

AGENDA

REGULAR MEETING OF COUNCIL

Tuesday, February 24, 2015

7:30 p.m.

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

Council Members:

Mayor Dianne St. Jacques

Councillor Sally Mole

Councillor Randy Oliwa

Councillor Marilyn McEwen

Councillor Mayco Noel



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REGULAR MEETING OF COUNCIL

7:30 p.m.

Tuesday, February 24, 2015

George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

AGENDA

1. **CALL TO ORDER**
2. **ADOPTION OF MINUTES**
 - 2.1. **February 10, 2015 Public Hearing Minutes** p.9
 - 2.2. **February 10, 2015 Regular Council Minutes** p.11
 - 2.3. **February 17, 2015 Committee of the Whole Minutes** p.19
3. **BUSINESS OUT OF THE MINUTES**
 - 3.1. **Committee of the Whole Recommendations**

THAT Council recommend adjusting the rent for the Pacific Rim Visitor Centre from \$1700 per month to \$700 per month for the 2015 calendar year.
4. **PUBLIC INPUT, DELEGATIONS & PETITIONS**
5. **CORRESPONDENCE**
 - 5.1. **Request for Donation re: “BC Without Barriers” campaign** p.23
Neil Belanger, B.C. Aboriginal Network on Disability Society
 - 5.2. **Request for Support re: “PollutionWatch” project** p.25
Dr. Peter Ross, Ocean Pollution Research Program
6. **INFORMATION ITEMS**
 - 6.1. **Resurfacing BC Highway #4 through Pacific Rim National Park** p.33
District of Tofino
7. **COUNCIL COMMITTEE REPORTS**
 - 7.1. **Councillor Sally Mole** *Deputy Mayor April – June*
 - Ucluelet & Area Child Care Society
 - Westcoast Community Resources Society
 - Coastal Family Resource Coalition
 - Food Bank on the Edge

7.2. Councillor Marilyn McEwen

Deputy Mayor July – September

- West Coast Multiplex Society
- Ucluelet & Area Historical Society
- Wild Pacific Trail Society
- Vancouver Island Regional Library Board - Trustee

7.3. Councillor Mayco Noel

Deputy Mayor October – December

- Ucluelet Volunteer Fire Brigade
- Central West Coast Forest Society
- Ucluelet Chamber of Commerce
- Signage Committee

7.4. Councillor Randy Oliwa

Deputy Mayor January – March

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

7.5. Mayor Dianne St. Jacques

- Alberni-Clayoquot Regional District
- Coastal Community Network
- Groundfish Development Authority
- DFO Fisheries Committees for Groundfish & Hake
- Pacific Rim Harbour Authority

8. REPORTS

- 8.1. Expenditure Voucher G-03/15** **p.37**
Jeanette O'Connor, Chief Financial Officer
- 8.2. Boardwalk Boulevard Setbacks** **p.41**
John Towgood, Planning Assistant
- 8.3. Request to Waive Subdivision Requirements for Undergrounding of Hydro across Peninsula to 2108 Peninsula Road** **p.47**
Warren Cannon, Superintendent of Public Works
Patricia Abdulla, Manager of Planning
- 8.4. Holding Harbour Authority Meetings at Committee of the Whole Meetings** **p.59**
Andrew Yeates, Chief Administrative Officer

9. LEGISLATION

- 9.1. Fourth Reading of Zoning Amendment Bylaw No.1179, 2015** **p.63**
John Towgood, Planning Assistant
- 9.2. First and Second Reading of Zoning Amendment Bylaw No.1180, 2015** **p.79**
Patricia Abdulla, Manager of Planning

10. LATE ITEMS

Late items will be addressed here but will appear in a separate agenda.

11. NEW BUSINESS

12. QUESTION PERIOD

13. CLOSED SESSION

14. ADJOURNMENT

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MINUTES

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PUBLIC REPRESENTATIONS:

Acting Mayor Oliwa asked a first time if there are any representations from the public regarding Bylaw No. 1179, 2015.

There were no comments from the public.

Acting Mayor Oliwa asked a second time if there are any representations from the public regarding Bylaw No. 1179, 2015.

There were no comments from the public.

Acting Mayor Oliwa asked a third and final time if there are any representations from the public regarding Bylaw No. 1179, 2015, and explained that Council cannot receive any further verbal or written submissions after this point.

There were no comments from the public.

ADJOURNMENT:

Acting Mayor Oliwa closed the Public Hearing for Zoning Amendment Bylaw No. 1179, 2015 and adjourned at 7:11 pm

CERTIFIED A TRUE AND CORRECT COPY
of the Minutes of the Public Hearing held
on Tuesday, February 10, 2015 at 7:00 pm
in the George Fraser Community Room,
500 Matterson Road, Ucluelet, BC.

Randy Oliwa
Acting Mayor

Andrew Yeates
Chief Administrative Officer

Petitions

3.3 Sidewalk and Lighting along Peninsula Road from He-Tin-Kis park to end of Coast Guard Road

- Council noted for the public that the petitioned request has already been referred to the 2015 budget process for consideration

3.4 Playground at Kimoto Drive

- Council noted for the public that the petitioned request has already been referred to the 2015 budget process for consideration

Public Input

3.5 Tom Petrowitz

- Spoke regarding unauthorized use of 1136 Coral Way as a vacation rental and owner's desire to convert to a Bed & Breakfast; and,
- Informed Council of his strong opposition to this conversion

3.6 David White

- Spoke regarding unauthorized use of 1136 Coral Way as a vacation rental; and,
- Requested that Council direct staff to investigate and enforce Council's December 9, 2014 decision not to allow this use

3.7 Catherine Flemming

- Spoke to petitions for sidewalk, lighting and playground in Kimoto Drive area; and,
- Requested that Council provide direction on what residents can do to help ensure projects go through

3.8 Robyn Myck

- Requested when 2015 budget process was beginning and how residents can get involved

3.9 Janet Lee

- Spoke regarding unauthorized use of 1136 Coral Way as a vacation rental; and,
- Requested that Council write a letter to owners bidding them to discontinue advertising their property as a vacation rental

4. CORRESPONDENCE:

201526 It was moved by Councillor McEwen and seconded by Councillor Noel
THAT correspondence items 4.1 through 4.8 be received as a block.

CARRIED

4.1 Request for Action re: Proposed Site C Dam Project Terry Webster, Powell River

201527 It was moved by Councillor Mole and seconded by Councillor McEwen
THAT Council write a letter in support of the call to request a one year moratorium to allow the BC Utilities Commission to review the proposed Site C Dam Project.

VOTE 3-1 (Councillor Noel opposed), CARRIED

- 4.2. Request to Enforce re: Denied VR-1 Zoning Application for 1136 Coral Way**
J. Lee, P. Lenardon, T. Petrowitz, A. Turner, D. White, E. White, and K. Wieteska,
Coral Way, Ucluelet

201528 It was moved by Councillor Mole and seconded by Councillor McEwen
THAT Council direct staff to investigate allegations of 1136 Coral Way illegally advertising as a vacation rental, and that staff take appropriate action.

CARRIED

- 4.3. Request to Amend Bylaw re: To Reduce 10 ft. side yard setback requirement to a 5 ft. setback for Lot 6, Boardwalk Blvd**
Jerry and Valerie Smallwood, #1 - 1325 Fernwood Rd., Victoria

201529 It was moved by Councillor Mole and seconded by Councillor McEwen
THAT Council re-direct staff to pursue the collection of public input into amendments for Zoning Bylaw No. 1160, 2013.

CARRIED

201530 It was moved by Councillor Mole and seconded by Councillor McEwen
THAT correspondence items 4.3 and 4.4. be forwarded to staff for report back to Council.

CARRIED

- 4.4. Request to Amend Bylaw re: To Permit Residential Use of Property (Lot 6, Boardwalk Blvd) up to 335 days**
Jerry and Valerie Smallwood, #1 - 1325 Fernwood Rd., Victoria

- 4.5. Request for Information re: Preventing Human Trafficking in Ucluelet**
Cathy and Allan Peters, Nanaimo

201531 It was moved by Councillor McEwen and seconded by Councillor Noel
THAT Council direct staff to write a letter to Cathy Peters to inform her that Ucluelet's local RCMP will be speaking with Council about topics such as human trafficking, and that Council thanks her for the information.

CARRIED

4.6. Request for Resolution re: Support of Canadian Union of Postal Workers
Canadian Union of Postal Workers

201532 It was moved by Councillor Mole and seconded by Councillor McEwen
THAT Council write a letter to Canada Post Corporation objecting the reduction of postal services in Ucluelet that causes all mail to be redirected through Victoria for processing, which has increased transit time and caused hardship to business owners.

CARRIED

4.7. Call for Nominations re: Order of British Columbia 2015
Honours and Awards Secretariat of BC

- Council noted for the audience that the Chamber of Commerce is nominating Oyster Jim, and that the public is welcome to send any of their nominations to the Chamber

4.8. Request for Financial Support re: 2015 Ucluelet Secondary School Scholarship and Bursary
Ucluelet Secondary School

201533 It was moved by Councillor Mole and seconded by Councillor Noel
THAT Council give pre-budget approval of \$500 for the Ucluelet Secondary School annual bursary and scholarship, and that the school be notified before their deadline of the approval.

CARRIED

5. INFORMATION ITEMS:

201534 It was moved by Councillor Mole and seconded by Councillor McEwen
THAT information items 5.1 through 5.5 be received as a block.

CARRIED

5.1. Community-to-Community Forum on March 27, 2015
Alberni-Clayoquot Regional District

5.2. Thank-you re: Bike Path Maintenance
Alberni-Clayoquot Regional District

5.3. UBCM Follow up re: Ucluelet Harbour Plan and LNG Initiatives
Minister Coleman, Ministry of Natural Gas Development

5.4. 2015 AVICC AGM and Convention, April 10-12, 2015 in the City of Courtenay
Association of Vancouver Island and Coastal Communities

5.5. Election Congratulations and Diplomatic Update
Consulate General of the People's Republic of China in Vancouver

201535 It was moved by Councillor Mole and seconded by Councillor McEwen
THAT Council be encouraged to attend the 2015 AVICC AGM and Convention from April 10-12, 2015 and that staff be directed to make the appropriate arrangements.

CARRIED

- Council directed staff to attach information item 5.3 to their UBCM package for consideration during strategic planning

201536

It was moved by Acting Mayor Oliwa and seconded by Councillor McEwen
THAT Council direct staff to write to the Consulate General of the People's Republic of China thanking him for his letter.

CARRIED

6. COUNCIL COMMITTEE REPORTS:

6.1 Councillor Mole

Coastal Family Resource Coalition

- Met February 4. Reported that Literacy Day on January 30 was a big success. Received presentation from Family Practice Long Beach chapter on a collaborative services model that is in line with Island Health; VIHA is circulating a survey on health gaps.

Food Bank on the Edge

- Met recently. Are applying for roof renovations.

Ucluelet & Area Child Care Society

- Met January 20. Currently experiencing financial issues.

6.2 Councillor McEwen

Wild Pacific Trail Society

- Will meet February 11. Annual strategic planning session to be held February 15 at Black Rock Resort.

6.3 Councillor Noel

Ucluelet Volunteer Fire Brigade

- Recently approved agreement to provide firefighting services to Long Beach Airport.

Central West Coast Forest Society

- AGM will be announced next month.

Ucluelet Chamber of Commerce

- Will meet February 16 at 5:30pm; will discuss funding as well as TU website.
- Chamber hosting Murder Mystery on February 20; tickets are still available.

6.4 Councillor Oliwa

Harbour Advisory Commission

- Met recently. Received delegation from West Coast sports-fishing guides. Discussed reviving brochures for harbour facilities. Currently re-advertising for two commission members in Westerly for two weeks and online.

Aquarium Board

- Met February 4. Discussed new membership, marketing and strategic planning.

Sea View Senior's Housing Society

- Forest Glen Seniors Centre received the Lieutenant Governor on January 30 during her visit to Ucluelet; held a well-attended tea and luncheon that was very successful. Lieutenant Governor appointed to a five-year position, and Her Honour has over 50 engagements a month.

Vancouver Island Regional Library Board

- Met January 24; stood in at meeting for Councillor McEwen, in her absence. Discussion around switching to virtual meetings for over 50 board members to save money and increase participation.

7. REPORTS:

7.1. Expenditure Voucher G-02/15

Jeanette O'Connor, Chief Financial Officer

201537

It was moved by Councillor McEwen and seconded by Councillor Noel
THAT Council approve Expenditure Voucher G-02/15.

CARRIED

7.2. Development Permit Application for 1801 Bay Street

John Towgood, Planning Assistant

201538

It was moved by Councillor Mole and seconded by Councillor Noel
THAT Council approve recommendation 1 of "Development Permit Application for Lot 1, Plan VIP79663, DL 09 (1801 Bay Street)" report, which states:

1. *THAT Council approve the Development Permit on the above referenced property subject to the conditions outlined below and within the body of this report.*

CARRIED

8. LEGISLATION:

8.1. Proposal to Rezone 542 Marine Drive from CD-2A Subzone (Single Family Dwelling) to VR-1 Vacation Rental

John Towgood, Planning Assistant

201539

It was moved by Councillor Mole and seconded by Councillor Noel
THAT Council give Third Reading to Zoning Amendment Bylaw No. 1179, 2015.

CARRIED

9. LATE ITEMS:

9.1. Mobile Vending Business License - 1801 Bay Street

John Towgood, Planning Assistant

It was moved by Councillor Mole and seconded by Councillor Noel

THAT Council approve recommendation 1 of “Mobile Vending Business License on 1801 Bay Street (fronting Peninsula on the SE corner of Bay and Peninsula)” report, which states:

1. *THAT Council approve a business license for a Mobile Vendor on the above referenced property subject to the conditions outlined below and within the body of this report.*

CARRIED

10. NEW BUSINESS:

10.1 Councillor Oliwa

- Praised celebration at Yuułu?i?ath First Nation in honour of new community building; encouraged public to visit the new facility; offered congratulations to YFN
- Attended EOC meeting following recent earthquake; staff have completed check to ensure all keys and fobs work for EOC; phone alert system moved up an priority
- February 13 is Fun Fair at Ucluelet Elementary School from 5-9pm; anyone with school-age children encouraged to attend

11. QUESTION PERIOD:

Council received questions and comments from the public re:

- Increased traffic and parking concerns for 1801 Bay Street
- Sirens and alert system for tsunamis
- Tsunami debris clean-up packages for use by public
- Urgency in investigation of 1136 Coral Way
- Bike trails in Ucluelet
- Accolades for new section of Wild Pacific Trail

12. ADJOURNMENT:

Acting Mayor Oliwa suspended the regular council meeting at 9:14 pm and moved in-camera under section 90(1), subsections (g) and (i), of the *Community Charter* at 9:20 pm.

Acting Mayor Oliwa adjourned the in-camera meeting at 9:38 pm and resumed the open meeting at 9:40 pm.

Acting Mayor Oliwa adjourned the regular council meeting at 9:41 pm.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, February 10, 2015 at 7:30 pm in the George Fraser Community Room, 500 Matterson Road, Ucluelet, BC.

Randy Oliwa
Acting Mayor

Andrew Yeates
Chief Administrative Officer

DRAFT

9. CLOSED SESSION:

Mayor St. Jacques suspended the committee of the whole meeting at 8:50 pm and moved in-camera under section 90(1), subsection (k), of the *Community Charter* at 9:10 pm.

It was moved by Councillor Noel and seconded by Councillor Oliwa
THAT Council recommend adjusting the rent for the Pacific Rim Visitor Centre from \$1700 per month to \$700 per month for the 2015 calendar year.

CARRIED

10. ADJOURNMENT:

Mayor St. Jacques adjourned the in-camera meeting at 10:48 pm and resumed the open meeting at 10:49 pm.

Mayor St. Jacques adjourned the committee of the whole meeting at 10:50 pm.

CERTIFIED CORRECT: Minutes of the Committee of the Whole Meeting held on Tuesday, February 17, 2015 at 7:30 pm in Activity Room One, 500 Matterson Road, Ucluelet, BC.

Dianne St. Jacques
Mayor

Andrew Yeates
Chief Administrative Officer

CORRESPONDENCE

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B.C. ABORIGINAL NETWORK ON DISABILITY SOCIETY

"To Promote the betterment of Aboriginal People with Disabilities"

1179 Kosapsum Crescent, Victoria, B.C. V9A 7K7 Tel/TTY: (250) 381-7303 • Fax: (250) 381-7312
National Toll-Free/TTY: 1-888-815-5511 • Website: www.bcands.bc.ca

RECEIVED
VIA EMAIL

February 13, 2015

Ucluelet Mayor and Council,
Ucluelet, British Columbia

February 12th, 2015

Re: "BC Without Barriers"

Dear Mayor St. Jacques and Council,

I hope this letter finds you well. My name is Neil Belanger and I am the Executive Director of the British Columbia Aboriginal Network on Disability Society (BCANDS), which is an award winning, provincial Aboriginal disability and health organization.

BCANDS disability services are provided across British Columbia and available to Aboriginal individuals and families living with a disability, regardless of age, location, disability type or disability related need(s). I am contacting you today to request your community's support and participation in a new Society initiative:

"BC Without Barriers – Assisting Aboriginal Individuals and Families Living with a Disability in British Columbia"

As you may be aware, the Aboriginal (First Nation, Métis, Inuit) population of British Columbia is the second highest in Canada, with British Columbia enjoying the highest number of First Nation communities within the Nation. In 2011 according to the National Household Survey, over 232,000 individuals residing within British Columbia identified as being Aboriginal.¹

As reported by Employment and Social Development Canada in 2011, "The disability rate among Canadian Aboriginal people is higher than the overall disability rate. Regardless of age, Aboriginal Canadians are more likely to have disabilities than Canadians who are not Aboriginal".²

In 2012, 13.7% of Canadians reported living with a disability. Research has shown that 30% of Aboriginal adults report living with a disability and that Aboriginal adults, aged 15 to 34, have a disability rate that is three times the national rate for the same age group.³

Knowing this, we can conservatively estimate that within British Columbia there are over 50,000 Aboriginal persons who live with a disability.

It is additionally known that Aboriginal people, racialized communities and persons living with disabilities all continue to face higher barriers as it relates to economic inclusion (lower employment rates / living in poverty) which in turn, is correlated to decreased overall well-being, lower educational attainment rates and lower levels of social inclusion.

¹ <https://www.aadnc-aandc.gc.ca/eng/1370438978311/1370439050610>

² http://www.esdc.gc.ca/eng/disability/arc/federal_report2011/section1.shtml

³ <http://www.ccdonline.ca/en/socialpolicy/poverty-citizenship/income-security-reform/in-unison#sec-appendix-c>

Understanding these factors, we see that the disabled Aboriginal population of British Columbia represent a marginalized population within an already marginalized population and have become the “invisible members” within the provinces disability sector, with minimal understanding of the difficulties, limited resources and the jurisdictional and mandate issues that are experienced by this important segment of our population.

Our Society is continually examining ways to bring awareness to the work that we do and to the needs of those we serve. As with many not-for-profit organizations, we are challenged daily in our work due to increased service requests, limited resources and increased competition for available resources from other very worthwhile and important service organizations that work within the province’s not-for-profit sector.

As such, to raise awareness and to solicit support for our work and for our clients, we have developed the “BC Without Barriers” campaign, which we are hopeful your community will consider supporting both initially and on an ongoing basis.

We are requesting your support of this initiative through your community’s donation of \$200 to the British Columbia Aboriginal Network on Disability Society. All donations received will be utilized to assist in the provision of current and expanded disability related support services for Aboriginal individuals and families living with a disability within British Columbia.

Each community supporting this initiative will be issued an official tax receipt (Charity # 896694098RR0001) and will have their support highlighted on the BCANDS website, through the BCANDS Facebook Page and on the Society’s Twitter Account, as well as being issued a certificate of appreciation from the Society for your support. It is our hope to gain annual support from communities, organizations and individuals from across British Columbia, both Aboriginal and non, and illustrate across Canada and beyond, British Columbia’s solidarity and commitment to the success and well-being of these very important members of our communities.

Additionally, should you chose to support this initiative, we would request that you email a short video clip from your organization saying “**(Your community’s name) supports BC without Barriers..... join us**” Please be as creative as you wish with the message, involving as many people as you want, but we would request that you keep it the total length of the video under 50 MB, due to the limitations of our website. Your video can be sent to my attention at exdir@bcands.bc.ca and will be posted on our website.

In closing, I would like to thank you for your time and attention to our request and hopefully your community’s support of this very worthwhile and important initiative. Your community’s donation / support can be sent to:

BC Without Barriers - BCANDS

Attention: Finance Manager

1179 Kosapsum Crescent

Victoria, British Columbia – V9A 7K7

Should you require further information or clarity, please do not hesitate to contact my office. Information on our Society and our work can be viewed at www.bcands.bc.ca.

Respectfully,



Neil Belanger

Executive Director - **British Columbia Aboriginal Network On Disability Society**

exdir@bcands.bc.ca

(250) 381 7303 ext. 208

PO Box 3232, Vancouver, British Columbia, Canada V6B 3X8
 Telephone 604 659 3400 Facsimile 604 659 3515 www.vanaqua.org

Accredited by American Zoo & Aquarium Association
 Alliance of Marine Mammal Parks & Aquariums
 Canadian Association of Zoos and Aquariums

Mayor Dianne St. Jacques
 Councillor Sally Mole
 Councillor Randy Oliwa
 Councillor Marilyn McEwen
 Councillor Mayco Noel
 District of Ucluelet

Feb. 17, 2015

Dear Mayor and Council:

I am seeking your support for a new coast-wide partnership that we are launching for coastal BC called '*PollutionWatch*'. In this project, we plan to collect samples from *shellfish* and from *sediments* from dozens of locations along the BC coast. We are hoping to enlist the support of the District of Ucluelet and several partners to bring the west coast of Vancouver Island into this activity.

The west coast of Vancouver Island is at risk for contaminants from several sources; most of these come from sources well outside of the region. These include:

- Risk of spills from burgeoning oil, gas and coal exports (hydrocarbons);
- An oncoming plume of radioactive Cs-134 associated with the accident at Fukushima;
- Plastics and debris from multiple sources;
- Point source pollutants from pulp mills and other developments (dioxins, furans);
- Small-scale releases from municipal sewage and septic fields (pharmaceuticals and personal care products);

Being able to understand the risks associated with each of the above requires scientific research (monitoring) and an appropriate assessment of risk. Data that can establish baselines and that can inform what is 'normal'. Data that helps us distinguish pollutants from our activities and those that come from other jurisdictions. And guidance on just what contaminants are important.

We will analyse these samples for a wide variety of contaminants (including metals, oil, PCBs, dioxins, pesticides, plastics and radiation) using the best available laboratories. We will interpret findings and report these results to all partners.

Times have changed. The federal government has divested responsibility to monitor the marine environment to the private and non-profit sectors. Our new *PollutionWatch Project* is one activity that will enable local jurisdictions to help build a new coast-wide network and fill the resulting gap. This project will provide insight and guidance that helps protect endangered killer whales, wild salmon, and seafood for all – including coastal First Nations.

We are working hard to bring funders and partners to our *PollutionWatch* project. We feel that this is important to all of us, as community members, as natural resource managers and as members of the general public. This project will help identify problems and help identify solutions. It is our ultimate aim that this will help provide a cleaner ocean in the future.

We seek to establish approximately five *PollutionWatch* sites in the waters along the west coast of Vancouver Island (and a further 25 from the entire BC coast). I am hoping that the District of Ucluelet will support this initiative by:

- 1) Consenting to our partnering with your community and working with your staff and students wherever possible;
- 2) Providing a letter of support for *PollutionWatch*, which we can use in support of funding requests being submitted to key prospective partners (notably, the Clayoquot Biosphere Trust and Port Metro Vancouver); and
- 3) Considering the 'adoption' of one *PollutionWatch* site in local waters to demonstrate leadership and solidarity with this wider initiative. The estimated cost of this activity would be \$ 9,500. I attach a summary plan elaborating on what this would entail.

I look forward to hearing from you.

Sincerely,

Peter S. Ross, PhD
Director, Ocean Pollution Research Program

Peter.Ross@VanAqua.org

Attach:/PWP brochure

Cc/ Dr Carmen Morales
PollutionWatch Project

PollutionWatch Project

The new **PollutionWatch Project (PWP)** will evaluate the status and trends of pollutants in coastal British Columbia. The project will implement stringent site selection, sample collection, analytical and interpretative protocols in support of an integrated coast-wide contaminant assessment. The PWP will:

- Measure **priority pollutants** in **sediments** and **invertebrates** in coastal areas;
- Establish **baselines** and create an early warning platform for **new pollutants**;
- Track **pollution trends** over time and space, and report these as part of a series of 'ocean health indicators';
- Evaluate the **biological effects** of contaminants of concern on indicator organisms.

Sediments and invertebrates

Sediments have formed the basis of pollution monitoring in many parts of the world. Sediment contaminant levels have informed managers and stakeholders on such important issues as trends in contaminant levels over time, the identification of local contaminant hotspots (sources or sinks), the identification of emerging pollutants of concern, and/or linkages to the health of fish and marine mammals.

Invertebrates, in particular shellfish (e.g. blue mussels), have been routinely used in the USA and Europe to provide an early indication of coastal ocean habitat quality. These study animals filter hundreds of liters of water per day and provide an integrated contaminant signals which is more reliable than water samples.

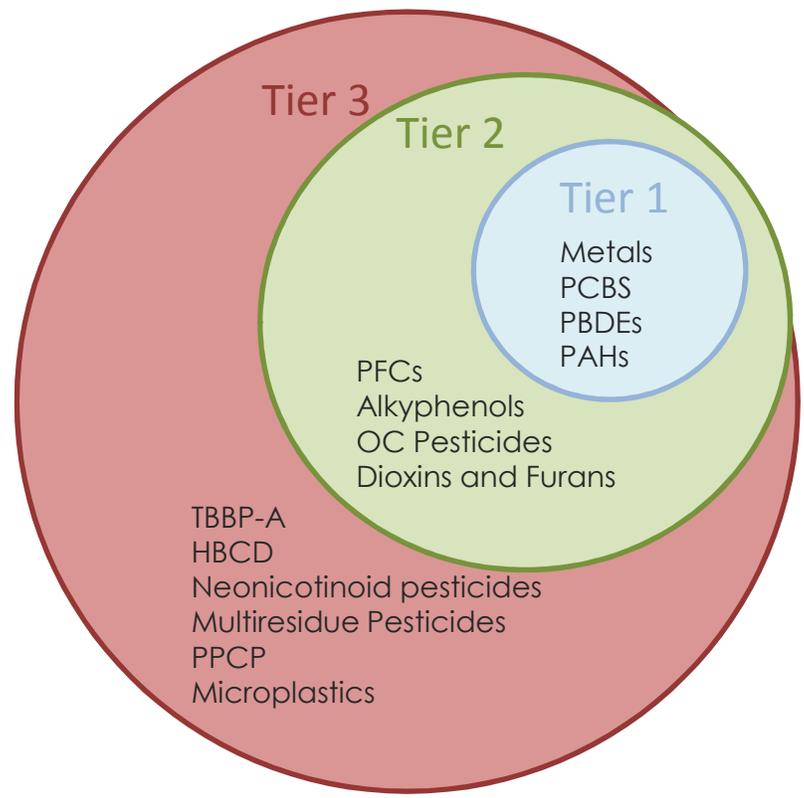
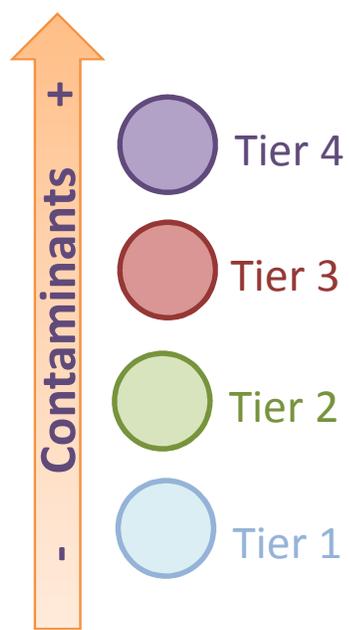
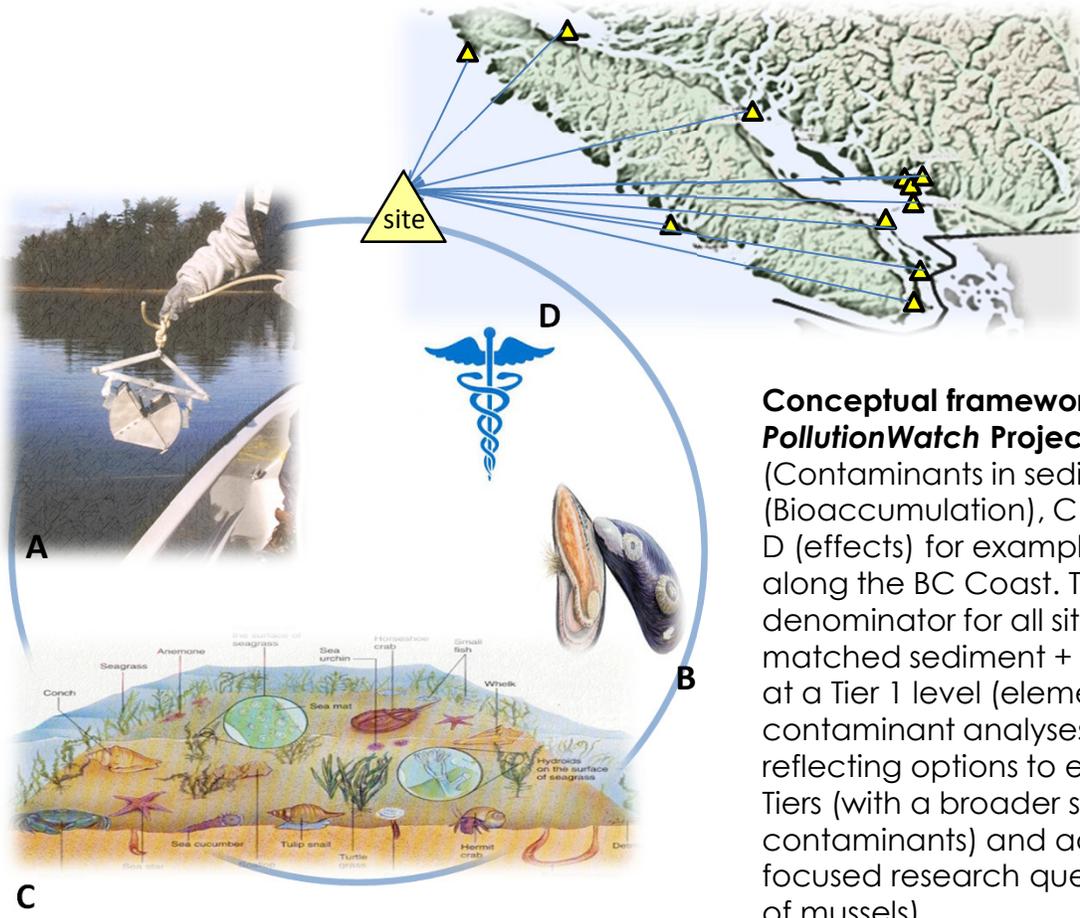
The opportunity

The *PollutionWatch* Project is a priority program of the Vancouver Aquarium Ocean Pollution Research Program. The framework of the PWP will consist of i) a network of geographically-distributed sampling stations, ii) the collection of sediments and invertebrates from these stations, iii) a tier-based approach to matrix analysis for a variety of priority of pollutants, iv) user-friendly data synthesis and reporting in support of pollution status and trends. The PWP will be hosted at the Vancouver Aquarium, but built by a network of partners.

Ocean Pollution Research Program



For more information:
oceanpollution@vanaqua.org



Tier approach for Components A (Contaminants in sediments) and B (Bioaccumulation)

PROPOSED BUDGET PWP-UCLUELET: 1 site selected chemicals in sediment and mussels

Matrix	Tiers			Parameter	Cost \$/sample	# Sites	Total Cost \$/item
A	Tier 1	Tier 2	Tier 3	TOC	0	1	0
				TIC	20	0	0
				TN	35	0	0
				C/N isotopes	60	0	0
				AVS	120	0	0
				pH	10	0	0
				Granulometry	75	1	75
				metals	75	1	75
				PCBS	875	1	875
				PBDEs	875	1	875
	Tier 1	Tier 2	Tier 3	PAHS HR	625	1	625
				PFCs	400	0	0
				nonylphenols	575	0	0
				octyphenol		0	0
				OC Pesticides	850	0	0
				Dioxins and Furans	700	0	0
				neonicotinoid pesticides	400	0	0
				Multiresidue Pesticides (MRES)	1275	0	0
				Tetrabromobisphenol A (TBBP-A)	250	0	0
				Hexabromocyclododecane (HBCD)	500	0	0
PPCP	375	1	375				
Microplastics	150	1	150				
B	Tier 1	Tier 2	Tier 3	C/N isotopes	60	0	0
				metals*	120	1	120
				PCBs	900	1	900
				PAHS HR	625	1	625
	Tier 1	Tier 2	Tier 3	PBDEs	900	1	900
				PFCs	400	0	0
				Nonylphenol	575	0	0
				octyphenol		0	0
				OC Pesticides	825	0	0
				Dioxins and Furans	700	0	0
				TBBP-A	250	0	0
				HBCD	500	0	0
				neonicotinoid pesticides	400	0	0
				Multiresidue Pesticides	1275	0	0

				PPCP	375	1	375
				Microplastics	300	1	300
BENTHOS	T1			Bulk benthos sorting to major groups with bulk wet weights	400	0	0
C		T2		Species level identifications of all organisms, wet weight biomass for three size classes for each species, trophic classification, reference collection, external verifications	750	0	0
			T3	meiofauna and foraminifera, bacterial production	550	0	0
HEALTH							0
D							0
							0
Salary Costs				OPRP Salary per site	900	1	900

Sampling material	50
Sample delivery	50
Field work (boat,...)	500
Trips/accomodation	450
Subtotal	8220
Overhead (10%)	1233
TOTAL	9453

INFORMATION ITEMS

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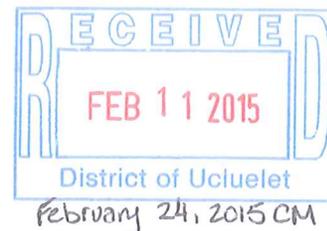
Filecode: 0440-20 TOFINO
 X-Ref:
 Forwarded to: Council, Andrew
 Physical Electronic



DISTRICT OF TOFINO

P.O. Box 9, 121 3rd Street, Tofino, B.C. V0R 2Z0

Telephone: 250.725.3229 | Fax: 250.725.3775 | Email: office@tofino.ca | Website: www.tofino.ca



February 2, 2015

The Honourable Leona Aglukkaq
 Minister of the Environment
 Les Terrasses de la Chaudière
 10 Wellington Street, 28th Floor
 Gatineau, Quebec K1A 0H3

LGMA # 0400-20 / CR – 2026

Dear Minister Aglukkaq,

Re: Highway #4

It has come to the attention of the District of Tofino that the Government of Canada has issued a notice of proposed procurement for the resurfacing of 21.5 kilometers of BC Highway #4 through Pacific Rim National Park Reserve (the Park), on the west coast of Vancouver Island.

While the news of such an investment in the Park is welcomed and appreciated by the District of Tofino, we are very concerned about the safety of cyclists, pedestrians and drivers on this section of Highway #4 through the Park. Many sections of the highway have narrow or almost non-existent paved shoulders, meaning that cyclists and pedestrians are dangerously close to traffic that travels at or above posted speeds of 70 or 80 kph. These sections of the highway do not appear to meet or exceed the Transportation Association of Canada (BC Supplement) standards for shoulder widths for rural highways.

We recognize that highway resurfacing is a significant investment, but we must draw your attention to the once-in-a-generation opportunity that lies before us to maximize safety and link west coast communities by ensuring that this investment includes:

- (1) Either a separated bike and pedestrian path running parallel to the highway or the provision of sufficient shoulder widths that meet or exceed TAC standards
- (2) The creation of pullouts for transit and hitchhikers at key locations, such as near the First Nations communities of Esowista and Ty-Histanis.

In addition to safety, there are other compelling reasons to consider altering the proposed project now:

Cost-savings

Due to the significant costs of mobilization, demobilization, and establishing aggregate and asphalt storage and production areas for the proposed resurfacing project, it will never be more cost-effective than now to build safer bicycle and pedestrian access through the Pacific Rim National Park Reserve. To retrofit this highway with wider shoulders or a dedicated path at a later date would result in significant and unwarranted costs.

Improved safety and transportation for First Nations communities

Residents of the Tla-o-qui-aht First Nations communities of Esowista and Ty-Histanis regularly drive, hitchhike, or cycle the ~11 kilometer distance to Tofino to shop, access health services, and visit friends and family in Tofino or Opitsaht (another Tla-o-qui-aht community on Meares Island, one kilometer offshore from Tofino). Lack of transportation is regularly cited as an obstacle to medical appointments and employment. While a bicycle lane and a transit/hitchhiking stop does not solve all transportation problems, it makes it much safer and enjoyable for Esowista and Ty-Histanis residents to travel to Tofino (or to Ucluelet, ~30 km south).

Links to investments already made by local governments

Safer bicycle and pedestrian travel between Tofino and Ucluelet has been a topic of discussion in the region for over 20 years, with countless meetings between municipal councils, federal and provincial elected officials, and government staffs. Both Tofino and Ucluelet have built dedicated, separated paths: Tofino's 6.2 km multi-use path connects downtown to Cox Bay, Tofino's most popular surfing beach, and Ucluelet's 8 km multi-use path links the Tofino-Ucluelet highway junction to downtown Ucluelet. Local governments are investing significant resources into these paths: the missing link between our communities now lies largely in Pacific Rim National Park Reserve.

In closing, BC Highway #4 is more than just a road through a park: it is our community lifeline for ambulance, fire protection, schools, employment and the tourism economy. It is an integral part of the highway system that links communities, including the ~3,500 residents of this region and the hundreds of thousands of visitors to the west coast.

We urge you to ensure that this once-in-a-generation investment maximizes the safety of residents and visitors for the next 30 – 50 years through the building of a bike path or safe highway shoulders, and other safety features as described above.

Thank you for your attention to this letter; we look forward to your response.

Sincerely,



Josie Osborne, Mayor
District of Tofino

Copy:

James Lunney, Member of Parliament, Nanaimo-Alberni
Jim Morgan, Superintendent, Pacific Rim National Park Reserve
Alberni-Clayoquot Regional District
District of Ucluelet
Tla-o-qui-aht First Nations
Toquaht Nation
Yuułuʔiłʔatḥ Government

REPORTS

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District of Ucluelet Expenditure Voucher

G-03/15

Date: February 19, 2015

Page: 1 of 4

CHEQUE LISTING:

AMOUNT

Cheques: # 22053 - # 22096	\$	74,454.10
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PAYROLL:

PR 003/15	\$	56,695.18
PR 004/15	\$	57,894.96

	\$	189,044.24
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RECEIVED FOR INFORMATION AT MEETING HELD: February 24, 2015

Jeanette O'Connor, CFO

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
022053	002	10/02/2015	ACE07	ALBERNI COMMUNICAT	18625	PORTABLE RADIO	782.88		782.88	
022054	002	10/02/2015	AD004	TYCO INTEGRATED SE	Z4326507	MAGNETS	313.37		313.37	
022055	002	10/02/2015	AL001	ACKLANDS - GRAINGE	0528952 0529357 0529347 0529308 0528596 0529202	RAKES/GLOVES CONES CONDX/VESTS/MIRROR PLANER GREASE HOSE KEYS/BATTERIES	373.95 24.32 166.76 664.61 44.77 22.04		1,296.45	
022056	002	10/02/2015	BE737	BENSON ERICA	121164 121163	BENSON JAN 18-31/1 BENSON-REIMBURSEME	1,187.20 81.90		1,269.10	
022057	002	10/02/2015	BR330	BLACK ROCK MANAGEM	1085	LG VISIT	1,343.40		1,343.40	
022058	002	10/02/2015	CE004	CORPORATE EXPRESS	37555690 37507767 37539982 37603410 37599628 37638512 37354340	PRINTER DRUM BINDER/FASTENERS/R SHREDDER/PAPER/PEN POST-IT PADS/FLAGS LAMP/TONER/PAPER/P CLIPS/STAPLES/FOLD ENVELOPES	81.18 252.21 438.01 80.68 852.27 233.79 175.37		2,113.51	
022059	002	10/02/2015	CI192	CIBC - VISA CENTRE	JAN/15	JAN/15	1,437.18		1,437.18	
022060	002	10/02/2015	CK608	CORTES KEVIN	D458	D458	1,897.41		1,897.41	
022061	002	10/02/2015	CKREX	CORTES KEVIN	010-075556	CORTES-REIMBURSEME	784.81		784.81	
022062	002	10/02/2015	CLC12	CARVELLO LAW CORPO	1014 1015 1013	101011 101045 101007	29,098.21 1,427.41 906.26		31,431.88	
022063	002	10/02/2015	DC001	DOLAN'S CONCRETE L	UP35473 UP75753	SHOULDERING MULCH ROAD GRAVEL	495.04 699.16		1,194.20	
022064	002	10/02/2015	DK143	DEVRIES KATHY	121166	DEVRIES-JAN/15	500.00		500.00	
022065	002	10/02/2015	DM447	DOSDALL MORGAN	121150	DOSDALL-GFOA	196.56		196.56	
022066	002	10/02/2015	DP725	PAYNE DAVID	271084	PAYNE-REIMBURSEMEN	365.67		365.67	
022067	002	10/02/2015	FSC10	FOUR STAR COMMUNIC	31271	FEB/15	136.50		136.50	
022068	002	10/02/2015	FW050	FAR WEST FOODS GRO	287757	BAGS	37.50		37.50	
022069	002	10/02/2015	GMG15	GLACIER MEDIA GROU	47334 48860 46785	PLAYSCHOOL ASSIST PLAYSCHOOL ASSIST FINANCE MNGR	48.44 72.20 125.98		246.62	
022070	002	10/02/2015	IB275	ISLAND BUSINESS PR	152484	BLDING PERMITS	116.48		116.48	
022071	002	10/02/2015	IH042	INNER HARMONY SERV	3272	JAN/15	2,443.88		2,443.88	
022072	002	10/02/2015	LB454	LADYBIRD ENGRAVING	598	DOU JACKET TO YOUT	140.00		140.00	
022073	002	10/02/2015	LBG73	LONG BEACH GUTTERS	746243	CLEAN GUTTERS	105.00		105.00	
022074	002	10/02/2015	LEASE	UCLUELET CONSUMERS	NOV/DEC/14 JAN/15 FEB/15	NOV/DEC-14 JAN/15 FEB/15	500.00 250.00 250.00		1,000.00	
022075	002	10/02/2015	LGM01	LOCAL GOVT MGMT AS	2015-VI MMBRS	2015-VI MEMBERSHIP	210.00		210.00	
022076	002	10/02/2015	LV129	LANOVILLE CHRISTIN	122162	LANOVILLE SKATE DA	49.20		49.20	
022077	002	10/02/2015	MA952	MAXXAM ANALYTICS	VA860940	AIR PACK TESTING	304.50		304.50	
022078	002	10/02/2015	MB673	MILLAR, BARB	121157	MILLAR-REIMBURSEME	92.13		92.13	
022079	002	10/02/2015	MS170	REVENUE SERVICES O	FEB/15	FEB/15	3,091.50		3,091.50	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
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022081	002	10/02/2015	ND001	VING VI NEWSPAPER	4085	COUNCIL SCHED/FREE	448.47		448.47	
022082	002	10/02/2015	PE226	PAVELEY EMMA	121165	PAVELEY - JAN/15	340.00		340.00	
022083	002	10/02/2015	PW280	PITNEYWORKS	109825	JAN/15	1,098.25		1,098.25	
022084	002	10/02/2015	RD205	ALBERNI-CLAYOQUOT	2014-B.I.	JAN-DEC 2014	778.24		778.24	
022085	002	10/02/2015	RL068	RIVERA LYVIER	121161	RIVERA-LATIN FURY	446.02		446.02	
022086	002	10/02/2015	SB304	SCHANTZ BOB	JAN/15	JAN/15	1,204.00		1,204.00	
022087	002	10/02/2015	SC006	SOFTCHOICE CORPORA	3893312 3892216	SERV AGRMNT SONIC MONITOR	180.43 365.40		545.83	
022088	002	10/02/2015	SJ004	S & J SERVICES	036493 036492 036491 036490 036494	JAN/15 JANITORIAL JAN/15 JANITOR JAN/15 JAN/15 JAN/15	315.00 315.00 138.60 1,386.00 651.00		2,805.60	
022089	002	10/02/2015	SS419	SOLIDARITY SNACKS	286 288	ECC MEETING LG VISIT	36.80 573.30		610.10	
022090	002	10/02/2015	TU428	TOURISM UCLUELET	NOV/14	NOV/14 GRANT	9,223.15		9,223.15	
022091	002	10/02/2015	UC142	UCLUELET CONSUMER'	CO1046840 CO1095991 CO1047054 CO1022499 CO1045440	COFFEE SUPPLIES SNACKS LTERACY FAIR AFTERSCHOOL PROG S MILK/CREAM/TEA	10.66 16.73 17.02 28.22 18.75		91.38	
022092	002	10/02/2015	UP459	UCLUELET PETRO-CAN	17115967 17116044 17116028 17116072	#5-SPRING KIT #5 WIPER BLADES #3 OIL CHANGE #4 SHIFTER	91.84 33.49 57.62 295.93		478.88	
022093	002	10/02/2015	UR849	UCLUELET RENT-IT C	19917 19960	AUGER RENTAL CORE DRILLER RENTA	47.04 114.24		161.28	
022094	002	10/02/2015	WP166	WINDSOR PLYWOOD -	44327A 45080A 45038A 45329A 45722A 45647A 45866A 46086A 45816A 45818A 45876A	PADLOCK VISE LAG BOLT PAINT ETC FOR PG B TORCH KIT/ROSIN/HE MATERIAL FOR TABLE PAINT SUPPLIES -- STORAGE SHELVES STAIN STAIN STAIN NAILS	33.51 106.40 6.76 257.91 115.40 232.80 131.01 1,181.27 32.23 44.05 36.48 129.83		2,118.61	
022095	002	10/02/2015	WP166	WINDSOR PLYWOOD -	45123A 45221A 45345A 45278A 45450A 45527A 45815A 45817A 45819A 45921A 45338A	FILTERS REDI-MIX CAULKING ROBERTSON BITS CASTERS PAINT BRUSHES FOR STAIN STAIN STAIN FIREPLACE PLYWOOD TOILET SEAT	34.03 26.88 20.12 15.86 53.72 17.72 32.23 44.05 36.48 9.15 86.92		377.16	
022096	002	10/02/2015	WP166	WINDSOR PLYWOOD -	46105A 46016A 46008A 45991A 46258A 46002A	PVC ADAPTER/PLUG REDI-MIX/PVC GLUE/ PVC PIPE - NORAH S STAIN HEAT SHRINK - E-TR BEAM BOLTS	9.14 36.05 47.71 32.23 4.47 46.23		231.78	

<u>Cheque #</u>	<u>Bank</u>	<u>Pay Date</u>	<u>Vendor #</u>	<u>Vendor Name</u>	<u>Invoice #</u>	<u>Description</u>	<u>Invoice Amount</u>	<u>Hold Amount</u>	<u>Paid Amount</u>	<u>Void</u>	
					45922A	FIREPLACE-PLYWOOD	55.95				
Total:							74,454.10	0.00	74,454.10		

*** End of Report ***

STAFF REPORT TO COUNCIL

Council Meeting: FEBRUARY 24TH, 2015
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNING ASSISTANT

FILE NO: (061.106); XREF: 3360-02

SUBJECT: BOARDWALK BOULEVARD SETBACKS

ATTACHMENT(S): APPENDIX A – LETTER FROM JERRY AND VALERIE SMALLWOOD DATED 21ST JANUARY, 2015;
APPENDIX B – CS-5 ZONE – TOURIST COMMERCIAL, FROM ZONING BYLAW #1160, 2013

PURPOSE:

At the February 10th Council meeting, Council directed staff to report back on a request by Jerry and Valerie Smallwood (**Appendix A**) to reduce the side yard setback from 3m (10') to 1.5m (5') for their subdivision and specifically for their property, Lot 6, Plan VIP66186 (225 Boardwalk Boulevard).

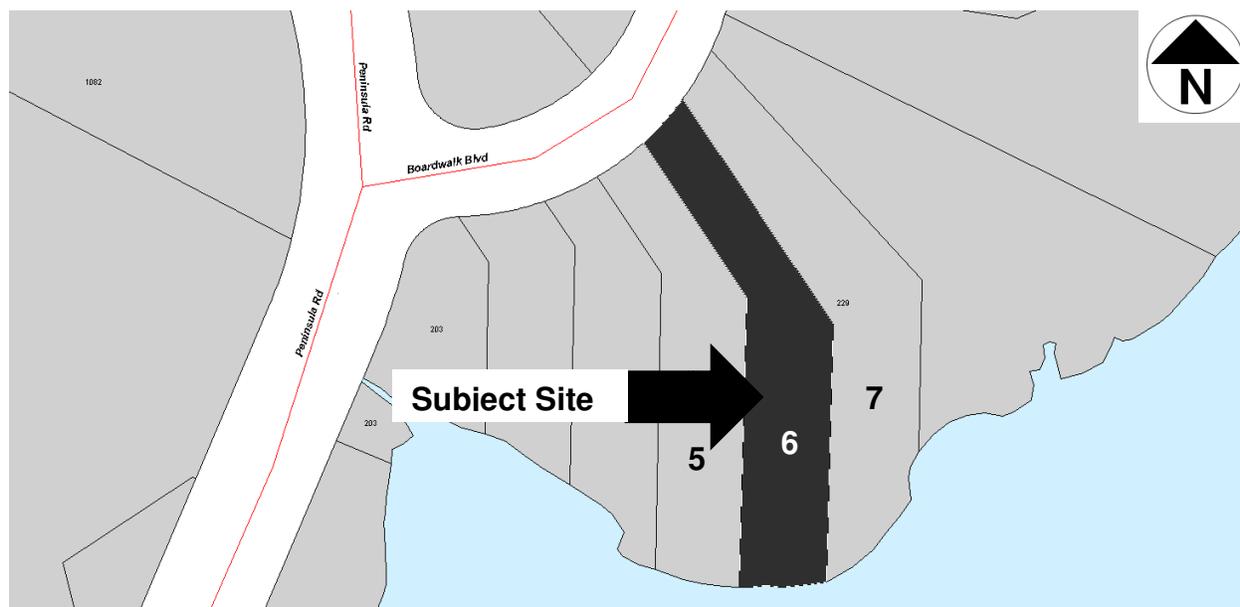


Figure 1

BACKGROUND

The area of Boardwalk Boulevard was developed in the years of 1998 and 2000. The small strata lots along Tye Terrace are part of Plan VIS4490 that was registered on 7th of January, 1998. This plan consisted of 31 small strata lots (approx. 130sqm) and a single large development lot along the water. The lots along Boardwalk Boulevard are part of Plan VIP66186 that was registered on the 27th of July, 2000. This plan consisted of 31 freehold lots (approx. 600sqm) with Lots 8 & 9 being

slightly larger. Lots 11-22 of this plan were further subdivided by splitting into various strata lots (Small lots or the cross hatched area in Figure 2) and strata unit configurations. Zoning Bylaw #800, 1999 was the bylaw in place at that time having been adopted May 25th 1999. Bylaw #800 indicated the Boardwalk Boulevard area as CS-5 and the following lot regulation have been carried through from Bylaw #800 to the current Zoning Bylaw #1160, 2013 (**Appendix B**):

Minimum Lot Size: 1,000 m² (¼ acre)

Minimum Setbacks:

	(a) Front Yard	(b) Rear Yard	(c) Side Yard-Int	(d) Side Yard-Ext
Principal	6 m (20 ft)	3 m (10 ft)	3 m (10 ft)	6 m (20 ft)
Accessory	6 m (20 ft)	3 m (10 ft)	3 m (10 ft)	6 m (20 ft)

The area is now a little less than half built out with many buildings and lots seemingly in non-compliance with the lot regulation of CS-5. This area and the subject site fall within Development Area #3 – Reef Point”. All commercial development within a development permit area is required to through the development permit process.

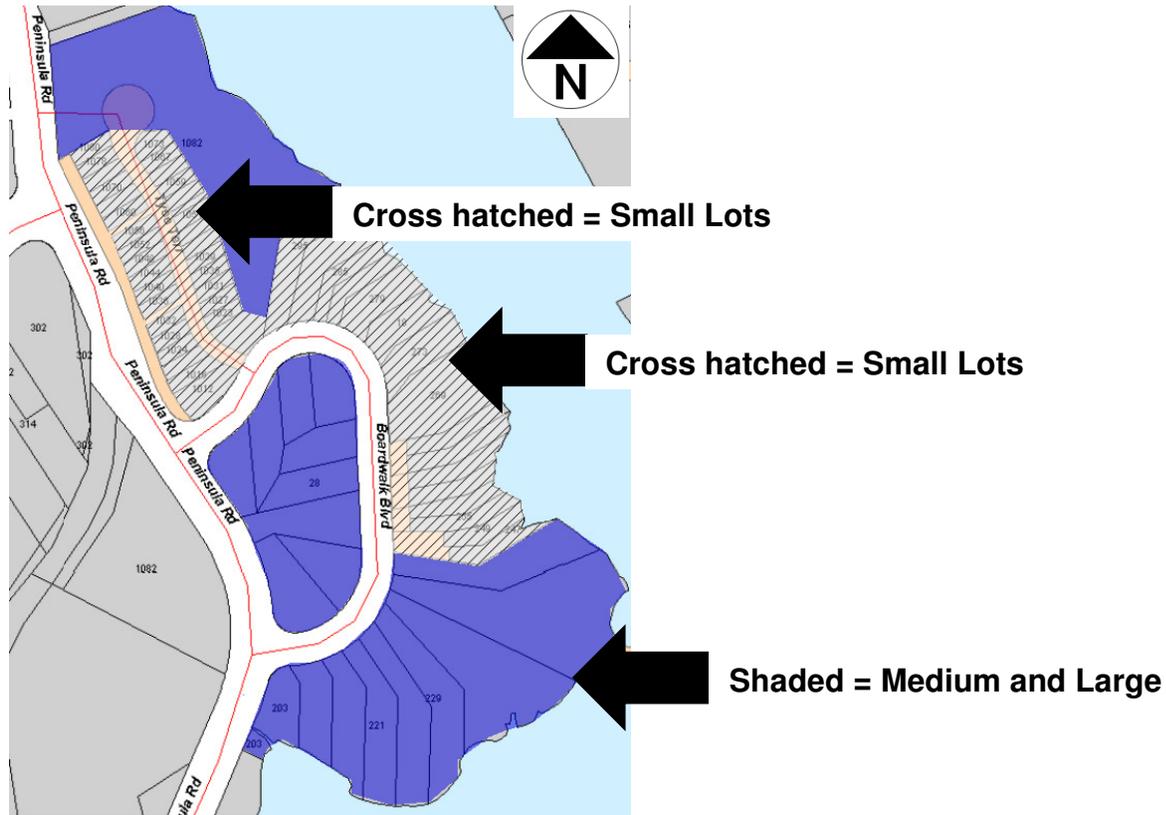


Figure 2

ANALYSIS

The subject site area is 1127sqm (medium Size). It has not been further subdivided from the original plan VIP66187 and it is currently a vacant treed lot. Lot 5 and Lot 7 have been built upon. Lot 7 received a variance to build the principle building to 2.4m (8') of the side yard and an

accessory building to 4'. The principle building on Lot 5 has been built to within 2.7m (9') of both side yards (Figure 3).

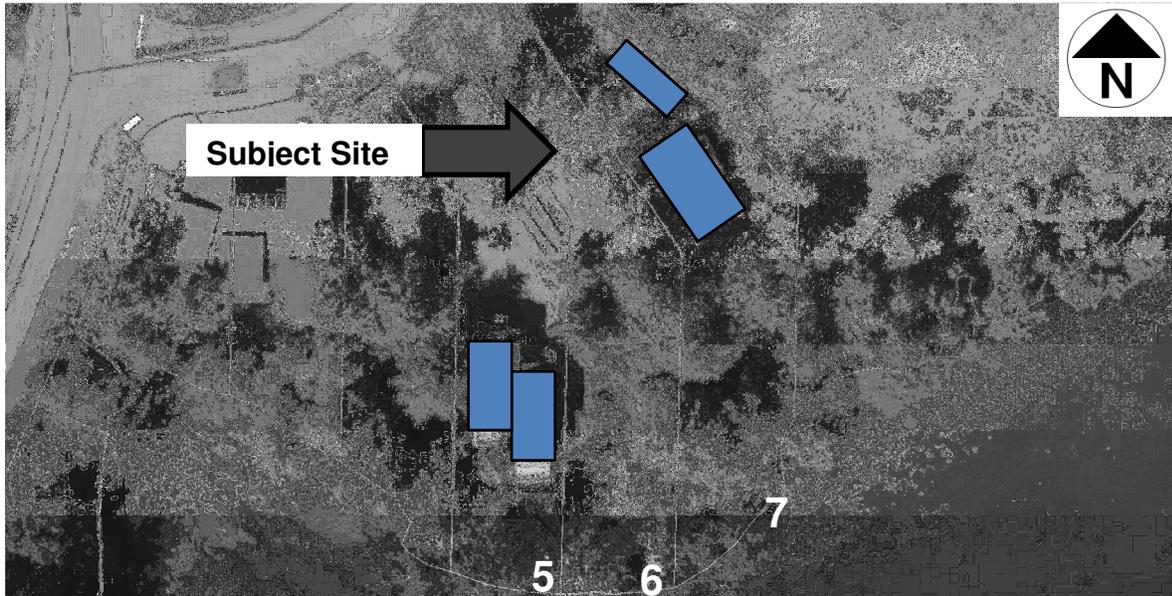


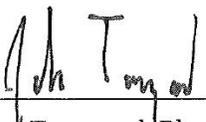
Figure 3

The small and subdivided lots (crossed hatched area in Figure 2) are laid out in a way that a 3m (10') setback is not practical and it is noted that the buildings on the smaller lots have been built with non-conforming 1.5m (5') setbacks. With the exception of Lot 5 and 7, the medium sized lots have not been built upon. These medium sized lots vary in size and shape with most allowing for a suitable building site where a 3m setback would be an appropriate side yard setback.

SUMMARY

To specifically address the attached letter (**Appendix A**) it would seem appropriate to have the medium sized lots (shaded area in Figure 2) that are still in their original size, including the subject lot, apply for development variance concurrent with their already required development permit. This would give the opportunity for Council to weigh each side yard variance to its specific merits and site context.

Respectfully submitted:



John Towgood, Planning Assistant

APPENDIX A

John Towgood

From: jandvsmallwood@gmail.com
Sent: January-21-15 3:43 PM
To: Info Ucluelet
Cc: John Towgood
Subject: ATTN : COUNCIL Re: Lot 6 Boardwalk Boulevard

We are the owners of lot 6 on Boardwalk Boulevard and are planning to develop our property. Currently the bylaw calls for a 10 foot side yard setback, however it seems that most other properties in this subdivision have less.

We would ask if you would consider amending the current bylaw from 10 foot side yard setback setback to a 5 foot side yard setback for this subdivision.

Thank you for your consideration.

Jerry and Valerie Smallwood
1-1325 Firewood Road
Victoria BC
V8V 4P5
250-385-5425

Sent from Surface

CS-5 Zone – TOURIST COMMERCIAL

This zone is intended to provide for tourist commercial accommodations and other related recreational and primarily tourist commercial uses outside the District's Village Square and its residential areas, but in proper relationship to major thoroughfares and surrounding uses.

CS-5.1 Permitted Uses:

CS-5.1.1 The following uses are permitted, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
 - (a) *Hotel*
 - (b) *Motel*
 - (c) *Resort Condo*
 - (d) *Mixed Commercial/Resort Condo*
 - (e) *Campground*
 - (f) *Restaurant*
 - (g) *Bistro/Café*
 - (h) *Commercial Recreation*
 - (i) *Marina*
 - (j) *Art Gallery*
 - (k) *Public Assembly*
 - (l) *Tourist Information Booth*
- (2) Secondary:
 - (a) *Accessory Residential Dwelling Unit*

CS-5.1.2 On the following properties, *residential* use of existing units is also permitted provided the existing building(s) contain primarily *commercial tourist accommodation* uses:

- (1) Strata Plan VIS4943 [Water's Edge – 1971 Harbour Drive].

CS-5.2 Lot Regulations

CS-5.2.1 Minimum Lot Size:

- (1) Tourist Information Booth: *N/A*
- (2) All other uses: *1,000 m² (¼ acre)*

CS-5.2.2 Minimum Lot Frontage: *15 m (50 ft)*

CS-5.2.3 Minimum Lot Width: *N/A*

CS-5.2.4 Minimum Lot Depth: N/A

CS-5.3 Density:

CS-5.3.1 Maximum Number

(1) *Accessory Residential Dwelling Unit:* 1 per lot (non-strata only)

CS-5.3.2 Maximum Floor Area Ratio: 0.70

CS-5.3.3 Maximum Lot Coverage: 40%

CS-5.4 Maximum Size (Gross Floor Area):

CS-5.4.1 Principal Building: N/A

CS-5.4.2 Accessory Buildings: N/A

CS-5.5 Maximum Height:

CS-5.5.1 Principal Buildings & Structures: 12 m (39 ft)

CS-5.5.2 Accessory Buildings & Structures: 5.5 m (18 ft)

CS-5.6 Minimum Setbacks:

CS-5.6.1 The following minimum setbacks apply, as measured from the *front lot line, rear lot line and side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback
(1) Principal	6 m (20 ft)	3 m (10 ft)	3 m (10 ft)	6 m (20 ft)
(2) Accessory	6 m (20 ft)	3 m (10 ft)	3 m (10 ft)	6 m (20 ft)

CS-5.6.2 In addition, the minimum *yard* setback of 6 m (20 ft) applies to all *lot lines* abutting a RU, R-1, R-2, R-3, R-4, VR-1 or MH Zone or a *single family dwelling* or *duplex dwelling* in a CD Zone.



STAFF REPORT TO COUNCIL

Council Meeting: FEBRUARY 24, 2015
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: WARREN CANNON, SUPERINTENDENT PUBLIC WORKS

FILE No: 5260-20 REPORTS-
FOLIO 181.122

SUBJECT: REQUEST TO WAIVE SUBDIVISION REQUIREMENTS FOR UNDERGROUNDING OF HYDRO ACROSS PENINSULA TO 2108 PENINSULA ROAD – LOT 22, PLAN VIP76147

ATTACHMENT(S): SUBMISSION REQUEST FROM POTENTIAL NEW OWNER – SHANE HILDER

RECOMMENDATION(S):

THAT Council considers approval of one of the following options:

1. Waive Section 4.2 (4) of the Subdivision Servicing Bylaw No. 521 to permit overhead wiring across Peninsula Road to Lot 22, Plan VIP76147 – 2108 Peninsula Road; **or**
2. Waive Section 4.2 (4) of the Subdivision Servicing Bylaw No. 521 to permit overhead wiring across Peninsula Road to Lot 22, Plan VIP76147 – 2108 Peninsula Road with a covenant registered with the proponent should he be the successful purchaser and owner to restrict that provision for the building of a Single Family Dwelling only as proposed; **or**
3. Deny the request to waive Section 4.2(4) of the Subdivision Servicing Bylaw No. 521 and thereby requiring underground wiring beneath Peninsula Road to Lot 22, Plan VIP 76147 – 2108 Peninsula Road.

PURPOSE:

A potential purchaser of the above referenced lot wishes to construct overhead wiring to the site from across Peninsula Road. The subject site forms a part of the Mamook Subdivision. The subdivision was approved with underground wiring from Forbes Road in adherence to Section 4.2(4) of the Subdivision Servicing Bylaw No. 521. The potential purchaser has written Council a letter requesting that this be waived by Council. (**See attachments.**)

"Subdivision Servicing Bylaw No. 521

4.2 Works and Services Required Within a Subdivision
4. Underground Wiring

Where the owner of any parcel which is proposed to be subdivided, chooses to install underground wiring within the subdivision, the underground wiring shall be provided, located and constructed in accordance with B.C. Hydro and Power Authority and B.C. Telephone Company specifications and in accordance with the applicable standards prescribed in Schedule "F" hereto." (Schedule F contains installation details.)

BACKGROUND:

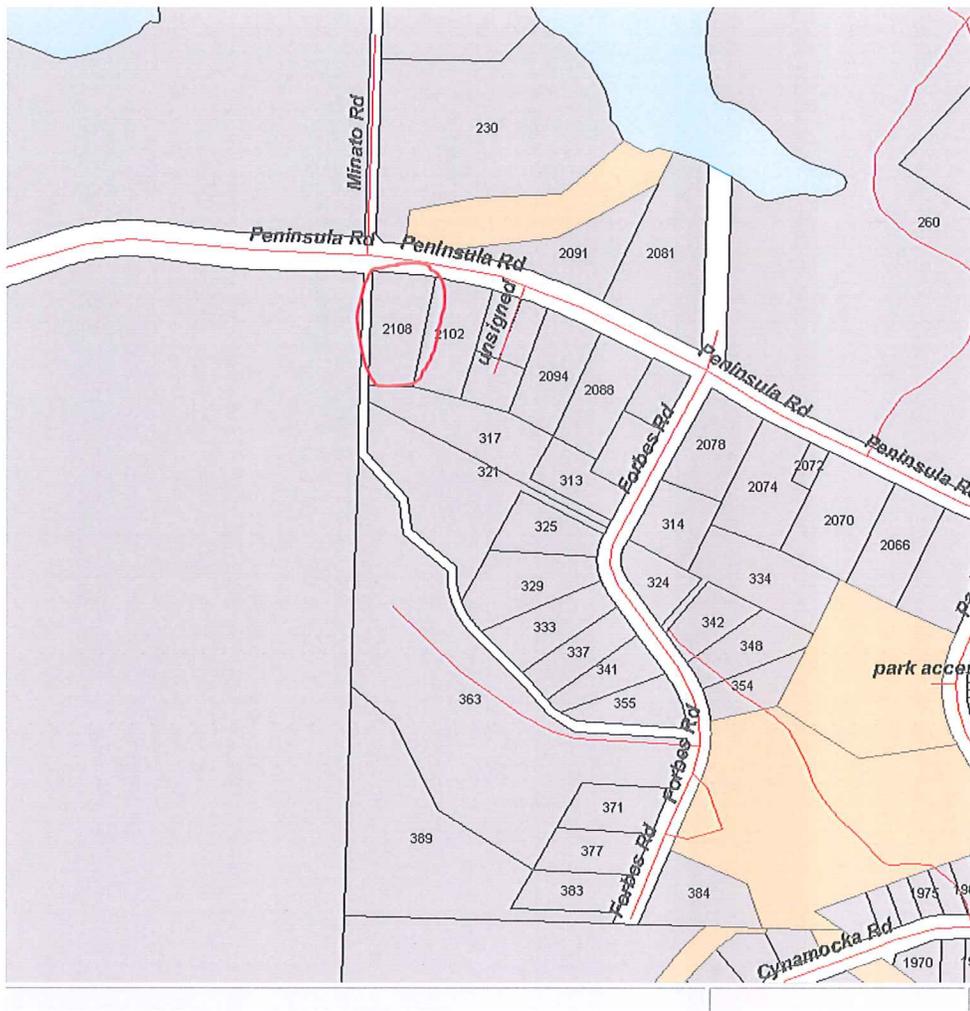


Figure 1

The subject site (circled in **Figure 1** above) was created as part of the Mamook Subdivision which included lot 363, immediately to the south of the subject site. This subdivision occurred after the adoption of the Subdivision Servicing Bylaw No. 521 and as such, provided underground wiring in accordance with the standards referenced in Section 4.2(4). The servicing is provided from Forbes Road to the entrance of Lot 363.

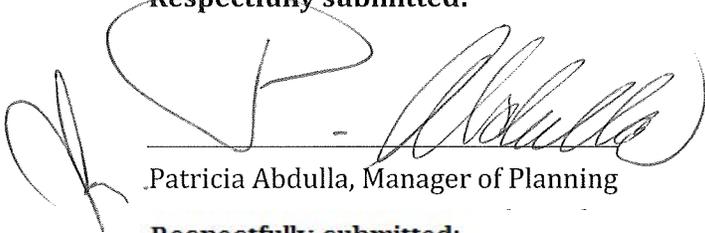
At one point in the subdivision process the subject site was termed and labelled a park although the final subdivision plan no longer used the term and the final approval of the subdivision created it as a separate developable lot. Whether or not the developer envisioned the lot might be developed concurrent or after the *build out* of Lot 363 is not apparent. In the interim however, Lot 22 can be considered to have been serviced via the approved subdivision although the services run from Forbes Road through the development of Lot 363. Any change to the already approved subdivision would be a decision of Council and not one which staff may vary.

SUMMARY:

Staff have met with the proponent several times over the past few months including assisting him through the Board of Variance process to address the potential building setback to the stream. His intent is to build a single family dwelling should he be successful in purchasing the property. Staff have informed Mr. Hilder that DCCs will not be charged for the construction of a single family dwelling. Mr. Hilder has also confirmed that he is not asking for costs of bringing the services across Peninsula but only for permission to bring the wiring overhead across Peninsula. Mr. Hilder has also submitted approvals from both the Ministry of Highways and BC Hydro who have indicated that they do not object to the overhead wiring.

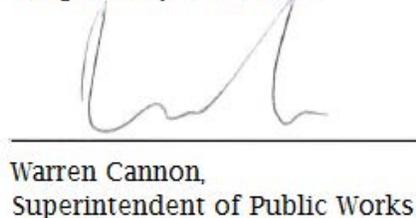
The lot has been serviced in accordance with bylaws governing subdivision requirements. The proponent is not the current owner but a potential purchaser of the site. Should Council consider allowing the lot to be serviced by overhead wiring Council may also consider directing staff to pursue a binding agreement or covenant on title which would tie the decision to the current proposal of a single family dwelling.

Respectfully submitted:

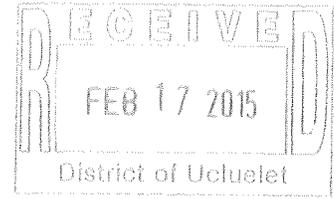


Patricia Abdulla, Manager of Planning

Respectfully submitted:



Warren Cannon,
Superintendent of Public Works



Dear Mayor and Council,

I would like to present further details that I feel are important in regards to the decision to pass an overhead power line across Peninsula Rd. On Peninsula Rd, within the town of Ucluelet, there are approximately 66 groups of overhead power lines. With each group often containing two or more lines. Before the property approximately 250m, there are overhead lines across Peninsula Rd, and after the property approximately 90m there are overhead lines.

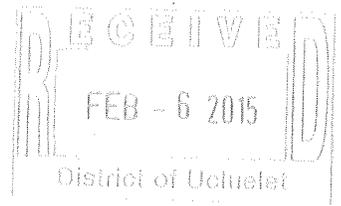
What I would like to make evident, is that there are a number of overhead lines in the area. I don't feel as though the addition of another will put anything out of balance or add an additional risk.

The proposed plan of BC Hydro was to install an 11m pole, this height being well and clear of the 5.5m minimum clearance. This design plan was put in place by BC Hydro as it was a much safer alternative to underground wiring, crossing over a salmon bearing stream located on the property. Crossing over the stream with underground wiring could risk damaging the salmon habitat. It would also require the involvement of DFO and engineers, thus being an extremely costly venture. Furthermore, I have the support of BC Hydro and the Ministry of Transportation and Infrastructure to install overhead lines.

The allowance to install overhead lines will help me immensely in my hopes to build a home and settle in Ucluelet. If you could please carefully deliberate the request at hand and allow the installation of this project, I will be forever grateful. Thank you for your time in reviewing my request.

Kind regards,

Shane Hilder.



Dear Mayor and Council,

My name is Shane Hilder – I am in the process of purchasing a property at 2108 Peninsula Rd. The lot has no services, thus I am in the process of attaining estimates for the servicing of utilities. The servicing will prove to be a very costly venture. I'm working with limited funds, as I'm a young, hard working individual employed as a salmon/tuna fisherman.

I've been in contact with BC hydro for an estimate. After having them survey the lot, they've concluded overhead power lines coming across Peninsula Rd is the most appropriate and suitable option. There is a junction box stubbed out for this lot to service underground but due to a small salmon-bearing stream in between the service box and the property, this is not an option. There are numerous overhead power lines in this area, including power lines overhead approximately 60m towards town at Raven Lodge. I have been in contact with the Ministry of Transportation and Infrastructure. I have their written support given a minimum height clearance of 5.5 mts, as well as the Ministry's clear zone requirement from the road. I also have approval from BC Hydro and a detailed construction drawing of the connection plan across Peninsula Rd. What I am asking council for is allowance to install overhead power lines to this lot.

I would also like to request councils relief from the DCC costs as this lot was created as a part of the Eco Industrial Park. To my understanding the Eco Industrial Park is a DCC free area in order to encourage development of the area. I've also been informed that no other residents of the Eco Industrial Park have paid DCC's. This is a huge expense that will greatly slow my development of the lot. My intentions are very simple for this property, a small cabin with a woodworking shop attached.

If council could review these two requests at their meeting on the 10th of February that would be much appreciated. I am hoping to resolve these issues before my property closing date in mid February. Thank you kindly for your time in reviewing my requests.

All the best, Shane Hilder.

Hi Shane. Please accept this email as "Approval In Principle" that the Ministry of Transportation and Infrastructure is prepared to issue BC Hydro a Permit to install, operate and maintain a power pole(s) and overhead power lines to provide service to 2108 Peninsula Road subject to meeting the Ministry's clear zone requirement of 4.5 meters from the edge of travelled lane (or 3.5 meters for 60km/h speed zones) and overhead clearance of a minimum 5.5 meters.

Tim Silbernagel
Development Approvals Technician
Ministry of Transportation and Infrastructure
Vancouver Island District Office
3rd Floor - 2100 Labieux Road, Nanaimo V9T 6E9
(250) 751-3253 / cell (250) 713-4316
fax (250) 751-3289

-----Original Message-----

From: Shane Hilder [mailto:hildershane@gmail.com]
Sent: Tuesday, February 3, 2015 7:49 PM
To: Silbernagel, Tim TRAN:EX
Subject: Re: 2108 Peninsula Rd.

Hey Tim,

Thank you for your time in responding to my questions, sincerely appreciated. This is a difficult property as it is not serviced, it's proving to be a tiresome process. I have been in contact with BC Hydro and they have provided me with plans and an estimate for overhead powerlines across Peninsula Rd. This has been deemed by Hydro, after surveying to be the most efficient way to connect power to the property.

I am now in contact with the district of Ucluelet regarding this matter. For them to allow overhead powerlines it has to go to a council meeting. The district has requested that I attain a letter of approval from the Ministry of Highways and BC Hydro. Though I am not ready and at a stage to apply for a permit, I just want to ensure council will allow overhead powerlines. What I require is your permission, and requirements for your approval for above ground powerlines across Peninsula Rd. If you could prepare a basic letter of approval that would be very much appreciated and would greatly help me in this application process. There are a number of overhead powerlines in this area, with multiple overhead lines 60m down

the road. I can send along BC Hydro's plans and estimate if you would like to review. Thank you kindly for all your help in this matter.

All the best, Shane Hilder

To whom it may concern,
BC Hydro approves of the proposed plan to provide overhead service to 2108 Peninsula from across Peninsula Rd.

Thanks,

Dave Gilchrist
BC Hydro
4707 Tebo Ave
Port Alberni, BC
V9Y 8A9

ph 250 720-4030
cl 250 720-7276
fx 250 720-4034

-----Original Message-----

From: Shane [mailto:hildershane@gmail.com]
Sent: 2015, February 05 2:35 PM
To: Gilchrist, David

Subject: Re: BC Hydro Quote Letter for 2108 Peninsula

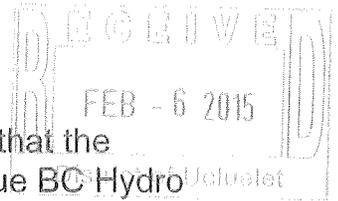
Hey David,

Thank you so much for completing this estimate. As I am still in the process of receiving approval from Ucluelet council for overhead power lines I am not quite ready at this time for installation but will be in the not too distant future.

What I now require first for councils approval is a brief approval letter from BC hydro giving me permission for overhead power lines. A simple email will suffice.

As I am trying to present this matter at the next council meeting as soon as you can provide me with this email would be ideal. Can't thank you enough for your time in assisting me in this process. Very much appreciated. Hope all is well.

All the best, Shane Hilder



Hi Shane. Please accept this email as "Approval In Principle" that the Ministry of Transportation and Infrastructure is prepared to issue BC Hydro a Permit to install, operate and maintain a power pole(s) and overhead power lines to provide service to 2108 Peninsula Road subject to meeting the Ministry's clear zone requirement of 4.5 meters from the edge of travelled lane (or 3.5 meters for 60km/h speed zones) and overhead clearance of a minimum 5.5 meters.

Tim Silbernagel
Development Approvals Technician
Ministry of Transportation and Infrastructure
Vancouver Island District Office
3rd Floor - 2100 Labieux Road, Nanaimo V9T 6E9
(250) 751-3253 / cell (250) 713-4316
fax (250) 751-3289

To whom it may concern,
BC Hydro approves of the proposed plan to provide overhead service to 2108 Peninsula from across Peninsula Rd.

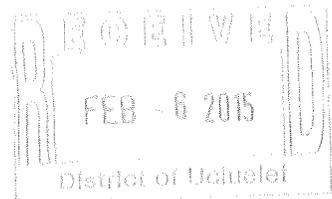
Thanks,

Dave Gilchrist
BC Hydro
4707 Tebo Ave
Port Alberni, BC
V9Y 8A9

ph 250 720-4030
cl 250 720-7276
fx 250 720-4034



FOR GENERATIONS



BC Hydro T&D
Phone: (250) 720-4030
Cell: (250) 720-7276
Fax: (250) 720-4034

Date: 15 January 2015

File: 3837289
Work Order: 1406374

Shane Hilder
2108 Peninsula Rd
Ucluelet, BC

Dear Mr Hilder:

RE: Service to Peninsula Rd

As requested, we have prepared an electric servicing design for this project. The service will be 1 phase, 3 wire, 120/240 Volts to your 200 Amp main switch.

COSTS:

This estimate is quoted for Shane Hilder, who has not supplied a GST Registration Number.

BC Hydro's construction charges for this project have been calculated at \$6687.45, including GST. This amount is payable in advance by cheque or money order. Please note that cash payments are not accepted on site. The amount quoted is subject to revision ninety (90) days from the date of this letter.

Net Construction Cost	\$ 6369.00
GST @ 5% BC Hydro GST Registration No. R121454151	\$ 318.45
(Payment Required)	\$ 6687.45

Payment can be made to BC Hydro, 400 Madsen Rd, Nanaimo, BC, V9R 5M3. Attn: Debbie Weiss

This cost excludes charges from any other utility (telephone, gas, cable, etc.). They must be contacted separately to arrange for their services.

Our Materials Reservation System is determined by the date payment is received. It is therefore in your interest to make this payment at your earliest convenience to ensure that the materials are ready when construction begins.

The quoted costs are subject to review if, due to customer delays, BC Hydro is unable to install the electrical work within six (6) months of the date payment is received. Costs may also be revised if your proposal changes in any way or if site conditions dictate a last minute redesign

ENVIRONMENTAL RESPONSIBILITIES:

The design does not take into account site specific environmental sensitivities and requirements. Determining site specific environmental sensitivities and requirements, and implementing and building the designed electrical infrastructure in an environmentally safe and lawful manner, are solely your responsibility.

ACTION REQUIRED:

1. Please make payment by cheque or money order.

If you have any questions concerning this project please contact me.

Yours truly,



Dave Gilchrist
Design Technician
North Vancouver Island Process Centre

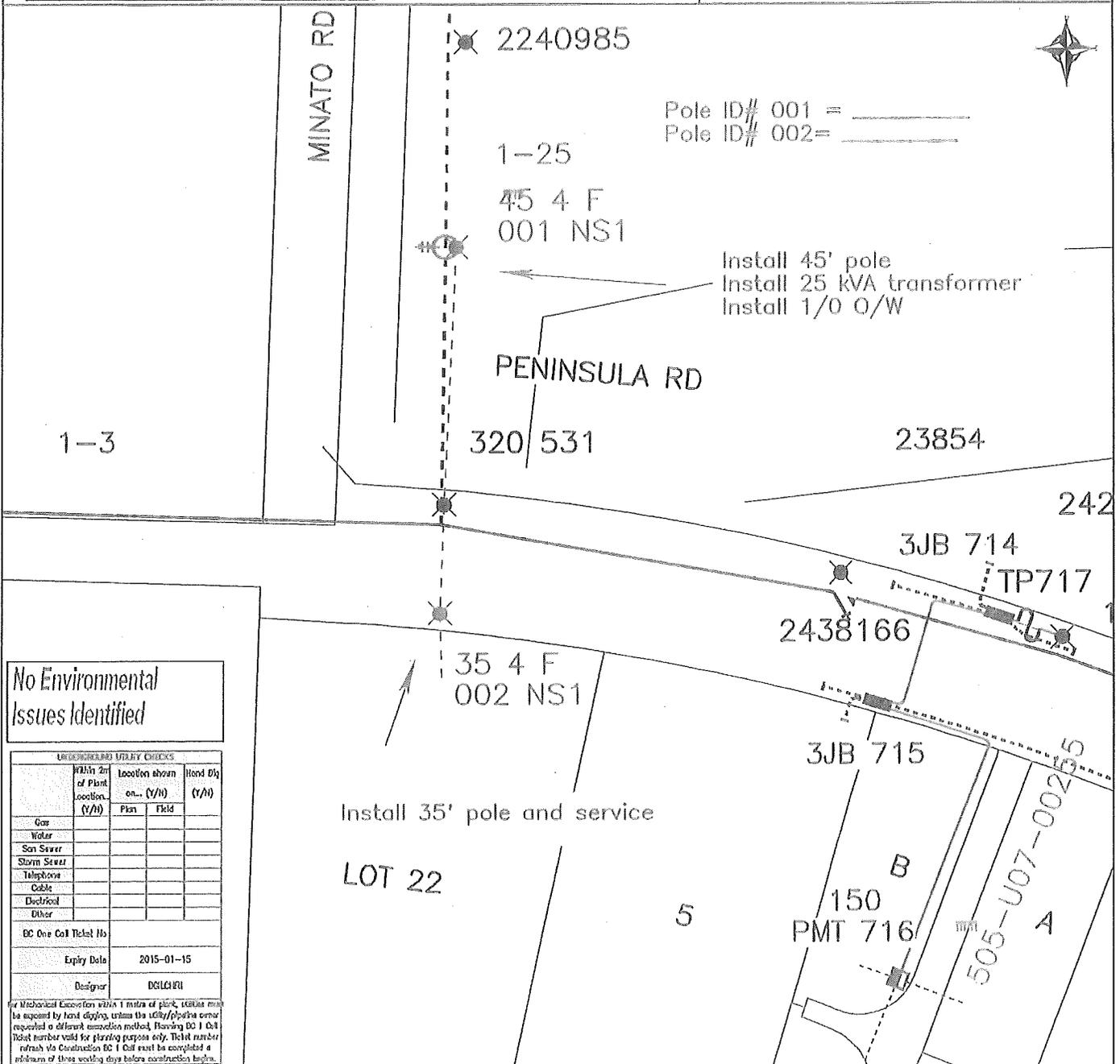
BC Hydro Distribution Work Order

Pole Plan: Municipality Telus MOTH
 Designer: DGILCHRI Office: Edmonds
 Municipal Review

Hilder Service
 2108 Peninsula Rd
 Ucluelet

0m 10m 20m 30m 40m 50m 60m

SCALE 1:1000



No Environmental Issues Identified

UNDERGROUND UTILITY CHECKS			
Within 2m of Plant Location (Y/N)	Location shown on:		Identify (Y/N)
	Plan	Field	
Gas			
Water			
San Sewer			
Storm Sewer			
Telephone			
Cable			
Electrical			
Diver			
BC One Call Ticket No:			
Expiry Date:		2015-01-15	
Designer:		DGILCHRI	

For Mechanical Excavation within 1 metre of pole, utilities must be exposed by hand digging, unless the utility/pole owner requested a different excavation method. Having BC 1 Call Ticket number valid for planning purposes only. Ticket number refresh via Construction 811 Call must be completed a minimum of three working days before construction begins.

Installed Pole Annotation
 001 xSy Where x = N (public)
 P (private)
 y = reason code

Removed Pole Annotation
 9999999z Where z = T (top & abandon)
 R (remove)

Joint Interest:
 1. Immediate
 2. Never

Telus

PA #:
 BC Hydro Map: BME6E2
 Page 1 2015-01-15
 Design #: 0003837289
 WO #: 01406374

Approved: _____ Date: _____

Completed: _____ Date: _____

Date: _____

Circuit: _____

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STAFF REPORT TO COUNCIL

Council Meeting: FEBRUARY 24, 2015
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: ANDREW YEATES, CHIEF ADMINISTRATIVE OFFICER

FILE NO: 0550-20

SUBJECT: HOLDING HARBOUR AUTHORITY MEETINGS AT COMMITTEE OF THE WHOLE MEETINGS

ATTACHMENT(S): NONE

RECOMMENDATION:

1. **THAT** Council approve the recommendation to convene Harbour Authority meetings alongside Committee of the Whole meetings; **or**
2. **THAT** Council continue to convene Harbour Authority meetings alongside Regular Council meetings.

PURPOSE:

The purpose of this report is to outline for Council the benefits of convening as the Harbour Authority in conjunction with Committee of the Whole meetings.

BACKGROUND:

Currently, District Council convenes as the Harbour Authority in conjunction with Regular Meetings of Council. The format of Regular Meetings of Council is more rigid than that of Committee of the Whole meetings, in that the public is unable to speak to any issue until the designated question period. Convening the Harbour Authority alongside the Committee of the Whole would allow for a more relaxed discussion of HAC recommendations, and allow the community an opportunity to speak more freely to matters discussed.

The schedule for Regular Meetings is set by Council resolution for the year, and so does not necessarily line up conveniently with meetings of the Harbour Advisory Commission (HAC). This can cause delays in receiving HAC minutes and considering their recommendations. To this end, it is further advised that the Harbour Advisory Commission adopt the ability to approve their minutes electronically, instead of at the next scheduled HAC meeting; this will allow for HAC recommendations to be considered by the Harbour Authority sooner, and for any issues arising to be dealt with in a timely manner.

Respectfully submitted:

Andrew Yeates, CAO

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LEGISLATION

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STAFF REPORT TO COUNCIL

Council Meeting, FEBRUARY 24TH, 2015
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNING ASSISTANT

FILE NO: (RZ14-05); XREF: FOLIO 114.884

SUBJECT: PROPOSAL TO REZONE LOT 4, DISTRICT LOT 281, CLAYOQUOT DISTRICT PLAN VIP76214, PID 025-812-700 (542 MARINE DRIVE) FROM CD-2A SUBZONE – DISTRICT LOT 281 (LOT 1), SINGLE FAMILY DWELLING TO VR-1 VACATION RENTAL.

ATTACHMENT(S): APPENDIX A – STAFF REPORT TO COUNCIL, JANUARY 13TH, 2015
APPENDIX B – PROPOSED BYLAW No. 1179, 2015

RECOMMENDATION(S):

1. **THAT** Council Adopt Bylaw No. 1179, 2015; **or**
2. **THAT** Council Abandon Bylaw No. 1179, 2015 at Fourth Reading.

PURPOSE:

To adopt Bylaw No.1179 having been given First and Second Reading at an open meeting of Council on January 13th , 2015 and a Public Hearing and Third Reading on February 10th, 2015 for the “District of Ucluelet Zoning Amendment Bylaw No. 1179, 2015”.

Respectfully submitted:



John Towgood, Planning Assistant



STAFF REPORT TO COUNCIL

Council Meeting: JANUARY 13, 2015
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNING ASSISTANT

FILE NO: (RZ14-05); XREF: FOLIO 114.884

SUBJECT: PROPOSAL TO REZONE LOT 4, DISTRICT LOT 281, CLAYOQUOT DISTRICT PLAN VIP76214, PID 025-812-700 (542 MARINE DRIVE) FROM CD-2A SUBZONE – DISTRICT LOT 281 (LOT 1), SINGLE FAMILY DWELLING TO VR-1 VACATION RENTAL.

ATTACHMENT(S): APPENDIX A – DESIGN DRAWINGS
APPENDIX B – PROPOSED BYLAW No. 1179, 2015

RECOMMENDATION(S):

1. **THAT** Zoning Bylaw No. 1179, 2015 be given First and Second Readings; and,
2. **THAT** Zoning Bylaw No. 1179, 2015 be advanced to a Public Hearing.

PURPOSE:

To provide Council with information on the proposed rezoning of the subject property located at 542 Marine Drive (**Figure 1**). The proposed Rezoning is from CD-2A, Single Family Dwelling to VR-1 Vacation Rental.

ANALYSIS:

The subject site is a 0.59 acre lot located on the west side of Marine Drive overlooking Big Beach Park and the Pacific Ocean. The immediate neighbourhood is a mix of Single Family Dwellings (SFD), SFD's with Vacation Rental units, Multi Family dwellings and Resort Condominium. To the south of the subject lot there are two VR-1 zoned lots that were previously zoned CD-2A. (**Figure 1**)

The subject lot complies with the VR-1 lot regulations (VR-1.2). The proposed 750.5sqm (8078sqft) SFD will contain one 63.5sqm (684sqft) vacation rental unit. The vacation rental unit would be located over an integral garage in a purpose built SFD. The preliminary drawings meet the VR-1 zone, Section 406-Vacation Rentals and Division 500-Off-Street Parking requirements. It should be noted that if the property is rezoned to VR-1 the applicant is permitted to build within the VR-1 zoning regulations and that the applicant is not tied to the proposed building plans submitted. The property is affected by a statutory building scheme (EV154677) that do not involved the District, and are the property owner's responsibility to comply with.

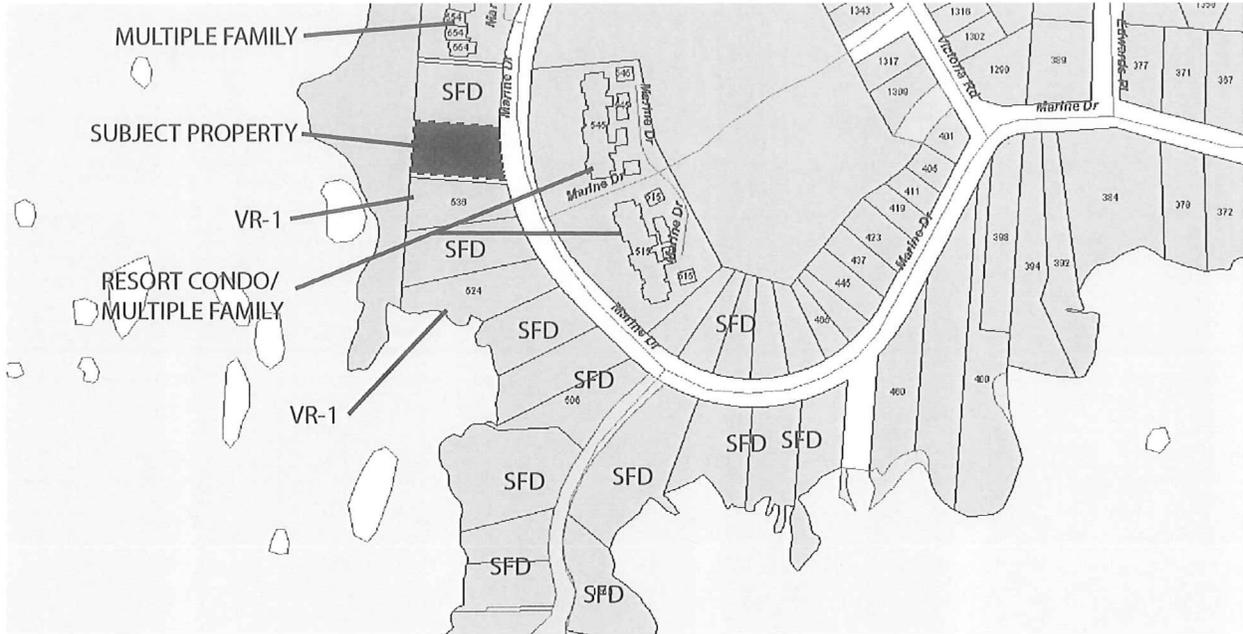


Figure 1

SUMMARY:

The proposal meets the zoning requirements for a VR-1 Vacation Rental zone. The immediate neighborhood has a mix of commercial accommodation, multi-family and single family dwellings. The large lot and waterfront setting will help to mitigate the impact of the added commercial element to the neighbourhood.

Respectfully submitted:



 John Towgood, Planning Assistant

FOR REFERENCE



November 3, 2014

600 Linkleas Avenue
Victoria, B.C.
V8S 5C1

Mr. John Towgood
Planning Assistant
District of Ucluelet
P.O. Box 999
Ucluelet, B.C.
V0R 3A0

Dear Mr. Towgood;

Please accept this letter and its attachments as our request for re-zoning of Lot 4 DL281 (aka 542 Marine Drive) from Single Family Residential in CD-2A to Vacation Rental.

As you know, the existing use is bare land and we seek VR status to allow possible revenue generation after construction.

Sewage, storm sewer and water supply are all pre-existing lot services as provided by the District.

Until VR status is conferred, we do not have an approximate commencement date of construction.

Our proffered reasons in support of this application are:

- Expanding the tourist accommodation and related economic activities in the community
- Increasing third party marketing of Ucluelet as a vacation destination
- Other lots in the neighbourhood (Lots 5 and 8) have proven this designation to be an economic driver
- Show continued support from the District and council to improve the activity and energy levels of the community

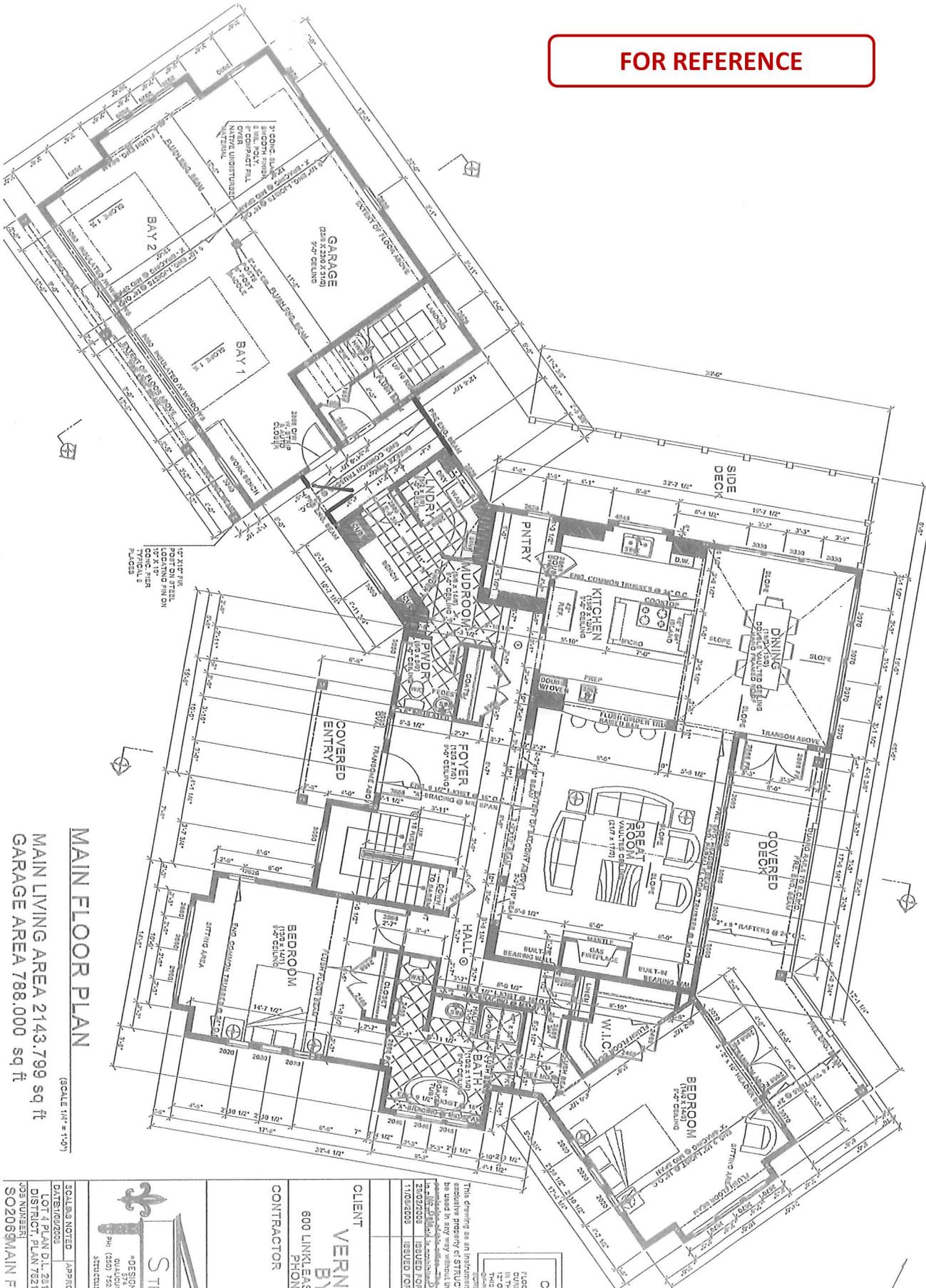
A small note regarding the plans provided: the planned foundation is within the required setbacks. It is only the roof overhang that extends beyond the setback area. Our building permit application would include a foundation drawing that confirms this as fact.

Sincerely,

Vern and Sandra Byggdin

/Encl: three 11x17 copies of building plans and lot survey; one 8.5x11 copy of same, one completed application form, one title certificate, one \$900 cheque re application fee.

FOR REFERENCE



MAIN FLOOR PLAN
 (SCALE 1/4" = 1'-0")
 MAIN LIVING AREA 2143,799 sq ft
 GARAGE AREA 788,000 sq ft

CLIENT
VERN & SANDRA BYGGDIN
 600 LINKLEAS VICTORIA B.C. V8S 5C1
 PHONE (250) 552-3252

CONTRACTOR

DESIGNER
STRUCTURE
 DESIGN & MANAGEMENT
 4040 UNIVERSITY BLVD. #100
 VANCOUVER, B.C. V6T 1A1
 PH: (604) 725-1920 FAX: (604) 725-5110
 structuredesign@telusnet

DATE/REVISED

LOT 1 PLAN D.L. 231, CLAYCOLOUT DISTRICT, PLAN 78214, UDUULET B.C. 035 NUMBER1

SO2005 MAIN FLOOR PLAN

LEGEND

- ⊕ DEMONSTRATE SMOKE DETECTOR
- ⊖ AS REQUIRED
- ⊙ DEMONSTRATE POINT LOAD

CURBLESS SHOWER FLOOR NOTES

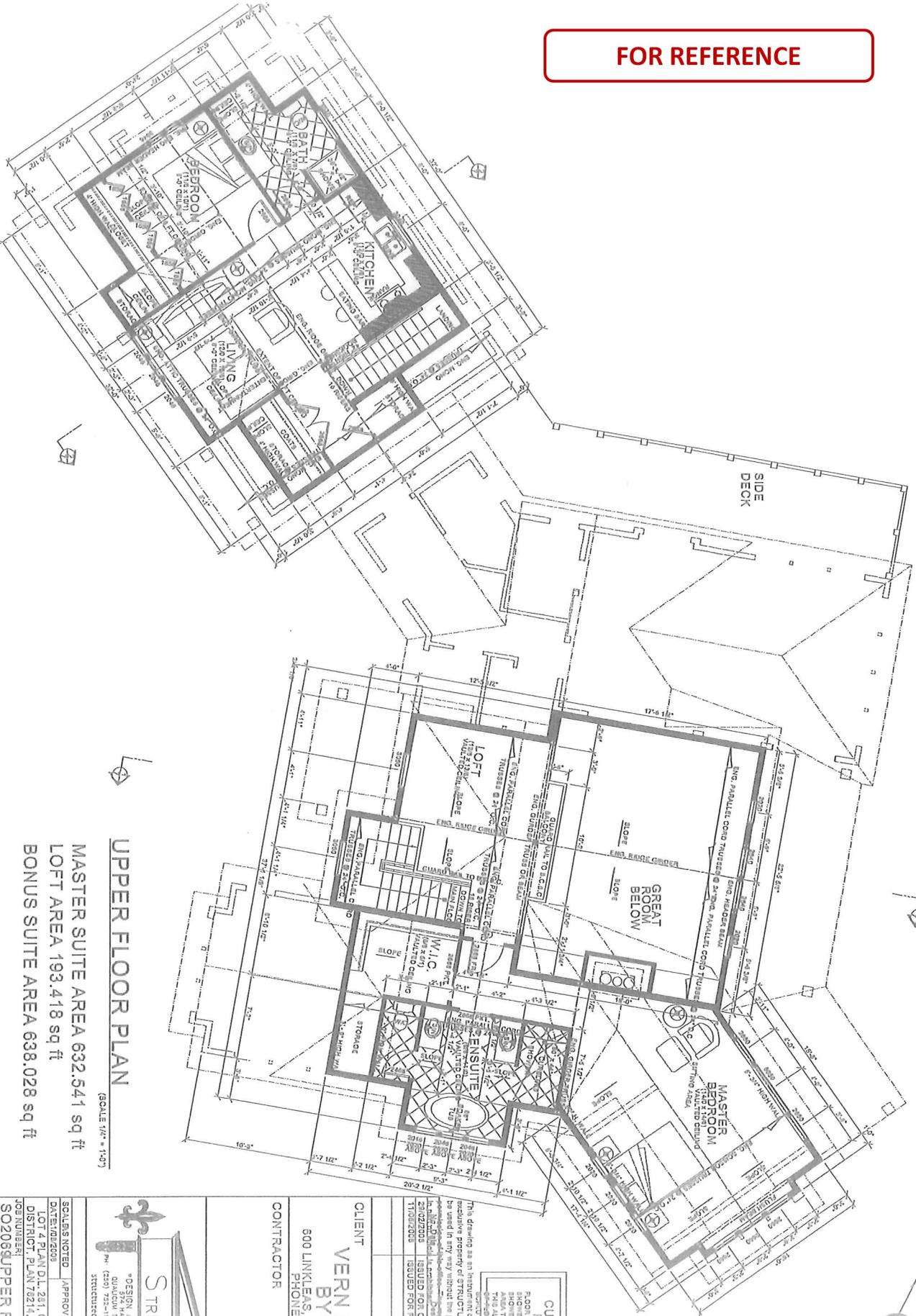
FLOOR ABOVE TO ACCOMMODATE CURBLESS SHOWER FLOOR JOINT TO C. AREA TO BE 2" X 4" @ 2'-0" ON CENTER

THIS FLOOR JOINT SHALL BE 2" X 4" @ 2'-0" ON CENTER

This drawing is an instrument of service in the professional capacity of the architect and is the exclusive property of STRUCTURE DESIGN and may not be used in any way without the prior written consent of STRUCTURE DESIGN.

DATE: 2005-11-15
 DRAWN BY: KEN TANGUY
 CHECKED BY: KEN TANGUY
 ISSUED FOR CLIENT REVIEW: KEN TANGUY
 ISSUED FOR PERMITS: KEN TANGUY

FOR REFERENCE



UPPER FLOOR PLAN
 (SCALE 1/4" = 1'-0")
 MASTER SUITE AREA 632.541 sq ft
 LOFT AREA 193.418 sq ft
 BONUS SUITE AREA 638.028 sq ft

CLIENT
VERN & SANDRA BYGGDIN
 500 LINKLEAS, VICTORIA B.C., V8S 5C1
 PHONE (250) 582-3252

CONTRACTOR

LEGEND

- ⊙ - DENOTES SMOKE DETECTOR AS REQUIRED
- ⊖ - DENOTES POINT LOAD
- - DENOTES WALLS BELOW ON 1

CURLESS SHOWER FLOOR NOTES
 FLOOR FINISH TO BE A CURLESS SHOWER FLOOR ADJACENT TO THE SHOWER FLOOR. SEE PLAN FOR THIS FLOOR FOR S.I.P.C.

SCALES NOTED APPROVED BY: _____ DRAWN BY: _____

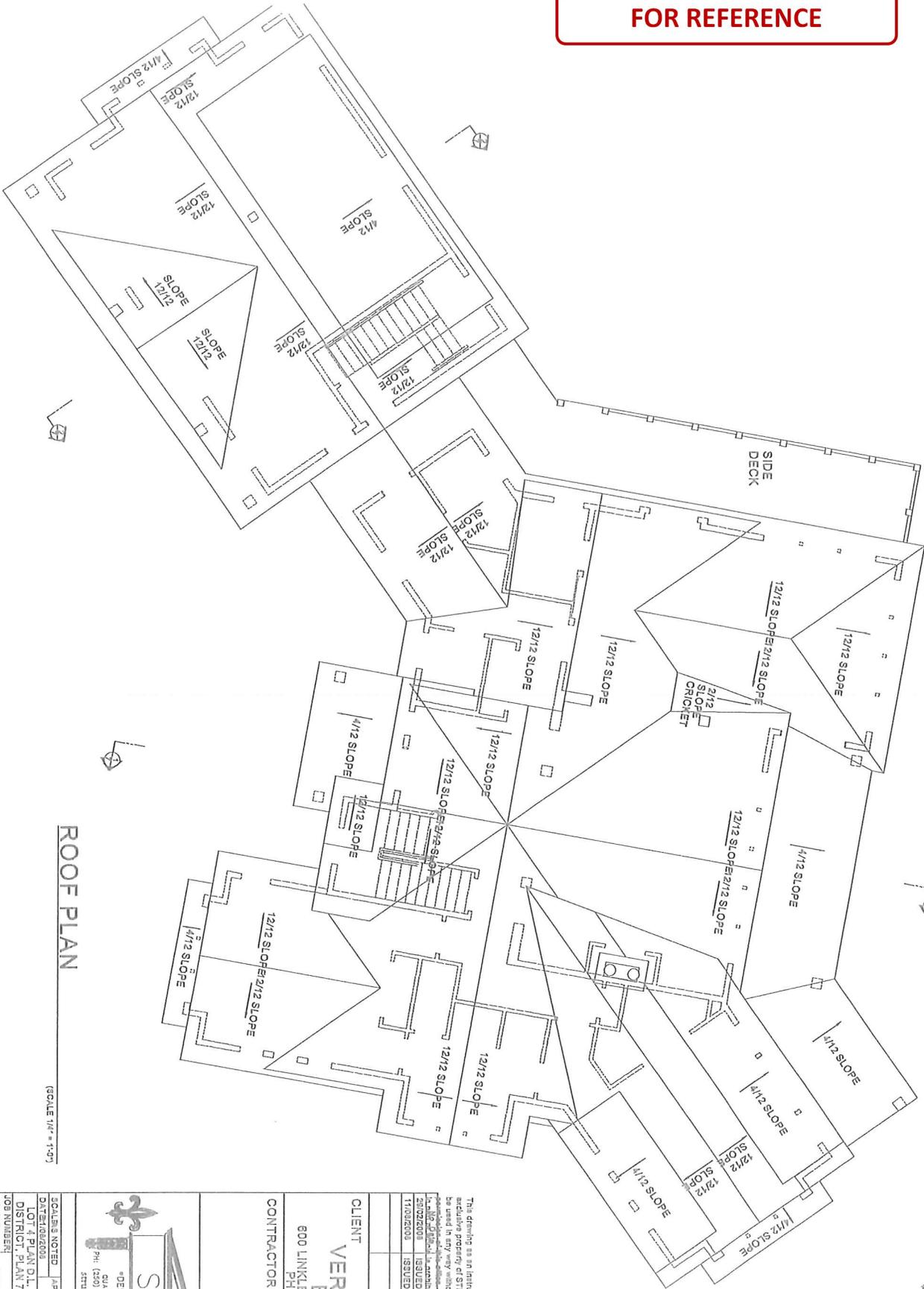
DATE: 02/20/2009 KEN TANGUY

LOT 4 PLAN D.L. 261, CLAYCOQUIT DISTRICT, PLAN 78214, UDLULET B.C. DRAWING NUMBER

JOB NUMBER: SO2006UPPER FLOOR PLAN 4/9

DESIGN & MANAGEMENT
 574 HAZELWOOD PLACE, SUITE 111
 VANCOUVER, B.C. V6P 6E6
 PH: (604) 275-1150 FAX: (604) 275-2100
 structuredesign@telusnet.net

FOR REFERENCE



ROOF PLAN

(SCALE 1/4" = 1'-0")



This drawing is an instrument of service in the
 practice of the profession of architecture and shall not
 be used in any way without the prior written
 consent of the architect.
 In W.V. the architect's registration number is
 250272008 ISSUED FOR CLIENT REVIEW
 110025203 ISSUED FOR PERMITS

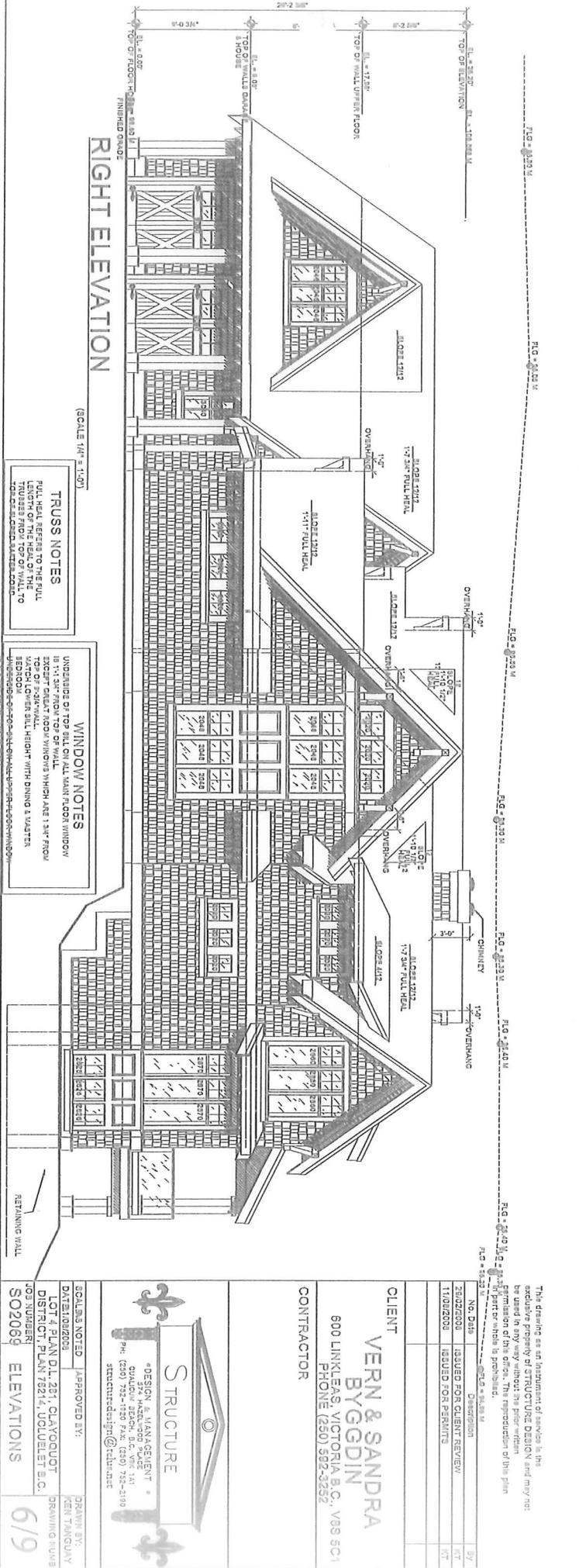
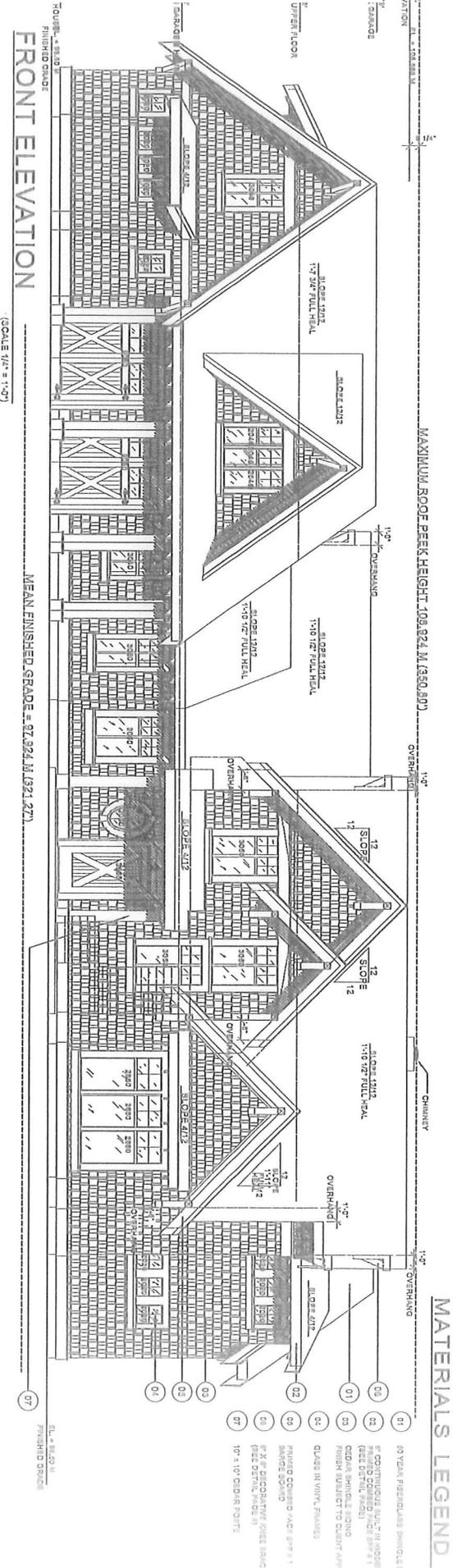
CLIENT
VERN & SANDRA
BYGGDIN
 600 LINKLEAS VICTORIA B.C., V9S 8C1
 PHONE (250) 592-3252

CONTRACTOR

STRUCTURE
 *DESIGN & MANAGEMENT
 5450 HAZELDEN AVE. UNIT 141
 PH: (250) 724-1920 FAX: (250) 724-2100
 structuredesign@telus.net

SCALE NOTED	APPROVED BY:	DESIGN BY:
DISTRICT PLAN DL 251, CLAYCOQUIT		JEAN THANGUY
DISTRICT PLAN F2514, COLUJELLET B.C.		DRAWING NUMBER
SO20069	ROOF PLAN	5/9

FOR REFERENCE



TRUSS NOTES
 FULL HEIGHT TO THE FULL HEIGHT OF THE TRUSS FROM TOP OF WALL TO TOP OF CEILING STUDS ONLY.

WINDOW NOTES
 UNDERSIDE OF TOP SILL OF WINDOW IS 1 1/2" FROM TOP OF WALL EXCEPT GREAT ROOM WINDOWS WHICH ARE 1 1/2" FROM TOP OF FINISH WALL. TOP OF WINDOW SILL HEIGHT WITH FINISH SILL WATER TIGHTNESS FROM TOP OF WALL TO UNDERSIDE OF TOP SILL OF WINDOW.

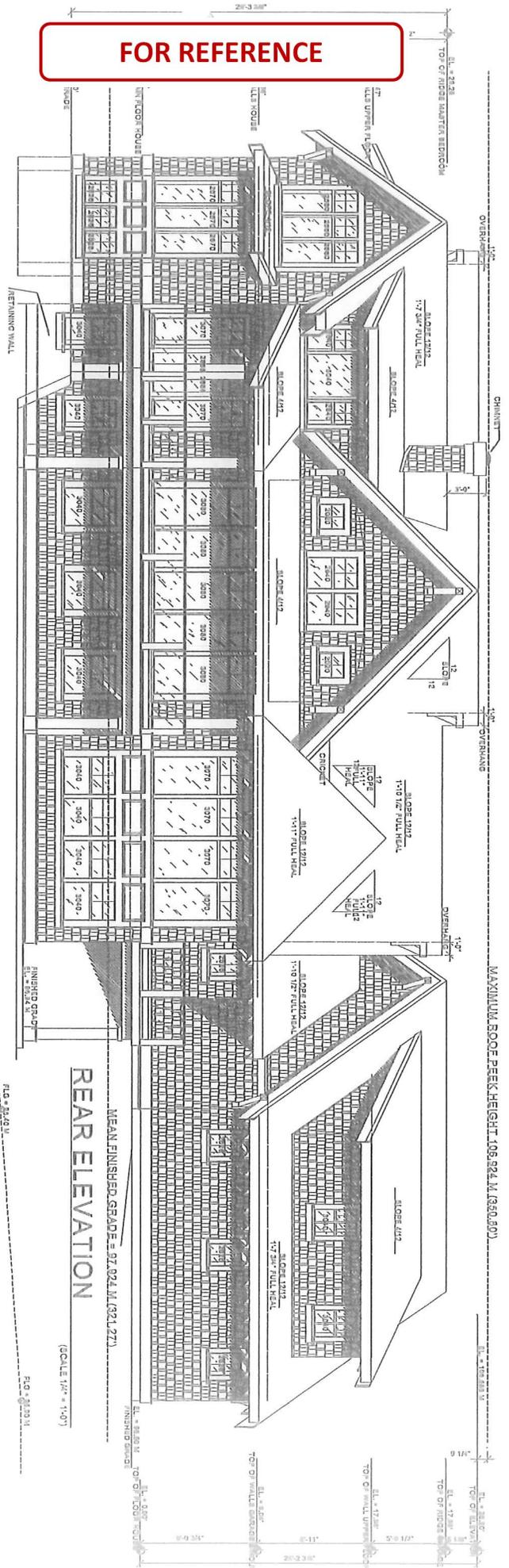
CLIENT
VERN & SANDRA BYGGDINN
 600 LINKLEAS, VICTORIA B.C. V8S 5C1
 PHONE (250) 592-2592

CONTRACTOR

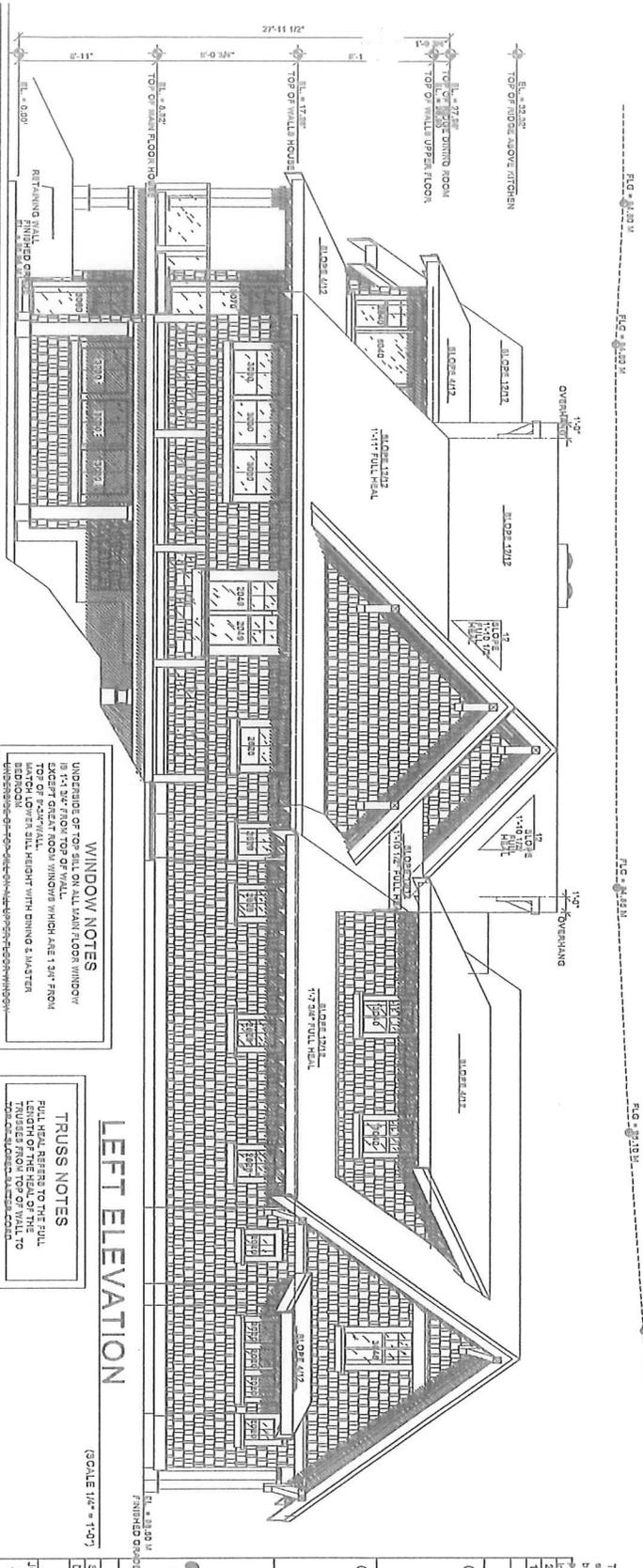
DESIGN & MANAGEMENT
 STRUCTURE
 4000 JENNIFER DR. SUITE 100
 VICTORIA B.C. V8N 1A1
 PH: (250) 752-1200 FAX: (250) 752-2100
 structuredesign@telus.net

APPROVED BY: KEVIN TANGUAY
DRAWING NUMBER: 6/9

FOR REFERENCE



REAR ELEVATION
(SCALE 1/4" = 1'-0")



LEFT ELEVATION
(SCALE 1/4" = 1'-0")

WINDOW NOTES

UNDERGRADE OF TOP SILL ON ALL MAIN FLOOR WINDOW IS 1'-4" FROM TOP OF WALL.
TOP OF POSTER WALL MATCH LOWER SILL HEIGHT WITH BRICK & MASTER BRICKWORK.

TRUSS NOTES

FULL HEAL REFERS TO THE FULL LENGTH OF THE HEAL OF THE TRUSS FROM TOP OF WALL TO UNDERGRADE OF LOWER SILL.

This drawing is an instrument of service in the exclusive property of STRUCTURE DESIGN and may not be used in any way without the prior written consent of STRUCTURE DESIGN.

ISSUED FOR CLIENT REVIEW
11/09/2008

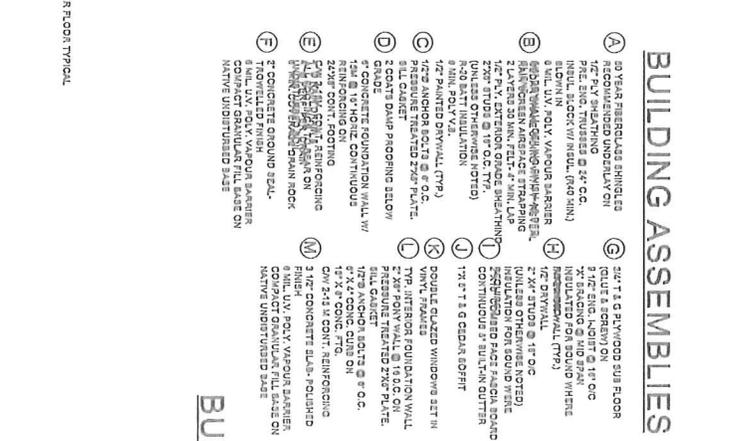
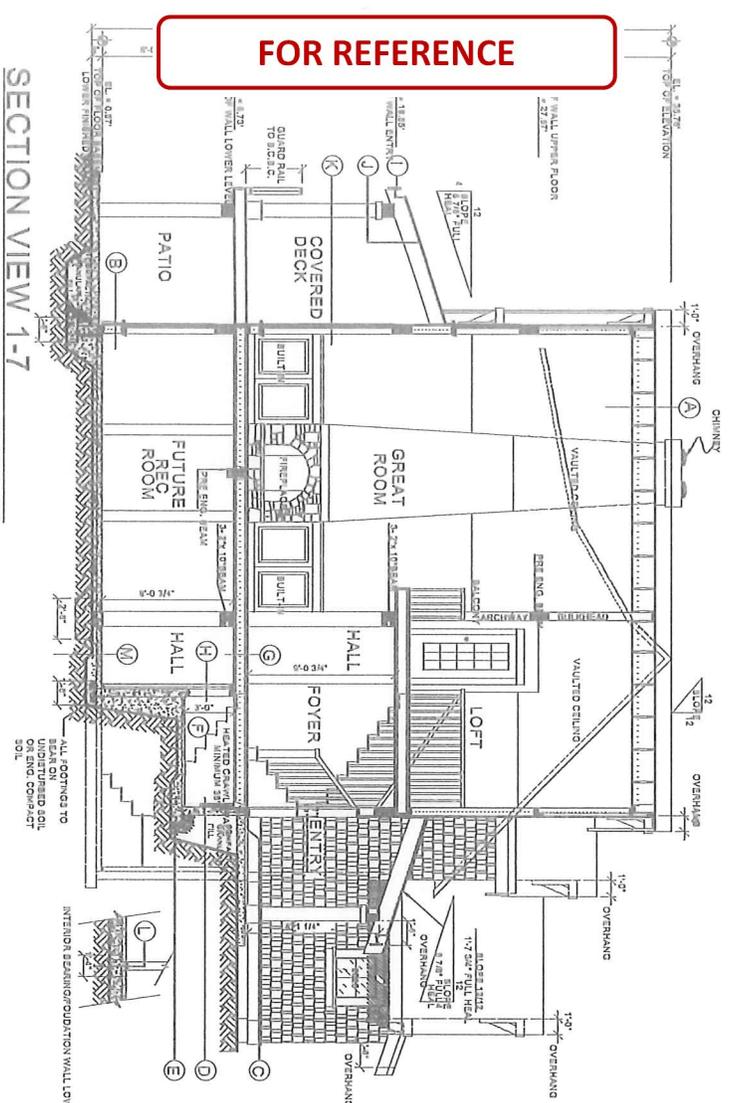
CLIENT
VERN & SANDRA BYGGDIN

CONTRACTOR
600 LINKLEAS, VICTORIA B.C. V8S 8C1
PHONE (250) 592-3232

STRUCTURE
DESIGN & MANAGEMENT
90-575 HAZELWOOD ROAD, SUITE 101
PH: (250) 753-1120 FAX: (250) 753-2190
astur@structuredesign.com

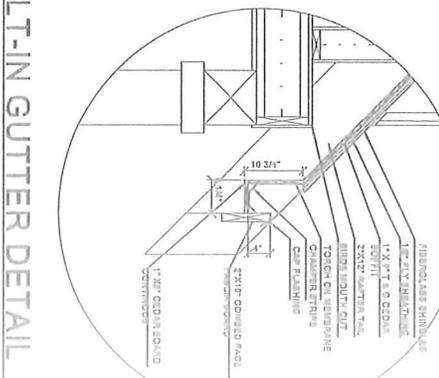
DATE: 10/20/08	APPROVED BY:	DRAWN BY:
LOT 4 PLAN D.L. 291, CLAYCOQUIT DISTRICT, PLAN 70214, UCCULET B.C.		KEN TANGUAY
JOB NUMBER: S02069	ELEVATIONS	DRAWING NUMBER: 7/9

FOR REFERENCE



BUILDING ASSEMBLIES

- A** 25 YEAR TRIPLE GLASS SHINGLES
- B** 1/2\"/>



GENERAL NOTES

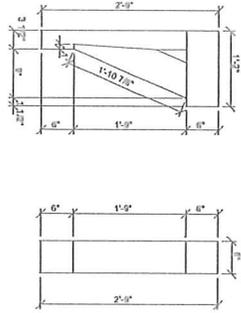
- ROOF**
 - 25 YEAR TRIPLE GLASS SHINGLES
 - 1/2\"/>
- CEILING**
 - FINISHED TO OWNERS SPEC. ON 5/8\"/>
- FOUNDATION**
 - FOUNDATIONS ARE TO BE CERTIFIED BY A REGISTERED ENGINEER AND APPROVED BY LOCAL AUTHORITIES.
 - PROVIDE 2 COAT DAMP PROOFING TO PROTECT EXTERIOR SURFACES FROM MOISTURE PENETRATION BETWEEN FOUNDATION AND WALLS.
 - PROVIDE ACCESS THROUGH POINTE WALLS.
- WINDOWS**
 - SHOWER DOORS AND ENCLOSURES TO BE ASSEY GLASS
 - GLASS AND ENCLOSING MATERIALS SHALL BE SAFETY GLASS AND SHALL BE LOCATED ABOVE THE REQUIRED WALL FINISH.
- DOORS**
 - EXTERIOR DOOR FRAMES TO BE SOLIDLY SUPPORTED BETWEEN FRAME AND FINISHING AT HINGED AND SLIDING DOORS TO BE SET IN CONCRETE WITH 1/2\"/>
- WATERPROOF**
 - WATERPROOF WALLS AROUND BATHROOMS, WATERPROOF ALL FLOOR JOINTS, WATERPROOF ALL CONCRETE JOINTS, WATERPROOF ALL WALLS AND OVER EXPOSED IN FLASH OVER ALL WINDOWS AND DOORS NOT PROVIDE CEILING SPACE VENTILATION AS PER CODE (R10)
 - PROVIDE WREN, SHIMMER IN KITCHEN AND BATHROOMS AS PER CODE.

CLIENT
VERN & SANDRA BYGGDIN
 600 LINKLEAS, VICTORIA B.C. V8S 5C1
 PHONE (250) 592-3252

CONTRACTOR
STRUCTURE
 DESIGN & MANAGEMENT
 274 HAZELWOOD PLACE
 QUILLEY, VICTORIA B.C. V8M 1J1
 PH: (250) 752-1927 FAX: (250) 752-2110
 structure@telusnet@telusnet

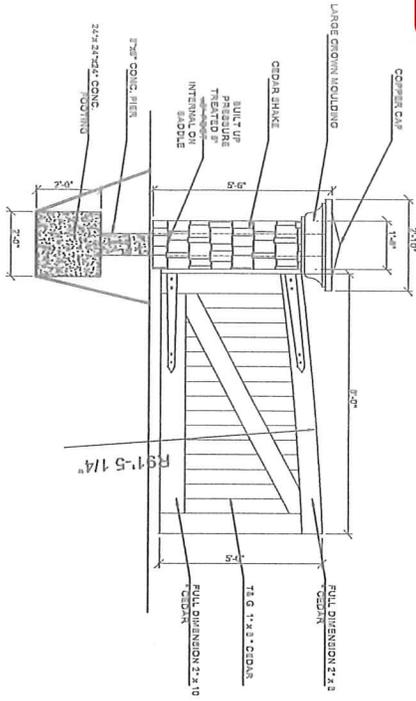
SCALE'S NOTED APPROVED BY: _____
 DATE: 10/20/2023
 DRAWN BY: KEN THANGUY
 CHECKED BY: _____
 LOT 4 PLAN D.L. 281, CLAYCOQUIT DISTRICT, PLAN 78214, UOULET B.C. SO2089 SECTION VIEWS 8/9

FOR REFERENCE



BRACKET DETAIL

(SCALE 1/2" = 1'-0")



HALF OF GATE DETAIL

(SCALE 1/4" = 1'-0")

GENERAL NOTES

- ALL WORK SHALL COMPLY TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AND SHALL EXCEED THE MINIMUM REQUIREMENTS AS SET BY THOSE
- HAVING JURISDICTION.
- ERRORS, OMISSIONS OR CHANGES TO THESE PLANS ARE TO BE REPORTED TO THE DESIGNER PROMPTLY UPON NOTICE TO THE DESIGNER PROMPTLY FURTHER WORK TAKING PLACE.
- STRUCTURAL DESIGN & SUPERVISION SHALL BE PERFORMED
- BY A CERTIFIED STRUCTURAL ENGINEER
- CERTIFIED IN THE BRITISH COLUMBIA AT THE REQUEST OF THE
- LOCAL BUILDING AUTHORITY.
- FOUNDATIONS TO BE VERIFIED CORRECT BY A STRUCTURAL ENGINEER UNLESS OTHERWISE APPROVED BY THE BUILDING AUTHORITY.
- ALL FOUNDATIONS ARE ASSUMED BEARING ON NATIVE SOIL
- POINT LOADS TO BE SUPPORTED CONTINUOUS TO FOUNDATION.

This drawing SHALL TO BE A 1/4" X 10" PRINT OR AS EXCLUSIVE OF THE DESIGNER'S RESPONSIBILITY AND BE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

BY: **BYGGIDIN**
 1100/22ND AVE. S.W. VANCOUVER, BC V6M 2K7
 TEL: (604) 273-8888 FAX: (604) 273-8889
 WWW.BYGGIDIN.COM

DESIGNED BY A STRUCTURAL ENGINEER AT THE REQUEST OF BUILDING INSPECTION AUTHORITY.

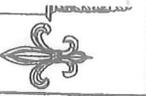
CLIENT: **LAYERN & SANDRA**
 SUBMISSION BY **BYGGIDIN**
 600 LINKLEAS, VICTORIA B.C., V8S 9C1
 PHONE (250) 592-9292

CONTRACTOR

DESIGN & MANAGEMENT
 QUADRA CONSULTING GROUP
 PH: (250) 725-1020 FAX: (250) 725-2110
 structure@design.com

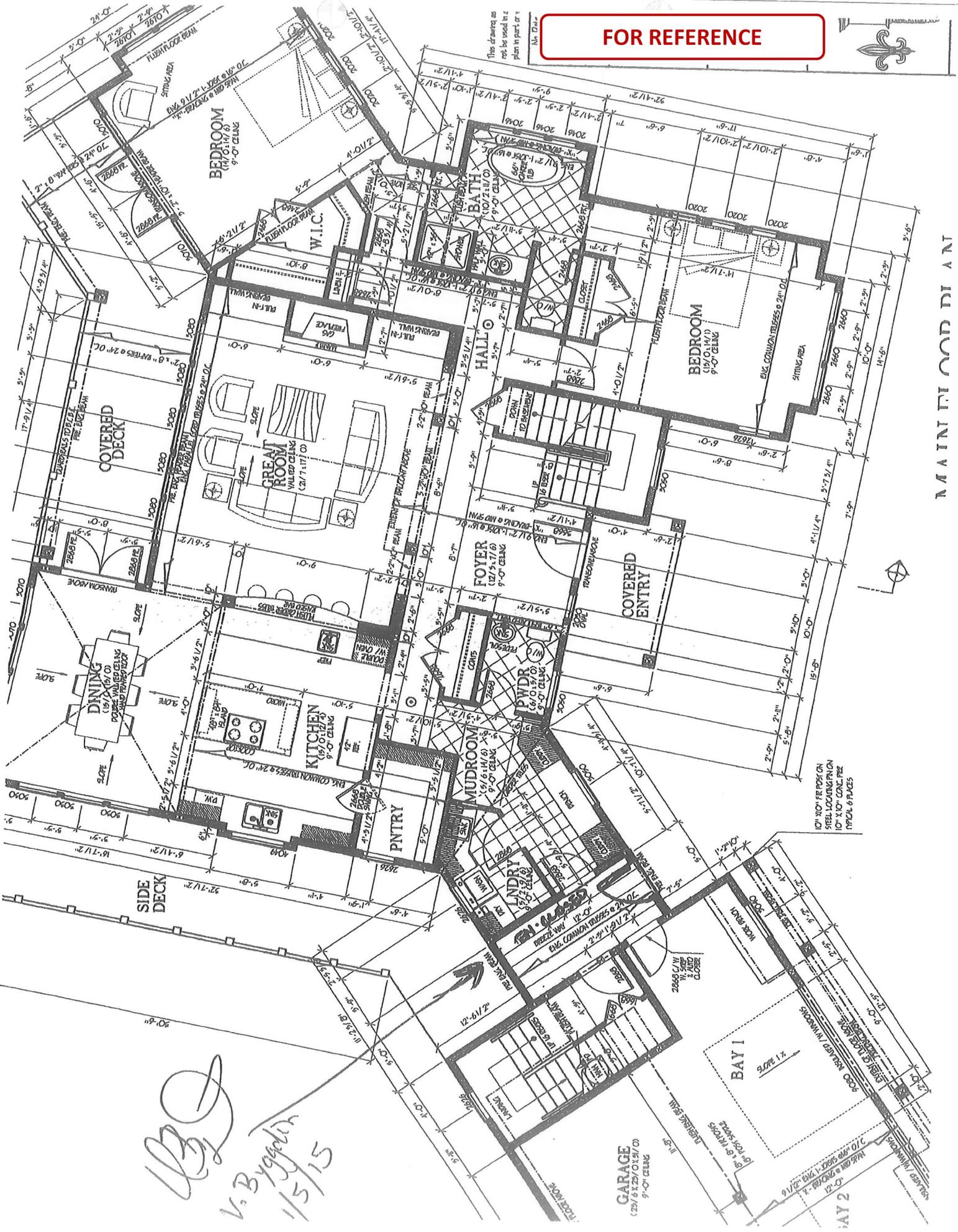
SCALE'S NOTED	APPROVED BY:	DESIGN BY:
DRAWING NUMBER		(KEN) TANGQUAY
LOT 5 PLAN D.L. 281, QUAYCOUOT DISTRICT, PLAN 79214, UCLULELETT B.C.		DRAWING NUMBER
089 NUMBER	DETAILS	9/9

FOR REFERENCE



This drawing is not to be used in a plan in part or in

MAIN FLOOR PLAN



10' X 10' POSITION
STEEL LOCATION
10' X 10' COAL FIRE
NYCAL 6 PLACES

Handwritten signature and date:
V. Bygones
1/5/15

APPENDIX B

DISTRICT OF UCLUELET

Bylaw No. 1179, 2015

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

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

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

1. THAT the property with legal description of Lot 4, District Lot 281, Clayoquot District Plan VIP76214, PID 025-812-700, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from CD-2A SubZone - District Lot 281 (Lot 1) to VR-1 Vacation Rental, Single Family Dwelling and the Text and Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 be amended accordingly.

READ A FIRST TIME this 13th day of January, 2015.

READ A SECOND TIME this 13th day of January, 2015.

PUBLIC HEARING held this 10th day of February, 2015.

READ A THIRD TIME this 10th day of February, 2015.

ADOPTED this XXth day of XX, 2015.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1179, 2015."

Mayor
Dianne St. Jacques

CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw No. 1179, 2015





STAFF REPORT TO COUNCIL

Council Meeting: FEBRUARY 24, 2015

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING

FILE NO: 3900-25 BYLAW 1180;
FOLIO 127.083; RZ#15-01

SUBJECT: PROPOSAL TO AMEND ZONING BYLAW No. 1160, 2013 TO REMOVE LOT 34, PLAN VIP79602 FROM SECTION CD-3A.1.4 WHICH PERMITS COMMERCIAL AND MIXED COMMERCIAL/RESIDENTIAL PRINCIPAL USES AND PLACE IT IN SECTION CD-3A.1.1 WHICH PERMITS SINGLE FAMILY DWELLINGS AS PRINCIPLE USES.

ATTACHMENT(S): (1) REZONING APPLICATION SUBMISSION
(4) ZONING AMENDMENT BYLAW No.1180

RECOMMENDATION(S):

THAT Council considers approval of one of the following options:

1. **THAT** Zoning Amendment Bylaw No. 1180, 2015 be given First and Second Reading and advanced to a Public Hearing; **or**
2. **THAT** the rezoning application associated with Zoning Amendment Bylaw No. 1180, 2015 be considered and determined not to proceed further.

PURPOSE:

To provide Council with information with respect to an application to rezone the subject property from Commercial and Mixed Commercial/Residential uses to Single Family Dwelling (SFD) use only.

BACKGROUND:

The subject site is zoned Comprehensive Development Area CD-3A Subzone (see highlighted property in **Figure 1**). The subject Lot 34, as well as the lot immediately to the south, are zoned for a variety of Commercial and Commercial/ Residential and flank the entrance from Norah Street to the 50+ lot subdivision known as Rainforest Drive. Two other larger lots are zoned similarly while the majority of the lots are zoned Single Family Dwelling (SFD). The applicant is the owner of the subject property as well as the adjacent property to the immediate east (Lot 35). In their letter of submission (**attached**), the owner indicates their desire to support the integrity of the mainly residential neighbourhood. A petition of support by seven property owners and residents is also attached for reference.

Prevailing Zoning - Excerpt from Zoning Bylaw #1160

CD-3A.1.4 The following uses are permitted on Lots 19, 29, 33 & 34, all of Plan VIP79602, in the areas of the CD-3 Zone Plan labeled "Commercial/ Residential", but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
 - (a) Office
 - (b) Retail
 - (c) Personal Services
 - (d) Daycare Centre
 - (e) Commercial Entertainment
 - (f) Recreational Services
 - (g) Community Use
- (2) Secondary:
 - (a) Mixed Commercial/Residential
 - (b) Mixed Commercial/Resort Condo

Requested Zoning - Excerpt from Zoning Bylaw #1160

CD-3A.1.1 The following uses are permitted on Lots 1-18, 20-28, 30-32, 35-49, all of Plan VIP79602, and Remainder Lot A Plan VIP17853, in the areas of the CD-3 Zone Plan labeled "Single Family Dwelling", but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
 - (a) Single Family Dwelling
- (2) Secondary:
 - (a) Bed and Breakfast
 - (b) Home Occupation
 - (c) Secondary Suite

Comprehensive Development ("CD-3 Zone") Plan - Updated

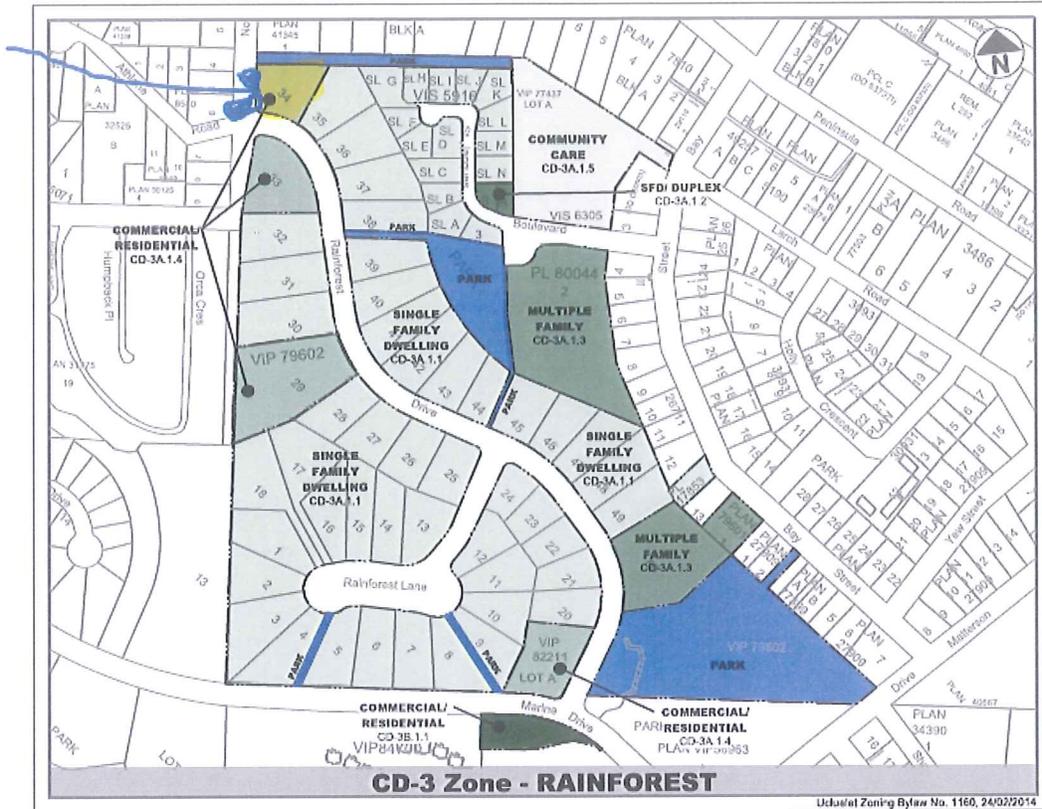


FIGURE 1

ANALYSIS:

The Title to the property does not indicate a Master Development Agreement (MDA) or long term development covenants which would affect the land uses. The District's Statutory Right of Way EX119907 (September 20, 2005) "for the purpose of a footpath" would remain registered on title. The 2011 Official Community Plan (OCP) under Section 1.5 (1) encourages the retention of commercial uses near the 'core' or the Village Square. This is further underlined in Ucluelet's subsequent 2012 Economic Development Strategy. The subject site falls just outside the area designated as the Village Square and the removal of commercial uses on the subject site is not in conflict with the OCP. Furthermore, the site itself is rather small in area to develop as a mixed use site. Parking, loading, garbage pickup and access all pose a challenge for commercial uses to be able to be provided on this site. The lot size is only slightly larger than the adjacent properties. (See [Figure 2](#) for lot size and area.)

Object Totals and Average					
Total Acres	Total Hectares	Total Area(ft ²)	Total Area(m ²)	Total Area(Km ²)	Average Parcel Area(m ²)
0.63	0.25	27358.33	2541.67	0	2541.67

Figure 2

SUMMARY:

Staff have met with the applicant/owner over the past few months. The owner of this and the adjacent site wishes to ensure that the property retains the single family dwelling character of the rest of the subdivision as well as integrate with the SFDs in the older adjacent neighbourhood. The proposal is not in conflict with the Official Community Plan. The subdivision was not a part of a Master Development Agreement nor are there any covenants which would affect the land use. The required zoning amendment would retain the CD-3A zoning and as seen in the attached Zoning Amendment Bylaw #1180, the subject Lot would be removed or deleted from the list in Section CD-3A.1.4 and added to the list of lots in CD-3A.1.1.

Respectfully submitted:



Patricia Abdulla, Manager of Planning

Attachments

DISTRICT OF UCLUELET

Bylaw No. 1180, 2014

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.

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

AND WHEREAS the owner of PID: 026-432-382 Lot 34, District Lot 282, Clayoquot District, Plan VIP79602 (the “**Lands**”), generally as shown highlighted in black on the Schedule ‘A’ attached to and forming part of this bylaw, has applied to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 (“**Zoning Bylaw**”) in order to remove the commercial and mixed commercial/ residential uses from the Lands and add single family dwelling as the only permitted principal land use;

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

1. The Zoning Bylaw is amended by deleting the Lot “34” reference for the Lands from the short legal descriptions under CD-3A.1. 4 and adding same to the short legal descriptions under Section CD-3A1.1, along with consequential amendments, such that those subsections of the Zoning Bylaw read as follows:

“CD-3A.1 Permitted Uses:

CD-3A.1.1 The following uses are permitted on Lots 1-18, 20-28, 30-32, 34-49, all of Plan VIP79602, and Remainder Lot A Plan VIP17853, in the areas of the CD-3 Zone Plan labeled “Single Family Dwelling”, but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- (1) Principal:
 - (a) *Single Family Dwelling*
- (2) Secondary:
 - (a) *Bed and Breakfast*
 - (b) *Home Occupation*
 - (c) *Secondary Suite*

...

CD-3A.1.4 The following uses are permitted on Lots 19, 29 and 33, all of Plan VIP79602, in the areas of the CD-3 Zone Plan labeled “Commercial/ Residential”, but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- (1) Principal:
 - (a) *Office*
 - (b) *Retail*
 - (c) *Personal Services*
 - (d) *Daycare Centre*

- (e) *Commercial Entertainment*
- (f) *Recreational Services*
- (g) *Community Use*
- (2) Secondary:
 - (a) *Mixed Commercial/Residential*
 - (b) *Mixed Commercial/Resort Condo*

2. Section CD-3A.2.1(1)(b) of the Zoning Bylaw is amended by increasing the number of lots in that minimum lot size category by one (1) such that the subsection reads as follows:

- “CD-3A.2.1 Minimum Lot Size:**
- (1) Single Family Dwelling:
 - (a) 645 m2 (6,940 ft2) for 16 small lots.
 - (b) 1,450 m2 (15,600 ft2) for maximum of 51 lots.”

3. Section CD-3A.3(4)(d) of the Zoning Bylaw is amended by deleting the 6 dwelling units assigned to the Lands as the “*Dwelling Unit* component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:” density, and replacing with a parenthetical annotation such that the subsection reads as follows:

- “CD-3A.3 Density:**
- CD-3A.3.1 Maximum Number:
- (1) Single Family Dwelling: 1 per lot
 - (2) Duplex Dwelling: 1 per lot
 - (3) Multiple Family Residential: 20 dwelling units per lot
 - (4) *Dwelling Unit* component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:
 - (a) 6 dwelling units on Lot 19, Plan VIP79602
 - (b) 12 dwelling units on Lot 29, Plan VIP79602
 - (c) 6 dwelling units on Lot 33, Plan VIP79602
 - (d) [*Deleted by Zoning Amendment Bylaw No. 1180, 2015*]

4. Section CD-3A.4.1(1)(d) of the Zoning Bylaw is amended by deleting the maximum size (gross floor area) assigned to the Lands, and replacing with a parenthetical annotation such that the subsection reads as follows:

- “CD-3A.4 Maximum Size (Gross Floor Area):**
- CD-3A.4.1 Principal Building:
- (1) Mixed Commercial/Residential & Mixed Commercial/Resort Condo:
 - (a) 557.4 m2 (6,000 ft2) gross floor area combined on Lot 19, Plan VIP79602;
 - (b) 743.2 m2 (8,000 ft2) gross floor area combined on Lot 29, Plan VIP79602;
 - (c) 557.4 m2 (6,000 ft2) gross floor area combined on Lot 33, Plan VIP79602;
 - (d) [*Deleted by Zoning Amendment Bylaw No. 1180, 2015*].

5. The preamble of the CD-3A SubZone is amended by adding the parenthetical comments at the end such that it reads as follows:

“2014 Update: Except for the potential to subdivide Lot 2, Plan VIP 80044 into two fee simple lots with Multiple Family Residential use, the original CD-3 Zone (now CD-3A SubZone) has been fully subdivided, as uses allocated, as shown below and described in this section (subject, however, to subsequent amendments).”

6. The Zoning Map and the CD-3 Zone Plan of the Zoning Bylaw be updated accordingly, to replacing the “Commercial Residential CD-3A1.4” label and colour scheme from the Lands, with the “single Family Dwelling CD3A.1.1” label and colour scheme, all while maintaining the Lands in the CD-3 Zone.
7. This bylaw may be cited as “Zoning Amendment Bylaw No. 1180, 2015”.

READ A FIRST TIME this XX day of XX, 2015.

READ A SECOND TIME this XX day of XX, 2015.

PUBLIC HEARING held this XX day of XX, 2015.

READ A THIRD TIME this XX day of XX, 2015.

APPROVED IN ACCORDANCE WITH SECTION 52 OF THE TRANSPORTATION ACT
this XX day of XX, 2015.

ADOPTED this XX day of XX, 2015.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1180, 2015.”

Mayor
Dianne St. Jacques

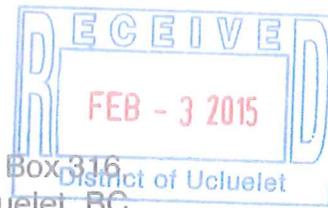
CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw 1180, 2015





P.O. Box 316
District of Ucluelet
Ucluelet, BC
V0R 3A0

February 3, 2015

DELIVERED BY HAND

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

Dear Madam Mayor and Members of Council:

Re: Rezoning Application,
Lot 34, Clayoquot District,
Plan VIP79602,
869 Rainforest Drive

Further to our initial application of October 9, 2014 to have the above-noted property re-zoned from its present status of CD3 Mixed Commercial Residential to Residential, and subsequent meeting on January 23, 2015 with Patricia Abdulla of the District's Planning Department, this is to ask for the rezoning of the above-noted property.

The reason for this application is for future residential building on the said lot to maintain the residential integrity of the area. In support of this re-zoning application, we have spoken to homeowners closest to the property and they all support our application. Enclosed is a letter of support signed by them.

As advised by Patricia Abdulla, we are enclosing a Property Search document, together with our cheque made payable to the District in the amount of \$600.00 to take this matter to the next step.

We look forward to hearing from you advising us of the next step in this procedure.

Yours sincerely,

Michael G. Dickie

Dinah Dickie

Encls.

c. - Ms. Patricia Abdulla

SCHEDULE "A"



District of Ucluelet Development Application

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

Phone: (250) 726-7744

Fax: (250) 726-7335

Type of Application: RE-ZONING

Legal Description: LOT 34, CLAYDROVOT DISTRICT, PLAN V1P79602

Registered Owner: MICHAEL GRAY DICKIE AND DINAH DICKIE

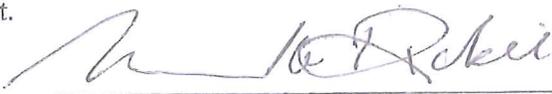
Applicant: MICHAEL DICKIE AND DINAH DICKIE

Postal Code: V0R 3A0 Telephone: 250-726-2712 Fax:

Personal information collected on this form is gathered for the purpose of processing this application and for administration and enforcement. The personal information is collected under the authority of the Municipal Act and the District's Bylaws. If you have questions or concerns about the information collected, contact the Administrator, District of Ucluelet. Personal information or business information submitted on this form is not considered to be supplied in confidence. Please initial to acknowledge that you have read the above.

Applicant's Initials: _____

The District of Ucluelet is hereby authorized to enter the property for inspection purposes. We hereby declare that all the above statements and information contained in the material submitted in support of this application are, to the best of my knowledge, true and correct in all respect.

Property Owner(s) Signature(s): 

OR 

Authorized Agent's Signature(s): _____

Attach authorization from Property Owner(s)

This Section is for Municipal Purposes Only

Date Received: February 3, 2015

Amount Paid: \$600

Receipt Number: 51142

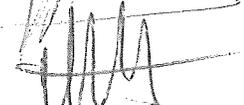
File Number:

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

Dear Madam Mayor and Members of Council:

Re: Rezoning Application,
Lot 34, Clayoquot District,
Plan VIP79602,
869 Rainforest Drive,
Michael G. Dickie and Dinah Dickie

With respect to the above application, and as residents living near the said property, this is to state that we support the application to re-zone the property to residential.

<u>Name (Please print)</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
KEN GRIFFIN	853 RAINFOREST DR.		Jan 28/15
TRUDY LEE	369 NORAH		JAN. 28/15
Kelly O'Brien	375 NORAH		Jan 28/15
Kyan McQuaid	353 NORAH		Jan 28 15
HUNZIKER Terrel	367 NORAH		JAN 29 .15
Tim Munson	352 NORAH		Jan. 31. 15
Rechael Haegert	352 NORAH		Jan. 31. 15

* 361 Norah * See attached

Re: Rezoning Application
Lot 34, Clayoquot District
Plan VIP79602
869 Rainforest Drive
Michael G. Dickie and Dinah Dickie

In conversation with the owner of 361 Norah St., he supports our application.
Unfortunately, I have been unable to reach him to sign the letter of support.


MICHAEL DICKIE

Requestor: Dinah Dickie

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	CA3945009
From Title Number	CA1009406
Application Received	2014-09-05
Application Entered	2014-09-11
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	DINAH DICKIE, RETIRED MICHAEL GRAY DICKIE, RETIRED PO BOX 316 UCLUELET, BC V0R 3A0 AS JOINT TENANTS
Taxation Authority	PORT ALBERNI ASSESSMENT AREA VILLAGE OF UCLUELET
Description of Land	
Parcel Identifier:	026-432-382
Legal Description:	LOT 34 DISTRICT LOT 282 CLAYOQUOT DISTRICT PLAN VIP79602
Legal Notations	
	HERETO IS ANNEXED RESTRICTIVE COVENANT FA43686 OVER LOT 2, PLAN VIP62019
Charges, Liens and Interests	
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	EX119907
Registration Date and Time:	2005-09-20 11:26
Registered Owner:	DISTRICT OF UCLUELET
Remarks:	INTER ALIA CANCELLED AS TO ALL EXCEPT THAT PART IN PLAN VIP83875 BY FB107538
Duplicate Indefeasible Title	NONE OUTSTANDING

TITLE SEARCH PRINT

2015-01-26, 16:35:01

Requestor: Dinah Dickie

Transfers

NONE

Pending Applications

NONE