



## REGULAR MEETING OF COUNCIL

George Fraser Community Room, Ucluelet Community Centre,  
500 Matterson Drive, Ucluelet, and  
Electronically via Zoom ([Ucluelet.ca/CouncilMeetings](https://ucluelet.ca/CouncilMeetings))  
**Thursday, October 10, 2024 @ 4:00 PM**

### AGENDA

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1. CALL TO ORDER	
1.1. ACKNOWLEDGEMENT OF THE YUULU?I?ATH	
Council would like to acknowledge the Yuulu?i?ath, on whose traditional territories the District of Ucluelet operates.	
1.2. NOTICE OF VIDEO RECORDING	
Audience members and delegates are advised that this proceeding is being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers.	
2. LATE ITEMS	
3. APPROVAL OF THE AGENDA	
4. UNFINISHED BUSINESS	
5. BYLAWS	
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<i>Anneliese Neweduk, Planner</i>	
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6. REPORTS	
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<a href="#">Appendix A - Application Summary</a>	
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7. NOTICE OF MOTION	
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- 8.1. Four-Way Stop at Bay Street & Peninsula Road 49 - 50  
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[2024-09-24 Four-Way Stop at Bay & Peninsula](#)
9. INFORMATION ITEMS
- 9.1. Small Craft Harbour Report Update 51 - 59  
*Kevin Cortes, Harbour Manager and Abby Fortune, Director of Community Services*  
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- 9.2. Proclamation of October as Foster Family Month in British Columbia 61 - 62  
*Cory Heavener, Provincial Director of Child Welfare*  
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10. MAYOR'S ANNOUNCEMENTS AND COUNCIL COMMITTEE REPORTS
- 10.1. Councillor Shawn Anderson  
*Deputy Mayor, April 1 - June 30, 2024*
- 10.2. Councillor Jennifer Hoar  
*Deputy Mayor, January 1 - March 31, 2024*
- 10.3. Councillor Ian Kennington  
*Deputy Mayor, July 1 - September 30, 2024*
- 10.4. Councillor Mark Maftei  
*Deputy Mayor, October 1 - December 31, 2024*
- 10.5. Mayor Marilyn McEwen
11. QUESTION PERIOD
12. CLOSED SESSION
- 12.1. Procedural Motion to Move In-Camera
13. ADJOURNMENT

**FROM:** ANNELIESE NEWEDUK, PLANNER

**FILE NO:** 3360-20 RZ24-11/3090-20 DVP 24-08

**SUBJECT: ZONING AMENDMENT AND DEVELOPMENT VARIANCE PERMIT  
FOR 1768 PENINSULA ROAD**

**REPORT NO:** 24-100

**ATTACHMENT(S):** APPENDIX A - APPLICATION  
APPENDIX B – DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW No. 1356, 2024  
APPENDIX C – DEVELOPMENT VARIANCE PERMIT 24-08

**RECOMMENDATION(S):**

**THAT** Council give first and second reading to *District of Ucluelet Zoning Amendment Bylaw No. 1356, 2024*, and direct staff to give notice for a public hearing to receive input on the bylaw and on Development Variance Permit 24-08.

**BACKGROUND:**

This report regards the property at 1768 Peninsula Road (see **Figure 1**); PID 005-952-115, Lot 6, Plan VIP5190, District Lot 282, Clayoquot Land District (the “**Subject Property**”; see **Figure 1**), more commonly known as the location for Piña Style. The owner has applied to subdivide the property, accompanied by applications for a development variance permit (DVP) and rezoning that would collectively bring the property into compliance with current bylaws.



Figure 1. The Subject Property

As **Figure 1** shows, the subject property is a narrow through-lot with frontage on both Peninsula Road and Larch Road. There are currently two *Mixed Commercial/Residential* buildings. The intent is for the existing uses to continue as is, and no changes to servicing configurations are proposed as a result of this application.

The applicant is proposing to split the property between the two buildings (See **Appendix 'A'**). For the remainder of this report, Lot A will refer to the proposed land parcel fronting Peninsula Road, and Lot B will refer to the proposed land parcel fronting Larch Road (see **Figure 2**). Through a combination of sitework, a zoning amendment (see **Appendix 'B'**) and a development variance permit (see **Appendix 'C'**), the site will be brought into compliance to facilitate the proposed subdivision.

In addition, the applicant has requested a series of charges be filed on the title of the new parcels to define parking allocations, pedestrian access, and servicing between the two properties, as well as maintenance and repairs within the commonly shared areas. The District of Ucluelet will need to be a party to some of these agreements to ensure that the charges could not be removed from the property title without District approval.

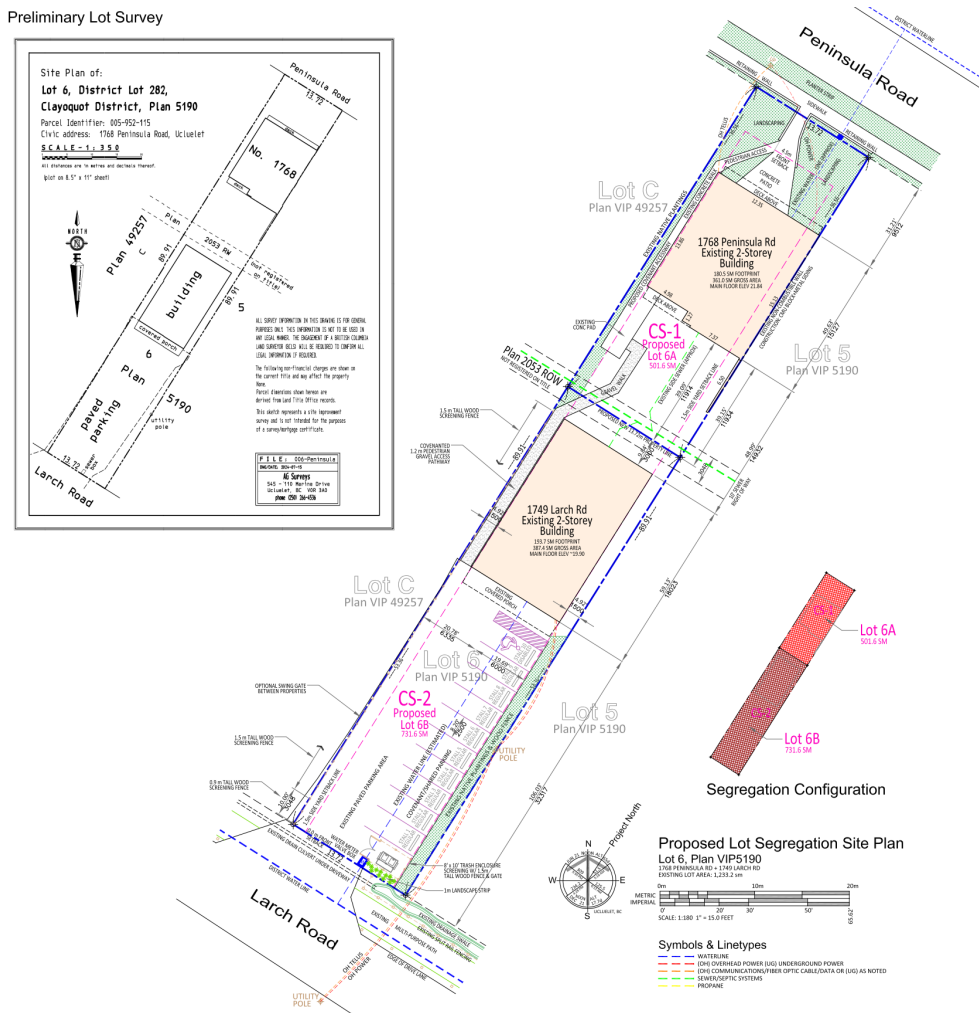


Figure 2. Proposed Subdivision Site Plan

ZONING:

The subject property is currently zoned Service Commercial (**CS-2**). Surrounding properties are all zoned either Village Square Commercial (**CS-1**) or CS-2, and directly west is a lawful non-conforming single-family dwelling. Lot B would maintain its CS-2 zoning, however the applicant has applied for Lot A to be rezoned to CS-1.

OFFICIAL COMMUNITY PLAN:

The subject property's OCP Long-Range Land Use Designation is split Village Square Commercial fronting Peninsula Road and Multi-Family Residential fronting Larch Road. The subject property falls within the Village Square Form and Character Development Permit Area (DPA I). However, the proposed landscaping and sitework for this application is exempt from requiring a DP as it falls under OCP Exemption number 9, which states that "new landscaping and/or landscape maintenance which complies with these design guidelines" is exempt.

DISCUSSION:

REZONING:

The applicant has applied to rezone proposed Lot A from CS-2 to CS-1 (See **Appendix 'B'**). Both the CS-2 and CS-1 zones share similar permitted uses, including the *Mixed Commercial/Residential* use that would continue to exist on the subject property. However, if the subdivision is approved, the building's floor area ratio (**FAR**) and lot coverage would not comply with CS-2 regulations. Therefore, the rezoning request is supportable as the CS-1 regulations allow for a higher FAR and a higher lot coverage percentage, which better aligns with the existing conditions of the property.

Proposed Lot B would maintain its existing CS-2 zoning, however, a site-specific text amendment will modify the minimum allowable lot size from 800sm to 731.6sm.

The CS-1 and CS-2 minimum lot frontage is 15m. Because the subject property currently has frontage on Peninsula and Larch Road, it meets this minimum frontage requirement. However, the proposed subdivision would create two land parcels that individually do not meet the frontage minimums. Therefore, Bylaw No. 1356 includes site specific text amendments that would modify the minimum frontage requirement from 15m to 13.72m for both proposed Lot A and Lot B.

*PROPOSED LOT B RESORT CONDO USE:*

Lot B's CS-2 zoning allows for *Mixed commercial/Residential* and *Mixed commercial/Resort condo* uses. In the Zoning Bylaw, the *resort condo* definition is "a *building*, or group of *buildings*, providing two or more separate *dwelling units*, for *commercial tourist accommodation use...*". The owner wishes to flexibly operate one or two units as *resort condo*. This would require a zoning amendment to permit less than two units. It is in the public interest to define the number of *resort condo* units allowable to ensure that at least one unit operates as a long-term rental because the OCP's Long Range Land Use designation on proposed Lot B is Multi-Family. Therefore, Bylaw No. 1356 includes a site-specific text amendment that would permit either one or two *resort condo* units on the subject property.

DEVELOPMENT VARIANCE PERMIT:

Areas of the property that can be brought into compliance through siteworks are being done to the extent possible. This includes the construction of a fence along the northwest side yard, definition of pedestrian pathways and connectivity, definition of parking spaces, creation of a screened garbage facility, and landscaping to screen the parking area from the road. The remaining non-compliant aspects of the subject property can be attributed to lot size/shape limitations and existing site design; therefore, the applicant is requesting to address these through variances (see **Appendix 'C'**).

*PARKING:*

Based on current building uses, the minimum parking requirements for the subject property are as follows:

	<i>Required</i>	<i>Proposed</i>	<i>Deficit</i>	<i>Solution</i>
<i>Lot A</i>	Total: 8 Residential: 2 Retail: 6	5	3	<ul style="list-style-type: none"><li>• Pay Cash-in-lieu for 3 spaces</li><li>• Register a parking easement as the 5 proposed spaces will be on Lot B</li></ul>
<i>Lot B</i>	Total: 8 Residential: 3 Office: 5	5	3	<ul style="list-style-type: none"><li>• Variance request to allow for 5 instead of 8 spaces.</li></ul>
<i>Combined</i>	16	10	6	

The applicant is proposing to have all 10 of the proposed parking spaces on Lot B, with a combined deficit of 6 spaces. Its not advisable to have all of Lot B's parking needs met, and practically none of Lot A's. As a solution, the applicant is proposing to evenly allocate the available spaces on Lot B between the two properties. This is supportable as it meets an adequate amount of the off-site parking needs for both sites, a parking easement can be registered to ensure access, and the respective space deficits can be addressed accordingly. For Lot A, Section 506.1 in the Zoning Bylaw allows the applicant to pay cash-in-lieu of \$8,000.00 per space to the District. For lot B, a variance has been requested to vary Section 505.1 of the Zoning Bylaw to require only 5 spaces.

In addition to the number of spaces, the applicant is requesting to vary the minimum aisle width for 90-degree parking from 7.5m (25ft) as per section 504.3(1) in the Zoning bylaw to 6.3m. The shape of the lot is narrow, which leaves no additional area for a fully compliant aisle width (See **Figure 2**). The applicant has expressed that the current aisle width functions adequately and meets the Fire Services Development Design Policy 14-7320-2, which recommends a minimum access aisle width of 6m.

*PROPOSED LOT A SETBACK:*

The existing building on the proposed Lot A currently sits at a 0m setback whereas Zoning Bylaw Section CS-1.6.1(1)(c) requires a minimum interior side yard setback of 1.5m. The building is currently lawful non-conforming, however needs to be brought into compliance to permit the subdivision. The variance would allow the building to maintain its existing placement.

LANDSCAPING & SCREENING:

The applicant is asking for the following landscaping and screening variances:

- Section 601.2(1) requires the subject property to be screened from the adjacent residential uses through a landscaping strip and a fence. Section 603.1(1) requires the parking lot to be screened from the adjacent residential use through a landscaping strip. The applicant is seeking a variance to permit screening through the fence only, proposing that the fence alone will provide sufficient screening without landscaping. The rationale is that the lot is too narrow, and there is not sufficient room to provide the landscaping strip and maintain the parking aisle width and the pedestrian path.
- Allow for 1m in width of landscaping to screen the property’s use from the highway whereas zoning bylaw Section 601.2(2) requires a minimum of 1.5m in width.
- Allow for a minimum of 1m in width of landscaping to screen the parking area whereas zoning bylaw Section 603.1(2) requires a minimum of 1.8m in width.

FIRE:

The proposed access lane satisfies the minimum required width of 6 m, although clear delineation will be required in order to eliminate the temptation to park in the fire access lane. Centre-line turning radius off of Larch Road must not be less than 12 m. The access lane through the parking area will require “No Parking - Fire Lane” markings and signage consistent with the District of Ucluelet’s Fire Services Development Design Guidelines. Maintenance of the fire access lane will also provide adequate space for vehicles to back out of the parking stalls, negating the need to back onto Larch Road when exiting.

SERVICING:

The current rezoning and DVP applications are pre-cursors to a subdivision. A full engineering review of the existing services in comparison to the *Subdivision Control Bylaw* requirements has not been completed as of the writing of this report. There is opportunity during the subdivision process, however, to identify whether any street or servicing upgrades are necessary.

ANALYSIS OF OPTIONS:

A	Give first and second reading to <i>Bylaw No. 1356</i> and direct staff to give notice for a public hearing on the bylaw and DVP	<u>Pros</u>	<ul style="list-style-type: none"> <li>• Would address lawful non-conforming aspects of subject property</li> <li>• Would allow applicant to achieve desired outcome</li> <li>• Proposed sitework and screening would increase public benefit</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>• Unknown at this time.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>• Would allow the application to proceed to a public hearing</li> <li>• Staff time would be required to arrange a public hearing and follow-up report</li> <li>• There would be no changes to existing buildings and uses</li> </ul>

<b>B</b>	Modify <i>Bylaw No. 1356</i> and/or <i>DVP24-08</i> by stating which elements are to be modified and how Council would like to see them modified	<u>Pros</u>	<ul style="list-style-type: none"> <li>• Would ensure Council’s intent is met.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>• Unknown at this time.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>• Would require staff time to complete the amendments and resubmit for first and second reading.</li> </ul>
		<u>Suggested Motion</u>	<p><b>THAT</b> Council direct staff to modify the <i>District of Ucluelet Zoning Amendment Bylaw No. 1356, 2024</i>, to <i>[state desired outcome of amendments]</i>, for further consideration at a future meeting.</p> <p>AND/OR</p> <p><b>THAT</b> Council direct staff to modify <i>Development Variance Permit 24-08</i> to <i>[state desired outcome of amendments]</i>, for further consideration at a future meeting.</p>
<b>C</b>	Reject the application	<u>Pros</u>	<ul style="list-style-type: none"> <li>• Unknown at this time.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>• Building site placement would remain lawful non-conforming.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>• The application would not proceed to public hearing,</li> <li>• There would be no changes to existing buildings and uses.</li> </ul>
		<u>Suggested Motion</u>	No motion is required.

**POLICY OR LEGISLATIVE IMPACTS:**

This application is consistent with the *District of Ucluelet Official Community Plan Bylaw No, 1360, 2022* and would amend and vary *District of Ucluelet Zoning Bylaw 1160, 2013*.

**NEXT STEPS:**

If Council gives first and second readings to *Zoning Amendment Bylaw No. 1356, 2024*, staff will undertake the necessary notification for a public hearing to be held at a date to be determined, to enable public input on the requested zoning amendments and variances.

**Respectfully submitted:**           Anneliese Neweduk, Planner  
   Bruce Greig, Director of Community Planning





Doug Cole Architect, AIBC  
 16802 3rd Avenue  
 La Conner, WA 98257  
 360-466-2555

September 17, 2024

District of Ucluelet Planning Department  
 PO Box 999  
 Ucluelet, BC V0R 3A0

Re: Statement of Intent  
 Application for a Development Variance Permit, Rezone, and Lot Subdivision at 1768 Peninsula Road (PID 005952115)

Dear Planning Staff:

On behalf of the owners of the property at 1768 Peninsula Road I am requesting District review and approval to subdivide the existing lot into two distinct tax parcels and also rezone one of the newly created lots from the current CS-2 designation to CS-1. It is our understanding that in addition to the rezoning and lot segregation, the application will require a Development Variance Permit (DVP) for various elements of the property which are explained in detail below.

### **Property Overview**

The existing 1,233.2 sm parcel (Lot 6) is rectangular in shape with a depth of 89.91 m and with 13.72m of frontage on both Peninsula and Larch Roads. Two structures currently exist on the CS-2 zoned property, both of which are two storey buildings containing ground floor commercial uses with residential above.

The two existing structures are serviced from their respective street frontages with sewerage occurring by means of an existing right of way located between the two buildings as shown on site plan sheet A1.1 and also on the A.G. Survey. No additional servicing configurations are anticipated as a result of this application.

### **Applicant's Intent**

The owners wish to segregate the lot such that both become separate tax parcels (lot 6A facing Peninsula Road and lot 6B facing Larch Road) with lot 6B retaining its existing CS-2 zoning and lot 6A converting to CS-1 zoning. This change is in keeping with the applicants intent to provide flexibility for lot 6A for potential future renovations and modifications as well as for flexibility in the range of potential uses. Leaving the lot 6A portion of the property in its current CS-2 designation would require a variance for the existing building size - as it would immediately exceed the allowable floor area ratio (FAR) for the CS-2 zone once the lots were segregated, while re-zoning to CS-1 puts lot 6A in compliance with lot coverage and FAR standards of that zone.

### **Requested Elements of the Development Variance Permit**

In addition to the bylaw analysis provided on sheet A1.1, The following elements are being requested for approval under the DVP application.

1. Lot 6A: Vary the southeast side yard setback from 1.5m to 0m - Section 1.6.1(1)(c)
  - a. Reason: This provides for the existing Pena building wall to be on the property line.
2. Lot 6A: Vary the parking requirements from 8 spots to 5 spots by way of cash-in-lieu payment.
  - a. Reason: See discussion below related to "Parking"
3. Lot 6B: Vary the definition of resort condo from requiring a minimum of 2 units per building to 1 unit - Section 103.1
  - a. Reason: To allow continuance of the existing permitted use for one suite within the Larch Building to be used as a tourist accommodation.
4. Lot 6B: Vary the minimum aisle width for 90-degree parking from 7.5m (25ft) to 6.3m (20.78ft) - Section 504.3(1)
  - a. Reason: The limitation of the site width leaves no additional area for a fully compliant aisle width. The existing paved parking area functions adequately in its present configuration.
5. Lot 6B: Vary the requirement from having 1.8m of landscaping to 1.0m of landscaping to screen the parking area from the road - Section 603.1(2)
  - a. Reason: This is the logical location for a new screened trash/recycle enclosure which leaves approximately 1 m for landscape plantings while still providing screening of the parking area.
6. Lot 6B: Vary the parking requirement from the required 8 spots to 5 spots.
  - a. Reason: See discussion below related to "Parking"
7. Both Lots: Along the northwest property line vary the requirement to landscape/screen from adjacent uses through either (a) landscaping a minimum of 1.5m wide and 1.5m high or (b) provide a fence between 1.5m and 2m high - Section 601.2(1). The applicant is proposing to provide a 1.5m wood fence from the northwest end of the Larch building towards Larch Road, approximately 50 m.
  - a. Reason: There is not sufficient room to provide a 1.5m wide landscape strip and maintain the parking aisle width and the pedestrian path leading between the two lots. We are proposing a 1.5m tall wood fence as the means of required screening.

### **Rezoning**

1. Rezone lot 6A from CS-2 to CS-1
2. Modify the minimum lot size for lot 6B from 800 sm to 731.6 sm
3. Modify the minimum lot frontages for both lots from 15m to 13.72m

### **Parking**

1. A total of 10 parking spots can be accommodated in the existing paved parking area.
2. A total of 16 spots are required based on current uses of the buildings.
3. The existing building on lot 6A requires 8 stalls and the existing building on lot 6B also requires 8 stalls.
  - a. Proposal: That 3 of the 8 stalls on lot 6A fall under the "cash-in-lieu" payment method, while the remaining 3 stalls be provided by way of a variance over lot 6B.

### **Additional Relevant Conditions**

1. That a recorded easement (or other form of agreement acceptable to the District) be filed on the title of the new parcels to define parking allocations, pedestrian access between properties, and for servicing, maintenance and repairs within these commonly shared areas.

Please do not hesitate to reach out with any questions or additional supporting information that may be needed.

Sincerely,

Doug Cole, AIBC  
British Columbia Architect 2075



attachments:

Development Application Form

Owners Authorization Form

Development Checklist

A.G. Survey drawing dated 07-15-2024

Lot Segregation Plan & Bylaw Analysis dated 09-17-2024

Zoning Analysis from Sheet A1.1 provided here for convenience

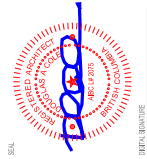
### CS-1 Zoning

1768 Peninsula Road	Proposed or [Existing]	Conforming
<b>Principal Uses Allowed</b>		
(a) Hotel		
(b) Mixed Commercial/Residential	[Existing]	Yes
(c) Retail	[Existing]	Yes
(d) Personal Services		
(e) Office		
(f) Tourist Information Booth		
(g) Art Gallery		
(h) Financial Institution		
(i) Neighbourhood Pub		
(j) Restaurant		
(k) Bistro/Café		
(l) Take Out Food Services		
(m) Commercial Recreation		
(n) Commercial Entertainment		
(o) Public Assembly		
(p) Community Use		
(q) Daycare Centre		
(r) Studio		
(s) Boat Building and Repair		
Mobile Vending (Peninsula Road)		
<b>Secondary Uses Allowed</b>		
None		
<b>Existing Building Gross Floor Area (sm)</b>		
Ground Floor	[180.5]	
Upper Floor	[180.5]	
Total	[361.0]	Yes
<b>Minimum Lot Size (sm)</b>		
200 sm for all uses	501.6	Yes
<b>Minimum Lot Frontage</b>		
15.0 m	[13.72]	No
<b>Density</b>		
Maximum FAR: 2.0	[0.72]	Yes
Maximum Lot Coverage: 85%	[36.0%]	Yes
<b>Maximum Building Size</b>		
None specified		
<b>Maximum Building Height</b>		
11m or 3 storey	[~7.9m est.] [2 Storey]	Yes
<b>Minimum Setbacks</b>		
Front: 4.5 m on Peninsula Road otherwise zero	[9.5]	Yes
Rear: 4.0 m	[11.9]	Yes
Side, Northeast: 1.5 m	[1.5]	Yes
Side, Southwest: 1.5 m	[0.0]	No

### CS-2 Zoning

1749 Larch Road	Proposed or [Existing]	Conforming
<b>Principal Uses Allowed</b>		
(a) Hotel		
(b) Motel		
(c) Mixed Commercial/Residential	[Existing]	Yes
(d) Mixed Commercial/Resort Condo		
(e) Office		
(f) Tourist Information Booth		
(g) Retail, including supermarket		
(h) Convenience Store		
(i) Restaurant		
(j) Bistro/Café		
(k) Take Out Food Services		
(l) Personal Services		
(m) Commercial Recreation		
(n) Studio		
(o) Community Use		
Mobile Vending (Peninsula Road)		
<b>Secondary Uses Allowed</b>		
(a) Accessory Residential Dwelling Unit <i>But only in conjunction with a Principal Use</i>		
<b>Existing Building Gross Floor Area (sm)</b>		
Ground Floor	[193.7]	
Upper Floor	[193.7]	
Total Existing	[387.4]	Yes
<b>Minimum Lot Size (sm)</b>		
1,000 sm for Hotel Motel uses	731.6	No
800 sm for all others	731.6	No
<b>Minimum Lot Frontage</b>		
15 m	[13.72]	No
<b>Density</b>		
Maximum FAR: 0.60	[0.53]	Yes
Maximum Lot Coverage: 50%	[26.5%]	Yes
<b>Maximum Building Size</b>		
40 seats or 147 sm for Restaurants None specified for all other uses		
<b>Maximum Building Height</b>		
8.5m or 2-1/2 storey	[~7.6m est.] [2 Storey]	Yes
<b>Minimum Setbacks</b>		
Front: 0.0 m	[32.3]	Yes
3.0 m	3.0	Yes
Side, Northeast: 1.5 m	[1.5]	Yes
Side, Southwest: 1.5 m	[1.5]	Yes

Division 500 Parking Requirements	Requirement	Required [Existing]	Calculations & Remarks
<b>1768 Peninsula Road Building</b>			
Commercial Space (Retail Use)	1 per 30 sm of Gross Floor Area	6 Spaces	180.5 sm ground floor / 30 sm per car = 6.01 spaces req'd
Residential Above Commercial	1 per unit	2 Spaces	
<b>1749 Larch Road Building</b>			
Commercial Space (Office)	1 per 40 sm of Gross Floor Area	5 Spaces	193.7 sm ground floor / 40 sm per car = 4.84 spaces req'd
Residential Above Commercial	1 per unit	3 Spaces	
<b>Loading Space</b>	1 per 1900 sm of gross floor area		374.2 sm of combined ground floor space / 1,900 sf per loading space = 0.20 loading spaces. None proposed.
<b>Total Spaces Required</b>		16 spaces	
Total Spaces Achievable		[10 spaces]	
Parking Deficit		6 spaces	
<b>Proposed Parking Approach</b>			
Lot 6A		3 spaces	Cash in Lieu
Lot 6B		3 spaces	Variance



**Peninsula-Larch Lot Segregation**  
 PROJECT NAME & ADDRESS  
 1789 PENINSULA ROAD  
 UCCULET BC, V0R 3A0  
 CLIENT  
 Ann Kim & Helen Cho

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT REVIEW	2024.08.27
2	ISSUED FOR PERMIT REVIEW	2024.08.27
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36	ISSUED FOR PERMIT REVIEW	2024.08.27
37	ISSUED FOR PERMIT REVIEW	2024.08.27
38	ISSUED FOR PERMIT REVIEW	2024.08.27
39	ISSUED FOR PERMIT REVIEW	2024.08.27
40	ISSUED FOR PERMIT REVIEW	2024.08.27
41	ISSUED FOR PERMIT REVIEW	2024.08.27
42	ISSUED FOR PERMIT REVIEW	2024.08.27
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45	ISSUED FOR PERMIT REVIEW	2024.08.27
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47	ISSUED FOR PERMIT REVIEW	2024.08.27
48	ISSUED FOR PERMIT REVIEW	2024.08.27
49	ISSUED FOR PERMIT REVIEW	2024.08.27
50	ISSUED FOR PERMIT REVIEW	2024.08.27

**Project Description & Approvals Requested**

THIS PLAN AND SITE APPROVALS ARE SUBMITTED TO THE CITY OF UCCULET FOR REVIEW AND APPROVAL. THE APPLICANT IS REQUESTING THAT LOT SEGREGATION BE CONSIDERED TO CS-1 WITH LOT 18 REMAINING AS CS-2. THE APPLICANT IS REQUESTING THAT LOT SEGREGATION BE CONSIDERED TO CS-1 WITH LOT 18 REMAINING AS CS-2. THE APPLICANT IS REQUESTING THAT LOT SEGREGATION BE CONSIDERED TO CS-1 WITH LOT 18 REMAINING AS CS-2.

**Bylaw Analysis**

Zoning	Proposed or (Existing)	Conforming	Principal Uses Allowed	Proposed or (Existing)	Conforming
<b>CS-1 Zoning</b>	[Existing]	[Existing]	(a) Hotel (b) Mixed Commercial/Residential (c) Retail (d) Personal Services (e) Office (f) Restaurant (g) Financial Institution (h) Neighborhood Pub (i) Bar/Cafe (j) Take Out Food Services (k) Commercial Recreation (l) Community Use (m) Mobile Vending (Peninsula Road)	[Existing]	[Existing]
<b>1749 Larch Road</b>	[Existing]	[Existing]	(a) Hotel (b) Mixed Commercial/Residential (c) Retail (d) Personal Services (e) Office (f) Restaurant (g) Financial Institution (h) Neighborhood Pub (i) Bar/Cafe (j) Take Out Food Services (k) Commercial Recreation (l) Community Use (m) Mobile Vending (Peninsula Road)	[Existing]	[Existing]

Minimum Lot Size (sqm)	Minimum Lot Frontage	Minimum Lot Depth	Maximum Building Height	Minimum Setbacks	Front	Rear	Side	Maximum Building Height
1000	15.0m	15.0m	11m or 3 stories	Front: 0.0m Rear: 4.0m Side: 1.5m	0.0m	4.0m	1.5m	11m or 3 stories
1000	15.0m	15.0m	11m or 3 stories	Front: 0.0m Rear: 4.0m Side: 1.5m	0.0m	4.0m	1.5m	11m or 3 stories

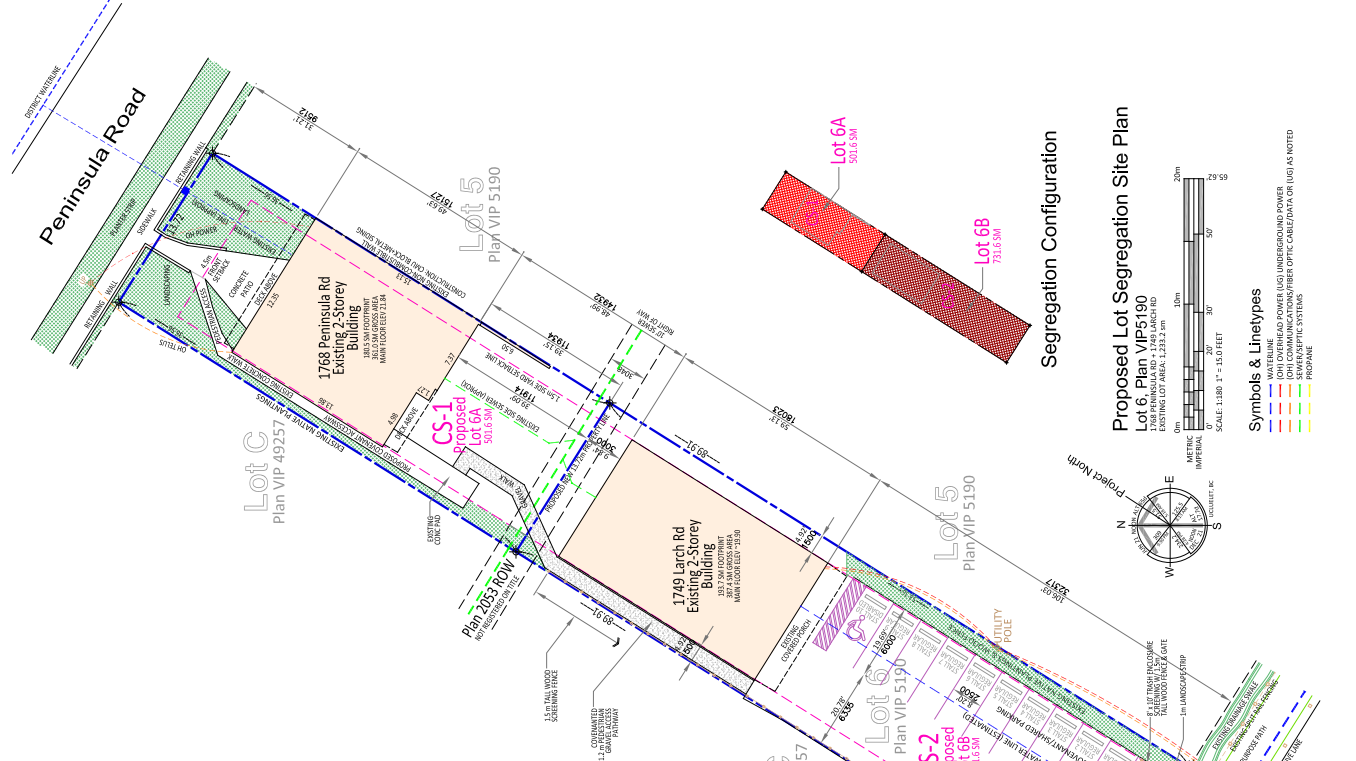
**Parking - Based on Existing Uses**

Division	Requirement	Required (Existing)	Calculations & Remarks
<b>1749 Peninsula Road Building</b>	1 per 30 sqm of Gross Floor Area	6 Spaces	180.5 sqm ground floor / 30 sqm per car = 6.01
<b>1749 Larch Road Building</b>	1 per 40 sqm of Gross Floor Area	5 Spaces	193.7 sqm ground floor / 40 sqm per car = 4.84
<b>1749 Peninsula Road Building</b>	1 per 190 sqm of gross floor area	3 Spaces	571.2 sqm of combined ground floor space / 190 sqm per loading space = 3.00

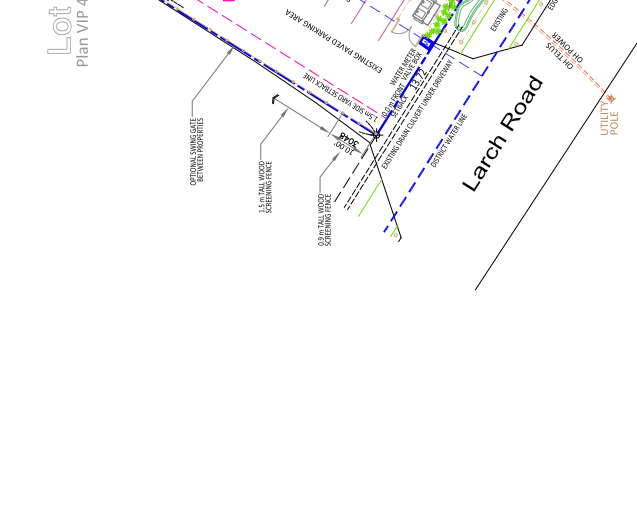
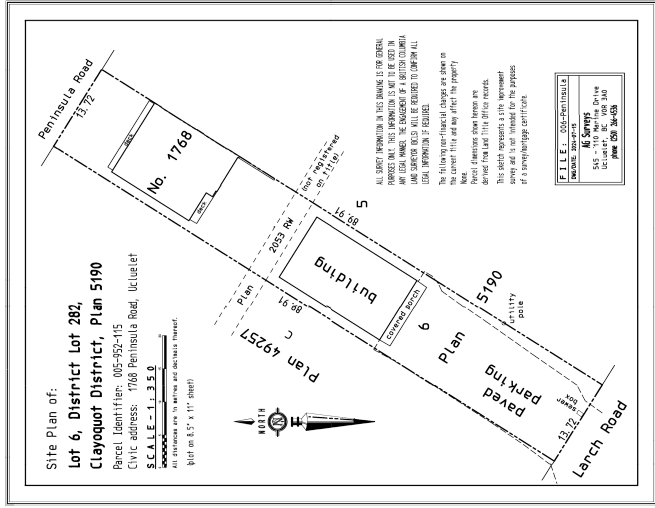
**Proposed Parking Approach**

Lot 6A  
 Lot 6B

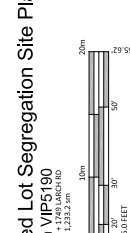
**Current Zoning: CS-2**



**Preliminary Lot Survey**



**Segregation Configuration**



**Symbols & Linetypes**  
 WATERLINE  
 POWER (LUG)  
 UNDERGROUND POWER  
 OPTIC CABLE/FIBER OPTIC CABLE/FIBER (LUG) AS NOTED  
 SURVEY POINTS  
 PROPOSED



Site Plan of:

Lot 6, District Lot 282,  
Clayoquot District, Plan 5190

Parcel Identifier: 005-952-115

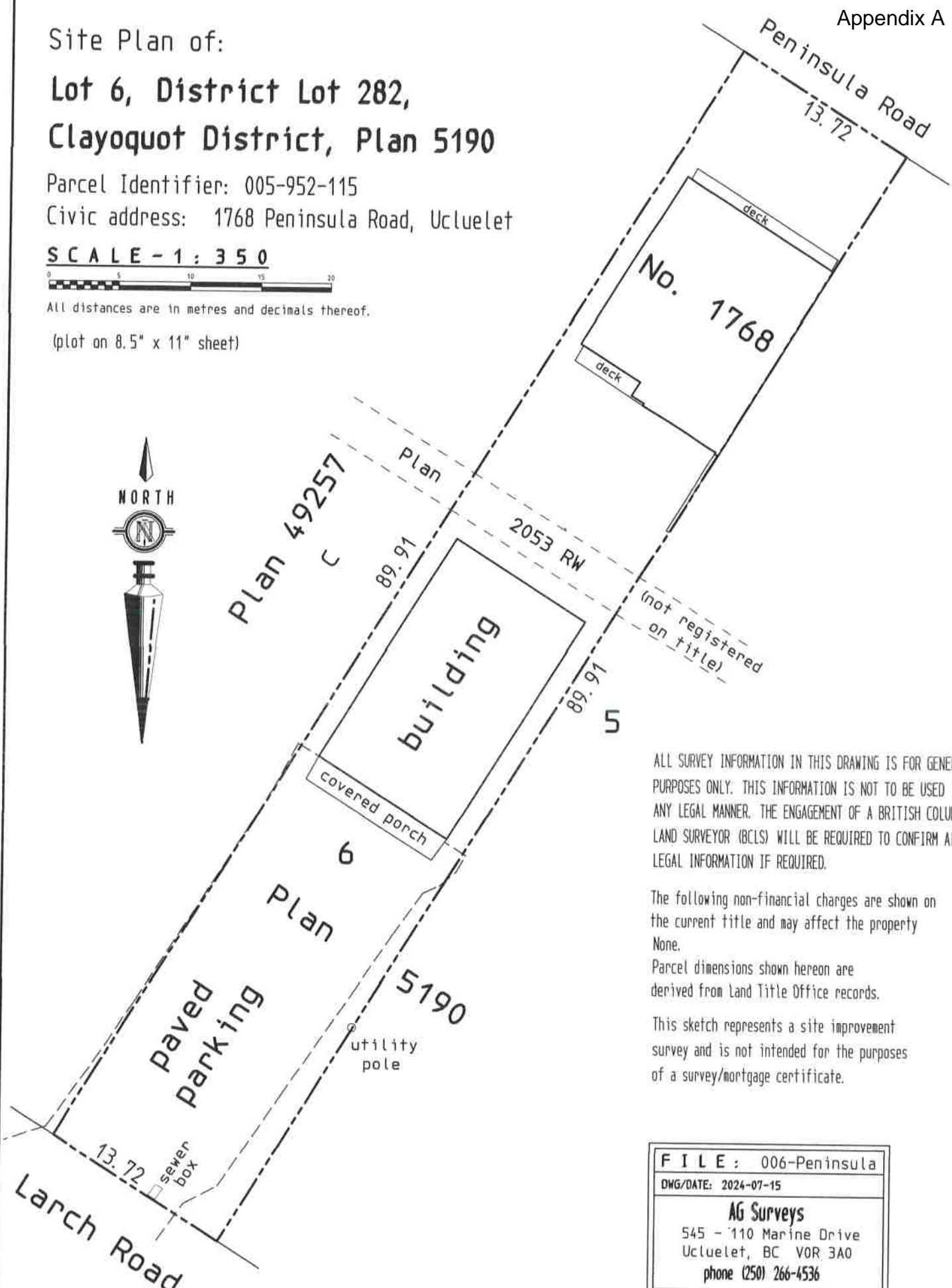
Civic address: 1768 Peninsula Road, Ucluelet

SCALE - 1 : 350



All distances are in metres and decimals thereof.

(plot on 8.5" x 11" sheet)



ALL SURVEY INFORMATION IN THIS DRAWING IS FOR GENERAL PURPOSES ONLY. THIS INFORMATION IS NOT TO BE USED IN ANY LEGAL MANNER. THE ENGAGEMENT OF A BRITISH COLUMBIA LAND SURVEYOR (BCLS) WILL BE REQUIRED TO CONFIRM ALL LEGAL INFORMATION IF REQUIRED.

The following non-financial charges are shown on the current title and may affect the property None.

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

This sketch represents a site improvement survey and is not intended for the purposes of a survey/mortgage certificate.

FILE: 006-Peninsula
DWG/DATE: 2024-07-15
<b>AG Surveys</b>
545 - 110 Marine Drive
Ucluelet, BC V0R 3A0
phone (250) 266-4536





**DISTRICT OF UCLUELET****Zoning Amendment Bylaw No. 1356, 2024**

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.  
(1768 Peninsula Road)

---

**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. 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 the northeastern most 501.6m<sup>2</sup> of Lot 6, Plan VIP5190, District Lot 282, Clayoquot Land District (PID: 005-952-115 at 1768 Peninsula Road), shown shaded on the map attached to this Bylaw as Appendix ‘A’, from CS-2 Service Commercial to CS-1 Village Square Commercial.

**2. Text Amendments:**

Schedule B of the *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as amended, is hereby further amended by:

- A. Adding a new subsection alphanumerically to the CS-2 Service Commercial zone such that the new section reads as follows:

“CS-2.7 Other Regulations:

CS-2.7.1 Notwithstanding other regulations in this bylaw, on the lands legally described as the southwestern most 731.6 m<sup>2</sup> of Lot 6, Plan VIP5190, District Lot 282, Clayoquot Land District (PID: 005-952-115 at 1768 Peninsula Road), the following regulations apply:

- (1) minimum lot size: 731.6m<sup>2</sup>
- (2) minimum lot frontage: 13.72m
- (3) a *Mixed Commercial/Resort Condo* use is permitted, with the *Resort Condo* component limited to either one or two units.”

- B. Adding a new subsection alphanumerically to the CS-1 Village Square Commercial zone such that the new section reads as follows:

“CS-1.7 Other Regulations:

CS-1.7.1 Notwithstanding other regulations in this bylaw, on the lands legally described as northeastern most 501.6m<sup>2</sup> of Lot 6, Plan VIP5190, District Lot 282, Clayoquot Land District (PID: 005-952-115 at 1768 Peninsula Road), the minimum lot frontage is 13.72m.”

**3. Citation:**

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1356, 2024”.

**READ A FIRST TIME** this      day of      , **2024.**

**READ A SECOND TIME** this      day of      , **2024.**

**PUBLIC HEARING** this      day of      , **2024.**

**READ A THIRD TIME** this      day of      , **2024.**

**ADOPTED** this      day of      , **2024.**

**CERTIFIED CORRECT:** “District of Ucluelet Zoning Amendment Bylaw No. 1356, 2024.”

---

Marilyn McEwen  
Mayor

---

Duane Lawrence  
Corporate Officer


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

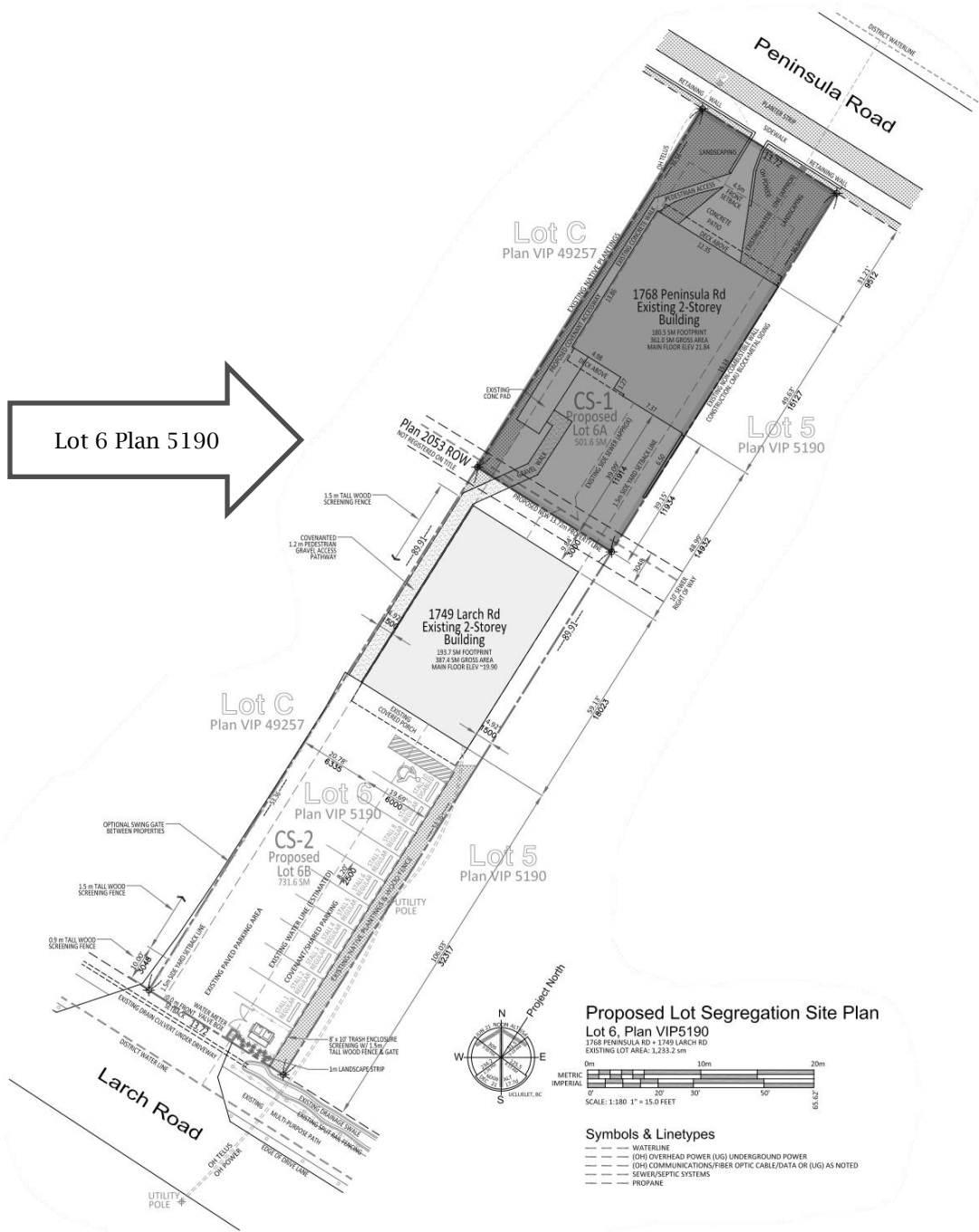
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Duane Lawrence  
Corporate Officer

Appendix 'A'

District of Ucluelet Zoning Amendment Bylaw No. 1356, 2024

 = From: CS-2 Service Commercial  
 To: CS-1 Village Square Commercial





## DEVELOPMENT VARIANCE PERMIT DVP24-08

Pursuant to section 498 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Development Variance Permit is issued to:

**Ann Kim and Hyun Cho, 1768 Peninsula Road, Ucluelet, BC, V0R 3A0** (the "Owner")

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

**1768 Peninsula Road; PID 005952115, Lot 6, Plan VIP5190, District Lot 282, Clayoquot Land District, Pacific Rim Professional Centre** (the "Land")

3. 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* ("zoning bylaw"), except where specifically varied or supplemented by this development variance permit and,
- b. in compliance with all federal, provincial, and municipal statutes, regulations, and bylaws.

4. This permit authorizes the following variances to *District of Ucluelet Zoning Bylaw No. 1160, 2013*, specific to the lot 6A as identified on **Schedule A**:

**1. A Side Yard Setback of 0m whereas section CS-1.6.1(1)(c) of the zoning bylaw indicates a minimum of 1.5m.**

5. This permit authorizes the following variances to *District of Ucluelet Zoning Bylaw No. 1160, 2013*, specific to lot 6B as identified on **Schedule A**:

- 1. A minimum of five off-street parking spaces whereas section 505.1 of the zoning bylaw requires a minimum of eight off-street parking spaces,**
- 2. A minimum aisle width of 6.3m (20.78ft), whereas section 504.3(1) requires a minimum aisle width of 7.5m (25ft) for a 90-degree parking angle,**
- 3. Landscaping a minimum of 0m in width and 0m in height whereas section 601.2(1)(a) requires no less than 1.5m (5ft) in height and 1.5m (5ft) in width,**
- 4. A minimum of 1m in width of landscaping, whereas section 601.2(2) requires a width of 1.5m (5ft),**
- 5. Landscaping a minimum of 0m in width and 0m in height, whereas section 603.1(1) requires no less than 1.2m (5ft) in height and 1.8m (5ft) in width,**

6. **Landscaping a minimum of 1m in width, whereas section 603.1(2) requires a width of 1.8m (6ft).**
6. The above variances are granted for the proposed subdivision as shown on **Schedule A**.
  7. The above variances are granted for the proposed structures and uses of the land as shown on **Schedule A**. Should the buildings be later removed or destroyed, this Development Variance Permit shall cease to apply and the zoning bylaw requirements in effect at the time shall apply.
  8. The Owner shall substantially commence the development within 24 months of the date of issuance, after which this permit shall be null and void.
  9. 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.
  10. This Permit is NOT a Building Permit.

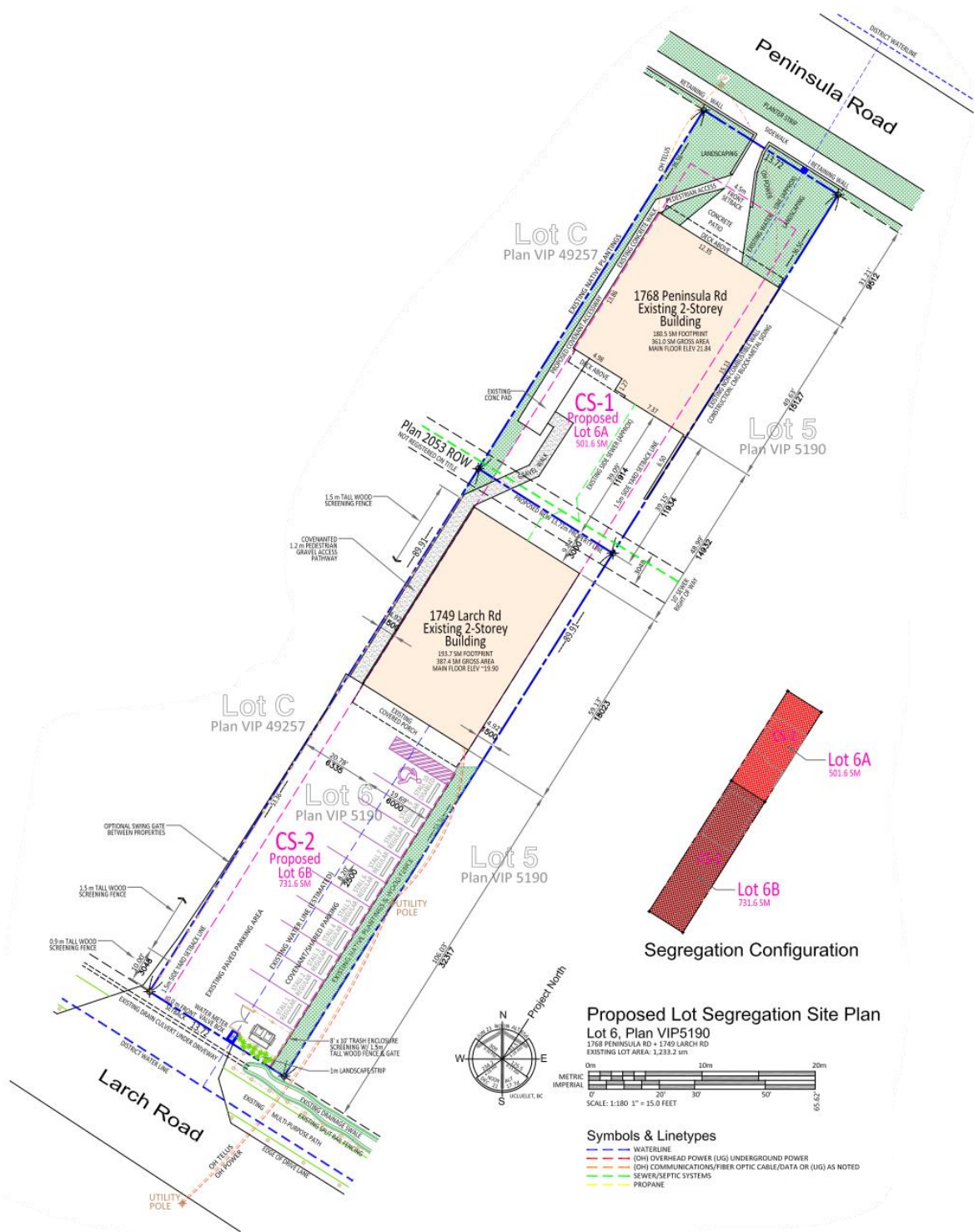
**AUTHORIZING RESOLUTION** passed by the Municipal Council on the      <sup>th</sup> day of      , 2024.

**ISSUED** the      <sup>th</sup> day of      , 2024.

---

Bruce Greig  
Director of Community Planning

**SCHEDULE A**







**FROM:** MADDIE HAYNES, PLANNING ASSISTANT

**FILE No:** TUP24-04

**SUBJECT:** TEMPORARY USE PERMIT 329 FORBES ROAD

**REPORT No:** 24-101

**ATTACHMENT(S):** APPENDIX A – APPLICATION SUMMARY  
APPENDIX B – TEMPORARY USE PERMIT 24-04

**RECOMMENDATION(S):**

1. **THAT** Council authorize the Director of Community Planning to issue Temporary Use Permit 24-04 to allow mobile vending use at 329 Forbes Road for a period of 3 years.
2. **THAT** Council authorize the issuance of a business license for Mobile Vending for Long Beach Event Co. at 329 Forbes Rd.

**PURPOSE:**

To provide Council with information on a proposed Temporary Use Permit and associated mobile vending business license application for the property located at 329 Forbes Road (the “**Subject Property**”).



Figure 1 – Subject Property

**BACKGROUND:**

An application was received from Long Beach Event Co. in September 2024 for a Temporary Use Permit (TUP) and business license to allow for operation of a mobile vending trailer unit located within the front yard of the subject property. Ucluelet’s *Business Regulation and Licensing Bylaw No. 922* requires that all mobile vendor licenses be approved by Council prior to issuance. Because Council authorization is required for the business license, the TUP is being presented for Council consideration at the same time (despite the ability for staff to issue some TUPs under delegated authority in the *Development Application Procedures Bylaw*).



Figure 2 – Site Plan

**TEMPORARY USE PERMIT:**

A Temporary Use Permit allows a use of land, on a temporary basis, not otherwise permitted in the District of Ucluelet’s Zoning Bylaw. Temporary use permits may be issued for a period of up to three years from the date the permit was approved by Council. Temporary use permits may be renewed once, subject to Council approval. Conditions under which a temporary use may be allowed are established in the permit, including the site design and layout, and length of time the temporary use can occur. Security deposits and letters of undertaking may also be required to ensure conditions are met. Some of the considerations of a temporary use permit are:

- if the temporary use will operate at an intensity of use suitable to the surrounding area;
- if the temporary use will be compatible with regard to use, design, and operation with other surrounding land uses; and

- that the temporary use will operate on a temporary basis only and includes plans, or a letter of undertaking to terminate the use and restore the site by the expiry date of the permit.

### **ZONING & LAND USE:**

The property is located within the CD-1 Eco-Industrial Park zone which allows for a mix of commercial, residential and light to medium industrial uses. Within the immediate neighbourhood, current land use includes several residences, industrial businesses and a similar café/catering business (Cedar & Salt Barbeque and Bakery). The principal building on the subject property contains a residence, West Coast Roasters and an inactive café space previously licensed as Huckleberry's Coffee Shop. The owners currently reside on the property and operate West Coast Roasters, with plans to re-open the café to the public in the near future.

### **DISCUSSION:**

The application would permit mobile vending use within the CD-1 Eco-Industrial zone for a period of 3 years. The applicant intends to operate periodically as a "pop-up" mobile vendor, in conjunction with the eventual re-opening of the Huckleberry's Coffee Shop. Washroom access, commercial kitchen space, parking, and seating would be shared between the two businesses. The applicant has provided a summary document including further details (see **Appendix A**).

Mobile vending is not permitted within the current zone and is restricted to properties fronting central roads such as Peninsula and Main Street. In approved zones, mobile vending is subject to Development Permit conditions that ensure aesthetic appeal and proper management of waste disposal and service connections. Although the TUP exempts the need for a Development Permit, key considerations for issuing the TUP within this zone include revitalization of areas where commercial and industrial uses are allowed and ensuring compatibility with these and other uses. The proposed food trailer could enhance activity in the area by attracting both locals and visitors, thereby increasing traffic to existing local businesses. By setting a condition around operational hours, potential negative impacts such as parking challenges can be managed to minimize disruption to nearby businesses and residential areas.

### **SERVICING:**

The trailer will be connected to electrical from the main building, and potable water will be stored in a holding tank to supply handwashing stations. Greywater will be disposed of as needed in the commercial kitchen sink located within the main dwelling, which is equipped with a grease trap. Washrooms for staff and customers will be available in the main building. Waste and recycling stations will be located near the trailer and disposed of in appropriate wildlife-safe bins.

### **FIRE SERVICES:**

Prior to occupation or opening for business, all spaces associated with this Temporary Use Permit (i.e. mobile vending unit and café building) are required to successfully undergo a fire safety

inspection. The applicant is encouraged to contact the Fire Department for specific fire code requirements. Any future alterations to the site layout will require approval by the Fire Department.

**PARKING:**

Off-street parking is not required to be provided for mobile vending use within the zoning bylaw, and parking spaces for café/bistro use are determined by seating. The applicant proposes 12 indoor/outdoor seats to be shared between mobile vending and café customers and is providing the required minimum of 3 parking spaces. To limit the occurrence of street parking, the café and mobile vending unit will be required to operate at different hours.

**TUP TERMS & CONDITIONS:**

1. The permitted temporary use shall be limited to the following uses: One mobile vending food trailer in the location of the property identified in Schedule 3.
2. The mobile vending use and all other site modifications are to be located as indicated on the site plan (Schedule 3).
3. No other temporary uses other than the above-mentioned uses shall be permitted.
4. The Permittee and the Owners will abide by the following conditions:
  - a. The Permittee must successfully complete a fire inspection for all spaces associated with the Temporary Use Permit with the District of Ucluelet Fire Chief prior to commencing the proposed use.
  - b. The Permittee must obtain a District of Ucluelet Business License prior to commencing the use.
  - c. Mobile vending operational hours must not occur at the same time as Bistro/Café operational hours.
5. The Permittee shall comply with all other requirements in the District of Ucluelet Zoning Bylaw No. 1160.
6. The municipal Bylaw Enforcement Officer may arrange for site inspection at any time, in a reasonable manner, to monitor compliance with the terms of the Temporary Use Permit.

**PUBLIC NOTICE**

Pursuant to section 494 of the *Local Government Act*, notification has been given for this application as follows:

- This application was advertised in the Westerly News for two weeks running and posted on the Public Notice Posting Places.
- The property owners (registered on the title with BC Land Title and Survey) within 100m of the subject property have been notified by a mailout.
- Tenants in properties within 100m of the subject property have been notified by hand delivery.

Council should provide an opportunity for anyone wishing to speak to the application an opportunity to be heard prior to making a decision on the requested permit.

**ANALYSIS OF OPTIONS**

<b>A</b>	Authorize the issuance of Temporary Use Permit 24-04 & Business License	<u>Pros</u>	<ul style="list-style-type: none"> <li>Increased food options may attract more visitors to the Forbes Road area, activating the area and benefiting existing businesses.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>Increased traffic and on-street parking challenges</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>Approval will allow the application to proceed</li> <li>Staff time will be required to process this application</li> </ul>
<b>B</b>	Amend or add conditions prior to authorizing issuance of Temporary Use Permit 24-04 & Business License	<u>Pros</u>	<ul style="list-style-type: none"> <li>Unknown at this time</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>Unknown at this time</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>Unknown at this time</li> </ul>
		<u>Suggested Motion</u>	<ul style="list-style-type: none"> <li><b>THAT</b> Council, with regard to Temporary Use Permit 24-04 and the associated business license, <i>(provide alternative direction here)</i></li> </ul>
<b>C</b>	Reject the applications	<u>Pros</u>	<ul style="list-style-type: none"> <li>Avoid potential traffic or parking concerns</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>Forgo potential benefits to local businesses of increased activity</li> <li>Potentially perceived as lack of support for new business initiatives</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>The application would not proceed</li> </ul>
		<u>Suggested Motion</u>	<b>THAT</b> Council reject the application for Temporary Use Permit 24-04 and mobile vending business license.

**NEXT STEPS**

If this application is approved:

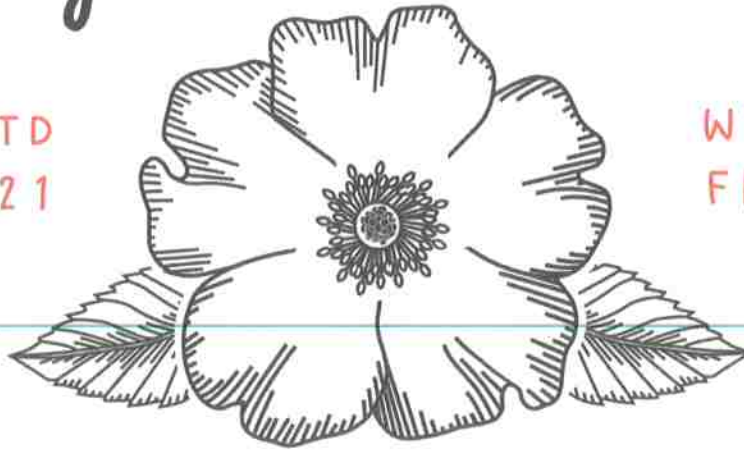
- The attached TUP will be signed by the Director of Community Planning, issued to the applicant, and then filed with the Land Title Office.
- The applicant of the subject property will be required to meet all conditions of the permit and any other conditions set out by Council for the proposed permit.

**Respectfully submitted:** Maddie Haynes, Planning Assistant  
Bruce Greig, Director of Community Planning



Long Beach

ESTD  
2021



WILD  
FREE

Event Co.  
TOFINO B.C.

Long Beach Event Company Application for a Temporary Use Permit and Business License  
for the District of Ucluelet submitted September 2024

DISTRICT OF UCLUELET  
BUSINESS LICENSE APPLICATION:

Long Beach Event Company

Attention John Towgood  
Planner 1 District of Ucluelet  
[JTowgood@Ucluelet.ca](mailto:JTowgood@Ucluelet.ca)

Submitted by Jason Bivall  
Owner: Long Beach Event Company  
[info@longbeacheventcompany.com](mailto:info@longbeacheventcompany.com)

██████████



**BUSINESS LICENSE APPLICATION AND TEMPORARY USE PERMIT  
APPLICATION**

LONG BEACH EVENT COMPANY

**TABLE OF CONTENTS:**

1. LETTER OF INTENT
2. MENU
3. THE TRAILER
4. SITE AND OPERATIONAL PLAN
5. SUPPORTING DOCUMENTS
  - 5.A - Owner's Authorization form
  - 5.B - Development Application form
  - 5.C - Development Checklist and supporting documents
  - 5.D - Insurance Documents
  - 5.E VIHA Permit to Operate

## LETTER OF INTENT:

### OVERVIEW

The Long Beach Event Company was built for mobile fine dining food production in the form of catering for private or public events, or pop-ups from a fixed location. We take the same care in the sourcing of our ingredients and the technical recipes and cooking we do as any fine dining restaurant, only we are mobile and can bring the kitchen to any location.

We built a 20ft by 8ft trailer with a brick wood oven, a large smoker and a live fire grill, equipped with two hot water hand washing sinks, lights, rain cover and built-in fire prevention. This allows us to offer a higher level of cuisine that is finished and served on site, rather than cooked at a prep kitchen and held in hot boxes until service. Along with the careful sourcing of top quality local ingredients, our aim is to offer an excellent quality of cuisine at a reasonable price so that people who live in Tofino and Ucluelet can afford to host their weddings and special events here.

Ucluelet is a very special place with a community filled with lovely people. It was really a pleasure to cook at Ukee Days, and the response we received from the community towards our food and business was overwhelmingly positive, supportive and truly heartwarming! It is our hope that we will be able to open up for pop-ups again so we can cook great food with a rotating menu at a reasonable price for the community!

### OPERATIONAL PLAN OVERVIEW

We look forward to working closely with the District of Ucluelet to ensure all requirements are met, and plan to operate within the community of Ucluelet with integrity and respect.

Our plan, when we are not catering off-site, is to serve food from the event trailer, mainly for takeout/pickup at 329 Forbes Road. These pop-ups will be one off menus that will run for 2-3 days featuring 6-8 items centered around fresh local ingredients and prepared / staffed with local people. We will prepare everything in the commercial kitchen at that address, and then finish and serve everything from the food trailer in accordance with our food safety and sanitation plan which has been approved by VIHA. The commercial kitchen will provide the refrigeration and dishwashing facilities to support the cooking and preparation for the trailer.

329 Forbes Road is the former location of Huckleberry's and West Coast Roasters owned by Ken and Gonda Waite. In conjunction with Ken and Gonda, our full vision for the next chapter of this

location would be for Huckleberry's to open up again serving breakfast, sandwiches and Gonda's delicious baked goods during the day, and then for us with the trailer to open up for pop-ups at dinner time when we are in town. We will publish the menus on the community facebook boards and on social media, and when the food is sold out, we shut it down until the next one. Our hope is that it will become an anticipated event!

Our vision is to work closely with Ken and Gonda Waite in order to create an exciting new food location in town that can offer something new and special, and bring traffic to a developing part of town. We have located the trailer along the lot line on the left side of the property so as not to impede the available parking and pedestrian access. We will have access to the washrooms located on the main floor of the cafe, and to the seating and tables located inside as well as outside under cover.

We have prepared a comprehensive operational plan which addresses pedestrian access, parking, garbage collection, customer facilities, and operational waste management to ensure minimal impact on the surrounding area and businesses.

In addition to cooking for the community on location at 329 Forbes Rd, we would like to be able to offer our mobile catering services to greater Ucluelet. Our unit is completely off grid capable, making our services ideal for large scale public and private events which would give the community another option for food when they would like catering in town.

## MENU

*All menus will be for one week only lasting 2 to 3 days until sold out featuring local and seasonal ingredients*

### Sample Menu:

Fraser Valley Duck Confit Crepes with roasted local wild mushrooms, caramelized onions, port and duck jus and Long Beach Farms greens - \$26

Smoked Chinook Salmon Mousse with lemon, dill, creme fraiche and chives, served with fresh focaccia - \$16

Smoked AAA Ribeye for two, black pepper and cognac jus, roasted duck fat potatoes, roasted local wild mushrooms - \$ market price

Smoked Sausage of the week, served with homemade pickled vegetables and maple beer mustard - \$14

Grilled Broccolini salad with toasted pine nuts, shaved parmigiano, lemon zest, smoked onions, oven dried tomatoes, good olive oil and cabernet sauvignon vinegar - \$15

### From the Brick Wood Oven:

Pizza Margherita with roasted fresh tomato sauce, fresh basil, mozzarella and smoked cheddar - \$22

Pizza Meat Lovers with homemade pepperoni and sopressata, fresh tomato sauce, basil, mozzarella and smoked cheddar - \$24

### \*Special\*

Smoked Porchetta pizza with caramelized onions, walnut and parsley pesto, roasted apples, smoked cheddar and mozzarella



This is the side with the brick wood oven and the live fire grill. The brick wood oven was constructed with top quality high density fire bricks, imported 4 inch thick fire tiles for the floor, top quality ceramic insulating blankets and fiber board and 6000 psi concrete. It retains heat incredibly well and can cook 8 pizzas at a time in 1-2 minutes each.

We have a hot water sink in the middle, as well as another sink around the back. There are fire extinguishers at every station including one specifically for grease fires. All the smoke goes up through the insulated chimneys. The trailer was built in a professional accredited shop and it has been inspected and approved for use by VIHA and the local fire departments.

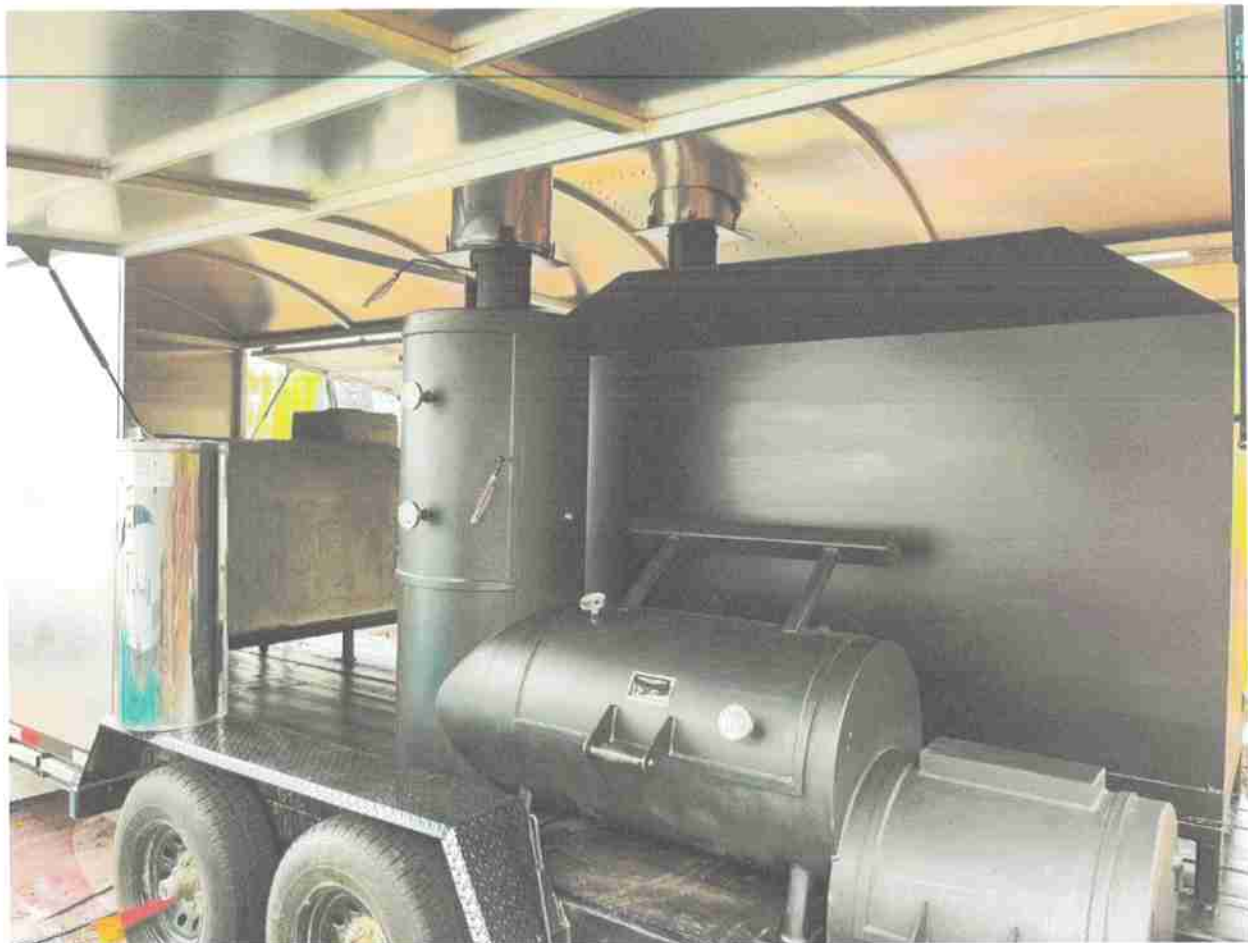
In regards to our food safety and sanitation plans with VIHA, the operation we are proposing is exactly what was approved. We do all of our prep in the kitchen, then we finish the cooking on the trailer and serve customers directly from there.

All of our garbage and recycling will be disposed of at the proper facilities. Our gray water from the hand washing sinks will be emptied and sent down the drain connected to the grease trap.

All food will be prepared and refrigerated in the kitchen and then transported in coolers out to the trailer and kept on ice through service. Everything left after service will be placed back in the fridges in the kitchen and all dirty dishes / equipment washed in the kitchen. All of the stations have access to sanitizer, clean towels, gloves and garbage cans.

The trailer is also equipped with lights on the inside of the doors, and the doors are long enough to act as rain shelter while cooking.

When it comes to the grease, there is no deep fryer so there is no need for one of those fat disposal bins or a service to empty it. The majority of the menu will always be heavier on the seafood, vegetables and pizza, making the quantity of meat cooked and the grease it produces insignificant. The smoker gets cleaned after every use so that the grease does not build up, but the grease doesn't amount to more than a couple scoops with a plastic scraper.



In regards to parking, we have come up with a plan for the placement of the trailer which will not impede the necessary parking for Huckleberry's, and will open up the potential for more parking in the lane way to the left if necessary. All we need to do is remove the flowerbed that is in that spot now and the trailer will fit perfectly! This will give the location the correct amount of parking spaces and not impede any of the pedestrian access to Huckleberry's.

**SUPPORTING DOCUMENTS**

VIHA permit to operate

Proof of Insurance

Title Search

Topographical Images and Visual plan with lot lines and dimensions

Site Plan





## TEMPORARY USE PERMIT

**TEMPORARY USE PERMIT TUP24-04****General Terms**

1. This Temporary Use Permit is issued to:

**GONDA & KEN WAITE** (the "Owners") and **JASON BIVALL** (the "Permittee")

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

**329 Forbes Road, PID 025-926-616, Lot 5, Plan VIP76147, District Lot 284, Clayoquot Land District** (the "Lands").

2. This Temporary Use Permit is issued pursuant to section 492 to 497 of the *Local Government Act*.
3. This Temporary Use Permit is issued subject to compliance with all applicable District of Ucluelet Bylaws.
4. This Temporary Use Permit authorizes the following uses on the portion of the Lands identified in Schedule A: ***One Mobile Vending food trailer for a period of three years.***
5. This permit does not relieve an owner or occupier from obtaining any other approvals required by any other jurisdiction, or from meeting any other applicable regulations.
6. The permit holder, as a condition of issuance of this Permit, agrees to comply with the requirements and conditions of **Schedules 1-3**, which are attached hereto and form part of this permit.
7. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.
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.
10. This Permit is NOT a Development Permit.

TEMPORARY USE PERMIT

AUTHORIZING RESOLUTION passed by the Municipal Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

IN WITNESS WHEREOF this Temporary Use Permit is hereby executed and issued by the Municipality the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

THIS PERMIT SHALL EXPIRE on the day of the \_\_\_\_\_ day of \_\_\_\_\_, 2027 (3 years).

ISSUED the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_

Bruce Greig - Director of Community Planning

## TEMPORARY USE PERMIT

## Schedule 1 Required Undertaking

TO THE DISTRICT OF UCLUELET:

I, Jason Bivall, representing *the Lands* hereby undertake as a condition of issuance of this Temporary Use Permit to:

- a) Cease use and remove the trailer and/or any structures built to support the temporary use from the subject property not later than 1 month after the termination date set out on the Temporary Use Permit.
- b) Abide by all conditions of the Temporary Use Permit.

I understand that should we not fulfill the undertakings described herein, the District of Ucluelet or its agents may enter upon *the Lands* and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the property into compliance with the District of Ucluelet bylaws, and that any securities submitted to the District pursuant to the Temporary Use Permit shall be forfeited and applied to the cost of restoration of *the Lands* as herein set out.

This undertaking is attached hereto and forms part of the Temporary Use Permit.

DATE: \_\_\_\_\_

OWNERS/AUTHORIZED AGENT: \_\_\_\_\_

WITNESS: \_\_\_\_\_

## TEMPORARY USE PERMIT

**Schedule 2 Terms of Temporary Use Permit Conditions**

- a) The permitted temporary use shall be limited to the following uses;
- One mobile vending food trailer in the location of the property identified in Schedule 3.*
- b) The mobile vending use and all other site modifications are to be located as indicated on the site plan (**Schedule 3**).
- c) No other temporary uses other than the above-mentioned uses shall be permitted.
- d) The Permittee and the Owners will abide by the following conditions;
- i. The Permittee must successfully complete a fire inspection for all spaces associated with the Temporary Use Permit with the District of Ucluelet Fire Chief prior to commencing the proposed use.
  - ii. The Permittee must obtain a District of Ucluelet Business License prior to commencing the use.
  - iii. Mobile vending operational hours must not occur at the same time as Bistro/Café operational hours.
- e) The Permittee shall comply with all other requirements in the District of Ucluelet Zoning Bylaw No. 1160.
- f) The municipal Bylaw Enforcement Officer may arrange for site inspection at any time, in a reasonable manner, to monitor compliance with the terms of the Temporary Use Permit.

TEMPORARY USE PERMIT

Schedule 3

Site plan

Proposed location where temporary *Mobile Vending* use is permitted at 329 Forbes Road.





TO: District of Ucluelet

RE: Temporary Use Permit Application # TUP24-04 for 329 Forbes Rd Mobile Vending Permit.

My main concern with allowing a mobile vending at 329 Forbes Rd, is there is an already existing business there with limited parking. The proposed food vending unit is now in their parking lot with seating being put in, which now prevents customers from parking safely on their property.

Forbes Rd is very busy with large vehicle traffic from the Ucluelet Rent It Center and the Bottle Depot. There is no room for cars to be parking on the road, where they end up parking and causing cars to now pass each other and making a one lane road. I have also seen cars parking on the sidewalk and parking on the turns of the road, which is a huge safety concern for vehicles driving up and down the road. I myself have had to walk my dogs, toddler and child with a stroller on the street because of vehicles & boats blocking the sidewalk.

There is a handful of families living in the area with small children and lots of people ( young & old) riding their bikes on the street. With the lack of proper parking and signage I worry with customers coming to go to either Huckleberries or Long Beach Event Co they end up parking on the street where the road is curved. Traffic going up or down the street now has limited view and i personally have seen some very near misses of accidents, especially when there are large garbage trucks and dump trucks entering and exiting either the Rent it Center, or the other lot beside 329 Forbes rd.

Please if you could come up with a parking strategy for the area and specifically for this application so they have to have a designated area for their customers to park, and also clear signage that no parking in unsafe areas of the road side.

Thank you for your consideration and time,

Kasia Kromka

313 Forbes Rd, Ucluelet , B.C





**From:** [Todd Smith](#)  
**To:** [Community Input Mailbox](#)  
**Subject:** Four-Way Stop at Bay & Peninsula  
**Date:** September 24, 2024 10:05:53 AM

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**[External]**

Dear District of Ucluelet Mayor and Councillors,

I'm writing in support of the recent improvements at the intersection of Bay & Peninsula. After attending the previous council meeting I feel the need to highlight the absurdity of some comments regarding the purpose of stop signs. While lowering the speed limit to 30 km/h throughout Ucluelet is a great idea, much of the dialogue and cherry-picked research constituted a one-sided, anecdotal argument against essential signage. I'd raise that installing speed bumps or modifying existing speed bumps would further address the actual issues of right-of-way and dangerous driving in Ucluelet. For instance, the speed bumps in front of council chambers, the community center, and playground facilities currently employ wide/shallow speed bumps that do not reduce speeds of lifted trucks with oversized tires... where observers may regularly note drivers reaching speeds of 60km/h or greater along Matterson between Peninsula & Marine. This is a critical corridor for schools, childcare facilities, and public parks made dangerous by daily drivers who are both locals and tourists.

Here are a few resources in support of Stop Signs as successful mechanisms to determine right of way and reduce crashes:

- [Drive Smart BC](#) - Note, the entirety of this description pertaining to right of way, without mention of speed control.
- [The Safety Effect of Conversion to All-Way Stop Control](#), Lovell, J., and Hauer, E. (1986)., Transportation Research Board, TRR 1068, Washington, DC, pp. 103-107.
- [Evaluation of the Conversion from Two-way Stop Sign Control to All-way Stop Sign Control at 53 Locations in North Carolina](#). Simpson, C.L., and Hummer, J.E. (2010). Journal of Transportation Safety and Security, 2(3), 239-260.

The primary importance of stop signs are to assign the right of way at intersections. Full stop. All pun intended. To argue that stop signs are ineffective at lowering traffic speeds is partially correct, but this argument completely misses the importance of right of way. In short, Ucluelet currently has an issue with driving culture where many assume their larger vehicles have the right of way over those driving smaller vehicles, people travelling by foot or wheel, and children or those with mobility and/or visual or auditory disabilities. It is a waste of time to entertain arguments to remove stop signs in Ucluelet without considering peer-reviewed studies and conclusions. As many have pointed out, it was near impossible to turn left off Bay st, north or southbound, prior to this roadway improvement. As someone who travels by bicycle, by car, by foot, and with a child in a stroller, the intersection of Bay & Peninsula has undoubtedly improved life for Ucluetians and visitors. Every time the issue has been raised on community boards there is an overwhelming response of positive feedback. As councillor Maftei pointed out, there is a shocking number of drivers who ignore the intersection, but I believe it is a flawed argument to suggest infrastructure design should yield to problematic behaviour. We should correct the core behaviour of inattentive and dangerous driving instead of shrugging and further enabling it by softening traffic control.

Thank you for your time and consideration,

--

Todd Evalina  
Researcher & Member of Ucluelet Accessibility Committee  
Ucluelet Resident



# INFORMATION REPORT

Council Meeting: October 10, 2024  
 500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** KEVIN CORTES, HARBOUR MANAGER  
 ABBY FORTUNE, DIRECTOR OF COMMUNITY SERVICES

**FILE No:** 8700-30

**SUBJECT:** SMALL CRAFT HARBOUR REPORT UPDATE

**REPORT No:** 24-99

**ATTACHMENT(s):** APPENDIX A - HARBOUR RESOLUTION TRACKER

**PURPOSE:**

To provide the Harbour Authority with an update of the business of the Harbour.

**REPORT:**

**Project updates:**

1. **Garbage Compound** (goal: reduce public usage of dumpster and keep area cleaner)
  - a. New garbage compound at the Inner Basin is waiting on final DFO approvals
  - b. Should be completed by end of this year
2. **Whiskey Dock Extension** (goal: install lower dock extension around Whiskey Dock)
  - a. Waiting on welder to finish walkway to connect new float to existing wooden dock
  - b. Completion anticipated for end of October
3. **Boat count 2024 June to September**

Daily Averages	Recreation	Charters	Commercial	Government
June	45	32	48	7
July	60	38	47	7
August	57	40	53	7
September	38	27	39	8

#### 4. Revenue

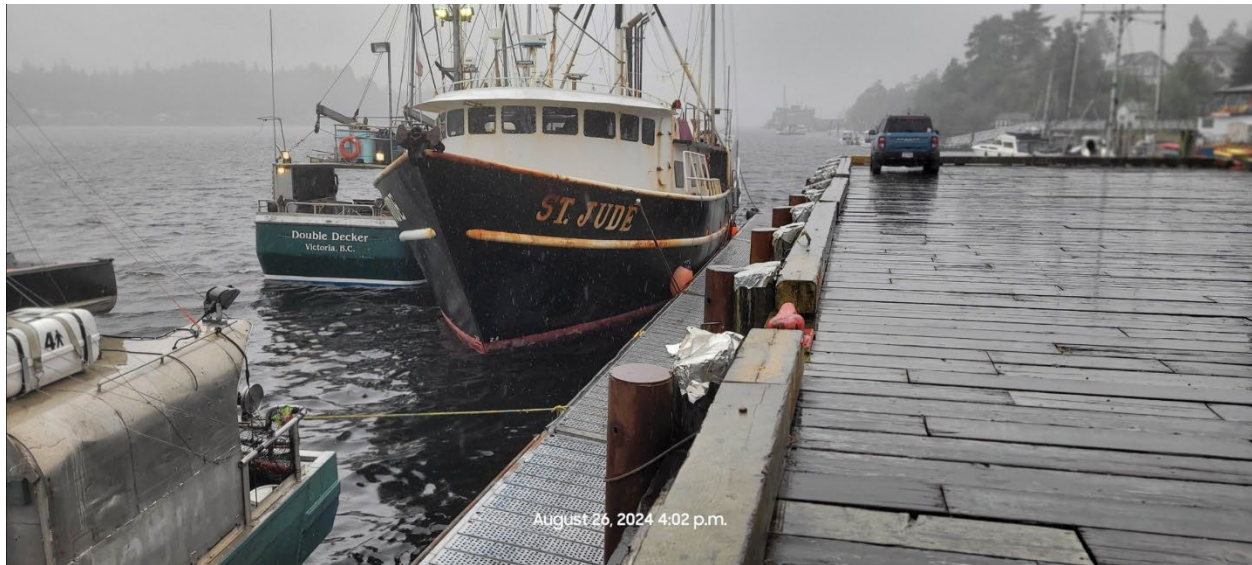
The Harbour Summer revenues are up 2.5% above this time last year \$94,403 in 2024, and \$92,402 in 2023.

#### 5. Upgrades/maintenance of dock

- a. Upper deck plank repairs/replacement on the Whiskey Dock continuing
- b. Waterline and tap replacements on both Inner and Outer Basins ongoing as needed
- c. DFO Small Craft Harbour contracted Benjamin Webster at the end of September to pressure test the dry fire lines at all DFO locations. We are waiting on the results
- d. Mr. Webster was asked to quote a price on adding a dryline and fire stands for the 52 Steps Dock
- e. Replaced deck piece at Inner Basin loading zone area outside of the office, additional deck pieces will be replaced in the area throughout the fall



*(Pacific Rim Arts Society and Thornton Creek Hatchery held a Bullhead Derby on Sept 21<sup>st</sup> with support by the Recreation Department)*



*(Vessels tied to new lower dock at Whiskey Dock)*

## 6. Fishery update

- a. Ha'oom Chinook fishery opened July 15<sup>th</sup>, there were five consistent vessels in Ucluelet Harbour
- b. Area G troll Chinook Salmon opened on August 15<sup>th</sup> and lasted a month, the fleet was split between lower and upper Vancouver Island; of the estimated 22 vessels, 8 were consistently in Ucluelet Harbour
- c. With warmer water closer there was a larger return of the commercial Tuna fleet with 27 different vessels mooring throughout the summer months beginning in late June and still arriving into the end of September
- d. Alberni Sockeye brought some gillnetters and one packer from early June to early July
- e. There was 4 days of Geoduck vessels diving in Barkley Sound September 6<sup>th</sup> – 10<sup>th</sup> unloading off the Whiskey Dock
- f. There were also six offloads of live Lingcod on the Whiskey Dock between August and September
- g. Six vessels longlining Halibut should be working until mid-November



*(Commercial Tuna vessel Zapora in from offshore weather tied to the lower dock at Whiskey Dock)*

## **7. Outstanding issues**

As mentioned in previous Harbour Authority reports, there was a vessel that was 2 years behind in moorage payments. A warehouse lien was not necessary as outstanding fees have been paid.

## **8. Department of Fisheries and Ocean, Small Craft Harbour Update**

DFO Small Craft Harbour could not support Westcoast Wild Adventure's request for float plane fuel storage or distribution options in the Ucluelet Harbour. This request is outside of SCH's mandate which is maintaining and supporting commercial fishing. Fueling a float plane does not meet this requirement as it does not directly support commercial fishing activities. Other SCHs with fueling options within their water lots were granted permission based on decisions made in the past. Fueling is no longer an activity that SCH supports.

On August 5<sup>th</sup>, the Harbour Manager received notification that the Iya Caramba was sinking at the DFO Small Craft Harbour dock in Port Albion. Within 48 hrs., the Coast Guard responded to the spill that arose from the vessel sinking. The vessel is now being removed under the Vessels of Concern program.

Respectfully submitted:            **Abby Fortune, Director of Community Services**





Meeting	Meeting Item Description	Resolution Text	Action	Follow-Up Status
16-Feb-21	Ucluelet Harbour Authority Potential Project	THAT HA directs staff to provide a report regarding improvements to the public boat launch intended to solve issues with use during low tides.	Present Report to HA	In progress: Reviewing Herrold Engineering proposal outlining the work to improve the Pat Leslie Boat Launch. Fall project
07-Sep-21	Ucluelet Small Craft Harbour Service Level Survey	THAT the Harbour Authority direct Staff to distribute a survey regarding service levels to the Charter Operators.	Draft and distribute service level survey	In progress: Draft survey to be created to go out to Charter Boats prior to summer of 2025
06-Sep-22	West Coast Wild Adventures Request for a Fuel Boat	IT was moved and seconded THAT the Harbour Authority direct staff, for the Harbour Authorities consideration, to draft an agreement between the District of Ucluelet and West Coast Wild Adventures to permit the storage of aircraft fuel and mooring of a portable fueling station within the Ucluelet small craft harbour inclusive of the conditions set out in the Harbour Authority staff report number 22-131.	Draft agreement which includes the conditions set out in report number 22-131	Completed: request denied by DFO
06-Sep-22	HAABC Small Craft Harbour Program	It was moved and seconded THAT the Harbour Authority approve Option A, to explore working with Harbour Authority Association of BC to undertake a review of how the Harbour Authority and District of Ucluelet manage and oversee the harbour.	Explore working with the Harbour Authority Association of BC	Assigned: looking to connect with HAABC in late Fall 2024

Small Craft Harbour Report Update Kevin Cortes, Harbour Manager and Abby...

Meeting	Meeting Item Description	Resolution Text	Action	Follow-Up Status
30-Mar-23	Harbour Improvements	It was moved and seconded THAT the Harbour Authority direct Staff to investigate and provide a report back to the Harbour Authority on the following topics: 1. Insulation of water lines to allow for year-round supply of water; 2. Installation of power at 52 Steps; 3. Prioritization of annual moorage users; 4. Dock space allocation prioritization for seasonal users and related fee structure; 5. Moorage/enforcement policies and priorities with respect to derelict vessels; and 6. Washroom, Laundry and Shower Facility upgrades and access options.	Present report on the identified improvements including costing for Council consideration	In progress: Many identified projects are included in the Harbour Manager's work plan and budget for 2024. Harbour Manager will report out on complete and outstanding projects including prioritization at the end of 2024.
19-Oct-23	Harbour Authority Meetings	IT WAS MOVED AND SECONDED: THAT the Harbour Authority direct staff to investigate and report back to Council regarding the incorporation of Harbour Authority meetings into regular Council meetings.	Investigate integrating Harbour Authority Meetings into Council Meetings	Complete: Small Craft Harbour BC reports no issue for combining. Harbour Authority issues are now incorporated into Council meetings
15-Feb-24	Whiskey Dock Expansion Project	IT WAS MOVED AND SECONDED: THAT Council, acting as the Harbour Authority, approve the Whiskey Dock Expansion project as described in Report No. 24-12 up to a maximum of \$30,000 for 2024.	Allocate funds, complete project	In progress: Funds have been allocated. Dock is operational and project will be completed by end of October 2024

Meeting	Meeting Item Description	Resolution Text	Action	Follow-Up Status
15-Feb-24	Small Craft Harbour Head Lease Renewal	<p>IT WAS MOVED AND SECONDED:                      THAT Council, acting as the Harbour Authority, authorize the Corporate Officer to execute the Head Lease as proposed by the Department of Fisheries Small Craft Harbour under Section 4 (2) of the Federal Real Regular Property Regulations (SOR/92-502) and acting through the Regional Director of Small Craft Harbours by virtue of a delegation under Section 3 of the Federal Real Property and Federal Immovables Act (S.C.1991, chapter 50) for the term of five years 2022 to 2027 between the District of Ucluelet and Department of Fisheries Small Craft Harbour.</p>	Execute agreement	Complete

Small Craft Harbour Report Update Kevin Cortes, Harbour Manager and Abby...



**From:** [MCF Info MCF:EX](#)  
**To:** [Info Ucluelet](#)  
**Subject:** E-mail from Cory Heavener, Provincial Director of Child Welfare  
**Date:** September 25, 2024 12:24:41 PM  
**Attachments:** [image001.png](#)

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[External]

VIA E-MAIL

Ref: 291266

Mayor Marilyn McEwen  
District of Ucluelet  
E-mail: [info@ucluelet.ca](mailto:info@ucluelet.ca)

Dear Mayor McEwen and Council:

As the Provincial Director of Child Welfare, it is my honour to proclaim October as Foster Family Month in British Columbia. I am delighted to take this opportunity to express my gratitude and sincere appreciation for the important role foster caregivers undertake throughout the province. Since 1990, the Government of British Columbia has declared foster family month as a time to celebrate these caregivers, who have committed to protecting and caring for some of our most vulnerable children and youth.

Fostering is a journey etched in love, hope and memories that last a lifetime. Each year, my respect and admiration for the work of foster families deepens, and I wish to express my sincere gratitude for the daily support, comfort, and guidance that they and their families offer to these children in the most difficult times in their lives.

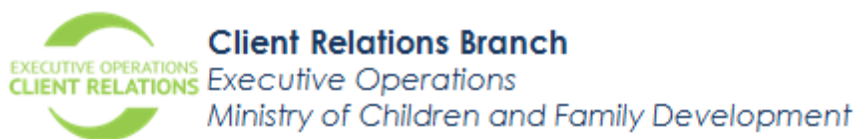
There is no substitute for a caring, trusting relationship in the life of a child. While every child's reason for entering foster care is unique, it is the compassion, patience and understanding provided by foster parents that helps ensure they are able to thrive. The warmth and generosity that they provide, and the resulting benefits for the child's future, are the greatest gifts one can offer.

Please join me in celebrating foster families in your community for the selfless work they do for the children, youth, and families of British Columbia.

Sincerely,

Cory Heavener  
Provincial Director

*Sent on behalf of the Provincial Director by:*



**This communication and any accompanying document is confidential and is intended solely for the**

**addressed recipient(s). If you received this e-mail message in error, please delete the e-mail and any attachments and contact the Client Relations Branch, Ministry of Children and Family Development at: [MCF.Info@gov.bc.ca](mailto:MCF.Info@gov.bc.ca).**