

AGENDA

REGULAR MEETING OF COUNCIL

Tuesday, June 10, 2014

7:30 p.m.

**George Fraser Room, Ucluelet Community Centre
500 Matterson Drive,
Ucluelet, B.C.**

Council Members:

Mayor Bill Irving

Councillor Dario Corlazzoli

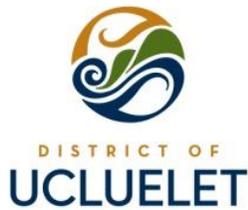
Councillor Geoff Lyons

Councillor Sally Mole

Councillor Randy Oliwa



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REGULAR COUNCIL MEETING AGENDA

June 10, 2014 at 7:30 pm
George Fraser Room, Ucluelet Community Centre
500 Matterson Drive, Ucluelet, BC

	CALL TO ORDER:	
	RESOLVE INTO CLOSED SESSION <i>Notice: This meeting will close to the public in consideration of item(s) meeting the requirements of Section 90(1), Subsection (i) of the Community Charter.</i>	
	ADOPTION OF MINUTES:	
Pg. 07	MIN-1 May 27, 2014 Regular Council Minutes	
	PUBLIC INPUT, DELEGATIONS & PETITIONS: None	
	CORRESPONDENCE: None	
	INFORMATION ITEMS:	
Pg. 17	I-1 AGLG Announces Local Government Auditees and Newest Audit Topics Shawna Cadieux, Office of the Auditor General for Local Government	
Pg. 19	I-2 Identified Local Governments Selected for Audit under Planned Performance Audit Topics Basia Ruta, Auditor General for Local Government	
Pg. 21	I-3 BC Emergency Health Services Resource Allocation Plan Deb Walters, Mayor, City of Pitt Meadows	
	REPORTS:	
Pg. 23	R-1 Expenditure Voucher G-11/14 Jeanette O'Connor, CFO	
Pg. 29	R-2 Update on Sidewalk Repairs Warren Cannon, Superintendent of Public Works	

LEGISLATION:

Pg.
31

L-1 Public Hearing Date for Zoning Bylaw No.1160, 2013
Patricia Abdulla, Manager of Planning

Pg.
33

L-2 Fourth Reading of District of Ucluelet Building Bylaw No.1165, 2014
Patricia Abdulla, Manager of Planning

Pg.
35

L-3 Fourth Reading of Sign Amendment Bylaw No.1172, 2014
Patricia Abdulla, Manager of Planning

Pg.
37

L-4 Development Permit Application for The Thornton Motel, 1861 Peninsula Road (Lot 1, Plan VIP60188, District 09)
John Towgood, Planning Assistant

Pg.
49

L-5 Development Permit Application for The Relic Surf Shop, 1998 Peninsula Road (Lot 1, Plan VIP41206, District 09)
John Towgood, Planning Assistant

Pg.
61

L-6 OCP Amendment Bylaw No. 1173 and Zoning Amendment Bylaw No. 1174, to permit "Single Family Dwelling" use as a "Permitted Use" in the Village Square Commercial Land Use Designation and the CS-1 Zone
Patricia Abdulla, Manager of Planning

COM-1 COUNCIL COMMITTEE REPORTS

Councillor Dario Corlazzoli *Deputy Mayor October-December*

- ◆ Coastal Community Network
- ◆ Fisheries
- ◆ Signage Committee
- ◆ Ucluelet Chamber of Commerce
- ◆ Ucluelet Recreation Committee (*alternate*)
- ◆ Wild Pacific Trail
- ◆ Clayoquot Biosphere Trust Society (*alternate*)

Councillor Geoff Lyons *Deputy Mayor April-June*

- ◆ Central West Coast Forest Society
- ◆ Food Bank on the Edge
- ◆ Local Marine Advisory Committee
- ◆ Ucluelet & Area Historical Society
- ◆ Clayoquot Biosphere Trust Society
- ◆ West Coast Multiplex Society

<p>Councillor Sally Mole <i>Deputy Mayor July-September</i></p> <ul style="list-style-type: none"> ◆ Harbour Advisory Commission ◆ School Liaison <i>(alternate)</i> ◆ Ucluelet & Area Child Care Society ◆ Ucluelet Affordable Housing Society ◆ Ucluelet Recreation Commission ◆ Vancouver Island Regional Library <i>(alternate)</i> ◆ Westcoast Community Resources Society ◆ Coastal Family Resource Coalition <p>Councillor Randy Oliwa <i>Deputy Mayor January-March</i></p> <ul style="list-style-type: none"> ◆ Parent Advisory Committee/Public School Liaison ◆ Sea View Senior's Housing Society ◆ Ucluelet Volunteer Fire Brigade ◆ Ucluelet/Provincial Emergency Program ◆ Vancouver Island Regional Library Board <p>Mayor Bill Irving</p> <ul style="list-style-type: none"> ◆ Alberni-Clayoquot Regional District ◆ Pacific Rim Harbour Authority ◆ Aquarium Board 	
LATE ITEMS:	
NEW BUSINESS:	
PUBLIC QUESTION PERIOD:	
ADJOURNMENT	
<p>RESOLVE INTO CLOSED SESSION</p> <p><i>Notice: This meeting may be closed to the public only where items for consideration meet the requirements of Section 90 of the Community Charter.</i></p>	

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DISTRICT OF UCLUELET
 Minutes of the Regular Council Meeting
 held in the George Fraser Room, 500 Matterson Drive,
 Ucluelet, BC on May 27, 2014 at 7:30 pm

COUNCIL PRESENT:

Mayor Irving
 Councillor Corlazzoli
 Councillor Mole
 Councillor Lyons
 Councillor Oliwa

STAFF PRESENT:

Patricia Abdulla, Acting CAO
 Morgan Dossdall, Recording Secretary

CALL TO ORDER:

Mayor Irving called the meeting to order at 7:30 pm

APPROVAL OF MINUTES:**MIN-1 May 13, 2014 Harbour Authority and Regular Council Minutes**

Moved by Councillor Corlazzoli and seconded by Councillor Lyons

BE IT RESOLVED: *THAT the May 13, 2014 Harbour Authority and Regular Council minutes be adopted as amended.*

Carried.

MIN-2 May 15, 2014 Regular Council Minutes

Moved by Councillor Lyons and seconded by Councillor Corlazzoli

BE IT RESOLVED: *THAT the May 15, 2014 Special Council minutes be adopted as amended.*

Carried.

ERRORS OR OMISSIONS:**May 13, 2014 Harbour Authority and Regular Council Minutes**

- ❖ Page 2: Amend line “against the removal of the sidewalk” to read “against the removal of the crosswalk in front of the elementary school”
- ❖ Page 5: Correct spelling of name of “Charlie Minns”

May 15, 2014 Special Council Minutes

- ❖ Page 2: Amend line “pick up logs off of Ucluelet shorelines” to read “pick up logs off of District property”

BUSINESS OUT OF THE MINUTES:**May 13, 2014 Harbour Authority and Regular Council Minutes**❖ Ucluelet Radio

Council received original agreement for information and requests that staff do not use it to form a new agreement

❖ Chamber of Commerce

Clr. Corlazzoli attended follow-up meeting; budget breakdown revealed that \$18k shortfall due to wages and grants not received

Clr. Lyons noted that the Chamber did receive funding for two new students

Moved by Councillor Corlazzoli and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council reduce the rent of the Ucluelet Chamber of Commerce from \$1700 to \$700 a month for the duration of the calendar year on the condition that Council meet with their board in the fall to develop a more secure budget that will ensure their future use of the Pacific Rim Visitor Centre.*

Vote 3-2 (Lyons/Oliwa opposed), Carried.

May 15, 2014 Special Council Minutes

Mayor Irving provided an overview and highlights of the adopted Five Year Financial Plan Bylaw No.1169, 2014; issue faced by municipality is that even though property owners may not remit their taxes on time the municipality is still required to pay other taxes on their behalf

Mayor Irving noted that Council has taken this issue to AVICC, and will present to UBCM in the fall

PUBLIC INPUT, DELEGATIONS & PETITIONS:

D-1 VIHA Presentation of Local Health Area Profiles data for Ucluelet

Dr. Paul Hasselback, Island Health

- ❖ Council received information on health indicators and statistics for Ucluelet, Tofino, and Vancouver Island

CORRESPONDENCE ITEMS:

C-1 Invitation to Attend Ucluelet Secondary School Commencement Ceremony

Carol Sedgwick, Principal

Moved by Mayor Irving and seconded by Councillor Mole

BE IT RESOLVED: *THAT Council send a response to Principal Sedgwick to inform her that Council will be in attendance at the June 14, 2014 Commencement Ceremony, with Councillor Corlazzoli representing the District of Ucluelet.*

Carried.

C-2 Request for Support to keep Shipbuilding in British Columbia

Jim Sinclair, President, BC Federation of Labour

George MacPherson, President, Shipyard General Workers' Federation of BC

Moved by Councillor Lyons and seconded by Councillor Corlazzoli

BE IT RESOLVED: *THAT Council accept the support for keeping shipbuilding in British Columbia on the proviso that the net benefit to British Columbia be positive.*

Carried.

INFORMATION ITEMS:

- I-1 Sign Complaint**
Lisbeth Edwards
- I-2 Planned Complex Care Residence in Tofino**
Shaunee Casavant, Mnager, Westcoast Native Health Care Society
- I-3 Thank-you and Update on Grant-in-aid Fund Allocation for Ucluelet Secondary School**
Carol Sedgwick, Principal

Moved by Councillor Corlazzoli and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council receive information items I-1 through I-3.*

Carried.

Moved by Councillor Mole and seconded by Councillor Corlazzoli

BE IT RESOLVED: *THAT Council receive information item I-3 for discussion.*

Carried.

Moved by Councillor Mole and seconded by Councillor Lyons

BE IT RESOLVED: *THAT staff provide Council with background information on bursary prerequisites for Ucluelet Secondary School AND THAT staff provide Council with the original resolution that increased the grant, including the bursary, to \$2000.*

Carried.

Council requested that staff inform Principal Sedgwick that Council is pursuing additional information

REPORTS:

- R-1 Expenditure Voucher G-10/14**
Jeanette O'Connor, CFO

Moved by Councillor Lyons and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT report R-1, Expenditure Voucher G-10/14, be approved.*

Carried.

LEGISLATION:

- L-1 Zoning Bylaw No.1160 – New Consolidation and Changes**
Patricia Abdulla, Manager of Planning

Moved by Councillor Mole and seconded by Councillor Lyons

BE IT RESOLVED: *THAT Council rescind the First Reading of Bylaw No.1160, 2013.*

Carried.

The bylaw was read a first time.

Moved by Councillor Lyons and seconded by Councillor Corlazzoli

BE IT RESOLVED: *THAT Council read anew a First Reading and give Second Reading to District of Ucluelet Zoning Bylaw No.1160, 2013 including the version of the zoning map dated May 26, 2014 which is an update to the version previously circulated.*

Carried.

Moved by Councillor Lyons and seconded by Councillor Lyons

BE IT RESOLVED: *THAT Council give First Reading to Bylaw No.1160, 2013.*

Carried.

Moved by Councillor Oliwa and seconded by Councillor Lyons

BE IT RESOLVED: *THAT Council give Second Reading to Bylaw No.1160, 2013.*

Carried.

Council requested that staff provide them with possible public hearing dates for Bylaw No.1160, 2013

Council requested that staff produce a “black line” version of Bylaw No.1160, 2013 for Council and the public

L-2 First, Second, and Third Reading of Sign Amendment Bylaw No.1172, 2014 – Amending Sign Bylaw No.1060, 2007
Patricia Abdulla, Manager of Planning

Moved by Councillor Lyons and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council receive recommendations 1 through 3 of legislative report L-2.*

Carried.

Moved by Councillor Mole and seconded by Councillor Corlazzoli

BE IT RESOLVED: *THAT Council give First Reading to Bylaw No.1060, 2014.*

Carried.

Moved by Councillor Mole and seconded by Councillor Lyons

BE IT RESOLVED: *THAT Council give Second Reading to Bylaw No.1060, 2014.*

Carried.

Moved by Councillor Lyons and seconded by Councillor Corlazzoli

BE IT RESOLVED: *THAT Council give Third Reading to Bylaw No.1060, 2014.*

Carried.

Moved by Councillor Mole and seconded by Councillor Corlazzoli

BE IT RESOLVED: *THAT Council move recommendations 2 and 3 of legislative report L-2 for discussion.*

Carried.

L-3 First, Second, and Third Reading of District of Ucluelet Building Bylaw No.1165, 2014

Patricia Abdulla, Manager of Planning

Moved by Councillor Corlazzoli and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council move recommendation 1 of legislative report L-3, which states:*

1) THAT Council give First, Second and Third Readings to the new District of Ucluelet Building Bylaw No.1165, 2014

Carried.

The bylaw was read a first time

Moved by Councillor Lyons and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council give First Reading to Bylaw No.1165, 2014.*

Carried.

Moved by Councillor Lyons and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council give Second Reading to Bylaw No.1165, 2014.*

Carried.

Moved by Councillor Oliwa and seconded by Councillor Lyons

BE IT RESOLVED: *THAT Council give Third Reading to Bylaw No.1165, 2014.*

Carried.

COM-1 COMMITTEE REPORTS:

Councillor Dario Corlazzoli

❖ **Hake Fishery**

Update on hake

- Discussion on issue of joint venture factory ships lead to consensus that foreign factory ships would have access to 20-25k metric tonnes with no competition for product with onshore processing
- Negotiating with American-owned factory ship to do surimi, as Ucluelet plants do not process these
- Hake body has moved in heavily over last week, reflecting predicted amounts; early arrival should mean less interference with sockeye run

Councillor Geoff Lyons

❖ **West Coast Multiplex Society**

Met on May 15, 2014

- Recognize need for a defined approach to the ACRD; will start with request for a letter from them to confirm there is committed land
- Clr. Lyons suggested WCMS set a target for the type of building desired and the date they want the building to be completed

❖ Clayoquot Biosphere Trust Society

As discussed at the May 13, 2014 council meeting, a forum for advanced learning was held to generate ideas and input; these are being summarized and will be discussed at a follow-up meeting

Met with the ED of the CBT who will be requesting to meet with Council to discuss the CBT centre

Councillor Sally Mole

❖ Ucluelet & Area Child Care Society

AGM held May 20, 2014

- Clr. Mole thanked outgoing board members for their work, and thanked incoming members for stepping up to the role

Councillor Randy Oliwa

❖ Ucluelet Volunteer Fire Brigade

Held successful fire practice and mock evacuation at Forest Glen two weeks ago; was much appreciated by the residents

❖ Porsche Club

Clr. Oliwa attended Porsche Club event as representative for Ucluelet

Very successful event; VIR-PCA has been coming to Ucluelet for five years in a row, they love this location; have had board member change, which will dictate if they return again next year

Auctioned off two banners at Sunday breakfast; both went for \$5200 – one will go to Calgary and one will stay on the Island

Overall donations collected from event came to \$9200; UVFB is hoping to buy a customized ATV to extract pa from the Wild Pacific Trail

Many thanks to the VIR-PCA for their event

Mayor Irving

❖ Student Union

Council attended the secondary school student union meeting as a delegation

Clr. Mole noted that it was a great meeting, students were very enthusiastic; Council will follow-up with a photo op to submit to the Westerly with a 'local voice' article

❖ Alberni-Clayoquot Regional District

Met with Long Beach Airport Advisory; this group meets to discuss how to advance the asset of the airport for local development, tourism, and recreation

- Spoke with Chris Jackson, manager of network planning for Westjet, on potential for their considering using the airport; he provided the group with ideas on what resources will be required for Westjet to consider the airport
- Other possible links to short commuter flights out of Nanaimo or Comox with existing carriers

❖ Groundfish Advisory

Discussion on skate allocation as significant tonnage landed in Ucluelet; important for community to have a say in how it is allocated

Concern is that DFO does not make economic health of small boat fleets and community a priority, but Ucluelet is pushing this

Ucluelet is the largest port in British Columbia for landed groundfish and has millions invested in dedicated infrastructure to the fishing industry

❖ Portable Defibrillators

Province just announced that they will fund portable defibrillators

Council requested that staff determine if Ucluelet can participate in this program

❖ Pacific Salmon Treaty

Treaty provided funding to communities for economic development

First amount approved for research and development of strategies to increase educational opportunities on the west coast (how to attract trades, colleges, universities); RFP going out soon in the Westerly as part of this research

Moved by Councillor Mole and seconded by Councillor Corlazzoli

BE IT RESOLVED: *THAT council receive all council reports as presented.*

Carried.

LATE ITEMS:

None

NEW BUSINESS

❖ Carbon Community Marketplace

Moved by Councillor Mole and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council direct staff to investigate all internal avenues for reducing Ucluelet's carbon footprint AND THAT Council direct staff to explore the benefit of participating in the Community Carbon Marketplace.*

Carried.

Clr. Mole noted success stories for other Island communities with this program; would like to see opportunities explored within the community that keeps money local

Clr. Lyons is concerned with expense of having a third party consult; would prefer to pursue internally

Clr. Corlazzoli is concerned that the program is set up for larger communities; agree with taking steps to earning carbon credits, but that Council exhausts local opportunities first

❖ Ucluelet Secondary School Funding

Council will arrange two meetings: one to review the grant-in-aid process as it relates to the school, and one to meet the school to discuss

❖ Food Bank

AGM on June 5, 2014 at 6:30pm

❖ Porsche Club

Moved by Councillor Corlazzoli and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council send a letter of appreciation to the Vancouver Island Region Porsche Club of America to thank them for their participation in Ucluelet this year and for their donation to our local fire department.*

Carried.

❖ Seniors Programs

Clr. Oliwa shared information on grant available for up to \$25,000 to support senior's programs in the community; grant information has been forwarded to Parks and Recreation

❖ Vessels

Council requested that staff investigate what is involved in removing vessels lodged on shore in the harbour (a barge and a fishboat)

❖ Ministry of Highways

Mayor Irving provided reminder to Council that Johnathan Tillie will be meeting with Council on June 19; would like to have comments prepared on what community would like to see

PUBLIC QUESTION PERIOD

From Smith, Charles (Weyerhauser, Vancouver): Council received a question regarding availability of "black line" copy of Bylaw No.1160, 2013 for the public and a request to provide the public time to review the changes before public hearing

From Gray, Judy (506 Marine Dr.): Council received two comments as to content of Bylaw No.1160, 2013

ADJOURNMENT:

Mayor Irving adjourned the regular council meeting at 9:13pm.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, May 27, 2014 at 7:30 pm in the George Fraser Community Room, 500 Matterson Road, Ucluelet, BC.

Bill Irving
Mayor

Patricia Abdulla
Acting CAO

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on May 30, 2014

NEWS RELEASE

For Immediate Release
May 30, 2014

Office of the Auditor General for Local
Government

AGLG Announces Local Government Auditees and Newest Audit Topics

SURREY –Basia Ruta, British Columbia’s Auditor General for Local Government (AGLG), has identified the local governments selected for audit under the previously announced planned performance audit topics four and five. These topics relate to the management of key risks to local governments and are expected to be reported during fiscal year 2015/16.

“At this time last year I announced five performance audit topics as well as the 18 local governments selected for audits under the first three topics,” said Ms. Ruta. “While our focus continues to be on audits related to topics one through three, which relate to cost containment, I’m pleased to share that work will begin in the fall for audit topics four and five, which pertain to managing key risks. My office is looking forward to working closely with the selected local government auditees during the audit process.”

There will be one individual report for each local government selected for audit. The planned audits are:

Audit Topic 4 *Local Government’s Role in Ensuring Clean Drinking Water*

- o Initial local governments scoped for audit include:
 - City of Kelowna
 - Regional District of Okanagan-Similkameen
 - Township of Spallumcheen

Audit Topic 5 *Managing the Inherent Risks of Limited Human Resources within Small Local Governments*

- o Initial local governments scoped for audit include:
 - District of Port Edward
 - City of Greenwood
 - Village of Anmore

The AGLG has also identified two new audit topics. Audit Topic 6 *Performance and Oversight of Fire Services* relates to cost containment and Audit Topic 7 *Local Government Performance in Building Permitting and Inspections* is in the context of managing key risks. Initial local governments scoped for audit under these topics have not yet been determined. These will be disclosed on the AGLG website (www.aglg.ca) once identified.

The performance audit planning process is described in some detail in the AGLG service plan, which can be found at the AGLG website (www.aglg.ca).

In April 2014, the AGLG released its first report [*Audit Topic 3 \(Learnings from Local Government Capital Procurement Projects and Asset Management Programs\)*](#) with a focus on the City of Rossland. It's expected that all the remaining performance audit reports for Audit Topic 1 (*Achieving Value for Money in Operational Procurement*) and Audit Topic 3 will be reported by August 31, 2014.

Audit Topic 2 (*Local Government Performance in Managing Policing Agreements and Police Budget Oversight*) performance audit reports are now expected for release by March 31, 2015.

All expected publication dates are subject to change and represent the AGLG's best estimate at this time, as noted in the AGLG service plan.

- end -

NOTE: Each year, the AGLG will publish updates to its performance audit themes in the office's Annual Service Plan. After the release of each annual service plan, the AGLG is committed to providing a list of the planned audits over an 18 month rolling period.

Contact:

Shawna Cadieux
Office of the Auditor General for Local Government
250-896-7597
info@aglg.ca
www.aglg.ca



**AUDITOR GENERAL FOR
LOCAL GOVERNMENT**

ACCESSIBILITY • INDEPENDENCE • TRANSPARENCY • PERFORMANCE



on May 29, 2014

Ref: 14-114

May 29, 2014

To: Mayors and Councillors
Chairs and Directors of Regional District Boards
Chairs and Directors of Greater Boards

Greetings to all:

Last May we announced our initial set of five performance audit topics. Work on three of those audit topics is well underway with published reports expected later this fiscal year. In keeping with our commitment to be transparent about our upcoming audits, I am pleased to advise that we have now identified the local governments selected for audit under the previously announced planned performance audit topics four and five. These audit topics will focus on *Local Government's Role in Ensuring Clean Drinking Water* and *Managing the Inherent Risks of Limited Human Resources within Small Local Governments*. Audit locations will be disclosed on the Auditor General for Local Government (AGLG) website (www.aglg.ca) at 10 am on May 30.

The local governments selected for audit under audit topics four and five will receive further correspondence from our office once the audit is initiated. At a later date, these local governments will also receive information describing the lines of enquiry during the survey phase (planning phase) to determine final scope of the audit and criteria for the examination phase, and requesting an opportunity to meet with representatives. These local governments will also receive information in the form of a protocol document explaining important aspects of the performance audit such as the confidentiality requirements under the *Auditor General for Local Government Act*.

Also on May 30, consistent with our annual service plan commitments to communicate future planned audit topics over an 18 month rolling period, we will be disclosing our two new performance audit topics six and seven on the AGLG website (www.aglg.ca).

As you may be aware, the planned audit topics are informed from the audit themes contained in our service plans following best efforts for a comprehensive audit planning process which involved extensive consultation and input from local governments and other stakeholders. Since my appointment I have spoken with many local government elected officials and staff at area association conventions and many other events and meetings. Your questions, comments and advice have been most welcome.

I look forward to continuing to hear from you. Please send your comments to info@aglg.ca or call the office at 604-930-7100.

Best regards,

Basia Ruta, CPA, CA
Auditor General for Local Government

cc: Chief Administrative Officers

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**RECEIVED
VIA EMAIL**

on May 27, 2014.

City of Pitt Meadows

OFFICE OF THE MAYOR

May 26, 2014

Honourable Terry Lake
Minister of Health
Room 337, Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister Lake,

Re: BCEHS Resource Allocation Plan

Recent changes within the British Columbia Emergency Health Services and BC Ambulance Service have highlighted a systemic and long-standing shortfall in the number of BC Ambulance resources province-wide. There is a critical shortage of both ambulances and trained paramedics to staff them.

The Resource Allocation Plan (RAP) modifications instituted in fall 2013 have impacted the citizens of BC. However, it is only the most recent example of the Province trying to extract more work out of an exceedingly saturated system. Local Government has for too long propped up the inadequate resource levels of BC Ambulance through use of local first responder resources; primarily firefighters. While it is recognized and applauded that emergency (Code 3) response times have improved, it is also a fact that times for ambulances to attend to other less critical patients have lengthened, sometimes to entirely unacceptable periods of time. This "give and take" type of methodology does not serve the citizens appropriately.

It is a fact that BC Ambulance resource levels have not been enhanced to meet the rapid growth in call volume since the late 1990's. It is also a fact that ongoing ambulance delays at hospitals are further lengthening ambulance response times to citizens. The hospital wait issue has existed for over 20 years with very little change and it is not going away.

Paramedics, dispatchers, BC Ambulance management and virtually every other citizen in the Province explicitly recognize the problem – we need more paramedics and ambulances on the road immediately. It is incumbent on the Province to meet the expectations of their Legislation to provide effective and efficient ambulance services to the citizens of BC. The BC Ambulance is not meeting that mandate in any reasonable fashion.

The solution is not to rely upon first responders or to facilitate local government doing more. The Province has tried many “fixes” to improve ambulance response capability for many years with no success. The RAP is only the latest example. It is time to put health care first and properly fund and resource the BC Ambulance Service as a critical public safety agency.

Yours truly,



Deb Walters
Mayor

cc: Doug Bing, MLA
UBCM Member Municipalities

District of Ucluelet
Expenditure Voucher

G-11/14

Date: June 4, 2014

Page: 1 of 5

CHEQUE LISTING:

AMOUNT

Cheques: # 20845 - # 20926	\$	139,767.34
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PAYROLL:

PR 11/14	\$	56,573.06
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<u>\$</u>	<u>196,340.40</u>
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RECEIVED FOR INFORMATION AT MEETING HELD: June 10, 2014

Jeanette O'Connor, CFO

R-1.2

Report: M:\live\lapchklx.p
 Version: 010003-L58.68.00
 User ID: mdosdall

District of Ucluelet
 AP Cheque Listing
 Cheque # From 020845 To 020926(Cheques only)

Page: 1 of 4
 Date: 04/06/14
 Time: 08:52:06

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
020845	002	26/05/2014	ACE07	ALBERNI COMMUNICAT	16853	RADIO BATTERY	131.71		131.71	
020846	002	26/05/2014	AGS11	AGS BUSINESS SYSTE	722101 722056	APR/14 APR/14 COPY COUNT	202.34 60.39		262.73	
020847	002	26/05/2014	AL001	ACKLANDS - GRAINGE	520039 519846 520107 43540519917	GLOVES/GLASSES/HEA GLOVES/GLASSES/HA DRAIN SPADES TANK TESTING	211.13 139.74 438.87 269.72		181.72	
020848	002	26/05/2014	AS311	ACME SUPPLIES LTD	523833 524506	RAGS/DETERGENT/DIS BUS BINS	90.03 16.25		106.28	
020849	002	26/05/2014	BC017	BC HYDRO & POWER A	400002277588	APR/14	19,434.04		19,434.04	
020850	002	26/05/2014	BE737	BENSON ERICA	120905 120906	BENSON-MAY 4-10/14 BENSON APR 20-MAY	750.40 817.60		1,568.00	
020851	002	26/05/2014	CK608	CORTES KEVIN	D423	D423	6,704.70		6,704.70	
020852	002	26/05/2014	DC001	DOLAN'S CONCRETE L	UP73548 UP73538	BOAT LAUNCH SHOULDERING-12YRDS	208.99 441.39		650.38	
020853	002	26/05/2014	DFC01	DUMAS FREIGHT COMP	19446	FINNING	71.30		71.30	
020854	002	26/05/2014	DT002	TOFINO DISTRICT OF	20140149	AD TSUNAMI PREPARE	211.42		211.42	
020855	002	26/05/2014	FW050	FAR WEST FOODS GRO	280178 280412	DOGGIE BAGS DOGGIE BAGS	57.25 57.25		114.50	
020856	002	26/05/2014	JI072	JUSTICE INSTITUTE	20037972 291405 291406	CPR/AED&SPINAL TRA APPLN FFII MOSS APPLN FFII LINDSAY	279.30 50.00 50.00		379.30	
020857	002	26/05/2014	LC077	LOOMIS EXPRESS	4794969	CARFRAW	42.96		42.96	
020858	002	26/05/2014	MFSMT	MINISTER OF FINANC	CMRDUCL0076-Y	SMARTTool SERVICES	472.50		472.50	
020859	002	26/05/2014	ND001	VING VI NEWSPAPER	WNDI00002922	EMERG PREP;SOFTBAL	598.40		598.40	
020860	002	26/05/2014	NI001	NORTH ISLAND COLLE	07-741470	CONTRACT 856605	2,250.00		2,250.00	
020861	002	26/05/2014	OC816	OAKCREEK GOLF & TU	2037522	TORO PARTS/LABOUR	1,549.91		1,549.91	
020862	002	26/05/2014	PC650	PRAIRIE COAST EQUI	W14800	#17	883.06		883.06	
020863	002	26/05/2014	PGS93	PIN-GEL STEEL FABR	8251	SOCCER NET REPAIR	145.60		145.60	
020864	002	26/05/2014	RPI46	ROADPOST INC. T462	APR/14 MAY/14	APR/14 MAY/14	62.88 61.95		124.83	
020865	002	26/05/2014	SP010	SUPERIOR PROPANE	131889	APR/14-UAC	793.15		793.15	
020866	002	26/05/2014	SS419	SOLIDARITY SNACKS	194	MOTHER'S DAY CAKE	90.00		90.00	
020867	002	26/05/2014	TM005	TELUS MOBILITY	APR/14	APR/14	1,190.28		1,190.28	
020868	002	26/05/2014	TP002	TELUS	APR/14	APR/14	4,430.72		4,430.72	
020869	002	26/05/2014	UC142	UCLUELET CONSUMER'	CO1089073 CO109 0149 CO104 8107 CO108 7651	COFFEE SUPPLIES AFTERSCHOOL PROGRA TEA/MILK/CREAM FLOOR CURLING SNAC	43.33 23.86 18.27 8.71		94.17	
020870	002	26/05/2014	UR849	UCLUELET RENT-IT C	18210 18206 17969	HONDA MOWER REPAIR PUMP/OUT-4 SCAFFOLD RENTAL	39.77 179.20 117.60		336.57	
020871	002	26/05/2014	UV145	UCLUELET VIDEO SER	MAY/14-941 MAY/14-948	MAY/14-941 MAY/14-948	1,261.23 41.33		1,302.56	
020872	002	26/05/2014	WC325	WEST COAST MOTEL	00000617	APR08-MAY01/14 POO	2,457.00		2,457.00	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
020873	002	26/05/2014	WP166	WINDSOR PLYWOOD -	26022A 26145A	BULL RAIL- MSW RAKE FOR DAYCARE	91.07 14.88		105.95	
020875	002	26/05/2014	ACE07	ALBERNI COMMUNICAT	16963	VHF BATTERY	127.01		127.01	
020876	002	26/05/2014	AL001	ACKLANDS - GRAINGE	43540520655 43540520428 43540520295 43540520658	TOOL SET/OIL CAN LIFELINE INSPECTIO LIFELINE RENTAL LIFELINE RENTAL CR	164.43 375.51 514.12 514.12-		539.94	
020877	002	26/05/2014	AP251	ALBERNI PAVING & C	05/05/2014	BOAT RAMP&SEAPLANE	7,345.80		7,345.80	
020878	002	26/05/2014	AVI01	AVICC	2014-48 1298841	2014 AVICC DUES IRVING	220.50 56.70		277.20	
020879	002	26/05/2014	CE004	CORPORATE EXPRESS	35616614	SIGN OUT/IN BOARD	128.42		128.42	
020880	002	26/05/2014	CF265	CLIVE FREUNDLICH,	9119 9121	FREUNDLICH MAY 7-1 SCHIBLI JAN-APR/14	1,876.88 9,185.40		11,062.28	
020881	002	26/05/2014	CK608	CORTES KEVIN	D424	D424	3,786.73		3,786.73	
020882	002	26/05/2014	COOP	UCLUELET CONSUMER'	71385874 71386307 71389540 71388790 71390447 71390521 71392095 71392146 71392521 71392726 71392597	#5 #13 #13 #12 #23 #14 #2 #R1 #3 #14	60.29 36.73 27.31 94.19 166.76 72.73 83.00 55.65 54.50 155.83 48.39		855.38	
020883	002	26/05/2014	COOP	UCLUELET CONSUMER'	71393141 71393169 71395281 71396348 71396864 71398170	#1 #14 #2 #R1 #2 #4	159.55 81.35 69.30 152.23 47.99 121.45		631.87	
020884	002	26/05/2014	DC466	DYNAMEX CANADA LTD	949076	NI LABS	45.55		45.55	
020885	002	26/05/2014	EL048	ERIK LARSEN DIESEL	711454	ENGINE 1	95.20		95.20	
020886	002	26/05/2014	FW050	FAR WEST FOODS GRO	280475	WASHRM SUPPLIES	58.11		58.11	
020887	002	26/05/2014	KPMG4	KPMG LLP	8000277126	2013 INTERIM AUDIT	21,000.00		21,000.00	
020888	002	26/05/2014	LY001	YOUNG ANDERSON	80796 80795 80794 80797	1190123 1190118 1190102 1190124	198.74 640.53 196.00 3,140.31		4,175.58	
020889	002	26/05/2014	ME001	MINISTER OF FINANC	9745	CO24206;CO26923 PE	74.53		74.53	
020890	002	26/05/2014	MMB55	MURDY & McALLISTER	19838	4438	802.62		802.62	
020891	002	26/05/2014	NI005	NORTH ISLAND LABOR	90722 90680	110116-01;02 110117-1;2;3;4;5	152.25 131.25		283.50	
020892	002	26/05/2014	RC552	RICOH CANADA INC	90153712	ADMIN PRINTER	392.00		392.00	
020893	002	26/05/2014	SS419	SOLIDARITY SNACKS	190 191	ESS TRAINING EMERGENCY WEEK EVE	84.53 850.50		935.03	
020894	002	26/05/2014	UP459	UCLUELET PETRO-CAN	17112774 17112771 17112715 17113093 17113313 17112478 17112638	TRAILER BATTERY OIL #4-BATTERY S/C S/C BULB #3 BULB/TIRE REPAI	63.88 6.71 261.73 31.82 4.68 7.84 34.72		411.38	

R-1.4

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 Version: 010003-L58.68.00
 User ID: mdosdall

District of Ucluelet
 AP Cheque Listing
 Cheque # From 020845 To 020926(Cheques only)

Page: 3 of 4
 Date: 04/06/14
 Time: 08:52:07

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
020895	002	26/05/2014	UR849	UCLUELET RENT-IT C	18324	TRIMER REPAIR	73.37		73.37	
020896	002	26/05/2014	US398	UCLUELET SECONDARY	GLOBAL ED/14	2014 SCHOOL TRIP	1,000.00		1,000.00	
020897	002	26/05/2014	WP166	WINDSOR PLYWOOD -	27149A 26824A 26823A	PVC BOARD RAILING PAINT RAILING PAINT	41.33 73.98 42.25		157.56	
020898	002	03/06/2014	AL001	ACKLANDS - GRAINGE	43540520929	TANK TEST/REPAIR	175.90		175.90	
020899	002	03/06/2014	BCL16	BRUNNELL CONSTRUCT	1136	JOB252(111BAY)EXTR	2,169.33		2,169.33	
020900	002	03/06/2014	BE737	BENSON ERICA	120908	BENSON-MAY11-27 YO	1,288.00		1,288.00	
020901	002	03/06/2014	C9194	CANNON WARREN	120909 120911	CANNON-BCWWA CANNON-REIMBURS CH	549.46 85.08-		464.38	
020902	002	03/06/2014	CE004	CORPORATE EXPRESS	35682883 35663635 35540455	BINDERS/ENVELOPES/ PENS/TAPE/NOTEBOOK MOP/PAPER/TRAYS	739.19 252.65 155.18		1,147.02	
020903	002	03/06/2014	CK608	CORTES KEVIN	D425	D425	4,605.80		4,605.80	
020904	002	03/06/2014	CKREX	CORTES KEVIN	113981	HANGING BASKETS	184.68		184.68	
020905	002	03/06/2014	CP300	CRITERION PICTURES	766530 766538	APR/14 MAY/14	22.40 22.40		44.80	
020906	002	03/06/2014	CT002	CLEARTECH INDUSTRI	124303 JJP 575815SJC	CONTAINER RETURN 4 SOD.HYPOCHLORITE	252.00- 715.18		463.18	
020907	002	03/06/2014	CUPE1	CUPE LOCAL #118	005-14	05-14	1,951.01		1,951.01	
020908	002	03/06/2014	DC466	DYNAMEX CANADA LTD	951982	N.IS LABS/ALBERNI	88.80		88.80	
020909	002	03/06/2014	DFC01	DUMAS FREIGHT COMP	32451 32615	CLEAR TECH FINNINNG	454.61 56.13		510.74	
020910	002	03/06/2014	DK143	DEVRIES KATHY	120907	DEVRIES-MAY/14 AFT	375.00		375.00	
020911	002	03/06/2014	FW050	FAR WEST FOODS GRO	280743 280709 280217 280787	WATER/MOVIE SNACKS TISSUE/TOWEL/G.BAG G.BAGS/TEAS/SOAP WSHRM SUPPLIES	125.63 137.75 183.97 373.15		820.50	
020912	002	03/06/2014	GAR05	GARAVENTA (CANADA)	1637374-0	WHEELCHAIR LIFT	1,100.00		1,100.00	
020913	002	03/06/2014	GF001	GRAPHICS FACTORY	21805 21804	PORSCHE SIGN NO PRKING/BOAT LAU	301.28 50.40		351.68	
020914	002	03/06/2014	IH042	INNER HARMONY SERV	2783	MAY/14	2,443.88		2,443.88	
020915	002	03/06/2014	KA001	KOERS & ASSOCIATES	1142-031	PBX ENG.(111 BAY-W	5,556.60		5,556.60	
020916	002	03/06/2014	M9355	MOLE SALLY	120910	MOLE-EDUCATION	45.36		45.36	
020917	002	03/06/2014	MS170	REVENUE SERVICES O	JUNE/14	JUNE/14	2,973.25		2,973.25	
020918	002	03/06/2014	ND001	VING VI NEWSPAPER	WNDI00002959 WNDI00002596	MOTHER'S DAY AD RECRUITING	233.10 409.52		642.62	
020919	002	03/06/2014	NI005	NORTH ISLAND LABOR	90855	110282-01,2,3,4,5	131.25		131.25	
020920	002	03/06/2014	NP156	NORTH PACIFIC REPA	141120	#5-FUEL FILTER/BLE	100.80		100.80	
020921	002	03/06/2014	OCN01	OCN GARDEN CENTRE	113780	BSKT STFFR/ANNUALS	243.11		243.11	
020922	002	03/06/2014	PC285	PETTY CASH - BARBA	MAY/14	MAY/14	127.20		127.20	
020923	002	03/06/2014	TU428	TOURISM UCLUELET	FEB/14	FEB/14 GRANT	9,865.79		9,865.79	
020924	002	03/06/2014	UC142	UCLUELET CONSUMER'	CO1120629	CURLING FOOD	41.59		209.37	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
					CO1082510	FLOWERS-GLEE	55.98			
					CO1089575	CURLING FOOD	27.85			
					CO1101546	VEGGIES/CHICKEN/PI	34.65			
					CO1092401	FRUIT/CHEESE-AFTER	30.67			
					CO1088064	ESS-SNACKS	18.63			
020925	002	03/06/2014	WI219	WALCO INDUSTRIES L	24456	RENTAL/2 PORTABLES	280.00		280.00	
020926	002	03/06/2014	WP166	WINDSOR PLYWOOD -	27507A	INNER BASIN PILIN	207.20		464.49	
					27239A	INNER BASIN PAINTI	226.04			
					25666A	LAG BOLT	31.25			
Total:							139,767.34	0.00	139,767.34	

*** End of Report ***

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STAFF REPORT TO COUNCIL

Council Meeting: June 10, 2014
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: WARREN CANNON, PUBLIC WORKS SUPERINTENDENT

FILE NO: 0550-20

SUBJECT: SIDEWALK REPAIRS

RECOMMENDATION(S):

1. **THAT** Council receives this report for information
2. **THAT** Council direct staff to pursue the sidewalk repairs identified in this report

PURPOSE:

The purpose of this report is to provide Council with information on the areas of sidewalk that staff will be preparing to repair this year

BACKGROUND:

In 2013 Council received a sidewalk report highlighting prioritized safety concerns for pedestrians in the Matterson – Peninsula corridor. From this report nine areas were identified eight of which were listed as bad, poor or gravel. Follow this report another report was provided with a breakdown cost for replacement and then budgeted for 2014.

The Public Works Staff will be undertaking the construction and replacing of:

- 27m section from Peninsula rd. to Alder estimated cost \$6,075.00
- 6m section from Peninsula rd. to Alder estimated cost \$1,350.00
- 41m section (Noel Enterprise) Peninsula rd. estimated cost \$ 9,225.00

Total Cost: \$ 16,650.00 which is \$150.00 over budget

SUMMARY AND CONCLUSION:

The objective of this report is to ...replace some of the sidewalk areas identified in the previous report with the current budget of \$16,500.00 allocated starting with the areas identified with no sidewalk just gravel.

The total cost of \$16,650.00 does exceed the allocated \$16,500.00 of the 2014 budget however the 27m section will be billed to the homeowners. Upon receipt (approximately \$6,000.00) Staff will review other sections of the report and bring forward for council approval.

Respectfully submitted:

Warren Cannon,
Superintendent Public Works

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REPORT TO COUNCIL

MEETING DATE: JUNE 10, 2014 FILE NO: 3900-25, BYLAW #1160
FROM: PATRICIA ABDULLA, MANAGER OF PLANNING
SUBJECT: Public Hearing Date for Zoning Bylaw #1160
ATTACHMENT(S): N/A

Recommendation:

- 1. THAT Council set a Public Hearing date for Ucluelet Zoning Bylaw #1160 and;
2. THAT Council direct staff to host a public open house in the intervening months before the Public Hearing date.

Purpose:

To provide Council with a list of possible Public Hearing dates for the Ucluelet Zoning Bylaw #1160 as requested in their May 27th Council Meeting. The chart below indicates the adopted Regular Council Meetings Schedule for 2014. In order to meet the legislated notification process, requiring two consecutive notices in the local newspaper, the earliest that a Public Hearing could be held would be the 8th of July. Should Council wish they may also call a special meeting of Council for the purposes of a Public Hearing.

Regular Council Meetings
Table with 3 columns of dates: January 14, 28; February 11, 25*; March 11, 23; April 8, 22; May 13*, 27; June 10, 24; July 8; August 12; September 9*; October 14, 28; November 25*; December 9.

As Council discussed a possible early Fall Public Hearing date, staff are also prepared in the intervening months to host a public open house on the Ucluelet Zoning Bylaw #1160.

Respectfully Submitted,

[Handwritten signature]

Patricia Abdulla, Manager of Planning

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STAFF REPORT TO COUNCIL

Council Meeting: JUNE 10, 2014
 500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING

FILE NO: 3900-25 – BYLAW #1165

SUBJECT: DISTRICT OF UCLUELET BUILDING BYLAW #1165, 2014

ATTACHMENT(S): 1) BYLAW #1165;

RECOMMENDATION(S):

1. **THAT** Council give Final Adoption to the new District of Ucluelet Building Bylaw #1165, 2014 having given First, Second and Third Readings to the bylaw on May 27th, 2014

Respectfully submitted:

A handwritten signature in black ink, appearing to read "P. Abdulla", enclosed within a large, light-colored oval scribble.

Patricia Abdulla, Manager of Planning

Attached for Council as a separate document due to size constraints.

shall not affect the validity of remaining provisions of this bylaw.

25. SCHEDULES

25.1. Schedules "A", "B", and "C" attached to this bylaw form part of and are enforceable in the same manner as this bylaw.

26. REPEAL BYLAWS

26.1. District of Ucluelet Building Bylaw No. 882, 2002 and any amendments thereto are hereby repealed in their entirety.

READ A FIRST TIME this 27th day of **May 2014**.

READ A SECOND TIME this 27th day of **May, 2014**.

READ A THIRD TIME this 27th day of **May, 2014**.

ADOPTED this ____ day of _____, **2014**.

A TRUE AND CORRECT COPY of "District of Ucluelet Building Bylaw No. 1165, 2014".

Bill Irving
Mayor

Andrew Yeates
Corporate Officer

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

Andrew Yeates
Corporate Officer



STAFF REPORT TO COUNCIL

Council Meeting: JUNE 10, 2014
 500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING

FILE NO: 3900-25 BYLAW 1172;

SUBJECT: SIGN BYLAW AMENDMENT BYLAW No. 1172, 2014 – AMENDING SIGN BYLAW No.1060, 2007

ATTACHMENT(S): BYLAW No. 1172

RECOMMENDATION(S):

1. **THAT** Council give Final Adoption to Amending Bylaw No. 1172, having given First, Second and Third Reading on May 27th, 2014.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Patricia Abdulla", is written over a horizontal line.

Patricia Abdulla, Manager of Planning

DISTRICT OF UCLUELET

Bylaw No. 1172, 2014

A bylaw to amend the District of Ucluelet "Sign Bylaw No. 1060, 2007".

WHEREAS Council has authority under the *Local Government Act* and *Community Charter* in relation to signs;

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

1. THAT Section 3.9 Flags and Banners of the Sign Bylaw No. 1060, 2007 be amended under 3.9.2 by removing "...within thirty (30) days..." and replacing with "...within one hundred and twenty (120) days...".
2. This bylaw may be cited as the "Sign Bylaw Amendment Bylaw No. 1172, 2014"

READ A FIRST TIME this 27th day of May, 2014.

READ A SECOND TIME this 27th day of May, 2014.

READ A THIRD TIME this 27th day of May, 2014.

ADOPTED this ____ day of _____, 2014

CERTIFIED A TRUE AND CORRECT COPY of District of Ucluelet "Sign Bylaw Amendment Bylaw No. 1172, 2014."

Mayor
Bill Irving

CAO
Andrew Yeates

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

CAO
Andrew Yeates



STAFF REPORT TO COUNCIL

Council Meeting: JUNE 10th, 2014
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNING ASSISTANT

FILE NO: (DP14-03); XREF: FOLIO 151.001

SUBJECT: DEVELOPMENT PERMIT APPLICATION FOR: LOT 1, PLAN VIP60188, DISTRICT 09

THE THORNTON MOTEL, 1861 PENINSULA ROAD

ATTACHMENT(S): APPENDIX A – DESIGN DRAWINGS

RECOMMENDATION(S):

1. **THAT** Council receives this report for information.
2. **THAT** Council considers the approval of a Development Permit on the above referenced property subject to the conditions outlined below and within the body of this report.

APPLICANT'S INTENTION:

The applicant is requesting a Development Permit, as required by Ucluelet's Official Community Plan, to proceed with the rebuilding of a 12 unit motel building that was damaged in a fire on July 9th 2013. The Applicant intends to rebuild the motel building with minor changes from the original building as outlined in this report.

ZONING:

The subject property is zoned Tourist Commercial (CS-5) which allows a motel as a permitted use under Section CS-5.1.1(1)(b) Motel. The proposed building meets all Lot Regulations, Density, Maximum Size, Maximum Height and Minimum Setback requirements

PARKING:

The subject building is required to have 12 parking spaces and the Applicant will be required to indicate their location in the building permit process.

LANDSCAPING AND SCREENING :

The existing property as a whole is fully landscaped and the rebuilding of the proposed building will not require any additional landscaping or screening.

DEVELOPMENT PERMIT GUIDELINES:

The subject property falls within Ucluelet's, Development Permit Area #6 (Inner Boat Basin) which establishes objectives for the Form and Character of development along the Peninsula Road corridor and the Inner Boat Basin. The OCP recognizes that this corridor is the gateway and the

main approach into Ucluelet. The prime objective of the Development Permit designation is to ensure that development, whether new or the redevelopment of existing sites, forms a positive impression and encourages a high quality of architectural and urban design.

The Applicant has submitted a design package (**Appendix A**) to address the Development Guideline requirements outlined below.

FORM AND CHARACTER:

The Applicant is intending to rebuild the original building to its pre-fire massing, unit number and to be consistent in color and detail with the other buildings on the property. The colour scheme is to mimic the existing buildings giving all the sites buildings a cohesive look. The proposal differs from the original building in the updating of materials to Hardi type board and batten, the enclosing of the exterior stairway and the reduction to the size of the Peninsula facing windows. Planning staff have noted that the removal of the upper deck posts and trim detail which gave the original building a greater depth and interest. Planning staff would encourage the applicant to address the peninsula façade by reintroducing wood detailing to mitigate the proposed austere façade.

Pre-fire building



Proposed Building



VIEW CORRIDOR:

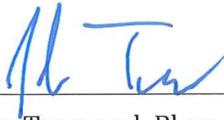
The DP guidelines are specific in protecting harbor view corridors through considerations in the buildings massing and height. The unique nature of this application, a rebuild of an existing building, supports the buildings massing and height which do not exceed the original. The building is under maximum height by approximately 13'. The view corridors have been reduced from the

original complex by the enclosing of the exterior stairways. However this reduction in view is obscured by roadside trees which mitigate the loss.

SUMMARY AND CONCLUSION:

The Development Permit Guidelines support the revitalizing of Peninsula Road Corridor. It is encouraged that this building be rebuilt. The original Thornton Motel was a part of the Ucluelet experience and the changes in Form and Character will have minor impact to the overall experience from Peninsula Road. The materials are consistent with the Guidelines and it is encouraged that the Motel complex has a cohesive look and feel. Planning staff consider that the removal of the upper deck posts and details is a minor loss to the overall appeal of the building.

Respectfully submitted:



John Towgood, Planning Assistant

**SCOTT M. KEMP
ARCHITECT**

Scott M. Kemp Architect AIBC, FRAIC, RIBA, LEED[®] AP
Principal

June 3, 2014

John Towgood, Planning Assistant
PO Box 999, 200 Main Street
Ucluelet, BC
V0R 3A0

Dear John:

Re:
Thornton Motel, Ucluelet, BC

Design Rationale

The project entails the rebuilding of the Thornton Motel which was irreparably damaged due to fire. The new building is intended to replicate that which was destroyed. The existing foundations have been retained and will be incorporated into the new building. The massing mirrors that of the previous building. The south facade of the building is two stories with a one story grade change from the south to north. The roof is flat.

The motel has four units per floor as per the original design. A direct access is provided from the outside to each unit on the ground floor facing south. The upper floor on the south has an exterior walkway providing access to each of the units. A second exit stair has been provided on the east side of the building to comply with current building code requirements. The old motel only had an access stair on the west end. The lower units on the north façade have direct access from grade.

The roof is framed in glulam beams which are exposed on the exterior. This is similar to the heavy timbers of the original building. The siding is Hardi Board, Board and Batten with vinyl windows. The units have been orientated with large windows facing the view of the harbor to the north. The colours will be similar to that of the two adjacent buildings existing on site.

The building will be built in compliance with current building code including the required Fire Resistant Rated assemblies for the floor and acoustic separation between suites. One handicapped unit has been provided on the ground floor units facing south.

Yours truly,

Scott Kemp Architect



Scott Kemp, Architect AIBC

Principal

4427 River Road West, Ladner, BC, V4K 1R9
Phone: (604) 786-8150 Fax: (604) 952-6021

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DATE	REVISION	BY	NO.

South M. Kemp Architects
 10000 Highway 101, Suite 100
 Victoria, BC V8V 2G2
 Tel: (250) 383-1111
 Fax: (250) 383-1112
 www.southm.com

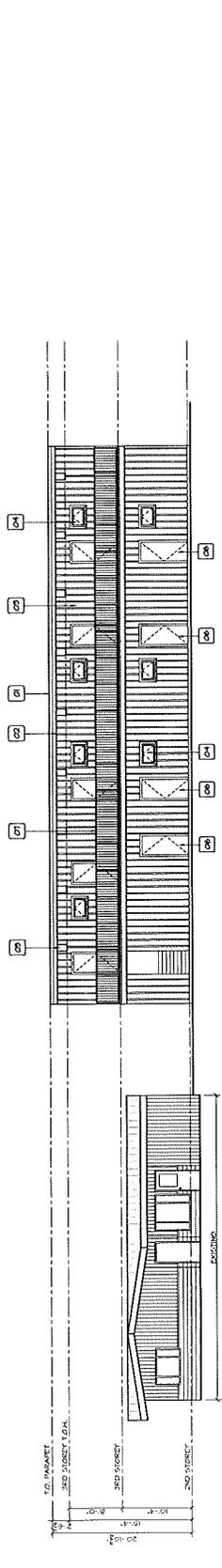
Humphrey
 CONSTRUCTION LTD
 10000 Highway 101, Suite 100
 Victoria, BC V8V 2G2
 Tel: (250) 383-1111
 Fax: (250) 383-1112
 www.humphreyconstruction.com

THORNTON HOTEL
 1851 PENINSULA
 UCLUELET, BC V0R 3A0

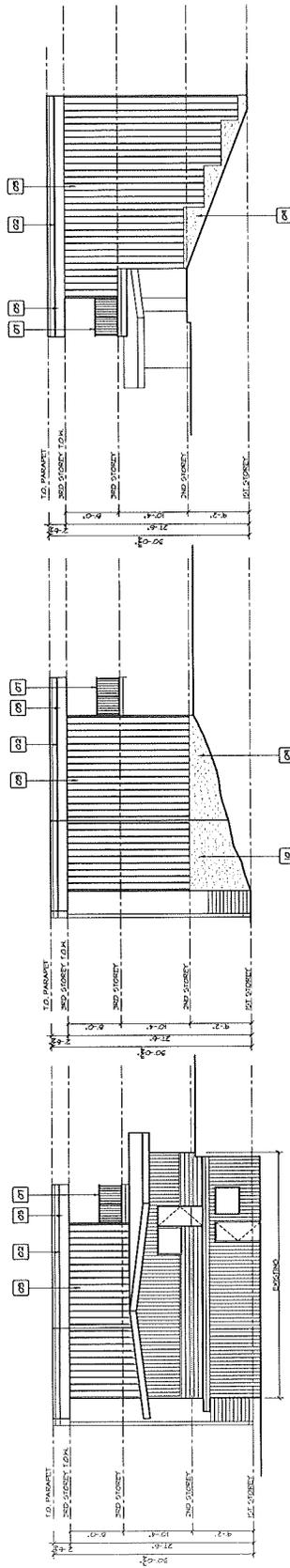
PROJECT
 ELEVATIONS

DATE	ISSUE

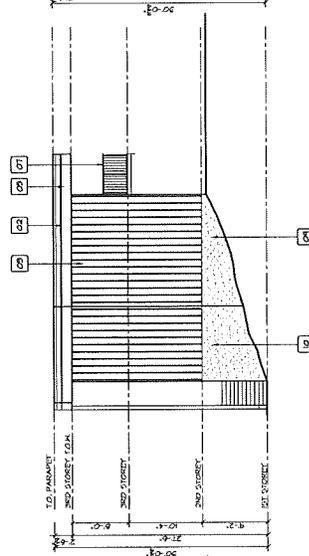
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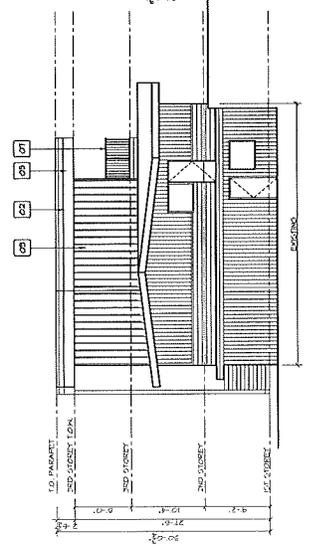
1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



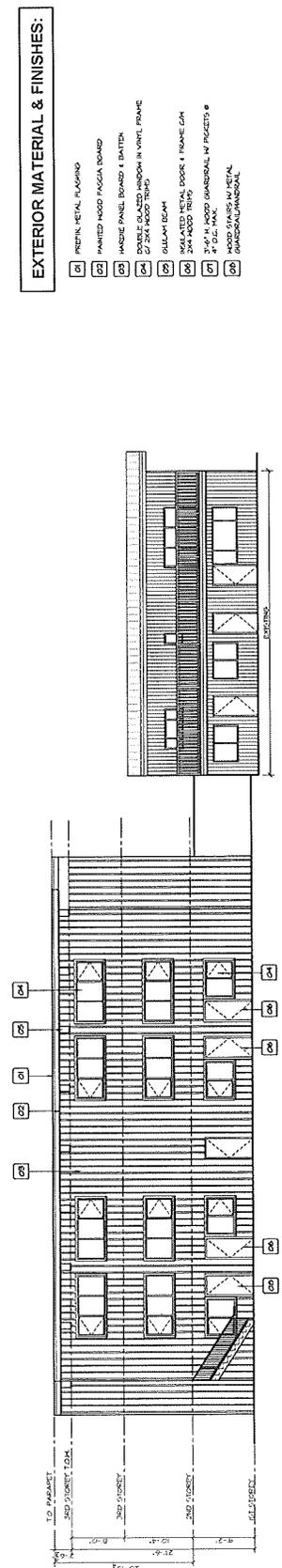
3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



2A WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL & FINISHES:

- 1 PEPIN METAL FLASHING
- 2 PAINTED WOOD PLYWOOD BOARD
- 3 WOOD PANEL BOARD - BATH
- 4 DOUBLE GLAZED WINDOW IN W/RT. FRAME
- 5 2x4x8 WOOD TRUSS
- 6 GULLAY BEAM
- 7 INSULATED METAL DOOR & FRAME CAP
- 8 METAL DOOR WITH GLASS PANELS
- 9 4x8x12 DIMENSIONAL W/ PIGMENTS & 1/2" G.L. WALL
- 10 WOOD SHIMS W/ METAL BRACKET/ANCHOR

The Architect warrants that the drawings were prepared in accordance with the professional standards of the architectural profession and that the drawings were prepared in accordance with the professional standards of the architectural profession.

JMC	DESIGNED FOR DEVELOPMENT	DATE	NO.
DATE	PROJECT	DATE	NO.
DATE	PROJECT	DATE	NO.
DATE	PROJECT	DATE	NO.

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 447 West Hill Street, Suite 100
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PROJECT
 THORNTON MOTEL
 1887 WEST HILL STREET
 VICTORIA, BC V8V 2K1

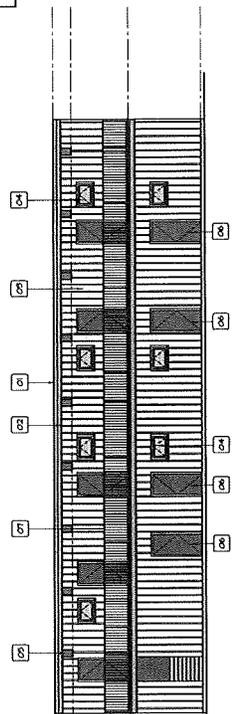
DRAWING TITLE
 SOUTH ELEVATIONS

DATE	1/24/24

A302

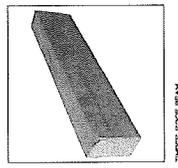
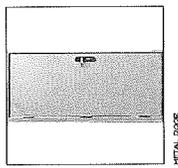
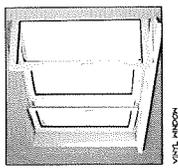
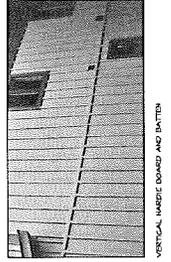
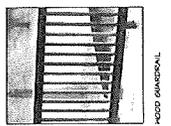
EXTERIOR MATERIAL & FINISHES:

- 1 PINK METAL FLUORING PAINTED
- 2 PAINTED WOOD PINGIA BOARD
- 3 WOOD PANEL BOARD & BATTEN
- 4 2x4x8 WOOD JOIST IN WHITE PRIMER
- 5 2x4x8 WOOD JOIST
- 6 GALVANIZED METAL
- 7 2x4x8 WOOD JOIST & ROOF CAP
- 8 2x4x8 WOOD JOIST & ROOF CAP
- 9 2x4x8 WOOD JOIST & ROOF CAP
- 10 2x4x8 WOOD JOIST & ROOF CAP



1 COLOUR SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

MATERIALS:



COLOURS:

- 1 COLOUR: PINK METAL FLUORING PAINTED
- 2 COLOUR: WOOD PANEL BOARD AND BATTEN
- 3 COLOUR: WOOD PANEL BOARD AND BATTEN
- 4 COLOUR: WOOD PANEL BOARD AND BATTEN
- 5 COLOUR: WOOD PANEL BOARD AND BATTEN
- 6 COLOUR: GALVANIZED METAL
- 7 COLOUR: WOOD PANEL BOARD AND BATTEN
- 8 COLOUR: WOOD PANEL BOARD AND BATTEN
- 9 COLOUR: WOOD PANEL BOARD AND BATTEN
- 10 COLOUR: WOOD PANEL BOARD AND BATTEN

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DATE	ISSUED FOR DEVELOPMENT	NO.
DATE	REVISION	NO.
DATE	REVISION	NO.

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 www.humphrey.ca

PROJECT
 THORNTON HOTEL
 1867 PENINSULA
 UCLUELET, BC V0R 3A0

ISSUED TITLE
 BUILDING SECTIONS

OWNER	DATE	SCALE
ARCHITECT	DATE	SCALE
ENGINEER	DATE	SCALE
CONTRACTOR	DATE	SCALE

A401

FLOOR TYPES:

- 1. DEPENDENT FLOOR ASSEMBLY
 - 2" POLYSTYRENE INSULATION BOARD
 - 2" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
- 2. DEPENDENT FLOOR ASSEMBLY
 - 2" POLYSTYRENE INSULATION BOARD
 - 2" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
- 3. DEPENDENT FLOOR ASSEMBLY
 - 2" POLYSTYRENE INSULATION BOARD
 - 2" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
- 4. DEPENDENT FLOOR ASSEMBLY
 - 2" POLYSTYRENE INSULATION BOARD
 - 2" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD

ROOF TYPE:

- 1. DEPENDENT ROOF ASSEMBLY
 - 2" POLYSTYRENE INSULATION BOARD
 - 2" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
- 2. DEPENDENT ROOF ASSEMBLY
 - 2" POLYSTYRENE INSULATION BOARD
 - 2" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
- 3. DEPENDENT ROOF ASSEMBLY
 - 2" POLYSTYRENE INSULATION BOARD
 - 2" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
- 4. DEPENDENT ROOF ASSEMBLY
 - 2" POLYSTYRENE INSULATION BOARD
 - 2" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD

WALL TYPES:

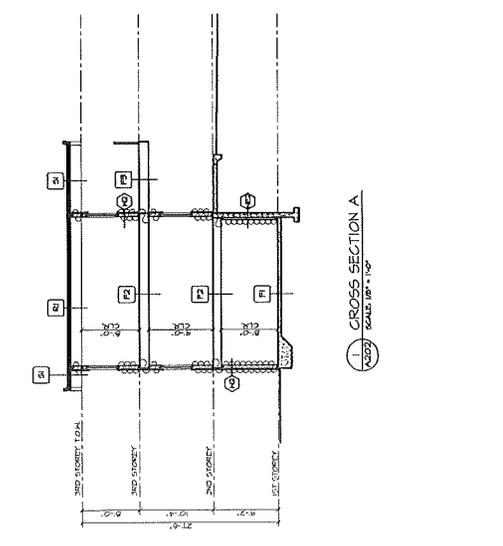
- 1. EXTERIOR CONCRETE WALL ASSEMBLY
 - 12" CONCRETE WALL
 - 2" POLYSTYRENE INSULATION BOARD
 - 2" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
- 2. EXTERIOR CONCRETE WALL ASSEMBLY
 - 12" CONCRETE WALL
 - 2" POLYSTYRENE INSULATION BOARD
 - 2" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
- 3. EXTERIOR CONCRETE WALL ASSEMBLY
 - 12" CONCRETE WALL
 - 2" POLYSTYRENE INSULATION BOARD
 - 2" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
- 4. EXTERIOR CONCRETE WALL ASSEMBLY
 - 12" CONCRETE WALL
 - 2" POLYSTYRENE INSULATION BOARD
 - 2" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD
 - 1" POLYSTYRENE INSULATION BOARD

GENERAL NOTES:

1. ALL INTERIOR WALLS TO EXTEND TO TOP OF STRUCTURAL SLAB.
2. WALLS TO BE FINISHED TO FACE OF FINISH PLASTER OR GYP. BOARD.
3. PROVIDE APPROPRIATE BATHS TO ALL SITES EXTERIOR WALLS.
4. PROVIDE APPROPRIATE BATHS TO ALL SITES EXTERIOR WALLS.
5. PROVIDE APPROPRIATE BATHS TO ALL SITES EXTERIOR WALLS.
6. PROVIDE APPROPRIATE BATHS TO ALL SITES EXTERIOR WALLS.
7. PROVIDE APPROPRIATE BATHS TO ALL SITES EXTERIOR WALLS.
8. PROVIDE APPROPRIATE BATHS TO ALL SITES EXTERIOR WALLS.
9. PROVIDE APPROPRIATE BATHS TO ALL SITES EXTERIOR WALLS.
10. PROVIDE APPROPRIATE BATHS TO ALL SITES EXTERIOR WALLS.

WALL NOTATION:

1. ALL INTERIOR WALLS TO EXTEND TO TOP OF STRUCTURAL SLAB.
2. WALLS TO BE FINISHED TO FACE OF FINISH PLASTER OR GYP. BOARD.
3. PROVIDE APPROPRIATE BATHS TO ALL SITES EXTERIOR WALLS.
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8. PROVIDE APPROPRIATE BATHS TO ALL SITES EXTERIOR WALLS.
9. PROVIDE APPROPRIATE BATHS TO ALL SITES EXTERIOR WALLS.
10. PROVIDE APPROPRIATE BATHS TO ALL SITES EXTERIOR WALLS.





STAFF REPORT TO COUNCIL

Council Meeting: JUNE 10th, 2014
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNING ASSISTANT

FILE NO: (DP14-02); XREF: FOLIO 186.000

SUBJECT: DEVELOPMENT PERMIT APPLICATION FOR: LOT 1, PLAN VIP41206, DISTRICT 09

THE RELIC SURF SHOP, 1998 PENINSULA ROAD

ATTACHMENT(S): APPENDIX A – DESIGN DRAWINGS

RECOMMENDATION(S):

1. **THAT** Council receives this report for information.
2. **THAT** Council considers the approval of a Development Permit on the above referenced property.

APPLICANT'S INTENTION:

The applicant is requesting a Development Permit, as required by Ucluelet's Official Community Plan, to proceed with the building of a roof structure that extends from the principle building toward Peninsula road encompassing the existing shipping container. The applicant states that the roof structure is to be used as a dry space for its clients to get geared up, to add to the efficiency of the business and to beautify the front of their shop.

ZONING:

The subject property is zoned Tourist Commercial (CS-2) which allows Retail as a permitted use under Section CS-2.1.1(1)(g) Retail. The roof structure will be attached to the principle building and is considered part of the building. The roof structure other than decorative lattice is open on all sides, has primarily a dirt floor and is mainly covering the existing and permitted shipping container. This is not an increase in floor space. The proposed roof structure meets all Lot Regulations, Density, Maximum Size, Maximum Height and Minimum Setback requirements.

PARKING:

Since there is no additional building area there will be no additional parking requirements. It is important to note that if the applicant is to enclose this structure they will need to apply for a DP and BP.

DEVELOPMENT COST CHARGES:

Since there is no additional building area there will be no additional DCC requirements. It is important to note that if the applicant is to enclose this structure they will need to apply for a DP and BP.

LANDSCAPING AND SCREENING :

The Applicant has indicated planter boxes with ivy plantings on the Peninsula side of the structure. This landscaping detail will add interest to the structure and a modest beautification element to the streetscape.

DEVELOPMENT PERMIT GUIDELINES:

The subject property falls within Ucluelet's, Development Permit Area #7 (Peninsula Road) which establishes objectives for the Form and Character of development along the Peninsula road corridor. The OCP recognizes that the Peninsula Road corridor is the gateway and the main approach into Ucluelet. The prime objective of the Development Permit designation is to ensure that development, whether new or the redevelopment of existing sites, forms a positive impression and encourages a high quality of architectural and urban design.

The Applicant has submitted a letter of intent and a design package (**Appendix A**) to address the Development Guideline requirements outlined below.

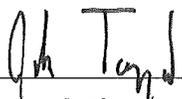
FORM AND CHARACTER:

The proposed roof structure is to be built with dimensional wood, painted black to match the principle building colour scheme and the roofing material is a silver galvanized metal. Three sides of the structure are to have 1x4 lattice, the parking lot side is to be completely open and the roadside face is to be planted with ivy.

SUMMARY AND CONCLUSION:

The Development Permit Guidelines support the revitalizing of Peninsula Road Corridor and encourage awnings and roof coverings. The proposal is an improvement to the stand alone shipping container in place now and the covered area will encourage and enhance the pedestrian environment within the property. The Relic property has an eclectic feel with strong visual pedestrian movement. Planning staff consider that although the roof element could be a stronger architectural element the proposed will be a positive feature encouraging pedestrian movement.

Respectfully submitted:



John Towgood, Planning Assistant

Development Application Letter**May 28 2014**

To the Ucluelet Council members and Whom else it May Concern:

It is our intention to expand on our main building at 1998 Peninsula Road (Relic Surf Shop). We currently have the main building with a small shed in the back and an 8x20 shipping container in the front. We would like to extend out the northwest side of our retail space to create a larger area for our rental fleet of boards and wetsuits. Through doing this, we will also be able beautify the front of our shop and property, creating an efficient space for guests and clients to get geared up for an awesome west coast experience. The extension on the building would run out from the main building toward peninsula road and encompass the existing shipping container, giving it a sloped roof and making it look aesthetically pleasing. Our zoning is CS2 and the structure is within all guidelines and bylaws to the best of our knowledge and conforms to all setbacks. We wish to stick to our current color scheme of black and white and a silver metal roof for continuity on the property and add some gardens on the peninsula road side to grow ivy or bamboo which will grow up the open concept 1x6 walls to help it blend it into its surroundings.

We currently struggle to operate efficiently and do not have enough proper storage for our gear causing it to prematurely deteriorate. The proposed addition would allow for more efficient customer service, provide a dry spot for trying on gear on rainy days as well extend the life of our gear. At this time we also cannot properly store and lock up all of our inventory. Surf gear needs to be out of the sun and have constant natural airflow, hence the fence style walls of the structure. All visible angles will have silver clad roof and the non- visible sections will have some clear cladding to allow for natural light eliminating any need for electrical or lighting. We wish for it to be completely natural and as eco-friendly as possible.

We will be relocating our wetsuit wash station to this location as well but do not require any new services. We can tie directly into our current sewage line under the main building and there is already water at the location. This will not only be more efficient for our staff but moreover very convenient for our visitors coming and going with their rental gear.

We would like to commence building immediately upon receiving building and development permits. We currently have an engineer working on the plans for the addition and everything looks spot on structurally for the addition. The project is estimated to take approximately 2 weeks to complete so we would hope to have it finished by June 15th.

We thank you for your time and hope you see our necessity for this project to go forth. We are a very visible and high traffic location and wish to have our buildings and property be fun, unique and inviting. We feel this project will be good for us and the town.

Sincerely,

Mike and Nicole Bray

h. 250 726 4426 c1. 250 266 4421 o. 250 726 4421 c2. 250 266 4426

1998 PENINSULAR RD



CONCEPTUAL RENDERING - DETAILS WILL VARY SLIGHTLY!

EAST FACING (TOWARD SMILEYS) PART 1

MATERIALS: 4x4, 1x10

COLOR SCHEME: ALL WOOD -> BLACK, ROOF -> SILVER/GRAY, SHIPPING CONTAINER -> BLACK

1x10 (BLACK)

4x4 (SHIPYARD'S EXISTING) (BLACK)

1x6 (BLACK)

CONCRETE
BEAM

FOOTING

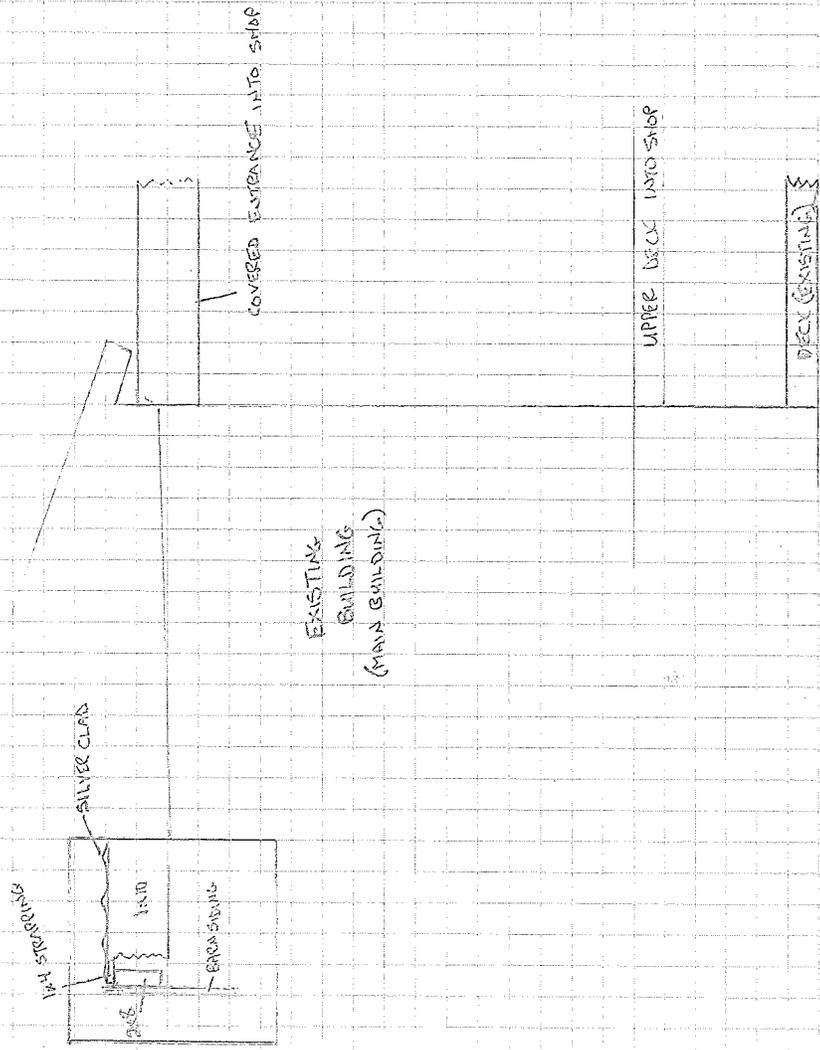
EXISTING BUILDING (SHIPPING CONTAINER)

I-BEAM

DECK (EXISTING)



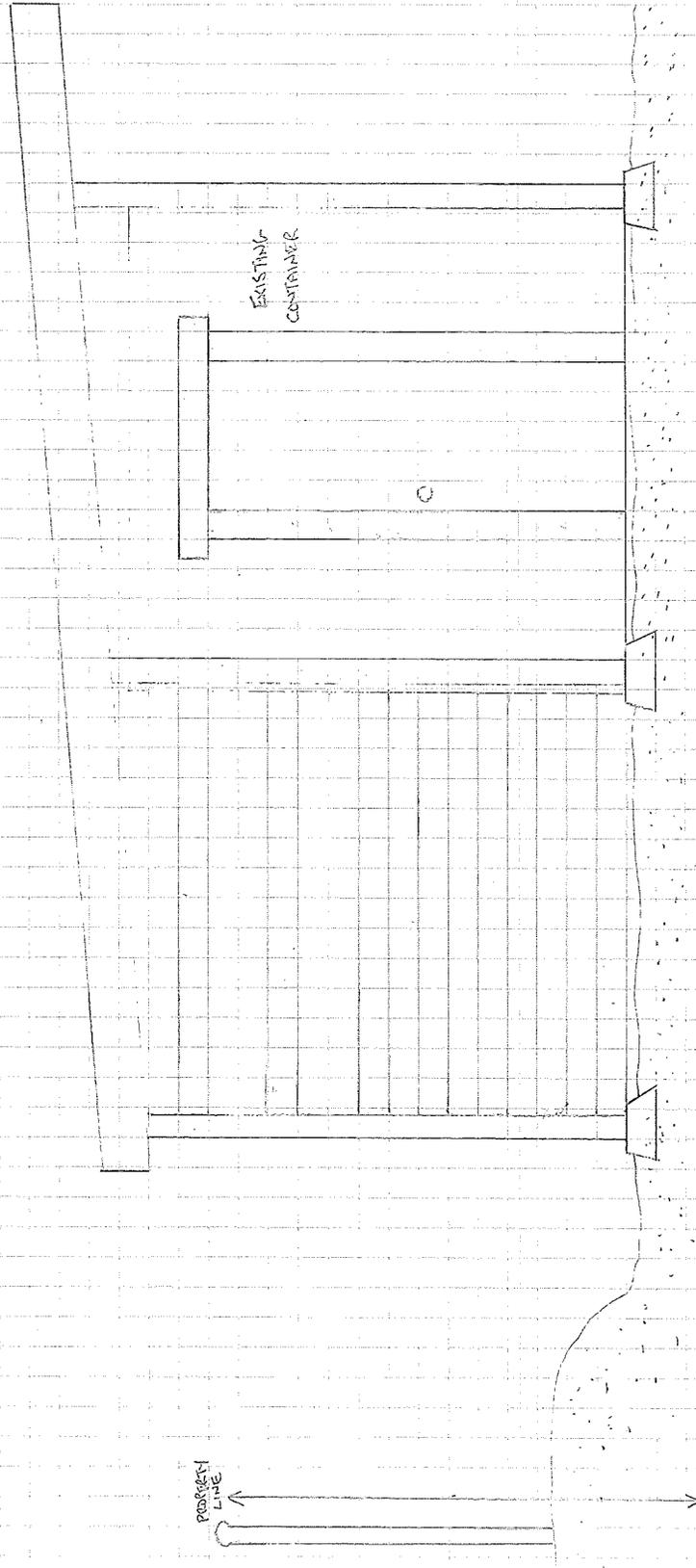
ABOVE-GROUND SECTION (SOUTH WALL OF ABBOTTON)



SOUTH FACAD (TOWARD MAIN BUILDING) DOLL HOUSE VIEW

MATERIALS: 4x4, 2x6, 1x10, 1x4, DOOR (METAL)

COLOR SCHEME: ALL WOOD -> BLACK, ROOF -> SILVER CLAD, DOOR -> WHITE



4067

NORTH FACING (STREET SIDE → MEETS EAST)

MATERIALS: 1x4, 1x10, 2x4, 2x10, 1x6

COLOR SCHEME: ALL WOOD → BLACK, ROOF → SILVER CLAD



SILVER CLAD

1x10 (BLACK)

1x6 (BLACK)

4x4 (BLACK)

2x4 CROSSBRACING

2x10

2x4 CROSS BRACING IF NECESSARY??

FOOTING

PROPERTY LINE

FENCE (EXIST)

L-5.9

5 of 7

NEST FACING (WINDSOR PLYWOOD)

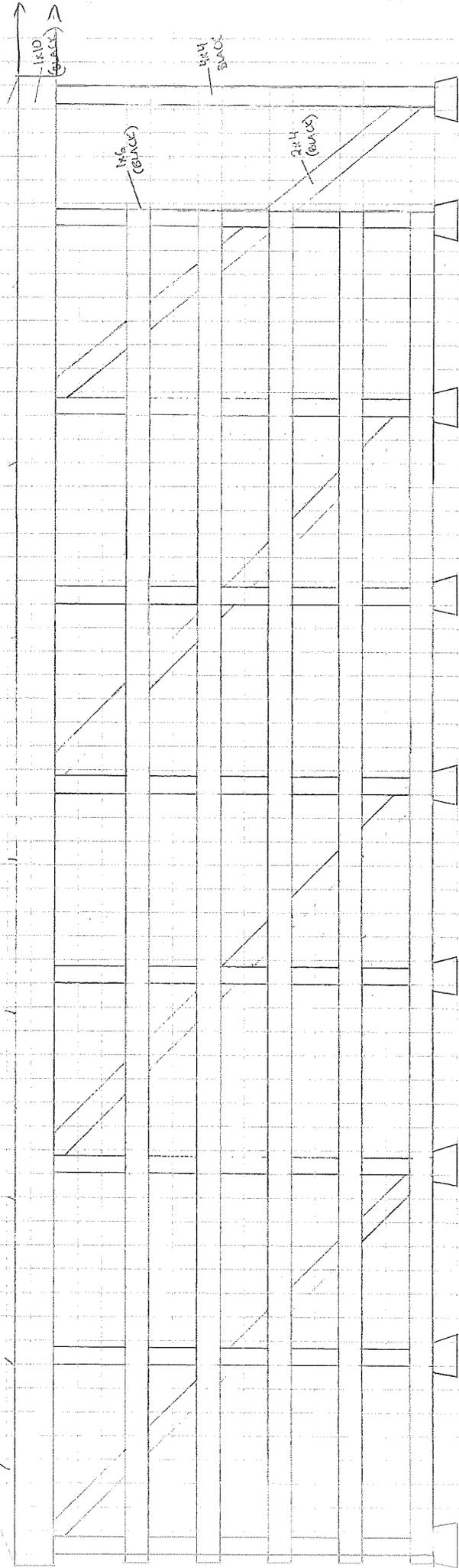
MATERIALS: 4x4, 2x4, 1x6, 1x10, TRANSPARENT ROOF, METAL ROOF

COLOR SCHEME: ALL WOOD -> BLACK, ROOF -> 1/2 SILVER CLAD 1/2 TRANSPARENT CLAD

SILVER CLAD

TRANSPARENT CLAD

SILVER CLAD



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STAFF REPORT TO COUNCIL

Council Meeting: JUNE 10, 2014

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING

FILE NO: 3900-25 – BYLAW #'s 1173, 1174

SUBJECT: OCP AMENDMENT BYLAW #1173 AND ZONING AMENDMENT BYLAW #1174 – TO PERMIT “SINGLE FAMILY DWELLING” USE AS A “PERMITTED USE” IN THE VILLAGE SQUARE COMMERCIAL LAND USE DESIGNATION AND THE CS-1 ZONE.

ATTACHMENT(S): BYLAW #1173 AND BYLAW #1174
(PREVIOUS STAFF REPORTS ON SUBJECT SITES)

RECOMMENDATION(S):

1. **THAT** Council give First and Second Reading to Official Community Plan Amendment Bylaw No. 1173, 2014;
2. **THAT** Council give First and Second Reading to Zoning Amendment Bylaw No. 1174, 2014;
3. **THAT** Council, having considered section 879 and 881 of the *Local Government Act*, direct Staff to refer Bylaws 1173 and 1174 to the persons, organizations and agencies noted in the Staff Report accompanying these bylaws;
4. **THAT** Council, having considered its financial plan and waste management plan, are satisfied that there would be no significant adverse impact to either from Bylaws 1173 and 1174; and
5. **THAT** Council direct Staff to schedule and give notice of Public Hearing for Bylaws 1173 and 1174 for a date in July or August 2014.

PURPOSE:

The purpose of this report is to advance Rezoning Application #14-02 to a Council meeting where the application can be considered in conjunction with applicable amendments to the current Zoning Bylaw #800, 1999, consistency with the Official Community Plan Bylaw #1140, 2011, and implications for the proposed Zoning Bylaw #1160. As the Cedar/Cypress residents have made repeated inquires, Staff recommend these bylaw amendments proceed through the public process for further consideration and consultation with the community.

BACKGROUND:

On April 8, 2014 Staff responded to Council’s November 11, 2013 resolution that staff investigate and report back to Council with recommendations on possibilities in addressing the request of the subject Cypress and Cedar Street residents to amend the existing CS-1 Village Square Commercial Zone to permit residential Single Family Dwelling uses (SFD) as a principal use on the following properties; 1746,1656, 1762, 1774 & 1786 Cedar Road and 1761, 1769, 1752 & 1785 Cypress Road. (See **attached** report(s) for reference). Council considered the options, received the report for

information and indicated that they would consider a rezoning application from the residents of the subject properties.

On May 6th, 2014, the owners of the nine (9) subject properties submitted Rezoning Application #14-02 to amend the zoning to permit residential single family dwellings as a principal use in the prevailing Village Square CS-1 zone for the subject sites only (see **Figure 1**).



Figure 1

Context and Consideration:

Staff provided a detailed analysis in their November 12, 2013 report to Council. It is included again as an **attachment** to this report.

Official Community Plan:

As stated in earlier staff reports, an amendment to the Official Community Plan Bylaw #1140, 2011 will be required should Council consider advancing this rezoning application. The attached Bylaw #1173 essentially adds recognition of existing single family dwellings in the Village Square and, while encouraging higher density redevelopment in accordance with existing OCP policies, also provides for zoning consideration and continuation on a case-by-case basis. Staff notes this would be the first amendment to the 2011 OCP.

OCP Amendments require additional consultation, and consideration of such by Council, further to Section 879 and 881 of the Local Government Act, briefly summarized as follows:

- LGA s.879(1) – “one or more opportunities [Council] considers appropriate for consultation with persons, organizations and authorities it considers will be affected”;
- LGA s.879(2)(a) – “[Council] considers whether the opportunities ...should be early and ongoing”;
- LGA s.879(2)(b) – “specifically consider” various agencies, including Provincial ministries, First Nations, the Regional District and others; and
- LGA s.881 – School Board consultation on listed matters.

In this regard, Staff recommend additional consultation by referring Bylaws 1173 and 1174, along with a note that the former would be the first amendment to the 2011 OCP, and inviting comments at or in advance of the public hearing, to the following:

- The Board of School District No. 70
- Yuułułı̨ʔath First Nations (YFN)
- District of Tofino
- Alberni Clayoquot Regional District
- Vancouver Island Health Authority
- Provincial Ministry of Transportation
- Ministry of Environment
- Department of Fisheries and Oceans

The above notifications replicate the consultation on the Official Community Plan.

Consultation can also be pursued with other persons, organizations and authorities. As Section 879 requires Council to specifically consider the “persons, organizations and authorities” to be consulted, Council are respectfully requested to identify others than those listed above, if necessary. Also, Council may consider other consultation such as an open house or public information meeting.

In addition, Section 882 requires that, prior to Public Hearing, the local government must consider the proposed OCP Amendment Bylaw in conjunction with:

- (i) its financial plan, and
- (ii) any waste management plan that is applicable in the municipality or regional district;

Particularly as the bylaw amendments perpetuate existing non-conformities, there is not expected to be any significant adverse impact to either the financial plan or waste management plan.

Consistency with the New Zoning Bylaw #1160:

The proposed CS-1 zoning amendment has not been accounted for in the new Zoning Bylaw No. 1160, 2013, which received Second Reading on May 27, 2014. That new zoning bylaw has not been scheduled for Public Hearing at the time of drafting this report. Staff are mindful of coordination of amendments to the existing Zoning Bylaw 800 with the timing of advancement of the new Zoning Bylaw 1160 so as not to create unintended inconsistencies or non-conformities. Should Zoning Amendment Bylaw No. 1174, 2014 successfully proceed to final adoption, it is recommended that staff bring forward the following amendment to the new Zoning Bylaw for its amendment of Second Reading, prior to Public Hearing:

Add: CS-1.1.4 "On the following properties, *Single Family Dwelling* is also permitted as a *principal permitted use* and *Bed and Breakfast, Home Occupation* and *Secondary Suite* as related *secondary permitted uses* only permitted in conjunction with a *Single Family Dwelling*, and subject to the stricter regulations under this zone and the R-1 Zone – Single Family Residential

- (1) PID: 005-117-496: Lot 3, District Lot 282, Clayoquot District, Plan 11055
- (2) PID: 005-117-470: Lot 1, District Lot 282, Clayoquot District, Plan 11055
- (3) PID: 001-483-978: Lot 2, District Lot 282, Clayoquot District, Plan 11055
- (4) PID: 001-357-221: Lot A, District Lot 282, Clayoquot District, Plan 29748
- (5) PID: 024-481-386: Lot A, District Lot 282, Clayoquot District, Plan VIP68634
- (6) PID: 025-505-092: Lot A, District Lot 282, Clayoquot District, Plan 11055
- (7) PID: 005-117-828: Lot 12, District Lot 282, Clayoquot District, Plan 11055
- (8) PID: 005-118-069: Lot 17, District Lot 282, Clayoquot District, Plan 11055
- (9) PID: 006-167-918: Lot C, District Lot 282, Clayoquot District, Plan 4011.

The differences in wording between the above and Zoning Amendment Bylaw No. 1173, 2014 are largely for drafting consistency purposes with the rest of the New Zoning Bylaw.

Summary:

Rezoning of the subject Cedar and Cypress road properties to permit residential single family dwelling use as a principal use within the prevailing CS-1 Zone first requires amendment of the Official Community Plan. This can occur concurrently, and if Council desires further consideration of the residents' application, Bylaws 1173 and 1174 can be given initial readings and referral to Public Hearing. Sections 879 and 881 of the *Local Government Act* require that Council consider additional consultation in relation to OCP amendments, and Staff recommend referrals comparable to the initial OCP, in addition to the Public Hearing notice to satisfy this requirement. Council may consider whether more consultation is warranted, such as an open house or public information meeting, and advise staff accordingly.

Respectfully submitted:



Patricia Abdulla, Manager of Planning

DISTRICT OF UCLUELET

Bylaw No. 1173, 2014

A bylaw to amend the “District of Ucluelet Official Community Plan Bylaw No. 1140, 2011”.

WHEREAS Section 875 of the *Local Government Act* identifies the purposes of an Official Community Plan as “a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government”, and the District has adopted an Official Community Plan;

AND WHEREAS the District has received an application to amend the OCP from several existing residents and is desirous of facilitating the continued use and enjoyment of their properties for single family residential use in the Village Square;

AND WHEREAS Council has consulted with the board of education and considered and consulted with other persons, organizations and authorities it considers will be affected, including how many and whether appropriate opportunities for consultation should be early and ongoing, all in accordance with Sections 879 and 881 of the *Local Government Act*;

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

1. The District of Ucluelet Official Community Plan Bylaw No. 1140, 2011 is hereby amended by:
 - a. At Page 11, *Table 2*, adding the following sentence at end of “Description” column for “Village Square” land use designation: “Existing single family residential may be made conforming on a case-by-case basis.”
 - b. At Page 14, *Section 3.2 Village Square*, adding the following sentence at end of #5 of “Village Square Policies”: “Existing single family residential may be recognized, including rebuilt, on a case-by-case basis.”
 - c. At Page 25, *Section 3.5 Residential*, adding the following parenthetical portion at end of this existing sentence: “Generally, the highest density uses (apartments and residential units above retail stores) are found in the Village Square, with medium density forms (townhouses) on the edge of the core area and single family uses located beyond a 400 metre walk of the Village Square (except for some existing stock in the Village Square which will be encouraged to intensify but may continue as single family, in accordance with zoning considered on a case-by-case basis).
2. This bylaw may be cited as “Official Community Plan Amendment Bylaw No. 1173, 2014”.

L-6.6

READ A FIRST TIME this day of , 2014.

READ A SECOND TIME this day of , 2014.

Considered in conjunction with the District of Ucluelet Financial Plan and the Liquid Waste Management Plan under Section 882 of the *Local Government Act*, this day of , 2014.

PUBLIC HEARING held this day of , 2014.

READ A THIRD TIME this day of , 2014.

ADOPTED this day of , 2014.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Official Community Plan Bylaw No. 1173, 2014."

Mayor
Bill Irving

CAO
Andrew Yeates

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

CAO
Andrew Yeates

DISTRICT OF UCLUELET**Bylaw No. 1174, 2014**

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 800, 1999”.

WHEREAS Section 903 and other parts of the *Local Government Act* authorize zoning and other development regulations;

AND WHEREAS the District has received a rezoning application from several existing residents and is desirous of facilitating the continued use and enjoyment of their properties for single family residential use;

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

1. The District of Ucluelet Zoning Bylaw No. 800, 1999 is hereby amended by adding “Single Family Dwelling” use to the list under “Permitted Uses” in the Village Square Commercial CS-1 Zone, with a footnote which reads:

[Footnote #]: Single Family Dwelling permitted as a principal use along with accessory home occupation use and accessory bed and breakfast use or one secondary suite, but not in conjunction with other permitted principal uses within the CS-1 Zone and all only for the following properties and subject to the stricter of the other regulations of this zone and the Residential R-1 – Single Family Residential Zone:

- i. PID: 005-117-496: Lot 3, District Lot 282, Clayoquot District, Plan 11055
 - ii. PID: 005-117-470: Lot 1, District Lot 282, Clayoquot District, Plan 11055
 - iii. PID: 001-483-978: Lot 2, District Lot 282, Clayoquot District, Plan 11055
 - iv. PID: 001-357-221: Lot A, District Lot 282, Clayoquot District, Plan 29748
 - v. PID: 024-481-386: Lot A, District Lot 282, Clayoquot District, Plan VIP68634
 - vi. PID: 025-505-092: Lot A, District Lot 282, Clayoquot District, Plan 11055
 - vii. PID: 005-117-828: Lot 12, District Lot 282, Clayoquot District, Plan 11055
 - viii. PID: 005-118-069: Lot 17, District Lot 282, Clayoquot District, Plan 11055
 - ix. PID: 006-167-918: Lot C, District Lot 282, Clayoquot District, Plan 4011
2. Schedule “A” identifies the lands affected by this amendment.
 3. This bylaw may be cited as “Zoning Amendment Bylaw No. 1174, 2014”.

READ A FIRST TIME this day of _____, 2014.

READ A SECOND TIME this day of _____, 2014.

PUBLIC HEARING held this day of _____, 2014.

READ A THIRD TIME this day of _____, 2014.

ADOPTED this day of _____, 2014.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1174, 2014.”

Mayor
Bill Irving

CAO
Andrew Yeates

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

CAO
Andrew Yeates

FOR REFERENCE



STAFF REPORT TO COUNCIL

Council Meeting: **APRIL 8, 2014**
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING & BLDG. SERVICES

FILE NO: 3360-02 REPORT

SUBJECT: CEDAR AND CYPRESS ROAD – REQUEST TO CONSIDER TEXT AMENDMENT TO EXISTING CS-1 VILLAGE SQUARE COMMERCIAL ZONE TO PERMIT RESIDENTIAL SINGLE FAMILY DWELLING USES (SFD) AS A PRINCIPAL USE ON THE FOLLOWING PROPERTIES:
1746, 1656, 1762, 1774& 1786 CEDAR ROAD AND
1761, 1769, 1752 AND 1785 CYPRESS ROAD

ATTACHMENT(S): FOR REFERENCE – PREVIOUSLY SUBMITTED LETTERS FROM RESIDENTS, NOVEMBER 12, 2013 REPORT TO COUNCIL

RECOMMENDATION(S):

1. **THAT** Council receives this report for information only **or**;
2. **THAT** Council consider a rezoning request initiated by the residents, *which will require an amendment to the Official Community Plan*, to allow for residential Single Family Dwellings as a principal permitted use in the CS-1 Village Square Zone for the subject properties **or**;
3. **THAT** Council initiate a rezoning to allow for residential Single Family Dwellings as a principal permitted use in the CS-1 Village Square Zone for the subject properties, *which will require an amendment to the Official Community Plan*, **or**;
4. **THAT** Council direct staff to include residential Single Family Dwellings as a principal permitted use in the CS-1 Village Square Zone for the subject properties in the new Zoning Bylaw #1160 before bringing it forward to 2nd Reading and *which will require an amendment to the Official Community Plan*.

PURPOSE:

To respond to Council’s November 11, 2013 resolution that staff investigate and report back to Council with recommendations on possibilities in addressing the request of the residents; to consider a text amendment to the existing CS-1 Village Square Commercial Zone to permit residential Single Family Dwelling Uses (SFD) as a principal use on the following properties; 1746, 1656, 1762, 1774& 1786 Cedar Road and 1761, 1769, 1752 AND 1785 Cypress Road on the lots indicated in **Figure 1** below.

FOR REFERENCE

BACKGROUND:

On the Regular Council Agenda of August 13, 2013 Council received a letter from three residents of Cedar and Cypress Road which requested that Council consider “the term residential” in the permitted uses within Village Square CS-1 Zone. Council requested that staff meet with the residents to review the permissive uses under the CS-1 Village Square Zone, the Official Community Plan and the legislation under the Provincial Local Government Act which govern non-conforming uses. Staff met with the three residents on October 4th and provided them with the relevant history, legislation and context for the prevailing zoning. The residents wished to take that information back to other residents within the area and discuss it further. On October 22, 2013 they, along with five additional property owners, submitted a new letter which requested an amendment to the CS-1 zone to permit Single Family Dwellings (SFD) as a lawfully permitted principle use in the CS-1 Village Square Commercial zone (**attached**). On November 11, 2013 staff submitted a report (**attached**) outlining the background of the zoning change in 1999, under the adoption of Bylaw #800, which described the new Village Square boundaries as contained within the Official Community Plan. The adoption of Zoning Bylaw #800 also changed this area’s zoning from residential Single Family Dwelling zoning to the CS-1 Commercial Village Square Zone in line with the OCP.

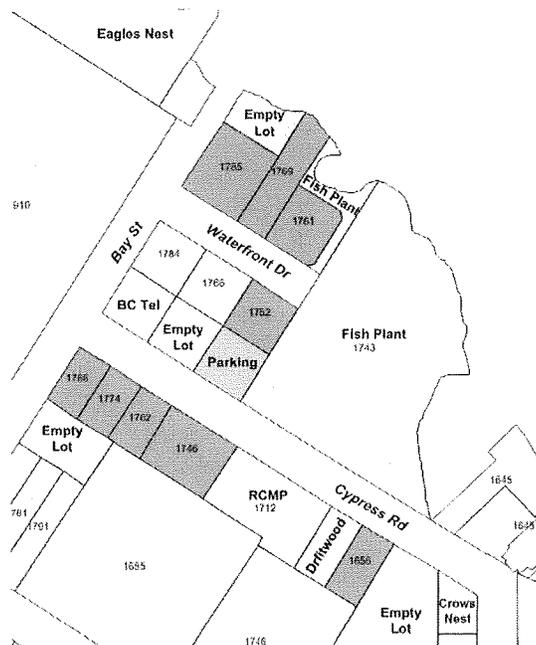


Figure 1

CONSIDERATIONS:

In the intervening months since their last report, staff have reviewed and considered various scenarios and options by which some residential use components as well as commercial could be permitted under existing zoning or with minimal changes. Council may recall that two rezonings within the CS-1 Village Square have occurred during this time period; RZ# 13-02 on Main Street and RZ# 13-03 on Cypress Road. However, both these rezoning applications acknowledged the commercial aspect of the prevailing CS-1 zoning as well as the Official Community Plan and the proposals retained a commercial component within the dwelling unit. In contrast, the request

expressed by the residents of Cedar and Cypress Road in their October letter (*attached*) is to permit residential single family dwelling uses as a 'stand alone' principal use in the CS-1 Village Square Commercial Zone.

Once adopted as a bylaw, an Official Community Plan(OCP)has a legal status that requires that all subsequent bylaws enacted and works undertaken be consistent with the plan. The CS-1 Village Square zoning was based on the adopted Official Community Plan adopted in. It envisioned and created a *town core* commercial area, which among other uses, allowed for new developments to have a residential component but only on the second floor and if in conjunction with a mixed residential/commercial use. Section 1.5 of the OCP outlines Economic Development several objectives including to " *Emphasize the Village Square area as the focal point for commercial and socio-economic activity in Ucluelet*" and to " *Support the operating fish plant and associated industry*". The guiding principles of the OCP speak about creating a compact and vibrant Village Square, building a sustainable local economy and managing residential growth in balance with job creation and provision of services. The OCP further delineates land use designations clearly and notes that over time it is anticipated that redevelopment will occur and land use will align with future intended uses, as noted in the OCP. The Village Square designation is defined as containing a broad range of mixed uses including retail uses, offices, restaurants, tourist accommodation, financial, cultural and community services, and multi-family residential (e.g. apartments and residential units above retail stores). Compact, high density, mixed-use buildings which respect the existing character of the neighbourhood are encouraged.

SUMMARY:

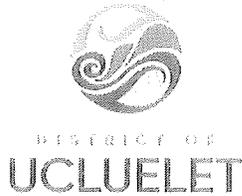
In 1999 the prevailing CS-1 Village Square zone was adopted for the area outlined in the Official Community Plan and designated for Commercial and Mixed Commercial/Residential uses. The subject area was included in that zoning and in the OCP under the Village Square designation. Those uses which were lawfully in existence prior to the adoption of the 1999 Zoning Bylaw are governed under Provincial Legislation under the Local Government Act Section 911. The Board of Variance may hear appeals with respect to structural alterations or additions as well as appeals with respect to the 75% determination as laid out in subsection 8 of Section 911. A zoning amendment to permit single family dwellings as a permitted principle use in the CS-1 zone is in conflict with not only the prevailing zoning but the adopted OCP. A change to this zoning would require both an amendment to the OCP and the Zoning Bylaw. To this end staff have provided Council with the four options by which this request may be furthered.

Respectfully submitted:



Patricia Abdulla, Manager of Planning

FOR REFERENCE



STAFF REPORT TO COUNCIL

Council Meeting: NOVEMBER 12, 2013
 500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING & BLDG. SERVICES

FILE NO: LAND ADMINISTRATION- ZONING AND REZONING - 3360-01 GENERAL

SUBJECT: CEDAR AND CYPRESS ROAD -- REQUEST TO CONSIDER TEXT AMENDMENT TO EXISTING CS-1 VILLAGE SQUARE COMMERCIAL ZONE TO PERMIT RESIDENTIAL SINGLE FAMILY DWELLING USES (SFD) AS A PRINCIPAL USE ON THE FOLLOWING PROPERTIES:
 1746, 1656, 1762, 1774& 1786 CEDAR ROAD AND
 1761, 1769, 1752 AND 1785 CYPRESS ROAD

ATTACHMENT(S): FOR REFERENCE – PREVIOUSLY SUBMITTED LETTERS FROM RESIDENTS

RECOMMENDATION(S):

1. THAT Council receives this report for information.

PURPOSE:

To provide Council with context and background material from the Local Government Act, Ucluelet Official Community Plan (OCP), Ucluelet Zoning Bylaw and other relevant documents with respect to the attached letter(s) from the letter from the owners on the lots indicated in **Figure 1** below.

BACKGROUND:

On the Regular Council Agenda of August 13, 2013 Council received a letter from three residents of Cedar and Cypress Road which requested that Council consider “the term residential” in the permitted uses within Village Square CS-1 Zone. Council requested that staff meet with the residents to review the permissive uses under the CS-1 Village Square Zone, the Official Community Plan and the legislation under the Provincial Local Government Act which govern non-conforming uses. Staff met with the three residents on October 4th and provided them with the relevant history, legislation and context for the prevailing zoning. The residents wished to take that information back to other residents within the area and discuss it further. On October 22, 2013 they, along with five additional property owners, submitted a new letter which requested an amendment to the CS-1 zone to permit Single Family Dwellings (SFD) as a lawfully permitted principle use in the CS-1 Village Square Commercial zone.

FOR REFERENCE

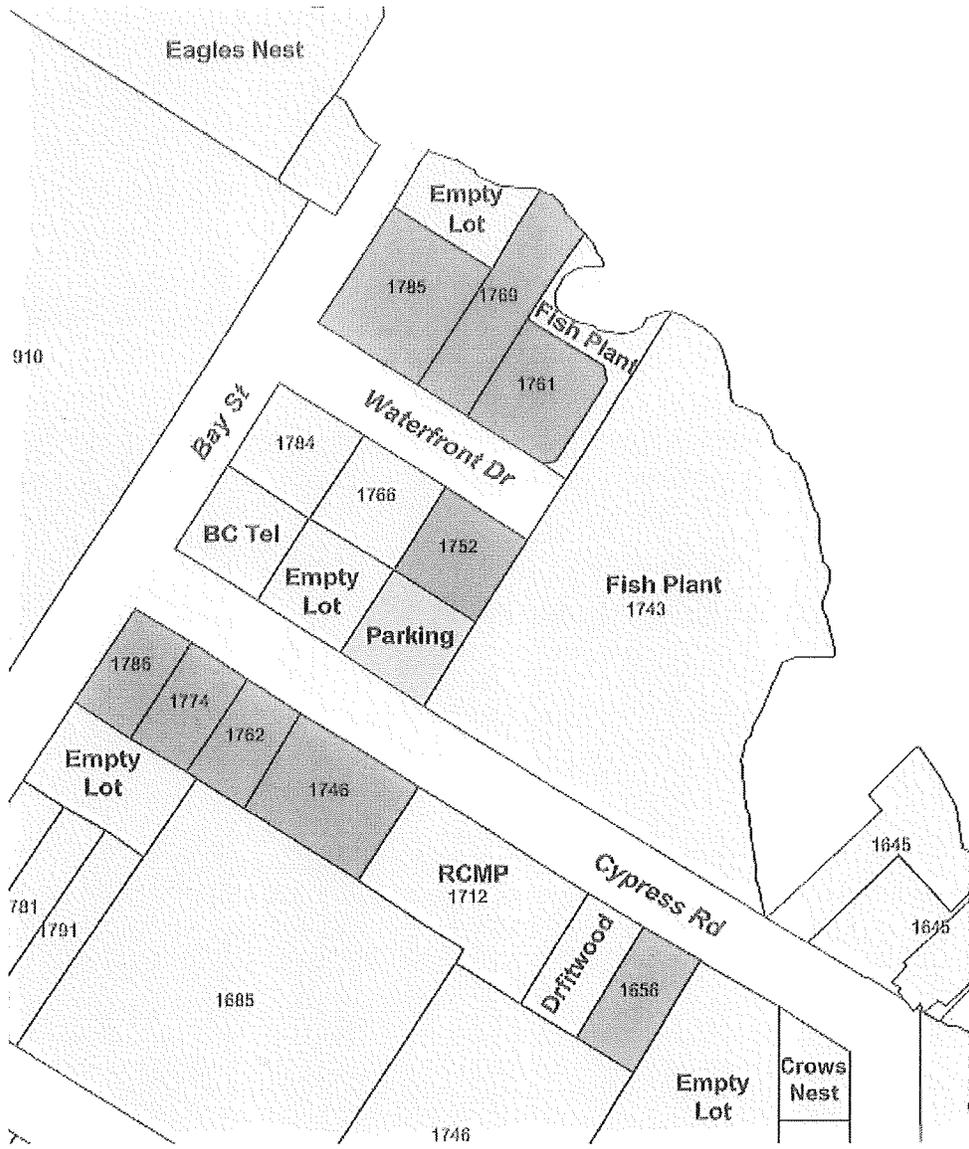


Figure 1

CONTEXT AND CONSIDERATION:

Prevailing CS-1 Village Square Zone

In 1999 the Ucluelet Zoning Bylaw #800 was adopted. The Village Square designation and zoning was defined and articulated under this new zoning bylaw and its described boundaries included the subject area (see Figure 1). The CS-1 Village Square zoning (of which this area is a part of) was based on the adopted Official Community Plan. It envisioned and created a *town core* commercial area, which among other uses, allowed for new developments to have a residential component but only on the second floor and if in conjunction with a mixed residential/commercial use. This zoning has been in place since the adoption of the prevailing Zoning Bylaw in 1999. In the intervening

FOR REFERENCE

years several properties in the Village Square have and continue to utilize the CS-1 zoning, converting Single Family Dwellings into offices, restaurants and other commercial enterprises. These opportunities were not available before the prevailing zoning was adopted in 1999. Since 1999 the District has also received several mixed use development proposals and in 2012 the District rezoned a property on Cypress Road to provide parking for current and future commercial businesses within the Village Square. This specific area of the Village Square also contains an operating Fish Plant, a Police Station, Telus Site, working dock and upland storage area and is bordered by the C5-Tourist Commercial zone to the West (See Figure 1 for non-residential uses in immediate vicinity.)

Lawful Non-Conformity

With the adoption of the prevailing Zoning Bylaw in 1999, those properties which did not conform to the new CS-1 Village Square Zone (and which were lawfully in existence at that time) became lawfully non-conforming. Provincial Legislation governs the continued use, repair or rebuild of lawfully non-conforming uses under Section 911 of the Local Government Act (LGA). It acknowledges pre-existing uses and addresses the means for their continuance. However, it does so within the legislation laid out under this Section and in deference to the adoption of zoning bylaws and in particular the adoption of an Official Community Plan. These permissive clauses or restrictions are not within the jurisdiction of Council to review or change. Section 911(8) of the Local Government Act reads, *“If a building or other structure, the use of which does not conform to the provisions of a bylaw under this Division is damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the building inspector, it must not be repaired or reconstructed except for a conforming use in accordance with the bylaw”*. Section 911 provides a means by which repairs and alterations of the structures of the non-conforming uses may be permitted through a Board of Variance. The Board of Variance may also hear an appeal on the 75% rule as indicated in the section noted above.

In summary, those uses which were lawfully in existence upon adoption of the 1999 Zoning Bylaw are permitted to remain lawfully in existence and their continuance is governed by Provincial Legislation under Section 911 of the Local Government Act. Repairs and alterations or rebuilds may be referred to the Board of Variance.

Official Community Plan

The Local Government Act also acknowledges the need for local governments to consider long term land use implications for their communities. This is done through the adoption of Official Community Plans which becomes a guiding document by which all other plans and bylaws are compared and adopted. Official Community Plans are created through community input and stakeholder consultation. The visioning exercise of an OCP is long range and anticipates best use of land, community needs and its ‘build out’ over a period of time. Long term market trends may also be a consideration when periodic OCP reviews are undertaken. Any changes to this guiding visioning document are considered carefully. Section 884 (2) of the LGA states that *“all bylaws enacted or works undertaken by a council, board or greater board, or by the trustees of an improvement district, after the adoption of (a) an official community plan, or (b) an official community plan under section 711 of the Municipal Act, R.S.B.C. 1979, c. 290, or an official settlement plan under section 809 of that Act before the repeal of those sections became effective, must be*

FOR REFERENCE

consistent with the relevant plan". Therefore any consideration by Council for text amendments or zoning changes must reviewed in context of the adopted OCP. As these single family dwellings are within the Village Square Development Permit Area in the OCP any change would require consideration and an amendment to the Official Community Plan.

Property Assessment and Land Value

Property Assessment and land value is determined by BC Assessment and is not within the jurisdiction of Municipal Government.

Property Taxes

Those properties which are lawfully used as residential are taxed as residential and not commercial.

SUMMARY:

In 1999 the prevailing CS-1 Village Square zone was adopted for the area outlined in the Official Community Plan and designated for Commercial and Mixed Commercial/Residential uses. The subject area was included in that zoning and in the OCP under the Village Square designation. Those uses which were lawfully in existence prior to the adoption of the 1999 Zoning Bylaw are governed under Provincial Legislation under the Local Government Act Section 911. The Board of Variance may hear appeals with respect to structural alterations or additions as well as appeals with respect to the 75% determination as laid out in subsection 8 of Section 911. A zoning amendment to permit single family dwellings as a permitted principle use in the CS-1 zone is in conflict with not only the prevailing zoning but the adopted OCP. A change to this zoning would require both an amendment to the OCP and the Zoning Bylaw. The new proposed Zoning Bylaw #1160, which has received First Reading, does not conflict with, nor was intended to conflict with, the adopted Official Community Plan.

Respectfully submitted:


Patricia Abdulla, Manager of Planning

FOR REFERENCE

Dear Ucluelet Council,

October 10, 2013.

We are writing this letter to request that you consider an amendment to the zone CS-1. The amendment we would like to see concerns the clause on residential use. In this zone residential use is restricted in that if the home were to be destroyed (more than 75%) it could not be rebuilt solely as a residence, but only in conjunction with a commercial space. We would ask that this clause be changed so that in the event a home was destroyed it could be rebuilt with just a residence and not be required to include a commercial component. Also if the home was destroyed, the lot could be sold for residential use if the homeowners were unable to rebuild. We are residents of the CS-1 zone and face difficulties because of the requirements of this zone.

OCT 11 2013
October 22, 2013 CM

These difficulties are:

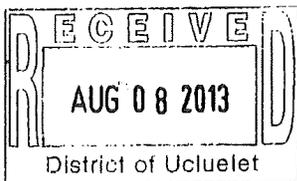
- 1) While the value of the lot as commercial land may be similar to a residential lot it is not as saleable. (There are currently two commercial lots on our streets that are empty or vacant.)
 - 2) Buyers have difficulty getting mortgages for homes in this area as some institutions won't lend money for a residence in this type of zoning.
 - 3) As well buyers are reluctant to buy a home that has these restrictions placed on it.
- In all, we the owners of residences in the CS-1 zone are in a precarious position if we ever had to re-build our homes or as we try to sell our homes.

Thank-you for your time,

- Arlene & Steve Winpenny 1746 Cedar Rd.
- Stephanie Deering 1656 Cedar Rd.
- Benj Youngson 1762 Cedar Rd.
- Dave Taron 1774 & 1786 Cedar Rd.
- Caitlin Woodbury 1761 Cypress Rd.
- Thelma McMillan 1769 Cypress Rd.
- Robert Zurowski 1752 Cypress Rd.
- Sandra Leslie 1785 Cypress Rd.

FOR REFERENCE

To:
Ucluelet Village Council
200 Main St.,
Ucluelet, B.C.
Attention: P. Abdulla



August 13, 2013 CM

From: Sandra Leslie and neighbours
1785 Cypress St.
Ucluelet, B.C.
August 8, 2013.
sleslie@ukceecable.net

Dear Council Members,

I am writing this letter to request that you include the term 'residential' in your list of uses for land included in the village square designation. Currently a residential designation is excluded from the list of uses for the area. This impacts my property and my neighbours properties on both Cedar St. and Cypress Street. It impacts us because future uses of the land specifically excludes residential use. If my house were to burn down I could only sell the land as commercial or at best residential/commercial. This requirement deters buyers from buying a current residence because:

- a) there are stricter controls on renovations for these properties
- b) the new homeowners would have to pay commercial tax rates (specifically on 1746 Cedar, possibly on other properties as well)
- c) If their homes were to burn down they could not rebuild a family home.

As well, mortgages to build commercial properties on Cedar and Cypress streets would be very difficult to get as there is no shortage of commercial spaces in our town. (Currently there are 23 commercial spaces that are empty and offered for lease in town.)

Thank- you for considering this issue. I look forward to hearing your reply.

Sandra Leslie
Neighbours-

DAVID + PATRICIA TARON 1774 CEDAR RD. David Taron Po Box 157
STEPHEN + ARLENE WINPENNY 1746 CEDAR RD. A. Winpenny