

AGENDA

REGULAR MEETING OF COUNCIL

Tuesday, August 12, 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

August 12, 2014 at 7:30 pm
 George Fraser Room, Ucluelet Community Centre
 500 Matterson Drive, Ucluelet, BC

	CALL TO ORDER:	
	ADOPTION OF MINUTES:	
Pg.7	MIN-1 July 8, 2014 Regular Council Minutes	
	PUBLIC INPUT, DELEGATIONS & PETITIONS:	
Pg.15	D-1 Ukee Public Market Society Policy Change Request Cody Naples, Ukee Public Market Society	
	CORRESPONDENCE:	
Pg.17	C-1 Request to Reduce Speed Limit along Helen Road Lisbeth Edwards, Resident	
Pg.19	C-2 Request for Sidewalk Extension and Playground at Kimoto Jennifer Rhodes, Resident	
Pg.21	C-3 Request for Feedback and Input into Future Location of Biosphere Centre Rebecca Hurwitz, on behalf of Geoff Lyons, Director appointed by District of Ucluelet	
Pg.25	C-4 Request for Support of Tourism Vancouver Island Hiking Trails Strategy – Phase 1 Dave Petryk, President & CEO, Tourism Vancouver Island Abby Fortune, Director of Parks and Recreation	
Pg.29	C-5 Request to Proclaim Week of September 21, 2014 as Aquaculture Awareness Week in Ucluelet Jeremy Dunn, Executive Director, BC Salmon Farmers Association	

INFORMATION ITEMS:

- | | |
|-------|--|
| Pg.31 | I-1 Unified Building Code Effect on Local Governments Provision of Public Safety
Deb Walter, Mayor, City of Pitt Meadows |
| Pg.39 | I-2 Medical Marihuana Production in British Columbia
Coralee Oakes, Minister of Community, Sport and Cultural Development
Norm Letnick, Minister of Agriculture |
| Pg.45 | I-3 Proposed Protocol Agreement between the Yuułu?il?ath First Nation and the District of Ucluelet
Charles McCarthy, President
Iris Frank, Director of Operations |
| Pg.47 | I-4 Solicitation for Input on Potential Amendments to the <i>Agricultural Land Commission Act</i>
Derek Sturko, Deputy Minister, Ministry of Agriculture |
| Pg.49 | I-5 Radiation Monitoring on Canada's West Coast
Andrew Adams, Director General, Environmental and Radiation Health Sciences Directorate |
| Pg.51 | I-6 Health Data for Local Health Area 70
Dr. Shannon McDonald, Executive Director, Aboriginal Health Directorate |
| Pg.53 | I-7 2014 Worst Roads Survey
Mark Donnelly, Director, BCAA |
| Pg.71 | I-8 Japan Tsunami Debris Returned to Japan
Karla Robison, Manager of Environmental and Emergency Services |
| Pg.77 | I-9 Ammonia Leak Incident on July 30, 2014
Karla Robison, Manager of Environmental and Emergency Services |
| Pg.83 | I-10 EMBC Earthquake Consultation Letter
Karla Robison, Manager of Environmental and Emergency Services |

	<p>REPORTS:</p> <p>Pg.89 R-1 Expenditure Voucher G-14/14 Jeanette O'Connor, CFO</p> <p>Pg.97 R-2 Pacific Rim Music Festival Society – Noise Bylaw Exemption Abby Fortune, Director of Parks and Recreation</p> <p>Pg.99 R-3 Ukee Public Market Licensing of Vendors Patricia Abdulla, Manager of Planning</p>	
	<p>LEGISLATION:</p> <p>Pg.103 L-1 Third Reading of OCP Amendment Bylaw No.1173 and Third Reading of Zoning Amendment Bylaw No.1174 Patricia Abdulla, Manager of Planning</p> <p>Pg.129 L-2 Zoning Bylaw No.1160 Public Open House Summary and Amendments Thereto Patricia Abdulla, Manager of Planning</p> <p>Pg.131 L-3 Proposal to Rezone 1136 Coral Way (Lot 20, DL 282, Clayoquot District, Plan VIP64737) from R1 Single Family Residential to VR-1 Vacation Residential Zone John Towgood, Planning Assistant</p>	
	<p>COM-1 COUNCIL COMMITTEE REPORTS</p> <p>Councillor Dario Corlazzoli <i>Deputy Mayor October-December</i></p> <ul style="list-style-type: none"> ◆ Coastal Community Network ◆ Fisheries ◆ Signage Committee ◆ Ucluelet Chamber of Commerce ◆ Ucluelet Recreation Committee (<i>alternate</i>) ◆ Wild Pacific Trail ◆ Clayoquot Biosphere Trust Society (<i>alternate</i>) <p>Councillor Geoff Lyons <i>Deputy Mayor April-June</i></p> <ul style="list-style-type: none"> ◆ 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 	
<p>LATE ITEMS:</p>	
<p>NEW BUSINESS:</p>	
<p>PUBLIC QUESTION PERIOD:</p>	
<p>ADJOURNMENT</p>	
<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>	

DISTRICT OF UCLUELET
 Minutes of the Regular Council Meeting
 held in the George Fraser Room, 500 Matterson Drive,
 Ucluelet, BC on July 8, 2014 at 7:30 pm

COUNCIL PRESENT:

Mayor Irving
 Councillor Mole
 Councillor Oliwa

STAFF PRESENT:

Andrew Yeates, CAO
 Abby Fortune, Director of Parks & Recreation
 Morgan Dossdall, Recording Secretary

REGRETS:

Councillor Corlazzoli
 Councillor Lyons

CALL TO ORDER:

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

APPROVAL OF MINUTES:**ERRORS OR OMISSIONS:**

- ❖ Page 7: Amend “visited over 30 communities” to read “visited over 70 communities”
- ❖ Page 5: Amend “Sandra Leslie Memorial” to read “Pat Leslie Memorial”

MIN-1 June 24, 2014 Regular Council Minutes

Moved by Councillor Oliwa and seconded by Councillor Mole

BE IT RESOLVED: *THAT the June 24, 2014 Regular Council minutes be adopted as amended.*

Carried.

BUSINESS OUT OF THE MINUTES:

- ❖ Harbour Authority and Harbour Advisory Commission have set tentative meeting date of July 14, 2014 at 5:30pm to discuss Outer Boat Basin extension proposal
- ❖ Very good turnout to Pat Leslie Memorial unveiling held June 28, 2014, with lots of support from family and friends
- ❖ Public washrooms (located at the Ucluelet Aquarium) are now open daily from 10:00am to 9:00pm for the summer

PUBLIC INPUT, DELEGATIONS & PETITIONS:**PUBLIC INPUT:**

- ❖ Timmermans, Pieter - Council received request as to status of St. Aiden’s church
 CAO - Responded that the owner has not yet filed a building permit with the District

DELEGATIONS:

D-1 Barkley Community Forest Application Update
Derek Drake

- ❖ Council received a presentation on the Barkley Community Forest Application process and current status

D-2 Request to Amend Official Community Plan
Roy Alexander, Neptune Ice Ltd.

- ❖ Council received a presentation and request for the District to work with Neptune Ice in amending the Official Community Plan to better accommodate their business

CORRESPONDENCE ITEMS:

C-1 Request for Input on Biosphere Centre
Rebecca Hurwitz on behalf of Geoff Lyons, Director, Clayoquot Biosphere Trust

Moved by Councillor Oliwa and seconded by Councillor Mole

BE IT RESOLVED: *THAT Council receive correspondence item C-1 for discussion.*

Carried.

- ❖ Council tabled this item until the August 12, 2014 regular meeting

C-2 United Steelworkers Request for Support
Stephen Hunt, Director, United Steelworkers

Moved by Councillor Mole and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council receive correspondence item C-2 for discussion.*

Carried.

C-3 Fee Waiver Request for Ukee SCAT
Heather Sargent and MacKenzie Drake, Ukee SCAT

Moved by Councillor Oliwa and seconded by Councillor Mole

BE IT RESOLVED: *THAT Council receive correspondence item C-3 for discussion.*

Carried.

Moved by Councillor Mole and seconded by Mayor Irving

BE IT RESOLVED: *THAT Council support Ukee SCAT and waive the \$75 half-day rental fee for use of the UAC Hall to hold a fundraising event.*

Vote 2-1 (Oliwa opposed), Carried.

C-4 Business Licence Waiver Request for Ucluelet Public Market Society
Cody Naples, Joleen Sohie, Kasia Kromka, Diedre Morrow, Jeff Grimshire, Joy-Lynn Efford (Ucluelet Public Market Society)

Moved by Councillor Mole and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council receive correspondence item C-4 for discussion.*

Carried.

Moved by Councillor Mole and seconded by Mayor Irving

BE IT RESOLVED: *THAT Council waive the requirement for business licences for the Ucluelet Public Market vendors until staff can review and report back to Council at the August 12, 2014 regular meeting.*

Carried.

INFORMATION ITEMS:

I-1 Delegate Invitation to meet Official Opposition at UBCM
Selina Robinson, Official Opposition Critic for Local Government

Moved by Councillor Mole and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council receive information item I-1.*

Carried.

REPORTS:

R-1 Expenditure Voucher G-13/14
Jeanette O'Connor, CFO

Moved by Councillor Mole and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council receive report R-1, Expenditure Voucher G-13/14.*

Carried.

R-2 Line Markings Report
Warren Cannon, Superintendent of Public Works

Moved by Councillor Oliwa and seconded by Councillor Mole

BE IT RESOLVED: *THAT Council approve the recommendation of report R-2, which states:*

- 1. THAT Council direct staff to pursue line painting in areas identified in this report and complete line layout and painting from capital projects in 2013.*

Carried.

R-3 Quarterly Managers' Report for Second Quarter, 2014
District of Ucluelet

Moved by Councillor Mole and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council receive report R-3, the "Quarterly Managers' Report for Second Quarter, 2014" for information.*

Carried.

R-4 Departmental Financial Report
Jeanette O'Connor, CFO

Moved by Councillor Oliwa and seconded by Councillor Mole

BE IT RESOLVED: *THAT Council receive report R-4, the "Departmental Financial Report" for information.*

Carried.

R-5 Quarterly Motion Report for Second Quarter, 2014
District of Ucluelet

Moved by Councillor Oliwa and seconded by Councillor Mole

BE IT RESOLVED: *THAT Council receive report R-5, the "Quarterly Motion Report for Second Quarter, 2014" for information.*

Carried.

R-6 Ukee Days Noise Bylaw and Road Closure
Abby Fortune, Director of Parks and Recreation

Moved by Councillor Mole and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council approve recommendations 1 and 2 of the "Ukee Days Noise Bylaw and Road Closure" report, which state:*

- 1. THAT Council allow the festivities and events to take place in accordance with the bylaw and road closures.*
- 2. THAT Council encourage the community to attend Ukee Days.*

Carried.

LEGISLATION:

None

COM-1 COMMITTEE REPORTS:

Councillor Sally Mole

- Harbour Advisory Committee

Possible meeting for July 14, 2014 at 5:30pm

- Ukee Days

Looking for Council participation at Ukee Days on July 27

Still looking for community volunteers in general - anyone interested may contact the recreation department

Annual award nominations open for 'Volunteer of the Year', 'Citizen of the Year' and 'Business of the Year'; application forms available at community centre or information centre

Councillor Randy Oliwa

- Economic Development

Clr. Oliwa extended invitation to Roy Alexander to participate with economic development committee on future planning; meetings can be attended by Skype or teleconference

Mayor Irving

- Proposed LNG Facility

Received call from Global News regarding official announcement from First Nations and Steelhead LNG Corp. regarding application for LNG (Liquid Natural Gas) plant at logging site on First Nations land

- › Mayor Irving expressed appreciation of the cooperative partnership in the application and District looks forward to such proposals fitting into local economy and west coast ecosystem

Moved by Councillor Mole and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council receive all committee reports.*

Carried.

LATE ITEMS:

LR-1 S.219 Covenant (Tsunami/Flood Protection); 866 Barclay Place – Lot 29, Section 1, Clayoquot District, Plan VIP61995
Patricia Abdulla, Manager of Planning

Moved by Councillor Oliwa and seconded by Councillor Mole

BE IT RESOLVED: *THAT Council receive late report item LR-1 for discussion.*

Carried.

Moved by Councillor Oliwa and seconded by Councillor Mole

BE IT RESOLVED: *THAT Council approve recommendations 1 and 2 of the “S.219 Covenant (Tsunami/Flood Protection)” report, which state:*

1. *THAT Council accept this report for information purposes only;*
2. *THAT Council accept and authorize Mayor and CAO to sign S.219 Covenant, required in accordance with section 56 of the Community Charter, including as replacement for existing Covenant EJ96928m upon satisfactory review and acceptance by Staff and District Solicitor.*

Carried.

NEW BUSINESS

- Ministry of Education

Clr. Oliwa recommended that Council send a letter to Minister of Education with recommendation to resolve the labour dispute

Moved by Councillor Oliwa and seconded by Mayor Irving

BE IT RESOLVED: *THAT Council write a letter in good faith to the Minister of Education and British Columbia Teachers' Federation to recommend settling the labour dispute as quickly as possible.*

Carried.

- Dog Bag Dispensers

Clr. Mole updated Council on public comments received regarding lack of dog bag dispensers along Peninsula and Marine

CAO Yeates noted there are lots of dispensers in town, with more added every so often; there are 2 or 3 dispenser locations along Peninsula Road

- Brown Water Update

Koers Engineering provided a review on possible solutions to the brown water issue affecting some residents

- › Scope of work includes reviewing current water quality and providing a letter with 3 water treatment options (water treatment facility, pigging main supply lines, and/or individual treatment by each user)
- › Budget provided by Koers is \$5k to do this review; once complete, will hold a public forum on results

Moved by Councillor Mole and seconded by Councillor Oliwa

BE IT RESOLVED: *THAT Council approve the request to contract Koers Engineering to do a water quality review for the District of Ucluelet.*

Carried.

- Special Council Meeting

Mayor Irving noted for the audience that a special meeting of council was held June 27 where the Statements of Financial Information were publicly presented; SOFIs are available at the District Office for public viewing

- Tsunami Grant

Clr. Oliwa noted for the audience that part of the \$85k allocated for the tsunami debris cleanup was funded by a grant, and not from public tax dollars

PUBLIC QUESTION PERIOD

Council received questions from the public re:

- How to present to Council as a delegation
- Clarification on work being done to slow traffic in Peninsula/Matterson corridor

ADJOURNMENT:

Mayor Irving adjourned the regular council meeting at 8:46 pm.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, July 8, 2014 at 7:30 pm in the George Fraser Community Room, 500 Matterson Road, Ucluelet, BC.

Bill Irving
Mayor

Andrew Yeates
CAO

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DISTRICT OF UCLUELET

Request to Appear as a Delegation

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

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

Please arrive by 7:20 p.m. and be prepared for Council meeting. The Mayor (or Acting Mayor) is the chairperson and all comments are to be directed to the chairperson. It is important to address the chairperson as Your Worship or Mayor Irving.

The District Office will advise you of which Council meeting you will be scheduled for. For more information contact the District Office at 250-726-7744 or email info@ucluelet.ca

Requested Council Meeting Date: *August 12, 2014*

Organization Name: *Ukee Public Market Society*

Name of Presenter: *Cody Naples*

Name of Applicant if Other than Above:

Contact Phone Number & Email: *ph 250-522-1217; uclueletmarket@gmail.com*

Mailing Address with Postal Code: *Box 1419, Ucluelet V0R 3A0*

Audio/Visual requirements: Laptop **NO** Projector **NO** Screen **NO**

Topic: *Vendor Business Licences for market*

Action You Wish Council to Take: *Adopt policies suggested by the B.C. Farmers Market Association into Ucluelet Public Market Society's contract with the District.*

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To: Info Ucluelet
Subject: Helen Road Traffic

From: Lisbeth Edwards [<mailto:lisbethe@telus.net>]

Sent: July-07-14 7:20 AM

To: Info Ucluelet

Subject: Helen Road Traffic

Greetings

Over the many years of living at 1367 Helen Road I have watched the traffic levels increase and increase. I have also noticed that the traffic moves faster and faster. I did at one point complain to the RCMP that the speeding along Helen was the people who pick up their children from school then dash back along Helen Rd. We also have very large trucks that commute to the fish plants along Helen at a rate of speed as everyone is always in a hurry these days!

There is a crest of a small hill very near my house with no shoulder on either side and I find that people speed up to go over this hill....as do the large trucks. I am wondering if there could be a lowering of the speed limit to 30 km. on Helen and a speed bump installed to force people to slow down before the hill hopefully slowing them down.

Kind regards

Lisbeth Edwards

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June 26, 2014

Dear Mayor and Council,

I paid my taxes for 2014 today and having done so I wanted to let you know how I feel about a few things happening here in Ucluelet.

It is my understanding that property taxes go to pay for a variety of things as laid out in the information sheet accompanying the tax bill. The municipal portion however is 56%. I have seen some improvements in town like the bike path extension in front of Windsor Plywood and most recently the corner by the playground on the Village Green. That is a great idea to have that corner improved and make room for traffic.

I moved out to the Edge Subdivision three years ago and since that time the only noticeable amenity or improvement that we have seen in our neighbourhood is the side boulevard weed whacking which has improved from the first year of perhaps once to now being included in regular cuts. Thank-you! There may be other infrastructure improvements that we are unaware of as they are not as visible but it is the visible amenities that are important for aesthetics and safety in a neighbourhood.

This brings me to a safety issue regarding sidewalks. There is a great sidewalk all the way from town to He-Tin-Kis Park and then not only does it abruptly end but the road becomes narrower and scary for adults and kids walking or riding bikes. I would love to see a sidewalk extend from He-Tin-Kis to Kimoto Drive or at the very least through to Coast Guard Drive with a painted crosswalk. We choose to live where we do which is only about two minutes from town driving but people even further out, such as in Millstream, have a proper walking and biking path in to town. Do they pay taxes to Ucluelet?

Lastly, we, as do many people living out past Coast Guard Drive, have children. Children that love to play at parks. As I stated earlier it's only a two minute drive in to town but the closest park to us at 3 year old child's pace is about a 40 minute walk away. That is a full morning endeavor if we want to walk to the park. I understand that only one park can be built at a time and I believe that every child should have a park in their neighbourhood like the kids at St.Jacques which was recently approved for a kids park. My only question is why build a park in an area where the kids can walk 5 minutes to Holly Crescent Park or, because of the amazing trail systems, only a 10 minute walk to the brand new Lions Park and a slightly longer jaunt would still have them within 25 minutes to the school playground? I wish that mayor and council would highly consider a Japanese Legacy Kids Park at the end of Kimoto Drive for our neighbourhood and a safe sidewalk in to town.

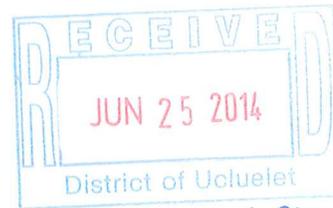
Perhaps with a park and a safe sidewalk it would create a more welcoming neighbourhood for families to want to live.

Sincerely,
Jennifer Rhodes

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Mayor and Council
 District of Ucluelet
 Box 999
 Ucluelet, BC
 V0R 3A0

Filecode: 0360-20 CBT
 X-Ref:
 Forwarded to: Council, Andrew
 Physical Electronic



Box 67 TOFINO, BC
 CANADA V0R 2Z0

June 23, 2014

Dear Mayor and Council,

The Clayoquot Biosphere Trust (CBT) Board of Directors has long envisioned a permanent home for our organization. Grounded in our founding goals to support education, science and culture, the CBT has been taking steps to create a Biosphere Centre. This included reaching out to our communities and various user groups for input and direction in 2013.

In February 2014, the CBT Board held a retreat to articulate their vision and to provide staff with direction needed to embark upon the next step of business planning. There was a high degree of participation and consensus from all directors in attendance, which resulted in the attached summary. The Biosphere Centre is envisioned as a welcoming place of learning in the Clayoquot Biosphere region -- a central hub supported by a strong network of partnerships and programs throughout the region.

At the meeting, there was strong recognition that our current office location is highly accessible and visible which serves the organization well. While the group agreed that the building would be centrally placed, there was no discussion on a specific location. During the retreat, Tla-o-qui-aht First Nation representatives invited the CBT to locate the future Biosphere Centre in their traditional territory as a means of moving the discussion forward and have since formalized this invitation in the attached letter. Their invitation has been a catalyst in generating discussion at the board table.

At this time CBT directors are seeking feedback and input on the future Biosphere Centre location from each community. While we recognize that the ultimate decision will rest with the CBT board as a whole, we want to ensure that this decision is based on input from all of the communities in the region.

We appreciate the time you take to consider the Biosphere Centre vision and values, as well as the potential location and would appreciate receiving your input prior to September 1, 2014. Please feel free to contact Rebecca Hurwitz at the CBT office if you require any additional information (250.725.2219; rebecca@clayoquotbiosphere.org).

Best regards,

Rebecca Hurwitz, on behalf of

Geoff Lyons
 Director appointed by District of Ucluelet

LIFE IN THE BALANCE
 QWA AAK QIX TEECHMIS

Biosphere Centre Vision & Values

Approved May 29, 2014

A welcoming place of learning in the Clayoquot Sound Biosphere Reserve region.



The Biosphere Centre is a place of sharing and learning in and for the Clayoquot Sound Biosphere Reserve region. Attentive to the UNESCO themes of education, science and culture, the Biosphere Centre will be a physical space for convening the region to achieve our shared vision: living sustainably in a healthy ecosystem with a diversified economy and strong, vibrant and united cultures. We envision a welcoming place and a community space – where residents, visitors and researchers feel equally comfortable, and where scientists and storytellers can share their valuable knowledge and teachings. We picture a community “living room” that brings together people, place and learning.

The Biosphere Centre is a home for the delivery of the UNESCO Biosphere Reserve programs and projects. Just as the Clayoquot Biosphere Trust’s governance model has brought together all of the communities in the Biosphere Reserve region since being established in 2000, the Biosphere Centre will create opportunities for convening and sharing regionally. Centrally located, the building will be a place of innovation and experimentation grounded in the traditional Nuu-chah-nulth governance model. The space will be fluid, adapting to our needs as a traditional long house could be adapted to the seasons and activities. The surrounding outdoor space will also be inviting while conveying and displaying CBT values and programs.

The CBT Board is committed to the Biosphere Centre as one of its three core priorities.

At the Biosphere Centre, we envision you can:

- Hold a meeting of your community group.
- Find out about programs, research and events taking place within the region.
- Work peacefully in a private office space.
- Participate in educational, scientific and cultural programs.
- Learn about our past through the cultural exhibits, archives and research library.
- Exchange knowledge with others from throughout the region and beyond.
- Build capacity through connecting with others.

Values of the Biosphere Centre:

- Community – nurturing community and community-driven.
- Diversity – recognizing and honouring the distinct groups of our region.
- Collaborative – supporting and modelling collaboration.
- Incubating – cultivating ideas and leaders.
- Regional – meeting regional needs through one central location.

- Locally-based – reflecting our unique place and history.
- Leadership – modelling best practices-and providing opportunities for project-based learning.
- Asset-based – sharing strengths and capacity to move forward on regional projects.
- Respectful – recognizing the importance of following local protocols.
- Cost-effective – using resources to create greatest local impact.
- Informed – sharing knowledge from our past to create a wise future.
- Sustainable – modelling environmental, economic, cultural and social practices.
- Experiential – learning and teaching through doing.
- Non-competitive – not duplicating services provided by the private sector.



Tla-o-qui-aht First Nations

PO BOX 18 TOFINO, BC V0R 2Z0
TELEPHONE: (250) 725-3350 FAX: (250) 725-3352

March 28th, 2014

To the elected Council, Chiefs and Hawiith of Ahousaht First Nation, Hesquiaht First Nation, Toquaht First Nation and Yuulu?il?ath Government, District of Ucluelet and District of Tofino

Re: Clayoquot Biosphere Trust Centre

The Board of Directors for Clayoquot Biosphere Trust recently held a board retreat in February 2014, with the focus of discussion to examine the possibility of a Biosphere Centre. The current facility located in Tofino is a highly visible and accessible location to both local/regional residents and visitors to the region.

As Board members of Clayoquot Biosphere Trust, Terry Dorward and myself Tammy Dorward, having been appointed by the Hawiith of Tla-o-qui-aht are representatives of our nation and have extended an invitation on behalf of Tla-o-qui-aht.

The invitation given to the Clayoquot Biosphere Trust Board of Directors to bring back to their communities, respected Chief and Council and Hawiith, is to have the Biosphere Centre remain in Tla-o-qui-aht Traditional Territory, in the core of the Biosphere Reserve and to continue to serve all of the communities of the region from this central location.

At the CBT Board Retreat this invitation was witnessed by Chief Anne Mack of Toquaht Nation. As well as Violet Clark, Representative of Ahousaht First Nation. As indicated by Stephanie Hughes and Co-Chair Cathy Thicke, this invitation is a means of continuing the conversation, to hold further discussions of creating a permanent centre to foster the sharing and learning of the historical, cultural and environmental uniqueness of our region, as supported through the Clayoquot Biosphere Trust.

If your community/Nation would like to respond to this invite or arrange further discussions with Tla-o-qui-aht First Nations, please contact either myself Tammy Dorward, Education Coordinator, Terry Dorward, Tribal Parks Manager, or Moses Martin, elected Chief Councillor at our office 250-725-3350 and arrangements will be made.

Respectfully,

Tammy Dorward,
Tla-o-qui-aht First Nations



July 15, 2014

District of Ucluelet
 Attn: Mayor and Council
 200 Main Street
 Ucluelet, BC
 V0R 3A0

RE: Vancouver Island and the Sunshine Coast, Hiking Trails Strategy – Phase 1

Dear Mayor and Council:

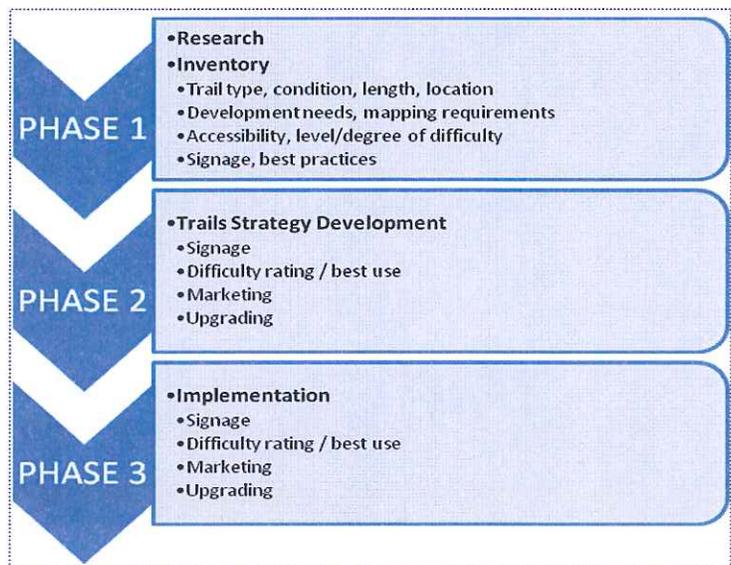
Tourism Vancouver Island is seeking funding support for Phase 1 of a multi-phase trails strategy for the Vancouver Island region. Tourism Vancouver Island has been successful with an application to the Island Coastal Economic Trust, through the Economic Development Readiness Program, to proceed with the first phase of a three-phase project that will result in the development and implementation of a Vancouver Island and Sunshine Coast Trails Strategy. We are looking to your community for a \$2,500 financial commitment to support the first phase of this exciting project. Tourism Vancouver Island will be contacting numerous communities, municipalities and regional districts within the Vancouver Island region to obtain the matching funds required by ICET.

Project Overview: The Vancouver Island and the Sunshine Coast regions have incredible assets in trails; however there is presently a significant lack of coordination in the development, rating, mapping, marketing, etc., to fully utilize these assets. The opportunity to grow the economic and social potential in the regions through the development and implementation of a trails strategy will be instrumental in attracting visitors from around the world. Trail utilization has been identified as one of the most popular activities of leisure travellers, in addition to being an amenity that is enjoyed by the residents of our communities.

About The Project: Phase 1 of this Trails Project will become the foundation that guides the way to a well-defined trails strategy. The inventory will be a searchable data base of the highest potential trails and will define a set of key attributes that assists us in understanding what is required to ensure that trails within the regions provide visitors and local residents with exceptional experiences. Tourism Vancouver Island will manage the process through a firm that has experience in hiking trail development and management. Community and trail group leaders from throughout the regions will be engaged in the process to assist in identifying the trails to be included in the inventory, in addition to determining the attributes required to make the inventory valuable.

Phase 1 Activities:

- Establishing a consultation process with communities engaged in trails and trails development;
- Conducting research and inventory that identifies the agencies that presently are active and investing in some form of trails development activities within the region to assess duplication, gaps and appetite for collaboration;



C-4.2

- Engaging in dialogue about potential “shared approaches” to trails development where tourism is embedded in a more comprehensive way;
- Building an inventory of the highest potential hiking trails and documenting key attributes.

Phases 2 & 3 (future projects)

Project Objectives: Trails are enjoyed by a diverse range of users and provide opportunities for outdoor activities that promote physical and mental health and wellbeing, while fostering respect for the environment. Trails serve a multi-functional purpose including transportation, tourism and leisure. The Vancouver Island Trails Strategy is aimed at accomplishing the following objectives:

- Increase the awareness of trail use in the Vancouver Island region that contributes to economic and social growth
- Increase the investment of government agencies in support of tourism and trails development
- Increase the investment of tourism stakeholders in trails development and marketing
- Increase the investment of economic development agencies in promoting the amenities and lifestyles of the region through trail use and enjoyment
- Increase the alignment and collaboration of agencies with the capacity to attract visitation, investment, workforce and relocation to the region using the outdoor recreational opportunities as attractants
- Increase visitation to the region by providing a one-stop-shop for visitors to seek comprehensive trail-use information
- Establish a trail network system, as a destination benefit for residents and visitors, which focuses on the sustainable use and protection of natural areas and green spaces
- Establish an initiative or process that is replicable for the province, country or abroad
- Produce an exportable product for Canada

Our Request: Phase 1 has been approved for funding of \$30,000 through Island Coastal Economic Trust’s (ICET) Economic Development Readiness Program. We are seeking your financial support of \$2,500 for Phase 1 of this project.

Sincerely,



Dave Petryk
President & CEO

Tourism Vancouver Island

501 – 65 Front Street

Nanaimo, BC V9R 5H9

Phone: 250-754-3500

Fax: 250-754-3599

www.tourismvi.ca

info@tourismvi.ca



MEMO TO COUNCIL

MEETING DATE: August 12th, 2014 **FILE NO:** 0550-20
FROM: ABBY FORTUNE, DIRECTOR OF PARKS & RECREATION
SUBJECT: Tourism Vancouver Island - Hiking Trail Strategy Phase 1

Purpose:

To inform council of the project Tourism Vancouver Island is proposing.

Background:

The Director of Parks & Recreation met with Lana Kingston from Tourism Vancouver Island regarding the Hiking Trails Strategy - Phase 1. This initiative supports trails on Vancouver Island and best practices.

“Phase 1 of this Trails Project will become the foundation that guides the way to a well-defined trails strategy. The inventory will be a searchable database of the highest potential trails and will define a set of key attributes that assists us in understanding what is required to ensure that trails within the regions provide visitors and local residents with exceptional experiences.”

Ucluelet’s trail system is an integral component to the Tourism Sector and the local economy.

Recommendation (s):

1. That Council support this project in principle and direct staff to budget \$2,500 for the Vancouver Island and the Sunshine Coast, Hiking Trails Strategy - Phase 1, for 2015.

Abigail K. Fortune
 Director of Parks & Recreation

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#201 – 909 Island Highway
Campbell River, BC
Canada V9W 2C2

Tel: 250 286-1636
Fax: 250 286-1574

1-800-661-7256
BCSalmonFarmers.ca

Dear Mayor Irving and Council,

I write on behalf of the members of the BC Salmon Farmers Association. The BCSFA represents salmon farm companies as well as companies that provide supplies and services to farms throughout coastal BC.

Each year, as a way of recognizing the important work of our companies and their employees in coastal communities and to raise awareness of the importance of the aquaculture industry in this province, the BCSFA holds an Aquaculture Awareness Week in September. The week's events coincide with our Annual General Meeting and Business Summit.

To honour this year's event, we are requesting that Mayor and Council proclaim the week of Sept. 21, 2014, as Aquaculture Awareness Week in Ucluelet. Attached is proposed wording for the proclamation.

BC's farm-raised salmon is the province's largest agricultural sector and while it is documented as the largest private employer on the North Island, the contribution of BCSFA member companies Creative Salmon and Cermaq Canada to the West Coast is significant and growing. As well as the farm operations, there are offices, processing plants, and service and supplies companies on the West Coast that are reliant on the industry's ongoing success.

We are proud of the work we do to raise the world's best salmon in the most eco-conscious manner - and we're excited about the opportunities this offers in communities such as Ucluelet. We hope you will assist us in honouring that contribution this fall.

Thank-you for your consideration,

A handwritten signature in black ink, appearing to read "Jeremy Dunn", is written over a light blue horizontal line.

Jeremy Dunn
Executive Director
BC Salmon Farmers Association



July 31, 2014



#201 – 909 Island Highway
Campbell River, BC
Canada V9W 2C2

Tel: 250 286-1636
Fax: 250 286-1574

1-800-661-7256
BCSalmonFarmers.ca

Proposed Aquaculture Week Proclamation

Whereas; Aquaculture – in particular salmon farming – businesses are key contributors to employment and economic activity in Ucluelet.

Whereas; The industry, which includes farm companies as well as those that provide supplies and services within the sector, offers opportunity in many different fields for people of many different backgrounds.

Whereas; Companies directly involved in aquaculture actively support local events and non-profit groups through donations both direct and in-kind in order to further contribute to the success of our local community

Whereas; The BC Salmon Farmers Association has made educating the public about its industry’s operations and opportunities a key priority.

Be it Resolved that _____, _____, hereby proclaim the week of September 21 to 27, 2014 Aquaculture Awareness Week, to recognize the importance of this business to the local community.

To: Info Ucluelet
Subject: City of Pitt Meadows Correspondence - Unified Building Code Effect on Local Governments Provision of Public Safety

From: Kathleen Wilson [<mailto:kwilson@pittmeadows.bc.ca>]

Sent: July-04-14 12:11 PM

To: Kathleen Wilson

Subject: City of Pitt Meadows Correspondence - Unified Building Code Effect on Local Governments Provision of Public Safety

Good afternoon, would you kindly forward the attached correspondence to your respective Mayor and Council.

Thank you,

Kathleen Wilson

Administrative Assistant to Mayor & CAO

From: Kathleen Wilson

Sent: July-04-14 10:46 AM

To: COUNCIL (Excluding Mayor); Don Jolley

Subject: City of Pitt Meadows Correspondence - Unified Building Code Effect on Local Governments Provision of Public Safety

Hi all, attached is FYI.

Kathleen Wilson

Administrative Assistant to Mayor & CAO

City of Pitt Meadows

12007 Harris Road

Pitt Meadows, BC V3Y 2B5

Phone: 604-465-2410

[PittMeadows](#) | [FaceBook](#) | [YouTube](#) | [CouncilMeetings](#)

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City of Pitt Meadows

OFFICE OF THE MAYOR

July 2, 2014

Honourable Suzanne Anton
 Minister of Justice and Attorney General
 PO Box 9044
 STN PROV GOVT
 Victoria, BC V8W 9E2

Dear Minister Anton,

Re: Unified Building Code Effect on Local Governments Provision of Public Safety

The recent Ministerial release of the Province's intent to implement a Unified Building Code within the next 24 months is of significant concern to many, if not all, local governments. The removal of local ability to introduce concurrent authority in regard to aspects of construction, especially related to public safety, can only occur if it is replaced by significantly enhanced legislation from the Province to fill the void.

The decision to institute a Unified Building Code (UBC) currently rests with the Ministry of Natural Gas Development, Minister Responsible for Housing and Deputy Premier. However, the Ministry of Justice, through EMBC and the Office of the Fire Commissioner (OFC), have a critical voice that must be heard and considered. The OFC, which is responsible for oversight of fire service delivery in the Province, must recognize the negative impact that elimination of local fire sprinkler and wildfire protection legislation will have. Public Safety is a primary role of all levels of government and must take priority over all other considerations. Reducing levels of safety through legislation designed to enhance business is unacceptable.

The City of Pitt Meadows has a highly successful fire sprinkler component to our Building Bylaw that has enhanced public safety, reduced fire service costs, and dramatically reduced fire losses (both human and structural). It has never experienced negative "push back" from home-owners, builders or developers for over 19 years! The positive results of the local fire sprinkler requirements above those contained within the current Building code are irrefutable. Removal of the ability for the City to continue to ensure such efficient and effective service is unacceptable without an alternative solution that, at minimum, provides the City with equal or better results to those obtained by the current system.

The Union of BC Municipalities (UBCM) has responded to the Province by agreeing to engage in open, consultative discussion related to acceptable alternatives that address these types of concerns for a number of different Code areas. At least one smaller Working Group, discussing fire sprinklers, is also underway and includes representatives from local government, the Provincial Building Safety and Standards Branch, the Office of the Fire Commissioner, fire services, building and sprinkler trades, engineering and architectural professionals, and others.

The Fire Chiefs Assoc of BC has also taken the position whereby any legislative changes to the Building Code which reduce the level of public safety related to fire protection in any community is unacceptable. There are approximately 30 local jurisdictions with local legislation similar to that utilized in Pitt Meadows, including the City of Vancouver. There is simply no evidence that has been presented which suggests that reducing public safety, through elimination of local concurrent regulation, can be justified in order to improve construction practices. In fact, the evidence indisputably points to the contrary and jurisdictions all across Canada and the USA are recognizing that increased requirements for safety are needed and desired by the public at large.

The decision to institute a Unified Building Code (UBC) currently rests with the Ministry of Natural Gas Development and Minister Responsible for Housing and Deputy Premier. However, the Ministry of Communities, Sport and Cultural Development, as well as the Ministry of Justice, through EMBC and the Office of the Fire Commissioner (OFC), must be involved as the impacts of this proposed change are sweeping and directly affect public safety and community development.

Separate letters addressed to these Ministries will be sent describing the position of the City of Pitt Meadows related to introduction of a Unified Building Code and its apparent negative impact on our ability to provide highly efficient, effective and safe local government services.

Mr. Minister, please understand that the City recognizes the challenges for business related to multiple, and oftentimes, conflicting local regulation. However, there are solutions that do not result in a reduction of public safety, such as increased Code requirements for things such as fire sprinkler use and building standards in interface locations. It is incumbent on the Province to work with local government on this issue, not to dictate standards which will negatively impact public safety and local government service delivery.

Respectfully,



Deb Walter
Mayor

cc: Minister of Natural Gas Development and Responsible for Housing
Minister of Community, Sport and Cultural Development
Union of British Columbia Member Municipalities
Doug Bing, MLA
Pitt Meadows Council
Don Jolley, Fire Chief



City of Pitt Meadows

OFFICE OF THE MAYOR

July 2, 2014

Honourable Rich Coleman
 Minister of Natural Gas Development and Responsible for Housing
 PO Box 9052
 STN PROV GOVT
 Victoria, BC V8W 9E2

Dear Minister Coleman,

Re: Unified Building Code Effect on Local Governments Provision of Public Safety

The recent Ministerial release of the Province's intent to implement a Unified Building Code within the next 24 months is of significant concern to many, if not all, local governments. The removal of local ability to introduce concurrent authority in regard to aspects of construction, especially related to public safety, can only occur if it is replaced by significantly enhanced legislation from the Province to fill the void. Public Safety is a primary role of all levels of government and must take priority over all other considerations. Reducing levels of safety through legislation designed to enhance business is unacceptable.

The City of Pitt Meadows has a highly successful fire sprinkler component to our Building Bylaw that has enhanced public safety, reduced fire service costs, and dramatically reduced fire losses (both human and structural). It has never experienced negative "push back" from home-owners, builders or developers for over 19 years! The positive results of the local fire sprinkler requirements above those contained within the current Building code are irrefutable. Removal of the ability for the City to continue to ensure such efficient and effective service is unacceptable without an alternative solution that, at minimum, provides the City with equal or better results to those obtained by the current system.

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The Fire Chiefs Association of BC has also taken the position whereby any legislative changes to the Building Code which reduce the level of public safety related to fire protection in any community is unacceptable. There are approximately 30 local jurisdictions with local legislation similar to that utilized in Pitt Meadows, including the City of Vancouver. There is simply no evidence that has been presented which suggests that reducing public safety, through elimination of local concurrent regulation, can be justified in order to improve construction practices. In fact, the evidence indisputably points to the contrary and jurisdictions all across Canada and the USA are recognizing that increased requirements for safety are needed and desired by the public at large.

The decision to institute a Unified Building Code (UBC) currently rests with the Ministry of Natural Gas Development and Minister Responsible for Housing and Deputy Premier. However, the Ministry of Communities, Sport and Cultural Development, as well as the Ministry of Justice, through EMBC and the Office of the Fire Commissioner (OFC), must be involved as the impacts of this proposed change are sweeping and directly affect public safety and community development.

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Respectfully,



Deb Walter
Mayor

cc: Minister of Community, Sport and Cultural Development
Minister of Justice and Attorney General
Union of British Columbia Member Municipalities
Doug Bing, MLA
Pitt Meadows Council
Don Jolley, Fire Chief



City of Pitt Meadows

OFFICE OF THE MAYOR

July 2, 2014

Honourable Coralee Oakes
 Minister of Community, Sport and Cultural Development
 PO Box 9056
 STN PROV GOVT
 Victoria, BC V8W 982

Dear Minister Oakes,

Re: Unified Building Code Effect on Local Governments Provision of Public Safety

The recent Ministerial release of the Province's intent to implement a Unified Building Code within the next 24 months is of significant concern to many, if not all, local governments. The removal of local ability to introduce concurrent authority in regard to aspects of construction, especially related to public safety, can only occur if it is replaced by significantly enhanced legislation from the Province to fill the void.

The decision to institute a Unified Building Code (UBC) currently rests with the Ministry of Natural Gas Development, Minister Responsible for Housing and Deputy Premier. However, the Ministry of Communities, Sport and Cultural Development must be involved as the impacts of the UBC, as described currently, are likely to directly and negatively impact community safety. Public Safety is a primary role of all levels of government and must take priority over all other considerations. Reducing levels of safety through legislation designed to enhance business is unacceptable.

The City of Pitt Meadows has a highly successful fire sprinkler component to our Building Bylaw that has enhanced public safety, reduced fire service costs, and dramatically reduced fire losses (both human and structural). It has never experienced negative "push back" from home-owners, builders or developers for over 19 years! The positive results of the local fire sprinkler requirements above those contained within the current Building code are irrefutable. Removal of the ability for the City to continue to ensure such efficient and effective service is unacceptable without an alternative solution that, at minimum, provides the City with equal or better results to those obtained by the current system.

The Union of BC Municipalities (UBCM) has responded to the Province by agreeing to engage in open, consultative discussion related to acceptable alternatives that address these types of concerns for a number of different Code areas. At least one smaller Working Group, discussing fire sprinklers, is also underway and includes representatives from local government, the Provincial Building Safety and Standards Branch, the Office of the Fire Commissioner, fire services, building and sprinkler trades, engineering and architectural professionals, and others.

The Fire Chiefs Assoc of BC has also taken the position whereby any legislative changes to the Building Code which reduce the level of public safety related to fire protection in any community is unacceptable. There are approximately 30 local jurisdictions with local legislation similar to that utilized in Pitt Meadows, including the City of Vancouver. There is simply no evidence that has been presented which suggests that reducing public safety, through elimination of local concurrent regulation, can be justified in order to improve construction practices. In fact, the evidence indisputably points to the contrary and jurisdictions all across Canada and the USA are recognizing that increased requirements for safety are needed and desired by the public at large.

The decision to institute a Unified Building Code (UBC) currently rests with the Ministry of Natural Gas Development and Minister Responsible for Housing and Deputy Premier. However, the Ministry of Communities, Sport and Cultural Development, as well as the Ministry of Justice, through EMBC and the Office of the Fire Commissioner (OFC), must be involved as the impacts of this proposed change are sweeping and directly affect public safety and community development.

Separate letters addressed to these Ministries will be sent describing the position of the City of Pitt Meadows related to introduction of a Unified Building Code and its apparent negative impact on our ability to provide highly efficient, effective and safe local government services.

Mr. Minister, please understand that the City recognizes the challenges for business related to multiple, and oftentimes, conflicting local regulation. However, there are solutions that do not result in a reduction of public safety, such as increased Code requirements for things such as fire sprinkler use and building standards in interface locations. It is incumbent on the Province to work with local government on this issue, not to dictate standards which will negatively impact public safety and local government service delivery.

Respectfully,



Deb Walter
Mayor

cc: Minister of Natural Gas Development and Responsible for Housing
Minister of Justice and Attorney General
Union of British Columbia Member Municipalities
Doug Bing, MLA
Pitt Meadows Council
Don Jolley, Fire Chief

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Filecode: 0410-20 MCSCD
 X-Ref: 0410-20 MOAG
 Forwarded to: Council, Andrew
 Physical Electronic



June 26, 2014

Ref: 155838

His Worship Mayor Bill Irving
 District of Ucluelet
 PO Box 999
 Ucluelet, BC V0R 3A0

Dear Mayor Irving:

We are writing in our capacities as Minister of Community, Sport and Cultural Development and Minister of Agriculture, regarding issues relating to medical marihuana production in British Columbia.

Many local governments have expressed concern regarding the potential establishment of medical marihuana production facilities in our communities, under the new federal regulations. Some local governments and stakeholders have written expressing an array of concerns, the most common messages concerning the exclusion of these facilities from qualifying for provincial farm class and if they would be considered an allowable farm use.

These concerns have been taken seriously and we understand that the establishment of these facilities within your communities will have a potential impact on services and costs. We brought your concerns to the attention of Honourable Christy Clark, Premier, and our Cabinet colleagues in the context of a larger discussion about medical marihuana production in the province.

After careful consideration, we are pleased to inform you that the Province of British Columbia has made a decision to implement a regulatory change that excludes medical marihuana, and any other federally regulated narcotic, from being eligible for farm classification for property assessment and tax purposes. This decision to treat medical marihuana as a restricted narcotic substance and a pharmaceutical is also consistent with the Province of Alberta. This change will apply to facilities located on both Agricultural Land Reserve (ALR) and non ALR lands.

In addition, please be advised that the Province will continue to view medical marihuana production facilities as an allowable farm use on ALR lands. The Ministry of Agriculture's policy position is that local governments should not prohibit medical marihuana production in the ALR. Any local government that has passed or is considering bylaws that address the issue of medical marihuana production within its boundaries may wish to seek legal counsel, as enacting such a bylaw may give rise to a constitutional challenge as frustrating a lawful initiative of the federal government. This is consistent with the position of the Agricultural Land Commission's updated Information Bulletin from January 2014 (http://www.alc.gov.bc.ca/publications/ALC_Info_Bulletin_Marihuana_Amended_Jan_2014.pdf).

.../2

Ministry of Community, Sport
and Cultural Development

Office of the Minister

Mailing Address:
 PO Box 9056 Stn Prov Govt
 Victoria BC V8W 9E2
 Phone: 250 387-2283
 Fax: 250 387-4312

Location:
 Room 124
 Parliament Buildings
 Victoria BC V8V 1X4

www.gov.bc.ca/cscd

His Worship Mayor Bill Irving
Page 2



Any applicant for a license must comply with all federal requirements including security and building standards, as well as local bylaws regulating site-specific requirements.

Consistent with British Columbia government policy, the Minister of Agriculture does not intend to approve any bylaw that would prohibit the production of medical marihuana in the ALR.

The Ministry of Agriculture will, however, offer guidance to local governments on the degree in which one of their farm bylaws could regulate medical marihuana production in the ALR through a Minister's Bylaw Standard specific to the production of medical marihuana on ALR land and will involve local governments in the development of those standards.

Minister's Bylaw Standards establish standards for the guidance of local government in the preparation of various bylaws affecting agriculture. Examples of current Minister's Bylaw Standards include:

- o Building setbacks from lot lines
- o Maximum lot coverage
- o Maximum building heights

More information about Minister's Bylaw Standards is available on the Ministry of Agriculture's website at: [www.al.gov.bc.ca/resmgmt/sf/guide to bylaw development/Guide to ByLaw Dev index.htm](http://www.al.gov.bc.ca/resmgmt/sf/guide%20to%20bylaw%20development/Guide%20to%20ByLaw%20Dev%20index.htm).

Overall, we believe this decision reflects a balanced approach, which considers the interests of the federally licensed facility operators, the interests of the agricultural sector and the purpose of the Agricultural Land Reserve, and the concerns of local governments and communities. Also, enclosed for your reference are the Information Bulletin and Backgrounder (see: <http://www.newsroom.gov.bc.ca/2014/06/bc-preserves-local-governments-tax-revenues-from-medical-marijuana-growers.html>).

Sincerely,

Coralee Oakes
Minister of Community, Sport
and Cultural Development

Norm Letnick
Minister of Agriculture

Enclosures



BRITISH
COLUMBIA

INFORMATION BULLETIN

For Immediate Release
2014CSCD0039-000862
June 24, 2014

Ministry of Community, Sport and Cultural Development
Ministry of Agriculture

B.C. preserves local governments' tax revenues from medical marijuana growers

VICTORIA – The Government of British Columbia is excluding federally-licensed medical marijuana production from the list of agricultural uses that qualify for farm classification for assessment and property tax purposes.

The decision will ensure local governments do not lose potential property tax revenues from the Health Canada licensed-production facilities.

Medical marijuana is a federally-regulated narcotic produced by licensed operators in British Columbia. There are currently five federally-licensed facilities in British Columbia.

B.C.'s position takes into consideration the nature of the highly-regulated and secure facilities, and is consistent with the approach being taken in neighbouring Alberta.

The Government of British Columbia will also continue to view medical-marijuana production as an allowable farm use within the Agricultural Land Reserve that should not be prohibited by local government bylaws. This is consistent with the Agricultural Land Commission's interpretation of the Agricultural Land Commission Act.

Federal regulations for medical marijuana came into effect April 1, 2014. The exclusion from farm classification for property tax purposes will take effect for property assessments in the 2015 taxation year.

Media Contacts:

Shannon Hagerman
Ministry of Community, Sport and Cultural
Development
250 953-3677

Robert Boelens
Ministry of Agriculture
250 356-1674

Connect with the Province of B.C. at: www.gov.bc.ca/connect



BRITISH
COLUMBIA

BACKGROUND

For Immediate Release
2014CSCD0039-000862
June 24, 2014

Ministry of Community, Sport and Cultural Development
Ministry of Agriculture

Eligibility for farm classification for property tax purposes

In British Columbia, the BC Assessment Act specifies which farm uses qualify for farm classification for property tax assessment purposes. If the income derived from these qualifying uses meets the prescribed levels, the land and buildings in which the activities are carried out may be eligible for certain tax benefits. Farm class confers significant benefits to a property through low land values, reduced tax rates, PST exemptions and exemptions on farm buildings of up to 87.5% of value.

The B.C. government has amended the farm class regulation to exclude federally-licensed medical marijuana production facilities as a qualifying farm product for assessment and taxation purposes. This means the facilities would not be eligible for the benefits of farm classification. The regulatory amendment will take effect in the 2015 property taxation year.

There are already approved activities on Agricultural Land Reserve (ALR) land that are not eligible for farm classification for assessment and property tax purposes. Excluded products and activities include farm or ranch tourism operations; sand and gravel extraction operations and winery and cidery facilities.

Facilities are accepted farm use within Agricultural Land Reserve

Licensed medical marijuana production facilities may be located on both provincial ALR and non-ALR lands, subject to local government zoning and other site requirements. The Agricultural Land Commission has determined that medical marijuana production is consistent with the definition of a farm use under the Agricultural Land Commission Act. However, as a federally-regulated narcotic, it will not be eligible for farm classification for property tax purposes. Consistent with the federal government's direction and the Agricultural Land Commission's position, and based on legal guidance, the Province agrees local governments should not prohibit medical marijuana production in the ALR.

Local governments looking to propose a bylaw prohibiting medical marijuana may wish to seek legal counsel as enacting such a bylaw may give rise to a constitutional challenge as frustrating a lawful initiative of the federal government.

Health Canada licensed facilities:

Since 2001, Health Canada has granted access to marijuana for medical purposes to Canadians who have had the support of their physicians. In June 2013, the Government of Canada introduced new regulations that treat medical marijuana as a controlled narcotic and created a new commercial industry that is responsible for its production and distribution. As of April 1, 2014, the only way to access medical marijuana for medical purposes is through commercial, licensed productions.

The federal government requires licensed producers to maintain specific security measures, including a detailed description of the measures and floor plans of the site, and to meet local government requirements as a condition of their license. As of May 5, 2014, five licenses have been issued to producers in Central Saanich, Maple Ridge, Whistler, Nanaimo and Spallumcheen.

Quick Links:

Health Canada (Medical Use of Marijuana): www.hc-sc.gc.ca/dhp-mps/marihuana/index-eng.php

BC Assessment: www.bcassessment.ca/Pages/default.aspx

Agricultural Land Commission: <http://www.alc.gov.bc.ca>

http://www.alc.gov.bc.ca/publications/ALC_Info_Bulletin_Marijuana_Amended_Jan_2014.pdf

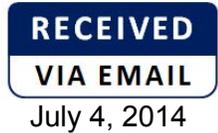
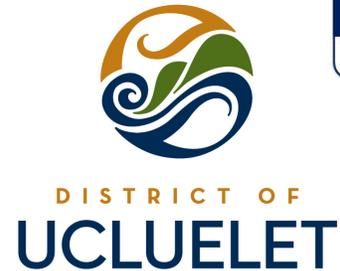
Media Contacts:

Shannon Hagerman
Ministry of Community, Sport and Cultural
Development
250 953-3677

Robert Boelens
Ministry of Agriculture
250 356-1674

Connect with the Province of B.C. at: www.gov.bc.ca/connect

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DRAFT

**Between: The Yuutu?it?ath First Nation
And: The District of Ucluelet**

1. Purpose

We, the Yuutu?it?ath Yuutu?it?ath and District of Ucluelet, are neighboring communities that share interests in the Ucluelet Peninsula and surrounding area. Our long-standing relationship is built upon mutual respect.

In recognition of the benefits that our communities can realize by us working together, we require an avenue for dialogue and action where we come to a common table as equal parties. This protocol represents a framework within which to advance our working relationship.

2. Vision

Our community vision is:

- A healthy community where the citizens of our population are united and share a sense of civic pride.
- A year round, diversified and healthy economy that yields growth that doesn't compromise the environment or what makes our communities unique.

Our collaborative organizational vision is:

- Effective governments, working towards common issues, as partners.

3. Shared Values

Our common values will serve as a foundation for our conduct and decision-making, and will guide us when prioritizing our interests, and determining the methods used to advance those interests. These values include: relationships, culture, social, and environment

4. Communications

4.1 Protocols

To facilitate effective communication, the parties will observe each other's communication protocols

4.2 Responsibilities

- a. A political representative from each party will be assigned the responsibility of maintaining the integrity of this protocol.
- b. An administrative representative from each party will be assigned the responsibility of implementing this protocol.

4.3 Meetings

- a. To maintain this protocol and its work plan(s), the parties may utilize existing organizational structures (e.g. committees), or may establish new ones as needed.

Terms of Reference will be developed or amended as appropriate to inform the use of these organizational structures.

- b. The parties will meet a minimum of three times per year, with at least one meeting occurring within each half of the year. Meetings will rotate between our communities.

5. Terms of the Agreement

The term will remain open as each party agrees to work towards the mutual benefit of this agreement.

5.1 Limitations

This protocol will not diminish the existing legal powers, duties, responsibilities and functions of the parties.

5.2 Amendments

Anytime during the term of this protocol, the parties may by mutual agreement, amend the protocol in writing.

6. Signatures

This protocol takes effect upon being signed by a duly authorized representative from each of the parties.

Effective Date: _____

For the Yuulu?if?ath :

Charles McCarthy, President

Witness

Iris Frank, Director of Operations

Witness

For the District of Ucluelet:

Bill Irving, Mayor

Witness

Andrew Yeates,
Chief Administrative Officer

Witness

To: Info Ucluelet
Subject: MESSAGE FROM THE DEPUTY MINISTER OF AGRICULTURE: Agricultural Land Commission Act Consultation Sessions

From: Correspondence Unit AGRI:EX [<mailto:MCU@gov.bc.ca>]

Sent: July-14-14 3:24 PM

To: Info Ucluelet

Subject: MESSAGE FROM THE DEPUTY MINISTER OF AGRICULTURE: Agricultural Land Commission Act Consultation Sessions

Importance: High

File: 0280-30 Ref: 180335

His Worship Bill Irving
Mayor of Ucluelet
Alberni-Clayoquot Regional District
E-Mail: info@ucluelet.ca

Dear Mayor Irving:

The Ministry of Agriculture is seeking input from industry, local government and other interested groups on potential amendments to the regulation subordinate to the *Agricultural Land Commission Act*. We want to share some information with you on this process.

We are interested in the perspective of local governments on this matter. Regional districts have been invited to participate in local consultation sessions but are restricted in the size of their delegation. The limit on the size of the delegation is to ensure that all of those groups invited to the consultation sessions have an opportunity to participate. Regional districts may choose to include representatives from member municipalities or local Agricultural Advisory Committees in their delegations.

In addition, as a local government, your organization may submit any written feedback on the potential amendments to the regulation either via your regional district, or directly to the Ministry of Agriculture at ALCA_Feedback@gov.bc.ca. Regional districts have the opportunity to provide any submissions from their member municipalities to Ministry representatives during their consultation session.

A website will go live at <http://engage.gov.bc.ca/landreserve> on or before July 22, 2014 which will provide background information on the consultation process that is being undertaken, and detailed questions on the potential regulatory amendments, to which you may choose to respond.

Details for your Regional District's session:

Venue: Coast Bastion Hotel - 11 Bastion Street, Nanaimo

Time: August 12, 2014; 1:00 PM-4:00 PM

Sincerely,

Derek Sturko
Deputy Minister

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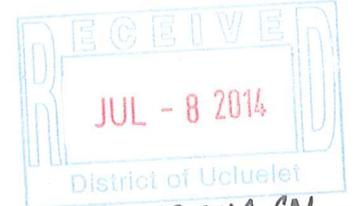
Health
Canada

Santé
Canada

Filecode: 0420-20 HEALTH
X-Ref:
Forwarded to: Council, Andrew
[] Physical [x] Electronic

Healthy Environments and
Consumer Safety Branch

Direction générale,
Santé environnementale et sécurité des consommateurs



Your file Votre référence

Our File Notre référence

August 12, 2014 CM

His Worship Bill Irving
Mayor of the District of Ucluelet
200 Main Street
P.O. Box 999
Ucluelet, British Columbia V0R 3A0

JUN 26 2014

Dear Mr. Mayor:

I am pleased to respond to your correspondence of April 4, 2014, concerning the monitoring of radiation on Canada's west coast, which was forwarded to the Honourable Rona Ambrose, Minister of Health, on April 16, 2014, by Fisheries and Oceans Canada. I regret the delay in responding.

The Government of Canada is committed to protecting the health and safety of Canadians. To this effect, Health Canada's Radiation Protection Bureau has been monitoring environmental radioactivity on a routine basis since 1959. It currently operates two radioactivity monitoring networks which represent a total of over 100 detection and sampling stations located all over Canada.

With respect to the accident at the Fukushima Daiichi nuclear power plant in March 2011, a small amount of radiation was first detected on Canada's west coast approximately one week after the incident and remained detectable for another week before becoming too small to measure. During the period of detection, the maximum radioactivity levels were so small that they were well below normal levels of natural background radiation. Despite recent reports about the contaminated water leaking from the Fukushima Daiichi site into the Pacific Ocean, the levels of environmental radiation measured in Canada are consistently within the range of radiation levels normally detected; therefore, Health Canada does not consider these recent leaks to be a concern for Canadians. Information on Health Canada's response to this event, including data from the Department's networks, can be found on our website at <http://www.hc-sc.gc.ca/hc-ps/ed-ud/respond/nuclea/2011-03-17-eng.php>.

As mentioned by Fisheries and Oceans Canada, we have been working with them on a related research project on fish harvested from the Canadian west coast in 2013. This research found that levels of radioactive caesium in Canadian fish were below the study's detection limits, and that the fish

.../2

- 2 -

presented no radiological health concern, even for individuals with high seafood consumption. The results were recently published in a peer-reviewed scientific journal, which can be found at <http://rpd.oxfordjournals.org/content/early/2014/05/01/rpd.ncu150.full.pdf+html>.

Please be assured that Health Canada continues to monitor and review radiation levels in Canada and worldwide, using its monitoring networks and its collaborative relationships with the international community. Should data from our monitoring programs or other sources of information indicate a need for additional efforts, the Department will promptly notify public health authorities (including provincial authorities) of the situation and provide guidance on how to best address the issue.

I appreciate having had this opportunity to respond to your concerns.



Andrew Adams
Director General
Environmental and Radiation Health
Sciences Directorate

Filecode: 0416-20 MOH
 X-Ref:
 Forwarded to: Council, Andrew
 Physical Electronic



August 12, 2014 CM

1012335

July 10, 2014

Her Worship
 Josie Osborne
 Mayor of Tofino
 District of Tofino
 PO Box 9
 Tofino BC V0R 2Z0

His Worship
 Bill Irving
 Mayor of Ucluelet
 District of Ucluelet
 PO Box 999
 Ucluelet BC V0R 3A0

Dear Mayor Osborne and Mayor Irving:

Thank you for your letter of June 19, 2014, regarding the need for more locally specific health data within the Local Health Area 70. We do appreciate and recognize the need for data specific to the West Coast communities of Tofino, Ucluelet, Area C of the Alberni-Clayoquot Regional District and Tla-o-qui-aht, Ahousaht, Ucluelet and Toquaht First Nations.

In order to best meet your request, we in the Ministry of Health will need to work with our partners in BC Statistics, and in Island Health to analyse of the available demographic and health information specific to the West Coast communities within Local Health Area 70 exclusive of the Alberni Valley. We estimate that four to six weeks will be required to gather the requested data.

As we move forward in the coming weeks with the work to meet your specific information request, we will keep you apprised of our efforts. Further discussion will be arranged internally, and with our partners, regarding your requested changes to health profile reporting.

Thank you very much for bringing this issue to our attention.

Sincerely,

Dr. Shannon McDonald
 Executive Director
 Aboriginal Health Directorate

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July 7, 2014

Mayor Bill Irving
P.O. Box 999
Ucluelet, B.C. V0R 3A0

Filecode: **DA00-20 BCAA**
X-Ref:
Forwarded to: **Council, Andrew**
 Physical Electronic



Dear Mayor Irving,

In April, we informed you that BCAA would conduct its annual "Worst Roads" survey from April 28 to May 26, 2014, and announce the Top 10 list in June. We also advised that survey results would be shared with municipalities, regional districts, the Ministry of Transportation and Infrastructure, and other road authorities.

Enclosed is a report listing the roads geographically located within or near your general region that British Columbians have identified as areas they would like to be assessed and considered for potential improvement. This report is also for you to share with your city planning or transportation departments that oversee the design and maintenance of roads.

We appreciate that particular stretches of road may be managed by neighbouring authorities and will also share survey results with those offices. Province-wide survey results have been provided to the Ministry of Transportation and Infrastructure.

Through our various road safety programs, including the "Worst Roads" survey, BCAA is committed to keeping British Columbians safe. The survey is designed to give British Columbians another channel to highlight roads they feel may have been overlooked for repairs or are in need of assessment for better safety. BCAA also uses the "Worst Roads" campaign to reach all road users to encourage road safety behaviours, share important tips and engage the public to think about their role in ensuring everyone's safety on B.C.'s roads.

We understand that repairs and improvements take time, and BCAA recognizes publically the roadwork that has been underway and planned at both the provincial and municipal levels.

To keep British Columbians informed about roads in their communities, we invite you to share any status updates or improvement plans for roads in your jurisdiction that have been identified in the survey. We're happy to continue sharing your efforts to review roads in your area for safety, repairs and improvements in response to any BCAA Member or survey respondent inquiry.

Improving road safety for all British Columbians is a top priority for BCAA. We hope the survey results will be useful and help guide future road infrastructure decisions. If you have any questions, please contact Sara Holland, Senior Manager of Communication at Sara.Holland@bcaa.com or 604-268-5029.

Sincerely,

Mark Donnelly
Director, Communication and Community

2014 REPORT
VANCOUVER ISLAND REGION

Worst Roads



CARIBOO CHILCOTIN COAST GULF ISLANDS INTERIOR, BC KOOTENAY REGION LOWER MAINLAND NORTHERN BC OKANAGAN SEA-TO-SKY REGION SUNSHINE COAST VANCOUVER ISLAND



INTRODUCTION

Worst Roads²⁰¹⁴



BCAA 2014 “Worst Roads” survey results

Keeping British Columbians safe on our roads is a top priority for BCAA. Our annual “Worst Roads” survey is designed to provide government with information by offering British Columbians another channel to highlight roads that they feel are unsafe, overly congested or in need of repair.

BCAA also uses the campaign to reach all road users to encourage road safety behaviours, share important tips and engage the public to think about their role when it comes to ensuring everyone’s safety on B.C.’s roads.

This report lists the stretches of roads and highways that British Columbians have identified as areas they would like to be assessed and considered for potential improvement. Roads are arranged by approximate geographical location. A road may be listed more than once when different portions of that road have been voted for. Roads that received 10 votes or more have been highlighted with the following symbol: ⚠

Visit BCAA’s website, bcaa.com to learn more about our “Worst Roads” campaign and other road safety programs.

About the voting system

BCAA’s “Worst Roads” survey utilizes the Google Maps application which allows survey participants to cast their vote by selecting a stretch of road on an online map. The voting system captures the latitude and longitude coordinates for each stretch of road. Coordinates are included in the survey results for your reference.

To view a specific stretch of road on Google Maps, go to google.ca. Type in the coordinates in the search field in the format of *Latitude value, Longitude value* then hit “enter” on your keyboard and the stretch of road will appear on the map.

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Worst Roads 2014

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5	Black Creek	10	North Saanich
5	Bowser	10	Pacific Rim National Park Reserve
5	Brentwood Bay	11	Parksville
5	Campbell River	11	Port Alberni
6	Central Saanich	11	Port Alice
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		17	Zeballos

VANCOUVER ISLAND REGION

Worst
Roads 2014

MOST VOTED-FOR ROADS IN THE THE VANCOUVER ISLAND REGION

ROAD	# OF VOTES	PROBLEM CITED	APPROX. GEOGRAPHICAL LOCATION	LATITUDE	LONGITUDE
McKenzie Avenue	151	Traffic Congestion (95%) Pedestrian/cycling safety (2%) Poor road signs or road markings (1%) Potholes/crumbling pavement (1%) Timing of traffic lights (1%)	Victoria	48.4596783	-123.4046796
Island Hwy	85	Traffic Congestion (80%) Poor road signs or road markings (14%) Pedestrian/cycling safety (2%) Potholes/crumbling pavement (2%) Timing of traffic lights (2%)	Malahat	48.547064	-123.564939
Malahat Summit	46	Traffic Congestion (85%) Poor road signs or road markings (9%) Potholes/crumbling pavement (4%) Pedestrian/cycling safety (2%)	Mill Bay	48.584385	-123.5293741
State Highway 1	37	Traffic Congestion (100%)	Victoria	48.4596567	-123.4044356
Pacific Rim Highway	36	Potholes/crumbling pavement (83%) Pedestrian/cycling safety (8%) Poor road signs or road markings (6%) Traffic Congestion (3%)	Pacific Rim National Park Reserve	49.086448	-125.8104058
Island Highway	35	Traffic Congestion (94%) Potholes/crumbling pavement (3%) Poor road signs or road markings (3%)	Langford	48.4693794	-123.5522577
Fairdowne Road	28	Potholes/crumbling pavement (96%) Traffic Congestion (4%)	Parksville	49.3060885	-124.34587
Pacific Rim Highway	28	Potholes/crumbling pavement (88%) Traffic Congestion (8%) Poor road signs or road markings (4%)	Tofino	49.115203	-125.88212
British Columbia 28	27	Potholes/crumbling pavement (100%)	Gold River	49.7245358	-126.1032928
Gold River Highway	25	Potholes/crumbling pavement (96%) Pedestrian/cycling safety (4%)	Campbell River	49.9846809	-125.3868337

Alberni –
Clayoquot

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Barnfield Rd	7	Potholes/crumbling pavement (100%)	48.8919869	-124.969278

Alert Bay

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Beaver Cove Road	1	Potholes/crumbling pavement	50.551626	-126.9199374

VANCOUVER ISLAND REGION

Worst
Roads 2014

Bamfield

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
 Bamfield Road	14	Potholes/crumbling pavement (100%)	48.8861152	-124.985039 
Alberni-Clayoquot A	3	Potholes/crumbling pavement (100%)	48.8372076	-125.0662541
South Bamfield Road	2	Poor road signs or road markings (50%) Potholes/crumbling pavement (50%)	48.8141331	-125.1530129
Beaver Cove Road	1	Potholes/crumbling pavement	50.551626	-126.9199374

Black Creek

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Macaulay Road	5	Pedestrian/cycling safety (80%) Potholes/crumbling pavement (20%)	49.8603382	-125.1533878
North Island Highway	2	Poor road signs or road markings (50%) Potholes/crumbling pavement (50%)	49.808547	-125.114791
Constitution Road	1	Potholes/crumbling pavement	49.8073655	-125.0942556

Bowser

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Gainsberg Road	6	Pedestrian/cycling safety (67%) Potholes/crumbling pavement (33%)	49.4564072	-124.7164263
Home Lake Rd	1	Poor road signs or road markings	49.3416575	-124.6725164
West Island Highway	1	Potholes/crumbling pavement	49.4415146	-124.6918092

Brentwood Bay

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Benvenuto Avenue	2	Potholes/crumbling pavement (100%)	48.5629018	-123.4596338
Wallace Drive	1	Pedestrian/cycling safety	48.558435	-123.4523341

Campbell River

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
 Gold River Highway	25	Potholes/crumbling pavement (96%) Pedestrian/cycling safety (4%)	49.9846809	-125.3868337 
Petersen Road	6	Pedestrian/cycling safety (50%) Potholes/crumbling pavement (50%)	50.0285079	-125.2664033
Island Highway	3	Pedestrian/cycling safety (67%) Potholes/crumbling pavement (33%)	50.0331247	-125.2733345
Argonaut Road	2	Potholes/crumbling pavement (100%)	50.0158279	-125.3367591
South Alder Street	2	Potholes/crumbling pavement (50%) Traffic Congestion (50%)	50.0047434	-125.2391529
British Columbia 28	1	Potholes/crumbling pavement	50.0147249	-125.3551769
Quinsam Road	1	Potholes/crumbling pavement	50.0284182	-125.2997867
Rainbow Road	1	Potholes/crumbling pavement	50.042112	-125.2813875

VANCOUVER ISLAND REGION

Worst
Roads 2014

Central Saanich

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Benvenuto Avenue	2	Pedestrian/cycling safety (50%) Potholes/crumbling pavement (50%)	48.564044	-123.453288

Chemainus

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Crofton Road	2	Potholes/crumbling pavement (100%)	48.877626	-123.6691587
Chemainus Rd	1	Potholes/crumbling pavement	48.9148376	-123.7137187
Island Highway	1	Timing of traffic lights	48.8604897	-123.7157031

Cobble Hill

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Cobble Hill Road	1	Potholes/crumbling pavement	48.6801809	-123.5949703
Ratcliffe Road	1	Potholes/crumbling pavement	48.6880593	-123.547316
Telegraph Road	1	Potholes/crumbling pavement	48.7154267	-123.5818619

Comox

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Wilkinson Road	7	Potholes/crumbling pavement (100%)	49.737569	-124.9248437
Lazo Road	3	Pedestrian/cycling safety (100%)	49.6850792	-124.8876568
Little River Road	1	Pedestrian/cycling safety	49.7213861	-124.9115309
Murrelet Drive	1	Traffic Congestion	49.687043	-124.9447638

Courtenay

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
17 Street	4	Traffic Congestion (100%)	49.6859495	-124.9885858
Back Road	2	Pedestrian/cycling safety (100%)	49.6855887	-124.958363
Ryan Road	2	Pedestrian/cycling safety (50%) Traffic Congestion (50%)	49.7107083	-124.9648249
British Columbia 19A - North Island Highway	1	Potholes/crumbling pavement	49.782633	-125.0548558
Comox Valley Parkway	1	Poor road signs or road markings	49.6559742	-125.0045223
Fitzgerald Avenue	1	Traffic Congestion	49.689736	-125.0016618
Lerwick Road	1	Timing of traffic lights	49.7103626	-124.9657137
Ryan Rd	1	Traffic Congestion	49.7102928	-124.9658493

VANCOUVER ISLAND REGION

Worst
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Cowichan Valley

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
South Road	1	Potholes/crumbling pavement	48.8134424	-124.6666013

Crofton

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Crofton Rd	1	Potholes/crumbling pavement	48.8727451	-123.6512324

Cumberland

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Egremont Street	4	Potholes/crumbling pavement (75%) Pedestrian/cycling safety (25%)	49.6189938	-125.0349077
Dunsmuir Avenue	3	Potholes/crumbling pavement (100%)	49.6186597	-125.0341556
Maryport Avenue	3	Potholes/crumbling pavement (100%)	49.6211809	-125.0258241
5 Street	1	Potholes/crumbling pavement	49.6197012	-125.0244731
Comox Lake Road	1	Potholes/crumbling pavement	49.6220514	-125.0592769
Cumberland Road	1	Potholes/crumbling pavement	49.6298289	-125.0187791

Duncan

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
Island Highway	14	Traffic Congestion (79%) Pedestrian/cycling safety (14%) Timing of traffic lights (7%)	48.7779983	-123.6987313
Trans-Canada Highway	5	Traffic Congestion (100%)	48.7792162	-123.6988393
Cowichan Bay Rd	2	Pedestrian/cycling safety (50%) Poor road signs or road markings (50%)	48.7553913	-123.6580889
Cowichan Lake Road	2	Pedestrian/cycling safety (100%)	48.7769628	-123.82811
Trunk Road	2	Potholes/crumbling pavement (100%)	48.7766085	-123.7048163
Arbutus Avenue	1	Pedestrian/cycling safety	48.8222041	-123.6026569
British Columbia 18	1	Traffic Congestion	48.810438	-123.7505946
Francis Street	1	Traffic Congestion	48.7601713	-123.6844432
Kelly Road	1	Pedestrian/cycling safety	48.7533462	-123.6812705
Maple Bay Road	1	Potholes/crumbling pavement	48.799368	-123.6453236
Tzouhalem Road	1	Potholes/crumbling pavement	48.7605153	-123.6523187
West Riverbottom Road	1	Potholes/crumbling pavement	48.7628764	-123.8151386

Errington

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
Grafton Avenue	1	Pedestrian/cycling safety	49.289435	-124.3815947
Nanaimo Lakes Road	1	Potholes/crumbling pavement	49.1051513	-124.0260812

VANCOUVER ISLAND REGION

Worst
Roads 2014

Fanny Bay

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
Pacific Rim Highway	1	Potholes/crumbling pavement	49.2754644	-125.0383381

Gold River

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
British Columbia 28	27	Potholes/crumbling pavement (100%)	49.7245358	-126.1032928
Gold River Highway	8	Potholes/crumbling pavement (87%) Traffic Congestion (13%)	49.8659133	-125.6275217
Gold River Road	6	Potholes/crumbling pavement (100%)	49.8139608	-126.0756492

Heriot Bay

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
Upshur Road	1	Potholes/crumbling pavement	50.0950824	-125.2632411

Honeymoon Bay

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
S Shore Rd	1	Potholes/crumbling pavement	48.8245412	-124.1879983
South Shore Road	1	Potholes/crumbling pavement	48.8210228	-124.1851137

Ladysmith

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
Branksome Road	2	Pedestrian/cycling safety (100%)	48.9649587	-123.776566
Island Highway	2	Traffic Congestion (100%)	49.0016049	-123.8308056
Yellow Point Rd	2	Pedestrian/cycling safety (50%) Potholes/crumbling pavement (50%)	49.0415871	-123.7760898
Chermainus Road	1	Pedestrian/cycling safety	48.9548094	-123.7683629
Fairtide Road	1	Potholes/crumbling pavement	48.9906033	-123.7737313
Olsen Road	1	Potholes/crumbling pavement	48.9517877	-123.758707

Lake Cowichan

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
South Shore Road	1	Potholes/crumbling pavement	48.8263501	-124.0521153

Langford

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
Island Highway	35	Traffic Congestion (94%) Potholes/crumbling pavement (3%) Poor road signs or road markings (3%)	48.4693794	-123.5522577
Goldstream Avenue	1	Traffic Congestion	48.4507525	-123.5273105
Langford Parkway	1	Traffic Congestion	48.4434123	-123.5185384

VANCOUVER ISLAND REGION

Worst
Roads²⁰¹⁴

Malahat

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
Island Hwy	85	Traffic Congestion (80%) Poor road signs or road markings (14%) Pedestrian/cycling safety (2%) Potholes/crumbling pavement (2%) Timing of traffic lights (2%)	48.547064	-123.564939
State Highway 1	19	Traffic Congestion (84%) Poor road signs or road markings (11%) Pedestrian/cycling safety (5%)	48.5460414	-123.5645183

Merville

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
North Island Highway	1	Traffic Congestion	49.7834687	-125.0566603

Mesachie Lake

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
Lakeview Park Road	8	Potholes/crumbling pavement (100%)	48.8144224	-124.0706139
South Shore Road	2	Potholes/crumbling pavement (100%)	48.8100605	-124.1542058

Mill Bay

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
Malahat Summit	46	Traffic Congestion (85%) Poor road signs or road markings (9%) Potholes/crumbling pavement (4%) Pedestrian/cycling safety (2%)	48.584385	-123.5293741
Barry Road	1	Pedestrian/cycling safety	48.6575854	-123.5667903
Trans-Canada Highway	1	Traffic Congestion	48.5440142	-123.5643503

Nanaimo

ROAD	# OF VOTES	PROBLEM CITE	LATITUDE	LONGITUDE
Island Highway	11	Potholes/crumbling pavement (73%) Pedestrian/cycling safety (9%) Timing of traffic lights (9%) Traffic Congestion (9%)	49.2063731	-124.0135042
Northfield Road	7	Traffic Congestion (72%) Pedestrian/cycling safety (14%) Timing of traffic lights (14%)	49.1917412	-123.9731214
Nanaimo Lakes Road	5	Potholes/crumbling pavement (100%)	49.1350114	-123.9743484
Nanaimo Parkway	5	Timing of traffic lights (40%) Traffic Congestion (40%) Potholes/crumbling pavement (20%)	49.1627523	-123.9734893

VANCOUVER ISLAND REGION

Worst
Roads²⁰¹⁴

Aulds Road	4	Traffic Congestion (50%) Poor road signs or road markings (25%) Potholes/crumbling pavement (25%)	49.2342695	-124.0473416
Woobank Road	4	Potholes/crumbling pavement (100%)	49.1077606	-123.8502994
Bowen Road	3	Traffic Congestion (67%) Timing of traffic lights (33%)	49.1909554	-123.990717
Commercial Street	2	Potholes/crumbling pavement (50%) Traffic Congestion (50%)	49.1639164	-123.9364736
Hammond Bay Road	2	Pedestrian/cycling safety (50%) Traffic Congestion (50%)	49.2316634	-123.9882296
North Island Highway	2	Potholes/crumbling pavement (50%) Traffic Congestion (50%)	49.2047709	-124.0008724
Boundary Avenue	1	Traffic Congestion	49.1912969	-123.9724968
Brechin Road	1	Traffic Congestion	49.1898164	-123.9642788
Jingle Pot Road	1	Pedestrian/cycling safety	49.171955	-124.0002899
Rock City Road	1	Potholes/crumbling pavement	49.215471	-123.9798931
State Highway 1	1	Pedestrian/cycling safety	49.1790346	-123.945133
Westwood Road	1	Traffic Congestion	49.1699039	-123.9894821

NanOOSE Bay

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Haida Way	3	Potholes/crumbling pavement (67%) Traffic Congestion (33%)	49.3045824	-124.1967235
British Columbia 19	1	Traffic Congestion	49.2611391	-124.1947809
British Columbia 19A	1	Traffic Congestion	49.3026738	-124.2570893
Reef Road	1	Pedestrian/cycling safety	49.3110837	-124.2062249

North Saanich

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
McTavish Road	4	Poor road signs or road markings (100%)	48.6296486	-123.4132947
West Saanich Road	2	Pedestrian/cycling safety (50%) Potholes/crumbling pavement (50%)	48.6465674	-123.4553542

Pacific Rim
National Park
Reserve

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Pacific Rim Highway	36	Potholes/crumbling pavement (83%) Pedestrian/cycling safety (8%) Poor road signs or road markings (6%) Traffic Congestion (3%)	49.086448	-125.8104058

VANCOUVER ISLAND REGION

Worst
Roads²⁰¹⁴

Parksville

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
⚠ Fairdowne Road	28	Potholes/crumbling pavement (96%) Traffic Congestion (4%)	49.3060885	-124.34587
Wembley Road	4	Pedestrian/cycling safety (100%)	49.3351931	-124.3549188
Alberni Highway	1	Traffic Congestion	49.319277	-124.3134604
East Island Highway	1	Potholes/crumbling pavement	49.3149395	-124.2783596
West Island Highway	1	Pedestrian/cycling safety	49.3468691	-124.3612352

Port Alberni

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
⚠ Pacific Rim Highway	24	Potholes/crumbling pavement (88%) Traffic Congestion (8%) Poor road signs or road markings (4%)	49.2797872	-124.9898704
⚠ Alberni Highway	23	Traffic Congestion (43%) Potholes/crumbling pavement (35%) Pedestrian/cycling safety (13%) Poor road signs or road markings (9%)	49.2667537	-124.7344411
Alberni Highway	8	Pedestrian/cycling safety (50%) Traffic Congestion (38%) Poor road signs or road markings (12%)	49.2502421	-124.6605605
British Columbia 4	6	Potholes/crumbling pavement (67%) Traffic Congestion (33%)	49.2755385	-124.6749501
Pacific Rim Hwy	3	Potholes/crumbling pavement (100%)	49.2592033	-124.8157326
Port Alberni Highway	3	Traffic Congestion (100%)	49.2566369	-124.7768481
Cherry Creek Road	2	Potholes/crumbling pavement (50%) Timing of traffic lights (50%)	49.2783939	-124.7887584
Stirling Arm Drive	2	Potholes/crumbling pavement (100%)	49.2603871	-124.9315375
Alberni Hwy	1	Traffic Congestion	49.265529	-124.7896249
Beaver Creek Road	1	Potholes/crumbling pavement	49.3246712	-124.8941139
Horne Lake Road	1	Potholes/crumbling pavement	49.295609	-124.7785723

Port Alice

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Port Alice Road	1	Poor road signs or road markings	50.4478823	-127.4523087

Port Renfrew

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
West Coast Road	6	Potholes/crumbling pavement (83%) Poor road signs or road markings (17%)	48.4729409	-124.2273399
Unnamed Road (off Bear Creek Main)	2	Pedestrian/cycling safety (50%) Traffic Congestion (50%)	48.5511576	-124.0869669
British Columbia 14	1	Potholes/crumbling pavement	48.5003687	-124.2750616

VANCOUVER ISLAND REGION

Worst
Roads²⁰¹⁴

Qualicum Beach

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Clark Road	9	Potholes/crumbling pavement (67%) Pedestrian/cycling safety (33%)	49.2934504	-124.4985283
Alberni Highway	1	Poor road signs or road markings	49.3086938	-124.5405077
Meadowood Way	1	Potholes/crumbling pavement	49.3210711	-124.5624993
Warder Crescent	1	Potholes/crumbling pavement	49.3708454	-124.5794227
Horne Lake Road	1	Potholes/crumbling pavement	49.3556499	-124.7251637

Royston

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Carey Place	1	Potholes/crumbling pavement	49.6431463	-124.9319947

Saanich

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Wilkinson Road	23	Traffic Congestion (96%) Pedestrian/cycling safety (4%)	48.4792168	-123.4103877
State Highway 1	3	Traffic Congestion (100%)	48.4597681	-123.4057407
Burnside Road West	1	Potholes/crumbling pavement	48.4698907	-123.4427146
Royal Oak Drive	1	Poor road signs or road markings	48.4955733	-123.3865438

Saanichton

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Senanus Drive	1	Pedestrian/cycling safety	48.5978358	-123.4756136
Shady Creek Drive	1	Potholes/crumbling pavement	48.5761101	-123.404855
Wallace Drive	1	Poor road signs or road markings	48.5936041	-123.4208627
West Saanich Road	1	Pedestrian/cycling safety	48.6029212	-123.4694186

Shawnigan Lake

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Shawnigan Lake Road	3	Potholes/crumbling pavement (100%)	48.6524502	-123.6228352
West Shawnigan Lake Road	1	Pedestrian/cycling safety	48.626038	-123.6478309

Sidney

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Beacon Avenue	1	Pedestrian/cycling safety	48.6489956	-123.4052919
Lochside Drive	1	Potholes/crumbling pavement	48.637989	-123.404269

VANCOUVER ISLAND REGION

Worst
Roads²⁰¹⁴Sointula
(Malcolm Island)

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
15 Avenue	1	Potholes/crumbling pavement	50.628674	-127.0166263

Sooke

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
British Columbia 14	17	Traffic Congestion (46%) Potholes/crumbling pavement (24%) Pedestrian/cycling safety (18%) Poor road signs or road markings (12%)	48.3881606	-123.648419
East Sooke Road	11	Potholes/crumbling pavement (73%) Pedestrian/cycling safety (27%)	48.3556832	-123.6436128
Sooke Road	7	Traffic Congestion (43%) Potholes/crumbling pavement (29%) Pedestrian/cycling safety (14%) Poor road signs or road markings (14%)	48.3945751	-123.6269663
Sooke Rd	6	Potholes/crumbling pavement (33%) Traffic Congestion (33%) Pedestrian/cycling safety (17%) Poor road signs or road markings (17%)	48.3909603	-123.671911
West Coast Road	5	Potholes/crumbling pavement (60%) Pedestrian/cycling safety (20%) Poor road signs or road markings (20%)	48.3655751	-123.8308961
Juan de Fuca Highway	3	Traffic Congestion (67%) Potholes/crumbling pavement (33%)	48.3787666	-123.8557868
Gillespie Road	2	Potholes/crumbling pavement (100%)	48.3935357	-123.6290915
E Sooke Rd	1	Potholes/crumbling pavement	48.355677	-123.6436293
Grant Road West	1	Pedestrian/cycling safety	48.3792128	-123.7279396
Otter Point Road	1	Potholes/crumbling pavement	48.3962866	-123.7446693

Strathcona
Provincial Park

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Westmin Road	1	Potholes/crumbling pavement	49.6721073	-125.5386604

Tahsis

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Head Bay Rd	3	Potholes/crumbling pavement (100%)	49.9236578	-126.6535723
Tree To Sea Drive	1	Potholes/crumbling pavement	49.9155278	-126.6283896

VANCOUVER ISLAND REGION

Worst
Roads²⁰¹⁴

Tofino

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Pacific Rim Highway	28	Potholes/crumbling pavement (96%) Traffic Congestion (4%)	49.115203	-125.88212

Ucluelet

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Tofino Ucluelet Highway	21	Potholes/crumbling pavement (95%) Poor road signs or road markings (5%)	48.9778544	-125.5883698
British Columbia 4	13	Potholes/crumbling pavement (100%)	49.035596	-125.5403579
Pacific Rim Highway	4	Potholes/crumbling pavement (100%)	49.0344477	-125.6612796
Port Albion Road	1	Potholes/crumbling pavement	48.9747133	-125.5538688
Toquart Bay Road	1	Potholes/crumbling pavement	49.029943	-125.430228

Upper
Campbell Lake

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
British Columbia 28	1	Poor road signs or road markings	49.9448039	-125.5992806

Victoria

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
McKenzie Avenue	151	Traffic Congestion (95%) Pedestrian/cycling safety (2%) Poor road signs or road markings (1%) Potholes/crumbling pavement (1%) Timing of traffic lights (1%)	48.4596783	-123.4046796
State Highway 1	37	Traffic Congestion (100%)	48.4596567	-123.4044356
Shelbourne Street	20	Pedestrian/cycling safety (65%) Potholes/crumbling pavement (35%)	48.4539236	-123.3333545
Sooke Road	16	Traffic Congestion (55%) Pedestrian/cycling safety (19%) Poor road signs or road markings (13%) Potholes/crumbling pavement (13%)	48.3980181	-123.6151565
Douglas Street	13	Potholes/crumbling pavement (46%) Traffic Congestion (39%) Pedestrian/cycling safety (15%)	48.4322807	-123.3643881
McKenzie Ave	12	Traffic Congestion (100%)	48.4597926	-123.4045615
Wilkinson Road	12	Traffic Congestion (100%)	48.4815094	-123.4090457
Admirals Road	9	Traffic Congestion (78%) Potholes/crumbling pavement (22%)	48.4593071	-123.4052692
McKenzie Street	9	Traffic Congestion (67%) Timing of traffic lights (22%) Poor road signs or road markings (11%)	48.4146456	-123.352675
Humpback Road	8	Potholes/crumbling pavement (74%) Pedestrian/cycling safety (13%) Poor road signs or road markings (13%)	48.4422434	-123.5590501

VANCOUVER ISLAND REGION

Worst
Roads²⁰¹⁴

ROAD	# OF VOTES	PROBLEMS CITED	LATITUDE	LONGITUDE
Colville Road	7	Potholes/crumbling pavement (100%)	48.4387217	-123.4065269
Arbutus Road	6	Poor road signs or road markings (67%) Pedestrian/cycling safety (33%)	48.4756302	-123.3051721
Island Highway	6	Traffic Congestion (100%)	48.4583442	-123.4918292
Patricia Bay Highway	6	Traffic Congestion (66%) Potholes/crumbling pavement (17%) Timing of traffic lights (17%)	48.5484103	-123.3916533
Trans-Canada Highway	6	Traffic Congestion (83%) Potholes/crumbling pavement (17%)	48.5434248	-123.5650956
Burnside Road West	5	Traffic Congestion (80%) Potholes/crumbling pavement (20%)	48.4646438	-123.4144924
Interurban Road	5	Traffic Congestion (100%)	48.4788758	-123.4110368
Prospect Lake Rd	4	Potholes/crumbling pavement (75%) Pedestrian/cycling safety (25%)	48.5159121	-123.4471883
Belleville Street	3	Potholes/crumbling pavement (100%)	48.4207352	-123.3699002
Craigflower Rd	3	Traffic Congestion (100%)	48.4434255	-123.4056922
Quadra Street	3	Pedestrian/cycling safety (67%) Potholes/crumbling pavement (33%)	48.4572719	-123.3598338
Alpha St	2	Potholes/crumbling pavement (100%)	48.4469592	-123.3751278
Bay Street	2	Pedestrian/cycling safety (50%) Traffic Congestion (50%)	48.4354293	-123.3572127
Juan de Fuca Highway	2	Pedestrian/cycling safety (50%) Potholes/crumbling pavement (50%)	48.410218	-123.5855966
Lansdowne Road	2	Traffic Congestion (100%)	48.4456279	-123.3137164
Leigh Road	2	Traffic Congestion (100%)	48.4554493	-123.5194158
Millstream Road	2	Traffic Congestion (100%)	48.4594675	-123.4977331
Patricia Bay Hwy	2	Timing of traffic lights (50%) Traffic Congestion (50%)	48.5546763	-123.3930277
Superior Street	2	Potholes/crumbling pavement (100%)	48.4189639	-123.374812
Boleskine Road	1	Poor road signs or road markings	48.4524217	-123.378392
Burnside Rd W	1	Traffic Congestion	48.4633716	-123.4123521
Cadboro Bay Road	1	Poor road signs or road markings	48.4496493	-123.3086493
Cedar Hill Cross Rd	1	Poor road signs or road markings	48.4709038	-123.3573555
Cedar Hill Road	1	Potholes/crumbling pavement	48.4613556	-123.3379716
Chambers Street	1	Traffic Congestion	48.4317333	-123.3496687
Craigflower Road	1	Traffic Congestion	48.4489103	-123.41954
Douglas St	1	Timing of traffic lights	48.4281433	-123.3642362
Esquimalt Rd	1	Pedestrian/cycling safety	48.4281632	-123.3750825
Fulton Road	1	Potholes/crumbling pavement	48.4225289	-123.5075317
Goward Road	1	Potholes/crumbling pavement	48.5157374	-123.4278215
Hillside Ave	1	Potholes/crumbling pavement	48.4400108	-123.3549019
Hillside Avenue	1	Timing of traffic lights	48.4386219	-123.3651955
Keating Cross Rd (at Pat Bay Hwy)	1	Poor road signs or road markings	48.5649373	-123.398767
King George Terrace	1	Potholes/crumbling pavement	48.4101956	-123.3210862

VANCOUVER ISLAND REGION

Worst
Roads 2014

ROAD	# OF VOTES	PROBLEMS CITED	LATITUDE	LONGITUDE
Lochside Drive	1	Potholes/crumbling pavement	48.4905499	-123.360323
Meares Street	1	Potholes/crumbling pavement	48.4228055	-123.3529908
Millstream Lake Road	1	Potholes/crumbling pavement	48.5108952	-123.506887
Oak Bay Avenue	1	Traffic Congestion	48.426516	-123.3161449
Old West Saanich Rd	1	Pedestrian/cycling safety	48.5202009	-123.4109332
Oldfield Rd	1	Potholes/crumbling pavement	48.5428599	-123.4173125
Pat Bay Hwy (at Sayward Rd)	1	Traffic Congestion	48.5376424	-123.3891159
Pear Street	1	Potholes/crumbling pavement	48.4584364	-123.3352187
Quadra St	1	Potholes/crumbling pavement	48.4671974	-123.3626624
Rambler Road	1	Traffic Congestion	48.5261214	-123.3712077
Richmond Road	1	Pedestrian/cycling safety	48.4450299	-123.3268338
Rossiter Drive	1	Pedestrian/cycling safety	48.479527	-123.3230703
Saanich Road	1	Timing of traffic lights	48.4538635	-123.3746052
Sayward Hill Crescent	1	Traffic Congestion	48.5295565	-123.3763653
Stornoway Drive	1	Potholes/crumbling pavement	48.4188426	-123.4992216
Superior St	1	Potholes/crumbling pavement	48.420594	-123.3784466
Tanner Road	1	Potholes/crumbling pavement	48.5542902	-123.3971742
Tillicum Rd	1	Traffic Congestion	48.4534377	-123.393886
Tillicum Road	1	Traffic Congestion	48.4580911	-123.390534
Union Road	1	Traffic Congestion	48.4644244	-123.3533595
Veterans Memorial Parkway	1	Traffic Congestion	48.4454635	-123.4964385
Wilkinson Rd	1	Traffic Congestion	48.482559	-123.4080988
Wilkinson Road	1	Pedestrian/cycling safety	48.4815094	-123.4090457

VANCOUVER ISLAND REGION

Worst
Roads²⁰¹⁴

View Royal

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Admirals Rd	9	Traffic Congestion (100%)	48.4501115	-123.4257915
Island Hwy (Hwy 1)	4	Traffic Congestion (100%)	48.4639134	-123.4833786
State Highway 1	1	Traffic Congestion	48.4638837	-123.4244174

Winter Harbour

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
South Road	1	Potholes/crumbling pavement	50.5233619	-128.0290171

Youbou

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Youbou Road	1	Potholes/crumbling pavement	48.8576154	-124.1348304

Zeballos

ROAD	# OF VOTES	PROBLEM CITED	LATITUDE	LONGITUDE
Zeballos Road	2	Potholes/crumbling pavement (100%)	49.9929982	-126.8449372



STAFF MEMO TO COUNCIL

Council Meeting: AUGUST 12, 2014
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: KARLA ROBISON, ENVIRONMENTAL AND EMERGENCY SERVICES

FILE NO: 0550-20

SUBJECT: JAPAN TSUNAMI DEBRIS (JTMD) RETURNED TO JAPAN

ATTACHMENT(S): JTMD NEWS RELEASE AND COMMUNICATIONS SUMMARY

RECOMMENDATION(S):

1. **THAT** Council receives the JTMD News Release and Communications Summary for information purposes.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read "K. Robison", is written over a horizontal line.

Robison, Karla



News Release

For Immediate Release
August 1, 2014

District of Ucluelet

Volunteers return tsunami debris find from Vancouver Island to Japanese owner

Pallet found in Pacific Rim National Park Reserve holds sentimental value for fisherman

UCLUELET / VANCOUVER - On Monday August 4 at approximately 12:00 pm, Vancouver resident Hanako Yokota will be taking an unusual piece of carry-on baggage on her flight to Japan: a large plastic fishing pallet weighing over 75 pounds. The fishing pallet was found by tsunami debris clean-up volunteers in Pacific Rim National Park Reserve's Broken Group Islands this past March.

For the past two years, the District of Ucluelet has organized shoreline clean-ups with Mrs. Yokota as part of the Japan Love Project. In March of this year, Japan Love assisted the International Volunteer University Student Association from Japan to travel to Canada's West Coast to collect and clean-up driftage materials from the tsunami that struck Japan on March 11, 2011.

The pallet was a unique find since handwriting on it allowed volunteers to trace it back to its original owner in the Minami Sanriku region – one of the most heavily hit areas of Japan. After meeting with a volunteer and looking at photos of the pallet, the owner recognized it as one passed down from his father and asked for it to be returned.

The Japan Love Project clean-up effort and return of the pallet has been made possible through funding by the District of Ucluelet, Japan Consulate, Ministry of the Environment, Japan Airlines, and in kind support from Parks Canada, the Royal Canadian Mounted Police and Nuu-chah-nulth Tribal Council.

Quotes:

"The District of Ucluelet has been very active in the collection of tsunami debris and has found some interesting items from Japan. We are pleased to participate in the return of this item to its original owner and are thankful it brings some comfort to his family in Japan." Mayor Bill Irving - District of Ucluelet

"The District of Ucluelet is hopeful the return of this item will bring peace, fond memories and inspiration to the owner, his family and the community he resides in. Perhaps the pallet can act as a memorial to remind each country of our strong bond across the ocean, the many lives affected by the tsunami, and to be prepared for emergencies." Karla Robison, Environmental and Emergency Service Manager - District of Ucluelet.

For more information, please contact:

Karla Robison, Environmental and Emergency Service Manager - District of Ucluelet.
krobison@ucluelet.ca
m. 250-266-2254

Hanako Yokota, Project Manager - Japan Love Project
vancity_hanako@yahoo.com
m. 1-778-822-2334



Photos



Figure 1: Discovery of Japan Tsunami Marine Debris (JTMD) by the Japan Love, International Volunteer Student Association and District of Ucluelet at the Broken Group Islands in the Pacific Rim National Park Reserve on March 9, 2014.



Figure 2: Approximate 6.5 tonne debris pile from the March 9-10, 2014 cleanup at the Broken Group Islands with Japan Love, International Volunteer Student Association, the District of Ucluelet and collaborative partners.



Figure 3: JTMD pallet on July 24, 2014 at Ucluelet harbour with flotsam artist Peter Clarkson and Karla Robison.



Figure 4: Handoff of the JTMD pallet from Karla Robison to Hanako Yokota on July 25, 2014 at Horseshoe Bay in Nanaimo, BC.

Japan Tsunami Marine Debris Returned to Japan Environmental and Emergency Services

The Japan Tsunami Marine Debris (JTMD) fishing pallet will be returned to the owner in Japan this week by Hanako Yokota, project lead for Japan Love.

Environmental and Emergency Service Manager was interviewed by the Canadian Press (CP) on Aug 2, 2014. The CP story was covered by multiply radio, internet and newspapers across Canada, including CBC National. The below links illustrate how this good news story was well received by multiply media agencies.

<http://www.cbc.ca/player/News/TV%20Shows/The%20National/ID/2482714912/>.

<http://www.theglobeandmail.com/news/british-columbia/a-fishing-pallet-goes-back-to-japan-as-bc-ends-tsunami-debris-cleanup/article19905410/>

<http://www.google.ca/url?sa=t&rct=j&q=&esrc=s&source=web&cd=3&ved=0CCIQqQlwAg&url=http%3A%2F%2Fwww.theprovince.com%2Fnews%2Fwoman%2Breunites%2BJapanese%2Bfisherman%2Bwith%2Bsentimental%2Bitem%2F10087053%2Fstory.html&ei=PfngU9jnCsZ9oATc3oC4DA&usg=AFQjCNFvFi2Tkc8xoColXko9xXmm6cYNlw>

<http://bc.ctvnews.ca/tsunami-debris-reconnects-japanese-fisherman-with-his-past-1.1944699>

<http://www.cbc.ca/player/News/TV%20Shows/The%20National/ID/2482714910/>

<http://www.timescolonist.com/news/local/fishing-pallet-washed-away-by-tsunami-going-back-to-japan-1.1274097>

<http://www.vancouversun.com/mobile/news/top-stories/Vancouver+area+woman+reunites+Japanese+fisherman+with+item/10087053/story.html>

<http://blackburnnews.com/bri-national/2014/08/03/piece-of-tsunami-debris-travels-back-to-japan/>

<http://metronews.ca/news/canada/1116308/piece-of-tsunami-debris-travels-back-to-japan/>

<http://www.winnipegfreepress.com/canada/vancouver-area-woman--reunites-japanese-fisherman-with-item-lost-in-2011-tsunami-269715051.html>

<http://beaconnews.ca/edmonton/2014/08/japan-love-project-cleans-up-tsunami-debris-on-bc-coast/>

<http://www.baytoday.ca/content/news/national/details.asp?c=64892>

<http://www.panow.ca/node/465149>

http://www.kelownadailycourier.ca/news/national_news/image_54eeebfe-1078-551c-9500-af2af57fe98e.html?mode=nogs

<http://www.canadatoday.info/victoria-today/>

<http://www2.canada.com/calgaryherald/iphone/news/latest/story.html?id=10087053>

<http://newssaskatchewan.ca/2014/08/03/piece-of-tsunami-debris-travels-back-to-japan-2/>

http://www.thestar.com/news/canada/2014/08/03/bc_woman_bringing_sentimental_tsunami_debris_back_to_japanese_man.html

http://www.huffingtonpost.ca/2014/08/04/japanese-tsunami-debris-bc-woman_n_5645106.html

<http://newsbritishcolumbia.ca/2014/08/04/a-fishing-pallet-goes-back-to-japan-as-b-c-ends-tsunami-debris-cleanup/>

<http://winnipeg.virginradio.ca/nationalcp/article.aspx?id=430937>



STAFF REPORT TO COUNCIL

Council Meeting: AUGUST 12, 2014
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: KARLA ROBISON, ENVIRONMENTAL AND EMERGENCY SERVICES

FILE NO: 0550-20

SUBJECT: AMMONIA LEAK INCIDENT ON JULY 30, 2014

ATTACHMENT(S): A. EMAIL FROM EMERGENCY MANAGEMENT BC ASSIST DEPUTY MINISTER
B. EMAIL FROM CENTRAL ISLAND MEDICAL HEALTH OFFICER
C. AMMONIA LEAK INCIDENT SUMMARY

RECOMMENDATION(S):

1. **THAT** Council reviews the attached emails from Emergency Management BC Assistant Deputy Minister and the Central Island Medical Health Officer, as well as the Ammonia Leak Incident Summary for information purposes.

Respectfully submitted:

Robison, Karla

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From: Quealey, Pat JAG:EX <Pat.Quealey@gov.bc.ca>
Sent: Friday, August 01, 2014 10:29 AM
To: Karla Robison
Cc: Andrew Yeates; Fletcher, Clare JAG:EX
Subject: Recent Ucluelet Tactical Evacuation

Good Morning Karla,

We have not yet met to my knowledge, but I just wanted to take an opportunity to reach out to you about the Wednesday morning evacuation in response to an ammonia leak in Ucluelet.

By my understanding from Clare Fletcher and what I heard on CBC the other morning in your interview, your team took decisive and timely action to safeguard the health of your community. Please accept my congratulations and gratitude and pass on these regards to your team.

I look forward to meeting you in the future and continuing to work together to ensure the safety of British Columbians.

Kindly,

Pat

Patrick Quealey
Assistant Deputy Minister
Emergency Management BC



Emergency
ManagementBC

ATTACHEMENT B

From: Hasselback, Paul <Paul.Hasselback@viha.ca>
Sent: Tuesday, August 05, 2014 2:07 PM
To: Karla Robison
Subject: RE: Ammonia Leak in Ucluelet

Thanks Karla

I did want to commend you on your response and leadership. Given the circumstances and the crisis situation, sounds like a reasoned and rapid response.

I recognize that there are some issues to addressed relative to the on-site containment and management, however given that a leak occurred, you deserve to be recognized for the response.

Paul

From: Karla Robison [<mailto:KRobison@ucluelet.ca>]
Sent: August-05-14 1:33 PM
To: Hasselback, Paul
Subject: Ammonia Leak in Ucluelet

Hello Dr. Hasselback,

I just spoke with Mayor Bill Irving regarding the ammonia leak in Ucluelet on July 30. I will be sure to pass on any details I may obtain and inform you in the future of any similar events.

Regards,

Karla



Karla Robison, Manager of Environmental & Emergency Services

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

Office 250.726.7744 **Cell** 250.266.2254 **Fax** 250-726-7335

Email emergency@ucluelet.ca **Web** www.ucluelet.ca



Please don't print this e-mail unless you really need to

ATTACHMENT C

Ammonium Leak on July 30, 2014 at Ucluelet Harbour Seafood's Incident Report - Environmental and Emergency Services

On July 30, 2014, Ucluelet Harbour Seafood's (UHS) had a significant ammonia leak at their facility on 1661 Cedar Road. Below outlines a concise chronological summary of the incident.

- 11:10 - Karla Robison, Environmental and Emergency Service Manager, received a call from UHS asking the Ucluelet Volunteer Fire Brigade (UVFB) to assist with the ammonia leak. Karla noted the following comments relayed by Irene at UHS: significant leak due to a busted plate, 911 has not been contacted, no idea when the leak will be contained, and for UVFB to support the incident.
- 11:10 - Karla texted Fire Chief Eeftink regarding the incident while noting comments from Irene.
- 11:11 - Karla texted Sgt. Swann regarding incident details.
- 11:12 - Karla called Chief Eeftink regarding the incident and for him to dispatch his crew.
- 11:13 - Karla reported the incident to 911 and 911 forwarded Karla to 911 Dispatch out of Campbell River to relay that the UVFB had been dispatched directly through the Fire Chief.
- 11:15 - 11:23 - Karla reviewed the incident with Acting CAO Jeanette O'Conner and Mayor Bill Irving, and requested Public Works personal to assist with the incident and for the crew to meet at the entrance of UHS.
- 11:24 - Karla spoke on the phone with Chief Eeftink and he confirmed that it was a significant leak and that an evacuation was required (Chief Eeftink had discussed the scenario with UHS on scene and then returned to the fire hall around this to retrieve his gear).
- 11:24 to 11:29 - Karla and Jeanette made calls to Public Works personnel to obtain support, and Karla reviewed the incident with Public Works Manager Warren Cannon and Jeanette reviewed the incident with acting Public Works Manager Brent Taron.
- 11:30 - Karla arrived on scene at the entrance of UHS and had a briefing with Chief Eeftink and Sgt. Swann. At this time, Chief Eeftink was preparing to enter UHS to assess the scene.
- 11:32 - 11:44 - Karla evacuated business, residents and visitors around Whisky Dock, Ucluelet Aquarium, Jamie's Whaling Station, the Liquor Store, and the CIBC bank. Sgt. Swann enforced UHS staff to leave the area and muster upwind of UHS on Cedar Rd., as well as, informed people recreating on the harbour adjacent to UHS to leave the area.
- 11:45 - Karla met back at the entrance of UHS and obtained a status report from Chief Eeftink. The Fire Chief confirmed the leak was significant and emphasized continuing with the evacuation downwind of UHS.
- 11:46 - Karla, Sgt. Swann and Chief Eeftink established a plan to evacuate the harbour area as there were float planes, kayakers and boaters in the near vicinity, as well as, the Francis Barkley and multiply fishing boats were due to return to Ucluelet's Harbour (Whiskey Dock and Small Craft Harbour area).
- 11:47 - Karla called Dave Payne (RCMSAR-38) to let him know the RCMP will be contacting the Joint Regional Coordinating Centre (JRCC) to request support for RCMSAR-38 to assist with evacuating the harbour.
- 11:50 - Karla obtained a radio from Brent, and requested his crew to assist with evacuating the lower part of Ucluelet's downtown area and to set up barricades on access roads to the lower down town area.
- 11:50 - 13:00 - Karla and Publics Works crew carried on with evacuating the lower downtown area businesses, visitors, and residents along the harbour. Public Works established barricades on multiply roads to the area and directed traffic. All businesses in this area were spoken to and

were asked to close their facilities until further notice. The public was told to move up in elevation to Peninsula Rd. and preferably upwind UHS, and to listen to Ucluelet Radio for updates regarding the incident.

- 11:55 - 911 Dispatch requested the Joint Regional Coordinating Centre (JRCC) in Victoria to provide RCMSAR-38 support for Sgt. Swann with evacuating Ucluelet harbour. At 12:20 Sgt. Swann requested JRCC directly to have RCMSAR-38 support him with the harbour evacuation due to a communication issue between the JRCC and 911 Dispatch at 11:55.
- 12:00 (approx.) - Tofino Coast Guard broadcasted a pan-pan message for boats to not enter the harbour.
- 12:37 - RCMSAR-38 received a page out from the JRCC to support Ucluelet RCMP with evacuating the harbour and preventing boats from entering the area.
- 11:55 - BC Ambulance Service established a triage/medial service area upwind of UHS on Cedar Rd. for potential UHS staff that may have been affected by the incident.
- 12:05 - 12:15 - Karla and Morgan Dossdall reviewed ammonia leak public health information on their iPhones at the Co-op parking lot.
- 12:18 - Karla was able to contact Jamie with High Tide Records.
- 12:25 (approx.) - Karla broadcasted the first status update to the public on Ucluelet Radio at High Tide Record Studio... Karla relayed that there was an ammonia leak at UHS and that she and the emergency team were standing by to hear from the Fire Chief on when it would be safe to resume normal activities. Karla thanked the public for their participation and asked them to stay tuned for additional details.
- 12:30 (approx.) - Karla contacted Logistic Section Chief Abby Fortune, Finance Section Chief Jeanette O'Connor and Planning Section Chief Patricia Abdulla to report to the EOC for additional support.
- 12:34 - Karla obtained a status updated from Sgt. Swan regarding the RCMP and RCMSAR-38 harbour evacuation.
- 12:36 (approx.) - Karla spoke to Chief Eeftink via radio and was informed that the UHS maintenance crew was successful with containing the leak and that the UVFB is continuing to ventilate the area for an addition 20 minutes with fans, and by opening all windows and doors within the facility. The Fire Chief explained that at approx. 13:00 it would be safe for residents and visitors to resume normal activities.
- 12:37 (approx.) - Karla broadcasted a second status update to the public via Ucluelet Radio at Ucluelet's Emergency Operation Centre (EOC) and relayed the status update.
- 12:57 (approx.) - Karla broadcasted a third and final update to the public via Ucluelet Radio at the EOC and informed residents that it was safe to resume normal activities as the leak was contained and the site was ventilated.
- 13:00 - 13:15 (approx.) - Karla spoke with CBC reporter Lisa Cardoso and Global News reporter and provided a status update.
- 13:15 - Karla spoke with John Leaden from Environment Canada and provided incident details.
- 13:20 - 13:45 (approx.) - Debrief with Chief Eeftink, Deputy Chief Fortune, emergency committee representatives (Abby, Jeanette and Patricia) at the EOC.
- 13:47 - Karla and the Fire Chief spoke with Lori Boyle with MoE Emergency Response and provided incident details.
- 14:00 - 14:15 - Karla debriefed of the incident with Sgt. Swann and Brent via phone at the EOC.
- 14:15 - 14:45 (approx.) - Karla, Chief Eeftink and Mayor Irving conducted a debrief.
- 14:45 - 15:00 (approx.) - Chek News interview.
- 15:40 - Karla and the Fire Chief called Work Safe BC to report incident details.

Please contact Karla, Mayor Bill Irving or Chief Eeftink for additional details regarding discussions with MoE Emergency Response, Environment Canada and Work Safe BC personal.

Communications Summary

This incident generated a lot of interest by media agencies. Below outlines the various media reports.

- <http://www.cheknews.ca/ucluelet-ammonia-leak/http://www.westerlynews.ca/local-news/ucluelet-mayor-says-community-cooperation-allowed-for-smooth-downtown-evacuation-1.1271240>
- <http://www.timescolonist.com/evacuation-lifted-after-ammonia-leak-at-ucluelet-fish-plant-1.1268676>
- <http://www.vancouversun.com/travel/Ucluelet+downtown+evacuated+because+ammonia+leak/10076516/story.html>
- <http://www.cbc.ca/news/canada/british-columbia/ucluelet-s-ammonia-leak-evacuation-rescinded-1.2722999>
- <http://news.ca.msn.com/local/britishcolumbia/ucluelets-ammonia-leak-evacuation-rescinded>
- <http://www.canada.com/story.html?id=fd233289-8cea-4a5d-9844-bb0a5d5467d2>
- http://www.huffingtonpost.ca/2014/07/30/ucluelets-downtown-core- n_5635412.html
- <http://www.ipick.ca/victoria/evacuation-lifted-after-ammonia-leak-in-downtown-ucluelet>
- <http://newsbritishcolumbia.ca/2014/07/30/ucluelets-downtown-core-evacuated-due-to-ammonia-leak-2/>
- http://nuzzel.com/story/07302014/cbc/ucluelets_ammonia_leak_evacuation_rescinded
- <http://www.outinvancover.com/ucluelets-downtown-evacuated-because-of-ammonia-leak/>
- <http://www.newslocker.com/en-ca/region/ucluelet/bring-the-taste-of-the-west-coast-home-calgary-herald/>
- Etc.
- CBC On The Island interview on July 31, 2014 - recording can be provided upon request (it was not found on the CBC website)



STAFF REPORT TO COUNCIL

Council Meeting: AUGUST 12, 2014
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: KARLA ROBISON, ENVIRONMENTAL AND EMERGENCY SERVICES **FILE NO:**

SUBJECT: EMERGENCY MANAGEMENT BC (EMBC) PROVINCE-WIDE EARTHQUAKE CONSULTATION PROCESS

ATTACHMENT(S): LETTER TO CHAIR MR. HENRY RENTERIA AND EMBC EARTHQUAKE PREPAREDNESS CONSULTATION 2014 BACKGROUNDER

RECOMMENDATION(S):

1. **THAT** Council reviews for information purposes the letter prepared for Mr. Henry Renteria, Chair of the EMBC 2014 Earthquake Preparedness Consultation, regarding the District's comments delivered at the consultation meeting in Port Alberni on July 8, 2014. The letter also highlights additional recommendations regarding both preparedness and recovery initiatives for a Cascadia Subduction Zone event. The EMBC Earthquake Preparedness Consultation Backgrounder is attached for additional information regarding this process.

Respectfully submitted:

Robison, Karla



5 August 2014

Emergency Management British Columbia
 Attention: Henry Renteria, Chair - Earthquake Review Board
 PO Box 9201 STN PROV GOVT
 Victoria, BC V8W 9J1

Dear Mr. Renteria,

Re: Earthquake Preparedness Consultation 2014

Thank you for the invitation to provide comments for the province-wide earthquake preparedness consultation process.

The District of Ucluelet has summarized our annotations delivered at the consultation meeting in Port Alberni on July 8, 2014. We have also highlighted additional recommendations regarding both preparedness and recovery initiatives for a Cascadia Subduction Zone (CSZ) event.

- Integrated standardized communications plan that considers the following:
 - Consistent messaging and best practices for emergency preparedness principles that are corresponding with neighbouring North America states (e.g., unified signage and symbols, bulletins, messages, etc.);
 - Incorporate North Island 911 to deliver tsunami notifications to fire departments;
 - Replacement or update the provincial emergency notification system;
 - Establish policies, procedures, and equipment for local government communications teams to communicate with the Provincial Regional Emergency Operation Centre; and
 - A unified internal and external emergency notification system between the province and local governments for timely and consistent tsunami warning notification to the public.
- The four pillars of emergency management: mitigation, preparedness, response and recovery are expanded in this process of 'earthquake preparedness consultation'. In particular, community disaster recovery for short-term and long-term activities should be a major focus to ensure local governments can recover from associated hazards in their communities. In attempt to build community resiliency, improved training and tools for local governments are required to ensure adequate recovery plans and programs are established.
 - For example, the development of standard mass casualty medical emergency plan for remote communities without Vancouver Island Health Authority hospitals and clinics. Fast and wide reaching mass casualty medical strategies are necessary to save lives for communities that will potentially have no access to medical centres and/or hospitals due to remoteness and catastrophic damage from a CSZ. The plan should consider the following: establishment of a helicopter landing pad outside the inundation zone in a central and secure area; training and exercises for local nurses, first aiders and volunteers; Network Equipment Support Services for triage and extended medical issues; and steps towards critical infrastructure resiliency.
- Establish a benchmark evacuation elevation (e.g., 20 m) that considers standardized mapping for run-up and splash effect factors for a CSZ event in British Columbia and neighbouring North America states.

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- Develop standardized and systematic provincial emergency response and recovery training, including medical and emergency communication courses. Provide tax credits and other incentives for volunteers to engage in emergency training.
- Consistent funding source along with the establishment of an emergency fund for the four pillars of emergency management. Consider a possible revenue source through house insurance and work with the insurance industry to reduce coverage fees for adequately prepared Canadians. Consideration towards provincial / federal funding for high risk communities that have a limited tax base. Priority funding is required for mitigation measures towards critical infrastructure upgrades (e.g., review of the BC Building Code for post-disaster building), training first responders for applicable hazards, and providing communities with necessary equipment to address hazards.
- Complimentary ministries (e.g., MoH, MoT, Coast Guard, VIHA, etc.) review emergency and recovery plans, and support local governments with initiatives relating to the four pillars of emergency management. With a better understanding of cross jurisdictional needs, supportive relationships and collaborative partnerships can be established.

For the protection of our residents and visitors who reside on the west coast of British Columbia, we strongly advocate the necessary improvements to the Emergency Management division. We hope our recommendations and comments will assist EMBC with planning efforts for catastrophic earthquake.

Sincerely,

Bill Irving
Mayor, District of Ucluelet

cc: Cameron Lewis, Project Lead - EMBC
Andrew Yeates, CAO - District of Ucluelet
Karla Robison, Environmental and Emergency Service Manager - District of Ucluelet

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Earthquake Preparedness Consultation 2014 Backgrounder

On March 25, the Auditor General of British Columbia released the report titled “Catastrophic Earthquake Preparedness” which focuses on Emergency Management BC’s (EMBC’s) planning and reporting with respect to this eventuality. The report includes nine recommendations to government. The Ministry of Justice has accepted all nine of the Auditor General’s recommendations and action is being taken to address the recommendations. (See the recommendations and the Ministry of Justice’s responses in the Auditor General’s full report <http://www.bcauditor.com/pubs>).

However, it is worth noting that the Auditor General’s report focuses only on one part of British Columbia’s emergency management system – EMBC. In British Columbia, emergency management is a shared responsibility between the public, all levels of government, and numerous stakeholders. Thus, enhancing British Columbia’s preparedness for a catastrophic earthquake will necessarily involve all parties.

On March 11, it was announced that during the April to July timeframe, there will be extensive consultation with British Columbia stakeholders regarding issues, priorities, and opportunities in the area of catastrophic earthquake preparedness. These consultations will culminate in a report, with recommendations, to the BC Government by the end of the year. Henry Renteria, former Director of California’s Office of Emergency Services, will lead this consultation.

The following link provides a news release and project Terms of Reference, etc: (<http://www.newsroom.gov.bc.ca/2014/03/earthquake-consultation-to-improve-public-safety.html>). Please feel free to share this news release and the terms of reference with other interested stakeholders.

Work is currently underway to identify the specific stakeholders that the Chair will reach out to. Geographically, the consultation will be focussed on areas at highest risk for catastrophic earthquake, but input from stakeholders across BC is welcomed.

The earthquake preparedness consultation is just one line of effort within EMBC that is contributing to enhanced preparedness for a catastrophic earthquake. There are essentially three lines of enhanced effort in this regard, in addition to ongoing EMBC activities that contribute to catastrophic event preparedness:

1. The earthquake preparedness consultation chaired by Henry Renteria (discussed above). Do not hesitate to contact the project lead for the earthquake preparedness consultation, Cameron Lewis (250-952-5040 or cameron.lewis@gov.bc.ca) if you have any questions.
2. A public education campaign focused on earthquake preparedness, to be launched this summer. This campaign will be a joint effort between EMBC and Government Communications and Public Engagement (GCPE) within the provincial government.

Planning for this campaign is underway. Stakeholder organizations who may wish to provide input regarding development of this public education campaign, or may have existing materials to share can contact EMBC's public education coordinator, Kim Fournier (kim.fournier@gov.bc.ca or 250-952-4914).

3. Development of a specific long term plan for enhancing catastrophic earthquake preparedness in BC. This represents a continuation of EMBC's planning efforts and will be incorporated as a key goal in EMBC's overall Strategic Plan (Spring 2014).

With respect to point #1 above, the Earthquake Preparedness Consultation, from April through July 2014, there will be extensive consultations with stakeholders regarding issues, priorities and opportunities in the area of preparations for catastrophic seismic events. This will assist in the development of recommendations for the Chair's final report.

Questions regarding this consultation initiative can be directed to the EMBC project lead, Cameron Lewis (250-952-5040 or Cameron.Lewis@gov.bc.ca).

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District of Ucluelet

Expenditure Voucher

G-14/14

Date: August 5, 2014

Page: 1 of 8

CHEQUE LISTING:

AMOUNT

Cheques: # 21071 - # 21271	\$	398,236.83
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PAYROLL:

PR 14/14	\$	58,413.78
PR 15/14	\$	58,482.90

	<u>\$</u>	<u>515,133.51</u>
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RECEIVED FOR INFORMATION AT MEETING HELD: August 12, 2014

Jeanette O'Connor, CFO

R-1.2

Report: M:\live\lapchklx.p
 Version: 010003-L58.68.00
 User ID: Barb2

District of Ucluelet
 AP Cheque Listing
 Cheque # From 021071 To 021271(Cheques only)

Page: 1 of 7
 Date: 05/08/14
 Time: 13:45:33

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
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021072	002	08/07/2014	CE004	CORPORATE EXPRESS	35753666	PAPER/TAPE/USB DRI	333.17		333.17	
021073	002	08/07/2014	CK608	CORTES KEVIN	D430	D430	6,172.99		6,172.99	
021074	002	08/07/2014	CUPE1	CUPE LOCAL #118	JUNE/14	JUNE/14	1,378.40		1,378.40	
021075	002	08/07/2014	DJ143	DEVRIES JOHN	120957	DEVRIES-CANADA DAY	200.00		200.00	
021076	002	08/07/2014	DK143	DEVRIES KATHY	129952	DEVRIES-JUNE 23-26	560.00		560.00	
021077	002	08/07/2014	FW050	FAR WEST FOODS GRO	281757	NAPKINS/PLATES	29.51		29.51	
021078	002	08/07/2014	GTN61	GREEN THUMB NURSER	55571	PLANTS-BOAT LAUNCH	532.00		532.00	
021079	002	08/07/2014	HN200	HOLATKO NICHOLAS	120953	HOLATKO- CLASS 4	57.00		57.00	
021080	002	08/07/2014	IH002	CONNECT HEARING	1321211	P/W HEARING TESTS	277.20		277.20	
021081	002	08/07/2014	KI001	WORLEYPARSONS CANA	221279	JUNE/14	646.38		646.38	
021082	002	08/07/2014	KM002	KEN MACKAY AND SON	28776	PARK BENCH	1,247.26		1,247.26	
021083	002	08/07/2014	L0483	LAND TITLE & SURVE	120958	45001;45002	48.40		48.40	
021084	002	08/07/2014	MA919	MURRAY ANDREA	114925	114925 HOG REIMBUR	770.00		770.00	
021085	002	08/07/2014	MC481	MARTIN CRIS	120954	MARTIN-JUNE YOGA	132.84		132.84	
021086	002	08/07/2014	MM011	MORRISON MYLES	120956	MORRISON-MUSIC-CAN	200.00		200.00	
021087	002	08/07/2014	MS170	REVENUE SERVICES O	JULY/14	JULY/14	2,847.45		2,847.45	
021088	002	08/07/2014	PB002	PACIFIC BLUE CROSS	181693	JULY/14	7,270.33		7,270.33	
021089	002	08/07/2014	pr267	PACIFIC RIM WHALE	2014-GIA	PRWF 2014	2,000.00		2,000.00	
021090	002	08/07/2014	PW724	PETE'S GO WEST	19113	PLANTS-BOAT LAUNCH	74.65		74.65	
021091	002	08/07/2014	RL909	RAINCOAST LAW	127084	127084 HOG REIMBUR	770.00		770.00	
021092	002	08/07/2014	SF061	STEVENS FLICKERINE	120955	STEVENS-JUNE YOGA	478.88		478.88	
021093	002	08/07/2014	TU428	TOURISM UCLUELET	APR/14	APR/14 GRANT	9,129.46		9,129.46	
021094	002	08/07/2014	UC142	UCLUELET CONSUMER'	CO1100673 CO1093325 CO1040354	FOOD SUPPLIES GLOVES SNACKS-CURLING	39.46 8.94 11.42		59.82	
021095	002	08/07/2014	UR849	UCLUELET RENT-IT C	18596	BARK MULCH	515.20		515.20	
021096	002	08/07/2014	UV146	UCLUELET VOLUNTEER	Q2-2014	Q2/14	2,100.00		2,100.00	
021097	002	10/07/2014	I0070	ICBC	120963	RESCUE 2	75.00		75.00	
021099	002	17/07/2014	AD004	TYCO INTEGRATED SE	Z4326222 Z4326221	ALARM INSPECTION PIR/PANIC BUTTONS	55.59 273.00		328.59	
021100	002	17/07/2014	AGS11	AGS BUSINESS SYSTE	32298 32299	JUNE/14 CC LYCHE JUNE/14 CC UCC	242.54 89.42		331.96	
021101	002	17/07/2014	AL001	ACKLANDS - GRAINGE	4354 0520659 4354 0522221 4354 0522317	LIFELINE RENTAL CAR WASH LIQUID SAFETY GOGGLES	272.20 98.30 12.80		383.30	
021102	002	17/07/2014	BA139	BRUNEAU ADLEY	12740	BALLOON TWISTING-C	75.00		75.00	
021103	002	17/07/2014	BC017	BC HYDRO & POWER A	MAY/14	MAY/14	21,500.44		21,500.44	
021104	002	17/07/2014	BCNPH	BC NON-PROFIT HOUS	1155-2014	ABDULLA-MEMBERSHIP	465.23		465.23	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
021105	002	17/07/2014	BE737	BENSON ERICA	120959 120964	BENSON-JUNE22-28 BENSON-JUNE 29-JUL	582.40 403.20		985.60	
021106	002	17/07/2014	BP940	BLACK PRESS	43547	SUMMER SUPPLEMENT	763.84		763.84	
021107	002	17/07/2014	CE004	CORPORATE EXPRESS	36061287	SANITIZER/MARKERS/	277.70		277.70	
021108	002	17/07/2014	CFS01	CLAYQUOT FOREST S	54	#5 INSPECTION	117.60		117.60	
021109	002	17/07/2014	CGISC	CGIS CENTRE	41821	JULY/14	380.99		380.99	
021110	002	17/07/2014	CI192	CIBC - VISA CENTRE	JUNE/14	JUNE/14	4,835.22		4,835.22	
021111	002	17/07/2014	CK608	CORTES KEVIN	D431	D431	7,645.92		7,645.92	
021112	002	17/07/2014	CLC12	CARVELLO LAW CORPO	867 868 870 871 869	101006 101007 101022 101041 101009	363.68 2,012.48 1,296.97 392.91 787.36		4,853.40	
021113	002	17/07/2014	COOP	UCLUELET CONSUMER'	71418159 71418162 71415050 71415068 71414884 71414862 71414867 71416277 71415402 71415474 71415462	18 WH.RANGER 13 5 4 24 3 & GERRY CANS 1 12 2 12	14.88 78.50 27.52 63.06 168.98 150.00 269.77 150.64 87.70 60.00 103.27		1,174.32	
021114	002	17/07/2014	COOP	UCLUELET CONSUMER'	71422118 71422191 71423357 71419811 71420299 71420173 71421231 71420416 71419669 71418380 71426855	12 4 2 12 23 2 24 3 & Gerry Cans 5 2 #2	80.58 84.51 63.67 106.75 83.09 42.59 150.00 271.28 68.06 57.59 63.37		1,071.49	
021115	002	17/07/2014	COOP	UCLUELET CONSUMER'	71427280 JULY/14 71427154 71427297 71428612	WHITE RANGER JULY/14 #10 #9 #3	73.99 250.00 165.42 123.39 108.55		721.35	
021116	002	17/07/2014	CT002	CLEARTECH INDUSTRI	580544SJC	SODIUM CHLORINE	48.27		48.27	
021117	002	17/07/2014	DC466	DYNAMEX CANADA LTD	964849	INPROTECT/N.ISLD L	461.98		461.98	
021118	002	17/07/2014	DFC01	DUMAS FREIGHT COMP	32731 32996 30185	CLEARTECH CLEARTECH FOURSTAR	180.14 342.88 64.93		587.95	
021119	002	17/07/2014	FS004	FOUR STAR WATERWOR	43633	SCH-POLY/LINERS/VA	1,256.39		1,256.39	
021120	002	17/07/2014	FW050	FAR WEST FOODS GRO	282009 281608 281141 281945 282072	G.BAGS/ISSUE PAPE SCH-GARBAGE BAGS SCH-TISSUE/TOWEL SCH-SOAP/ISSUE AQUARIUM-WSHRM SUP	300.25 51.04 222.37 117.96 132.50		824.12	
021121	002	17/07/2014	GF001	GRAPHICS FACTORY	21930	PORCHE BANNER	312.48		312.48	
021122	002	17/07/2014	HN200	HOLATKO NICHOLAS	120960	HOLTAKO-CANADA DAY	135.46		135.46	
021123	002	17/07/2014	IB275	ISLAND BUSINESS PR	150087	INSPECTION BOOKLET	479.36		909.44	

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					150248	SCH INVOICE/RECEIP	430.08			
021124	002	17/07/2014	KPF16	KENT PICTURE FRAMI	1084	ORTHO POSTER	369.60		369.60	
021125	002	17/07/2014	LA157	LANGLEY ADVANCE	LAND00010734	UKEE DAYS AD	262.50		262.50	
021126	002	17/07/2014	LC077	LOOMIS EXPRESS	4880557	MAXXAM/CLEARTECH/W	135.48		135.48	
021127	002	17/07/2014	LY001	YOUNG ANDERSON	82088	1190124	79.19		2,640.93	
					82087	1190123	197.57			
					82086	1190122	826.34			
					82085	1190118	477.07			
					82084	1190102	1,060.76			
021128	002	17/07/2014	MI224	MUNICIPAL INSURANC	24705	2013-0265	2,500.00		2,500.00	
021129	002	17/07/2014	ND001	VING VI NEWSPAPER	WNDI00003173	SUMMER SUPPLEMENT/	171.48		171.48	
021130	002	17/07/2014	NI001	NORTH ISLAND COLLE	08-750871	MODULE 3	3,000.00		3,000.00	
021131	002	17/07/2014	NI005	NORTH ISLAND LABOR	91515	111576-01;111577-0	157.50		157.50	
021132	002	17/07/2014	NV785	NOVUS CONSULTING I	5600	JUNE MONITORING	52.50		52.50	
021133	002	17/07/2014	PC285	PETTY CASH - BARBA	JUL-14	JULY/14	169.35		169.35	
021134	002	17/07/2014	PC381	PETRO CANADA PRODU					234.08	Yes
021135	002	17/07/2014	PD199	PEOPLES DRUG MART	432616	TWINRIX;HEP SHOTS	449.94		516.66	
					429460	BUG REPELLENT/SUNS	66.72			
021136	002	17/07/2014	RP658	ROD'S PLUMBING	334814	WSHRM LEAK AT REC	140.91		140.91	
021137	002	17/07/2014	RS496	RELIC SURF SHOP IN	0013	INTRO TO WATER SPO	779.62		779.62	
021138	002	17/07/2014	SB304	SCHANTZ BOB	JUNE/14	JUNE 1-30/14	1,344.00		1,344.00	
021139	002	17/07/2014	SBR01	SONBIRD REFUSE & R	19321	JUNE/14	2,887.50		2,887.50	
021140	002	17/07/2014	SJ004	S & J SERVICES	272912	JUNE/14 JANITORIAL	315.00		2,805.60	
					272914	JUNE/14	651.00			
					272911	JUNE/14	138.60			
					272910	JUNE/14	1,386.00			
					272913	JUNE/14 JANITORIAL	315.00			
021141	002	17/07/2014	TL995	TIMMERMANS LAURA	120961	40TH ANNIVERSARY L	250.00		250.00	
021142	002	17/07/2014	TP002	TELUS	JUNE/14	JUNE/14	4,736.72		4,736.72	
021143	002	17/07/2014	UC142	UCLUELET CONSUMER'	CO1102582	CURLING SNACKS	27.38		27.38	
021144	002	17/07/2014	UD806	UKEE DOGS EATERY	13	MIN.JOBS	58.80		58.80	
021145	002	17/07/2014	UI923	UKEE INFO TECH	10075	HDMI CONVERTER/UCC	888.48		888.48	
021146	002	17/07/2014	UR849	UCLUELET RENT-IT C	18660	PORTABLES	291.20		337.34	
					18657	WEEDEATER LINE	46.14			
021147	002	17/07/2014	US398	UCLUELET SECONDARY	2	TEKSTAR HINGED SIG	10,000.00		10,000.00	
021148	002	17/07/2014	UV145	UCLUELET VIDEO SER	JULY/14-491	JULY/14-491 DATA T	557.76		599.09	
					JULY/14-948	JULY/14-948 INTERN	41.33			
021149	002	17/07/2014	WC168	WORKSAFE BC	Q2/4	Q2/14	5,519.32		5,519.32	
021150	002	17/07/2014	WP166	WINDSOR PLYWOOD -	30483A	DECK CLEANER	42.53		142.85	
					30555A	POWER POLE	330.40			
					30743A	POWER POLE	330.40			
					30548A	SAWBLADE/TROWEL	37.94			
					30554A	PRUNERS	51.89			
					30035A	LAG BOLT/WASHER	10.49			
021152	002	18/07/2014	ST497	SURVEYOR OF TAXES	JULY/14	2014 2nd REMITTANC	47,605.82		47,605.82	

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021153	002	21/07/2014	BA139	BRUNEAU ADLEY	12791	BRUNEAU-UKEE DAYS/	350.00		350.00	
021154	002	21/07/2014	BK240	BRACEY KARLEY	120970	BRACEY-UKEE DAYS/1	400.00		400.00	
021155	002	21/07/2014	CB352	COULSON BARRY	117193	COULSON-UKEE DAYS/	1,900.00		1,900.00	
021156	002	21/07/2014	DJ143	DEVRIES JOHN	120972	DEVRIES-UKEE DAYS/	200.00		200.00	
021157	002	21/07/2014	DOCO1	DOCO ADVENTURES LT	101	DOCO-UKEE DAYS/14	787.50		787.50	
021158	002	21/07/2014	FF806	FOUR FRAMES PHOTO	12793	FOUR FRAMES-UKEE D	682.50		682.50	
021159	002	21/07/2014	GK113	GALLANT KEITH	120974	GALLANT-UKEE DAYS/	1,650.00		1,650.00	
021160	002	21/07/2014	GK113	GALLANT KEITH	120975	GALLANT-QUIOA-UKEE	1,200.00		1,200.00	
021161	002	21/07/2014	JAP33	JUMP AROUND PROMOT	1880	JUMP-UKEEDAYS/14	1,338.75		1,338.75	
021162	002	21/07/2014	MC551	MARK CAROLYN	120979	MARK-UKEE DAYS/14	750.00		750.00	
021163	002	21/07/2014	MH974	MCPHAIL HOLLY	120971	MCPHAIL-UKEE DAYS/	400.00		400.00	
021164	002	21/07/2014	MSV16	MAD SCIENCE VANCOU	120973	MAD SCIENCE-UKEE D	1,290.93		1,290.93	
021165	002	21/07/2014	PC336	PETTY CASH FORTUNE	UKEE DAYS	FLOATS/LOGGER SPOR	16,430.00		16,430.00	
021166	002	21/07/2014	SAN78	SAN FELIX	120978	KOPP-UKEE DAYS/14	500.00		500.00	
021167	002	21/07/2014	SI604	SHU IAN	120969	SHU-UKEE DAYS/14	500.00		500.00	
021168	002	21/07/2014	TL292	TIGER LILY FARM	120976	TIGER-UKEE DAYS/14	585.90		585.90	
021169	002	21/07/2014	WA351	WEEKS ANNE	120977	WEEKS-UKEE DAYS/14	250.00		250.00	
021170	002	21/07/2014	AD004	TYCO INTEGRATED SE	80240861	JUNE/14	178.50		178.50	
021171	002	21/07/2014	AON01	AON REED STEENHOUS	30-JUNE-2014	INSURANCE	44,296.00		44,296.00	
021172	002	21/07/2014	BB152	BEASLEY BARBARA	120968	BEASLEY-SCIENCE CA	50.00		50.00	
021173	002	21/07/2014	BC017	BC HYDRO & POWER A	JUNE/14	JUNE/14	17,713.43		17,713.43	
021174	002	21/07/2014	BP940	BLACK PRESS	32302190	UKEE DAYS AD	316.31		316.31	
021175	002	21/07/2014	CE004	CORPORATE EXPRESS	36046544	POSTER BOARD/MARKE	73.59		73.59	
021176	002	21/07/2014	CF005	COLUMBIA FUELS	0137512158049	GREASE	154.00		154.00	
021177	002	21/07/2014	CG011	CORLAZZOLI GIORDAN	2014-BURSARY	14-BURSARY	500.00		500.00	
021178	002	21/07/2014	CK608	CORTES KEVIN	D432	D432	7,223.38		7,223.38	
021179	002	21/07/2014	COOP	UCLUELET CONSUMER'	71422490	ENGINE 2	110.00		110.00	
021180	002	21/07/2014	DC466	DYNAMEX CANADA LTD	971672	N.ISL.LABS	44.55		44.55	
021181	002	21/07/2014	DM447	DOSDALL MORGAN	120965	DOSDALL REIMBURSED	167.88		167.88	
021182	002	21/07/2014	FS004	FOUR STAR WATERWOR	43676	BAY ST. EYE WASH S	270.01		270.01	
021183	002	21/07/2014	FW050	FAR WEST FOODS GRO	282055 282345 281598	G.BAGS/PAPER TOWEL G.BAGS DOG BAGS	78.50 65.45 114.49		258.44	
021184	002	21/07/2014	HF002	HENRY FLO	10006521.002	HENRY VENDOR REFUN	84.00		84.00	
021185	002	21/07/2014	HH354	HOME HARDWARE - WE	77823	HERBICIDE	47.02		47.02	
021186	002	21/07/2014	hr865	MPC CONSULTING LTD	UCL12-INV29EX	UPGRADE 4321	1,312.50		1,312.50	
021187	002	21/07/2014	IH042	INNER HARMONY SERV	2841	JUNE/14	2,443.88		2,443.88	

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021188	002	21/07/2014	JSC61	J & S CONTRACTING	140140	COOLER REPAIRS	209.48		209.48	
021189	002	21/07/2014	ND001	VING VI NEWSPAPER	WNDI00003272 WNDI00003226	COMMUNITY FOREST O CANADA DAY/GRAD	115.50 267.75		383.25	
021190	002	21/07/2014	NI005	NORTH ISLAND LABOR	91687	111753-01-05	131.25		131.25	
021191	002	21/07/2014	PC336	PETTY CASH FORTUNE	JULY/14	JULY PETTY CASH	38.00		38.00	
021192	002	21/07/2014	RPI46	ROADPOST INC. T462	RC08069094	JULY/14	61.95		61.95	
021193	002	21/07/2014	SC003	SHARE CANADA	01238	NATRAKLENE	1,218.00		1,218.00	
021194	002	21/07/2014	SF061	STEVENS FLICKERINE	120957	STEVENS-YOGA/JUNE	62.32		62.32	
021195	002	21/07/2014	SG193	SPRINGETT GABRIELL	120356	SPRINGETT-DANCE CA	1,350.00		1,350.00	
021196	002	21/07/2014	TM005	TELUS MOBILITY	JUNE/14	JUNE/14	1,276.75		1,276.75	
021197	002	21/07/2014	UC142	UCLUELET CONSUMER'	CO1046071 CO1129337 CO1098260 CO1107527	DOG FOOD GLUE/CREAM/MILK/TE SUGAR VEG/FISH STICKS-TE	21.27 22.80 15.58 30.53		90.18	
021198	002	21/07/2014	UP459	UCLUELET PETRO-CAN	17113829 17113835	#4 CLAMP #2 OIL CHANGE	108.33 49.23		157.56	
021199	002	21/07/2014	UR849	UCLUELET RENT-IT C	18774	PORTABLES	313.60		313.60	
021200	002	21/07/2014	VKI63	VAN-KEL IRRIGATION	114804	SOLENOIDS	82.81		82.81	
021201	002	21/07/2014	WP166	WINDSOR PLYWOOD -	31424A 31328A 31021A 31376A 31045A 30518A 29861A	BAY ST. EYEWASH ST CLAMPS/TIES SAFETY GLASSES SCREWDRIVER ENAMEL PAINT TAP SET SOCCER NET WHEELS	23.54 11.18 43.53 13.82 152.99 89.70 134.18		468.94	
021202	002	21/07/2014	ZBC25	ZOE'S BAKERY AND C	14	PARADE MEETING	26.25		26.25	
021203	002	21/07/2014	BA001	BOYKO, AL	120980	ANNOUNCER	300.00		300.00	
021204	002	25/07/2014	911SI	911 SUPPLY INC	1308	LICENCE PLATES	492.80		492.80	
021205	002	25/07/2014	AL001	ACKLANDS - GRAINGE	43540522916	GLOVES/BATTERY/GRE	80.00		80.00	
021206	002	25/07/2014	AP251	ALBERNI PAVING & C	JULY17/14	7 AREAS AROUND TOW	13,034.70		13,034.70	
021207	002	25/07/2014	BA139	BRUNEAU ADLEY	120981	BRUNEAU-DANCE CAMP	100.00		100.00	
021208	002	25/07/2014	BE737	BENSON ERICA	120982	BENSON-JULY 6-12 &	974.40		974.40	
021209	002	25/07/2014	CE004	CORPORATE EXPRESS	36154273 36146244 36159410	EASEL/CASE/CHART P HAND SANITIZER TAPE/PAPER/STICKIE	708.52 170.14 396.38		1,275.04	
021210	002	25/07/2014	CK608	CORTES KEVIN	D433	D433	4,729.03		4,729.03	
021211	002	25/07/2014	CP300	CRITERION PICTURES	767515 767738 765917	JUNE/14 JULY/14 MARCH/14	44.80 45.70 33.82		124.32	
021212	002	25/07/2014	CT002	CLEARTECH INDUSTRI	58070SJC 126037JJP	HYPOCHLORITE CONTAINER RETURN	715.18 315.00-		400.18	
021213	002	25/07/2014	CUPE1	CUPE LOCAL #118	JULY/14	PP014/14&015/14	1,379.56		1,379.56	
021214	002	25/07/2014	CWF01	CENTRAL WESTCOAST	BBP-14	TREE SAPLINGS	105.00		105.00	
021215	002	25/07/2014	DC466	DYNAMEX CANADA LTD	972958	N.IS.LABS	44.50		44.50	
021216	002	25/07/2014	DFC01	DUMAS FREIGHT COMP	28506	CLEARTECH	694.58		788.58	

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					30181	FOUR STAR	29.07			
					30177	FOUR STAR - PAGE	64.93			
021217	002	25/07/2014	FC000	FICK COURTNEY	120987	FICK-DANCE CAMP	275.00		275.00	
021218	002	25/07/2014	FS004	FOUR STAR WATERWOR	43744	METER SETTER/SERVI	605.41		605.41	
021219	002	25/07/2014	fw050	FAR WEST FOODS GRO	282795	PAPER PRODUCTS	391.74		775.08	
					282207	WATER	86.00			
					282787	PAPER PRODUCTS	297.34			
021220	002	25/07/2014	GPC25	GREATPACIFIC CONSU	45	OUTFALL MONITORING	3,140.51		3,140.51	
021221	002	25/07/2014	HI715	HETHERINGTON INDUS	E-33021	WASTE OIL	30.98		116.02	
					E-41613	ABSORBANT PADS/RAG	147.00			
021222	002	25/07/2014	HS002	HOGAN, SARAH	120986	HOGAN-DANCE CAMP	1,137.50		1,137.50	
021223	002	25/07/2014	MDD58	MERRIDALE CIDERWOR	2637	CIDER-UKEE DAYS	890.00		890.00	
021224	002	25/07/2014	MG729	MURRAY'S GROCERY	1218	BUS-LADYBIRD ENGRA	48.30		74.62	
					1219	BUS-LADYBIRD ENGRA	26.32			
021225	002	25/07/2014	MH203	MacKENZIE HALEY	120315	LULULEMON IVIVVA	500.00		500.00	
021226	002	25/07/2014	MM011	MORRISON MYLES	120984	MORRISON-UKEE DAYS	500.00		500.00	
021227	002	25/07/2014	MS090	MCCONNELL SHAWN	1006662.002	MCCONNELL-REFUND U	84.00		84.00	
021228	002	25/07/2014	ND001	VING VI NEWSPAPER	WNDI00003337	ZONING OPEN HOUSE	40.23		40.23	
021229	002	25/07/2014	OM712	OLIWA MIRANDA	120985	OLIWA-DANCE CAMP	255.00		255.00	
021230	002	25/07/2014	RD205	ALBERNI-CLAYOQUOT	2013	2013 O/S GARGAGE/R	17,415.00		17,415.00	
021231	002	25/07/2014	RD205	ALBERNI-CLAYOQUOT	62403	WPT GARBAGE	8.55		8.55	
021232	002	25/07/2014	RG006	RECEIVER GENERAL	2013/12/31	2013-PIER-EE/ER	1,285.64		1,285.64	
021233	002	25/07/2014	SC006	SOFTCHOICE CORPORA	3732459	UCC LAPTOP	1,812.51		1,812.51	
021234	002	25/07/2014	TH144	THOMAS HEATHER					200.00	Yes
021235	002	25/07/2014	TT321	TOFINO TECH	2939	WIFI-JULY-DEC/14	315.00		315.00	
021236	002	25/07/2014	UC142	UCLUELET CONSUMER'	CO1126184	CONDITIONER/CORN S	9.06		27.27	
					CO1046735	VEG-FLOAT BLDING	18.21			
021237	002	25/07/2014	UI923	UKEE INFO TECH	10085	UCC LAPTOP; P/W	774.90		774.90	
021238	002	25/07/2014	UM228	UCLUELET AQUARIUM	3500	SCIENCE CAMP	90.00		90.00	
021239	002	25/07/2014	UP459	UCLUELET PETRO-CAN	17113869	KEY TAG	11.20		11.20	
021240	002	25/07/2014	UR849	UCLUELET RENT-IT C	18329	PUMP PORTABLE	235.20		235.20	
021241	002	25/07/2014	WI219	WALCO INDUSTRIES L	25156	JULY-AUG RENTAL	293.44		293.44	
021242	002	25/07/2014	WP166	WINDSOR PLYWOOD -	31970A	FLOAT BRUSHES	35.82		65.82	
					32173A	GALV NAILS	15.43			
					30916A	PAINT BRUSHES	14.57			
021243	002	01/08/2014	AG193	SPRINGETTE ANDREW	120989	SPRINGETT -BBQ CLA	327.00		327.00	
021244	002	01/08/2014	BWP01	BLACK & WHITE PART	01-18164-0	TENT RENTAL	3,437.00		3,437.00	
021245	002	01/08/2014	CE004	CORPORATE EXPRESS	35852401	BATTERIES/LAMINATI	219.98		300.48	
					36164800	FILE FOLDERS	23.52			
					36224505	PENS/FOLDERS/PAPER	56.98			
021246	002	01/08/2014	CGISC	CGIS CENTRE	41852	AUG/14	664.91		664.91	
021247	002	01/08/2014	CK608	CORTES KEVIN	D434	D434	5,832.65		5,832.65	

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021248	002	01/08/2014	CN043	CROWS NEST UCLUELE	5167	TISSUE PAPER	5.02		5.02	
021249	002	01/08/2014	DC001	DOLAN'S CONCRETE L	UP74489 UP73607	REC HALL-SAND REC HALL-SAND	294.49 630.11		924.60	
021250	002	01/08/2014	DC466	DYNAMEX CANADA LTD	975812 977438	N.IS.LABS N.IS.LABS	44.50 22.25		66.75	
021251	002	01/08/2014	DS101	NU-GRO LTD	871868	DOLOMITE	2,777.60		2,777.60	
021252	002	01/08/2014	EL048	ERIK LARSEN DIESEL	711784	ENG 1&2;RESCUE	1,286.22		1,286.22	
021253	002	01/08/2014	FFS44	FIREFOX FIRE SOLUT	FF14-05018	B/O GLOVES	801.15		801.15	
021254	002	01/08/2014	FW050	FAR WEST FOODS GRO	283041 282793 282613 282959	WATER/CLEANER DOG BAGS CHIPS/JUICE WATER/CUPS/NAPKINS	147.54 55.65 53.58 1,008.16		1,264.93	
021255	002	01/08/2014	IB275	ISLAND BUSINESS PR	150367 150368	#10 ENVELOPES CHEQUES	211.68 537.60		749.28	
021256	002	01/08/2014	LB454	LADYBIRD ENGRAVING	527	SHIRTS/PLAQUES/RIB	939.46		939.46	
021257	002	01/08/2014	LEASE	UCLUELET CONSUMERS	AUG/14	AUG/14	250.00		250.00	
021258	002	01/08/2014	MN236	MORRISON NANCY	120990	MORRISON-STAINED G	640.00		640.00	
021259	002	01/08/2014	NI005	NORTH ISLAND LABOR	91946 91833	112015-01-02; 1123 112013-01-05;11201	309.75 157.50		467.25	
021260	002	01/08/2014	PS351	PINA STUDIO & BOUT	813132	SHIRTS	587.10		587.10	
021261	002	01/08/2014	PW724	PETE'S GO WEST	3107	GRN THUMB NURSERY	74.66		74.66	
021262	002	01/08/2014	RS496	RELIC SURF SHOP IN	36 37	SURF CAMP MINI SURF CAMP	1,114.99 884.52		1,999.51	
021263	002	01/08/2014	TS468	TEAM SALES VICTORI	61611	WRIST BANDS	692.00		692.00	
021264	002	01/08/2014	TSC19	TRANSPARENT SOLUTI	7252 7283	AUG/14 CLEARMAIL HELP DESK -EMAIL	20.95 42.01		62.96	
021265	002	01/08/2014	U0148	UNION OF BC MUNICI	2014-UBCM	2014-UBCM	3,969.00		3,969.00	
021266	002	01/08/2014	UP459	UCLUELET PETRO-CAN	17113751	#14 BOBCAT	234.08		234.08	
021267	002	01/08/2014	UR849	UCLUELET RENT-IT C	18927	PORTABLE RENTALS	2,284.80		2,284.80	
021268	002	01/08/2014	UV145	UCLUELET VIDEO SER	2014 2014A	TV ADVERTISING TV AD 2ND SUBSCRIP	754.94 377.48		1,132.42	
021269	002	01/08/2014	WP166	WINDSOR PLYWOOD -	32725A 32570A 32756A 32752A	HOSE/CLAMP/NUT DRI HULA HOOP SUPPLIES SPRAY PAINT SPRAY PAINT	11.74 75.72 17.59 17.30		122.35	
021270	002	01/08/2014	PB703	PHOENIX BENEFITS S	100A	VFP9027279	2,481.00		2,481.00	
021271	002	05/08/2014	ST497	SURVEYOR OF TAXES	JULY2014	JULY 2014 REMITTAN	21,917.05		21,917.05	
Total:							398,236.83	0.00	398,236.83	

*** End of Report ***



REPORT TO COUNCIL

MEETING DATE: August 12th, 2014 FILE NO: 0550-20
 FROM: ABBY FORTUNE, DIRECTOR OF PARKS & RECREATION
 SUBJECT: Pacific Rim Music Festival Society - Noise Control Bylaw 915

Purpose:

To permit the Pacific Rim Music Festival Society (Otalith Festival) to act outside the Noise Control Bylaw 915, Section 3, Article G.

Background:

The Otalith Festival will be taking place August 23rd & 24th, 2014.

They have submitted their special events form and have paid their damage deposit.

The Otalith Festival will post this information in the appropriate media outlets to residents or businesses affected by the Noise Control Bylaw.

Recommendation (s):

1. That Council grants an extension of the Noise Control Bylaw for the Otalith Music Festival on Friday, August 22nd and Saturday, August 23rd at the Seaplane Base Ball field Fairgrounds to midnight.

Abigail K. Fortune
 Director of Parks & Recreation

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STAFF REPORT TO COUNCIL

Council Meeting: AUGUST 12, 2014
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING

FILE NO: 2240-20 UKEE PUBLIC MARKET SOCIETY

SUBJECT: UKEE PUBLIC MARKET – LICENSING OF VENDORS

RECOMMENDATION (S):

1. **THAT** Council receives this report for information.
2. **THAT** Council consider the request by the Ukee Market Society to create a new 'one' license category under the License Bylaw for vendors at the Friday Night Market not otherwise required to hold a business license in the District (as outlined in this report) **and**;
3. **THAT** Council consider the request by the Ukee Market Society to create one fee for such a business license in the amount of \$125.00 **and**;
4. **THAT** Council considers the request by the Ukee Market Society to waive that fee requirement for the remaining two months of the 2014 market season or until the end of September 2014.

PURPOSE:

The purpose of this report is to respond to a motion of Council made in the Regular Agenda of July 8, 2014 in which staff were requested to review and provide a report regarding business license requirements for vendors participating in the Ukee Public Market.

BACKGROUND:

Three years ago several community members approached staff with the concept of a public Friday night market and the use of the Village Green for such purposes. The proposal was for an independent Non-Profit Society to be formed to operate and manage an organization of "local artists, artisans, farmers, foragers and chefs" that would come together for Market Activities including seasonal Friday Night Markets on the Village Green. Staff and Council were in support of the proposal. The seasonal activity was recognized to enhance the downtown core and harbor area for both citizens and tourists alike. It continues to promote a festive like atmosphere, an opportunity for a gathering place and provides additional vitality to the inner Village Square promoting the local businesses and aquarium alike.

The Ukee Public Market's Friday evening event is not run by the District of Ucluelet but rather by the nonprofit society itself. This has provided the society the opportunity to review its own policies, membership fees, needs and determine its future vision. Last year the society approached the District about the usage of electricity for musical venues which the District now provides each weekend without fee. This year the society requested a change of hours for the use of the Village

Green, opting to open earlier in the afternoon. Also requested was a later closing of the Public Washrooms in the Village Square. The District has been able to accommodate both requests.

An Agreement between the District of Ucluelet and the Society for the use of the Village Green was drawn up in 2012 and is renewed annually. The Agreement (called a License Agreement) is a standard agreement for municipal markets and lays out typical terms such as hours of operation, adherence to noise bylaws, location of loading areas, smoking or drinking regulations, garbage collection and other like terms. The Society is also required to provide liability insurance and the Ukee Public Market has done so each year. The Agreement also leaves the responsibility with the Society to ensure that VIHA and business licensing requirements of its vendors are fulfilled. The Agreement notes that the District has a right to request that evidence of those requirements are being met. There is no business license or fee required for the operation of the Market. In the three years of operation there has been no exchange of monies between the Market and the District and staff have not actively pursued business license inspection. The nominal fee of \$25.00 for processing a legal Agreement has been paid yearly by a non-society community member who wishes to continue to support the market anonymously in this way.

ANALYSIS - LICENSING OF VENDORS:

Section 2.1 of the Ucluelet License Bylaw prohibits the carrying on of a “business within the municipality unless he or she is the holder of a valid and subsisting license issued to him under this bylaw.....”. The language of the Agreement between the District of Ucluelet and the Ukee Public Market reflects this by requiring that the Market ensures that its business vendors are licensed.

The majority of the market vendors, food operators, coffee roasters, home occupations and retail store operators, already hold a valid business license in the District. These vendors are not required to obtain a separate license under the Market Agreement. Children and youth do not qualify as a business operator and therefore do not need a license. The Agreement allows for non-profit vendors such as an information or display booths to be exempt from requiring a license. The remaining vendors, which do not fall into the categories above, are primarily those vendors which come from other municipalities (Tofino, Port Alberni, etc), and those who do not operate any business at any location or at any other time than at the Friday Night Market (i.e., hobbyists). Under Ucluelet License Bylaw No. 922 these vendors are the only ones which would currently be classified as a ‘street market vendor’ and would be required to pay a business license fee of \$25.00 per market season. To date the District has not asked the Market to produce proof of business licenses and no monies for these vendors have been paid or requested.

The Ukee Public Market has submitted a letter to Council which appeared as an item of Correspondence on the 8th of July, 2014 Agenda. The request was to eliminate individual vendor licensing in exchange for one license to cover all vendors; or in this case, those vendors which do not operate elsewhere in the District and which would be lawfully required to carry a Business License. The Market has further requested that this business license fee be waived for the remainder of this seasonal year.

The Market has expressed their concern about their ability to become a viable market which they feel depends on the number of vendors willing to participate. Their concern is that the individual licensing of these vendors may be a deterrent and as such the Market proposes a consolidated fee

which the Market will administer. As noted earlier in this report, this category of vendors would be out of town vendors and hobbyists. As this would be a new license category a text amendment would be required and a new fee proposed. The current fee structure is \$25.00 per vendor. If one estimates that approximately five vendors would fall in this category then 5 x \$25.00 would give total of \$125.00. Staff would recommend that if a new business license category is created, that it should carry a fee in this range. This is comparable to 92% of the business license fees set at \$125.00.

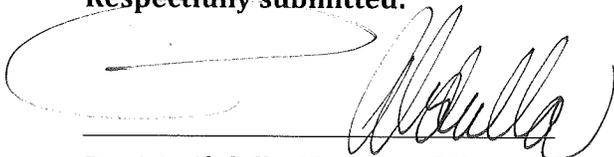
Council may wish to consider the Market's request to waive the new fee for the remainder of the Market season. In light of the fact that to date there has been no fees or monies required of the Market to date it appears that there may be other factors influencing the financial stability of the society. Staff will, however, continue to make themselves available to the Market Society for opportunities and shared ideas for success.

SUMMARY AND CONCLUSION:

The Friday Night Market has been in operation for the past three seasons. The Ukee Public Market is a nonprofit society who operates the market on the Village Green from approximately mid-June to mid-September. The terms for the use of the Village Green is through an annual Agreement between the Society and the District. The Society is required to provide liability insurance each year. There is no fee for the use of the Village Green or provision of electricity and the District has been able to accommodate the request for extended public washroom hours to coincide with the Market's evening hours. The nominal fee required for the Agreement papers each year has been paid by anonymously by a community supporter. The Agreement requires, among other terms such as maintaining the site, garbage disposal and adherence to noise bylaws, that the Market ensure its vendors have required approvals such as VIHA permits or Business Licenses. To date the District has not actively enforced this section of the Agreement.

The District of Ucluelet License Bylaw No. 922 requires that anyone operating a business in the District carry a valid business license. The majority of the Market's vendors already have business license as they operate elsewhere within the District. Enterprising children or youth have never been considered to require a business license. The Agreement exempts non-profit booths and vendors. The remaining vendors who would require a business license would be those businesses who do not operate elsewhere within the District at any time or any place other than the Friday night market (out of town vendors and hobbyists). The category for this under the current License Bylaw is a street vendor and the fee is \$25.00 per vendor per season. The Ukee Public Market has asked Council to consider creating a new overall fee for these and to waive this fee until the end of September 2014. Staff have indicated that a new category for a business license could be created through a text amendment to the existing License Bylaw and have proposed a fee of \$125.00.

Respectfully submitted:



Patricia Abdulla, Manager of Planning

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STAFF REPORT TO COUNCIL

Council Meeting: AUGUST 12, 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 FOR CERTAIN PROPERTIES.

ATTACHMENT(S): A. BYLAW #1173
B. BYLAW #1174
C. REFERENCE MATERIAL – JUNE 10, 2014 REPORT TO COUNCIL (OCP AMENDMENT BYLAW #1173 AND ZONING AMENDMENT BYLAW #1174)

RECOMMENDATION(S):

1. **THAT** Council give Third Reading and Final Adoption to Official Community Plan Amendment Bylaw No. 1173, 2014 having been given Public Hearing August 12, 2014;
2. **THAT** Council give Third Reading and Final Adoption to Zoning Amendment Bylaw No. 1174, 2014 having been given Public Hearing August 12, 2014.

PURPOSE:

To advance Bylaws #1173 and #1174 to Third and Final Adoption having been given First and Second Reading at an open meeting of Council on June 10, 2014 and having received a Public Hearing on August 12, 2014.

To combine Third Reading and Final Adoption for Bylaws #1173 and #1174 on the same night in order to allow for their inclusion into Zoning Bylaw #1160 prior to the its Public Hearing date set for the next Council Meeting on September 9, 2014.

As noted previously, 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. Bylaw 1173 and 1174 were amendments to Zoning Bylaw 800 and therefore should be completed (whether adopted or defeated) before the Public Hearing for Zoning Bylaw 1160.

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”.

READ A FIRST TIME this 10th day of June , 2014.

READ A SECOND TIME this 10th day of June , 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 XX day of XXX, 2014.

PUBLIC HEARING held this XX day of XXX, 2014.

READ A THIRD TIME this XX day of XXX, 2014.

ADOPTED this XX day of XXX, 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 10th day of June, 2014.

READ A SECOND TIME this 10th day of June, 2014.

PUBLIC HEARING held this XX day of XXX, 2014.

READ A THIRD TIME this XX day of XXX, 2014.

ADOPTED this XX day of XXX, 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

SCHEDULE "A"

Zoning Amendment Bylaw No. 1174

[CS-1 Zone properties with "Single Family Dwelling" use Permitted]



FOR REFERENCE



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
- Yuułu?ih?ath 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”.

FOR REFERENCE

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”.

FOR REFERENCE

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

SCHEDULE "A"

Zoning Amendment Bylaw No. 1174

[CS-1 Zone properties with "Single Family Dwelling" use Permitted]





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.

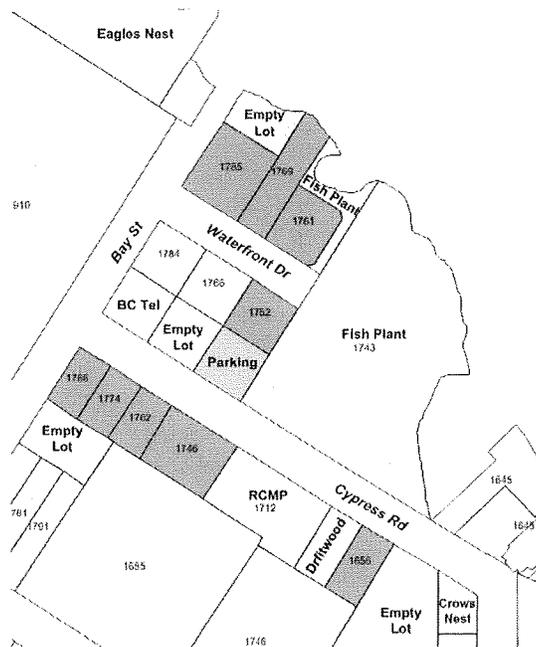


Figure 1

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:

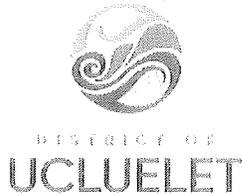
In 1999 the prevailing CS-1 Village Square zone was adopted for the area outlined in the Official Community Plan and designated for Commercial and Mixed Commercial/Residential uses. The subject area was included in that zoning and in the OCP under the Village Square designation. Those uses which were 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

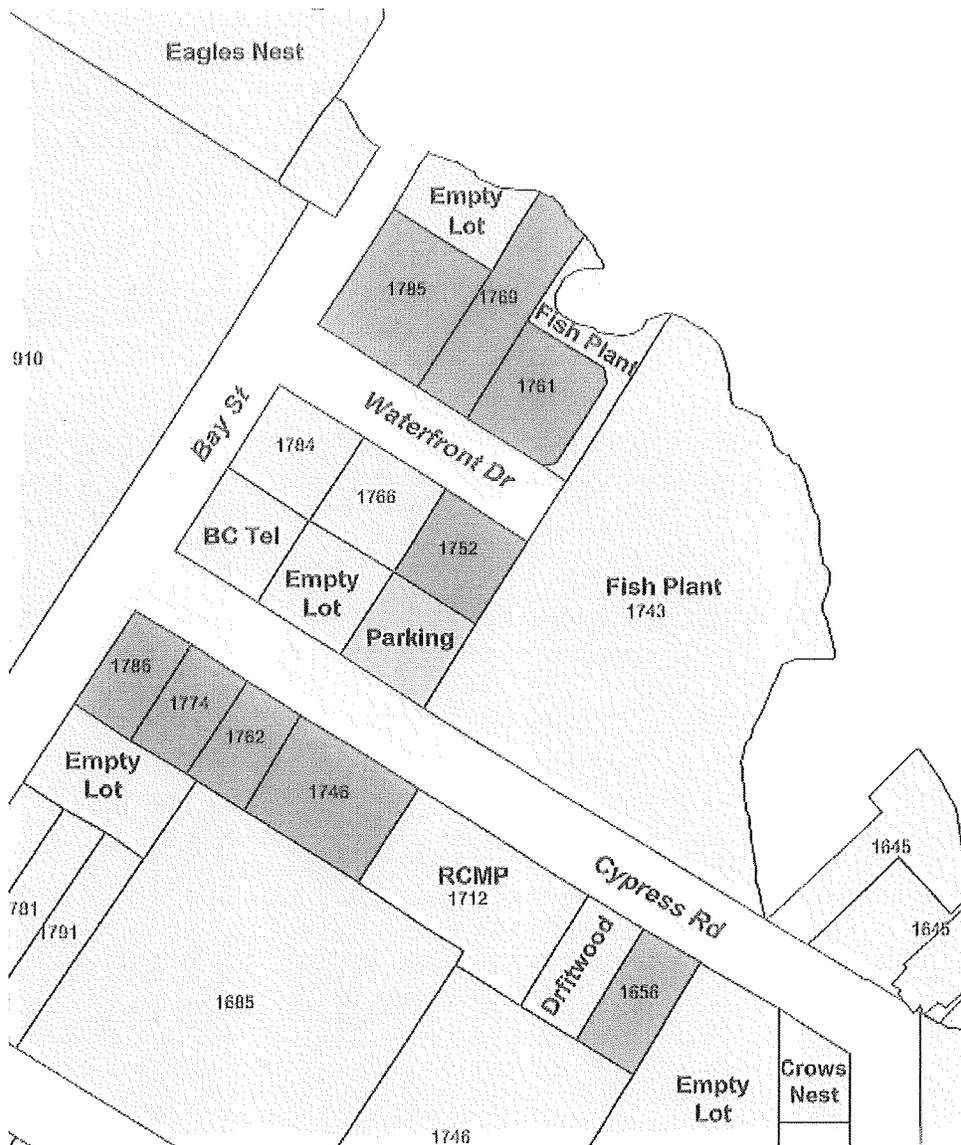


Figure 1

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*

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.

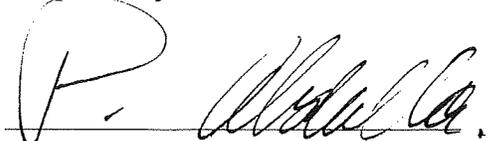
Property Taxes

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:

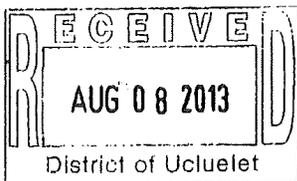
- 1) While the value of the lot as commercial land may be similar to a residential lot it is not as saleable. (There are currently two commercial lots on our streets that are empty or vacant.)
 - 2) Buyers have difficulty getting mortgages for homes in this area as some institutions won't lend money 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



STAFF REPORT TO COUNCIL

Council Meeting: AUGUST 12, 2014
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING

FILE NO: 3900-25 – BYLAW #'s 1160, 1173, 1174

SUBJECT: ZONING BYLAW #1160 – JULY 24 PUBLIC OPEN HOUSE SUMMARY AND BYLAW #1160 AMENDMENTS

ATTACHMENT(S): BYLAW #1160; PUBLIC OPEN HOUSE COMMENT FORM

RECOMMENDATION(S):

1. **THAT** this report on the Zoning Bylaw Public Open House be received for information.
2. **THAT** Second Reading of District of Ucluelet Zoning Bylaw No. 1160, 2013 be rescinded and amended to reflect the updated Zoning Map attached to this Report;

[Note: Recommended Resolution #3 only applicable if amendment bylaws 1173 and 1174 for Cedar/Cypress lots were supported earlier on this agenda. If defeated, skip to #4.]

3. **THAT** Zoning Bylaw 1160 be further amended by adding a new CS-1.1.4 subsection as follows:

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.

4. **THAT** Zoning Bylaw 1160, 2013 be read anew a second time, as amended, and that the September 9, 2014 be confirmed as the date of Public Hearing.

PURPOSE:

The purpose of this report is to provide Council with a summary of the Public Open House held July 24, 2014 and to address possible amendments to Bylaw #1160 prior to the Public Hearing Date for Bylaw #1160 set by Council for September 9, 2014.

PUBLIC OPEN HOUSE:

In an open meeting of Council on June 10, 2014, Council set a Public Hearing date for Zoning Bylaw #1160 for September 9th, 2014. The staff report also sought for Council direction to host a Public Open House during the intervening months. The Public Open House was held on July 24th, 2014 at the Ucluelet Community Centre from four to seven. The event was held to co-ordinate with the weekend's Ukee Days and provided a draw for two weekend passes to the festivities. Advertising in the District Dispatch, Webpage, Facebook, and the Westerly over several weeks resulted in good attendance. Fifteen of our community members attended the drop-in event. Also in attendance were the Planning Assistant, the Manager of Planning, the Project Consultant and members of other District Departments and Council. Displays of the Zoning Map for 1160 and older zoning maps were on display. A recent aerial overview of the District prompted good discussions of past and future growth and good engagement by community members looking forward to an upcoming OCP review in the next years. Binders of the existing Zoning Bylaw #800 plus its 82 amendments as well as Bylaw #1160 were available for reading, reference and viewing. Public were encouraged to attend the upcoming Hearing on September 9th and to provide comments prior to the Public Hearing.

Staff assisted community members in answering a variety of questions, the majority of which were general to zoning and planning, building and licensing. Staff were encouraged by the good attendance and public engagement and anticipate that opportunities may arise whereby specific land use questions and comments can be discussed in broader community forums. The evening also provided an opportunity for staff to explain the consolidation of the current zoning bylaw, and highlight the changes in Bylaw #1160. There was one written comment received at the Public Open House (see attached). The comment was directed towards potential allowance of more than one home occupation per single family dwelling.

Staff's attention was also drawn to three zoning map errors; a street name change, and two right of ways not shown correctly.

BYLAW #1160 AMENDMENTS:

The proposed CS-1 zoning amendment (proposed as Third and Final Adoption earlier on this agenda) has not been accounted for in the new Zoning Bylaw No. 1160, 2013, which received Second Reading on June 10, 2014. 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, the following amendment to the new Zoning Bylaw is also required at Second Reading, prior to Public Hearing as noted in the recommendation in this report:

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.

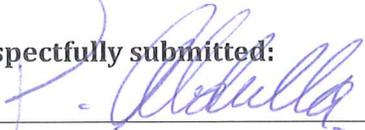
The differences in wording between the above and Zoning Amendment Bylaw No. 1174, 2014 are largely for drafting consistency purposes with the rest of the New Zoning Bylaw.

The new Zoning Map uses the electronic base mapping that have been recently prepared with new computer software, and some reconciling and ground-truthing is ongoing. Staff would also recommend taking this opportunity to amend the Zoning Map included with Bylaw No. 1160 for those mapping changes noted earlier in this report as attached.

SUMMARY:

On July 10, 2014 Council set a Public Hearing date for Zoning Bylaw No. 1160 for September 9, 2014. In the interim staff held a Public Open House for the community. Fifteen people attended the drop in information session held between four and seven pm. Zoning Map oversights were noted and changes are recommended to be included prior to the Public Hearing. Staff also recommend, should Council have given Third Reading and Final Adoption to the CS-1 Amendments proposed under Bylaw No. 1174 earlier on this Agenda, that Council rescind 2nd Reading of Bylaw No. 1160 to include those amendments in order to include them in the Public Hearing set for September 9, 2014.

Respectfully submitted:



Patricia Abdulla, Manager of Planning

OPEN HOUSE

Ucluelet Zoning Bylaw No.1160

Comments and Questions:

* I would suggest the amendment to the Bylaw only allowing one home occupation per single family dwelling to more than one. The future of families & work w/ the internet is many families seeking to work from home. This will draw more young working families to our community + provide an amazing work environment for those already here. ☺ Andrea Murray surfshackinvestments@idoc
 6/15/22

Your contact information is optional and will only be used to answer your questions or clarify your comments.

Name: _____

Email: _____

Phone Number: _____



REPORT TO COUNCIL

MEETING DATE: AUG 12, 2014 **FILE NO:** FOLIO: 061.020; RZ 14-03

FROM: JOHN TOWGOOD, PLANNING ASSISTANT

SUBJECT: **Proposal to Rezone Lot 20, DL 282 Clayoquot District, Plan VIP64737 (1136 Coral Way) from R1 Single Family Residential to VR-1 Vacation Residential Zone.**

ATTACHMENT(S): **RZ#14-03 APPLICATION SUBMISSION AND DOCUMENTS**

RECOMMENDATION:

1. **THAT** Council receives this report for information.
2. **THAT** Council, having considered this report, the rezoning application and the implications for the Zoning Bylaw, direct staff to further advance the rezoning application RZ14-03 only after Zoning Bylaw #1160 has been considered for adoption. feated.

OR

3. **THAT** Council direct staff to proceed with this rezoning application RZ14-03 with the intent that the application will amend Zoning Bylaw #800, 1999 and accordingly delay the Public Hearing for Zoning Bylaw #1160, 2013.

PURPOSE:

To provide Council with information with respect to this rezoning application RZ14-03 and the overlap in process with the new Zoning Bylaw #1160, 2013.

BACKGROUND:

The subject site is located on the west side of Coral Way; five properties north of the intersection with Reef Point Road (see **Figure 1**). The area is zoned predominantly R-1 Single Family Residential with the exception of one GH-Guest House Zoned lot located on Reef Point Road (see **Figure 2**). The site currently contains a single family dwelling with a secondary suite located on the ground floor under the main living area of the residence. The current building apperars meets the siting and density regulation of the R-1 and VR-1 zones.



FIGURE 1

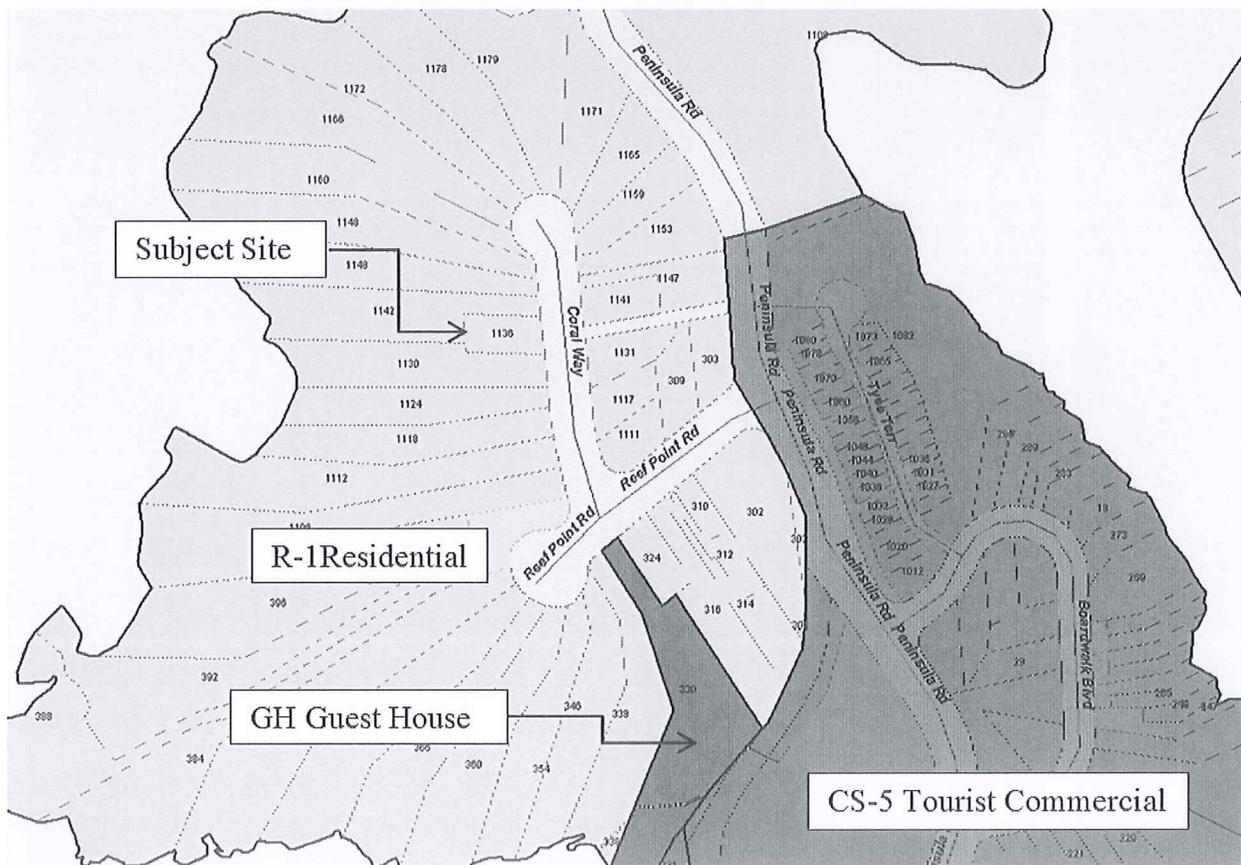


FIGURE 2

ANALYSIS:

The Reef Point Road/ Coral Way area is a residential neighborhood. The large number of B&B's uses adds a commercial element to the area but does not change the overall residential context. A VR-1 Vacation Rental would increase the commercial feel of the neighborhood. It is noted that there is an existing rental suite where the proposed vacation rental suite would be, there is buffering created by the two panhandle driveways on each side of the subject property and the general layout of the subdivision is characterized by large long lots. Staff have evaluated the proposal against the anticipated Zoning Bylaw #1160. The proposed vacation rental does not require a major renovation and there are no exterior additions or renovations required or proposed. The site meets the parking requirements for a single family dwelling and a single vacation rental suite with three existing onsite parking spots located in the front yard. The property is fully treed and landscaped also mitigating any potential impact on the adjacent properties.

Staff are mindful of coordination of amendments to the existing Zoning Bylaw 800, 1999 with the timing of advancement of the new Zoning Bylaw 1160, 2013 so as not to create unintended inconsistencies or non-conformities. While Council is obligated to consider every application, it is not obligated to advance the proposed bylaw amendment. With public Hearing for the new zoning bylaw scheduled for the next Council meeting on September 9, 2014, advancing this application beyond this initial consideration would likely create problems with coordination with the new bylaw. Staff recommend that Council advance Zoning Bylaw 1160, and consequently not advance this rezoning application to bylaw readings at this time; alternative is to delay the Public Hearing for Zoning Bylaw 1160 for further consideration of this rezoning application. Further alternatives are available should Council prefer an alternate course of action.

SUMMARY:

The proposal appears to meet the Zoning requirements for a VR-1 Vacation Rental lot. The impact of this application is lessened with the applicant utilizing an existing suite in a fully treed and landscaped setting and that the site is buffered by the two panhandle lots located on each side of the property. The neighborhood with its large number of B&B uses already has an established commercial element mitigating the change in Zoning from R-1 to VR-1.

Respectfully Submitted,



John Towgood,
Planning Assistant

To Whom It May Concern,

We are writing in regards to applying for VR-1 zoning of our property at 1136 Coral Way, Ucluelet, BC. We have read through the application and do believe our property would meet the requirements for the VR-1 designation. We feel rezoning wouldn't have any sort of negative impact to our neighbourhood as we live in a subdivision where there are currently other vacation rental properties and B&B's. These of which from our personal knowledge have not caused any excess noise or traffic. Our neighbourhood is of such that there is privacy between most of the properties as not to cause any disturbances to nearby neighbours. As well our property is surrounded by trees and mature gardens which provides a buffer to noise and privacy. We ideally would love to turn our 1 bedroom suite into a nightly rental. The suite does have its own parking for up to 2 cars so street parking wouldn't never be an issue and it is a basement suite so it is located on the bottom level of the main house.

Having this zoning would allow us a place to stay and have a home away from home for our young children to enjoy in the coming years. We currently live in Sooke, BC and had moved from Ucluelet 3 years ago due to my husband getting laid off as an electrician. As hard as it was we had to say goodbye to our friends and neighbours after residing in Ucluelet for over 6 years we had to choose to move as my husband found work in Victoria. At the time our children were 3 and 1 years of age. They still feel Ucluelet is their home as we visit many times throughout the year. We love to staying connected to the community and feel it would be amazing to be able to enjoy part of the home in which our children spent the first few years of their lives. Now of course being able to so financially would require us to have VR-1 zoning so this is why this is so important to our family to apply and take a chance with our fingers and toes crossed. We have always had amazing tenants with long term leases in place. We are hoping if we do indeed get approved for the zoning we can have a nightly rental up and running by fall or even as late as summer next year.

Thank you for your time,

Kindest Regards,

Melissa and Thomas Smith and family

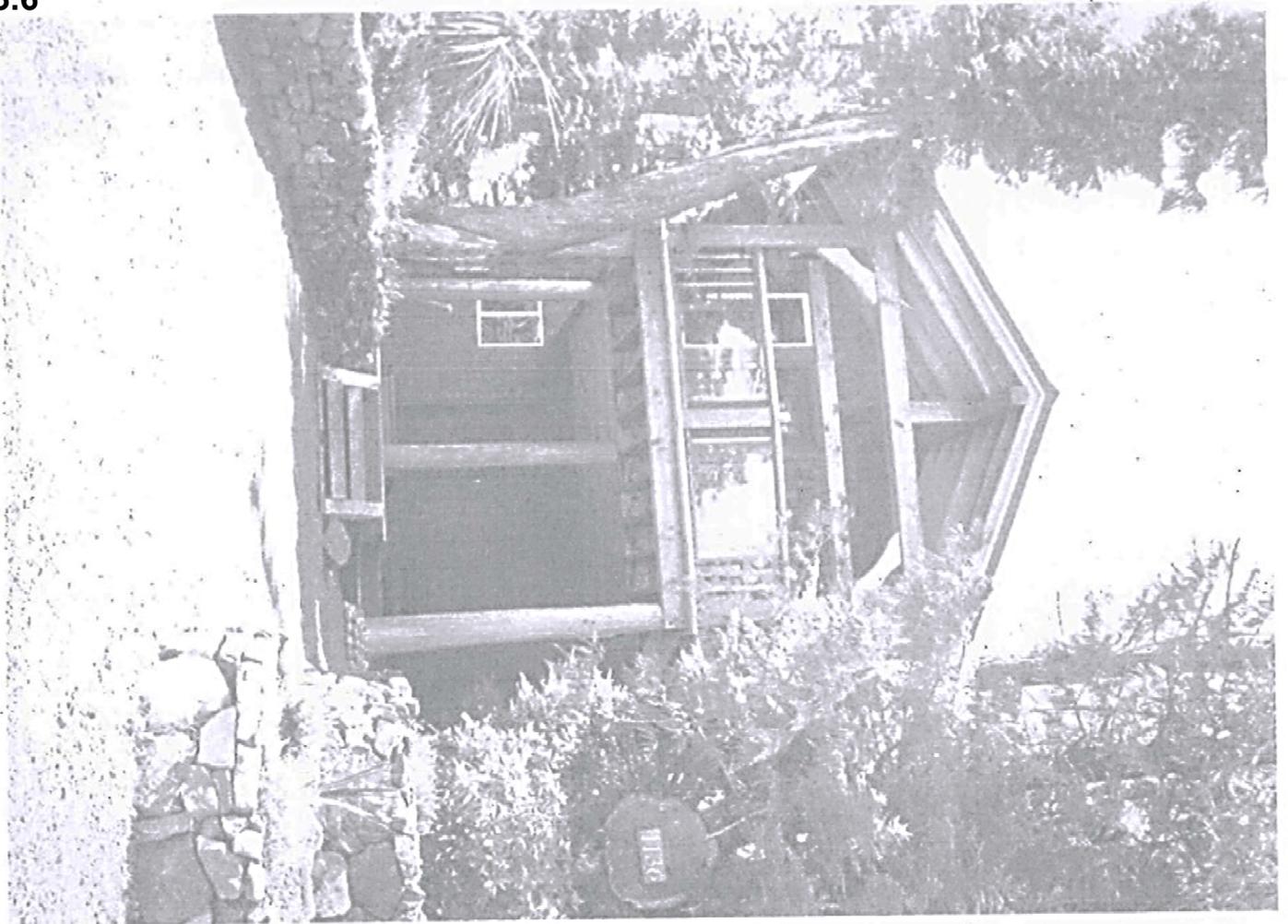
2402 Poplar Drive, Sooke, BC, V9Z0Y5

250-642-0139, 250-818-7554



Main house on Upper level &
main house parking.

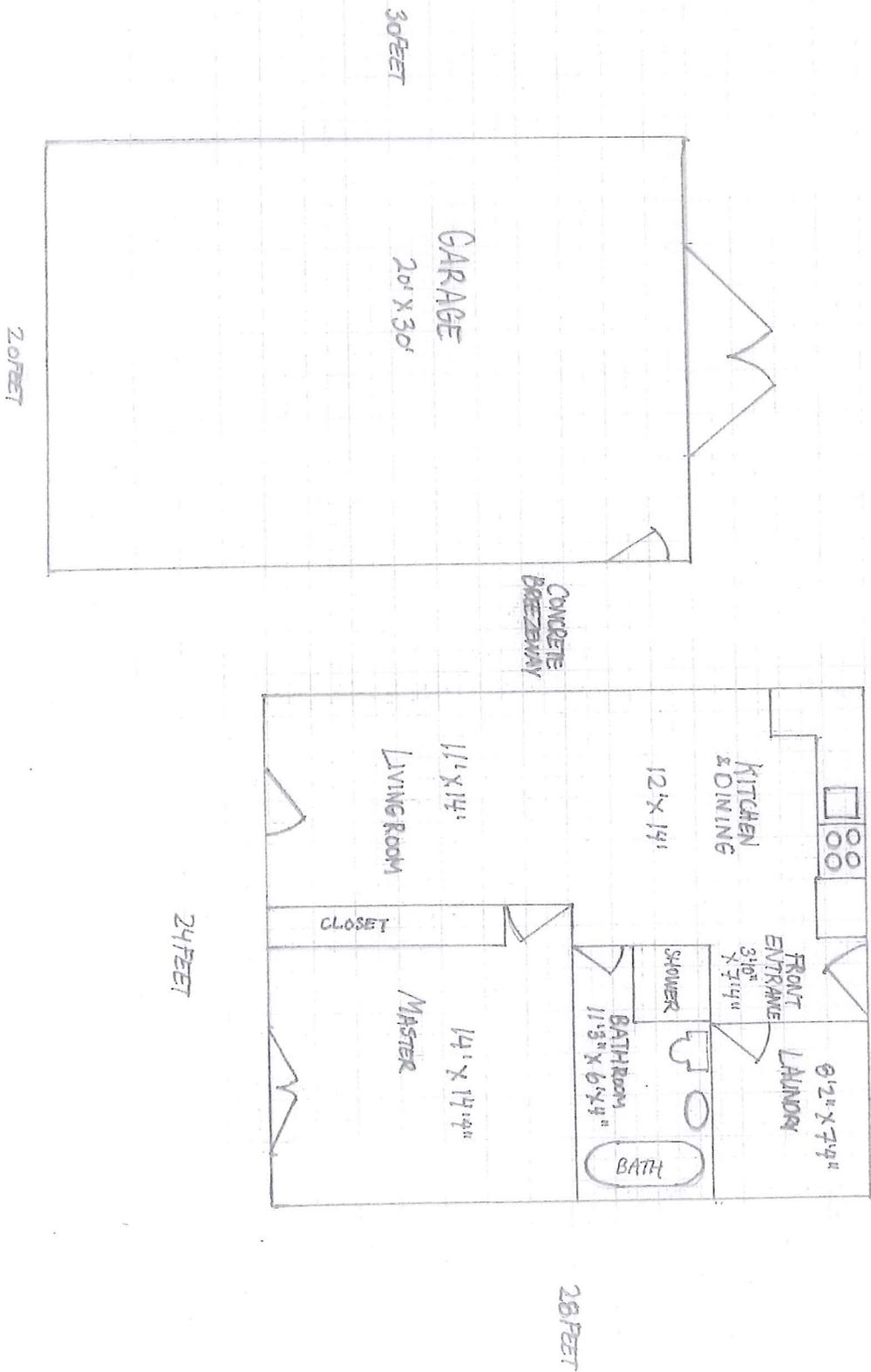
Stairs leading up to main house
entrance.



Bottom level entrance to
1 Bdrm suite & suite
parking
Upper level entrance to
main house

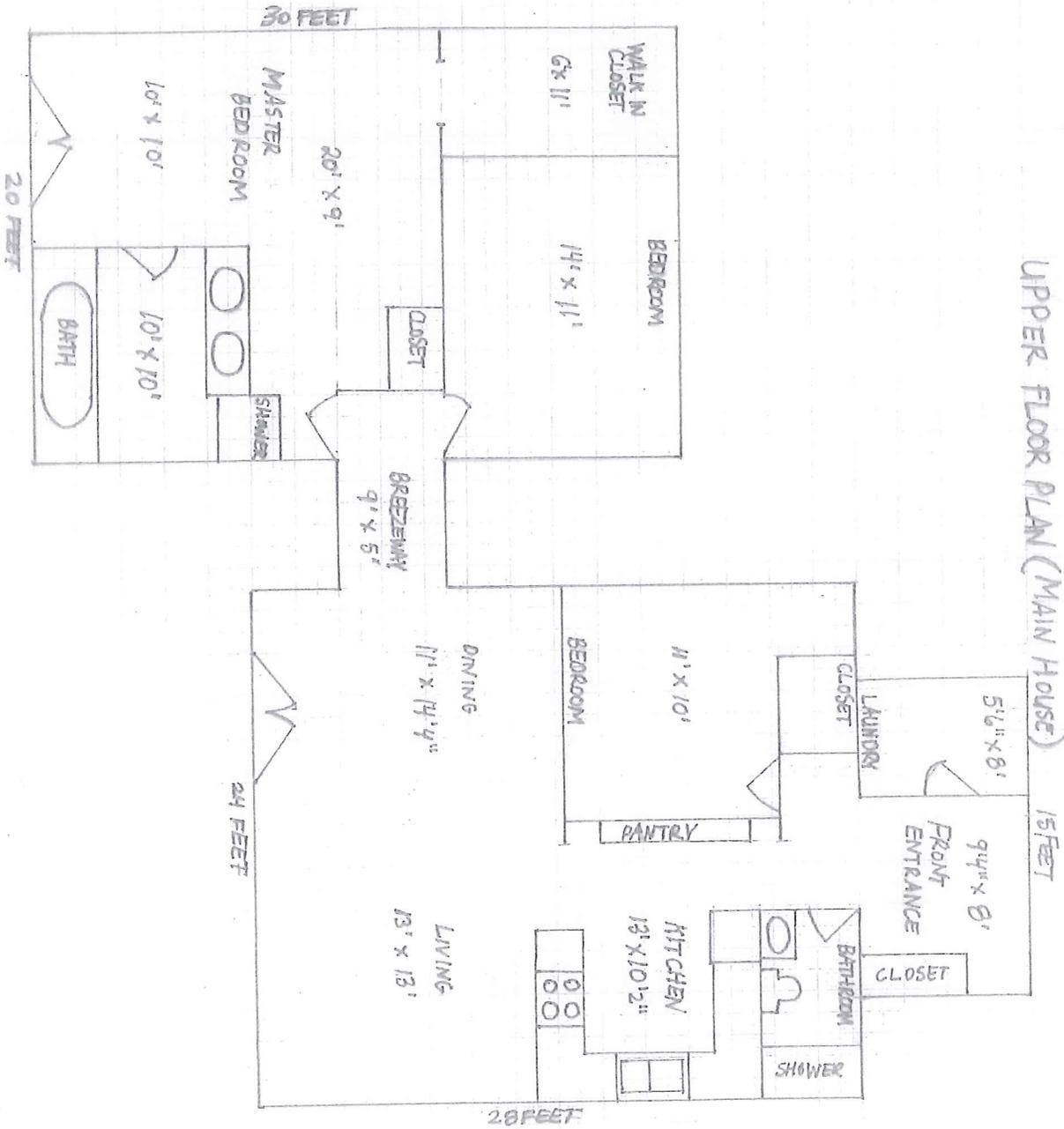
1136 Coral Way

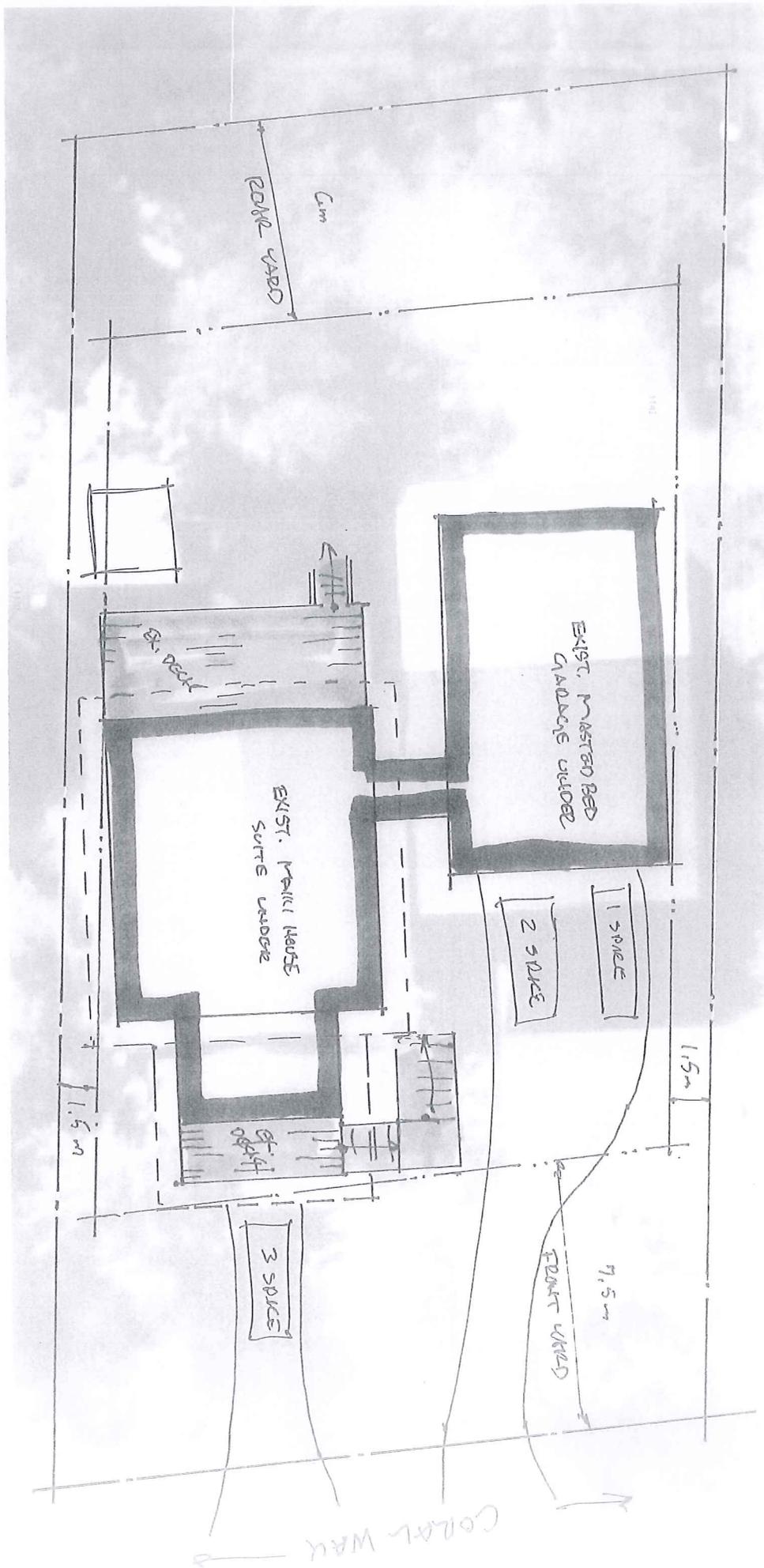
MAIN FLOOR PLAN (SUITE & GARAGE)



1136 Canal Way

UPPER FLOOR PLAN (MAIN HOUSE)





SITE PLAN