acknowledge that I work on the traditional territory of the Squamish Nation, Skwxwú7mesh Úxwumixw.*

***Never miss your waste collection day again! Visit [here](#) to find your curbside collection day, sign up for weekly reminders, print your own calendar, or download into your personal electronic calendar.***

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This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Please note that correspondence with any government body, including District of Squamish Council and Staff, can be subject to disclosure under the Freedom of Information and Protection of Privacy Act.

## Media Release



### 29 Local Governments Speak as One in Feedback to the Province on Plastics Reduction

Date: Tuesday, October 1, 2019

For Immediate Release

**VICTORIA, BC** – Local governments across British Columbia have worked together to present a joint letter to the Ministry of Environment and Climate Change Strategy in response to the Province’s call for input to its Plastics Action Plan. In all, 29 governments have signed the letter aligning their voices and calling for the Province to adopt bold legislation to significantly reduce and regulate plastics in British Columbia.

“We are grateful to the Province for engaging British Columbians on the future of waste reduction,” says City of Victoria Mayor Lisa Helps. “Local governments are on the front lines of dealing with waste and have the best potential to help the Province move to a zero waste economy. I’m confident this coalition of communities represents a strong voice that will resonate with the Province’s aims.”

Signatories include many local governments who have, or who are in the process of, adopting single-use plastics regulations. The letter represents a unifying voice, which brings a strong message to the Province on behalf of municipalities and regional districts all over B.C.

“Local government is the level of government closest to the ground. Every single day, we deliver services that citizens depend on, and we hear from those same citizens about what matters to them”, says Josie Osborne, Mayor, District of Tofino. “By collaborating to provide our collective advice to the Province on the regulation and management of single-use plastics, we are more likely to be heard and less likely to be ignored. It’s an effective strategy to maintain a healthy working relationship between local government and the Province.”

The joint letter highlights five topic areas which include:

1. the need for a greater focus on reduction and reuse over recycling and disposal;
2. clarification of local government authority to regulate for environmental reasons through local bylaws;
3. an appeal for a stepped or phased implementation approach;
4. improved extended producer responsibilities; and
5. sufficient consultation with key stakeholders when policy tools are developed and evaluated.

The signatories include:

**Alberni-Clayoquot**

Regional District

**Capital** Regional District

**Cariboo** Regional District

City of **Chilliwack**

City of **Colwood**

City of **Courtenay**

Village of **Cumberland**

Township of **Esquimalt**

Regional District of

**Fraser-Fort George**

Village of **Harrison Hot**

**Springs**

District of **Mission**

Regional District of

**Nanaimo**

District of **North**

**Vancouver**

Regional District

**Okanagan-Similkameen**

Village of **Pemberton**

Town of **Qualicum Beach**

City of **Rossland**

District of **Saanich**

Town of **Sidney**

District of **Sooke**

District of **Squamish**

**Squamish-Lillooet**

Regional District

District of **Summerland**

**Sunshine Coast** Regional  
District

Village of **Tahsis**

District of **Tofino**

District of **Ucluelet**

City of **Victoria**

Resort Municipality of

**Whistler**

“Individual municipalities want to work with the Province to introduce stronger regulations around single use plastics and at the same time, protect their right to regulate local business practices. The level of collaboration we have seen in the development of this submission has real power, and it is incredibly exciting to see how we can learn from one another and adopt best practices,” says Karen Elliott, Mayor, District of Squamish. “The bigger opportunity here is that this level of local government collaboration can work across so many other topics that our communities are all grappling with, from climate change to affordable housing and beyond.”

Many of the 29 local governments are also sending individual letters to the Province in addition to the joint letter.

The joint letter to the Province can be viewed here: <http://www.tofino.ca/plastics>

-30-

Media contacts:

District of Squamish: Christina Moore, [cmoore@squamish.ca](mailto:cmoore@squamish.ca), 604.815.5025

District of Tofino: Elyse Goatcher-Bergmann, [egoatcher-bergmann@tofino.ca](mailto:egoatcher-bergmann@tofino.ca), 250.725.3229 ext 610

City of Victoria: Bill Eisenhauer, [beisenhauer@victoria.ca](mailto:beisenhauer@victoria.ca), 250.858.1061

Ministry of Environment and Climate Change Strategy  
Recycling Regulation Amendments  
PO Box 9341 Stn Prov Govt  
Victoria, BC V8W 9M1

Dear Minister Heyman,

September 29, 2019

### **Joint Local Government Response to Provincial Plastics Action Plan**

As local governments who have taken steps to reduce single-use items in our communities, we write together in response to the Ministry of Environment & Climate Change Strategy's (the Ministry) call for submissions regarding proposed amendments to the *Recycling Regulation* of the *Environmental Management Act* to address plastic waste.

In reviewing the "Plastics Action Plan Policy Consultation Paper" (Consultation Paper), the following five topic areas were collectively determined as matters requiring specific feedback from the local government sector. In addition to this letter, local governments may also be submitting individual feedback relevant to their communities. We thank you for your time and consideration, and we look forward to continuing the conversation on these important matters.

#### **1. FOCUS ON REDUCTION AND REUSE**

The pollution prevention hierarchy emphasizes reduction and reuse over recycling and disposal. These priorities are also apparent in the Ministry's Consultation Paper, which discusses reducing plastic consumption through the use of Extended Producer Responsibility (EPR) programs and bans on single-use items. However, local governments feel that these programs can only be considered successful if any unintended shift to excessive consumption of damaging single use alternatives is avoided. To avoid this shift, we recommend that EPR policies be accompanied by incentives to encourage the use of sustainable, reusable options.

In addition, the Consultation Paper frames reuse in terms of recyclability, "ensuring recycled plastic is re-used effectively" through standards on recycled content. We agree that this approach can help reduce emissions and support EPR programs, but there is also an opportunity to consider reuse in terms of behaviour. We urge the Ministry to adopt a policy which supports and enables practices of reuse outside of recycling, with the ultimate goal being reduction of single-use items. This includes encouraging refillable containers (e.g. growlers, wine bottles, soap bottles, etc.), allowing patrons to bring their own container (e.g. takeout food, restaurant leftovers, bulk food shopping, etc.), enabling the right to repair (e.g. repair cafes, requirements for the provision of spare parts and services, online publication of manuals, etc.), and promoting zero waste shopping (e.g. zero waste stores, farmers' markets, etc.). This added focus on reduction and reuse will help move the Plastics Action Plan forward in accordance with pollution prevention best practices.

#### **2. CLARIFY LOCAL GOVERNMENT AUTHORITY**



We appreciate that the Ministry has acknowledged the actions being taken by local governments to address the local impacts of single-use items in BC communities. Indeed, more than 23 communities in B.C. have been actively developing bans, fees and levies, to address single-use items. However, as noted in the Consultation Paper, the B.C. Court of Appeal ruling regarding the City of Victoria's business licence regulation bylaw is of major concern to local governments as its implications for municipal authority to adopt bylaws under sections 8 and 9 of the *Community Charter* are potentially significant.

Until the Court of Appeal decision was issued, it has been the view of many municipalities that the nature of concurrent powers expressly described by statute in sections 8 and 9 of the *Community Charter* allowed for the regulation of unsustainable business practices. To be certain, there are numerous examples of municipal business regulations which already include one or more provisions intended to protect the environment, including imposing requirements or prohibitions on the pollution of waterways, drains and sewers.

As the Province reviews the Court of Appeal's decision, we urge the Minister to consult with the Ministry of Municipal Affairs and Housing to provide clarity on the limits and intent of the general concurrent authorities shared by local governments and the Province in relation to the protection of the natural environment, and specifically as it applies to single use items. Moreover, we request that a clear, timely and uniform process be developed for local governments who choose to act on those matters which fall under section 9(1) [*spheres of concurrent authority*] of the *Community Charter*.

### **3. A "STEPPED" OR PHASED APPROACH**

As each local government faces unique challenges with respect to recycling and solid waste management, a one-size-fits-all provincial regulation may not meet the needs or expectations of all communities. To this end, we recommend the Minister regulate single-use plastics through a "stepped" or "phased" approach akin to the *BC Energy Step Code Regulation*. A phased approach would allow local governments to move at a pace appropriate for their communities, while also providing industry with a set of consistent targets for waste reduction and recycling across British Columbia. This flexibility is particularly important for smaller rural communities while also enabling faster action to be taken by those local governments who are ready for more ambitious, multifaceted approaches to regulating waste and single-use items. In this way, communities can adopt these regulations gradually or more quickly depending on their ability and resources. Moreover, a consistent incremental framework that raises standards would ensure that, as the recycling and packaging industries innovate, we are able to avoid the current patchwork of disparate standards in each community.

The *BC Energy Step Code* is an excellent example of collaboration between the Province, local governments, industry, and other stakeholders. We encourage the Ministry to consider a similar approach to the regulation of single-use items to encourage innovation while respecting the capacity of all municipalities.

### **4. IMPROVING EXTENDED PRODUCER RESPONSIBILITY (EPR)**

BC is a leader in implementing EPR programs and moving ahead on its commitments to the Canadian Council of Ministers of Environment Canada-wide Action Plan on EPR. As the Ministry now has experience with these programs, it is important to foster continuous improvement, address problems that have arisen and push for programs to meet their full potential.

EPR programs are designed so that producers pay for their products' end of life management, but also so that products and packaging become better designed. The *Recycling Regulation* and the work of the Ministry have focused on collection for recycling or responsible handling, however few programs are achieving success in redesign, reduction or reuse. There needs to be a focus higher up the hierarchy, which would hold the business sector accountable. This could include exploring ways to redesign products, reduce the amount of packaging, or change the materials used. There are different ways to achieve this, including mandating differential fees based on environmental-impact or waste-creation (rather than fees set by operational costs only), implementing financial penalties for non-compliance, or requiring targets for reduction or redesign.

Another area for expansion within the EPR framework is the inclusion of industrial, commercial and institutional (ICI) materials. The main driver for participation by businesses in diversion is the cost of participation relative to disposal. As changes in global markets drive down the revenue potential of these diverted materials, and with high costs of hauling to recycling markets, the segregation and recycling of materials (e.g. plastic containers, plastic film and expanded polystyrene) are challenging to justify for many businesses. Thus, the segregated collection and diversion of materials from the ICI sector is cost prohibitive to the businesses, and in many cases is substantially subsidized by local governments and taxpayers. Inclusion of ICI materials (with a focus on packaging) into the *Recycling Regulation* would create efficiencies within the transportation network from remote communities and prevent landfilling of recyclables by the ICI sector. In this way, the expansion of regulated products captured by the *Recycling Regulation* is supported, including packaging-like products, mattresses, single-use household pressurized cylinders, and new and used gypsum drywall.

EPR programs also need to be structured to ensure that they are accountable and cover the full costs related to the product disposal. Often, many of the costs associated with the collection of EPR products are not covered by the stewardship programs, which results in fees or taxpayer subsidization of the collection, transportation, and responsible disposal of the materials (e.g. tires). In addition, local governments are subsidizing the collection and management of material that escapes the stewardship collection program (through streetscapes, litter collection, illegal dumping, etc.). On a final note, EPR programs should enhance accountability and transparency. This includes local government and public representation on boards, open access to information given to boards and to their decisions, and the inclusion of financial and material management information for all programs. These changes to EPR programs would greatly enhance their effectiveness in the reduction of plastic waste.

## **5. ENSURING INTERNAL AND EXTERNAL CONSULTATION**

Finally, it is unclear from the Consultation Paper how and when other Ministries and impacted stakeholders will be specifically consulted. When policy tools are evaluated, it is important to consider all impacts and to ensure that viable alternatives are available. To this end, we recommend that the Ministry of Health be specifically consulted regarding potential regulatory changes to allow restaurants to fill take-out orders in reusable containers brought in by customers. This measure is integral to the implementation of bans on single-use containers and packaging, as the City of Vancouver found that nearly 50% of all garbage collected from public waste bins consists of take-out containers and disposable cups. Compostable and recyclable packaging materials often get mixed up when discarded, contaminating both streams and making them impossible to process.

In the development of exemptions, we support evidence-based policies that have been shown to be effective at reducing waste. Moreover, disability advocates, care facilities, local governments, and other provincial agencies (such as the Ministry of Social Development and Poverty) should be specifically consulted in the development of exemptions as a means to highlight and ensure accessibility.


## CONCLUSION

We appreciate the opportunity to provide comment and strongly encourage the Ministry to continue to consult with local governments in the upcoming regulatory process. In this letter, we have highlighted the need for a focus on reduction and reuse, clarification of local government authority, and further internal and external consultation. We have also made suggestions for the improvement of EPR programs and a community-led approach akin to the existing *BC Energy Step Code* adoption model. We hope that these concerns are taken into consideration and we look forward to further engagement with the Ministry.

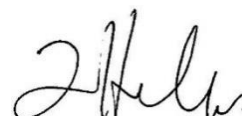
Sincerely,



Karen Elliott, Mayor  
District of Squamish



Josie Osborne, Mayor  
District of Tofino



Lisa Helps, Mayor  
City of Victoria



Kathy Moore, Mayor  
City of Rossland



Mayco Noel, Mayor  
District of Ucluelet



John Jack, Board Chair  
Alberni-Clayoquot Regional District



Leslie Baird, Mayor  
Village of Cumberland



Toni Boot, Mayor  
District of Summerland



Jack Crompton, Mayor  
Resort Municipality of Whistler



Mike Richman, Mayor  
Village of Pemberton



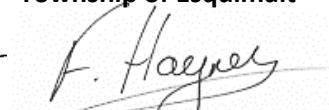
Barb Desjardins, Mayor  
Township of Esquimalt



Colin Plant, Board Chair  
Capital Regional District



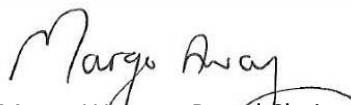
Rob Martin, Mayor  
City of Colwood



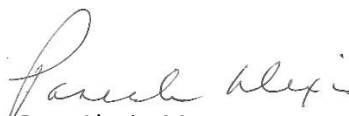
Fred Haynes, Mayor  
District of Saanich



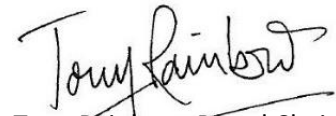
Lori Pratt, Board Chair  
Sunshine Coast Regional District



Margo Wagner, Board Chair  
Cariboo Regional District



Pam Alexis, Mayor  
District of Mission



Tony Rainbow, Board Chair  
Squamish-Lillooet Regional District



Brian Wiese, Mayor  
**Town of Qualicum Beach**



Leo Facio, Mayor  
**Village of Harrison Hot Springs**



Mike Little, Mayor  
**District of North Vancouver**



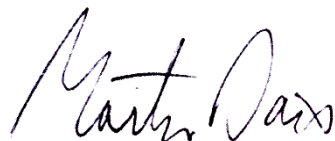
Maja Tait, Mayor  
**District of Sooke**



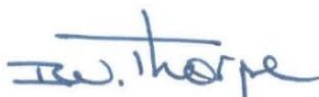
Cliff McNeil-Smith, Mayor  
**Town of Sidney**



Ken Popove, Mayor  
**City of Chilliwack**



Martin Davis, Mayor  
**Village of Tahsis**



Ian Thorpe, Board Chair  
**Regional District of Nanaimo**



Karla Kozakevich, Board Chair  
**Regional District Okanagan-Similkameen**



Bob Wells, Mayor  
**City of Courtenay**



Art Kaehn, Board Chair  
**Regional District of Fraser-Fort George**

**Joseph Rotenberg**

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**From:** Darcey Bouvier on behalf of Info Ucluelet  
**Sent:** September 12, 2019 8:01 AM  
**To:** Council  
**Cc:** Mark Boysen; Joseph Rotenberg  
**Subject:** Request to recognize Fair Employment Week in support of Fairness for Contract Faculty

**From:** Nicole Seguin <nseguin@fpse.ca>  
**Sent:** September 11, 2019 9:38 PM  
**Subject:** Request to recognize Fair Employment Week in support of Fairness for Contract Faculty

Dear Mayor and Council

The Federation of Post-Secondary Educators of BC (FPSE) has 10,000 members working in every corner of the province to provide the education people, and our communities, need. With 80% of future jobs expected to require some level of post-secondary education, our network of colleges, institutes, and universities will only become more important. However, thousands of the educators providing this education are precarious and underpaid.

Fair Employment Week is an international campaign to bring attention to the issue of underpaid contract work on campuses and call for change.

On behalf of our 10,000 members, I ask that the District of Ucluelet Council move a motion recognizing Fair Employment Week October 7-11, 2019 and support fairness for contract faculty. A draft motion is included below.

Together, we can improve working conditions for educators and make our communities a better place to live and work.

Sincerely,

Terri Van Steinburg

President | Federation of Post-Secondary Educators of BC | [fpse.ca](http://fpse.ca)  
 Musqueam, Squamish & Tsleil-Waututh Territories | she/her/hers

---

#### FAIR EMPLOYMENT WEEK | DRAFT MOTION

##### BECAUSE

1. Fair Employment Week is an opportunity to raise awareness about the rise of precarious employment on campus and the unfair working conditions experienced by contract faculty;
2. Contract faculty can be paid less for doing the same work – some are paid 80% less.
3. Wage fairness and job stability for contract faculty leads to improved services for students, their families, and the local area.

BE IT RESOLVED THAT the District of Ucluelet Council recognize Fair Employment Week and support contract faculty receiving the same pay for the same work.

CUPE 1004



## Joseph Rotenberg

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**From:** Darcey Bouvier on behalf of Info Ucluelet  
**Sent:** September 18, 2019 8:22 AM  
**To:** Council  
**Cc:** Mark Boysen; Joseph Rotenberg; Abby Fortune; Denise Stys-Norman (Personal Email)  
**Subject:** Tourism Vancouver Island: Notice of AGM

**From:** Tourism Vancouver Island <lauren@tourismvi.ca>  
**Sent:** September 18, 2019 7:02 AM  
**Subject:** Tourism Vancouver Island: Notice of AGM




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## NOTICE OF ANNUAL GENERAL MEETING

TO: THE VOTING STAKEHOLDERS OF THE TOURISM ASSOCIATION OF VANCOUVER ISLAND (The "Society")

NOTICE IS HEREBY GIVEN pursuant to the Society Act of British Columbia (The "Act") and the Bylaws of the Society, that the 2019 Annual General Meeting of the Society will be held:

that the Special General Meeting of the Tourism Association of Vancouver Island (hereinafter called the "**Society**") will be held:

DATE: Thursday, October 10, 2019

TIME: 12:00 PM (Pacific Time)

PLACE: Coast Bastion Hotel, 11 Bastion Street, Nanaimo

For the following purposes:

1. To receive and approve the financial statements of the Society for the fiscal year ending March 31, 2019;
2. To approve the minutes of the September 27, 2018 Annual General Meeting;
3. To receive the reports of the Board of Directors of the Society;
4. To appoint Auditors for the Society for the ensuing year; and
5. To transact such further or other business as may properly come before the meeting and any adjournment or adjournments thereof.

In accordance with Bylaw 3.2 Annual General Meeting, which states: The Annual General Meeting of the Society may be held at any place within the Vancouver Island region of the Province of British Columbia on a day, time and month as the Board may by resolution determine, and such meeting shall ordinarily take place at least once every calendar year. At Annual General Meetings there shall be presented a report to the Registered Stakeholders of the affairs of the Society, the auditor's report, any financial statements as shall be required by the Act, and other such information or reports relating to the Society's affairs as the Board may determine.

DATED at Nanaimo, British Columbia this 18th day of September, 2019.

BY ORDER OF THE BOARD OF DIRECTORS

Per:



Ian MacPhee, Chair

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*For more information on the annual conference and AGM, please visit*  
[www.tviconference.ca](http://www.tviconference.ca)

This message was sent to [info@ucluelet.ca](mailto:info@ucluelet.ca) from:

Tourism Vancouver Island



**Joseph Rotenberg**

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**From:** Darcey Bouvier on behalf of Info Ucluelet  
**Sent:** September 17, 2019 8:19 AM  
**To:** Council  
**Cc:** Mark Boysen; Joseph Rotenberg  
**Subject:** COFI releases plan to secure a strong, competitive forestry future

**From:** Diamond Isinger <isinger@cofi.org>  
**Sent:** September 16, 2019 2:02 PM  
**Subject:** COFI releases plan to secure a strong, competitive forestry future

Dear community leaders,

I am emailing to share with you a document we released today called [“Smart Future: A path forward for B.C.’s forest products industry.”](#)

As you know, there are many challenges facing the forest sector... challenges which are impacting workers and communities throughout the province. COFI and its member companies have been actively participating in the consultation and engagement processes currently underway to revitalize and renew the sector, including attending stakeholder meetings held throughout the interior this summer.

Much of the discussion at these sessions has rightly focused on the need to support workers and communities to address the impacts of closures and curtailments as mill capacity is rebalanced to match lower harvest levels. But we are also getting questions from mayors, local governments, First Nations, our employees and partners asking what the future looks like for forestry in B.C. and where we will be once we have moved through this transition.

To try to answer these questions, this document provides some ideas and choices that we believe can help build a stronger future for B.C.’s forest sector. We recognize that some ideas presented here are not new. Some ideas can be implemented by industry, others will require government action, and all will require a collective effort from workers, contractors, communities, First Nations, academic institutions, and others.

We recognize the list is not complete and that you and others will have other ideas to add to or complement the ones here. We do hope that it can help the discussions at the upcoming Union of BC Municipalities’ 2019 Convention and in the weeks ahead.

We look forward to connecting with many of you there. If you are attending UBCM, find us at our tradeshow booth to share your ideas. If you are not attending, but would like to connect, please contact me at [isinger@cofi.org](mailto:isinger@cofi.org), and we would be happy to meet and talk further about the forest sector.

Please find our news release below. A direct link to the plan and recommendations can be found at [https://www.cofi.org/wp-content/uploads/COFI\\_APathForward\\_2.pdf](https://www.cofi.org/wp-content/uploads/COFI_APathForward_2.pdf)

Yours truly,  
Diamond

**Diamond Isinger**  
 Manager, Public Affairs

Phone: +1 604-891-1223  
 Mobile: +1 778-888-9514

Email: [isinger@cofi.org](mailto:isinger@cofi.org)



# COFI Releases Plan to Secure a Strong, Competitive Forestry Future

Sep 16, 2019

(Vancouver, B.C.) – The BC Council of Forest Industries (COFI) today released a plan – “*Smart Future: A Path Forward for B.C.’s Forest Products Industry*” – with 60 policy choices that can be made today to secure a stronger future for B.C.’s forest sector.

The forest industry has been a cornerstone of the B.C. economy for more than 100 years, generating about 140,000 jobs in our province, including one in four jobs in the manufacturing sector. The industry is currently facing significant challenges that are being felt across the province.

“B.C.’s forest industry is an industry in transition,” said Susan Yurkovich, President and CEO, BC Council of Forest Industries. “The industry is facing somewhat of a perfect storm – an array of market and operating challenges coming together at a time when we are also experiencing a significant structural shift in the availability and cost of fibre. These conditions are forcing difficult decisions, which are impacting workers and communities.”

A number of policy reviews and public consultations are underway to discuss the challenges. COFI and its member companies are actively participating in these discussions along with many other groups.

“In addition to addressing today’s challenges, many people are asking what the future holds for forestry in British Columbia, and where will we be once we have moved through this transition,” commented Yurkovich. “We believe that with the right choices, there is a bright future for the forest industry in B.C. That’s why we are putting forward our ideas for a path forward – one that will help attract investment, secure jobs, deliver value and sustain economic benefits across the province.”

“Some of these policy choices can be implemented by industry, others will require government action, and many will require collective effort from workers, communities, First Nations, academic institutions and all those involved in the sector to build the industry of the future,” added Yurkovich.

The 60 choices for a better future are outlined under five major areas:

1. - Invest in, and protect, our working forest land base
2. - Have smart rules that protect the environment and encourage investment
3. - Strengthen participation of Indigenous people and partnerships with communities
4. - Double down on market and product diversification
5. - Be the global hub for expertise in low-carbon, green building

[Click here to read the full report.](#)

## Quotes

“Industry is ready to work with all partners to put these ideas into action. Working in partnership, we can create the right conditions for a world-leading, globally competitive and innovative manufacturer of high-quality, sustainable products that supports skilled jobs and provides economic benefits for communities, First Nations, and all British Columbians. “

– **Don Kayne, Chair, BC Council of Forest Industries**

“Our province has a proud history of breaking new ground in wood construction, and now is the time to take our expertise to the next level. We need to think big. This vision document looks toward a time in which British Columbia becomes the “Harvard of Green Building” – a world hub for innovation in wood construction. We have the people, the know-how and the ability to lead the world. Let’s grab the opportunity.”

– **Michael Green, Michael Green Architecture**

“Customers both at home and around the world know that B.C.’s forest products are produced to the highest environmental standards. Wood is a renewable resource that lowers the climate impact of modern construction. That’s why it’s more important than ever that we work together to ensure that wood remains the go-to building material here in B.C. and across the globe.”

– **Greg Stewart, President, Sinclair Group Forest Products Ltd.; Chair, Wood WORKS! BC**

“Our industry is facing weak markets, volatile prices, punishing U.S. tariffs and high fibre costs which are making it impossible to operate economically today. We need to work together to put these ideas into action and find ways to get back to a competitive position so we can get contractors and employees back to work.”

– **Dick Jones, Teal Jones Group**

“I have been in the forest industry for over fifty years, both in primary and secondary manufacturing, and in my experience, there hasn’t been a time as defining as now for our collective future. Our focus should be to review all aspects of our industry to determine how to effectively add more social and economic value to the resource, and how to further innovate and develop new products for new markets. A key to success, however, is that industry must have reasonable expectations of access to competitive fibre. Also, collaboration through strong business relationships between primary and secondary manufacturing will be crucial going forward.”

– **John A. Brink, President & CEO of Brink Forest Products Ltd.**

“Indigenous people have been managing the land for thousands of years. It is a natural fit and valuable to the indigenous and non-indigenous communities in British Columbia for First Nations to increase their engagement in the forest sector at all levels to support community economic growth and diversify our collective knowledge of the land base.”

– **John Mohammed, President, A&A Trading**

“Over many years, we have built a forest industry we can all be proud of ... an industry that is recognized around the world for its quality products produced to the highest safety and environmental standards. We have faced challenges before, but our industry, workers and communities have proved to be resilient over the years and we can be again.”

– **Ray Ferris, President & CEO, West Fraser**

The BC Council of Forest Industries (COFI) is the voice of the B.C. forest industry which continues to be one of the most significant economic drivers in the province and the largest producer of softwood lumber in Canada. COFI members produce lumber, pulp and paper, panels and engineered wood products at facilities across the province. All share a commitment to a future based on sustainable forestry and manufacturing practices, innovative product development and employee safety.





# EMIL ANDERSON CONSTRUCTION (EAC) INC.

September 30<sup>th</sup>, 2019

**Re: Hwy 4 Kennedy Hill Safety Improvements  
Traffic Interruptions Update**

Dear Highway 4 travelers,

Attached is a revised copy of the September 27<sup>th</sup>, 2019 to October 24<sup>th</sup>, 2019 closure schedule. You can find a copy of the schedule on our *EAC Hwy 4 Kennedy Hill Project Updates* Facebook page at [facebook.com/eac.bc.ca.kennedy.hill/](https://facebook.com/eac.bc.ca.kennedy.hill/)

There is also a traffic advisory hotline which will provide detailed and up-to-date information to help plan your trip. The number is: **1-855-451-7152**.

Information will also be posted on electronic message boards at either ends of the project and along the Hwy 4 corridor between the west coast and Hwy 19 as well as information posted to [DriveBC.ca](https://DriveBC.ca). For your own safety, it is imperative you respect all construction signage, and stay well clear of any equipment.

We apologize for any inconveniences as a result of this project, but hope you understand that we are working towards a safer highway for all of us.

Further project information is available on the Ministry's project website at [gov.bc.ca/highway4kennedyhill](https://gov.bc.ca/highway4kennedyhill). Should you have any questions or concerns, you can leave a message on the traffic advisory hotline at 1 855 451-7152.

Sincerely,

**EMIL ANDERSON CONSTRUCTION (EAC) INC.**

Erin Pomeroy  
EAC Project Coordinator



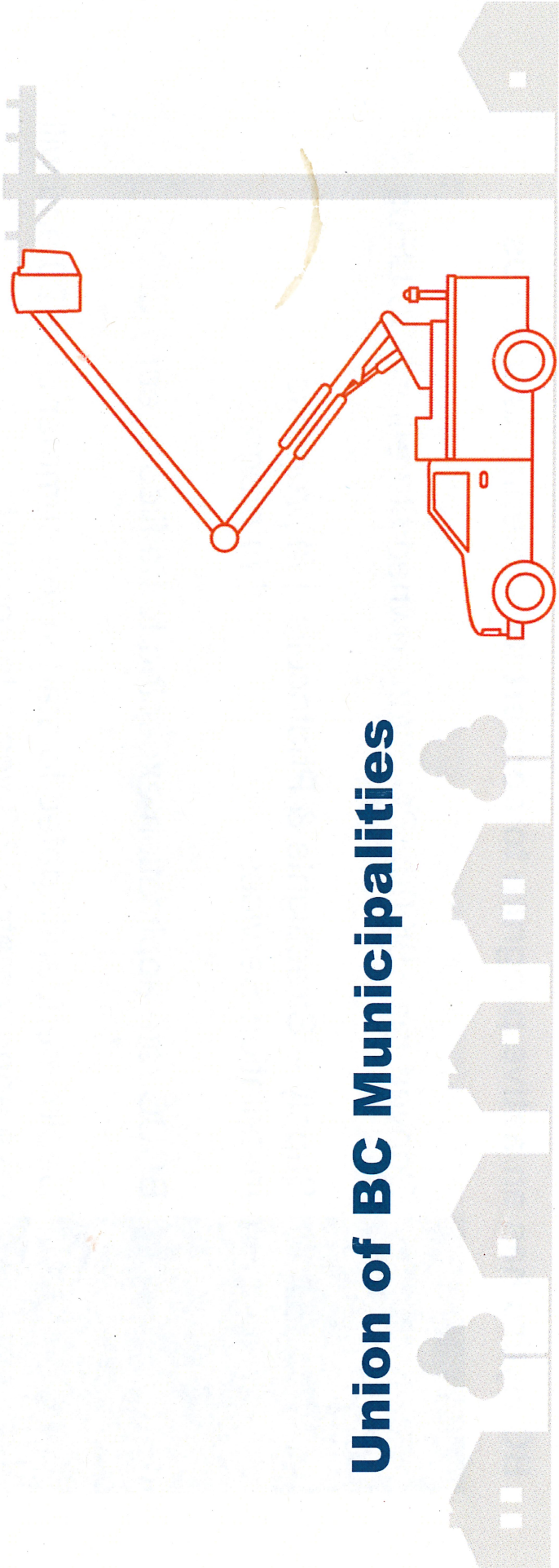
27-Sep-2019	Friday	Road CLOSED: - 1am to 4am - 5am to 7am Expect up to 30min delays at all other times.
28-Sep-2019	Saturday	No Closures – Single Lane Alternating Traffic
29-Sep-2019	Sunday	
30-Sep-2019	Monday	
1-Oct-2019*	Tuesday*	Road CLOSED: - 1am to 4am - 5am to 7am - 4pm to 5pm - 10pm to 12am except on Friday * Tuesday - No 1am to 4am and 5am to 7am  Expect up to 30min delays at all other times.  9am to 3pm - Traffic is advised to arrive at the top of the hour - Traffic flushes at the top of every hour (10am, 11am, 12pm, etc.) ** <b>CLOSED 9am to 11am</b> for daylight critical blasting and complex rock scaling activities/operations
2-Oct-2019	Wednesday	
<b>3-Oct-2019**</b>	<b>Thursday**</b>	
<b>4-Oct-2019**</b>	<b>Friday**</b>	
5-Oct-2019	Saturday	
6-Oct-2019	Sunday	
<b>7-Oct-2019**</b>	<b>Monday**</b>	
8-Oct-2019	Tuesday	
<b>9-Oct-2019**</b>	<b>Wednesday**</b>	
10-Oct-2019	Thursday	
11-Oct-2019	Friday	Road CLOSED: - 1am to 4am - 5am to 7am Expect up to 30min delays at all other times.
12-Oct-2019	Saturday	No Closures – Single Lane Alternating Traffic
13-Oct-2019	Sunday	
14-Oct-2019	Monday	
15-Oct-2019*	Tuesday*	Road CLOSED: - 1am to 4am - 5am to 7am - 4pm to 5pm - 10pm to 12am except on Friday * Tuesday - No 1am to 4am and 5am to 7am  Expect up to 30min delays at all other times.  9am to 3pm - Traffic is advised to arrive at the top of the hour - Traffic flushes at the top of every hour (10am, 11am, 12pm, etc.)
16-Oct-2019	Wednesday	
17-Oct-2019	Thursday	
18-Oct-2019	Friday	
19-Oct-2019	Saturday	
20-Oct-2019	Sunday	
21-Oct-2019	Monday	
22-Oct-2019	Tuesday	
23-Oct-2019	Wednesday	
24-Oct-2019	Thursday	

Find us on  
Facebook

@eac.bc.ca.kennedy.hill

# Streetlight Replacement Program

## Union of BC Municipalities



September 2019

# Streetlight Replacement Program

BC Hydro has an active program to convert its streetlights to LEDs

<b>Program's Scope</b>	Convert the ~95,000 BC Hydro owned streetlights to LEDs
<b>Procurement</b>	Supply – Streetlights & Photocells   <i>in progress</i> Installation Services   <i>in progress</i>
<b>Rates</b>	BCUC rate application expected to be filed in early 2020
<b>When</b>	Deployment anticipated to start in the summer of 2020 and will take approximately 2-3 years to complete

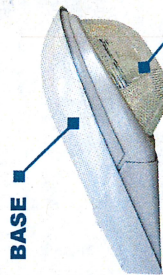
*\*\*Final approval from BC Hydro's Board of Directors is still pending*





# Streetlights

## Current HPS Streetlights



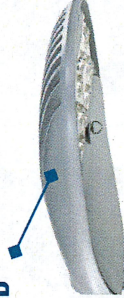
**LENS AND LAMP**

- High Pressure Sodium (HPS) lights
- Base and lamp are separate
- Bases last ~40 years, lamps ~7 years



## New LED Streetlights

**INTEGRATED FIXTURE**

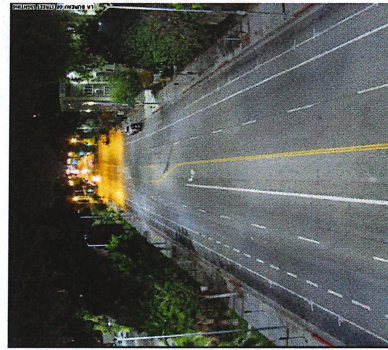


- LED lights
- Integrated base and lamp
- Estimated 20 year life

**PORT**



- Port enables use of photocells



## Photocells



- Basic photocells detect light levels and turn the streetlight on and off



3



\*HPS v LED street photo of Los Angeles from CNN.com

# LED Streetlight Options

Anticipate procuring 8 models of LED Streetlights:  
4 wattages with 2 colour temperatures each

Current Streetlight	LED Options		
	Wattage	3000K	4000K
100W HPS	'equivalent' to ~70W HPS		
150W HPS	'equivalent' wattage		
200W HPS	'equivalent' wattage		
	'equivalent' wattage		

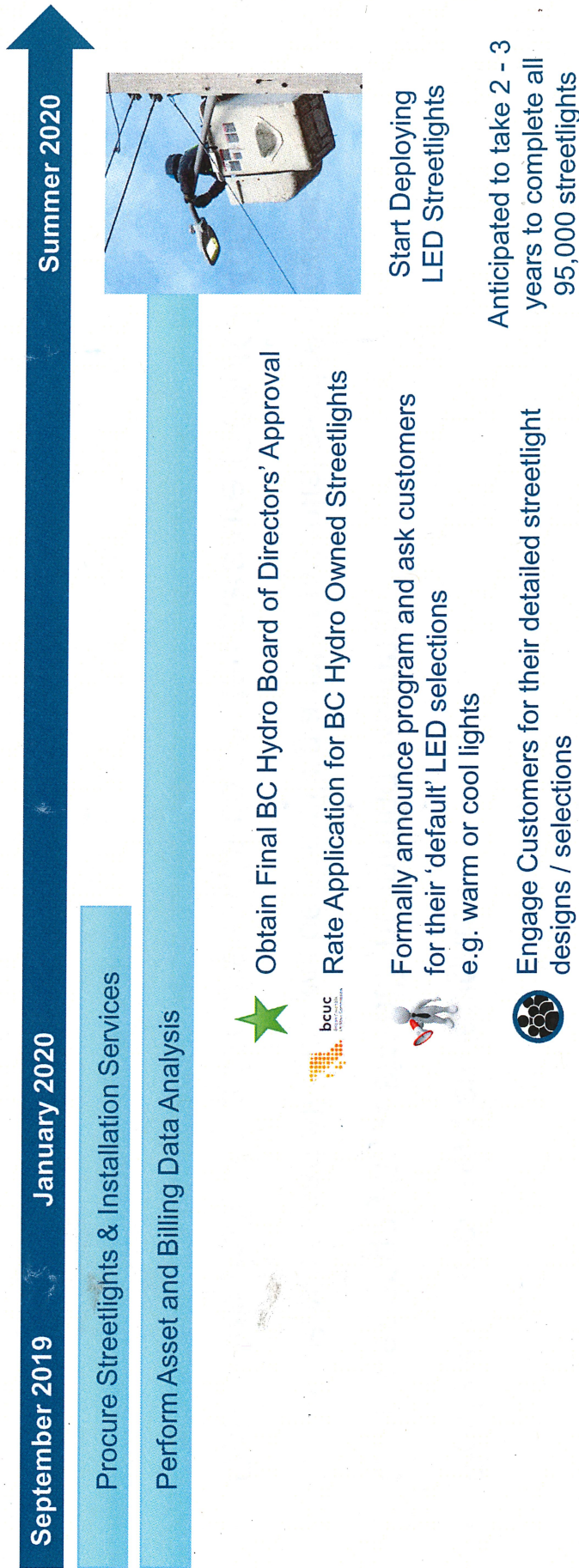
Mercury Vapour Streetlights will also be converted to LEDs  
Until contracts are awarded the manufacturer, models and specifications are unknown

4



\*Streetlight photos obtained from <https://www.chicagomag.com/city-life/April-2017/Its-Really-Hard-to-Figure-Out-What-Color-a-Citys-Streetlights-Should-Be/>

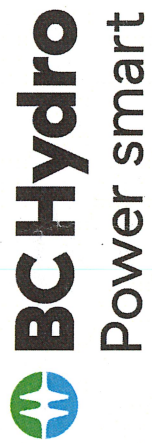
# Program Timeline



\*Streetlight installation photo from <https://www.richmondhill.ca/en/find-or-learn-about/outdoor-lighting-led-conversion-project.aspx>

## **What Can You Do Now?**

- Review your current streetlights
- Consider engaging a streetlight lighting designer
  - PowerSmart Alliance will be compiling a list of potential service providers
- Determine preference for streetlight colour temperature (3000K v 4000K)







## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 8, 2019

500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOHN TOWGOOD, PLANNER 1

**FILE NO:** 3090-20-DVP19-04

**SUBJECT:** DEVELOPMENT VARIANCE PERMIT FOR 389 MARINE DRIVE

**REPORT NO:** 19- 127

**ATTACHMENT(S):** APPENDIX A – APPLICATION  
APPENDIX B – DVP19-04

### RECOMMENDATION(S):

1. **THAT** Council approve Development Variance Permit DVP19-04 to reduce the minimum front yard setback required by section R-1.6.1 (1) (a) of the District of Ucluelet Zoning Bylaw No. 1160, 2013, from 7.5m (25') to 3.51m (11.5') for the existing house on Lot 1, Plan VIP17976, Section 21, Clayoquot Land District (389 Marine Drive).

### BACKGROUND:

On May 3, 2019 the applicant submitted a plan to subdivide one lot from Lot 1, Plan VIP17976, Section 21, Clayoquot Land District (389 Marine Drive - the "Subject Property").

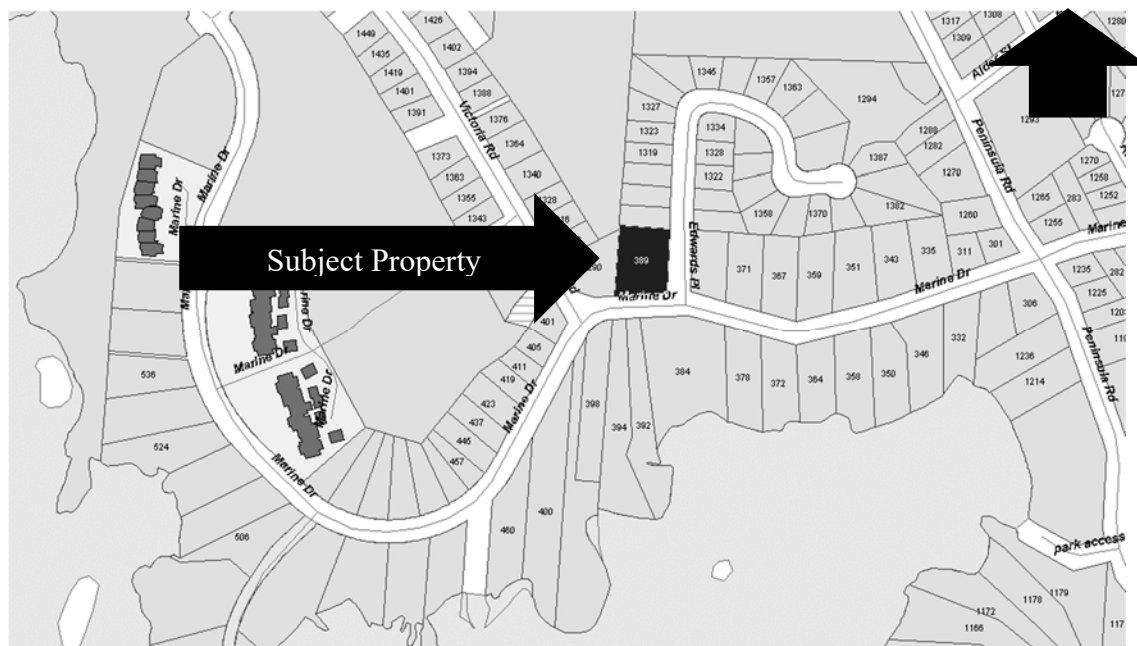


Figure 1 – Subject Property

Planning Staff completed a preliminary review of the proposal to understand what process would be required for this application.

#### Official Community Plan Analysis

In the review of the Official Community Plan's Development Permit (DP) requirements it was identified that the subject property does not fall within in a DP area and it is therefore not subject to a DP.

#### Zoning Analysis

In review of the zoning requirements for the proposal it was identified that the subject lot is within 'R-1 Single Family Residential Zone' and that the proposed subdivision and the existing residential dwelling located on the newly created lots does not conform with all applicable zoning regulations. Staff reviewed the submitted plan (**Figure 2**) as follows.

Specific to the new and remainder lots created, the proposal meets the following zoning regulations:

ZONING REGULATION	REQUIRED	PROPOSED	CONFORMS
<b>MIN. LOT SIZE</b>	650m <sup>2</sup> (7,000ft <sup>2</sup> )	782.46m <sup>2</sup> (4223ft <sup>2</sup> )	Yes
<b>MIN LOT FRONTAGE</b>	18m (60ft)	18m (60ft)	Yes

Specific to the remainder lot and the size and siting of the existing building on that proposed lot, the proposal meets and doesn't meet the following zoning regulations:

ZONING REGULATION	REQUIRED	PROPOSED	CONFORMS
<b>PERMITTED USE</b>	SFD	782.46m <sup>2</sup> (4223ft <sup>2</sup> )	Yes
<b>DENSITY</b>	1 per lot	1 per lot	Yes
<b>FLOOR AREA RATIO</b>	634.4m <sup>2</sup>	160m <sup>2</sup> (approx.)	Yes
<b>LOT COVERAGE</b>	634.4m <sup>2</sup>	200m <sup>2</sup> (approx.)	Yes
<b>FRONT YARD</b>	7.5m	3.51m	No
<b>EXTERIOR SIDE YARD</b>	5m	6.4m	Yes
<b>READ YARD</b>	6m	30.5m	Yes



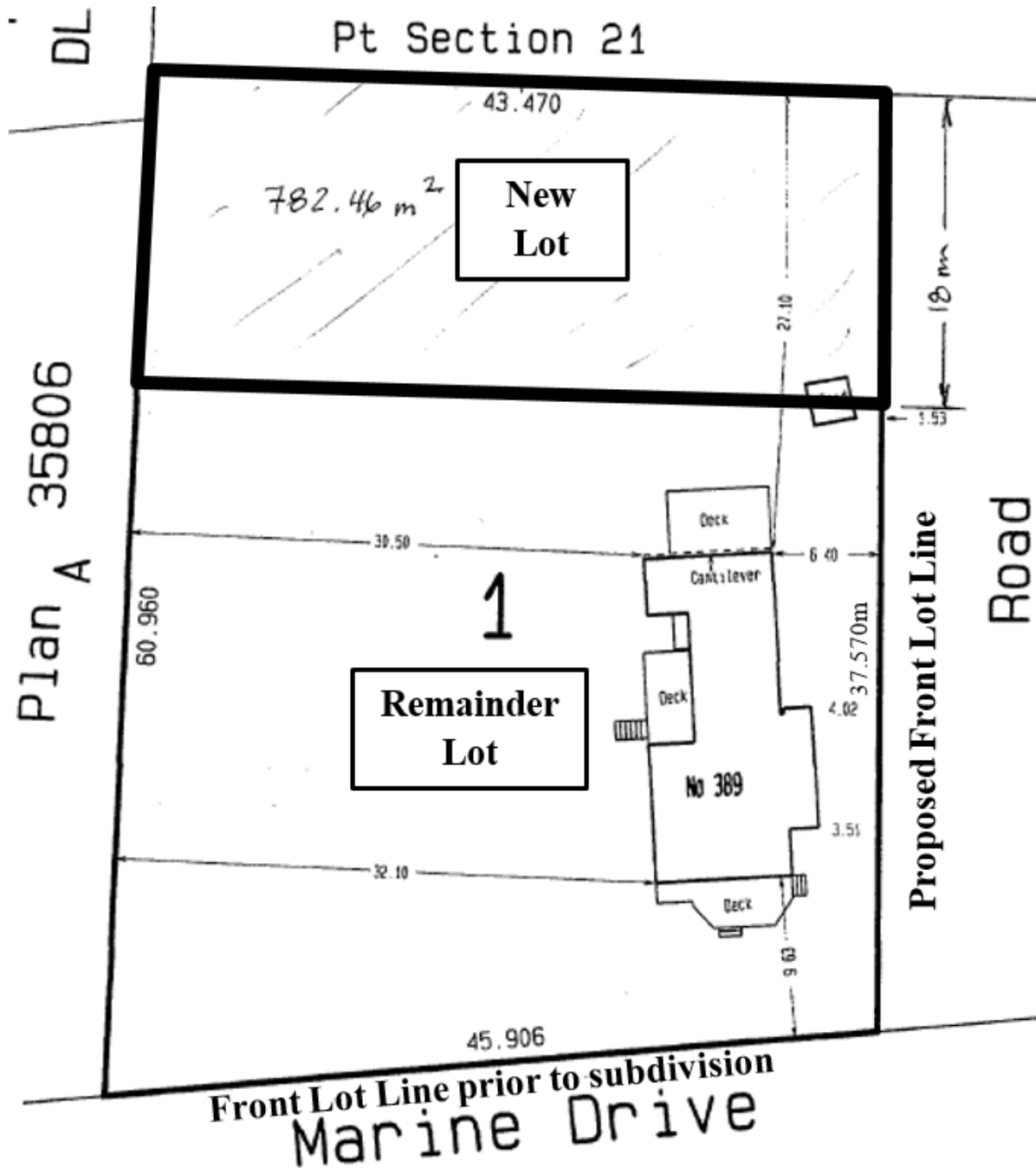


Figure 2 – Proposed Subdivision Plan

**DISCUSSION:**

The subject property is a larger residential lot. The proposed subdivision would create lots that are consistent with the lot sizes in the surrounding neighbourhood. Staff consider this larger corner parcel an appropriate candidate for subdivision to create an infill lot. While the form and character of this subdivision is not formally part of this discussion it does inform the decision to allow (or to deny) the requested variance.

As noted above in the zoning analysis, the proposal would not meet the minimum front yard setback for the existing building on the new remainder lot. This non-conformity is created because the remainder lot's shortest lot line facing a street would shift from Marine Drive to Edwards Place – effectively, what was a side yard would become the front yard. This is because the zoning bylaw requires that in the case of a corner lot, the shortest lot line abutting a road is the front lot line. After subdivision the shortest lot line would be adjacent to Edwards Place. As a result, the existing house would fall within the front setback.

For the subdivision to be approved by the District of Ucluelet's approving officer, this non-conformity must first be authorized by obtaining a variance.

It is important to note that the existing residence is not moving or being modified in any way nor are the driveways or parking areas. This variance only recognizes what is already there in terms of the siting of the existing residential dwelling. Staff view this as a technical matter. Also, to note, the small shed currently located in the general area of the new property line will be relocated into a conforming location, prior to the completion of the subdivision.

#### **SERVICING**

The new lot created in this proposal will be required to be service as per Ucluelet's Subdivision Control Bylaw No. 531, 1989, and its amendments.

#### **FINANCIAL IMPACTS:**

A single Development Cost Charge of \$12,882 will be required for the newly created lot as part of this subdivision application.

#### **OPTIONS REVIEW:**

As noted above, staff view this requested variance as a technical matter. The variance applies to an existing house which is not moving or expanding; there would be no impact on the surrounding neighbourhood or streetscape as a result of this variance. The proposed infill lot would meet all requirements of the zoning bylaw. Staff therefore are fully supportive of the requested variance.

Alternatively, Council has the following options:

2. **THAT** Council defer consideration of DVP19-04 at this time, to seek additional information from the applicant; or,
3. **THAT** Council reject the requested DVP19-04.

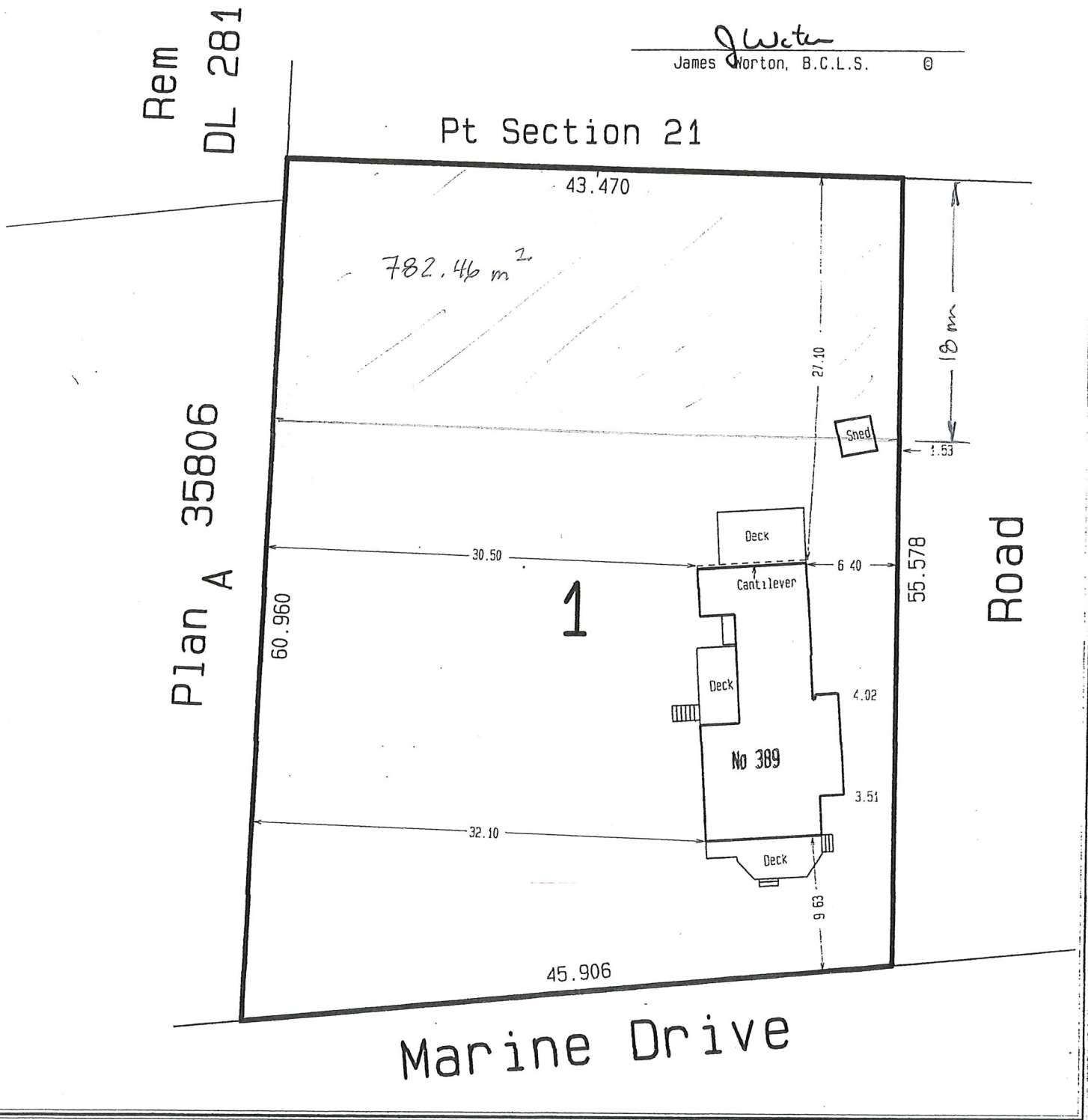
**Respectfully submitted:** Bruce Greig, Manager of Community Planning  
John Towgood, Planner 1  
Mark Boysen, Chief Administration Officer

I have inspected the residential premises located at 389 Marine Drive and hereby certify that the structures are situated with respect to nearby boundaries as shown on the sketch below. This document is prepared for mortgage or municipal inspection purposes only and not valid unless originally signed and sealed.

SCALE = 1: 400 metric

Field survey the 25th day of August , 2005.  
Dated this 7th day of May , 2007.

*James Worton*  
James Worton, B.C.L.S. ©







## DEVELOPMENT VARIANCE PERMIT DVP19-04

Pursuant to section 498 of the Local Government Act, 2015:

1. This Development Variance Permit is issued to:

DAVID AND REBECCA HURWITZ  
PO BOX 601 UCLUELET, BC, V0R 3A0

2. This Development Variance Permit applies to, and only to, those lands within the District of Ucluelet described below, and all buildings, structures, and other development thereon:

**Lot 1, Plan VIP17976, Section 21, Clayoquot Land District (389 Marine Drive)**  
("the Lands")

3. This Development Variance Permit is issued subject to compliance with all the bylaws of the District of Ucluelet, except as specifically varied or supplemented by this Permit.
4. This Permit authorizes the following variance to the District of Ucluelet Zoning Bylaw No. 1160, 2013, on the Lands, as shown on Schedule A:
  - a. **to reduce the minimum front yard setback required by section R-1.6.1 (1) (a) of the District of Ucluelet Zoning Bylaw No. 1160, 2013, from 7.5m (25') to 3.51m (11.5') for the existing house.**
5. The work authorized by this Permit may only be carried out:
  - a. in compliance with the requirements of the District of Ucluelet Zoning Bylaw No. 1160, 2013, except where specifically varied or supplemented by this development variance permit.
  - b. in compliance with all federal, provincial, and municipal statutes, regulations, and bylaws.
6. The above variance is granted for the existing residence in the proposed lot area indicated as the Remainder Lot as shown on Schedule A.
7. The above variances are granted for the existing structures use of the land as shown on Schedule A. Should the existing house be later removed or destroyed, this Development Variance Permit shall cease to apply and the zoning requirements in effect at the time shall apply.



8. Notice shall be filed in the Land Title Office under Section 503 of the Local Government Act, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
  
9. This Permit is NOT a Building Permit.

AUTHORIZING RESOLUTION passed by the Municipal Council on the      day of      , 2019.

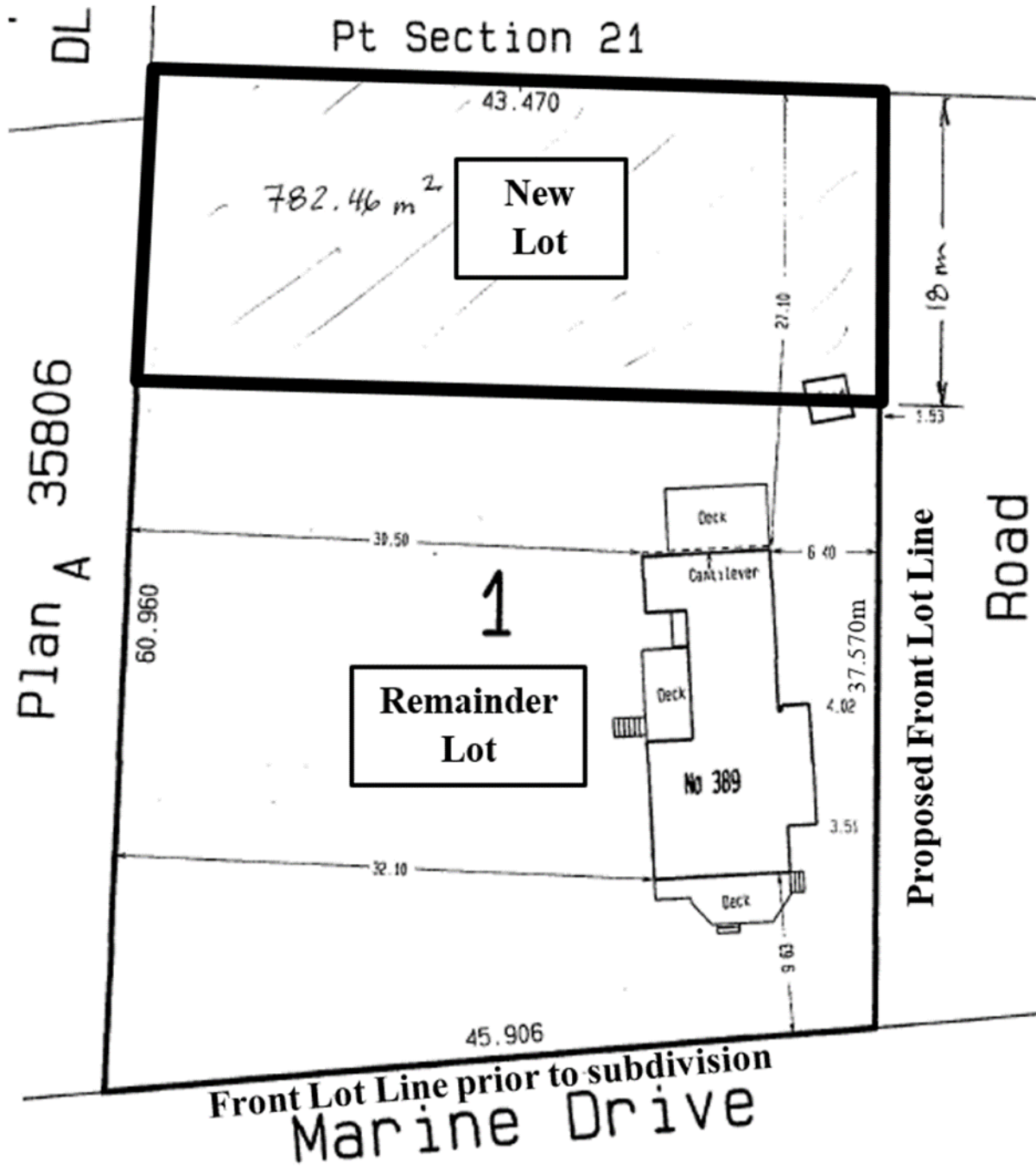
Issued the      day of      , 2019.

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Bruce Greig - Manager of Community Planning



# SCHEDULE A









## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 8, 2019

500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOHN TOWGOOD, PLANNER 1

**FILE NO:** 3060-20-DP19-03

**SUBJECT:** DEVELOPMENT PERMIT FOR PROPOSED SUBDIVISION OF 2066 PENINSULA RD. **REPORT NO:** 19-128

**ATTACHMENT(S):** APPENDIX A – APPLICATION  
APPENDIX B – DEVELOPMENT PERMIT – DP19-03

### RECOMMENDATION(S):

1. **THAT** Council approve Development Permit DP19-03 for the proposed subdivision of Lot E, District Lot 284, Clayoquot District, Plan42747 (2066 Peninsula Road) to create one new lot.

### PURPOSE:

The purpose of this report is to give Council information on a Development Permit application for a proposed subdivision of one lot from the parent parcel located at 2066 Peninsula Road (Lot E, District Lot 284, Clayoquot District, Plan42747); the “Subject Property” (**Figure 1**).

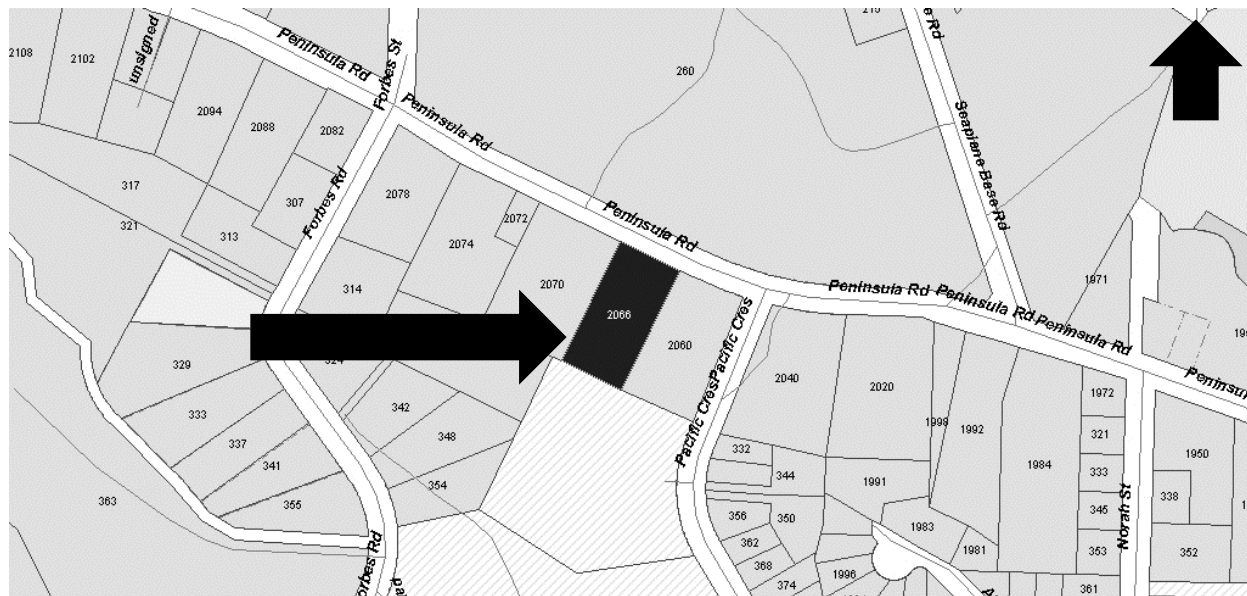


Figure 1 – The Subject Property

**BACKGROUND:**

An application was received on May 15, 2019, to create one new lot at the front of the subject property located on the south side of Peninsula Road, commonly known as the Far West Distributors property. As a subdivision falls under the definition of “development of lands”, it is subject to a Development Permit (DP). In this case the subject property falls within Development Permit area No.7 (Peninsula Road).

**DISCUSSION:**

Increasing the commercial density or the density of commercial buildings on Peninsula Road is generally supported. This application is proposing to create a fronting lot that could be developed into a street-facing business, while the existing business would remain in behind. The subject lands fall into Development Permit area No.7 (Peninsula Road) which are established for the purposes of:

- Protection of the natural environment, its ecosystems and biological diversity
- Establishment of objectives for the form and character of development in the resort region

*Protection of the natural environment, its ecosystems and biological diversity*

There are no significant natural environment or biological attributes on the subject Property.

*Establishment of objectives for the form and character of development in the resort region*

The objectives of this Development Permit Area include; assisting in the revitalization of Peninsula Road as the gateway and main approach into Ucluelet; minimizing adverse effects on the natural environment; and, helping to realize the form and character giving qualities of the street, particularly the quality of the public realm. The following are considered key DP guidelines for this development:

- 10. All off-street parking areas must be paved and bounded by curbs and gutters;
- 11. Continuous curbs and pedestrian-only sidewalks should be provided along the entire length of Peninsula Road, on both sides, beginning at Forbes Road in front of the gas station;
- 12. Street trees should be used along the entire length of Peninsula Road, on both sides, thereby creating a sense of enclosure and cohesion to the street;
- 17. Landscape planting schemes must provide definition and clarity within the public realm. Plant material should be used, as example, to:
  - i. Imply space such as a café seating area;
  - ii. Signify a particular spot such as an entrance or gateway
  - iii. Define pedestrian corridors;
  - iv. Delineate private and semi-private space from public space;
  - v. Beautify a streetscape; and,
  - vi. Soften the transition of adjacent land uses.
- Planting should also be designed so that driver’s sight lines are maintained at intersections, maneuvering aisles and parking lots;

The form and character review of this application is limited to the configuration of lots created, vehicular and pedestrian access and circulation, and frontage improvements such as sidewalks and landscaping.

### Proposed Lot configuration

The proposed subdivision would create an additional 850m<sup>2</sup> commercially-zoned parcel in the front portion of the larger parent lot. This new lot represents a potential densification of commercial activities along this area of Peninsula Road and is supported by Planning Staff.

### Vehicle Access and Traffic Safety

The applicant is proposing a shared access between the two proposed properties. This shared access approach is fully supported by planning Staff as it reduces the number of accesses off Peninsula Road, minimizing the number of driveways crossing the adjacent multi-use path. Mutual easements for this access will need to be registered on title of both the newly created lots, as part of the subdivision process.

As this part of Peninsula Road does not currently have curbs and gutters, Staff consider it appropriate not to require curbs at this time but will require that the truck turning radius for the access point be defined and fully paved.

### Public Pedestrian Access

Currently there is a paved multi-use path located parallel to the front property line. As the exact configuration of the future bike lane/multi-use path for Peninsula Road is still being designed, Staff consider it appropriate to leave this existing segment of path as is.

### Landscaping

The existing landscaping in the middle of the frontage is consistent and contextually appropriate for the immediate area and the applicant will augment that landscaping as per the sketch below:

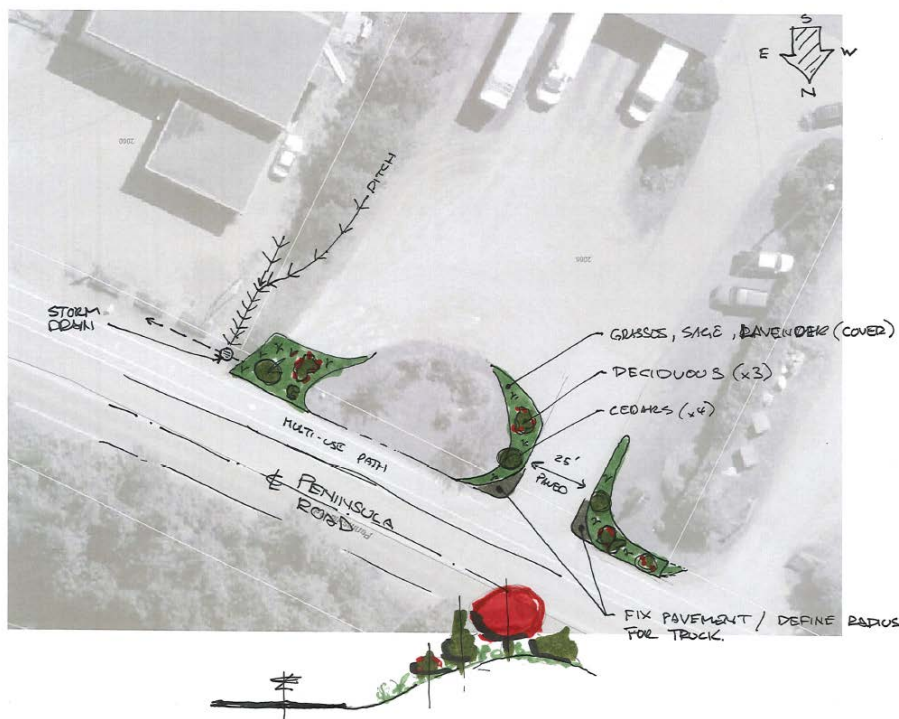


Figure 2

**STORM WATER MANAGEMENT**

Currently there a storm main in front of the property with an older, open inlet from an open ditch system as indicated above. A service easement will be required to be put in place over proposed Lot 1 in favor of Lot 2, to allow drainage from Lot 2 to gravity-feed into the open storm drain. The easement would be registered as part of the subdivision process.

**SEWAGE DISPOSAL**

Appropriately sized sewage connections for both lots will be required as part of the subdivision process.

**WATER SUPPLY**

An appropriately sized water service connection will be required for each lot as part of the subdivision process.

**ZONING:**

The subject property is located in the CS-2 Zone. The zoning regulations relevant to lot configuration of this subdivision are

*CS-2.2.1 Minimum Lot Size:*

- (1) Hotel: 1,000 m<sup>2</sup> (¼ acre)*
- (2) Motel: 1,000 m<sup>2</sup> (¼ acre)*
- (3) All other uses: 800 m<sup>2</sup> (8,600 ft<sup>2</sup>)*

*CS-2.2.2 Minimum Lot Frontage: 15 m (50 ft)*

The Applicant is proposing to create one 850m<sup>2</sup> lot (Proposed Lot 1 below) from a the 4206m<sup>2</sup> parent lot. The remainder of the parent lot would be 3356m<sup>2</sup> (Proposed Lot 2 below). The two proposed properties would have a Lot frontage of 30.8m for the proposed Lot 1 and 15.2m for the proposed Lot 2. Both proposed new lots meet the required frontage and lot size for the CS-2 Zone.

The existing buildings on the subject property also need to meet the zoning regulations as applied to new lot size and configurations. Upon review, the existing Far West Distributors building will meet the zoning requirements (see Figure 3).

**PROPOSED SUBDIVISION PLAN OF LOT E, DISTRICT LOT 284,  
CLAYQUOT DISTRICT, PLAN 42747.  
SCALE 1:300**

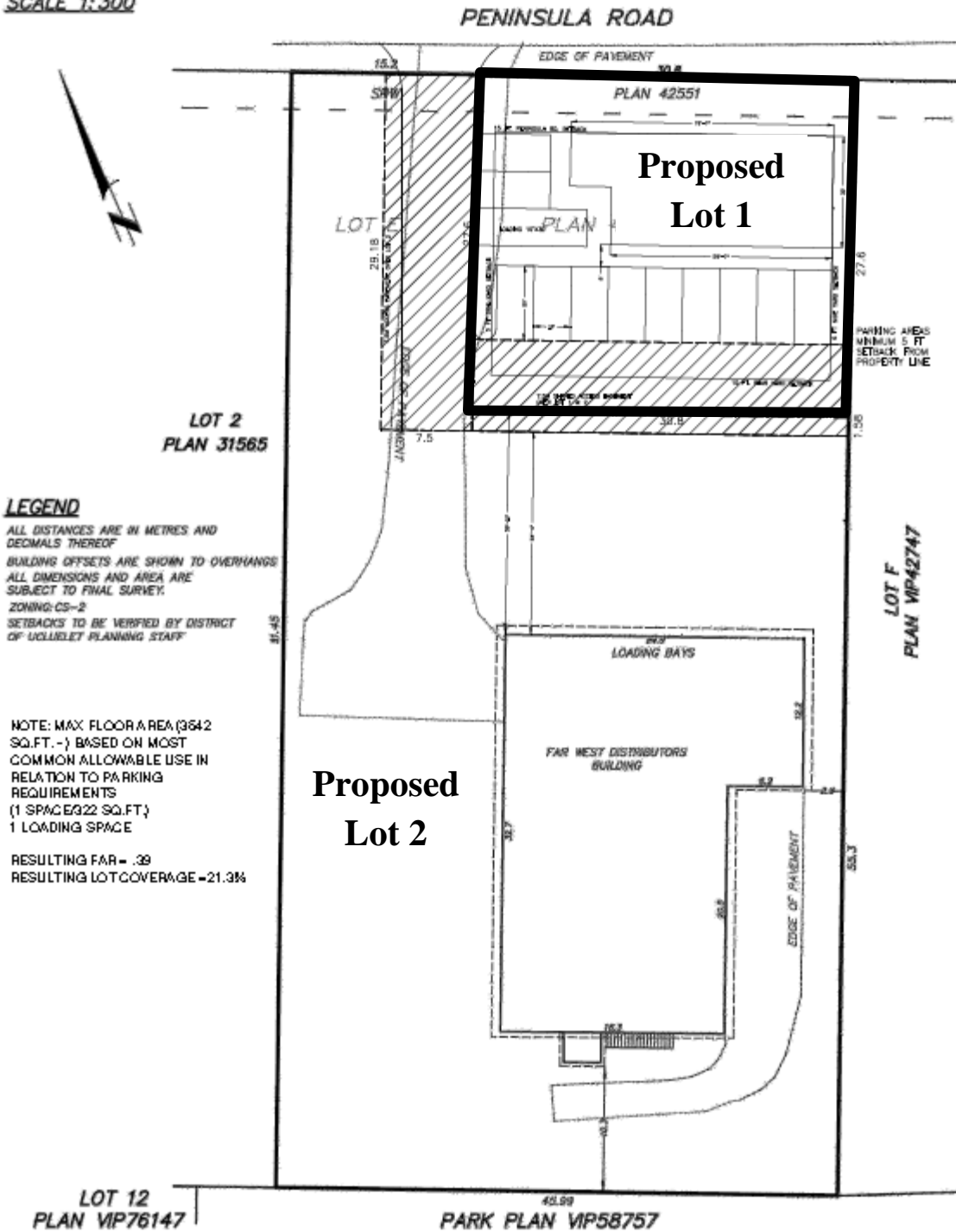


Figure 3

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

If this application is approved Staff time will be required to process the application and the subsequent subdivision. The municipal Approving Officer will review the subdivision and create a Preliminary Layout Assessment (PLA). Planning staff will be required to assist and monitor that process as well.

**FINANCIAL IMPACTS:**

For non-residential lot developments, Development Cost Charges (DCC's) are collected at the approval of a Building Permit, based on the area of the proposed commercial building and/or the number of units of residential or commercial accommodation.

**POLICY OR LEGISLATIVE IMPACTS:**

This application is consistent with the Official Community plan.

**OPTIONS REVIEW:**

The proposed subdivision would appear to meet all zoning requirements. The form and character impact of this proposal is mainly found in the visual impact on Peninsula Road from new commercial uses and vehicle access. A future commercial or mixed-use building on the proposed Lot 1 would need a separate DP for Council approval of the building specifics. Staff are confident that a new building could be designed on the propose Lot 1 to be a positive addition to the streetscape. The proposal to share the vehicle driveway access is fully supported. Staff therefore recommend that Council approve the requested DP19-03.

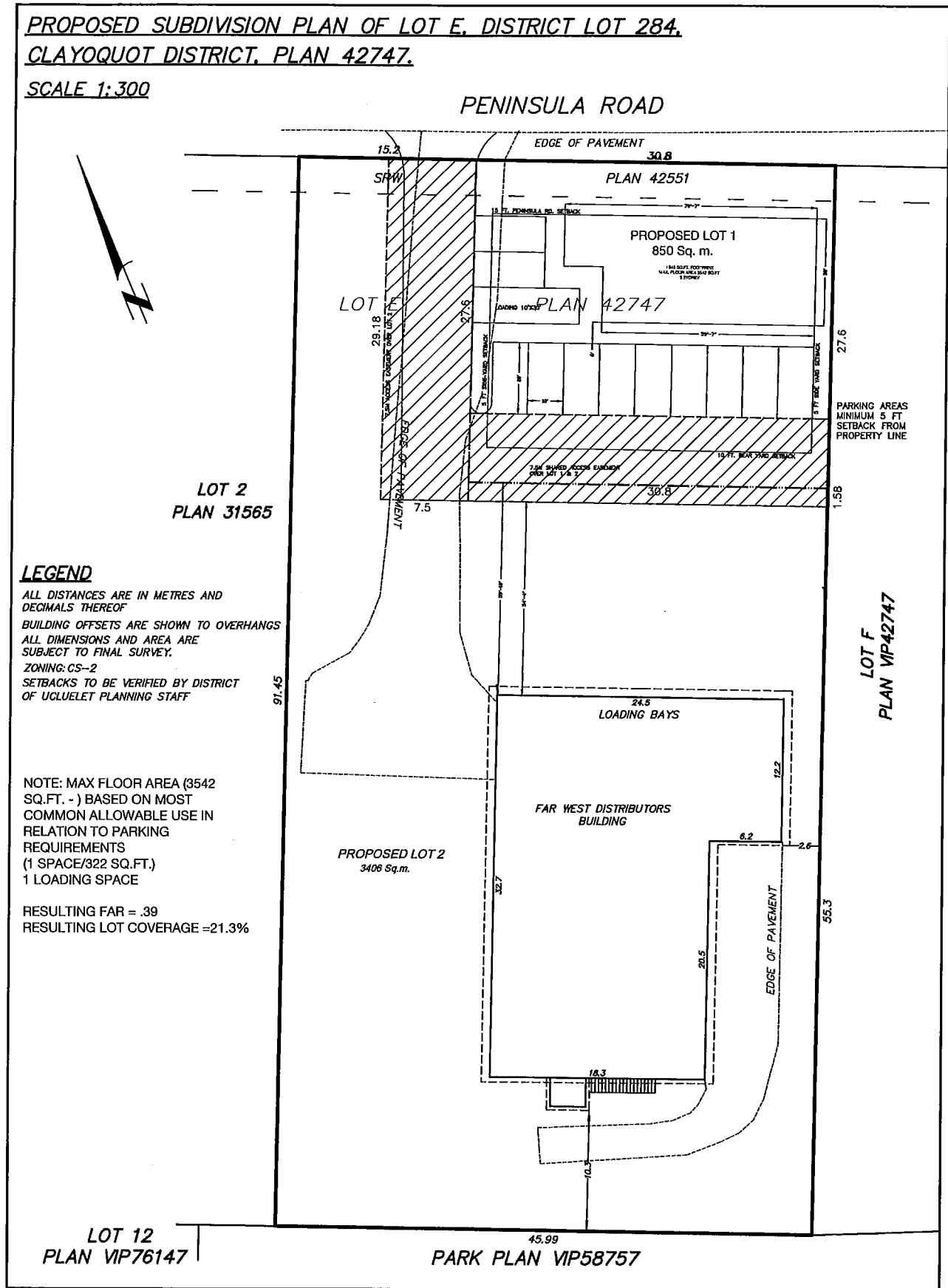
Alternatively, Council has the following options:

2. **THAT** Council defer consideration pending receipt of further information, to be identified.
3. **THAT** Council refuse the permit application, citing the OCP guidelines with which the proposal does not conform.

**Respectfully submitted:** John Towgood, Planner1  
Bruce Greig, Manager of Community Planning  
Mark Boysen, Chief Administration Officer

**PROPOSED SUBDIVISION PLAN OF LOT E, DISTRICT LOT 284,  
CLAYOQUOT DISTRICT, PLAN 42747.**

SCALE 1:300



**LEGEND**

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 BUILDING OFFSETS ARE SHOWN TO OVERHANGS  
 ALL DIMENSIONS AND AREA ARE SUBJECT TO FINAL SURVEY.  
 ZONING: CS-2  
 SETBACKS TO BE VERIFIED BY DISTRICT OF UCLUELET PLANNING STAFF

NOTE: MAX FLOOR AREA (3542 SQ.FT. - ) BASED ON MOST COMMON ALLOWABLE USE IN RELATION TO PARKING REQUIREMENTS  
 (1 SPACE/322 SQ.FT.)  
 1 LOADING SPACE

RESULTING FAR = .39  
 RESULTING LOT COVERAGE =21.3%

LOT 12  
PLAN VIP76147

PARK PLAN VIP58757

PREPARED BY:

The Design Centre  
 Ucluelet  
 RESIDENTIAL & RESORT  
 PLANNING & DESIGN  
 250.726.3273

PREPARED FOR:

Far West Distributors  
 PO Box 951  
 2066 Peninsula Rd.  
 Ucluelet, B.C.  
 VOR 3A0.

DRAWING TITLE:

CONCEPTUAL  
 LAND USE PLAN

sheet no. 1 OF 1

scale: 1:300

drawn by: IK

checked by: IK

date: 09/28/2019

drawing no.

SP 01



## DEVELOPMENT PERMIT DP19-03

Pursuant to Part 14, Division 7 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Development Permit is issued to:

FARWEST FOOD DISTRIBUTION LTD., INC No. 118853  
5169 ARGYLE STREET  
PORT ALBERNI, BC  
V9Y 1V3

2. This Development Permit applies to and only to those lands within the District of Ucluelet described below and all buildings, structures, and other development thereon:

Lot E, District Lot 284, Clayoquot District, Plan42747 (2066 Peninsula Road) the "**Lands**"

3. This Development Permit is issued subject to compliance with all bylaws of the District of Ucluelet.
4. This Permit authorizes the construction of the following improvements on the Lands:
  - a. The subdivision of lands into two lots as per Schedule A.
  - b. The repair and recurving of the entrance paving to suit large truck turning.
  - c. The existing landscaping is to be improved and continued along the frontage covering all graveled gaps as per Figure 2 in Schedule A.
  - d. These improvements apply only in the locations indicated, and otherwise in accordance with, the drawings attached to this Permit as **Schedule A**.
5. The work authorized by this Permit may only be carried out in compliance with all federal, provincial, and municipal statutes, regulations, and bylaws.
6. Notice shall be filed in the Land Title Office under Section 503 of the Local Government Act, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
7. This Permit is NOT a Building Permit.
8. **Schedules "A"** attached hereto shall form part of this Permit. 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.





**AUTHORIZING RESOLUTION** passed by the Municipal Council on the       day of       , 2019.

**ISSUED** the       day of       , 2019.

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Bruce Greig - Manager of Planning



# Schedule A

PROPOSED SUBDIVISION PLAN OF LOT E, DISTRICT LOT 284,  
CLAYOQUOT DISTRICT, PLAN 42747,  
SCALE 1:300

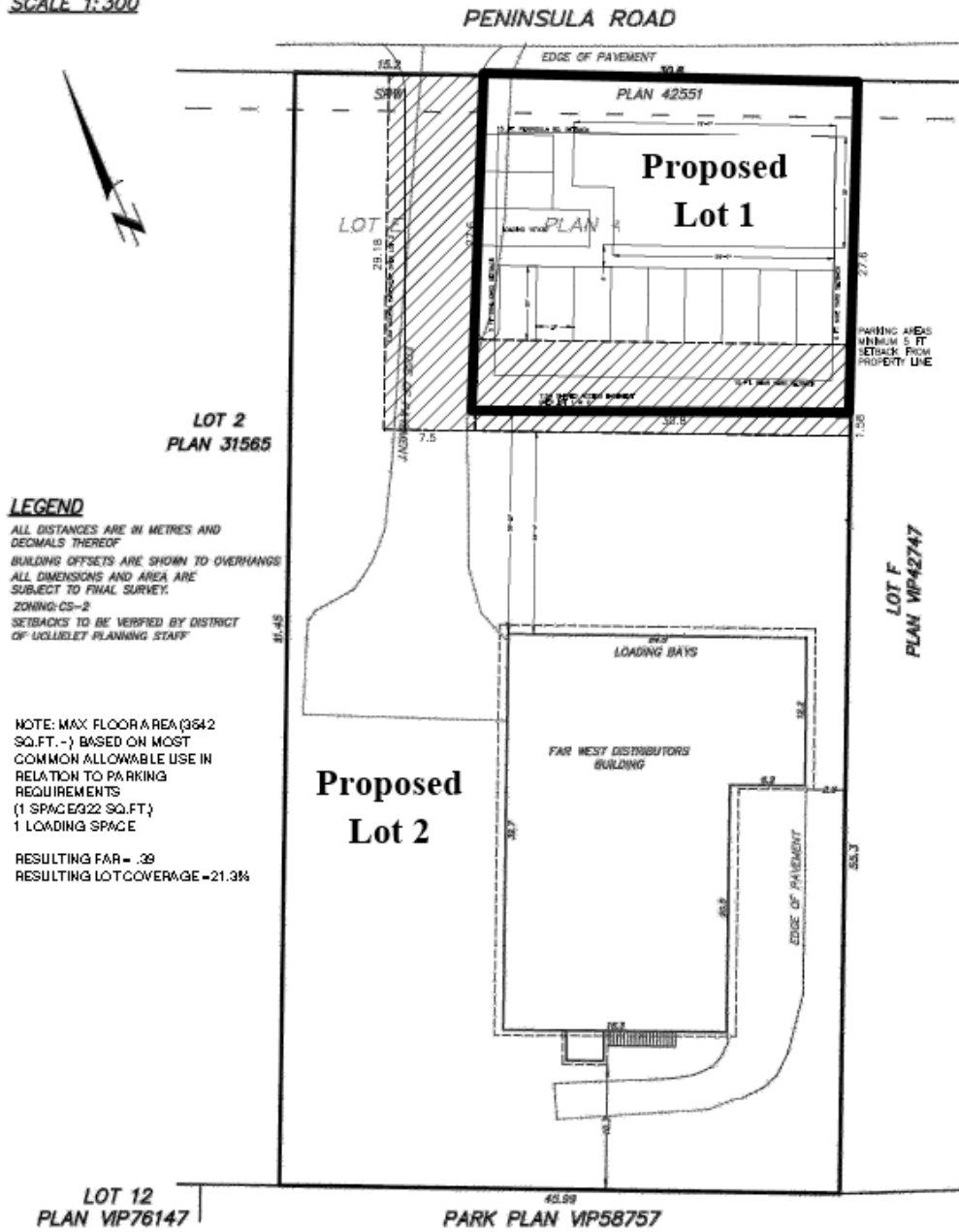


Figure 1

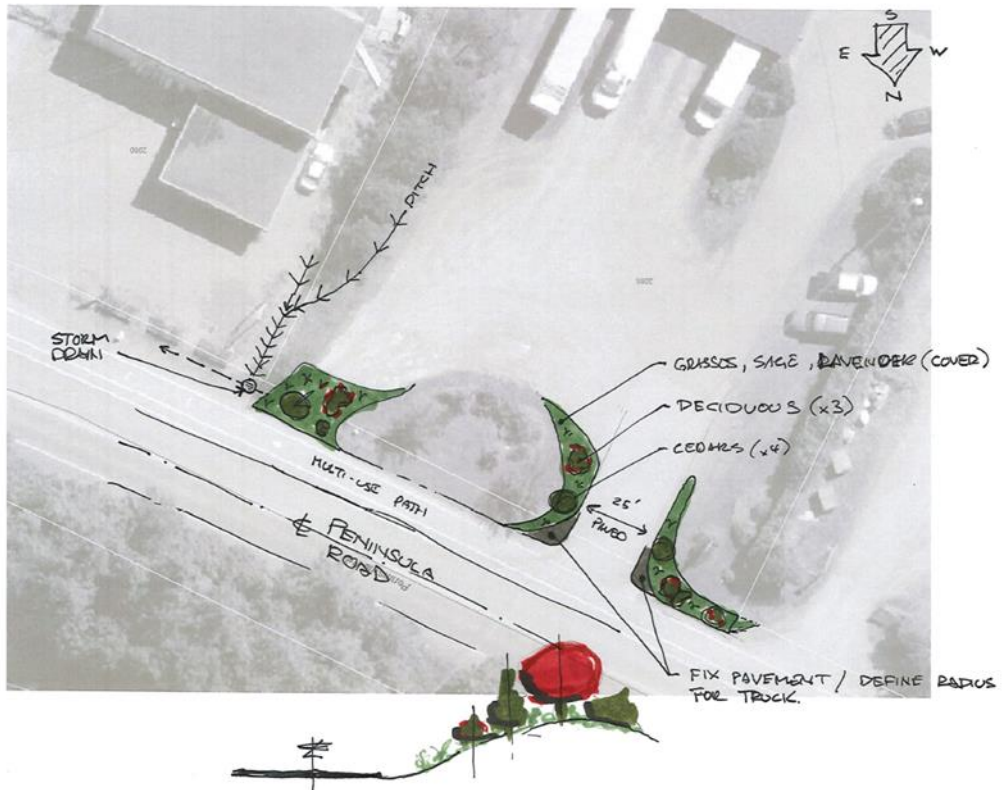


Figure 2





## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 8, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** DONNA MONTEITH, CHIEF FINANCIAL OFFICER

**FILE NO:** 0550-20

**SUBJECT:** EXTERNAL AUDIT SERVICES - CONTRACT AWARD

**REPORT NO:** 19-124

**ATTACHMENT(S):** NONE

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

1. **THAT** Council award a contract and appoint the accounting firm MNP, as the external financial auditors for the District of Ucluelet for period of 2019 – 2023 inclusive under 169 of the *Community Charter*. **(Recommended)**

### **PURPOSE:**

To award a contract and appoint an external financial auditor for the District of Ucluelet for five years including 2019 – 2023.

### **BACKGROUND:**

Section 169 (1) of the *Community Charter* requires Council to do the following:

*A council must appoint an auditor for the Municipality.*

The external audit services contract has expired. The District's Purchasing and Disposal Policy 3-1200-4 indicates that a purchase of goods or services over \$25,000 requires a competitive bid process. A request for proposals was posted on BCBid and three proposals were received.

The criteria for selection included the following:

- understanding the requirements of the proposal;
- experience with Municipal audits;
- experience and qualifications of staff;
- implementation and scheduling of the audit;
- additional services available;
- references
- and competitive fees over a five-year period.

All three firms were scored with a matrix. MNP was selected because it met all criteria, were more competitive with pricing, and will absorb all travel and accommodation costs.

### **OPTIONS REVIEW:**

1. **THAT** Council award a contract and appoint the accounting firm MNP, as the external financial auditors for the District of Ucluelet for period of 2019 – 2023 inclusive under 169 of the *Community Charter*. **(Recommended)**

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

**Respectfully submitted:** Donna Monteith, Chief Financial Officer



## STAFF REPORT TO COUNCIL

Council Meeting: October 8, 2019

500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOSEPH ROTENBERG, MANAGER OF CORPORATE SERVICES

**FILE NO:** 1630-01

**SUBJECT:** CHEQUE LISTING – SEPTEMBER 2019

**REPORT NO:** 19-125

**ATTACHMENT(S):** APPENDIX A: SEPTEMBER 2019 CHEQUE LISTING

**RECOMMENDATION(S):**

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

**PURPOSE:**

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

**BACKGROUND:**

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

**POLICY OR LEGISLATIVE IMPACTS:**

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

**OPTIONS REVIEW:**

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

**Respectfully submitted:**

Joseph Rotenberg, Manager of Corporate Services  
Mark Boysen, Chief Administrative Officer

APPENDIX A

District of Ucluelet  
AP Cheque Listing  
September 2019From xPrint  
Date: 01/10/19  
Time: 15:36:58

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
029234	2	19-Sep-06	ACE92	ACE COURIER SERVICES	14258398	TRAN SIGN	106.94		106.94	
029235	2	19-Sep-06	AL001	ACKLANDS - GRAINGER INC.	9267773373 9278420576	GAS DETECTOR-PW GAS DETECTOR REPAIRS	1959.75 426.76		2386.51	
029236	2	19-Sep-06	RD205	ACRD	141-2/19 117-2/19	FIRE TRUCK LOAN INTEREST HUB LOAN	6650 78430.3		85080.3	
029237	2	19-Sep-06	AG511	AGS BUSINESS SYSTEMS INC	56100	07/29/19-08/27/19	421.57		421.57	
029238	2	19-Sep-06	AFS01	ASSOCIATED FIRE & SAFETY	21812 21754 22733 22732 22779	BOUVIER-RETURN BOOTS BOUVIER-FF BOOTS GEDDES-TURNOUT GEAR FERGUSON/SCHMIDT-TURNOUT GEAR UVFB EQUIPMENT	-546 525 2959.8 5376 3785.6		12100.4	
029239	2	19-Sep-06	BC888	BETSM CONTROL INC	102219-1	BANK ERROR ANNUAL SCADA LIC	500		500	
029240	2	19-Sep-06	MA952	BUREAU VERITAS CANADA (2019) INC.	VA1258670 VA1260375 VA1259983	WATER TESTING WATER TESTING B969699 SEWER TESTING B967404	263.55 263.55 334.64		861.74	
029241	2	19-Sep-06	CGISC	CGIS CENTRE	43739	OCT1/19-DEC31/19	2187.59		2187.59	
029242	2	19-Sep-06	CN411	CITY OF NANAIMO	122818	ICS100 ONLINE COURSE	297.68		297.68	
029243	2	19-Sep-06	45R27	CONNECT ROCKET COMMUNICATIONS INC.	3331 3288	QUARTERLY SUBSCRIPTION Q3/19 SEP/19 MONTHLY SUBSCRIPTION	134.4 226.44		360.84	
029244	2	19-Sep-06	CE004	CORPORATE EXPRESS CANADA INC	51142876	SHARPS CONTAINERS	572.16		572.16	
029245	2	19-Sep-06	CUPE1	CUPE LOCAL #118	08/19	CUPE DUES-AUG/19	1405.01		1405.01	
029246	2	19-Sep-06	DJ002	DRAESEKE JAN	122821	DRAESEKE-CHI GONG	119.18		119.18	
029247	2	19-Sep-06	DFC01	DUMAS FREIGHT COMPANY	70787 72338 72339 73651	CANADIAN ELECTRIC VEHICLES FOUR STAR WATERWORKS FOUR STAR WATERWORKS CLEARTECH	72.81 124.49 43.96 674.26		915.52	
029248	2	19-Sep-06	EE449	ENLIGHTENING ENTERPRISES LTD	122824	EZRA SOCCER AUG/19	3376.8		3376.8	
029249	2	19-Sep-06	FW050	FAR WEST DISTRIBUTORS LTD	329301 329627	CLEAN SWEEP-UCC PAPER TOWEL/TPAPER	330.44 123.02		453.46	
029250	2	19-Sep-06	FSC10	FOUR STAR COMMUNICATIONS INC	51795	AUG/19	149.95		149.95	
029251	2	19-Sep-06	FS004	FOUR STAR WATERWORKS LTD.	55457	LAGOON-PUMP SYSTEMS	1144.21		1144.21	
029252	2	19-Sep-06	FC186	FREUNDLICH CONSULTING, CPA	9134	ANNUAL MAINT AGREEMENT	1312.5		1312.5	
029253	2	19-Sep-06	GB054	GUDBRANSON BARB	122823	GUDBRANSON-REIMB/TOTES/YOUTH	60.33		60.33	
029254	2	19-Sep-06	HE701	HEROLD ENGINEERING LTD	0056615	WATERS EDGE BOARDWALK REVIEW	1267.88		1267.88	
029255	2	19-Sep-06	HS002	HOGAN, SARAH	122820	HOGAN-DANCE FIT	32.77		32.77	
029256	2	19-Sep-06	HRPR7	HOLISTIC EMERGENCY PREPAREDNESS	2019	FIRE SAFETY PROGRAM-CONSULTING	3102.75		3102.75	
029257	2	19-Sep-06	JR381	J. ROBBINS CONSTRUCTION LTD	3936 3935	GRAVEL FOR PARK SURFACE WPT BIG BEACH REPAIR	2996.58 342.31		3338.89	
029258	2	19-Sep-06	JIO72	JUSTICE INSTITUTE OF B.C.	7914 7990	GEDDES-CONDUCTING HRVA COURSE ANDERSON-FIRE INSPECTOR COURSE	371.34 527.76		899.1	
029259	2	19-Sep-06	CK608	KASSLYN CONTRACTING	D684 D683	D684 D683	5648.45 3395.01		9043.46	
029260	2	19-Sep-06	KL923	KERDMAN LINDSAY	122819	KERDMAN-GYMNASTICS	2620		2620	
029261	2	19-Sep-06	LG003	LGMA	18139	ROTENBERG-CO BOOTCAMP	157.5		157.5	
029262	2	19-Sep-06	MISC	MISCELLANEOUS					3412.5	yes
029263	2	19-Sep-06	MISC		122815		219.07		219.07	
029264	2	19-Sep-06	MISC	RIDGY-DIDGE CONSTRUCTION	122816	RIDGY-DIDGE ST JACQUES SIGN	2407.7		2407.7	
029265	2	19-Sep-06	MISC	CORLAZZOLI DIEGO	122817	CORLAZZOLI-DOU SCHOLARSHIP	500		500	
029266	2	19-Sep-06	MISC	CADDYSHACKED C/O KEVIN MAIR	122825	STAFF GOLF FUNCTION-DINNER	600		600	
029267	2	19-Sep-06	MISC	MISCELLANEOUS					500	yes
029268	2	19-Sep-06	MISC		REFUND158000	REFUND DUPLICATE TX PYMT JUL2/19	3375.15		3375.15	
029269	2	19-Sep-06	NP156	NORTH PACIFIC REPAIR	128109	SEWER LAGOON GATE REPAIR	360.47		437.65	



APPENDIX A

District of Ucluelet  
AP Cheque Listing  
September 2019From xPrint  
Date: 01/10/19  
Time: 15:36:58

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
					128110	BACKHOE DOOR REPAIR	77.18			
029270	2	19-Sep-06	PR725	PACIFIC RIM MARINE SEARCH & RESCUE SOC	SRF 08/19	D680-D683	387.77		387.77	
029271	2	19-Sep-06	PC336	PETTY CASH FORTUNE ABBY	122826	AUG/19	49.7		49.7	
029272	2	19-Sep-06	P0106	PLACE TV	9533	FRIDGE-YOUTH ROOM UCC	335.99		391.99	
					122827	REFRIGERATOR EXCHANGE	56			
029273	2	19-Sep-06	PI110	PUROLATOR INC	442306891	MAXXAM	101.08		402.59	
					442127532	MAXXAM/ACKLANDS	198.42			
					442372921	MAXXAM 14787864371	103.09			
029274	2	19-Sep-06	MS170	REVENUE SERVICES OF BC	09/19	SEP/19 MSP	1650		1650	
029275	2	19-Sep-06	RL068	RIVERA LYVIER	122822	RIVERA-LATIN CARDIO	25.77		25.77	
029276	2	19-Sep-06	RR002	ROMPER ROOM					1465.95	yes
029277	2	19-Sep-06	SD199	SCHRAMM DESIGN	2950	LIFEJACKET LENDING SIGNS	1887.2		2896.17	
					2949	WHALE LOT & BEAR SIGNS	1008.97			
029278	2	19-Sep-06	SUN02	SUN LIFE ASSURANCE COMPANY OF CANADA	66340	SEP/19 EAP PROGRAM	110.25		110.25	
029279	2	19-Sep-06	HI715	TERRAPURE					0.35	yes
029280	2	19-Sep-06	TU428	TOURISM UCLUELET	06/19	JUN/19 MRDT	49600.07		49600.07	
029286	2	19-Sep-06	ZBC25	ZOE'S BAKERY AND CAFE					126	yes
029285	2	19-Sep-06	UL500	ULINE CANADA CORPORATION	5578069	REPLACEMENT SDS BINDER	198.74		1206.44	
					5608122	FOLDING TABLES-UD/19	1007.7			
029284	2	19-Sep-06	UI923	UKEE INFO TECH	10949	IT SUPPORT AUG/19	4117.09		4117.09	
029283	2	19-Sep-06	UKE01	UKEE AUTO SERVICE	053429	HONDA LAWNMOWER REPAIR	50.4		50.4	
029282	2	19-Sep-06	UR849	UCLUELET RENT-IT CENTER LTD	34914	DEEP WELL PUMPOUTS-AUG/19	347.2		2771.9	
					34935	AUG/19 PORTABLES	2329.6			
					34465	TRIMMER LINE	95.1			
029281	2	19-Sep-06	UP459	UCLUELET PETRO-CANADA	5973	BACKHOE-ANTIFREEZE	96.01		169	
					5960	#1-REPAIR EXHAUST	72.99			
029287	2	19-Sep-19	ACE07	ALBERNI COMMUNICATIONS & ELECTRONICS LTD	27912	PORTABLE RADIO-UVFB	1125.88		1125.88	
029288	2	19-Sep-19	AHI01	ALLES HOLDINGS INC	32	ANDERSON-EMERG CONTRACT	504		1008	
					33	PROFESSIONAL SERVICES RENDERED	504			
029289	2	19-Sep-19	AA211	ANDERSON, ALAN	122828	UVFB-TREATS/PRACTICE	19.98		19.98	
029290	2	19-Sep-19	AFS01	ASSOCIATED FIRE & SAFETY	22934	2/12 FIRE HOSE GASKETS	57.84		336.02	
					22973	INSPECTION OF GEAR-LINDSAY	278.18			
029291	2	19-Sep-19	BP940	BLACK PRESS GROUP LTD.	33749124	AUG/19 ADS	2292.35		2292.35	
029292	2	19-Sep-19	MA952	BUREAU VERITAS CANADA (2019) INC.	VA1265070	SEWER LAB REPORTS	334.64		598.19	
					VA1263995	WATER TESTING B71255	263.55			
029293	2	19-Sep-19	BUS01	BUSTON, TONI	122835	BUSTON-YOUTH COORD.	200		200	
029294	2	19-Sep-19	CR345	COLE RACHELLE	122830	COLE-LGLA	186.6		523.88	
					122831	COLE-AVICC	337.28			
029295	2	19-Sep-19	CE004	CORPORATE EXPRESS CANADA INC	51320869	OFFICE SUPPLIES	420.89		420.89	
029296	2	19-Sep-19	DC001	DOLAN'S CONCRETE LTD.	C47544	CONCRETE	1581.37		1581.37	
029297	2	19-Sep-19	FW050	FAR WEST DISTRIBUTORS LTD	329988	HANDSOAP/TPAPER	285.98		607.68	
					329902	CLEAN SWEEP SUPPLIES	321.7			
029298	2	19-Sep-19	FS004	FOUR STAR WATERWORKS LTD.	55545	WATER METER SUPPLIES	2049.05		2049.05	
029299	2	19-Sep-19	GB059	GIBSON BROS. CONTRACTING LTD.	19706	3/4 CRUSH LOAD	280		280	
029300	2	19-Sep-19	HN100	HENDERSON NICHOLAS	122332	HENDERSON-BUILDING INSPECTIONS	154.44		154.44	
029301	2	19-Sep-19	HE701	HEROLD ENGINEERING LTD	56625	WHISKEY DOCK CONCEPT DESIGN	170.32		170.32	
029302	2	19-Sep-19	IC130	INFOSAT COMMUNICATIONS	400368	SEP/19 SAT PHONE	65.12		65.12	
029303	2	19-Sep-19	JI072	JUSTICE INSTITUTE OF B.C.	8052	GEDDES-FIRE EDUCATION COURSE	964.77		964.77	
029304	2	19-Sep-19	CK608	KASSLYN CONTRACTING	D685	D685	2700.54		4696.51	
					D686	D686	1995.97			
029305	2	19-Sep-19	KA001	KOERS & ASSOCIATES ENGINEERING LTD.	1947-001	1947 HARBOUR LIFT STATION	2076.95		9492.21	

APPENDIX A

District of Ucluelet  
AP Cheque Listing  
September 2019From xPrint  
Date: 01/10/19  
Time: 15:36:58

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
					9601-156	9601 MISC: 175 MARINE DR WALKWAY	890.27			
					1750-007	1750 BAY ST/SANITARY SEWER	6524.99			
029306	2	19-Sep-19	M9277	MCDIARMID JOHN	122833	MCDIARMID-BOOTS	175		175	
029307	2	19-Sep-19	MEC01	MEC PROJECTS LTD	1856	SCADA COMMISSIONING	2893.82		2893.82	
029308	2	19-Sep-19	MB673	MILLAR, BARBARA	1	MILLAR-CONSULTING FEES	481		481	
029309	2	19-Sep-19	MISC		122829	MORGAN-REFUND PERMIT FEES	1000		1000	
029310	2	19-Sep-19	MISC	MISCELLANEOUS					500	yes
029311	2	19-Sep-19	MISC		BP18-73	BP18-73 DAMAGE DEPOSIT RETURN	1000		1000	
029312	2	19-Sep-19	MISC		BP19-01	BP19-01 DAMAGE DEPOSIT RETURN	1000		1000	
029313	2	19-Sep-19	MISC		BP19-39	BP19-39 DAMAGE DEPOSIT RETURN	1000		1000	
029314	2	19-Sep-19	O9365	OLSON GARY	122838 122837	OLSON-WW TRAINING/VERNON OLSON-WORK BOOTS	1980.88 272.99		2253.87	
029315	2	19-Sep-19	PB104	PIONEER BOAT WORKS	78806 78854	PARKS-RAIN GEAR EQUIP-SLEEVES/KNIVES	492.8 80.64		573.44	
029316	2	19-Sep-19	RK125	ROSENE KAT	122836	ROSENE-TERRY FOX RUN/19	200		200	
029317	2	19-Sep-19	SI604	SHU IAN	122834	SHU-SUMMER CAMP	368		368	
029318	2	19-Sep-19	SO001	SOCAN	8799438 8799437 8799439 8781489 875079	TARIFF 8 FEES/Q3 (2018) TARIFF 8 FEES/Q2 (2018) TARIFF 8 FEES/Q3 (2018) 5A REPORT UKEE DAYS 2018 TARIFF 19 FEES	92.67 46.34 66.66 43.31 178.5		427.48	
029319	2	19-Sep-19	SBR01	SONBIRD REFUSE & RECYCLING LTD.	36710 36716 36711 36712 36713 36714 36715	AUG/19 RECYCLING TRANSFER FEE-LYCHE AUG/19 GARBAGE UVFB & UAC AUG/19 GARBAGE SCH AUG/19 GARBAGE 52 STEPS AUG/19 GARBAGE WD AUG/19 GARBAGE PW AUG/19 GARBAGE UCC	143.96 45.15 2359.88 773.64 855.88 1473.13 307.17		5958.81	
029320	2	19-Sep-19	TT321	TOFINO TECH	5379	WIFI SYSTEM/LABOUR/TICKETS	4076.8		4076.8	
029321	2	19-Sep-19	TSC19	TRANSPARENT SOLUTIONS CORP	10731	CLEARMAIL OCT/19	20.95		20.95	
029322	2	19-Sep-19	UC142	UCLUELET CONSUMER'S CO-OPERATIVE ASSN	71246915 71252946 71258917 71244629 8021525 8010834 8070840 8060851 8061703 8030911 8061745	#2 PREM FUEL #2 PREM FUEL #2 CANYON WHITE FORD RANGER #1 #4 #4 #12 #16 WHITE FORD RANGER-BYLAW #23	82.04 88 87.01 149.8 132.16 93.82 72.08 96.17 75.27 69.09 49.09		994.53	
029323	2	19-Sep-19	UC142	UCLUELET CONSUMER'S CO-OPERATIVE ASSN	8091507 8132131 8140851 8191039 8151543 8151548 8151246 8151041 8081455 8101929 8141224	#1 E1 #4 #16 PARKS-JERRY CAN PARKS-JERRY CAN #20 WHITE FORD RANGER-BYLAW #24 #23 #23	85.52 57.15 94.21 56.94 56.7 65.78 22.02 80.12 127.21 69.22 74.8		789.67	
029324	2	19-Sep-19	UC142	UCLUELET CONSUMER'S CO-OPERATIVE ASSN	8221444 8201245 8230008 8261244 8211533 8220933 8211548 8201654 8261206 8211316 8211524	#1 #3 #4 #4 #10 #12 PW-JERRY CAN #16 #16 WHITE FORD RANGER-BYLAW #24	111.69 155.12 101.89 73.96 160.81 73.97 54.98 68.46 59.15 61.75 170.58		1092.36	
029325	2	19-Sep-19	UC142	UCLUELET CONSUMER'S CO-OPERATIVE ASSN	C01108285 C01081310 8310955 8280824	CREAM/SUGAR-PW PLUNGER UVFD #12	9.18 8.16 49.67 61.14		357.38	

APPENDIX A

District of Ucluelet  
AP Cheque Listing  
September 2019From xPrint  
Date: 01/10/19  
Time: 15:36:58

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
					8301508	#16	77.26			
					8280929	WHITE FORD RANGER-BYLAW	80.07			
					8280818	#23	71.9			
029326	2	19-Sep-19	UP459	UCLUELET PETRO-CANADA	6105	E-TRUCK-MAINTENANCE	136.01		136.01	
029327	2	19-Sep-19	UR849	UCLUELET RENT-IT CENTER LTD	34844	DRILL BITS	320.76		829.24	
					34708	PORTABLE PUMPOUT-SKATE PARK	508.48			
029328	2	19-Sep-19	UV146	UCLUELET VOLUNTEER FIRE BRIGADE	Q3/19	Q3/19	2100		2100	
029329	2	19-Sep-19	UKE01	UKEE AUTO SERVICE	53435	#3 TRUCK REPAIR	67.2		1199.52	
					53446	#4 TRUCK REPAIR	201.6			
					53465	#4 REPAIR DOOR HANDLE	206.08			
					53419	E-TRUCK REPAIR/MOTOR	483.84			
					53460	#23 GENERAL MAINT	240.8			
029330	2	19-Sep-19	WPT01	WILD PACIFIC TRAIL SOCIETY	122839	CAPITAL GRANT 2019	10000		10000	
029331	2	19-Sep-19	WP166	WINDSOR PLYWOOD - UCLUELET DIV.	96754A	SMOKE DETECTOR/EDNA B PARK	159.21		11660.94	
					97165A	PARKS-GENERAL MATERIALS	126.78			
					97417B	MAIN ST DOCK LUMBER	7388.98			
					97978A	BIT SET/PIPE/COUPLING	55.22			
					97977A	PW HAND TOOLS	636.45			
					98306A	DRILL BIT	18.61			
					98670A	CAULKING/DUCT/HOSE CLAMP	15.26			
					98627A	VENT/DUCT/CUTTING TOOL	65.22			
					99589A	PARKS/GROUNDS SUPPLIES MISC	186.9			
					99603A	EDNA BATCHELOR SUPPLIES	3008.31			
029332	2	19-Sep-19	XC300	XPLOARNET COMMUNICATIONS INC	INV28312566	SEP/19	61.59		61.59	
029333	2	19-Sep-19	LY001	YOUNG ANDERSON	115165	1190146	110.21		11937.71	
					115164	1190145	1018.78			
					115161	1190040	350.01			
					115163	1190134	8003.48			
					115166	1190167	1282.35			
					115167	1190169	25.21			
					115168	1190170	1046.08			
					115162	1190080	101.59			





## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 8, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOSEPH ROTENBERG, MANAGER OF CORPORATE SERVICES

**FILE NO:** 0550-20

**SUBJECT:** COUNCIL RESCHEDULING – OCTOBER 22, 2019

**REPORT NO:** 19-126

**ATTACHMENT(S):** NONE

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

1. **THAT** Council reschedule the October 22, 2019 Regular Council Meeting from 4:30 PM to 2:30 PM. **(Recommended)**

### **PURPOSE:**

To introduce a resolution intended to reschedule the October 22, 2019 Regular Council Meeting from 4:30 PM to 2:30 PM.

### **BACKGROUND:**

Council is scheduled to attend the Vancouver Island Economic Alliance Summit (VIEA) in Nanaimo on October 23, 2019. The October 22nd Regular Council Meeting is scheduled for 4:30 PM and Council desires to reschedule this meeting to 2:30 PM to allow for easier travel to VIEA.

Section 10 of the District of Ucluelet Council Procedure Bylaw No. 1166, 2014 (the Bylaw) requires that Council pass a resolution at the preceding Council meeting to reschedule the following Regular Council Meeting. The Bylaw also requires staff to post a notice of the change on the public notice posting places.

### **OPTIONS REVIEW:**

1. **THAT** Council reschedule the October 22, 2019 Regular Council Meeting from 4:30 PM to 2:30 PM. **(Recommended)**
2. **THAT** Council provide alternative direction to Staff.

**Respectfully submitted:** Joseph Rotenberg, Manager of Corporate Services





## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 8, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** MARK BOYSEN, CHIEF ADMINISTRATIVE OFFICER

**FILE NO:** 0550-20

**SUBJECT:** WEST COAST MULTI-USE PATH

**REPORT NO:** 19-131

**ATTACHMENT(S):** APPENDIX A – ACRD REPORT TO THE WEST COAST COMMITTEE – OCTOBER 3, 2019

### RECOMMENDATION(S):

1. **THAT** Council provides a letter of support to the ACRD West Coast Multi-Use Path Project.

### PURPOSE/DESIRED OUTCOME:

The purpose of this report is to provide background regarding the proposed West Coast Multi-Use Path project and request a letter of support for the ACRD in their efforts to secure funding for the project.

### BACKGROUND:

The attached ACRD Report to the West Coast Committee (**Appendix A**) provides a summary of the proposed West Coast Multi-Use Path Project. The report includes a proposed cost sharing formula, but final financial details have yet to be confirmed.

Funding grants for this project have initially been identified by ACRD staff and this includes an application for funding from the Island Coastal Economic Trust (ICET). The ACRD has requested that Ucluelet Council consider providing a letter of support for this application, indicating overall support for the project.

### TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Staff time required at this stage is minimal.

### FINANCIAL IMPACTS:

While the attached report highlights proposed funding models to pay for the project, District Staff have communicated to the ACRD that, at this time, District of Ucluelet funding is not in place to support this project. District Staff are working with ACRD staff to determine additional funding solutions.

### OPTIONS REVIEW:

1. **THAT** Council provides a letter of support to the ACRD West Coast Multi-Use Path Project. **(Recommended)**
2. **THAT** Council provide alternative direction to staff.

**Respectfully submitted:** Mark Boysen, Chief Administration Officer







## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 8, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

**FILE NO:** 3060-20-DP19-01  
3360-20-RZ18-08  
3090-20-DVP19-02  
3070-20-TUP19-01

**SUBJECT:** PROPOSED REZONING, SUBDIVISION AND DEVELOPMENT PERMITS FOR 221 MINATO ROAD (LOT B, DISTRICT LOT 286, CLAYOQUOT DISTRICT, PLAN VIP79908).

**REPORT NO:** 19-129

**ATTACHMENT(S):** APPENDIX A – APPLICANTS’ UPDATED PROPOSAL  
APPENDIX B – ENVIRONMENTAL PROGRESS LETTER DATED AUGUST 13, 2019  
APPENDIX C – STAFF REPORT DATED APRIL 9, 2019  
APPENDIX D – ZONING AMENDMENT BYLAW NO. 1244 – MAP AMENDMENT  
APPENDIX E – ZONING AMENDMENT BYLAW NO. 1256 – TEXT AMENDMENT (NEW CG ZONE CAMPGROUND)

### RECOMMENDATIONS:

1. **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019, be given First and Second readings and be referred for legal review.
2. **THAT** Council:
  - a. indicate support for the updated proposal including an offer of a \$10,000 contribution to the District of Ucluelet for adding fencing, interpretive signs and protective barriers at trail ends to protect adjacent marine shoreline habitat;
  - b. give the District of Ucluelet Zoning Amendment Bylaw No. 1244, 2019 First and Second reading; and,
  - c. direct staff to prepare the necessary permits, covenants and agreements and present them to Council prior to Bylaw No. 1244 proceeding to a public hearing.

### BACKGROUND

At the April 9, 2019 regular meeting of Council, Staff presented a report for the potential subdivision, rezoning and development of the property at 221 Minato Road (Lot B, District Lot 286, Clayoquot District, Plan VIP79908), (the “**Subject Property**”). Council made the following motions at this meeting:

1. *THAT Council authorize issuance of Development Permit DP19-01 for the restoration of the previously damaged riparian and marine shoreline areas of the property at 221 Minato Road.*
2. *THAT Council indicate support for the concept of rezoning the property at 221 Minato Road for a 2-lot subdivision to create a Guest House parcel and a Campground parcel, and indicate*

*that adoption of a zoning amendment bylaw for the requested uses would be subject to the following:*

- a. *completion of the site restoration work under Development Permit DP19-01 including monitoring and sign-off by the Qualified Environmental Professional;*
  - b. *including, as part of the subdivision to create the two parcels, dedication for park purposes of a 30m corridor upland from the natural boundary along the marine shoreline of both parcels, plus the entire stream setback area surrounding Stream 1;*
  - c. *the owners providing a restrictive covenant on the proposed Guest House parcel which would restrict any further subdivision of that lot unless at that future date the following are provided by the property owner:*
    - i. *dedication for park purposes a 30m corridor upland from the natural boundary along the marine shoreline adjacent to the property; and,*
    - ii. *appropriate funds to construct a trail system and viewing platform to municipal standards in the shoreline park dedicated in (i) above;*
  - d. *the owners providing a contribution for half the cost of constructing the stream section of trail and viewing platform, prior to commencing construction of the Long-Term Camping spaces in the proposed Phase 1;*
  - e. *the owners providing a restrictive covenant on the proposed Campground parcel ensuring that construction of the Short-Term Camping shown as Phase 3 will not commence before the adjacent section of Olsen Bay trail has been constructed.*
3. *THAT Council indicate support for the concept of issuing a Temporary Use Permit to permit long-term camping in the proposed designated area of the campground, subject to conditions including:*
- f. *Seasonal camping stays are not to exceed six months;*
  - g. *No additions, accessory buildings, structures or outdoor storage is permitted in long-term camping spaces;*
  - h. *A resident campground manager is required on-site; and,*
  - i. *The campground manager is to maintain a register of campers, contact information and vehicle registration, and make the register available at all times if requested by the District.*
4. *THAT Council indicate support for the concept of issuing a Development Permit for the subdivision of the property into the proposed Guest House and Campground parcels, subject to the following conditions:*
- j. *that the owners provide a detailed landscape plan showing replanting of native tree and understory species in the undeveloped portions of the Minato Road 10m road right-of-way dedication areas:*
    - i. *at the future public access trail to Olsen Bay at the end of Minato Road; and,*
    - ii. *screening of the proposed long-term camping spaces adjacent to Minato Road including appropriate fencing;*
  - k. *that prior to subdivision approval, the owners providing:*
    - i. *a civil engineering assessment and design for all required services including road, water, sewer, on- and off-site stormwater management and the location of private power and data utilities; and,*
    - ii. *a traffic engineering safety assessment of vehicle and pedestrian movements resulting from the proposed development and upgrades, if necessary, at the intersection of Peninsula Road and Minato Road and at the future trail*

*crossing of Peninsula Road to the Ancient Cedars loop, for review and approval by the municipality and the Ministry of Transportation and Infrastructure.*

5. *THAT, subject to public comment, Council indicate support for considering a variance to increase the maximum permitted height of the main house on the proposed Guest House parcel from 8.5m (28 ft.) to 10.9m (36 ft.); and,*
6. *THAT Council indicate that issuance of a future Development Permit for construction of the proposed Short-Term Campground (phase 3) would be subject to protecting the full 30m forested buffer along the Peninsula Road frontage, unless the owners can demonstrate that the proposed tent sites within this area would not be visible from the road.*

The adopted motion, above, was modified from the original Staff recommendation as represented in the bold text below:

Original:

*"2. b. including, as part of the subdivision to create the two parcels, dedication for park purposes of a 30m corridor upland from the natural boundary along the marine shoreline **adjacent to the proposed Campground parcel**, plus the entire stream setback area surrounding Stream 1;"*

As adopted:

*"2.b. including, as part of the subdivision to create the two parcels, dedication for park purposes of a 30m corridor upland from the natural boundary along the marine shoreline **of both parcels**, plus the entire stream setback area surrounding Stream 1;"*

Staff understand the intent of this Council direction was that the 30m shoreline portion of the proposed Guest House (GH) lot was to be dedicated as public park land rather than register a 30m green space covenant over the shoreline area. One of the main concerns expressed was for the level of protection of the shoreline of Olsen Bay. As the salt marshes are a very delicate marine ecosystem, Council felt a park dedication rather than a covenant was a better way to protect this area.

Since the April 9, 2019 meeting, the applicant has met with planning staff several times and the applicant has come forward with the following counteroffer.

#### **UPDATED PROPOSAL AUGUST 13, 2019**

**A.** The applicant is not agreeable to offering the 30m shoreline area of the proposed GH lot for park dedication as requested by Council April 9, 2019. They have instead offered to augment the original Staff recommendation with a \$10,000 cash contribution to the District of Ucluelet for fencing, interpretive signs and protective barriers. In discussion with the owners, this is intended to provide trail features so that the public could view the salt marsh of Olsen Bay at either end of the property, but foot traffic would be clearly directed away from trampling sensitive shoreline areas.

The other measures originally recommended by staff would also apply, which read as follows:

*"To provide a 30m restrictive green space covenant on the proposed Guest House parcel which would also restrict any further subdivision of that lot unless at that future date the following are provided by the property owner:*

- dedication for park purposes a 30m corridor upland from the natural boundary along the marine shoreline adjacent to the property; and,
- appropriate funds to construct a trail system and viewing platform to municipal standards in the shoreline park dedicated.”

B. The applicant is now offering to contribute a full 30m Park Dedication along the entire shoreline of the proposed campground lot. They had previously only offered a 20m park dedication plus a 10m no-build covenant on the campground lot in favor of the District of Ucluelet.

C. The applicant has also reduced the riparian area of Steam #1 to concur with the boundaries of an updated riparian area as presented by their environmental consultant:

2,  
an VIP79908

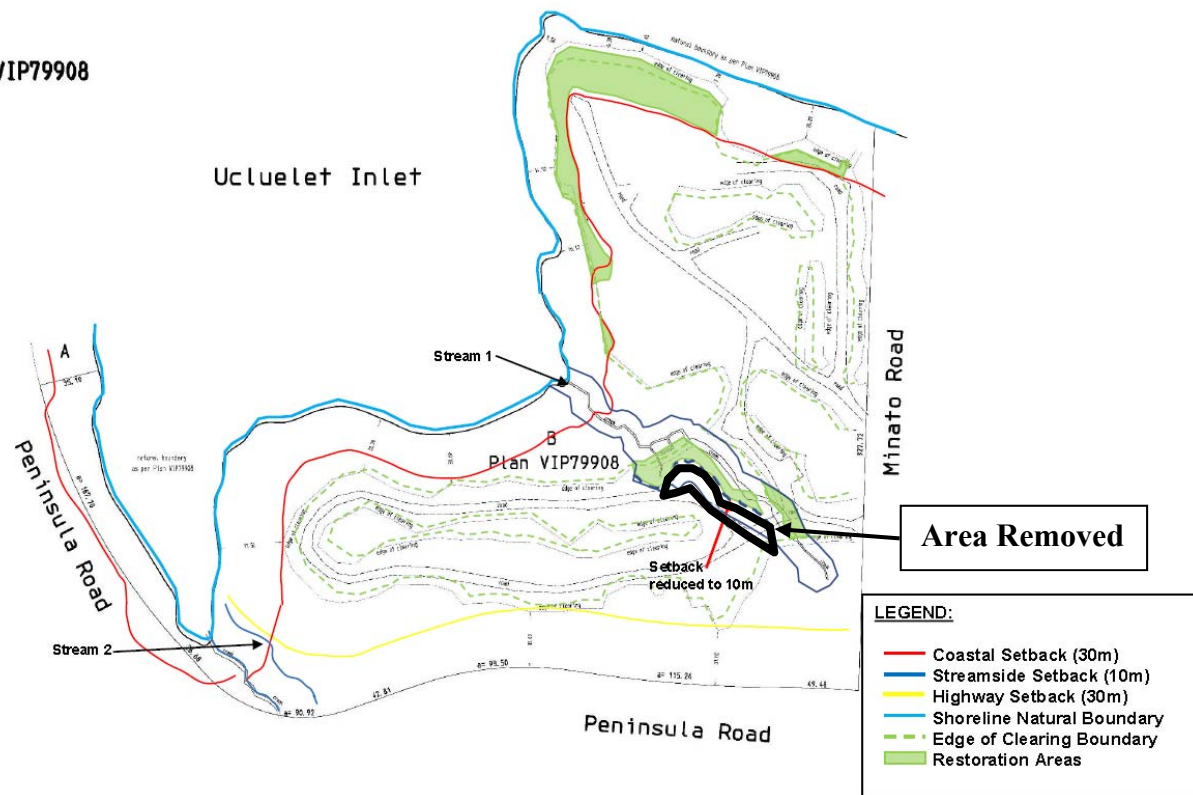


Figure 1 – Updated Riparian Map

**DISCUSSION:**

It is important that this report be read in conjunction with the April 9, 2019 staff report on this proposed development (see **Appendix C**). The report in hand is specific to the changes in the applicant's updated proposal and the details of the zoning amendment bylaws prepared by staff.

**Updated Item A**

The applicant is offering a \$10,000 cash contribution to the District of Ucluelet for fencing, interpretive signs and protective barriers. Each side of the property where the shoreline interfaces with a public space will require some measure to deter the public from walking across sensitive shoreline habitat. The \$10,000 offered would need to be divided between those two points, amounting to roughly \$5,000 per side. This money would be spent at the discretion of the District of Ucluelet, typically following discussion with the Wild Pacific Trail Society. Staff Consider the modest barrier and high education approach taken in the Spring Cove trail segment shown below (**Figure 2 & Figure 3**) is appropriate for this shoreline area. Staff also consider the \$10,000 offered the minimum contribution for this work.



Figure 2 – Spring Cove photo 1



Figure 3 – Spring Cove photo 2

The most robust long-term protection for sensitive ecosystems is by full park dedication. A few environmental consultants have observed that, “it is the homeowner and their weedwhacker or chainsaw” who does the most damage to environmentally sensitive areas. If this shoreline area is not to be a dedicated public park, considering the sensitivity of the ecosystem and the remoteness of parts of the covenant area, it will be important to ensure that the terms of the section 219 Restrictive Covenant are detailed enough to give confidence that this area will be protected. Staff would work with the municipal solicitors to ensure that the covenant is enforceable on the following points:

1. all flora and fauna are preserved and undisturbed;
2. allow the District of Ucluelet staff to, at their discretion, walk the covenant area and inspect for any modification or damage to the natural environment;
3. make enforcement of any infraction clear and cost-effective; and,
4. any access point to the water for the owner is minimal, defined, and can easily be restored back to its pre-modified state.

The details of this covenant would be brought forward to Council prior to Zoning Amendment Bylaw No. 1244, 2019, being referred to a public hearing.

Updated Item B

In front of the proposed campground parcel, the 30m park dedication offered would give better environmental protection and be simpler to manage than the previously offered 20m park dedication plus a 10m no-build covenant.

Note that the applicant has requested a zero setback for camp sites to the 30m park dedication area; this variance would be considered with the DVP19-02.

Updated Item C

The park dedication along Stream #1 was previously based on a 10m environmental setback of both Sides of Stream #1, plus the area of an associated wetland (now labeled as “Area Removed” in **Figure 1** above).

The applicant’s environmental consultant reclassified this area as a non-riparian area and the applicant has removed it from the park dedication. In the report by Aquaparian Environmental Consulting Ltd. dated June 18, 2019 (see **Appendix B**), the biologist states that further site investigation, “... showed the area not to have evidence of a defined watercourse or wetland vegetation... that would signify wet or moist soils characteristic of a stream or wetland”, and further states, “we do not anticipate that the reduction in the setback and restoration area is to have any negative [effect] on the health of the stream.”

Staff have also had verbal conversation with the applicant’s environmental consultant about the District of Ucluelet’s intension to route a trail within the stream setback area. The consultant signaled that it should be possible provided the approach taken to the construction of the trail is done with due care and sensitivity.

**ZONING BYLAW NO. 1244 – MAP AMENDMENT:**

The proposed zones are to follow the proposed property lines as indicated in **Figure 4** below. The property line between the GH zoned lot and the Campground lot have had a slight adjustment to straighten them out, compared to the original proposal, to create a more regular parcel layout. As mentioned in updated Item B, the park boundary is now 30m from the natural boundary of the sea. The Stream 1 riparian area has been reduced as per Updated Item C.



Figure 4 – Rough Map of Zoning Areas

**ZONING BYLAW NO. 1256 – NEW CAMPGROUND ZONING:**

Planning Staff continually work with and review the zoning bylaw. Staff have noted that it may not be appropriate for campgrounds to be included in the CS-5 Tourist Commercial Zone. The CS-5 zone allows a wide range of uses. Campground and, for example, Hotel are very different land uses. Staff have also noted that the current regulations around Campgrounds are not well defined. The following are proposed in the draft bylaw amendment to clarify and clearly designate campground uses:

1. Create a new zone for campgrounds called CG Zone - Campground.
2. Add a new section in the Supplemental Regulation division for campgrounds.
3. Add new definitions for:
  - a. “Camping Space”;
  - b. “Camping Unit”; and,
  - c. “Recreational Vehicle”
4. Remove and replace the definition for “Campground.”

Please refer to the draft Zoning Amendment Bylaw No. 1256, 2019, (see **Appendix E**) for the specifics of these proposed bylaw changes.



**DP19-01 – ENVIRONMENTAL PROGRESS REPORT:**

An environmental progress report from Aquaparian Environmental Consulting is attached (see **Appendix B**). This report details the current status of the environmental reclamation work and the remaining work still to be done on the property. The report briefly details that the applicant's required reclamation work is progressing and that most of the planting is to occur this fall (re-planting work was curtailed by dry summer conditions).

**OPTIONS REVIEW:**

Staff suggest that it is timely to initiate the general changes to Campground regulations contemplated by Zoning Amendment Bylaw No. 1256 in parallel with this development application. The updated Campground zoning could be applied to other properties containing existing or potential campground uses at a later date. Staff recommend that the progress of the general Campground amendments be considered somewhat independently and proceed regardless of the status or progress of the site-specific development application for 221 Minato Road.

If Council is supportive of the current proposal, staff recommend that the requested Guest House and Campground rezoning shown in Bylaw No. 1244 be given first and second readings. Scheduling of a public hearing would be considered at a later date, once a draft restrictive covenant, Development Permit, Development Variance Permit and Temporary Use Permit have been presented to Council and become part of the public record ahead of the hearing. Alternatively, Council could consider the following:

3. **THAT** Council considers the adopted motion from the April 9, 2019, Regular Council meeting in which a full park dedication is required around the Guest House lot is critical to any rezoning approval for 221 Minato Road moving forward and suggest the applicant reconsider that contribution; **or**,
4. **THAT** Council provide alternative direction to staff.

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

District of Ucluelet Planning Department  
 200 Main Street,  
 POBox 999,  
 Ucluelet, BC,  
 V0R3A0

August 16, 2019

Attn: Bruce Creig

Re: Development Permit with Variance, Lot B DL 282, Clayoquot District, Plan VIP79908  
 The Former Forest Reserve Lands Development Permit Area (DPA No.8)

As an update to the original application letter and in consideration of discussions held with the District of Ucluelet Planning department as well as feedback from council we are submitting an amended letter of intent to revise and refine the development goals including the trail easements previously proposed to a full 30m Public Park Dedication as requested as well as enhanced protections for ecologically sensitive areas.

This letter of intent is to inform the District of Ucluelet our desire to sub-divide and rezone the property described as (Lot B DL 282, Clayoquot District, Plan VIP79908), The Former Forest Reserve Lands Development Permit Area (DPA No.8) in order to phase development of a single family residence with accessory building and guest cottages on one parcel (see Parcel A on the development plan) and a Campground/RV Park on the other (see Parcel B on the development plan).

**Phase 1** is the development of 20 Extended Stay RV pads with full servicing in response to a shortage of seasonal worker accommodation and longer term temporary housing. Phase 1 will be developed in conjunction with fulfilling the riparian area restorations as outlined in the report prepared by Aquaparian Environmental Consulting Ltd. Restoration is in progress. A progress update letter has been provided from Aquaparian.

Minato Rd. Improvements include 3.6m paved road lanes with gravel parallel parking, paved accessible parking areas located at a standard vehicle turnaround. A protective covenant for 30m of waterfront from Minato Rd to the identified creek corridor and a zero setback 30m Waterfront Public Park Dedication from the creek corridor to the northern boundary in addition to the entirety of the restored riparian area as identified by the QEP.

\$50,000.00 in trail construction contributions to cover half of the estimated trail construction costs from parking areas to Minato Rd ROW waterfront terminus as well as through the development and to the northern boundary trailhead totalling approximately 1 km of trail. An additional contribution of \$10,000.00 will be provided for fencing, interpretive signs and protective barriers to prevent disturbance of the Waterfront Protective Covenant Area.

**Phase 2** of the plan is to build a single family home with accessory building as well as 4 Guest Cottages (400 sq.ft.) under a requested GH zoning. The single family residence as designed would require a variance to the height restriction which is proposed to be 36 ft max height of roofline and architectural features.

Future potential development and subdivision of the GH Parcel would be contingent on a Public Park Dedication of the entire Protective Covenant to reduce impact on the waterfront habitat from increased activity through additional trail construction and controlled access.

**Phase 3** consists of a Campground/RV Park. In order to preserve the visual screening along Peninsula Road small tent sites would be located in existing pockets of natural clearing. Where necessary, enhanced vegetative buffers will be installed using native plant material between individual tent sites and Peninsula Road. This screening would also provide additional screening from Peninsula Road to the entire Campground. Two access points to the Public Park Dedication shall be reserved for registered guests.

Sincerely

Rick and Rebekka Lim

---

*Date:*



7-1920 Lyche Rd.  
Ucluelet, BC  
250.726.3973

PREPARED FOR:  
**BNEE Enterprises Ltd**  
Pirates Bay Holdings Ltd  
2040 Peninsula Rd  
Ucluelet, BC  
August 16, 2019

# DEVELOPMENT PLAN CONCEPT

## PROPOSED DEVELOPMENT SUMMARY

PARCEL A - 3.52 Ha / 8.7 Ac  
GH (GUEST HOUSE ZONING - PROPOSED)

- 1 SINGLE FAMILY HOME
- 4 400 SQ.FT. GUEST COTTAGES

PARCEL B - 6.54 Ha / 16.16 Ac  
SEASONAL AND TOURIST ACCOMMODATION - PROPOSED

- 20 EXTENDED STAY RV SITES
- 39 40' RV PADS (LARGE)
- 3 30' RV PADS (MEDIUM)
- 10 20' TRAILER PADS (SMALL)
- 17 REGULAR SERVICED TENT SITES
- 12 UNSERVICED WALK IN TENT SITES

PUBLIC PARK/LAND DEDICATION 1.91 Ha  
(20% OF TOTAL LAND AREA)

PROTECTIVE COVENANT 1.13 Ha  
(10% OF TOTAL LAND AREA)

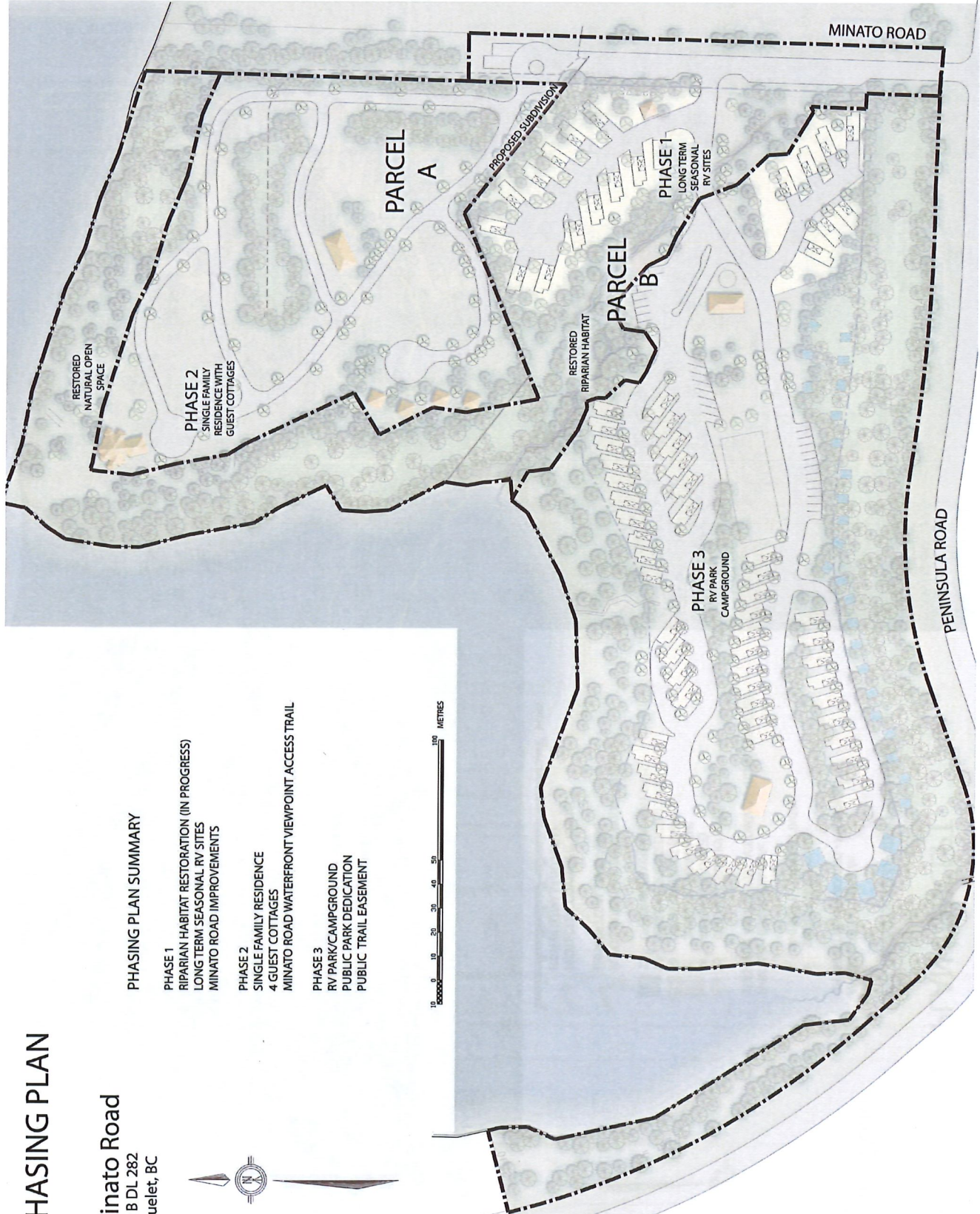




PREPARED BY:  
7-1920 Lyche Rd.  
Ucluelet, BC  
250.726.3973

PREPARED FOR:  
BNEE Enterprises Ltd  
Pirates Bay Holdings Ltd  
2040 Peninsula Rd  
Ucluelet, BC

August 16, 2019



**PHASING PLAN SUMMARY**

- PHASE 1**
- RIPIARIAN HABITAT RESTORATION (IN PROGRESS)
- LONG TERM SEASONAL RV SITES
- MINATO ROAD IMPROVEMENTS
- PHASE 2**
- SINGLE FAMILY RESIDENCE
- 4 GUEST COTTAGES
- MINATO ROAD WATERFRONT VIEWPOINT ACCESS TRAIL
- PHASE 3**
- RV PARK/CAMPGROUND
- PUBLIC PARK/DEDICATION
- PUBLIC TRAIL EASEMENT



**PHASING PLAN**

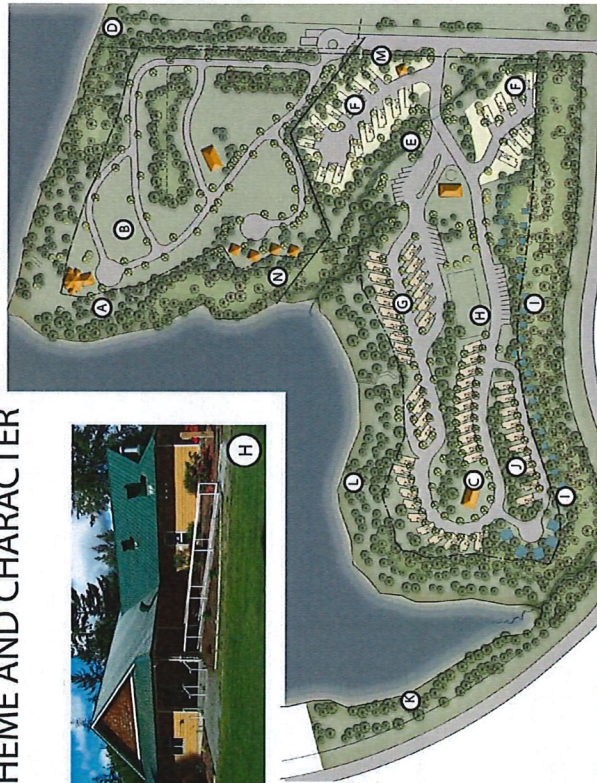
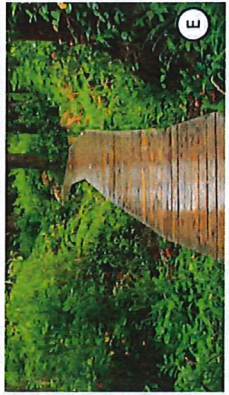
Minato Road  
Lot B DL 282  
Ucluelet, BC



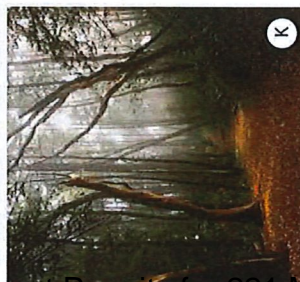
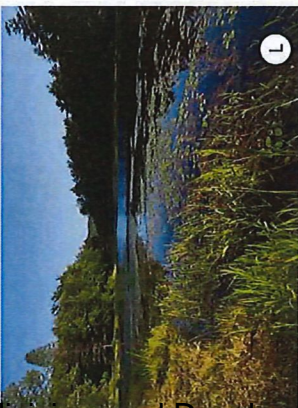
PREPARED BY:  
7-1920 Lyche Rd.  
Ucluelet, BC  
250.726.3973

PREPARED FOR:  
BNEE Enterprises Ltd  
Pirates Bay Holdings Ltd  
2040 Peninsula Rd  
Ucluelet, BC

August 16, 2019



THEME AND CHARACTER



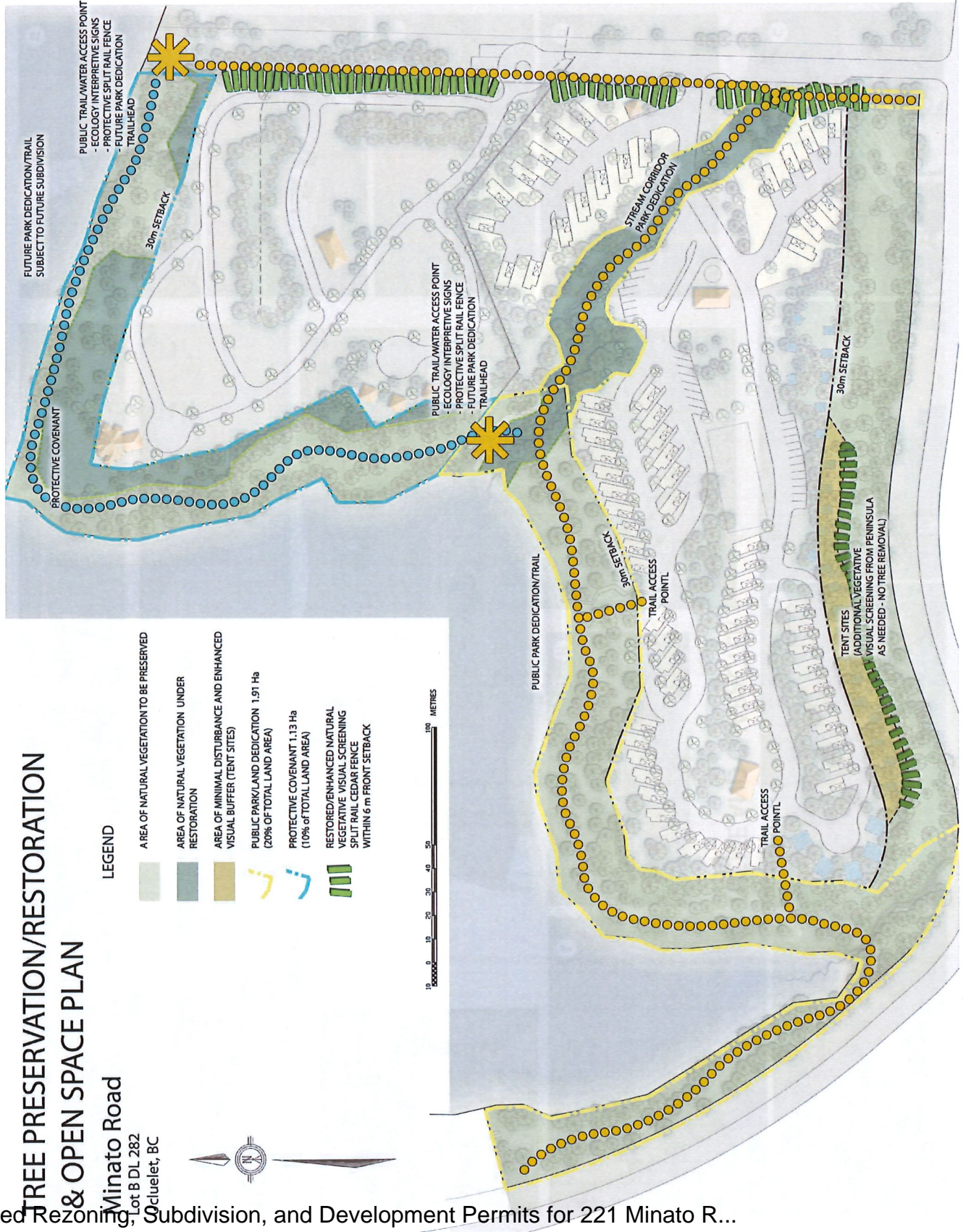
# TREE PRESERVATION/RESTORATION & OPEN SPACE PLAN

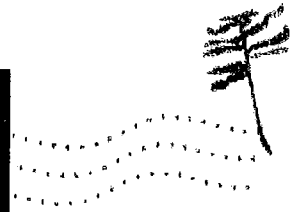
Minato Road  
 Lot B DL 282  
 Ucluelet, BC



PREPARED FOR:  
 BNEE Enterprises Ltd  
 Pirates Bay Holdings Ltd  
 2040 Peninsula Rd  
 Ucluelet, BC

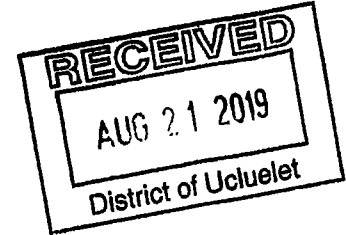
August 16, 2019





August 13, 2019

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



Attention: Bruce Greig, Manager of Community Planning  
Via Email: bgreig@ucluelet.ca

**RE: 221 MINATO ROAD, Campground, UCLUELET, BC  
Riparian Restoration Progress Letter**

## **1.0 SITE ASSESSMENT**

Aquaparian Environmental Consulting Ltd (Aquaparian) been providing environmental services for Rick and Rebekka Lim, owners of the property at 221 Minato Road, Ucluelet, BC including the provision of a Vegetation Management Plan (VMP) produced as a report dated March 8, 2018. The VMP report was a requirement by the District of Ucluelet as part of restoration works for mitigation impacts from land clearing.

The subject parcel is legally identified as:

- Lot B, District Lot 286 & 471 & 472 & 473, Clayoquot District, Plan VIP 79908.

Aquaparian attended a site visit of the Minato Road property on August 2, 2019 to further assess the progress of restoration works with Mr. Lim. At the time of the site visit, the area had received its first major rainfall (~100mm) in over a 2 month period. As understood, most vegetation planting works are proposed to occur during the months of September and October when precipitation and cooler weather are expected. During the site visit, recommendations were made to improve sediment and erosion control from storm water runoff along ditching works (northern half of property) using small shot rock and transplanted sedges harvested from various locations on the property. Aquaparian also recommended minor clearing of built up small woody debris (i.e. sticks, wood chips) within the riparian restoration area to improve opportunities for native vegetation seeds (Deer fern, salal, sedges) buried under the wood debris to germinate and to re-colonize the riparian strips. Aquaparian expects to complete another site visit of the property in September/October of this year.

203-321 Wallace St. Nanaimo, BC V9R 5B6, 250-591-2258  
Cell SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864



Minato Road Campground Revegetation Restoration Progress Letter  
August 2, 2019

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## 2.0 CLOSURE

This report is based on a site visit of the subject property on August 2, 2019 and knowledge of site clearing conditions conducted within the property in 2016.

Recommendations provided are based on knowledge of parcel site conditions, working on similar projects in the past, and in accordance with generally accepted biological practices. No other warranty is made, either expressed or implied.

Aquaparian trusts that the information provided in this report meets your requirements. Any questions regarding information provided in this document, please contact the undersigned at (250) 591-2258.

Sincerely,

AQUAPARIAN ENVIRONMENTAL CONSULTING LTD

Prepared by:



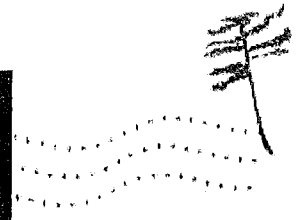
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Chris Zamora B.Sc, R.P.Bio  
Senior Biologist / Principal

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203-321 Wallace St, Nanaimo, BC V9R 5B6  
SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864



**June 18, 2019**

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

Attention: Bruce Greig, Manager of Community Planning  
Via Email: bgreig@ucluelet.ca

**RE: 221 MINATO ROAD, UCLUELET, BC  
Riparian Restoration Setback for Stream 1 (East)**

## **1.0 INTRODUCTION**

Aquaparian Environmental Consulting Ltd (Aquaparian) been providing environmental services for Rick and Rebekka Lim, owners of the property at 221 Minato Road, Ucluelet, BC including the provision of a Vegetation Management Plan (VMP) produced as a report dated March 8, 2018. The VMP report was a requirement by the District of Ucluelet as part of restoration works for mitigation impacts from land clearing.

The subject parcel is legally identified as:

- Lot B, District Lot 286 & 471 & 472 & 473, Clayoquot District, Plan VIP 79908.

As part of the VMP produced for the property, Aquaparian provided a list of remediation measures within Section 3 of the VMP to be completed as part of a streamside setback for Stream 1 (East - Stream). The VMP recommended a 10m riparian buffer strip be applied for the section of the stream's headwaters located next to an installed wooden bridge crossing which leads into the campground. Remediation measures within Section 3 of the VMP stated the following:

- "Along the impacted 10m riparian buffer strip of Stream 1 headwaters including inflowing side channels, Aquaparian recommends re-instating with native trees and shrubs (see Table 2) interspersed with existing remaining riparian vegetation. Some natural regeneration is expected to occur from the existing seed bank in the soils"

The original site assessment of the property was completed following a high seasonal rainfall (winter) and significance disturbance of the area surrounding Stream 1. What was originally deemed a secondary headwater drainage channel appears to be part of the original land

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Cell SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864

Minato Road Stream 1 Revegetation Restoration Works  
June 18, 2019

2

clearing works and an attempt by the contractor to drain a section of work area that had significant ponding. In developing suitable setbacks for the watercourse, Aquaparian recommended extending the riparian setback further out to capture the drainage.

A site visit of the property on June 8, 2019 showed the area not to have evidence of a defined watercourse or wetland vegetation such as skunk cabbage or reed grasses or rushes that would signify wet or moist soils characteristic of a stream or wetland. A reduction in the proposed setback is illustrated in Figure 5-2 (included with this letter). As such, Aquaparian is comfortable with a reduction of the stream setback on the southwest side of the Stream 1 to 10m; as prescribed for the setback on the northeast side of the stream. Aquaparian does understand that the owner of the property would like to have a kiosk building located within 15 to 20m from the drainage, but we does not anticipate that the reduction in the setback and restoration area is to have any negative on the health of the stream. While the lower reach section of Stream 1 is considered fish bearing (confluence with the ocean), the upper headwater benched section of the watercourse at the road crossing is "Not" considered fish bearing.

The revegetation of the setback is to follow the same measures as identified in Section 3.1 of the Planting Plan identified within the Vegetation Management Plan. It has been agreed to that the planting of trees within the property can include the use of tree plugs. All planted vegetation must be kept alive (Watering) to ensure 70-80% survival rate.

## 2.0 CLOSURE

This report is been based on a site visit of the subject property on June 9, 2019 and knowledge of site clearing conditions conducted within the property in 2016. Recommendation provided are based knowledge of parcel site conditions, working on similar projects in the past, and in accordance with generally accepted biological practices. No other warranty is made, either expressed or implied.



203-321 Wallace St, Nanaimo, BC V9R 5B6  
SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864

Minato Road Stream 1 Revegetation Restoration Works  
June 18, 2019

3

Aquaparian trusts that the information provided in this report meets your requirements. Any questions regarding information provided in this document, please contact the undersigned at (250) 591-2258.

Sincerely,

AQUAPARIAN ENVIRONMENTAL CONSULTING LTD

Prepared by:



---

Chris Zamora B.Sc, R.P.Bio  
Senior Biologist / Principal

\\AQUAPARIAN-NAS\DOCUMENTS\PROJECTS\PROJECTS\N358 MINATO ROAD UCLUELET\MP\JUNE 18, 2019 RIPARIAN SETBACK LETTER.DOCX

Attached: Figure 5-2



203-321 Wallace St, Nanaimo, BC V9R 5B6  
SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864

Minato Road Stream 1 Revegetation Restoration Works  
June 18, 2019

4

**FIGURE 5-2**  
**REVISED REVEGETATION AND SETBACK MAP**



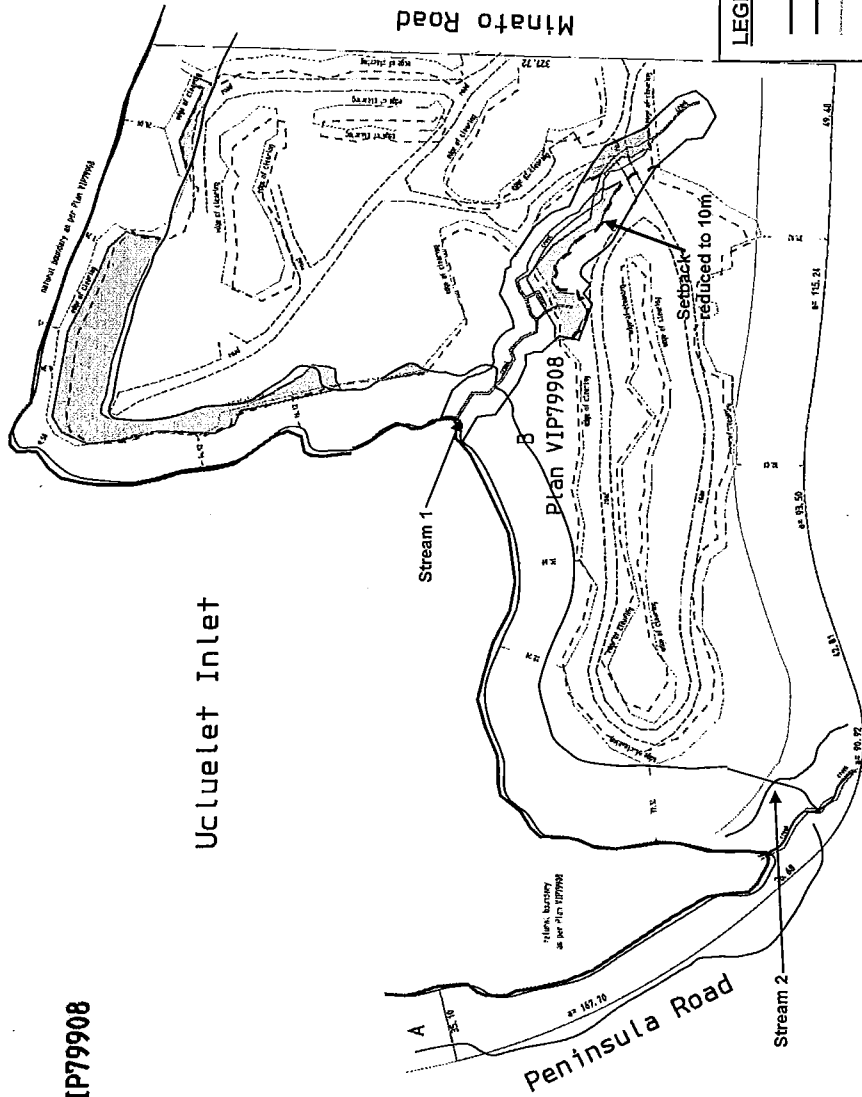
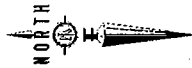
203-321 Wallace St, Nanaimo, BC V9R 5B6  
SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864

FIGURE 5-2. RESTORATION AREAS WITHIN DEVELOPMENT PERMIT AREAS

Site Plan of:  
**Lot B, District Lot 282,**  
**Clayoquot District, Plan VIP79908**  
 Parcel Identifier: 026-487-764

SCALE: 1:1000  
 ALL DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND TITLE OFFICE RECORDS.

(plot on Arch D sheet)



**LEGEND:**

- Coastal Setback (30m)
- Streamside Setback (10m)
- Highway Setback (30m)
- Shoreline Natural Boundary
- - - Edge of Clearing Boundary
- ▨ Restoration Areas

The following non-financial charges are shown on the current title and may affect the property:  
 EY2432 - Covenant  
 Parcel dimensions shown hereon are derived from Land Title Office records.

<b>F I L E :</b> 160-Minato
DATE: 2018-02-10
<b>MC Surveys</b>
545 - 110 Marine Drive
Ucluelet, BC V0R 3A0
phone (250) 766-4536





## STAFF REPORT TO COUNCIL

Council Meeting: APRIL 9, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

**FILE NO:** 3060-20-DP19-01  
3360-20-RZ18-08  
3090-20-DVP19-02  
3070-20-TUP19-01

**REPORT NO:** 19-40

**SUBJECT: PROPOSED REZONING, SUBDIVISION AND DEVELOPMENT PERMITS FOR 221 MINATO ROAD LOT B, PLAN VIP79908 CLAYOQUOT DISTRICT, DISTRICT LOT 286.**

**ATTACHMENT(S):** APPENDIX A – APPLICATION  
APPENDIX B – ENVIRONMENTAL IMPACT ASSESSMENT REPORT (AQUAPARIAN)  
APPENDIX C – VEGETATION MANAGEMENT PLAN  
APPENDIX D – TIMELINE  
APPENDIX E – DEVELOPMENT PERMIT DP19-01

### RECOMMENDATIONS:

1. **THAT** Council authorize issuance of Development Permit DP19-01 for the restoration of the previously damaged riparian and marine shoreline areas of the property at 221 Minato Road.
2. **THAT** Council indicate support for the concept of rezoning the property at 221 Minato Road for a 2-lot subdivision to create a Guest House parcel and a Campground parcel, and indicate that adoption of a zoning amendment bylaw for the requested uses would be subject to the following:
  - a. completion of the site restoration work under Development Permit DP19-01 including monitoring and sign-off by the Qualified Environmental Professional;
  - b. including, as part of the subdivision to create the two parcels, dedication for park purposes of a 30m corridor upland from the natural boundary along the marine shoreline adjacent to the proposed Campground parcel, plus the entire stream setback area surrounding Stream 1;
  - c. the owners providing a restrictive covenant on the proposed Guest House parcel which would restrict any further subdivision of that lot unless at that future date the following are provided by the property owner:
    - i. dedication for park purposes a 30m corridor upland from the natural boundary along the marine shoreline adjacent to the property; and,



- ii. appropriate funds to construct a trail system and viewing platform to municipal standards in the shoreline park dedicated in (i) above;
  - d. the owners providing a contribution for half the cost of constructing the stream section of trail and viewing platform, prior to commencing construction of the Long-Term Camping spaces in the proposed Phase 1;
  - e. the owners providing a restrictive covenant on the proposed Campground parcel ensuring that construction of the Short-Term Camping shown as Phase 3 will not commence before the adjacent section of Olsen Bay trail has been constructed.
- 3. **THAT** Council indicate support for the concept of issuing a Temporary Use Permit to permit long-term camping in the proposed designated area of the campground, subject to conditions including:
  - a. Seasonal camping stays are not to exceed six months;
  - b. No additions, accessory buildings, structures or outdoor storage is permitted in long-term camping spaces;
  - c. A resident campground manager is required on-site; and,
  - d. The campground manager is to maintain a register of campers, contact information and vehicle registration, and make the register available at all times if requested by the District.
- 4. **THAT** Council indicate support for the concept of issuing a Development Permit for the subdivision of the property into the proposed Guest House and Campground parcels, subject to the following conditions:
  - a. that the owners provide a detailed landscape plan showing replanting of native tree and understory species in the undeveloped portions of the Minato Road 10m road right-of-way dedication areas:
    - i. at the future public access trail to Olsen Bay at the end of Minato Road; and,
    - ii. screening of the proposed long-term camping spaces adjacent to Minato Road including appropriate fencing;
  - b. that prior to subdivision approval, the owners providing:
    - i. a civil engineering assessment and design for all required services including road, water, sewer, on- and off-site stormwater management and the location of private power and data utilities; and,
    - ii. a traffic engineering safety assessment of vehicle and pedestrian movements resulting from the proposed development and upgrades, if necessary, at the intersection of Peninsula Road and Minato Road and at the future trail crossing of Peninsula Road to the Ancient Cedars loop, for review and approval by the municipality and the Ministry of Transportation and Infrastructure.
- 5. **THAT**, subject to public comment, Council indicate support for considering a variance to increase the maximum permitted height of the main house on the proposed Guest House parcel from 8.5m (28 ft.) to 10.9m (36 ft.); and,
- 6. **THAT** Council indicate that issuance of a future Development Permit for construction of the proposed Short-Term Campground (phase 3) would be subject to protecting the full 30m forested buffer along the Peninsula Road frontage, unless the owners can demonstrate that the proposed tent sites within this area would not be visible from the road.

## PURPOSE

The purpose of this report is to give Council information on the background of clearing activity on the property, restoration plans and a development proposal submitted by Rick and Rebekka Lim of Pirates Bay Holding Company Ltd., for their property at 221 Minato Road (see **Figure 1**), Lot B, Plan VIP79908 Clayoquot District, District Lot 286 (the “**Subject Property**”).



Figure 1 – The Subject Property

## BACKGROUND AND SITE CONTEXT:

The subject property is a 10 ha (25-acre) lot located on the north side of Peninsula Road and on the west side of Minato Road, adjacent to Olsen Bay and the Ucluelet Inlet to the north. The current zoning designation of the property is Rural Residential (RU).

This property was considered to have considerable environmental value prior to extensive logging and clearing in late 2016. The site contained a full forest of mature trees (some old growth) at 20m to 30m with pockets of trees at 30m to 40m height, and included the understory vegetation and habitat values which come with mature coastal forests. Two fish bearing streams and associated riparian areas cross the site, one of which has been impacted by the site clearing. A more detailed timeline is attached to this report (see **Appendix D**).

The owners were issued a formal letter dated December 13, 2017, notifying the owner to cease all land altering activities and advising that they would be required to obtain a Development Permit (DP) for any further site work including restoration of the disturbed areas. The owners subsequently stopped all works and have engaged a Qualified Environmental Professional (QEP) to prepare a *Vegetation Environmental Management Plan* (see **Appendix C**) to form part of their required site restoration DP. They have also worked with staff to understand what is required to bring a development application forward. This current application proposes to:

- address the Development Permit required for the restoration of damaged ecological areas on the subject property; and,

- present development plans for the rezoning, DP, and subdivision processes required for the proposed development of the property.

In brief, staff recommend that three elements are necessary for the owners to move forward with the development of their land in an appropriate manner:

- First and foremost, the site restoration work must be completed as recommended and under the supervision of the consulting biologists (the QEP).
- Second, development of the site must include adequate measures to protect the remaining forest elements and the marine shoreline and stream riparian ecosystems. This should include adequate areas of park land set aside for conservation purposes. It also must include proper facilities to enable public access in the proper (and limited) locations to ensure that future use does not trample the ecological values of the site.
- Finally, the proposal for this site, as with any new development, must include adequate measures to mitigate the impacts on public spaces and infrastructure and bear the costs for servicing these land uses.

Subject to the conditions outlined in the list of staff recommendations, the proposed development of the site contains uses which can be supported in this location and, if managed properly, would result in a net benefit to the community.

#### **DISCUSSION:**

This application includes multiple related development approval processes. Individually these are as follows:

- DP19-01 - Development Permit for the restoration of damaged ecological areas
- RZ19-01 - Rezoning from Rural Residential to Guest House & Campground uses
- DP19-02 - Development Permit for Subdivision into two lots (Guest House & Campground)
- SD19-02 - Subdivision of the subject property into two lots
- DVP19-02 – Development Variance Permit to increase height for proposed house

These processes are guided by Ucluelet’s Official Community Plan Bylaw No. 1140, 2011 (**OCP**), and Zoning Bylaw 1160, 2013 (**Zoning Bylaw**). The subject lands fall into Development Permit Area No. 8 (Former Forest Reserves Lands). The following are pertinent DP guidelines found within the OCP bylaw, to consider for this development:

*“The coastal environment within this DPA is characterized by rocky bluffs and headlands along the exposed western shoreline, while a gentler rocky coast - along with sensitive marine wetlands, predominates along the protected eastern shoreline of Ucluelet inlet. This rugged and wild coast, along with the extensive forest that carpets the rolling and often steep terrain contribute immeasurably to the character of the site. There is therefore a demonstrated need to ensure that development within this area should be protected from hazardous conditions and makes adequate provision for fitting itself harmoniously into the existing natural environment while maintaining a balance between the need for such protection and development of this land. All development should provide for the Wild Pacific Trail that makes its way through the area.*

*In addition to development being sensitive to significant natural features worthy of protection, this area is designated for mixed use development which requires a high standard of design cohesion which reflects the natural heritage of the area.”*

### Guidelines

1. All developments must preserve and maintain 100% of the Wild Pacific Trail along the coast where feasible on properties located along the waterfront;
2. No development can approach within 30m of the high-water mark around the sensitive marine wetlands indicated on the map below;
3. A 30-metre-wide tree buffer with no development must be provided along both sides of the Pacific Rim Highway;
4. The layout of the proposed collector through DPA No. 8 that runs parallel to the Pacific Rim Highway, must respond to the natural conditions and topography of the land. Adequate buffering along the frontage of the road should also be retained to provide an attractive entrance into the community. A tree preservation plan should be a major priority in order to preserve this spectacular natural environment.
5. All developments should respect archaeological resources and comply with all relevant statutes and regulations for the protection thereof. The District may require, at their discretion, that the applicant provide at their own cost an archaeological assessment report;
6. All development, including campsites with no individual water supply or no individual sewage disposal facilities, must be connected to the municipal sanitary sewer system;
7. Developments shall strive to create openness, connections, or views to the waterfront areas through open spaces or pathways
8. No development shall impede public access to the foreshore beyond private property boundaries;
9. A landscape preservation plan for all developments must be included as part of the development application process in order to ensure protection of existing significant trees and shrubs. This will include plans showing pre and post-development conditions in order to prevent over-cutting;
10. The removal of any native tree species that is 30cm Dbh or greater (Diameter at Breast Height = 1.3m) measured with a proper tree caliper is prohibited.
11. Any landscaping maintenance program must meet all applicable governmental regulations involving the use of fertilizers, herbicides and pesticides and the owners must ensure that no harmful pesticides or chemicals enter the ocean, either directly or by way of groundwater infiltration;
12. All sitka spruce must be identified by a qualified arborist and, where they are determined to be healthy, preserved;

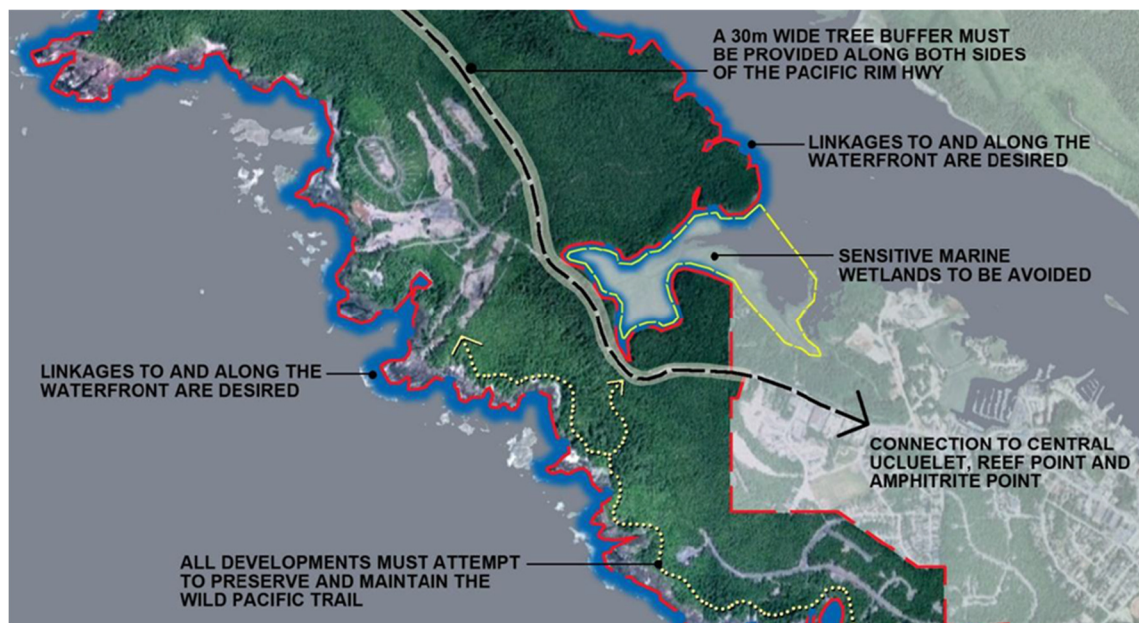


Figure 2 - DPA 8.2 Development Permit Area No. 8 Conceptual Diagram

The following are relevant OCP Environment Policies:

*“To encourage the maintenance of natural green space and forest cover and eliminate large clear cuts to accommodate development”*

*“To identify natural corridors for public and wildlife use or as natural landscapes”*

*“Properties greater than 0.8 hectare in size will require an Environmental Impact Assessment to evaluate the impacts of a proposed development on the natural environment and for the protection of developments from hazardous conditions.”*

A compressive review of the regulatory requirements is listed in section “1.2 Regulatory Review” of the Environmental Impact Assessment Report (see **Appendix B**).

### **DP19-01 – Development Permit for the restoration of damaged ecological areas**

The purpose of this DP area designation is the protection of the natural environment, its ecosystems and biological diversity. The applicant is applying to reinstate the impacted vegetation within the riparian setback of ‘Stream No.1 and the area between the natural boundary of the Ucluelet Inlet and 30m back from that boundary (the “**Marine Shoreline Area**”). This replanting will strictly follow the Vegetation Environmental Management Plan (see **Appendix C**) and its recommendations. This permit will be complete only after all recommended restoration work is done and inspected by the authors of the attached management plan. Staff recommend that final adoption of a rezoning bylaw should only be considered after the restoration work is completed, inspected and signed off by the QEP. (see **Figure 3**).

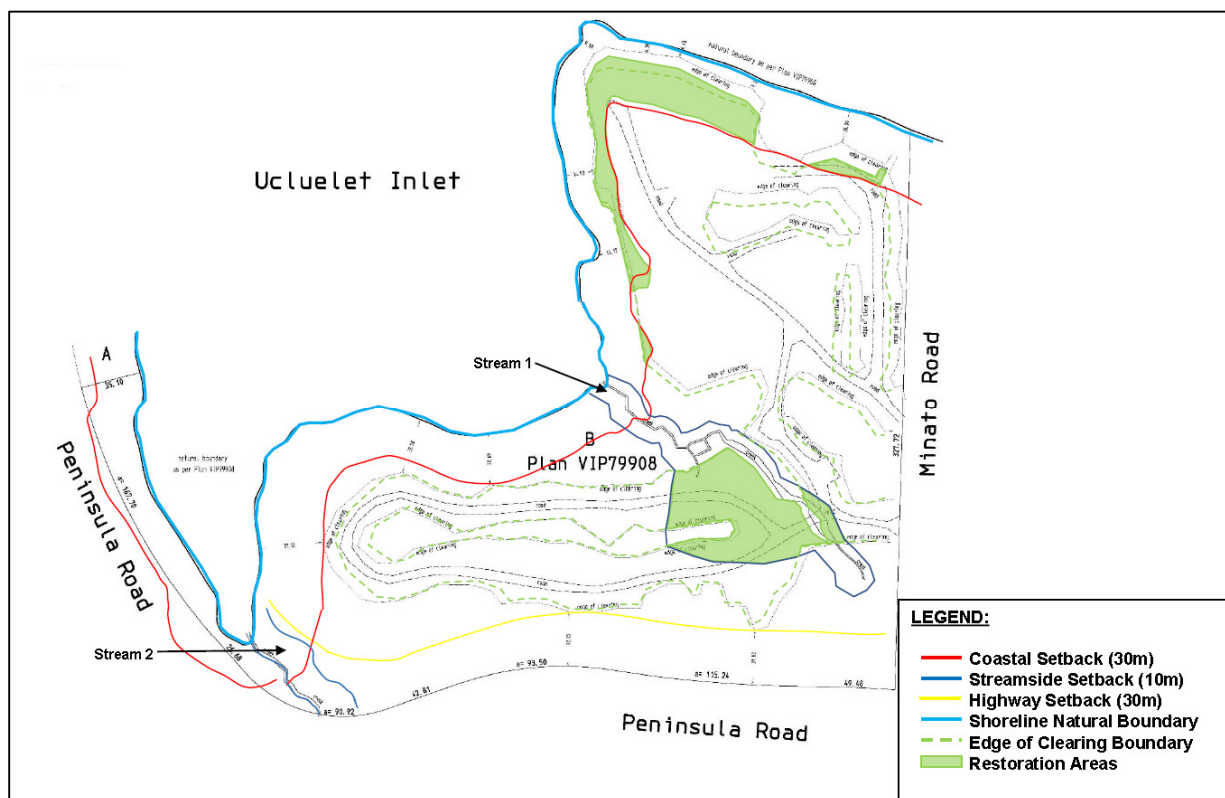


Figure 3 – Vegetation Management Plan – Restoration Areas

**RZ19-01 - Rezoning from Rural Residential to Guest House / Campground**

The proposed rezoning and subdivision of the land is being approached so that the appropriate permitted uses would be associated with the respective new lot areas. The applicant is proposing two lots: one to include their family home with Guest House zoning, and the other to include a Campground which is proposed to include areas for both short-term and long-term camping use.

Guest House zoned parcel

The owners are proposing to create an (approx.) 3.4 ha (8.5-acre) lot with a permitted use of *Guest House (GH)*. This permitted use is intended for commercial tourist accommodation mixed with residential in the form and appearance of a traditional single-family dwelling (**SFD**), with or without small scale guest cottages. The relevant zoning regulations to this application are:

- *The Minimum Lot Size: 2,000 m2 (½ acre).*

This is significant as the proposed GH lot is over 8 acres in size. Therefore, the property would have potential for further subdivision in the future.

- *The commercial Short-Term Rental (STR) elements of the Guest House zone for the large lot are regulated as follows:*
  - *6 guest rooms if the lot area exceeds 4,000 m2 (1 acre); plus*
  - *4 guest cottages per lot if the lot area exceeds 4,000 m2 (1 acre).*

This indicates the scale of the commercial use on the proposed GH lot. The applicant has provided the following sketch to indicate their guest house, guest cottages, private driveways and garage location (see **Figure 4**):

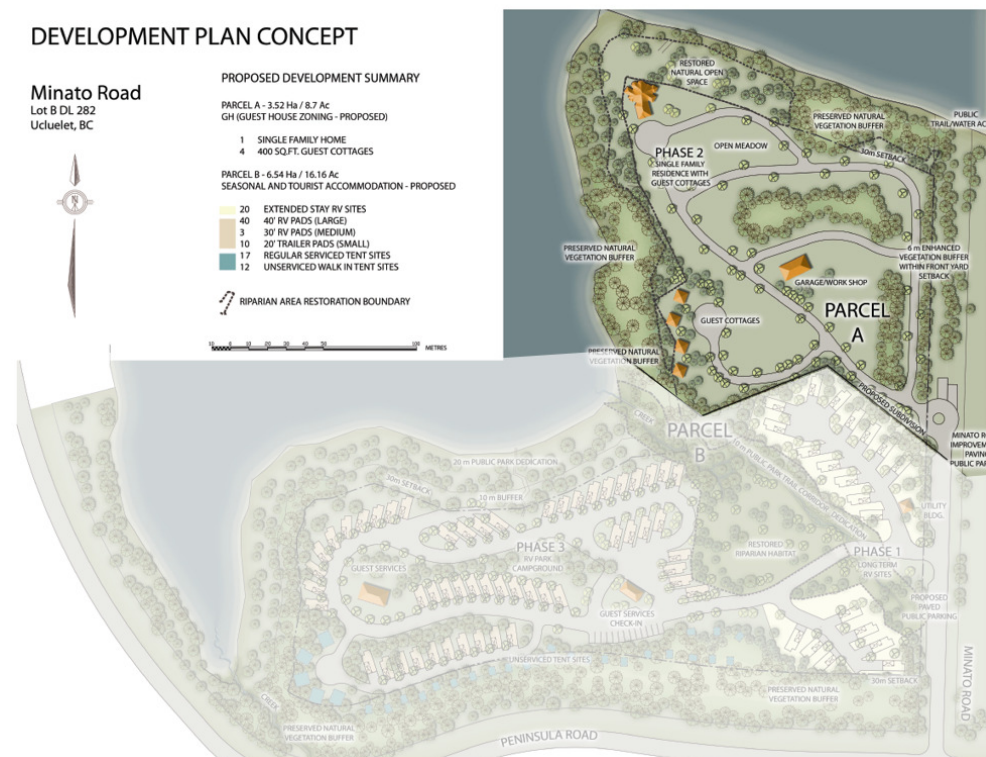


Figure 4 – Guest House parcel

The size and location of this lot may lend itself to greater density, use and community benefit than what is currently being proposed. The creation of 8-acre rural acreages is not considered the ideal long-term pattern for Ucluelet's limited land base. With this large GH acreage the applicant has stated that they do not want a public trail to pass in front of their home and guest cottages. While this is understandable, the balance of private interest and the community benefit must also be considered. The proposed GH use does have a high commercial STR use associated to it and a continuous trail around the entire coastline would benefit both the owners' guests and beyond. If a higher density development were being proposed at this time, staff would be recommending the inclusion of a full 30m park dedication complete with a constructed public trail. With this application the owners are offering a 30m greenspace protection covenant along the shoreline, which does somewhat protect the marine shoreline area from further impacts but would not provide public access at this time.

If the proposed single large Guest House lot is looked at as an interim step from the current rural residential zoning, it is possible that that the full public benefit could be realized at a future date if/when further subdivision and/or changes in land use were being considered. A covenant could be placed on the title of the proposed GH lot, to restrict further subdivision until the marine shoreline area of the GH lot were dedicated as park and a public trail built to the Wild Pacific Trail standards. This compromise would allow the applicant to use the land for their private home at this time, and retain the potential for further public access, tied to future development of the site. At the same time, full public access is proposed adjacent to the proposed campground portion of the site. This compromise approach to public access is supportable in light of the short- and long-term context.

Currently, the public right-of-way containing Minato Road is currently 10m wide; half the regular 20m right-of-way width. Therefore, roadway dedication along the length of the property will be required as a condition of subdivision to achieve the standard 20m corridor for public access and utilities. The owner has cleared part of this future expansion area next to the proposed Guest House parcel, in a location likely to be used for a public water access trail from the end of Minato Road to Olsen Bay. As part of the development of this property, replanting of this area in native species trees and underbrush should be secured prior to approval of the subdivision plan.

#### Campground Property

The applicant is proposing a campground with both tent camping spaces and two types of recreational vehicle (RV) camping:

- short-term camping normally associated with RV camping and tourist use; and,
- longer-term RV camping.

The longer-term RV camping is proposed to benefit Ucluelet's housing spectrum with a form of housing that is more transient in nature. Also proposed are three auxiliary buildings, internal circulation roads and dedicated park lands (see **Figure 5**).

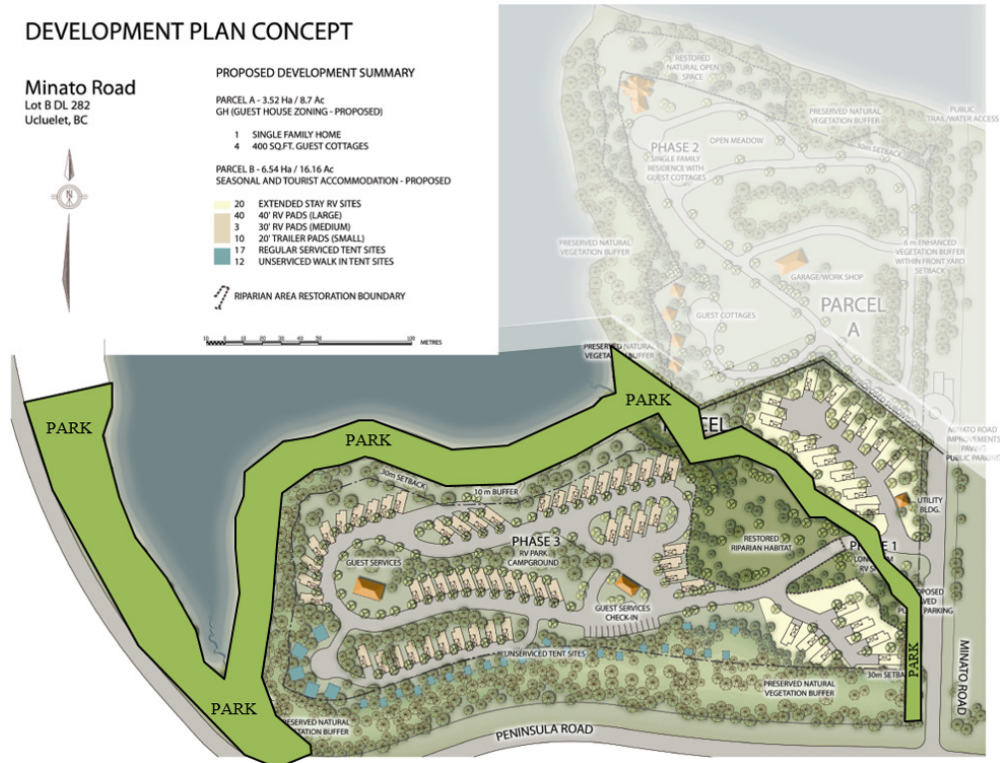


Figure 5 – Campground Parcel

The above sketch highlights the basic elements and layout of 3.85-acre (approx.) proposed campground lot. Indicated are the areas proposed for park (in green), the tent spaces (in turquoise), and differentiates the short term and long-term RV spaces (in light green). The proposed campsite development consists of:

- 20 Long-Term RV spaces
  - 52 Short-Term RV spaces
  - 14 tent spaces
  - 15 tent spaces (within the Peninsula Road 30m green space covenanted area)
- 
- 101 total camping spaces**

At capacity this development would present a significant change to this area of town. Movement of cars and RV's to and from the subject property, camp fires and other impacts naturally follow 200 to 400 people and their pets. For comparison the Ucluelet Campground is of similar area and advertises 125 spaces within 13 acres. Staff are recommending that, as a condition of a DP for the subdivision which would create the campground parcel, the owner be required to provide a traffic safety analysis for the District and Ministry of Transportation and Infrastructure review of the expected impact and any improvements required for Peninsula Road as a result of this development.

The applicant has indicated that the first phase of the development is to be a form of seasonal housing with RV spaces that would allow camping for a term of six months minus a day. Done right the proposed long-Term camping could add an element of flexible housing for seasonal workers. If it were not managed properly, this use could become unsightly and present a burden to municipal building and bylaw enforcement staff.



The applicant has offered a 20m park dedication plus a 10m greenspace covenant along the marine shoreline area and a 10m park dedication for a trail in the riparian area of *Stream No.1*. This dedication is less than what Staff consider appropriate, taking into account the direct benefit to the guests of the proposed campground, and the area reasonably necessary to protect the marine shoreline and riparian areas from further impact. Staff recommend a full 30m marine shoreline park dedication, plus dedication of the entire *Stream No.1* riparian area.

Considering that campgrounds have minimal infrastructure and could be converted to a higher density at some point in the future, campground use is supportable. A new campground in close proximity to the village core may also have a positive economic effect as its guests patronize the community's commercial businesses.

If this proposal is to move forward, staff will recommend creating a new zone specifically for campgrounds. This will allow the clear distinction of density limits and appropriate setbacks for campsites. This zoning designation could be applied to future and existing campgrounds. The bylaw would need to update the current definition for "*Campground*" to specifically allow short-term camping, and then create a new definition for "*Long-Term Camping*". To differentiate the long- and short-term uses for the proposed lot, Staff consider the best approach would be to zone the entire campground lot for camping use (i.e., short-term) and then issue a Temporary Use Permit (TUP) for long-term camping in the proposed designated area. This initial approach would allow Council and the community an ability to assess the success of this long-term camping / seasonal housing approach and modify conditions for this new land use, if necessary.

### Park lands

The addition of the proposed campground use represents a significant up-zoning of the property. To be consistent with the OCP policy and guidelines, and offer the community a clear public benefit, the applicant has offered dedicated park areas as indicated in green above (see **Figure 5**). This park, as described, is to preserve this pristine marine shoreline area, provide access for the general public, and serve as access for the guests of the proposed campground to the broader District trail system. It will be important that the trails and viewing platforms within this park be constructed prior to the campground opening. The trail would be a significant amenity for guests of the proposed campground. Properly defined trail facilities and access points will be important to provide safe access, views of Olsen Bay and beyond, and to protect the marine shoreline ecosystem. (see **Figure 6**).



Figure 6 – Suggested Trails and viewing platform

Without a defined trail system and viewing platforms, it can be expected that increased use brought about by the campground development would result in environmental damage to the shoreline, the marine environment, and to the riparian areas.

This section of trail would be approximately 840m long; total approximate cost of the trail and viewing platforms would be approximately \$100,000. Staff recommend that dedication of the park corridor be a condition of the rezoning and be completed as part of the initial subdivision. The owners have not offered to contribute at this time to the cost of constructing this section of trail. If development of the short-term campground (shown as phase 3) does not occur for some time, the District could proceed with trail construction independent of the property owners (i.e., seeking funding from other sources). Staff recommend that completion of the trail construction – with or without the owners’ financial contribution – be a pre-condition to development of the short-term campground. In other words, if the trail has not yet been constructed, and the owners wish to develop the campground, they could accelerate its construction by partnering with the District to help with construction costs. Either way, it is important that the trail infrastructure be completed before campers are on site seeking access to Olsen Bay.

Staff suggest that the entire riparian area of *Stream No.1* (shown in blue below) and a full 30m marine shoreline area be dedicated as park lands (see **Figure 7**).



Figure 7 – Extended Park Area

The applicant is also requesting to locate tent sites within an area that is covenanted in the name of the District of Ucluelet for a 30m green space buffer (EV124432) running along the Peninsula Road frontage. Staff do not support this request; a fully green and treed Peninsula Road Corridor is an important feature to the overall experience of the entrance to town for both visitors and residents alike. Construction new commercial use within this green buffer is contrary to the OCP guidelines.

### **DP19-02 - Development Permit for Subdivision**

Pending an indication of support for the concept of rezoning the property for the proposed uses, Staff have not requested that the owners provide the full studies and documentation required for this DP at this time. Some elements of the development could be reasonably defined in more detail and approved at the subdivision stage. The following is a cursory review of DP requirements.

The Former Forest Reserve Lands Development Permit Area (DPA No.8), is established for the purposes of:

- Protection of the natural environment, its ecosystems and biological diversity;
- Protection of development from hazardous conditions; and,
- Establishment of objectives for the form and character of development in the resort region.

For the relevant guidelines see the analysis section above and in section “1.2 Regulatory Review” of the Environmental Impact Assessment Report (**Appendix B**).

#### *Protection of the natural environment, its ecosystems and biological diversity*

As discussed above, the site’s marine shoreline and riparian areas will be replanted under DP19-01. This DP will focus on the subdivision and the proposed campground and GH property. The combination of a 30m Marine Shoreline area park dedication and 30m greenspace protection covenant area back from the natural boundary meets the OCP Guidelines which state:

*“No development can approach within 30m of the highwater mark around the sensitive marine wetlands indicated on the map below”*

If developed as described, this would be consistent with the above guideline. The built elements of the development would be set back from the natural boundary and the riparian areas, and these setbacks areas are also specified under a recent environmental management plan. Staff consider that the management plan (**Appendix C**) is consistent with the OCP if all recommendations from that plan are implemented and monitored by the QEP.

#### *Protection of development from hazardous conditions*

The majority of the built form of this development is above 7m from the natural boundary. This proposal does not appear to be subject to hazardous conditions as presented. The Building Inspector will have the opportunity to review site specific conditions at the time of building permit and can require geotechnical reviews to specific conditions, if required.

#### *Establishment of objectives for the form and character of development in the resort region*

The Former Forest Reserve Lands is the largest of Ucluelet’s Development Permit Areas. Special conditions of this landscape include some of the district’s richest forested habitat and the potential for spectacular residential and commercial development. Covering roughly half of Ucluelet’s land

base, the area is largely untouched by development - offering an excellent opportunity to carefully build on the sense of place as development progresses. Objectives of this DPA include protecting the natural qualities that make this place so special. The following are considered key DP guidelines for this development:

- *The layout of the proposed collector through DPA No. 8 that runs parallel to the Pacific Rim Highway, must respond to the natural conditions and topography of the land. Adequate vegetative buffering along the frontage of the road should also be retained to provide an attractive entrance into the community. A tree preservation plan should be a major priority in order to preserve this spectacular natural environment.*
- *All developments should respect archaeological resources and comply with all relevant statutes and regulations for the protection thereof. The District may require, at their discretion, that the applicant provide at their own cost an archaeological assessment report;*
- *Developments shall strive to create openness, connections, or views to the waterfront areas through open spaces or pathways. No development shall impede public access to the foreshore beyond private property boundaries;*
- *A landscape preservation plan for all developments must be included as part of the development application process in order to ensure protection of existing significant trees and shrubs. This will include plans showing pre and post-development conditions in order to prevent over-cutting;*
- *All sitka spruce must be identified by a qualified arborist and, where they are determined to be healthy, preserved;*

#### Proposed Subdivision

The proposed lot layout is straightforward, splitting the property roughly in line with the area of the stream corridor. The proposed layout would enable both lots to have access from Minato Road, and is supportable.

#### Vehicle Access and Traffic Safety

As mentioned above, full civil drawings have not been supplied for this proposal. Road dedication to widen the Minato Road right-of-way from 10m to the standard 20m road allowance will be required as part of the subdivision. The applicant has indicated 3.6m paved road lanes, parallel parking, a standard turnaround and parking areas at the end of the paved turnaround. The proposed development will also likely require a pedestrian crossing of Peninsula Road at Minato Road which would need to be constructed to Ministry of Transportation and Infrastructure Standards. Staff recommend that a traffic safety analysis be required prior to subdivision. With the density of visitor use proposed in the campground, providing safe and enjoyable pedestrian circulation, including connections to the multi-use path on Peninsula Road, will be key.

#### Public Pedestrian Access

The owners' proposal falls short of providing the full access and connections directed in the OCP, but subject to the conditions recommended in this report the development is supportable considering both the short- and long-term development potential of this site. The park dedication and trail connection following the stream corridor and shoreline would provide an excellent addition to the community trail network, as part of the long-term Safe Harbor Trail extending from the small craft harbor to the Onni lands and connecting to the Ancient Cedars Loop of the Wild Pacific Trail.

#### Landscaping, Tree Retention and Removal

All remaining mature trees are to be retained. Full detailed civil and landscape plans of the campground – including tree retention measures - will be required as part of a future DP application for the campground development.

#### Storm Water Management

At this time the applicants have not submitted civil engineering design including storm drainage. The detailed design will be required as part of the future campground DP and subdivision approvals. It could be expected that Minato Road will be developed to the alternative standard used in both the Rainforest and OceanWest subdivisions. On-site features for retention and filtering of sediment to ensure water quality in Olsen Bay will be expected as part of the runoff control design.

#### Sewage Disposal

The applicant will be required to run a sewer main to municipal standards down Minato Road at their expense to serve the proposed lots. The civil engineering design may involve a pump station at the north end of Minato Road to push wastewater to the Peninsula Road sewer main. Any proposed works by the owners' civil engineer will be reviewed by the District of Ucluelet's engineering consultants prior to subdivision approval.

#### Water Supply

The proposed lots created will need to be fully serviced and water meters installed as part of the subdivision. The owners' engineer will be required to review the adequacy of the existing municipal infrastructure in this location for water service, including fire protection, and make upgrades at their expense if necessary.

#### **OCP Designation:**

The 2011 OCP designates the site as Comprehensive Development, and includes policy 3.9.ii(4):

*"The area on Minoto Road [sic] north of Peninsula Road is designated for Comprehensive Development. This area is envisioned primarily as a residential community with significant tree retention. The shoreline is recognized as having important ecosystem values. A greenbelt should be maintained along the shoreline."*

With awareness of the clearing which has subsequently occurred on the site, the Land Use Map in the draft 2019 OCP indicates a portion of the property designated as Tourist Commercial, consistent with the potential campground uses in this location.

Staff consider the campground uses as a potentially positive addition to town, and the long-term camping aspect for seasonal workers is worth pursuing as a pilot for addressing a current affordable housing need.

#### **DVP19-02 Development Variance Permit**

The owners are requesting a variance to permit an 8' increase to the maximum building height for their proposed home. Given the location of the house and size of the property, the added height would have no impact on neighbouring properties. Subject to public comment, the requested variance is supportable.

**SD19-02 - Subdivision review**

Once a DP is issued by Council for the proposed layout, review of the subdivision of this property is the responsibility of the municipal Approving Officer. This step is a technical review for conformity with all policies and regulations of the OCP, Zoning Bylaw, Subdivision Services Control Bylaw and all applicable federal and provincial laws and regulations. Prior to final subdivision approval, the applicant will be required to produce full civil engineering drawings for water, sewer, storm drainage, electrical service and roads. The applicant may also need geotechnical and environmental studies and to complete an archeological assessment.

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

If this application is approved, Staff time will be required to prepare the necessary bylaw and permits for Council consideration, and coordinate the process for the rezoning, DP and the subsequent subdivision. A public hearing would need to be scheduled to gather community input on the rezoning bylaw, Temporary Use Permit and Development Variance Permit. As part of the subdivision process the municipal Approving Officer will be required to create a Preliminary Layout Assessment (PLA) and staff will be required to assist and monitor that process as well.

**FINANCIAL IMPACTS:**

Each of the 2 lots in this subdivision will incur a Development Cost Charge (**DCC**) of \$12,882. It should be noted that under the current DCC bylaw, campground development does not currently trigger DCC's - even though there would be an expected incremental impact to the District's infrastructure as a result of the proposed uses.

**POLICY OR LEGISLATIVE IMPACTS:**

Subject to the conditions recommended in this report, the restoration of the property and proposed development of the site would be aligned with the OCP.

**SUMMARY:**

The previous environmental damage to the property has been done, and the owners have taken steps to begin rectifying that damage. The campground and guest house development proposal is supportable subject to the conditions described in the recommendation of this report. Alternatively, the most sensitive areas of the site could be restored according to the QEP recommendations and left as a large rural property with some potential for further development at a future date.

**OPTIONS REVIEW:**

The six recommended motions at the outset of this report would authorize the site work to complete the restoration of the site and set in motion the process of further Council consideration – with public input – of the various elements required for development of the property according to the owner’s submitted plans. Alternatively, Council could consider the following options:

7. **THAT** Council issue Development Permit DP19-01 for the restoration of the previously damaged riparian and marine shoreline areas of the property at 221 Minato Road, and direct the following:
  - a. That the site restoration work be completed to the satisfaction of the QEP and the District within 12 months;
  - b. That no other permits for site works or development on the property be considered until the site restoration work under DP19-01 has been completed to bring the property into compliance with municipal bylaws; and,
  - c. That the municipal solicitors be instructed, if the site restoration has not been completed within 12 months, to initiate legal proceedings to compel the owners to restore the site and compensate the District for costs and damages as a result of site clearing activities contrary to the Official Community Plan Bylaw No. 1140, 2011.

**Or,**

8. **THAT** Council defer consideration pending receipt of further information requested of the applicant.

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

**DISTRICT OF UCLUELET****Zoning Bylaw Amendment Bylaw No. 1244, 2019**

A bylaw to amend the District of Ucluelet Zoning Bylaw (221 Minato Road).

---

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

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

**1. Map Amendment:**

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot B, District Lot 286, Clayoquot District, Plan VIP79908 (221 Minato Road, PID 026-487-764), from "RU: Rural Residential" to areas designated as "CG: Campground", "GH: Guest House" and "P-1: Public Institutional" as outlined in black on the map attached to this Bylaw as Appendix "A".

2. This bylaw may be cited as "District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1244, 2019".

**READ A FIRST TIME** this    day of            , 2019.

**READ A SECOND TIME** this    day of            , 2019.

**PUBLIC HEARING** held this    day of            , 2019.

**READ A THIRD TIME** this    day of            , 2019.

**ADOPTED** this    day of            , 2019.



**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1244, 2019.”

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Mayco Noël  
Mayor

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Mark Boysen  
Corporate Officer

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

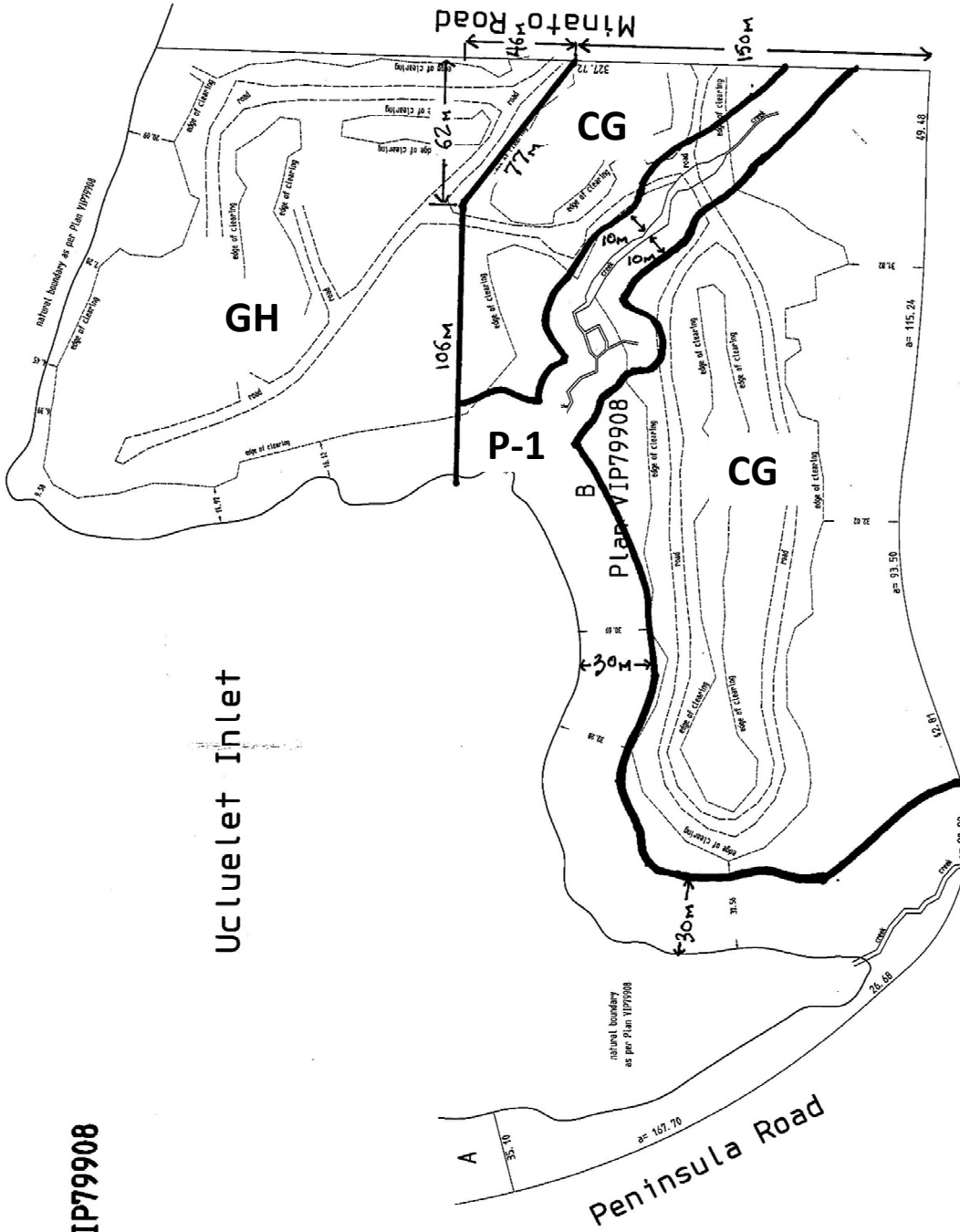
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Mark Boysen  
Corporate Officer

Site Plan of:  
**Lot B, District Lot 282,**  
**Clayoquot District, Plan VIP79908**  
 Parcel Identifier: 026-487-764

SCALE = 1:1,000  
 0 10 20 30 40 50  
 All dimensions are in metres & decimal fractions.

(plot on Arch D sheet)



The following non-financial charges are shown on the current title and may affect the property:  
 EY24432 - Covenant

Parcel dimensions shown hereon are derived from Land Title Office records.

<b>FILE:</b> 160-Minato
<b>DATE:</b> 2018-02-10
<b>A6 Surveys</b> 545 - 110 Marine Drive Ucluelet, BC V0R 3A0 phone (250) 286-4536

**DISTRICT OF UCLUELET****Zoning Bylaw Amendment Bylaw No. 1256, 2019**

A bylaw to amend the District of Ucluelet Zoning Bylaw (Campground).

---

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

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

**1. Text Amendment:**

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. By** adding the following definitions in alphabetical order within Division 100 – Enactment and Interpretation, Section 103 Definitions, such that the new definitions read as follows:

““Camping Space” means a measure of land that one camping unit will occupy.

“Camping Unit” means a tent, tent trailer, truck camper, travel trailer, fifth wheel, recreational vehicle, motor home and any other conveyance designed to travel on a publicly maintained road, which is constructed and intended or equipped to be used as non- residential, daily or short-term (not acceding 30 days) accommodation. Camping unit does not include park model trailers, park model mobile homes, or tiny homes sited on a permanent foundation.

“Recreational Vehicle (RV)” means any camper, travel trailer, fifth wheel or motor home with a maximum width of 2.6m in transit mode which can be used to provide sleeping accommodation and which is capable of being licensed for highway use pursuant to the Motor Vehicle Act or any subsequent Act or Acts which may be enacted in substitution therefore.”

- B. By** adding Section 407 numerically to Division 400 – Supplemental Regulations such that the new section reads as follows:

**“407 CAMPGROUND**

**407.1** Where a *Zone* specifically includes *Campground* as a permitted use, all the following conditions must be satisfied for the establishment and continued use and operation of the *Campground*:

- (1) The *campground* layout shall promote the conservation and management of habitat, wetlands, and steep slopes. The layout shall take advantage of existing clearings and open areas. The layout shall maintain and promote natural systems connectivity.
- (2) A naturally landscape buffer shall be located between each *camping space* with a minimum width of 2 m (6 ft).
- (3) Only one camping unit and parking associated with such unit shall be allowed in a single camping space.
- (4) No *camping units* shall be located elsewhere than in a *camping space*.
- (5) No buildings of any type are permitted on *camping spaces* and no additions to any RV, travel trailer, or other camping unit shall be permitted in any *camping spaces*.
- (6) Each *Camping space* is to be on a well-drained site that is at all times free of stagnant pools and is graded for rapid drainage.
- (7) Campground Washroom facilities:
  - (a) *Campgrounds* shall provide a minimum of one centrally located washroom facility.
  - (b) washroom facility(s) are to be equipped with a minimum of one (1) toilet and one (1) shower stall per four (4) *Camping Spaces*.
  - (c) each washroom facility must contain an accessible washroom in conformance with the BC Building Code.
- (8) Servicing:
  - (a) A potable water connection shall be provided in all recreational vehicle *camping spaces* and in centralized locations in all campgrounds.
  - (b) A sanitary sewer connection shall be provided on 50% of recreational vehicle *camping spaces*.
  - (c) A centralized and winterized sewage disposal facility (dump station) shall be provided for the remainder of RV *camping*

*spaces*. These facilities must be easily accessible and separated from the recreational vehicle stalls and any amenity spaces.

- (9) Each *camping space* shall have:
- (a) a clearly identifiable number and a permanent campground location map must be located at the entrance to the campground
  - (b) a camping area of grass or compacted gravel, which is otherwise well maintained.
  - (c) visible and clearly defined space boundaries marked on the ground by permanent flush stakes or markers.
- (10) The *campground* shall:
- (a) comply with all Provincial regulations relating to health, sanitation, fire, fire protection, and other matters.
  - (b) develop a fire safety plan that must include details on how to manage fire pits and campfires if permitted especially during provincial fire bans.
  - (c) have a Wildlife Attractant strategy with animal proof collection bins provided throughout the campground.
  - (d) ensure all lighting of internal roads and pedestrian paths are fully shielded fixtures that minimize glare in the nighttime environment in accordance with the International Dark Sky Association (IDA) standards and best practices.
- (11) Minimum road width requirements shall be as follows:
- (a) all two-lane access roads to and from a campground shall have a minimum width of 6.0 m.
  - (b) internal campground roads shall be one way, and shall have a minimum width of 3.66 m.
  - (c) dead end roadways shall have a hammerhead turnaround or cul-de-sac with a turning circle minimum radius of 12 m.

**407.2** For greater certainty, notwithstanding of provisions of this bylaw:

- (1) No camping unit shall be permitted on any camping space continuously for a period of more than 30 days. No camping unit may reoccupy any camping space in the same campground for a period of not less than 60 days from the date of departure.

**407.3** Off-street parking must be provided in accordance with Section 505.1 of this Bylaw.”

- C. By adding a new Campground zone, to Schedule B – The Zones that directly follows CS-7 Zone – Tourist Commercial & Residential such that the new section reads as follow:

“CG Zone – CAMPGROUND

*This Zone is intended for commercial use of campgrounds, with an accessory residential dwelling unit and accessory retail sales and administration, in accordance with the District’s related bylaws.*

**CG.1** Permitted Uses

CG.1.1 The following uses are permitted, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

(1) Principal:

(a) *Campground*

(2) Secondary:

(a) *Accessory Residential Dwelling Unit*

(b) *Accessory Retail Sales and Administration Office*

**CG.2** Lot Regulations

CG.2.1	Minimum Lot Size:	6,070 m <sup>2</sup> (1.5 acres)
CG.2.2	Minimum Lot Frontage:	23 m (75 ft)
CG.2.3	Minimum <i>Camping Space</i> size:	90 m <sup>2</sup> (969 ft <sup>2</sup> )
CG.2.4	Minimum <i>Camping Space</i> Width:	6 m (20 ft)
CG.2.5	Minimum <i>Camping Space</i> Depth:	
	(1) Tent - <i>Camping Space</i> :	11 m (36 ft)
	(2) <i>Recreational Vehicle - Camping Space</i> :	16 m (52 ft)

**CG.3 Density:**

CG.3.1 Maximum Number:

(1) *Camping Space*: 10 spaces per acre

(2) *Accessory Residential Dwelling Unit*: 1 per lot

CG.3.2 Maximum Floor Area Ratio: 0.023

CG.3.3 Maximum Lot Coverage: 2.3%

**CG.4 Maximum Height:**

CG.4.1 Principal Buildings & Structures: 7.5 m (25 ft)

CG.4.2 Accessory Buildings & Structures: 7.5 m (25 ft)

**CG.5 Minimum Setbacks:**

CG.5.1 Despite Section 306.1, the minimum setbacks listed in Section CG.5.2, below, shall also apply to *camping spaces*.

CG.5.2 The following minimum setbacks apply, as measured from the *front lot line, rear lot line* and *side lot lines(s)*, respectively, of the *Campground*:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback
(1) Principal	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)
(2) Accessory	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)

“

**D.** By replacing the parking requirement in the chart found in Section 505.1 under “Campground” such that that chart category now reads as follows:

“1 space per *camping space* plus 1 space per 10 *camping spaces* for visitor parking “

2. This bylaw may be cited as “District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1256, 2019”.

**READ A FIRST TIME** this day of , 2019.

**READ A SECOND TIME** this day of , 2019.

**PUBLIC HEARING** held this day of , 2019.

**READ A THIRD TIME** this day of , 2019.

**ADOPTED** this day of , 2019.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019.”

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Mayco Noël  
Mayor

---

Mark Boysen  
Corporate Officer

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

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Mark Boysen  
Corporate Officer



September 26, 2019

Dear Ucluelet Councillors,

On September 18<sup>th</sup>, I voted in favour of the cannabis retail application at 1786 Peninsula Road, which was defeated 3 to 2. Only following that decision, there appeared to be an increased public awareness of these applications. I am concerned that these comments need to be shared in the right process, not just on social media.

As Mayor, I have the ability to bring a vote to Council to reconsider this decision. At the October 8<sup>th</sup> regular Council meeting, I will request that Council reconsider the defeated 3<sup>rd</sup> reading of the bylaw for the cannabis retail sales application at 1786 Peninsula Road, with the intention of providing a new Public Hearing. There are two possible outcomes:

1. If Council does not agree to reconsider the decision, then we will continue forward with our other applications.
2. If Council does agree to reconsider, then several motions need to be made to allow for a new Public Hearing, with the intention to allow two applicants to participate in one new Public Hearing to ensure all community feedback is received. We would also be encouraging the third applicant to complete their application and be part of the same hearing.

A new public hearing would provide the appropriate venue for community members to share their views on cannabis retail sales in general, on the specific rezoning applications, and on the individual cannabis retail sales licences.

Staff are also recommending to me that we hold an Open House immediately ahead of this Public Hearing as well. The Public Hearing would be held in the Main Hall at the UCC and Open House material could be presented beforehand in the Activity rooms so that residents have all the information they need before speaking or submitting comments.

To make this happen, there are several motions required at the October 8<sup>th</sup> meeting. Staff have clarified the wording of the motions below and are happy to answer any questions you have about this process. Options for a Public Hearing date would be provided by Staff at the October 8<sup>th</sup> Council meeting.

This letter will be included on the October 8<sup>th</sup> Council meeting agenda and I will also be posting a summary of my intentions on Facebook to further inform the community.

It appears the community is now fully engaged, and I want to take the time to properly hear all views to inform the Council debate and decisions. Thank you for considering these steps and please let me know if you want to discuss further.

Mayor Mayco Noel

**Notice of Motions for October 8<sup>th</sup> Regular Meeting of Council regarding:**

District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019 (1786 Peninsula Road)

1. THAT Council reconsider the September 18, 2019, defeated motion to give 3<sup>rd</sup> reading of District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019.
2. THAT the District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019, be given third reading.
3. THAT third reading of District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019, be rescinded.
4. THAT District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019, be referred to a Public Hearing to gather community input on the cannabis sales application at 1786 Peninsula Road.
5. THAT Staff provide notice and prepare for a Cannabis Open House for the public, prior to the Public Hearing.



## STAFF REPORT TO COUNCIL

Council Meeting: October 8, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOHN TOWGOOD, PLANNER 1

**FILE NO:** 3360-20-RZ18-11

**SUBJECT:** ZONING AMENDMENT FOR CANNABIS SALES AT 1685 PENINSULA ROAD      **REPORT NO:** 19-130

**ATTACHMENT(S):** APPENDIX A – JULY 9, 2019 STAFF REPORT  
APPENDIX B – ADDITIONS TO APPLICATION FOR 1685 PENINSULA ROAD  
APPENDIX C – BYLAW NO. 1257, 2019

### **RECOMMENDATION:**

1. **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1257, 2019, be given First and Second Reading and advanced to a public hearing.

### **PURPOSE:**

To provide Council with information on an application to amend Zoning Bylaw No. 1160, 2013, (the “Zoning Bylaw”) to allow *Cannabis Sales* at 1685 Peninsula Road, Plan VIP3486, District Lot 282, Clayoquot Land District, Except Plan RW 2126, That Part bounded on the NW by PCL C DD83737I on the NE by PL11055 & PL4011 on the SE by PCL J DD141236I & on the SW by Peninsula RD as shown on PL3486 (the “Subject Property”).

### **BACKGROUND:**

This application was first presented at a Regular Council Meeting on July 9, 2019 and Council made the following motion:

1. **THAT** Council, with regard to the requested zoning amendment to add *Cannabis Sales* as a permitted use on a portion of the property at 1685 Peninsula Road:
  - a. *direct Staff to prepare a zoning amending bylaw for further consideration;*
  - b. *indicate to the applicant that the following should be submitted before a public hearing would be scheduled for the bylaw:*
    - i. *detailed plans and application for a Development Permit for the form and character of changes to the property; and,*
    - ii. *written confirmation of the applicant’s commitment to contributing to the funding of new curb, gutter, sidewalk and landscaped boulevard works to improve pedestrian safety along the length of the property frontage.*

The Applicant has provided a more refined sketch plan of his vision of the proposed development (see **Appendix B**). This sketch indicates:

- The works that are to be completed by the District of Ucluelet. The applicant has clarified that they are proposing to contribute the following for these works:
  - \$20,000 for a gravel pedestrian path from Peninsula Road to the lower level (50% of the estimated costs); and,
  - \$23,500 for pedestrian improvements across the frontage of the property (100% of estimated costs).
- The on-site works and landscaping done by the applicant:
  - Paved parking of the lower level.
  - Top dressing of some of the lower grassed areas.
  - New trees in the lower level.
  - The relocation of the upper planter boxes.
  - Paved sidewalks and crosswalk on the lower level.

The applicant had also confirmed the following:

1. The applicant had previously offered a public pedestrian and vehicle Statuary Right-of-Way (SRW) in the name of the District of Ucluelet over the south-east lane. The applicant has stated that their financial institution, which has interest in the property, has declined to allow a SRW in favor of the District of Ucluelet.

The applicant has instead offered a five-year lease for public pedestrian and vehicle access along the south-east lane to the District of Ucluelet Parking lot (see Appendix B). The lease would have an additional five-year term renewal option in favor of the District of Ucluelet that could not be reasonably withheld by the landowner. The applicant has also offered to enter into an agreement to reimburse the District of Ucluelet \$20,000, if no SRW is in place at the end of 2 five-year lease terms.

The applicant has confirmed the following contributions:

2. The applicant will contribute \$20,000 to add a gravel path from Peninsula Road to the District parking lot (half the cost of 40m x \$1000/m). The applicant has stated that this could be paved at the time that the lower parking lot is paved, if the District of Ucluelet has completed the gravel path to a level where paving is possible.
3. The applicant has offered to contribute \$23,500 toward frontage upgrades as per the District of Ucluelet's estimate for those works completed by McElhanney Engineering.

The applicant, Venkateswara (Mike) Sajja, applied in May for a provincial licence for Cannabis Retail Sales. The LCRB normally takes 3 to 6 months to complete its financial integrity checks and security screenings - the "fit and proper" approval. That process is underway.

Staff have prepared the attached draft Bylaw No. 1257, which would allow for *Cannabis Sales* on the subject property. The bylaw amendment would also define a maximum floor area of 93 m<sup>2</sup> (1,000 sq.ft.) for the *Cannabis Sales* use within the CS-1 zone.

**OPTIONS REVIEW:**

Staff recommend that District of Ucluelet Zoning Amendment Bylaw No. 1257, 2019, be given First and Second Reading and advanced to a public hearing. Alternatively, Council could direct the following:

2. **THAT** Council reject the application; **or**
3. **THAT** Council provide alternative direction to Staff and/or the applicant.

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



## STAFF REPORT TO COUNCIL

Council Meeting: July 9, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOHN TOWGOOD, PLANNER 1

**FILE NO:** 3360-20-RZ18-11

**SUBJECT:** ZONING AMENDMENT FOR CANNABIS SALES AT 1685 PENINSULA ROAD

**REPORT NO:** 19- 94

**ATTACHMENT(S):** APPENDIX A – APPLICATION FOR 1685 Peninsula Road

### **RECOMMENDATION:**

1. **THAT** Council, with regard to the requested zoning amendment to add *Cannabis Sales* as a permitted use on a portion of the property at 1685 Peninsula Road:
  - a. direct Staff to prepare a zoning amending bylaw for further consideration;
  - b. indicate to the applicant that the following should be submitted before a public hearing would be scheduled for the bylaw:
    - i. detailed plans and application for a Development Permit for the form and character of changes to the property; and,
    - ii. written confirmation of the applicant’s commitment to contributing to the funding of new curb, gutter, sidewalk and landscaped boulevard works to improve pedestrian safety along the length of the property frontage.
2. **THAT** Council indicate that final adoption of a zoning amendment bylaw to authorize Cannabis Sales would be subject to receiving confirmation that the proponent has received licensing approval from the provincial Liquor and Cannabis Regulation Branch.

### **PURPOSE:**

To provide Council with information on an application to amend Zoning Bylaw No. 1160, 2013, (the “Zoning Bylaw”) to allow *Cannabis Sales* at 1685 Peninsula Road, Plan VIP3486, District Lot 282, Clayoquot Land District, Except Plan RW 2126, That Part bounded on the NW by PCL C DD83737I on the NE BY PL11055 & PL4011 on the SE by PCL J DD141236I & on the SW by Peninsula RD as shown on PL3486 (the “Subject Property”).



Figure 1 – Subject Property

**BACKGROUND:**

This application for *Cannabis Sales* was received January 29, 2019. For more general information on Cannabis Sales and associated legislation please see the preceding general report on Cannabis Sales in this agenda.

**DISCUSSION:**

This application proposes to locate the proposed *Cannabis Sales* in an existing storage building located on the lower level to the rear of the subject property; 1685 Peninsula (Figure 2).



Figure 2 – Subject Building

The subject property currently contains five buildings and is home to Barry's Drug Store, the Jigger's mobile vending food truck and multiple buildings used as storage. The property has two distinct levels connected by two single-lane access roads running down the side yard property lines. The top level, which is the Peninsula Road frontage, has one building containing two commercial spaces: the Barry's Drug Store and the indoor seating/washrooms for the Jigger's mobile vending use. The lower portion contains four buildings which are used as storage or are vacant. The subject building located to the north-west of the property, on the lower level (the former home of a framing shop) was to be a sound studio for Ukee Radio - but the Building Permit (BP) for that use was never completed.

Since this is a rezoning, a review of the available files was done to establish the status of subject building. The lower level area was rezoned in 1993 to allow for storage warehouses and a DP was approved in February 1994 for the lower level for the three storage buildings, parking, and landscaping (See Figure 3). One of the buildings indicated on the DP is the subject building but shown in a slightly different location on site.

It should also be noted that it appears the landscaping and delineated parking indicated in the DP were never completed. The subject building was transported to site by a "moving permit" in 1993, but there is no indication that a building permit for the foundation or servicing of that building was applied for or that an occupancy of any kind was received.

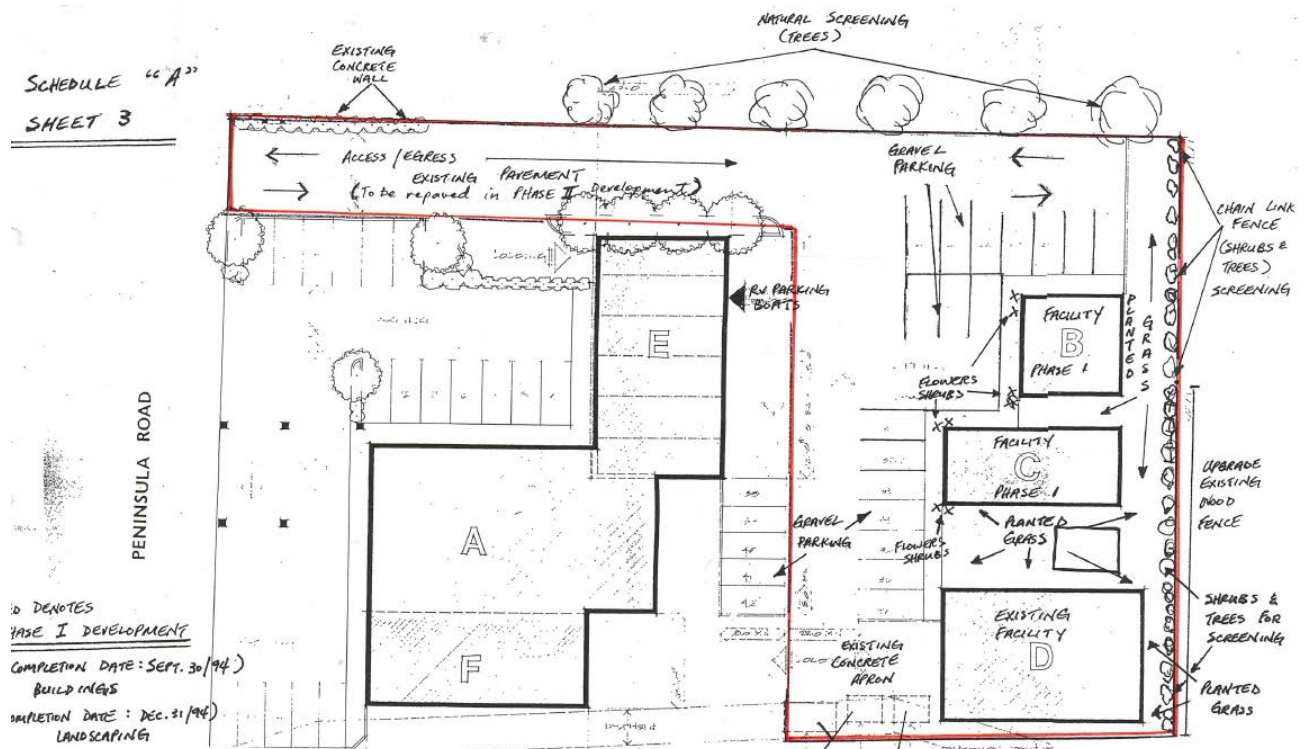


Figure 3 – 1994 DP Plan



To summarize, the foundation of subject building was not approved under the BP, the landscaping and the parking delineation proposed in the 1993 DP were never completed and no occupancies were given for any of the buildings.

### Zoning

The subject property is currently zoned CS-1 and this zone has a variety of possible commercial uses with *Retail* being the closest use to *Cannabis Sales*. The Cannabis Sales is defined in the Zoning Bylaw as follows:

***“Cannabis Sales”*** means the retail or wholesale sale of cannabis, and includes an operation which provides referrals or facilitates access to cannabis not physically sold on the premises, but does not include:

- a) sales of cannabis by a British Columbia Registered Pharmacist in a British Columbia regulated Pharmacy; or
- b) authorized distribution by a Licenced Producer under Part 1 of the ACMPR by means other than retail sale.

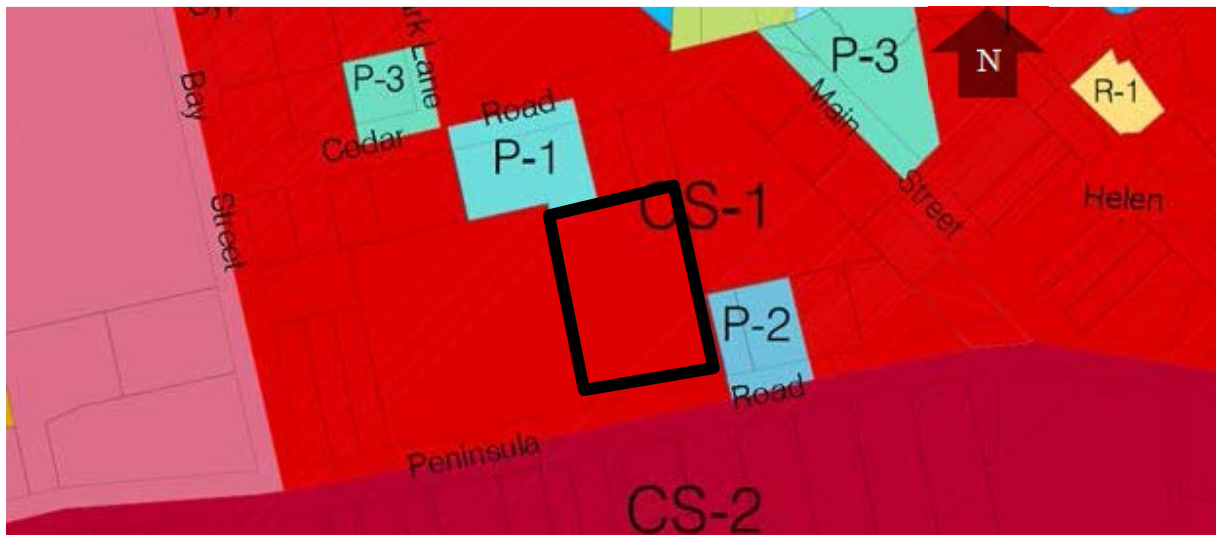


Figure 4 - Zoning Map excerpt

### Official Community Plan

The Official Community Plan (OCP) designates the subject property as the Village Square Development Permit Area (DPA No.1) which is established for the following purposes:

- revitalization of an area in which a commercial use is permitted; and
- establishment of objectives for the form and character of development in the resort region.

The Village Square is Ucluelet’s commercial core and is designated to have the highest density. A key objective of DPA No.1 is to assist the revitalization of the Village Square to enhance and create a form and character that befits this core area.

Another key planning consideration is the walkability of the Village core. Currently the core consists of a large block bound by Bay Street, Cedar Road, Main Street, and Peninsula Road. This large key block currently has no public pedestrian access, hindering the free movement of a successful commercial area. The current OCP envisions the breakup of this block as shown in the following image (Figure 5).



Figure 5 – 2011 OCP DP Image

With the recent purchase and design of the Cedar Road parking lot, that OCP plan can now be looked at with greater clarity. The following sketch (Figure 6) illustrates how the block may evolve with better access over time, and attempts to retain the site’s significant trees, create shared access to business and public parking, create strong pedestrian movement at multiple mid-block points, and maximize the commercial street frontages.

As indicated below, the location of the subject building works with this vision. Although the OCP contemplates a higher density ground-floor commercial with multi-family residential above, this proposal only contemplates the upgrading of the current building, landscaping, and definition of the parking areas.

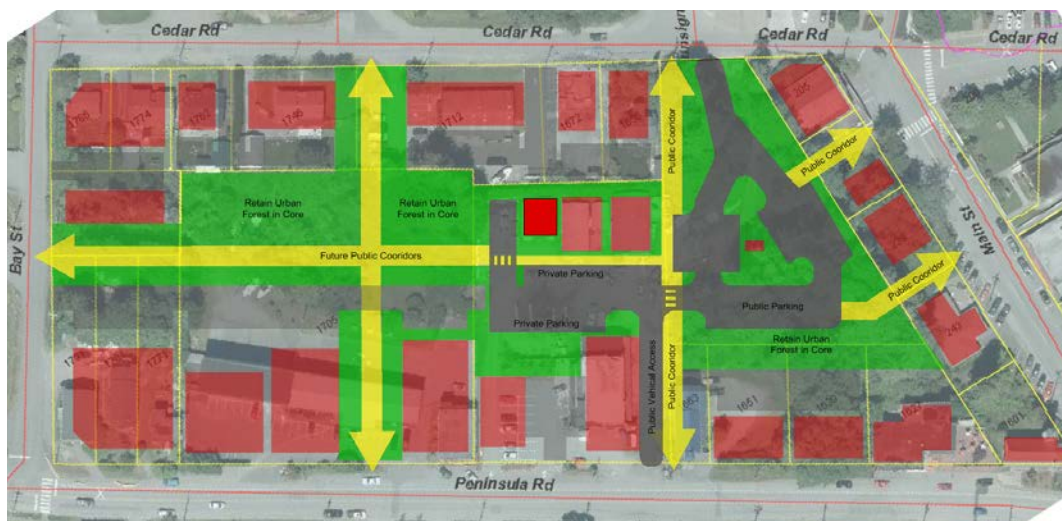


Figure 6 – draft sketch

### Revitalization and Form and Character

The proposed building is in a poor state of repair and lacks a building permit for its foundation. Since the proposed Cannabis Sales use is a “change of use”, the building will need to be brought up to the standard of the current building code. From a review of the exterior of the building and from the drawings on file, Staff consider that the building will need to be substantially rebuilt.

The applicant has stated that a structural review of the building will be conducted, and necessary upgrades will be completed. The applicant also indicated that they will upgrade or replace the exterior materials of the building to make the building conform to the applicable form and character DP guidelines. The applicant has also shown that they will install an accessibility ramp to access the unit. This work will form part of the Development Permit and a full and complete DP application will be required to describe the rebuild of the building and landscaping, prior to a public hearing, if the proposal progresses to that stage.

### Parking and Pedestrian Access and Frontage Upgrades

The subject buildings vehicle access will be off Peninsula Road down a paved one-way lane running downhill along the south-east property line and egress will be by the paved one-way lane running along the north-west property line. The subject property’s Peninsula Road frontage does not have curbing, traffic bump outs, landscaping, or sidewalks.

The property has three access points which is more than desirable for a commercial property. Currently all three access points do not have enough width for two-way traffic and are not signed as one-way.

The internal circulation has a paved one-way ingress to the lower level and a one-lane paved egress with a very steep incline. There is no defined internal parking and there is no dedicated internal pedestrian routes or paths.

As a rezoning is a discretionary Council decision, it is appropriate for pedestrian and vehicle movement on, off, and through the property to be considered and secured when possible. It is also important to consider the costs to the applicant and ensure any upgrade requests are appropriate for what is being proposed.

Staff have worked with the applicant to bring the proposal to a supportable level that considers improvements appropriate to this rezoning request. The following sketch reflects the result of those conversations (Figure 7).

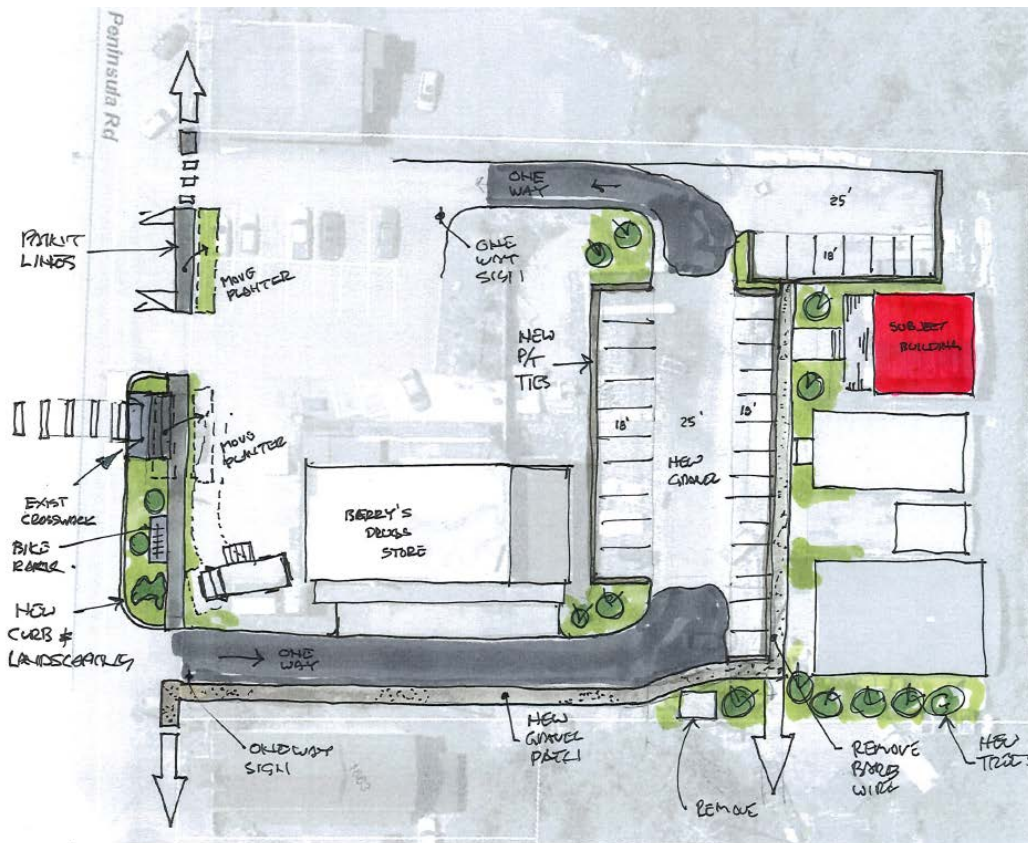


Figure 7 – Staff Sketch

The applicant is proposing to define the lower area with timber delineated parking areas with new gravel topping and add a gravel sidewalk/path to lead from Peninsula Road along the south-east property line to the subject building. The lower area will be landscaped with native species trees and shrubs as indicated above.

The applicant is offering to provide a public pedestrian and vehicle Statutory Right-of-Way (SRW) in the name of the District of Ucluelet over the south-east lane. The applicant is also proposing to contribute \$20,000 to add a gravel path from Peninsula Road to the District parking lot (half the cost of 40m x \$1000/m). In addition, the applicant has offered to contribute \$23,500 toward frontage upgrades on Peninsula Road consistent with Figure 5. Staff envision an initial walkway, landscaping, and minimal curbing in place to allow pedestrian movement across the Peninsula Road frontage. Considering the offer of the SRWs, the proposed landscaping and building upgrades, and the pathway contributions offered, Staff consider this an appropriate level of contribution for this rezoning request.

The applicant has also stated that they are interested in further developing the lower level to a higher density in the future, and it would be appropriate to request contribution toward the full frontage upgrades at that time.

A storm sewer currently runs from Peninsula Road to the District's Cedar Road Parking lot. The related SRW plan was registered at land titles but was never registered on title of the subject property. The applicant is offering to allow that plan to be registered on the title of the subject property as part of this rezoning.

**MITIGATE THE IMPACT TO THE NEW USE:**

The location of the subject building can be considered a low-key location. Upgrades to the landscaping and the building will be crucial to ensuring this Cannabis retail proposal would be a positive addition to the community.

**NET PUBLIC BENEFIT:**

The proposed street improvements, the upgrades to the building, the new landscaping and the securing of the pedestrian, vehicle, and storm sewer SRW presents a clear public benefit.

**LIQUOR AND CANNABIS REGULATION BRANCH APPROVAL:**

This proposal has not been approved by the Liquor and Cannabis Regulation Branch (LCRB) at the time of the writing of this report. Staff recommend that final adoption of any rezoning bylaw for Cannabis Sales be subject to receiving confirmation of licensing approval from the LCRB.

**REQUIRED DISTANCES:**

The following chart lists the minimum distances from the locations specified in the April 24, 2018 Council report:

School grounds (Min 300m)	500m
Public playground Fraser Lane (Min 300m)	230m
Licensed daycare facilities (Min 300m)	590m
Ucluelet Community Centre (Min 300m)	990m
Ucluelet Aquarium (Min 300m)	220m
Municipal Hall (Min 300m)	200m
Tugwell Sports Fields (Min 150m)	1100m

It should be noted that these minimum distances are not legislated distances and Council can weigh the relative importance of these distances against the merits of each application.

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

Should the application proceed, staff time will be required to process this Zoning Bylaw Amendment and associated permits, including giving notice of a Public Hearing. Staff will also need to manage the design and construction of the path and frontage improvements.

**FINANCIAL IMPACTS:**

The District will need to budget for the other half of the cost to design and construct the path from Peninsula Road to the District Parking lot, and any cost over \$20,000 to construct frontage improvements on Peninsula Road. These improvements to the public realm were already anticipated and are subject to municipal budget processes.

**POLICY OR LEGISLATIVE IMPACTS:**

The addition of Cannabis Sales to a commercial zoning would be considered consistent with the Official Community Plan as *Cannabis Sales* is considered a commercial use. A set of drawings appropriate for Development Permit approval would be provided prior to scheduling a public

hearing, with the DP approval being considered at the time of bylaw adoption, if the application proceeds to that point.

**SUMMARY**

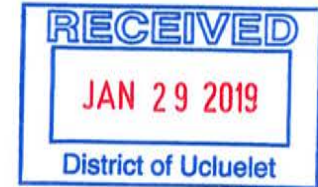
The revitalization of the subject property and the securing of vehicle, pedestrian, and storm sewer rights-of-way present a direct benefit for the community.

**OPTIONS REVIEW:**

Staff recommend that the application proceed to the bylaw stage, including gathering public comment at a public hearing. Alternatively, Council could direct one of the following:

3. **THAT** Council give notice of its intent to consider issuing a Temporary Use Permit for *Cannabis Sales* on the property at 1685 Peninsula Road at this time, and reserve consideration of a zoning amendment bylaw to a future date once the use has an established track record in this location.
4. **THAT** Council reject the application.
5. **THAT** Council provide alternative direction to Staff and/or the applicant.

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



15/Jan/2019

To  
The District of Ucluelet  
200 Main St.  
Ucluelet BC V0R3A0

Dear Mayor and Council,

I'm writing this letter for your consideration on behalf of Ukee Square Holdings Ltd., the property owning company for 1685 Peninsula Road, in support of its development application for Commercial Rezoning for Retail Cannabis Business.

As a property with a current CS-1 zoning within the Village Square region of the District, I believe the current rezoning request perfectly compliments the existing businesses on the property and perfectly aligns with policy 3.59 of 2018 OCP - to be the focal point for commercial and socio-economic activity in Ucluelet and policy 3.52 of the same - new retail, service and office development shall be concentrated in the Village Square designation to maximise pedestrian access for employees and customers and maintain the vitality of the village core.

Also, the proposed building is an ideal location meeting the recommendations in Report 18-35. The property is in compliance with suggested distances from places of importance with low-key storefront design and signage reflecting the character of the Ucluelet streetscape and surrounding commercial properties. The proposed building is quite accessible, yet private, with ample parking. Moreover, the store approval on this property also benefits community by facilitating adjacent pedestrian access to the city owned parking lot, improved downtown connection and a possible further future expansion on property that may bring in additional retail spaces and work/artist spaces to the Village Square.

With many positive attributes and subsequent community benefits, I respectfully request the Council to consider this letter in making a decision and it would be great to have an approval for one Retail Cannabis Business on this property.

Thank You for your time and consideration.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read "V. Sajja".

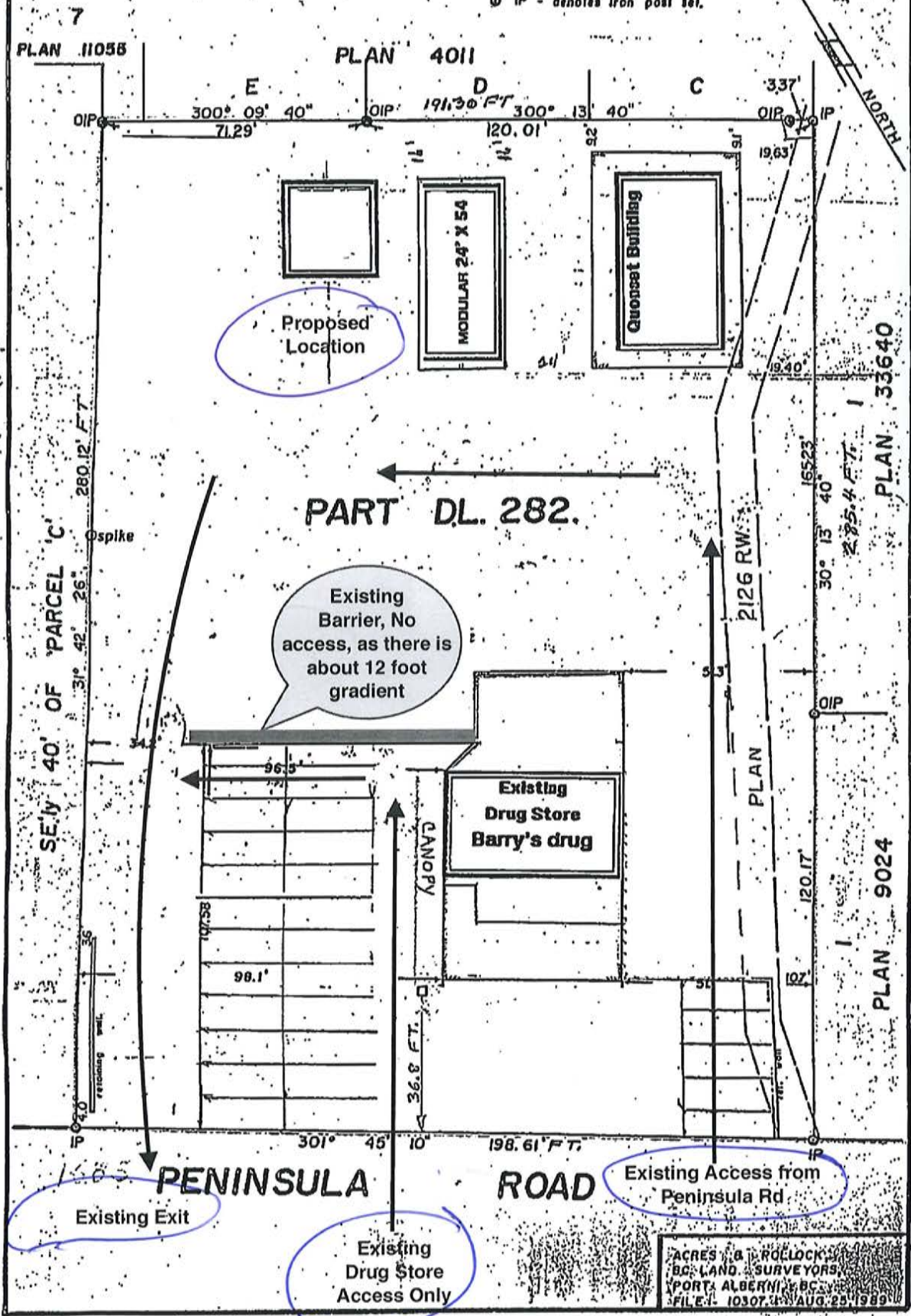
V.Sajja  
For Ukee Square Holdings Ltd.

# SKETCH PLAN OF PART OF DISTRICT LOT 282, CLAYOQUOT DISTRICT.

SCALE - 1" = 30'

### LEGEND:-

- ⊙ OIP - denotes iron post found
- ⊙ IP - denotes iron post set.



Existing Barrier, No access, as there is about 12 foot gradient

Existing Access from Peninsula Rd

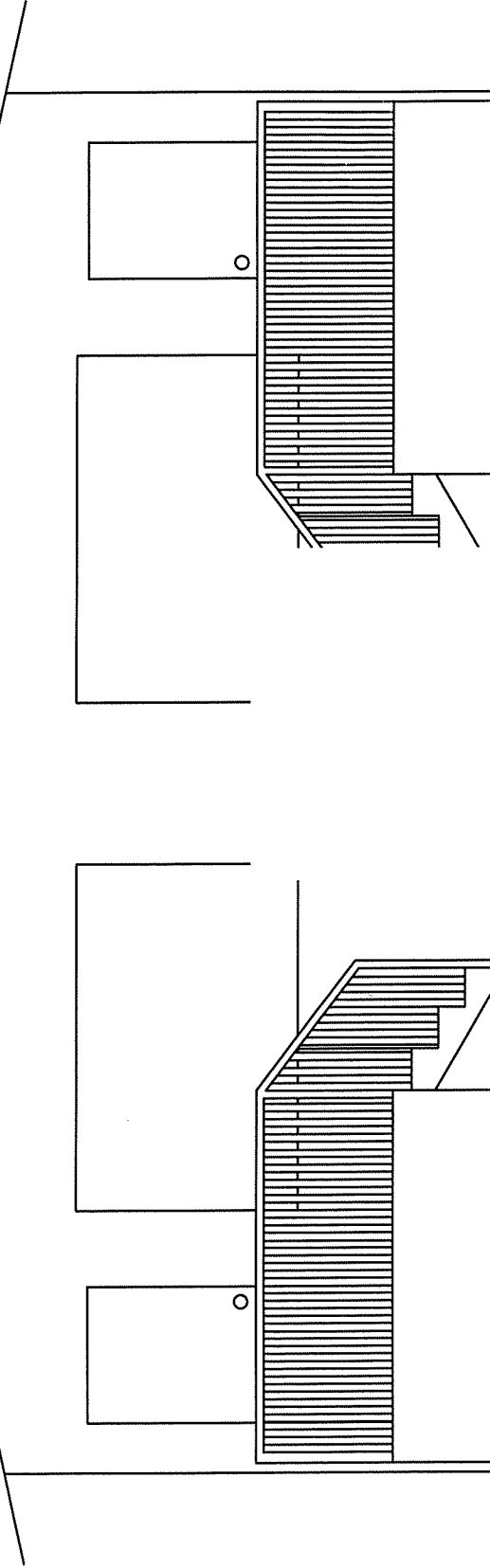
Existing Exit

Existing Drug Store Access Only

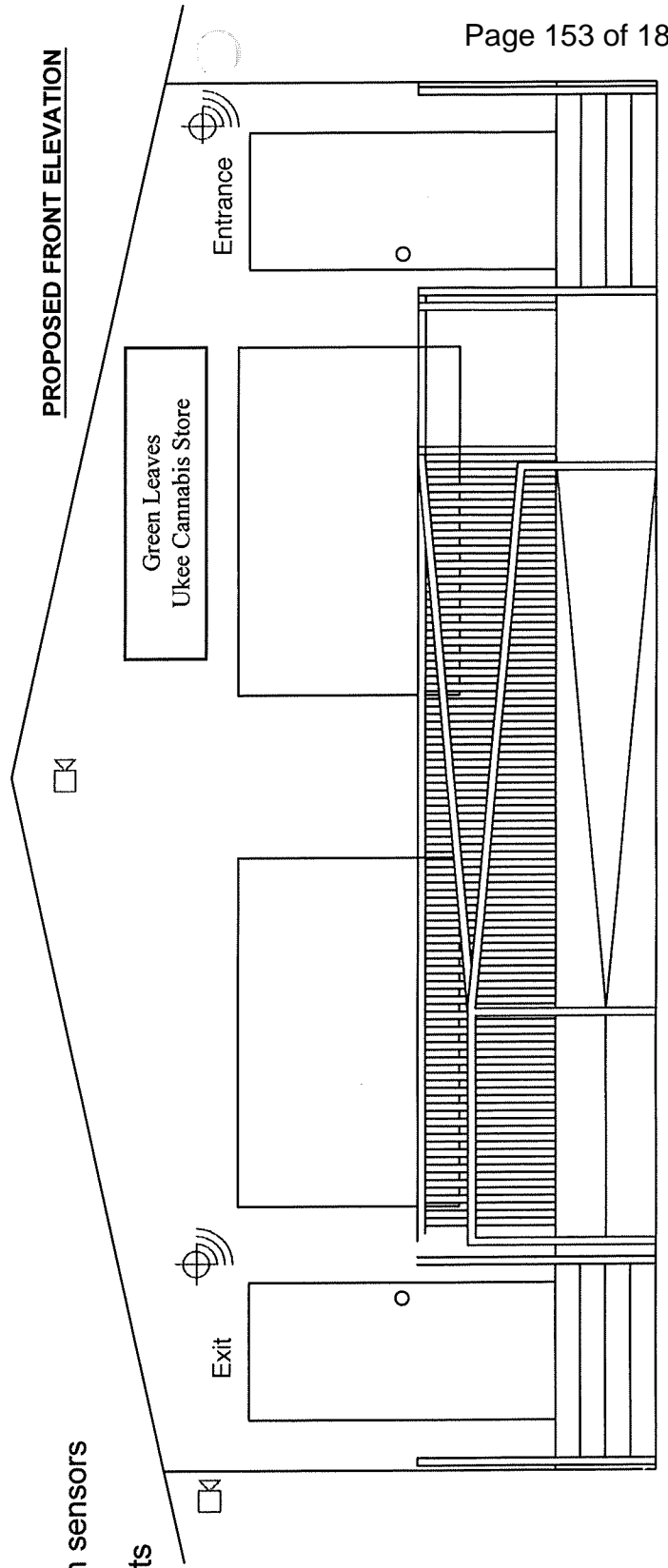
ACRES & ROLLOCK  
BC LAND SURVEYORS  
PORT ALBERTA, BC  
FILE # 10307, AUG. 25, 1989



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



security cameras with sensors


motion activated lights

1685 PENINSULA ROAD - LOWER BUILDING	
DECEMBER 13, 2018	
Prepared by PROPER MEASURE™ MID ISLAND for the exclusive use of "CUSTOMER". These plans are intended for preliminary design purposes only and are not suitable for construction. All critical measurements must be verified. Private resale or modification of floor plans to a third party by any individual or entity other than Proper Measure Mid Island is strictly prohibited.	
AREA (SQ. FT.)	919
<b>TOTAL</b>	<b>919</b>



40 m

**Legend**

-  1685 Peninsula Rd
-  Approx Location Future building
-  Barrys Pharmacy

*Proposed 2 storey building (Future plan)*



1685 Peninsula Rd



**Untitled Map**

Write a description for your map.

Zoning Amendment for Cannabis Sales at 1685 Peninsula Road John Towgood,...

Google Earth

© 2013 Google  
Image © 2019 DigitalGlobe

29/Sep/2019

To:  
The Mayor and Council  
District of Ucluelet

Reg: Zoning Amendment For Cannabis Sales At 1685 Peninsula Rd.

Dear Mayor and Council,

I'm writing this letter to confirm our continued interest and commitment to the the above application for the Cannabis Sales zoning request that was presented for your initial review on 9th July 2019.

With this letter I would like to confirm that our previously proposed four offers for community benefit remains substantially same. We further clarify that the public pedestrian and vehicle access on south-east lane would be in the form of nominal lease at \$1/year for a period of 5 years and with additional one term renewal, with an ultimate goal of registering Statutory Right of Way (SRW) in the name of District of Ucluelet as soon as practicable. This arrangement helps us get started now and gives both District and myself an opportunity to evaluate the effects of this new use during this period. We further propose that in case of non-renewal or no SRW within reasonable time, the District will have right of request to reimburse the other half of funds spent on pedestrian access, and that pedestrian access remains same for continued benefit of the community. I further confirm that the other three proposals remains unchanged.

We believe that our genuine interest and expertise in Cannabis education, alignment with OCP, commitment to development contributions and improved access are substantial benefits to our community as whole. Also, during this time we have gathered over 170 signatures of Ucluetians and neighbours in support of the request. With this letter, we respectfully request for an opportunity to proceed through the public hearing for your further consideration in making the Zoning Amendment decision.

Thank you for your time and consideration,

Yours Sincerely,

  
V.Sajja  
For Ukee Square Holdings Ltd.

# GREEN LEAVES CANNABIS CO.



PREPARED BY:

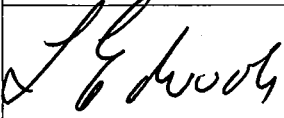
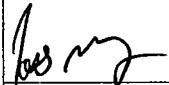




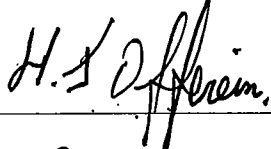
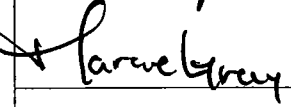
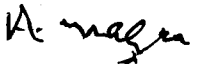
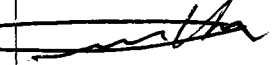


7 - 1922 LYCHE RD.  
UCLUELET, BC  
V0R 3A0  
250.726.3973

**PROPOSED LAND USE PLAN**  
SCALE: 1:300 FT @ ARCH D SIZE

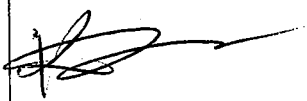


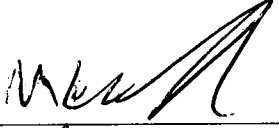
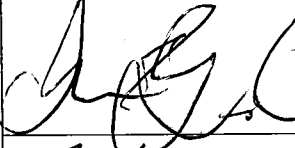
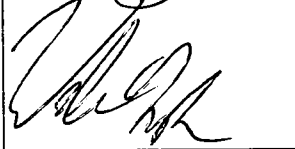
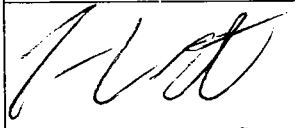
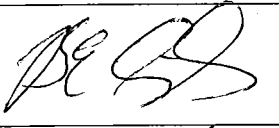


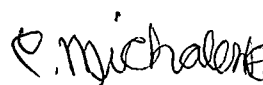
Dear Mayor and Council, The District of Ucluelet.


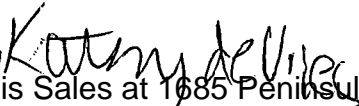
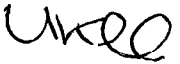

We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	LISBETH EDWARDS	Box 159 UCLUELET
	Tess Morgan	Box 1155 Ucluelet
	SUNNY MAYA	Box 406 Ucluelet
	SHANE O'REGAN	BOX 251 UCLUELET.
	David Ferguson	Box 406
	KIM WELLS	1300 PINE Ave.
	Hendrika	Box 71, Ukele
	Marcie Gray	PO Box 925 Ucluelet, BC
	ALTAN MAC	861 Peninsula
	Derek HALE	Box 546 Ukele
	WOSTEK MACLACH	Box 1026 UKELE

Dear Mayor and Council, The District of Ucluelet.

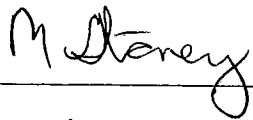
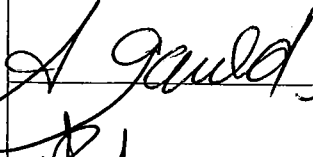

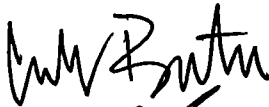



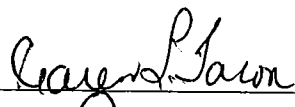

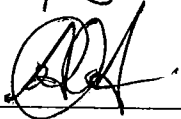
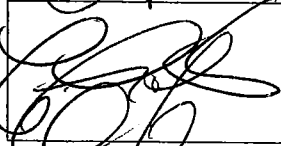
We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	Kasia Kromka	3-313 Forbes Rd. Ucluelet, B.C. V0R 3A0.
	Bronwyn Kelleher	1309 Pine Road Ucluelet, BC V0R 3A0
	Ashlin Ramsey	1405 Short road Ucluelet, B.C., V0R3A0
	Mike Wespede	215 Seaplane Base Rd. Ucluelet B.C. V0R3A0.
	<del>Tom Gorman</del>	
	Wade Mack	796 Rainforest Dr. Ucluelet B.C
	Tanner Lamont	2650 Ucluelet Tofino HWY
	Bryn Silver	2650 Tofino Ucluelet Hwy
	CHRIS Henault	236 Albion ch
	Michelle Gorman	85 Sweden
	Christy Michalenko	269 Matterson Dr

    2/17  
 Zoning Amendment for Cannabis Sales at 1685 Peninsula Road, John Townood

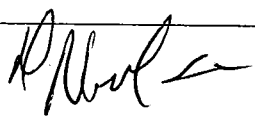


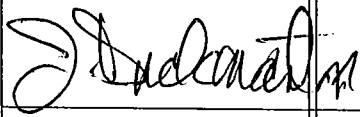

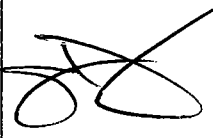
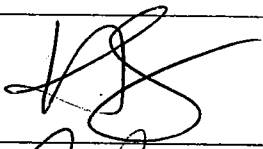

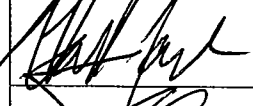

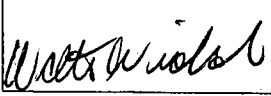
Dear Mayor and Council, The District of Ucluelet.

We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	Michelle Stoney	Cambell Street
	Angie	HERE (UKEE)
	Ron Helmus	Edge Water P.O. Box 856
	CARLY BUTLER	1595 BAU ST.
	Sam Parent	1585 Bay St.
	Kylie MacGregor	1169 Rupert Rd.
	Norm Sigmond	241 LEE ST MATH
	Caer Laron	1673 Bay St.
	Nataria Skiba	250 551 1341
	Sandy Clark	250 726 7240
	CASSIDY CROFTS	PENNINSULARD.

Dear Mayor and Council, The District of Ucluelet.

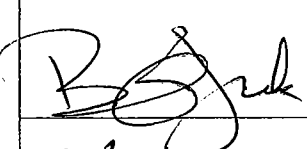

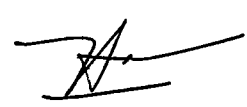
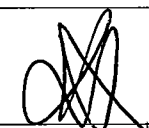
We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	Dawn Neilson	P.O. Box 153 Ucluelet B.C.
	Laura Shore	Box 1448 Ucluelet B.C.
	Kemal Harris	PO BOX 472 UCLUE
	Sean Duckmanton	" " "
	LORENE FOSTER	BOX 346 UCLUELET
	JOEL DOUCET	Box 218 UCLUELET.
	Helena Yim	" "
	Bea Jacobs	PO. 875 Ucluelet
	Don Jacob	PO BOX 875 UCLUELET
	Ton Balk	PO BOX 937
	WALTER WIEDERICK	PO BOX 0077 UCLUELET



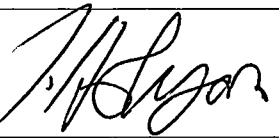
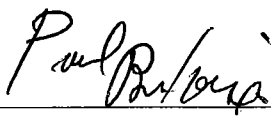



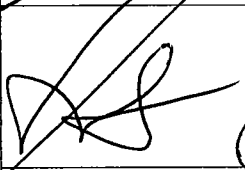

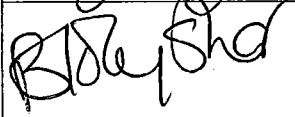
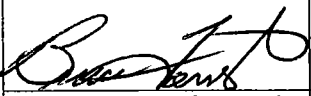


Dear Mayor and Council, The District of Ucluelet.

We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	Brenda Jock	Box 874 Ucluelet BC
	RAJINDERS. AHLUWALIA	Box 577 Ucluelet B.C.
	HENRY DAM	476 ORCA CRES UCLUELET.
R. Smith	Richard Smith	1420 Smith - Dab Rd Port Alberni BC
Christine Skucas	Christine Skucas	Box 222 Ucluelet B.C.
Nancy Holliday	NANCY HOLLIDAY	1583 BAY ST PO BOX 211 UCLUELET, BC.
D. L. St Jacques	D. L. ST JACQUES	2305 PACIFIC Rim HY.
C. Johnson	christine Johnson	338 Yew Street Ucluelet VOR 3A0
Kellie Mills		1626 Larch Rd.
Lance Cole	Lance Cole	1325 Peninsula
M. MacDonald	Michelle MacDonald	Box 718 Ucluelet BC





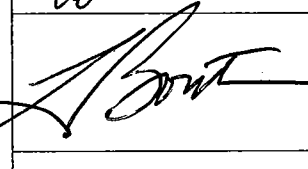
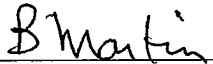

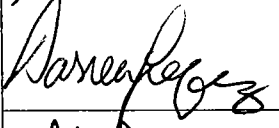
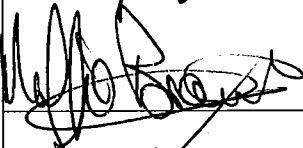


Dear Mayor and Council, The District of Ucluelet.

We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	ANDREAS HOBYAN	1765 BAY ST
	Paul Buly	
	Delancy Claxton	368 Pacific crescent
	Armande Bouchard	368 Pacific crescent
	Don Sutor	1211 ucla st.
	Don Sutor	1211 ucla st
	Chad Young	Box 893
	Bal Kalisher	Box 1118
	Bruce Forrest	Box 137
	M. Wiederick	Box 1077.
	MARGARET THOMPSON	Box 102

Dear Mayor and Council, The District of Ucluelet.

We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	DAVID MINTON	1515 IMPERIAL LANE
	BRUCE FAITH	310 Reef Pt. Rd.
	Bernd Wilde	356 Pacific Crescent
	Matthew Leck	467 ORCA CRES
	Louise Boutin	1295 Eber Rd. UKEE
	Bev Martin	Box 1018, Ucluelet, B.C.
	G. LYONS	Box 611, Ucluelet.
	Darren Lopez	1683 Bay St Box 671
	MAGGIE BROWN	Box 1032 UKEE
	M JAY	1426 VICTORIA
	LORNA WATSON	82 THORNTON BOX 778.

Dear Mayor and Council, The District of Ucluelet.

We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
Clayton Jack	CLAYTON JACK	P.O. Box 1359 Ucluelet, B.C.
Carl Scott	CARL SCOTT	Box 925 Ucluelet BC
Phyllis Jones	Phyllis Jones	P.O. Box 183
<del>Diene Nariskamp</del>	Diene Nariskamp	Box 1204
B Julie Beales	Julie Beales	Box 42
Arvid Johnson	ARVID JOHNSON	PO Box 715 Ucluelet
M. Mackenzie	Miko Mackenzie	P.O. Box 753
D. Johnson	D.J.	Not yet available (new to town)
B. Edwards	B.E	Box 469
Reg Payne	REG PAYNE	P.O. Box 321 UCLUELET
R. Williamson	Rick Williamson	P.O. Box 1108 Ucluelet

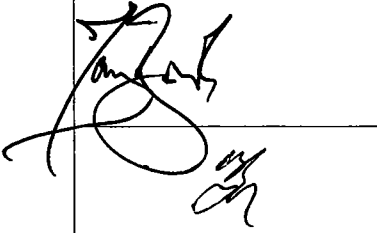

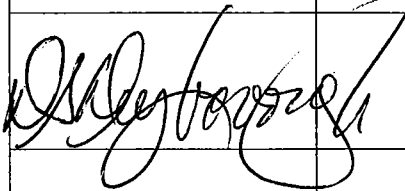
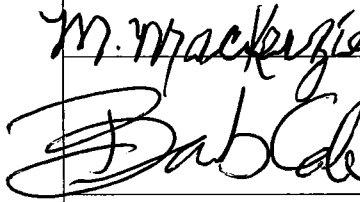

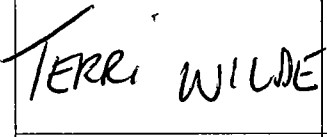
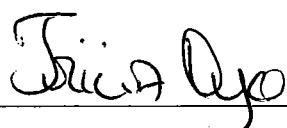

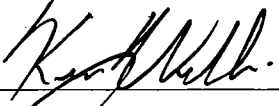


Dear Mayor and Council, The District of Ucluelet.

We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	Jenny Sheline	Box 681, Ucluelet, BC V0R3A0
	DAVID MCBRYNE	PO Box 796
	Janet Busby	PO Box 846 Ukele
	Ross Nelson	PO Box 622 Ukele
	BRIAN CONROY	Box 253 Ucluelet BC
	Robyn Cooley	Box 1006 Ucluelet BC
	Mickey Probert	PO Box 1125 UKELE
	Leata Frakes	PO Box 535 Ukele.
	JF MARLEN	Box 727 Ukele
N.M.		Box 327
	LIFE FRANK	Box 1184 Totino BC V0R2Z0

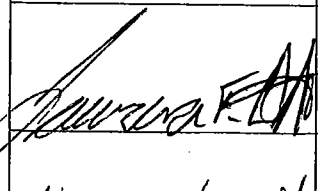

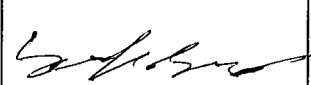
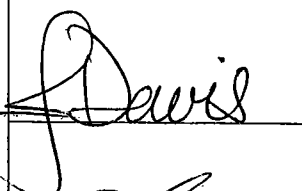
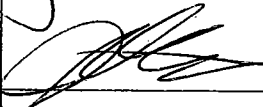

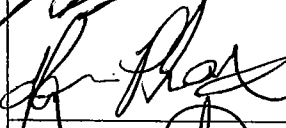
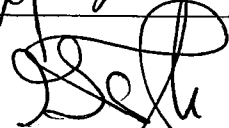
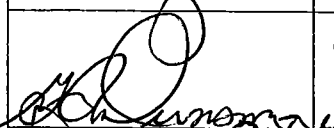
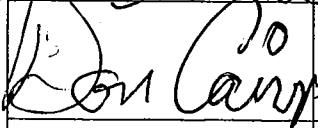
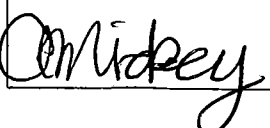
Dear Mayor and Council, The District of Ucluelet.

We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	TONY BENNETT	1407 PORT ALBION RD
	Mike Mead-Miller	PO BOX 1153
	Debra S. Dryborough	Box 738.
	MARGO MACKENZIE	Box 753
	Barb Cole	Box 694
	Terri Wilde	Box 223
	Tricia Oyo	1433 Port Albion Rd PO. Box 131
	C. MACPHERSON	PO BOX 1085 UCLUELET B.C.
	KEN WEBB	1689 BAY ST UCL.
	GREGORY STRAUSS	2777 Pacific Rim Ln
	DON FOSTER	Box 346

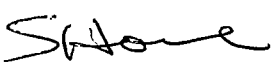

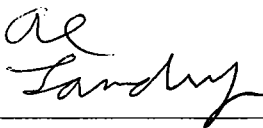

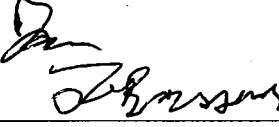
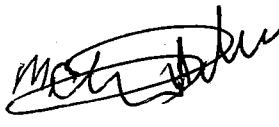
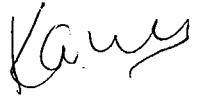
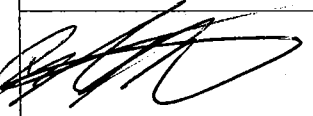



Dear Mayor and Council, The District of Ucluelet.

We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	LARRY ORTH	MALCOAH
	ALEXANDRA MARSHALL	Box 897 Ucluelet BC
	Savannah George	P.O. Box 273, Ucluelet, B.C., V0R3A0
	Juanita Davis	P.O. Box 134 #16-1293 Peninsula
	JAMI WALTON	8409 Dominic RD " "
	Justin Jackway	
	Bryan Plouffe	Box 1155 Ucluelet
	GEORGE TAYLOR	153 Hemlock St UKED
	Gordon DUNSMORE	1343 VICTORIA RD UCLUELET
	Don Cairns	Campbell Ave
	Ashley Mickel	29 BT Histeris

Dear Mayor and Council, The District of Ucluelet.


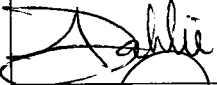
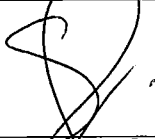
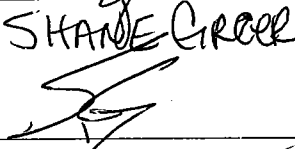
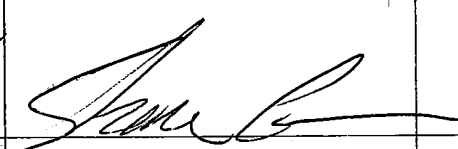
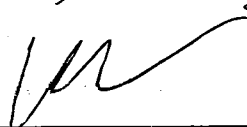
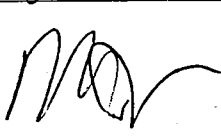

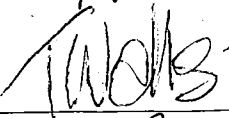

We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	Shelly Hone	Box 788 (429 Orca Ucluelet BC Crescent)
	MIKE RATHWELL	1849 LODGPOLE KAMLOOPS.
	ALAN LANDRY	Box 218 VOR 3A0
	NATHAN HOWE	Box 1193 VOR 3A0
	Ian LeBasseur	PO Box 555
	Mike Dickie	861 Rain Forest VOR 3A0
	Karen Innes	Box 183
	Brendan Muehlenberg	Box 475
	Glenn Touchie	Box 926
	Heather Fraser	Box 753
	M. Saunders	Box 743




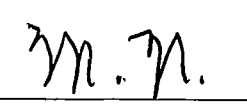
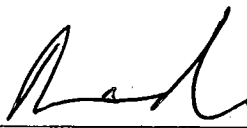
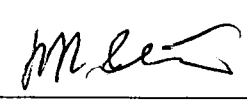
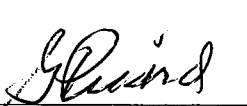
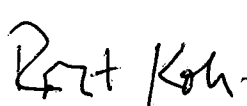
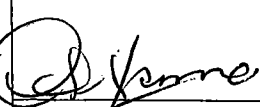


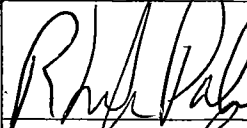

Dear Mayor and Council, The District of Ucluelet.

We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	Bill Payne	850 Lorne White Place
	Alison Dahlie	1604 Holt Cresc.
	Shelly Faoer	1318 HELEN RD. Ucluelet.
SHANE CRAIG 		1818 Helen RD Ucluelet
	Michaela Bruce	236 Matheson Street Ucluelet
	Moraya Jones	1431 PENINSULA
EM	Evan Howells	604 ALEC ROAD Ucluelet B.C.
CJ	Schmidt	Ucluelet B.C.
	Doug FARQUHARSON	UKEE R.C.
	TANYA WALLS	Ucluelet, BC V0R 3A0
	Brandi Mack	Ucluelet B.C.



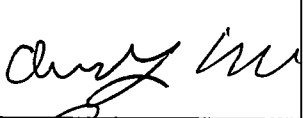
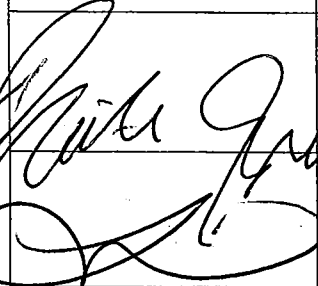


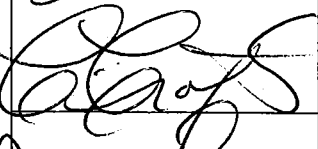
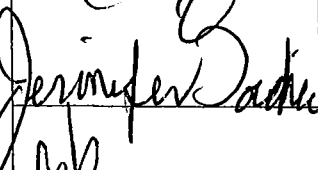

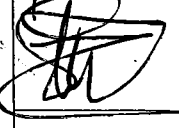
Dear Mayor and Council, The District of Ucluelet.

We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	Laura Matheson	238 Matterns Dr
	Mark Tolley	Box 662
	Noramda Sigmund	Box 966
	MARK STEVER	Box 393
	G. Picard	Box 361
	R. Kolyshev	P.O. 1118
	D. Karama	P.O. 1282
	Lauren B	596 Marine Dr.
	E. WILLOWS	1230 St Jacques
	R. Palmer	1126 DRCA
	J Fox	PO 746

Dear Mayor and Council, The District of Ucluelet.


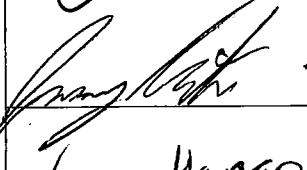
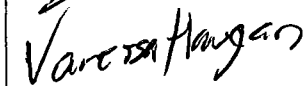
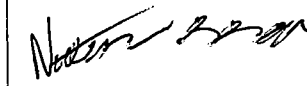


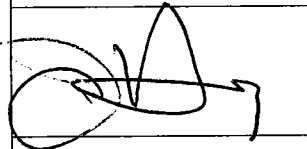
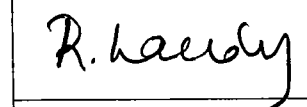
We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	Lach Roper	443 OFCA CR
	Carla Anderson	1287 Helen Rd.
	Andy Horne	1950 Canamoka
	Nicole Sabo	5124
	LNIETEN	1373 PINE
	N Campbell	1298 Ebert Rd.
	C. CROFT	Peninsula Rd.
	J. Touchie	414 Dominic.
	A. TRODDEN	2464 WILLOW BRAD RD.
	L Edwards	262 Lee St.

16/17

Dear Mayor and Council, The District of Ucluelet.

We the undersigned support the rezoning request of Lower Level Unit on 1685 Peninsula Rd. for Retail Cannabis sales.

Signature	Name	Address
	EILEEN TOUCHIE	Box 1388 UCLUELET BC V1R3A0
	Jeremy Martin	Box 1081 UCLUELET V1R3A0
	Vanessa Haugan	long beach 269
	Natasha George	PO BOX 211
	Matthew Fenwick	Box 465
	Laurie Brd	Box 392
	Jimi Harvey	Box 294
	Renate Landy	BOX 218

17/17

## Letter of Support

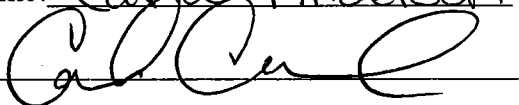
To  
The District of Ucluelet

Dear Mayor and Council,

I'm / we're signing this letter of support with respect to the rezoning request of Lower Level Unit 520/521 on 1685 Peninsula Rd for Retail Cannabis Sale. The applicant provided relevant information to help make a decision.

Thank You for your consideration.

Printed Name: Carla Anderson

Signature: 

Select All applicable:

Business Owner and/or Tenant on the property / Neighbour

## Letter of Support

To  
The District of Ucluelet

Dear Mayor and Council,

I'm / we're signing this letter of support with respect to the rezoning request of Lower Level Unit 520/521 on 1685 Peninsula Rd for Retail Cannabis Sale. The applicant provided relevant information to help make a decision.

Thank You for your consideration.

Printed Name:     *Bill Payne*    

Signature:     *Bill Payne*    

Select All applicable:

Business Owner and/or ~~Tenant~~ on the property  Neighbour

## Letter of Support

To  
The District of Ucluelet

Dear Mayor and Council,

I'm / we're signing this letter of support with respect to the rezoning request of Lower Level Unit 520/521 on 1685 Peninsula Rd for Retail Cannabis Sale. The applicant provided relevant information to help make a decision.

Thank You for your consideration.

Printed Name: Alison Dahlie

Signature: 

Select All applicable:

Business Owner and/or Tenant on the property  Neighbour

## Letter of Support

To  
The District of Ucluelet

Dear Mayor and Council,

I'm / we're signing this letter of support with respect to the rezoning request of Lower Level Unit 520/521 on 1685 Peninsula Rd for Retail Cannabis Sale. The applicant provided relevant information to help make a decision.

Thank You for your consideration.

Printed Name: SHANE CIRGER - JIGGERS

Signature: Shane Cirger

Select All applicable:

Business Owner and/or Tenant on the property / ~~Neighbour~~



## Letter of Support

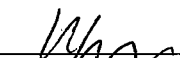
To  
The District of Ucluelet

Dear Mayor and Council,

I'm / we're signing this letter of support with respect to the rezoning request of Lower Level Unit 520/521 on 1685 Peninsula Rd for Retail Cannabis Sale. The applicant provided relevant information to help make a decision.

Thank You for your consideration.

Printed Name: Warren Burr

Signature: 

Select All applicable:

Business Owner and/or Tenant on the property / Neighbour

## Letter of Support

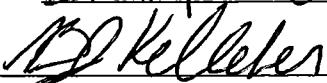
To  
The District of Ucluelet

Dear Mayor and Council,

I'm / we're signing this letter of support with respect to the rezoning request of Lower Level Unit 520/521 on 1685 Peninsula Rd for Retail Cannabis Sale. The applicant provided relevant information to help make a decision.

Thank You for your consideration.

Printed Name: Bronwyn Kelleher

Signature: 

Select All applicable:

Business Owner and/or ~~Tenant on the property~~ / Neighbour

Army + Navy / 

## Letter of Support

To  
The District of Ucluelet

Dear Mayor and Council,

I'm / we're signing this letter of support with respect to the rezoning request of Lower Level Unit 520/521 on 1685 Peninsula Rd for Retail Cannabis Sale. The applicant provided relevant information to help make a decision.

Thank You for your consideration.

Printed Name: TODDY LANDRY

Signature: R. Landry

Select All applicable:

Business Owner and/or Tenant on the property / ~~Neighbour~~

**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1257, 2019**

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

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**WHEREAS** the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

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

1. Text Amendment:

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by:

- a.) adding the following subsections in alphanumerical order to Section CS-1.1 Permitted Uses:

**"CS-1.1.6 In addition to the permitted uses under CS-1.1.1, *Cannabis Sales* is also permitted as a principal use on the following properties:**

**(1) PID: 003-820-017: Plan VIP3486, District Lot 282, Clayoquot Land District, Except Plan RW 2126, That Part bounded on the NW by PCL C DD83737I on the NE BY PL11055 & PL4011 on the SE by PCL J DD141236I & on the SW by Peninsula RD as shown on PL3486 [1685 Peninsula Road]."**

- b.) replacing sub-section CS-1.4.1, such that this section reads as follows:

**"CS-1.4.1 Principal Use:**

<b>(1) <i>Cannabis Sales:</i></b>	<b>93m<sup>2</sup> (1,000 ft<sup>2</sup>)</b>
<b>(2) <b>Other:</b></b>	<b>N/A"</b>

2. This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1257, 2019".

**READ A FIRST TIME** this    day of    , 2019.

**READ A SECOND TIME** this    day of    , 2019.

**PUBLIC HEARING** held this    day of    , 2019.

**READ A THIRD TIME** this    day of    , 2019.

**ADOPTED** this    day of    , 2019.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1257, 2019.”

---

Mayco Noël  
Mayor

---

Mark Boysen  
Corporate Officer

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

---

Mark Boysen  
Corporate Officer