

AGENDA

REGULAR MEETING OF COUNCIL

Tuesday, January 12, 2016

7:00 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

7:00 p.m.

Tuesday, January 12, 2016

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

AGENDA

- 1. CALL TO ORDER**
- 2. ADOPTION OF MINUTES**
 - 2.1. December 8, 2015 Regular Minutes** p.7
- 3. UNFINISHED BUSINESS**
- 4. MAYOR'S ANNOUNCEMENTS**
- 5. CORRESPONDENCE**
 - 5.1. Proclamation Request** p.15
Bill Senghera, Variety the Children's Charity
 - 5.2. Working Group Meeting Invitation** p.19
Robyn Monrufet, Home & Community Care Port Alberni
 - 5.3. Business Excellence Awards Invitation** p.21
Mark MacDonald, Business Examiner
 - 5.4. Notification of Stolen Tsunami Artifact** p.23
Kate Le Souef, Vancouver Aquarium
- 6. INFORMATION ITEMS**
 - 6.1. Community Works Fund** p.25
Union of BC Municipalities
 - 6.2. Pre-Hospital Emergency Care** p.27
BC Emergency Health Services
 - 6.3. Spill Response Regime Project** p.29
Ministry of Environment
 - 6.4. UBCM Update re: Agrifoods** p.31
Ministry of Agriculture
 - 6.5. UBCM Update re: Road Improvements in Ucluelet** p.33
Ministry of Transport and Infrastructure
 - 6.6. Downloading of DNA Costs** p.35
District of Kent
 - 6.7. Childcare Major Capital Funding Program** p.43
Civicinfo BC

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
- Other Reports

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
- Other Reports

7.3. Councillor Mayco Noel

Deputy Mayor October – December

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

7.4. Councillor Randy Oliwa

Deputy Mayor January – March

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

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
- Other Reports

8. REPORTS

- | | | |
|------|--|------|
| 8.1. | Expenditure Voucher G-01/16
Jeanette O'Connor, Chief Financial Officer | p.45 |
| 8.2. | Licence Amendment Application for Howlers
John Towgood, Planner 1 | p.53 |
| 8.3. | Referral for Crown Land Tenure Lot 890
John Towgood, Planner 1 | p.57 |
| 8.4. | Development Variance Permit for Imperial Lane
John Towgood, Planner 1 | p.73 |
| 8.5. | Renewal of Development Permit Peninsula Rd
John Towgood, Planner 1 | p.79 |

9. NEW BUSINESS

10. QUESTION PERIOD

11. CLOSED SESSION

Procedural Motion to Move In-Camera:

THAT the meeting be closed to the public in order to address agenda items under Section 90(1), subsections (j) of the *Community Charter*.

12. ADJOURNMENT

2015-308 It was moved by Councillor McEwen and seconded by Councillor Oliwa
THAT Council receive correspondence item 6.2 for information.

CARRIED

6.3 West Coast General Hospital Foundation Donation Request

Ed Francoeur, West Coast General Hospital Foundation

2015-309 It was moved by Councillor Noel and seconded by Councillor Oliwa
THAT Council forward correspondence item 6.3 to the Grants-in-Aid portion of the budget process.

CARRIED

6.4 Vancouver Island Regional Library Appointments for 2016

Vancouver Island Regional Library

2015-310 It was moved by Mayor St. Jacques and seconded by Councillor Mole
THAT Council appoint Marilyn McEwen, Councillor, as Trustee and Randy Oliwa, Councillor, as Alternate on the Vancouver Island Regional Library Board for the year 2016.

CARRIED

6.5 BC Shrimp Trawling

Lorne Clayton, Pacific Coast Shrimpers Cooperative Association

2015-311 It was moved by Councillor Noel and seconded by Councillor Oliwa
THAT Council write a letter of support for the BC Shrimp-By-Trawl fishery in favour of allowing the use of "BRD-LED" technologies to reduce the by-catch of Eulachon.

CARRIED

7. INFORMATION ITEMS:

2015-312 It was moved by Councillor McEwen and seconded by Councillor Mole
THAT Council receive information items 7.1 through 7.4 as a block.

CARRIED

7.1 Local Government Update

Official Spokesperson for Local Government, Sport and Seniors

7.2 PrimeCorp 2015 Annual Report

PrimeCorp

7.3 Bylaw Standards of Agritourism

Ministry of Agriculture

7.4 Wild Pacific Trail Stage 1 Approval

Island Coastal Economic Trust

8. COUNCIL COMMITTEE REPORTS:

8.1 Councillor Mole

Westcoast Community Resources Society

- Executive election conducted last week; Alan Anderson remains Chair, Derek Drake is Co-Chair, and Judy Gray is Treasurer
- Court requires that paperwork is filed in Port Alberni; society can assist by having forms and helping people fill out paperwork correctly
- Community lunch on December 17; community is
- Working on food hamper applications; aiming for 95 food hampers this year; fundraising is going well

Food Bank on the Edge

- Christmas food hampers to be assembled and distributed on December 22 at the UAC Hall

8.2 Councillor McEwen

West Coast Multiplex Society

- Met November 30 at community centre; attendees determined three action items for the business plan - ACRD to draft a letter confirming the site, business plan to be finalized by January 31, 2016, then RFP for construction will be advertised
- Society was successful in receiving 6,000 grant from Clayoquot-Biosphere Trust

Ucluelet & Area Historical Society

- Society is bringing an opera to the area for March 10, 2016; will work with Whale Fest to promote it
- Society looking into redoing their website; Whiskey Dock is the next location for a historical sign; Whiskey Landing has asked for historical photos to display at their resort
- WWII Jeep recovered near the airport; Society will research details on it and then ask Council for suggestions as to where to display the Jeep

Wild Pacific Trail Society

- Stage 1 of Island Coastal Economic Trust Grant successful; stage 2 underway, with more details
- Society hosting 5-year planning session at Black Rock on January 17, 2016

Vancouver Island Regional Library Board

- Met on November 21; AGM on January 16, 2016; new directors appointed annually, with maximum service term of 8 years; Penny Cote and Brenda Lee are now off the Board
- Harbour library has completed renovations; open house on November 7; library is receiving an average of 872 visitors per day; rolled out new e-book accessing system on October 14

Other Reports

- Health Network Action Table met December 7; Wheels for Wellness pilot project commences January 21, 2016; looking for volunteer drivers for project

- Other recent meetings include: ongoing budget meetings, joint meeting with Tourism Ucluelet and the Chamber of Commerce, meeting with Harbour Advisory Commission, and meeting with Community Forest Board

8.3 Councillor Noel

Ucluelet Volunteer Fire Brigade

- Fireman's Ball held last weekend; Captain Alan Anderson was named Fireman of the Year

Central West Coast Forest Society

- Wine and Dine event on December 12 at the Wickannish Inn

Tourism Ucluelet

- Attended recent meeting

8.4 Councillor Randy Oliwa

Other Reports

- ACRD meeting on November 25; received solid waste consultant report on diverting organics from landfill into a composting program; cost an issue, so are looking into how to pool resources from the region to make it viable; proposal to utilize old ADSS property for a multi-faceted long term care facility; ACRD pays \$5,000 for FCM membership, will determine if that includes Ucluelet; requested delegation from Forestry group; Tseshaht First Nation accepted proposed airport expansion; report for \$20k/year three-year contract to establish an ESS Reception Centre was tabled for further discussion; ACRD adopted their financial plan
- ACRD West Coast Multiplex Meeting on November 30; three action items discussed; general concern that formula to fund operations needs review; clear plan devised for raising \$6M by end of 2016
- Harbour Authority Meeting on December 2; Harbour Advisory Commission in attendance; discussed roles, planning, updates, updated Terms of Reference; reviewed HAC bylaw; discussed harbour plan for the inner basin; will need to discuss Department of Fisheries and Oceans requirements for project; Councillor Noel and Councillor Oliwa to attend working meeting on December 16 with the HAC to review rates and fees for Small Craft Harbour
- Marine Accident Tabletop Exercise in Ittatsoo on November 25; well attended; discussed Leviathan accident and issue of keeping track of injured persons; since Ucluelet does not have a hospital, need to determine our triage areas should event occur here; will discuss this concern at next emergency planning group meeting

8.5 Mayor St. Jacques

Alberni-Clayoquot Regional District

- Strategic plan meeting on December 9; Airport Committee meeting on December 10 to discuss improvements; regular board meeting on December 11

Other Reports

- Many meetings last week with volunteer groups

2015-313 It was moved by Councillor Mole and seconded by Councillor Oliwa
THAT Council receive all Committee Reports.

CARRIED

9. REPORTS:

9.1 Expenditure Voucher G-18/15

Jeanette O'Connor, Chief Financial Officer

2015-314 It was moved by Councillor McEwen and seconded by Councillor Oliwa
THAT Council receive Expenditure Voucher G-18/15.

CARRIED

9.2 SCADA Upgrade

Warren Cannon, Superintendent of Public Works

2015-315 It was moved by Councillor McEwen and seconded by Councillor Noel
THAT Council approve recommendation 1 of report item 9.2 "SCADA Upgrade", which states:

1. *THAT Council award the Municipal SCADA systems Head-End Systems Upgrades proposal to PBX Engineering for the amount of \$57,010.*

CARRIED

9.3 Monthly Motion Report, ending November 2015

District of Ucluelet

2015-316 It was moved by Councillor McEwen and seconded by Councillor Noel
THAT Council receive report item 9.3 "Monthly Motion Report, ending November 2015" for information.

CARRIED

9.4 Financial Update

Jeanette O'Connor, Chief Financial Officer

2015-317 It was moved by Councillor Oliwa and seconded by Councillor Mole
THAT Council receive report item 9.4 "Financial Update" for information.

CARRIED

9.5 Crown Land Tenure Referral DL 2099

John Towgood, Planner 1

2015-318 It was moved by Mayor St. Jacques and seconded by Councillor McEwen
THAT Council approve recommendation 2 of report item 9.5 "Crown Land Tenure Referral DL 2099", which states:

2. *THAT Council consider the Crown Land Tenure proposed for District Lot 2099 and does not support this Crown Land Tenure application.*

CARRIED

9.6 Crown Land Tenure Referral DL 890

John Towgood, Planner 1

- 2015-319 It was moved by Councillor Noel and seconded by Councillor Oliwa
THAT Council send a letter to the Alberni-Clayoquot Regional District requesting their position on support for Crown Land Tenure Referral DL 890 and any information on how the property manages its sewage.

CARRIED

10. LEGISLATION:

None

11. LATE ITEMS:

11.1 Tourism Ucluelet 2016 Marketing Document

- 2015-320 It was moved by Councillor Oliwa and seconded by Councillor McEwen
THAT Council receive late correspondence item "Tourism Ucluelet 2016 Marketing Document" for information.

CARRIED

11.2 Community Paramedicine Initiative

- 2015-321 It was moved by Councillor Mole and seconded by Councillor McEwen
THAT Council receive late information item "Community Paramedicine Initiative" for information.

CARRIED

12. NEW BUSINESS:

12.1 Councillor Noel

- 2015-322 It was moved by Councillor Noel and seconded by Councillor Mole
THAT Council direct staff to contact the Ministry of Transportation and Infrastructure to express concern with the lack of signage for flooding conditions.

CARRIED

12.2 Councillor Oliwa

- 2015-323 It was moved by Councillor Oliwa and seconded by Councillor Mole
THAT Council approve members of Council attending the LGLA seminar, the AVICC conference and the UBCM convention in 2016;
AND THAT a line item be created in the budget to reflect the cost of Council attending those three events.

CARRIED

2015-324 It was moved by Mayor St. Jacques and seconded by Councillor McEwen
THAT Council invite Rebecca Herwitz of the Clayoquot Biosphere Trust to a Committee of the Whole Meeting in January, 2016 to discuss living wages on the West Coast.

CARRIED

13. QUESTION PERIOD:

Council received questions and comments from the public re:

- Ability for the public to have input on the location of Ukee Days

14. CLOSED SESSION:

2015-325 It was moved by Councillor Mole and seconded by Councillor Noel
THAT the meeting be closed to the public in order to address agenda items under Section 90(1), subsections (k), and (e) of the Community Charter.

CARRIED

Mayor St. Jacques suspended the regular meeting and moved in-camera at 8:40 pm.

15. ADJOURNMENT:

Mayor St. Jacques adjourned the in-camera meeting at 9:15 pm and resumed the open meeting at 9:16 pm.

RELEASE OF CLOSED MEETING DECISIONS

2015-325 It was moved by Councillor Noel and seconded by Councillor McEwen
THAT Council approve the 2016 Tourism Ucluelet budget as presented.

CARRIED

Mayor St. Jacques adjourned the regular council meeting at 9:30 pm.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, December 8, 2015 at 7:30 pm in the George Fraser Community Room, 500 Matterson Road, Ucluelet, BC.

Dianne St. Jacques
Mayor

Andrew Yeates
CAO

Sherri Hewko

From: Info Ucluelet
Sent: December-15-15 3:03 PM
To: Council
Cc: Andrew Yeates; Morgan Dossall
Subject: Variety - the Children's Charity of B.C. is celebrating our 50th Anniversary - Proclamation request
Attachments: Proclamation Letter.doc

From: Arlene MacDonald [REDACTED]
Sent: December-15-15 1:23 PM
To: Arlene MacDonald [REDACTED]
Subject: Variety - the Children's Charity of B.C. is celebrating our 50th Anniversary - Proclamation request

Dear Mayor and Council,

Variety - the Children's Charity of B.C. is celebrating our 50th Anniversary and we would like you to be a part of it on our February 13 & 14 Telethon.

Please read the attached letter to see how your community can!



4300 Still Creek Dr,
Burnaby, B.C.
V5C 6C6

T 604.320.0505
F 604.320.0535
variety.bc.ca

stepping in where health care ends.

December 12, 2015

Dear Mayor and Council,

February 13th and 14th, 2016 mark the 50th anniversary of Variety's Show of Hearts Telethon, one of North America's longest running telethons, and an iconic weekend dedicated to supporting children in British Columbia with special needs. In honour of this milestone we have a very exciting show planned this year.

During Telethon weekend on Global BC (and live streamed through globalbc.ca/live/bc and variety.bc.ca) we'll be celebrating 50 years of Telethon moments and introducing amazing children from communities across the province who have been helped by Variety and the generous donors of B.C. Featuring familiar faces from the past and introducing new friends of Variety, we'll also be bringing back live entertainment - all to raise funds for an even more impactful future providing direct help to children with special needs.

Throughout BC, in cities and towns and across our wide rural expanses there are children and families whose lives have been improved because Variety - The Children's Charity stepped in where health care ended. And in those same areas are our donors, people who generously give so that Variety can continue to help children with special needs in our province.

These are people in your home town. And that is why we're asking Mayors and Councils to be a part of this milestone celebration through a proclamation declaring the week of February 8th to 14th as Variety Week and help us launch another 50 years of helping kids and families in our communities.

50
YEARS
1966 - 2016



4300 Still Creek Dr,
Burnaby, B.C.
V5C 6C6

T 604.320.0505
F 604.320.0535
variety.bc.ca

stepping in where health care ends.

Your proclamation will be shared with the entire province on our Telethon, through social media, and on our Variety web site: www.variety.bc.ca

If you will be declaring Variety Week, we kindly request that you confirm by email to info@variety.bc.ca by January 29, 2016 to be included in the social media and Telethon recognition.

On behalf of the countless volunteers, our amazing staff and dedicated Board members, I wish to thank you for considering our request. If you have any questions or would like to discuss this further, I can be reached at bills@whitespot.ca or 604.321.6631 x 217.

Sincerely,

Bill Senghera
President and Telethon Co-Chair

Sherri Hewko

Subject: FW: For Agenda

From: Monrufet, Robyn

Sent: December-17-15 4:50 PM

Subject: Meeting Update

Season's Greetings to you all.

We have been busy during our meeting hiatus and are looking forward to bringing you up to date on some exciting new opportunities and the work that we have been doing.

This email also serves as a reminder that the next Community Stakeholder Working Group meeting will be **on January 27th** on the West Coast at the **Ucluelet Community Centre** from 1700-2100. A light supper will be provided. We hope to see you there.

The February Community Stakeholder Working Group meeting will be held in Port Alberni on a date to be determined. Please check your emails as the date will be decided via Doodle Poll.

Calendars will be updated with the January agenda and minutes of the September 29th WG meeting prior to December 24th. Please respond with your attendance at that time. Have a safe and happy holiday season. Robyn



Robyn Monrufet, Manager
Integrated Care Team
Port Alberni/West Coast
Phone: 250 731-1313 local 41727
Fax: 250 731-1314
Cell: 1 250 731-6022

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Sherri Hewko

From: Mark MacDonald
Sent: December-30-15 2:06 PM
To: Info Ucluelet <InfoUcluelet@ucluelet.ca>
Subject: Invitation to Mayor St. Jacques to January 21 BE Awards

Dear Mayor St. Jacques:

Hope you're enjoying the holidays!

We are hosting the **16h Annual Vancouver Island Business Excellence Awards**, celebrating the very best of business on the Island, on **Thursday, January 21, 2016** at the **Coast Bastion Hotel** in Nanaimo.

As such, I would like to invite you to attend this event as my guest.

These awards galas draw successful business people from all across Vancouver Island, including some from your city.

Cocktails/networking is at 6 p.m., dinner at 7 p.m., and the event will be finished just after 9 p.m.

Please let me know if you can attend.

Kindest regards,

Mark

Mark MacDonald | President | Email:

BUSINESS EXAMINER

Vancouver Island | Victoria | Thompson Okanagan | Peace Cariboo Skeena

1-866-758-2684

www.businessexaminer.ca

Subject: Attention: Mayor St Jacques
Attachments: Shinto Agreement.pdf

From: Kate Le Souef [REDACTED]
Sent: December-23-15 9:54 AM
To: Info Ucluelet <InfoUcluelet@ucluelet.ca>
Cc: Karla Robison <KRobison@ucluelet.ca>; Dolf DeJong [REDACTED]
Subject: Attention: Mayor St Jacques

Dear Mayor St. Jacques,

I work on the Great Canadian Shoreline Cleanup at the Vancouver Aquarium. In June 2015, together with marine debris artist Pete Clarkson, we put up [an exhibit at the Aquarium](#) to tell the story of the Japanese tsunami and the debris that has washed up in British Columbia in the months after the tsunami. On behalf of the District of Ucluelet, Karla Robison generously loaned us a beautiful wooden statue of a Japanese god, which was found on beaches around Ucluelet by the former mayor (loan agreement attached). This was an important and treasured part of our display.

Unfortunately, last week our Visitor Experience team noticed that the statue was missing from the display. The protective plastic bubble around the statue had been deliberately unscrewed and the statue removed from its position. Our security cameras unfortunately do not cover this area. Since the incident could have happened any time in a period of 2 days when we had numerous events and groups moving through the space, we cannot track who might have stolen the statue.

I am very sorry to inform you of the loss of this statue. Although theft is sometimes an issue with items like iPads in our galleries, we were surprised by the effort that this thief took to unscrew the bubble and steal this item undetected. Our team was very upset to lose your beautiful item, which had no monetary value but was invaluable because it told the story of the tsunami, the tragic loss of life, and the connection between Japan and Canada.

I have left messages for you at the District Offices and would be happy to speak on the phone anytime.

Kind regards,
Kate

Kate Le Souef
Manager, Great Canadian Shoreline Cleanup
Vancouver Aquarium Marine Science Centre
[REDACTED]

d. 604 659 3544 | Toll-Free 877 427 2422 x5
c. 604 760 2650



The Vancouver Aquarium Marine Science Centre is a non-profit society dedicated to the conservation of aquatic life.
www.vanaqua.org

CONFIDENTIALITY WARNING - THIS MESSAGE IS INTENDED ONLY FOR THE ADDRESSEE, IT MAY CONTAIN PRIVILEGED OR CONFIDENTIAL INFORMATION. ANY UNAUTHORIZED DISCLOSURE IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS MESSAGE IN ERROR, PLEASE NOTIFY US IMMEDIATELY SO THAT WE MAY CORRECT OUR INTERNAL RECORDS. PLEASE THEN DELETE THE ORIGINAL MESSAGE. THANK YOU

This agreement dated for reference the 27th day of May 2015.

BETWEEN: the Vancouver Aquarium
PO Box 3232, Vancouver, B.C V6B 3X8

And

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

Creation of Agreement

The Vancouver Aquarium will display a loaned statue within the "Not Just Garbage" tsunami marine debris exhibit installation in the Pacific Canada Gallery. The exhibit will be on display for twelve (12) months effective as of the 1st day of June 2015.

The loaned statue is referred to as:

Shinto Statue God of Daikoku - a wooden statue with a magic hammer that represents good fortune and bag of treasure that symbolizes wealth.

The loaned statue is approximately:

7.5 inches high, 6 inches wide and 4.5 inches thick



Signature



Signature

AMBER LEEB

Print Name

Karla Rosison

Print Name

05/27/15

Date

Vancouver Aquarium
Representative

10/20/15

Date

District of Ucluelet
Representative



Filecode: 1855-03 CWF
 X-Ref: 0400-20 UBCM
 Forwarded to: Council, Andrew,
 Physical Electronic Jeanette



November 26, 2015

Mayor Dianne St. Jacques
 District of Ucluelet
 PO Box 999
 Ucluelet, BC V0R 3A0

DEC - 2 2015

Dear Mayor Dianne St. Jacques:

RE: GAS TAX AGREEMENT COMMUNITY WORKS FUND PAYMENT

I am pleased to advise that UBCM is in the process of distributing the second Community Works Fund (CWF) payment for fiscal 2015/2016. An electronic transfer of \$58,594.17 is expected to occur within the next 30 days. These payments are made in accordance with the payment schedule set out in your CWF Agreement with UBCM (see section 4 of your Agreement).

CWF is made available to eligible local governments by the Government of Canada pursuant to the Administrative Agreement on the Federal Gas Tax Fund in British Columbia. Funding under the program may be directed to local priorities that fall within one of the eligible project categories.

UBCM is also making an additional payment towards CWF funding for fiscal 2015/2016 from interest accumulated over the term of the first Gas Tax Agreement.

CWF Payment (2015/2016): \$57,683.03
 Interest Payment (2015/2016): \$911.15
 Total EFT Transfer: \$58,594.17

Further details regarding use of CWF and project eligibility are outlined in your CWF Agreement and details on the Gas Tax Agreement can be found on our website at www.ubcm.ca.

For further information, please contact Brant Felker, Gas Tax Policy and Program Manager, by e-mail at bfelker@ubcm.ca or by phone at 250-356-0893.

Sincerely,

Chair Al Richmond
 UBCM President

PC: Jeanette O'Connor, Financial Administrator

JAN 11 4 2015

December 18, 2015

January 12, 2016 CM

Cliff: 1019768

File: 220-20/UBCM

Her Worship Dianne St. Jacques and Councilors
District of Ucluelet
PO Box 999
200 Main Street
Ucluelet BC V0R 3A0

Filecode: 0410-20 BCEHS
X-Ref:
Forwarded to: Council, Andrew
[] Physical [x] Electronic

Dear Mayor St. Jacques and Councilors:

Thank you for taking the time to meet with me at the annual UBCM convention to discuss pre hospital emergency care in Ucluelet, and my apologies for the delayed response. I appreciated the open and frank dialogue we had as well as the shared desire to provide professional, high quality patient care

When we met, you expressed concern about our staffing model. BCEHS is committed to providing appropriate and efficient emergency patient care in Ucluelet. While we acknowledge there are challenges with recruitment and retention with the rural part-time staffing model, unfortunately annual call volumes are not high enough for full-time staffing in your community. Ucluelet has had consistent call volumes for the last five years, and based on those volumes, we will continue with our current staffing model.

Our goal is to focus on recruitment and retention and ensure the ambulance continues to be staffed on a 24/7 basis. Since the beginning of September, we have had three staff transfer out of the station and three have been hired into the station and we also have a few more local candidates currently working their way through the hiring process.

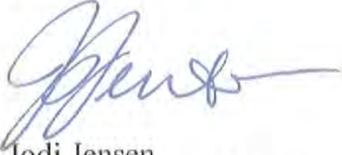
In addition, Tofino and Ucluelet were recently selected as communities that will benefit from having community paramedicine programs. This program will help reduce medically unnecessary 911 calls and trips to the emergency department. I'm pleased to report that BCEHS is moving forward with plans to rollout this program province-wide early in 2016, with the posting of the first community paramedic positions and the announcement of further communities both scheduled for early 2016.

You also asked about the ability to partner with BCEHS in terms of improving the local communities emergency preparedness. Although emergency preparedness is primarily the responsibility of Emergency Management BC, BCEHS does participate in provincial emergency planning exercises regularly and our staff are trained and prepared to help provide patient care in the event of a mass casualty event. In the case of any mass casualty incident we also have medical support units on the island as well as our air ambulance operations, which would respond and provide support as needed.

If you'd like to discuss how we can work together to help improve local emergency preparedness, please contact Lance Stephenson, Area Director, at 250-951-6034 or Lance.Stephenson@bcehs.ca

Thank you again for meeting with me at the UBCM convention. By better understanding your needs and concerns and working together we are better able to determine how to best serve BC's many diverse communities.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jodi Jensen', with a long horizontal flourish extending to the right.

Jodi Jensen
Chief Operating Officer

pc: Lance Stephenson, Area Director



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

JAN 04 2016

Reference: 293776

December 21, 2015

January 12, 2016 em

Her Worship Mayor Dianne St. Jacques
 and Councillors
 District of Ucluelet
 PO Box 999
 Ucluelet BC V0R 3A0

Dear Mayor Dianne St. Jacques:

On June 15, 2015, the Honourable Mary Polak, Minister of Environment, announced that British Columbia will be creating a world class spill response regime to address a wide range of potential land and marine-based spills. We intend to build that new regime collaboratively with First Nations, communities, local governments, industry and other regulators.

I am sending this letter to provide you with an update on the regime progress and notice of our upcoming engagement efforts. We will be engaging a broad range of First Nations, industry organizations, communities, stakeholders and regulators on a new report which will set out the details of our proposed new spill response regime.

I encourage your organization to provide detailed comments on the new report through our online information portal on the ministry's Land Based Spill Preparedness and Response in British Columbia website at www.gov.bc.ca/spillresponse. From this webpage, you can subscribe to receive updates which will notify you when new content is posted, including the new report. As noted, we anticipate the new report being available mid-January 2016 and we will provide you with another notice just prior the commencement of our formal engagement.

In the meantime, we invite you to review the previously published intentions papers and the results of a past Spill Response Symposium posted on the portal.

If you have any questions about the new proposal or the engagement process, I encourage you to contact Ms. Sara Bacic, Logistics Coordinator for the Spill Response Regime. She can be contacted at Sara.Bacic@gov.bc.ca.

Sincerely,

Anthony Danks
 Executive Director
 Spills Response Regime Project
 Environmental Protection Division



JAN 04 2016

January 12, 2016 CM

DEC 11 2015

File: 0280-30

Ref: 183194

Her Worship Mayor Dianne St. Jacques
And Councillors
District of Ucluelet
PO Box 999
200 Main St
Ucluelet BC V0R 3A0

Dear Mayor St. Jacques and Council:

I would like to thank you and your colleagues for meeting with my Cabinet colleagues and myself at the 2015 Union of British Columbia Municipalities (UBCM) convention to discuss current agricultural issues in your area. Personal meetings are an important part of forging a good working relationship. It is also inspiring to see the passion and dedication local governments have for making their communities a better place to live.

Further to our discussion, I want to emphasize that the aquaculture industry is important to British Columbia's economy and that the Province remains committed to the ecologically responsible management of all BC fisheries.

British Columbia produces over 200 agriculture commodities, over 100 different seafood species and is home to over 1,400 processing businesses making our province one of the most diverse food producing regions in North America. Producers in BC need our continued support, not only for the fresh and healthy foods they provide us but because the agrifoods industry is a job-creator and an integral part of B.C.'s economy.

The hake fishery was of particular interest in 2015 as the Total Allowable Catch (TAC) for BC hake (115,000 metric tonnes) was one of the highest ever. Combined with the loss of major markets for hake, the sizable TAC prompted industry to ask for a reduction fishery. This fishery was authorized for one year. Unfortunately the anticipated catch was not realized and the amount of fish sent to reduction was very limited. If you wish to discuss the 2015 hake fishery further, please contact Barron Carswell, Senior Manager, by telephone at 250 356-5042.

.../2

The Province is proud of our agrifoods sector and we will continue to work towards building an innovative, adaptive and globally competitive agrifoods sector for the benefit of all British Columbians. I appreciate your invitation to visit the fish processing facility in Ucluelet and I will ask my staff to contact your office the next time I am in the area.

Sincerely,



Norm Letnick
Minister

cc: Dan Doyle, Chief of Staff
Premier's Office

Honourable Todd Stone
Minister of Transportation and Infrastructure

Honourable Steve Thomson
Minister of Forests, Lands and Natural Resource Operations



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

JAN 12 2016

January 12, 2016 CM

December 14, 2015

Her Worship
 Mayor Dianne St. Jacques
 District of Ucluelet
 PO Box 999
 200 Main Street
 Ucluelet BC V0R 3A0

Reference: 237578

Dear Mayor St. Jacques:

Re: Thank You

Thank you for taking the time to meet with me at the recent Union of British Columbia Municipalities (UBCM) Convention in Vancouver. I am glad we had the chance to discuss the Highway 4 egress into Ucluelet and your interest in improvements along the Peninsula Road and Main Street corridors.

The annual UBCM convention is a valuable opportunity to come together with community leaders and look at ways we can work collaboratively to meet the needs of the British Columbians we serve. It is always a pleasure to learn about the great work being accomplished at a local level by representatives like yourself, and to identify those priorities that support our shared interest in making our transportation system the safest, most efficient possible.

I have asked ministry staff to follow up with you directly regarding road upgrades and the District's transportation priorities for the area.

.../2

- 2 -

By continuing to work together to deliver the priorities that matter most to British Columbians, we can succeed in making our province a leader in transportation excellence.

Thank you again for taking the time to meet with me.

Sincerely,



Todd G. Stone
Minister

Copy to: Grant Main, Deputy Minister

Lindsay Kislock, Assistant Deputy Minister
Partnerships Department

Kevin Richter, Assistant Deputy Minister
Highways Department



7170 Cheam Avenue
P.O. Box 70
Agassiz, British Columbia
Canada V0M 1A0

Tel: (604) 796-2235
Fax: (604) 796-9854
Web: www.district.kent.bc.ca

December 2, 2015

File: 0400-20
7400-01

The Honourable Suzanne Anton
Minister of Justice and Attorney General
PO Box 9044 Stn Prov Govt
Victoria, BC V8W 9E2

Dear Minister Anton:

Re: Downloading of DNA Analysis Costs

We are in receipt of the letter dated October 31, 2015 from the *Organized Crime Agency of British Columbia (OCABC)* regarding Cost Recovery on DNA analysis services (attached as Appendix 'A'). Specifically, a new Agreement *Respecting Biology Casework Analysis 2014-2024 (BCAA)* has been endorsed by the Provincial Minister of Justice and Attorney General, and the Federal Minister of Public Safety and Emergency Preparedness, introducing a "user pay" model for the costs of DNA analysis services.

Our Council has now had the opportunity to review the letter from the OCABC, along with the DNA Analysis Fact Sheet, prepared by the Ministry of Justice and we have some serious concerns.

When signing the updated Municipal Police Unit Agreement in 2012, the District of Kent Council expressed our concerns regarding rising policing costs, hidden costs and financial uncertainty affecting the District's budget. As we predicted at that time, policing costs have risen substantially every year since, resulting in significant tax increases for our community. Every year we are presented with additional costs and new expenditures, of which we have little or no control. The downloading of the DNA analysis services is just the latest example of costs that have been shifted to our municipality.

Local governments in British Columbia (with a population over 5,000) have begun to receive invoices for DNA analysis services. This new charge to local governments follows the agreement between the Province of BC and the Government of Canada with regard to Biological Casework (DNA) analysis. Although DNA analysis services are not funded through the RCMP contract, and are now being billed to the municipalities, calculated by a user-pay formula,

municipalities with a population less than 5,000 are not billed or factored into the formula. Further, the October 31st letter from OCABC advises that our total invoice amounts include costs resulting from partnering in an Integrated Team where DNA costs have been identified. As a municipality with a population between 5,000 and 15,000, our integrated team costs are billed to the municipality at 70%. Therefore, although we are totally opposed to further downloading; at the very least, we would not expect to be billed for than our normal 70% share of all but accommodation costs.

With respect, we remind you, as we did in 2012, that our Council entered into the policing agreement in 2009 under protest with the Province incorporating 470 (federal) prisoners from the Kent/Mountain Institutions. We are a relatively small town and continuing increases to the Policing budget has an adversarial effect on our operating budget and tax rates.

We ask you, Honorable Minister Anton, to review our concerns and reconsider the funding of the DNA costs to determine a solution affordable to communities such as ours.

Sincerely yours,



John Van Laerhoven
Mayor

Pc: Clayton Pecknold, Assistant Deputy Minister and Director of Police Services
Premier Christy Clark
Laurie Throness, MLA
UBCM Member Municipalities



**ORGANIZED
CRIME
AGENCY
of
BRITISH COLUMBIA**

APPENDIX 'A'

Mailing Address:
Mailstop #408/409
14200 Green Timbers Way
Surrey, B.C., V3T 6P3
(778) 290-2040

October 31, 2015

District of Kent
C/O – Cpl. Darren Rennie
Kent Detachment
6869 Lougheed Hwy
Agassiz, BC
V0M 1A0

ORIGINAL

RECEIVED

-11- 12 2015

AGASSIZ RCMP



Dear Cpl. Darren Rennie,

Re: Cost Recovery on DNA Analysis Services

A new *Agreement Respecting Biology Casework Analysis 2014-2024 (BCAA)* has been endorsed by the Provincial Minister of Justice, Attorney General and the Federal Minister of Public Safety and Emergency Preparedness. While the Province of British Columbia will continue to contribute the historical annual amount of \$1.366 million dollars and Public Safety Canada will pay 46% of ongoing costs; a “user pay” model has been introduced.

Police Services has created a cost sharing model calculated on the total cost for DNA analysis in British Columbia, minus the provincial contribution, distributed proportionally based on your agency’s two year average usage compared to the usage of other law enforcement agencies in British Columbia.

The Organized Crime Agency of British Columbia’s (OCABC) mandate has been expanded by the Minister of Justice. As a result, OCABC will now act in the capacity of Financial Administrator for the new Biology Casework Analysis Agreement (BCAA). OCABC is providing all users of the DNA Analysis Services, including the RCMP and Municipal Police Agencies, an invoice detailing the apportioned costs for the last quarter of the 2015/16 Federal Government Fiscal year. Full payment can be made to OCABC prior to
* February 28, 2016.

Moving forward OCABC will be providing all users of the DNA Analysis Services an annual invoice. This annual process will start on April 1, 2016.* Payment will be due by June 30 of each year also starting in 2016.

.../2

COPY

CAO Dir. Eng. Building PEP Agenda Date _____

Corp S. Dir. Fin. Bylaw RCMP In Camera Date Dec. 14/2015

Dev G. Dep. Fin. GIS / HR FIRE Agenda Place "A"

MAYOR Council Dir. Rec Other _____

In addition, please be advised that should your Department or Detachment be involved/partnered in an Integrated Team where DNA costs have been identified, these costs have been included in your total invoice amounts.

You will find three attachments: an OCABC invoice for your last quarterly use of DNA Analysis for the 2015/16 year, a BC Police Services DNA Fact Sheet, and a Billing Calculations explanation sheet.

Should you have any questions about your invoice or this new process, please contact Superintendent John Grywinski at 778-290-3003 for further information.

Yours truly,

A handwritten signature in black ink, appearing to read 'KH', is written over a horizontal line.

Kevin Hackett, C/Supt.
Chief Officer

Attachments

Billing Calculation for Agencies

The first three years of the Biology Casework Analysis Agreement include an escalation period which uses fixed costs to gradually increase the cost to British Columbia from the historical payment amount of \$1.366 million to paying 54% of actual costs. The Federal Government will pay 46% of the costs for British Columbia's DNA analysis each year after the escalation period. The remaining 54% of the costs will be distributed according to the contribution and formulas outlined below.

Escalation Period

2014/2015 (Year 1 Fixed Amount \$2.5M)

The Province paid the bill for all Agencies for the first year of the escalation period.

2015/2016 (Year 2 Fixed Amount \$3.6M)

The Province will pay its historical contribution of \$1.366 million plus (75%) three quarters of the bill (i.e. April to December 2015) for all Agencies in the second year.

Agency's cost is =

$$X \quad [(\text{Fixed cost of } \$3.6\text{M}) - (\text{Historical Contribution of } \$1.366\text{M})] \times 25\%$$

Your Agency's two year average usage compared to the usage of other Law Enforcement Agencies in British Columbia.

$$\text{Province's cost is } \$ \times = (\$3.6\text{M} - 1.366\text{M}) \times 75\%$$

2016/2017 (Year 3 Fixed Amount \$4.9M)

The Province will pay its historical contribution (\$1.366 million). The rest of the cost to British Columbia will be invoiced to each Agency based on their proportionate two year average usage compared to the two year average usage for British Columbia as a whole.

Your Agency's two year average usage compared to the usage of other Law Enforcement Agencies in British Columbia.

Agency's cost will be \$x =

X [(Fixed cost of \$4.9M) - (Historical Contribution of \$1.366M)]

Integrated Teams

Partner Agencies involved in an Integrated Team where DNA costs have been identified; these costs are included in your total invoice amounts. Splits are based on the respective MOU split formula and applied pro-rata to participating agencies.

Integrated Detachments

Usage and cost split is based on Member Establishment for Integrated Detachments.
RCMP Municipal Establishment is based on Annex Letters.
RCMP Provincial Establishment is based on RCMP HRMIS system.



DNA Analysis Fact Sheet

Background:

- Biological Casework Analysis (DNA) for police agencies in British Columbia is provided by the RCMP Forensic Sciences and Identification Services (FS&IS) lab under the National Police Services (NPS).
- NPS is a federally funded program operated under the stewardship of the RCMP. It provides services (such as the FS&IS Lab, the Canadian Firearms Program, the Violent Crime Linkage Analysis System, the National Sex Offender Registry, etc.) directly to police agencies across Canada.
- In 2004, provinces and territories agreed to contribute to Biological Casework Analysis and entered into Contribution Agreements with Canada.
- Historically, the Province of BC has contributed \$1.366 million for the RCMP FS&IS lab to provide DNA analysis services to police agencies in BC.
- In 2013, the Federal Government advised that it would no longer continue to provide BCAA services at the historical flat rate contribution and would require reimbursement based on actual costs.
- The new *Agreement Respecting Biology Casework Analysis 2014-2024 (BCAA)* has been negotiated as a result.
- After negotiations between the Province and Public Safety Canada (PSC) regarding the provision of DNA analysis services to police agencies in British Columbia, the new agreement was endorsed by both the Provincial Minister of Justice and the Federal Minister of Public Safety and Emergency Preparedness. The PSC billing for fiscal years 2014/15, 2015/16 and 2016/17 are fixed amounts per the agreement. After the three-year escalation period, Canada will contribute 46% of the total costs.
- Under the new BCAA, after a three-year escalation period (which began in fiscal 2014/15), DNA analysis services will be charged based on a calculation that reflects two-year average actual usage. As per s. 15 (1) of the *Police Act*, in British Columbia, police agencies are responsible for bearing expenses necessary to maintain law and order, to adequately enforce criminal law, and to provide adequate equipment and supplies for the operations of and use by the police.
- DNA analysis is not a service provided under the Provincial (or Municipal) Police Service Agreement.
- In order to allow police agencies time to transition the Province is paying the full cost of the new BCAA from April 1, 2014 to December 31, 2015 of the escalation period.
- All police agencies will be responsible for their actual use of the service as of January 1, 2016.

New Process:

Ministry of Justice

Policing and Security Branch

Mailing Address:
PO Box 9285 Stn Prov Govt
Victoria BC V8W 9J7

Telephone: 250 356-7926
Facsimile: 250 356-7747
Website: www.gov.bc.ca/pssg

- The Organized Crime Agency of British Columbia (OCABC) will function as the administrator for the new BCAA.
- OCABC will invoice police agencies in October 2015 for their January 1, 2016 to March 31, 2016 BCAA services. Payment of this invoice will be due by February 29, 2016.
- Annually OCABC will invoice police agencies in April starting in 2016 for BCAA services for the period April 1 to March 31. Payment of this invoice will be due by June 30 of each year also starting in 2016 (i.e. approximately 60 days from invoice date).
- Starting in fiscal year 2017/18 when the charges from PSC are no longer fixed, OCABC will invoice police agencies based on an estimate. Any difference between this estimate and actual PSC invoice, which is received later in the year, will be adjusted in the following year's invoice to police agencies.

Billing Calculation:

- The method of calculation for determining the total cost for DNA analysis in Provinces and Territories each year is set out in the new BCAA.
- The Province of British Columbia will continue to contribute the historical amount of \$1.366 million.
- The amount of the total cost for DNA analysis in the province that remains after the Province has paid its contribution of \$1.366 million will be distributed proportionally among police agencies based on each agency's two year average usage compared to the total usage of all law enforcement agencies in British Columbia.

Sherri Hewko

From: Info Ucluelet
Sent: December-07-15 8:38 AM
To: Council
Cc: Andrew Yeates; Morgan Dossall
Subject: Message from the Ministry of Children and Family Development

From: CivicInfo BC [mailto:info@civicinfo.bc.ca]
Sent: December-04-15 3:40 PM
To: CivicInfo BC <info@civicinfo.bc.ca>
Subject: Message from the Ministry of Children and Family Development

This message is being sent by CivicInfo BC to all local governments in British Columbia on behalf of the Ministry of Children and Family Development.

Subject: BC Early Years Strategy – Third Application Intake for the Child Care Major Capital Funding P
Intended Recipient(s): Mayors/Chief Administrative Officers
Attachments: None (0). See message below.

If you have received this message in error, we ask that you forward it to the appropriate person in your office.

MESSAGE:

Dear Local Government,

On December 3, 2015, the Honourable Stephanie Cadieux, Minister of Children and Family Development made the following announcement:

Child Care Major Capital Funding Program:

Applications opened today and will close February 26, 2016 for the third round of funding available through the Child Care Major Capital Funding Program. The application form, business plan template, eligible and ineligible items list and the 2015/16 funding guidelines are now available for download at http://www.mcf.gov.bc.ca/childcare/major_capital.htm.

Child Care Major Capital Funding is available to help with the costs associated with the creation of new licensed child care spaces. Under this program, non-profit organizations may receive up to a maximum of \$500,000 and private sector organizations may receive up to a maximum of \$250,000 for:

- Building a new child care facility.
- Purchasing land and/or commercial or residential space.
- Purchasing and assembling a modular building.
- Site development costs.
- Renovations to a building or classroom.
- Purchasing eligible equipment and furnishings as part of the above activities to create new spaces.

The goal of the third application intake period is to support the creation of an additional 1,700 spaces. Applicants must specify one of three funding streams in their application:

1. **Targeted** - creating new spaces in child care settings located on school grounds;
2. **Co-located** – creating new spaces that will be co-located with other family support programs in community based settings; or
3. **Regular** - creating new spaces in child care settings other than those listed in number 1 and 2 above.

Targeted and co-located projects within communities under-served by child care are given priority in the selection process. Funding approval will be based on funding guidelines, selection criteria and availability of Child Care Major Capital Funding Program funds.

Application packages must be received by the Child Care Capital Funding Program no later than 4:30 PM, February 26, 2016. Applications will not be accepted electronically by email or fax. For more information, please refer to the ministry [website](#). If you have questions, please contact : Child Care Capital Funding Program at 1-888-338-6622, option 5.

The information transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

CivicInfo BC makes no representations or warranties whatsoever, either expressed or implied, with respect to the accuracy, reliability or suitability for any purpose, of the information contained or referenced in this message.

District of Ucluelet Expenditure Voucher

G-01/16

Date: January 7, 2016

Page: 1 of 7

CHEQUE LISTING:

AMOUNT

Cheques: # 23393 - # 23546	\$	227,216.46
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PAYROLL:

PR 25/15	\$	54,884.76
26/15		58,039.08

	<u>\$</u>	<u>340,140.30</u>
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RECEIVED FOR INFORMATION AT MEETING HELD: January 12, 2016

Jeanette O'Connor, CFO

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
023393	002	07/12/2015	AA211	ANDERSON, ALAN	121476	ANDERSON-NFPA TRAI	711.88		711.88	
023394	002	07/12/2015	ACE07	ALBERNI COMMUNICAT	20558	PAGERS	3,987.20		3,987.20	
023395	002	07/12/2015	AD004	TYCO INTEGRATED FI	80398084	DEC/15-FEB/15	196.35		196.35	
023396	002	07/12/2015	AFS01	ASSOCIATED FIRE &	14096 14098 14135	BALACLAVA/GLOVES BOOTS/HELMETS COATS/PANTS	832.65 1,926.65 5,124.02		7,883.32	
023397	002	07/12/2015	AO001	APERTURE OVERTURES	151114	COUNCIL PICTURES	89.60		89.60	
023398	002	07/12/2015	AS311	ACME SUPPLIES LTD	617311	ICEMELTER	2,132.64		2,132.64	
023399	002	07/12/2015	AS877	ANDREW SHERET LIMI	03-047828 03-047056	CURB STOP KEY MANHOLE HOOK/GATE	226.87 669.93		896.80	
023400	002	07/12/2015	BE737	BENSON ERICA	121470	BENSON-NOV 15-28/1	1,612.80		1,612.80	
023401	002	07/12/2015	BR330	BLACK ROCK MANAGEM	13804	GIFT CARDS	1,200.00		1,200.00	
023402	002	07/12/2015	BWP01	BLACK & WHITE PART	01-20122-0 01-20125-0	UKEE DAYS EXTRA TE UKEE DAYS TENT REP	1,083.60 666.40		1,750.00	
023403	002	07/12/2015	CCL88	CORLAZZOLI CONTRAC	0012	SCH PARK/REEF POIN	472.50		472.50	
023404	002	07/12/2015	CE004	CORPORATE EXPRESS	39955360 39963937 39965393 39954242 39966262 39784442 39795079 39802403	EASEL PAD WRIST BANDS CLOCK SURGE PROTECTOR/EA UPS BACKUP LABELS/PENS/TAPE/P DRAFTING STOOL EASEL PAD/MARKERS	92.73 224.22 36.28 169.22 419.54 115.43 190.39 148.33		1,396.14	
023405	002	07/12/2015	CFP22	CALEDONIA FIRE PRO	14600A	FIRE SUPRESSION 2N	2,084.20		2,084.20	
023406	002	07/12/2015	CK000	CHISHOLM KATERI	121473	CHISHOLM-NFSA TRAI	60.00		60.00	
023407	002	07/12/2015	CK608	KASSLYN CONTRACTIN	D500	D500	2,403.24		2,403.24	
023408	002	07/12/2015	CLC12	CARVELLO LAW CORPO	1205 1204 1206	101011 101007 101037	540.23 440.48 1,167.08		2,147.79	
023409	002	07/12/2015	CRC05	CANADIAN RED CROSS	IN00308565	SWIM BADGES	81.62		81.62	
023410	002	07/12/2015	CSN61	COMMUNITY SAFETY N	417560	CHILDRENS SAFETY I	630.00		630.00	
023411	002	07/12/2015	CT002	CLEARTECH INDUSTRI	643412	HYPOCHLORITE	696.36		696.36	
023412	002	07/12/2015	CUPE1	CUPE LOCAL #118	12/15	PP23&24/15	1,170.05		1,170.05	
023413	002	07/12/2015	DC001	DOLAN'S CONCRETE L	UP37839	REC HALL GRAVEL	626.12		626.12	
023414	002	07/12/2015	DWS54	DOGWASTESOLUTIONS	766	DOG DISPENSERS	669.25		669.25	
023415	002	07/12/2015	EL048	ERIK LARSEN DIESEL	713316 713259	#12-BRADER BLADE/B #12 WIRING	6,981.68 501.21		7,482.89	
023416	002	07/12/2015	EP910	EVAN PETERSON	6 5	AGE FRIENDLY PLAN AGE FRIENDLY ACTIO	2,509.50 157.50		2,667.00	
023417	002	07/12/2015	FSU40	FIVE STAR UNIFORMS	1490	EPAULETTES/NAME BA	1,608.05		1,608.05	
023418	002	07/12/2015	FW050	FAR WEST DISTRIBUT	295854 296296 296296 296564	PAPER PRODUCTS FOLKLORE FESTIVAL FOLKLORE FESTIVAL DOG BAGS	46.79 23.73 23.73 126.97		173.76	
023419	002	07/12/2015	GC005	McPHERSON CAREY	121468	MCPHERSON-GYMNASTI	511.68		511.68	
023420	002	07/12/2015	GE395	GALLOWAY ELECTRIC	568	HANGING BANNERS	924.00		924.00	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
023421	002	07/12/2015	GPC25	GREATPACIFIC CONSU	289	NOV/15 OUTFALL	2,431.01		2,431.01	
023422	002	07/12/2015	GW178	GRAY WHALE DELICAT	282433	CANADA DAY CUPCAKE	144.00		144.00	
023423	002	07/12/2015	HE104	HAUSER EVAN	121478	HAUSER-NFSA TRAINI	276.48		276.48	
023424	002	07/12/2015	HRPR7	HOLISTIC EMERGENCY	293 292 290	SAFETY ZONE MUSTER EMERGENCY RADIOS LEVEL 2 FIRST AID	2,647.62 1,276.94 718.99		4,643.55	
023425	002	07/12/2015	IH042	INNER HARMONY SERV	3801	NOV/15	2,443.35		2,443.35	
023426	002	07/12/2015	JI072	JUSTICE INSTITUTE	100	INCIDENT SAFETY TR	1,446.61		1,446.61	
023427	002	07/12/2015	LB002	LB WOODCHOPPERS LT	227891 230055	GROUNDS EQUIPMENT AQUA JET PUMP REPA	3,135.09 205.67		3,340.76	
023428	002	07/12/2015	MA952	MAXXAM ANALYTICS	VA935976 VA935971 VA936125 VA935978 VA935979 VA929797	B598934 B5A3284 B5A3299 B598941 B5A5437 B596469	78.75 78.75 514.50 157.50 78.75 78.75		987.00	
023429	002	07/12/2015	MF007	MINISTER OF FINANC	93553957	GLUCOSE GEL	11.38		11.38	
023430	002	07/12/2015	MS170	REVENUE SERVICES O	12/15	DEC/15	3,366.00		3,366.00	
023431	002	07/12/2015	MS917	MIKE SHEPHERD	NOV/15	FOLKLORE FESTIVAL	300.00		300.00	
023432	002	07/12/2015	MT464	MIDLAND TOOLS	60683	FLASHLIGHTS	335.96		335.96	
023433	002	07/12/2015	NA071	NOVAK ANNE	121466	NOVAK-OCT/NOV15-CE	1,082.40		1,082.40	
023434	002	07/12/2015	NK002	NIXON, KEVIN	121474	NIXON-NFSA TRAININ	60.00		60.00	
023435	002	07/12/2015	NSI15	NORATEK SOLUTIONS	C19910	BUILDING REPORTER	1,176.00		1,176.00	
023436	002	07/12/2015	PB002	PACIFIC BLUE CROSS	315003	DEC/15	8,084.38		8,084.38	
023437	002	07/12/2015	PC004	ORKIN CANADA	IN-6524668	ART SHACK	210.00		210.00	
023438	002	07/12/2015	PI110	PUROLATOR INC	429336728 429399925	MAXXAM MAXXAM	90.27 147.98		238.25	
023439	002	07/12/2015	PMP62	PMP TIMBER & STREA	14199	PEN.RD WATER BREAK	882.00		882.00	
023440	002	07/12/2015	RG004	RECEIVER GENERAL O	1800041525 1800041574 1800041575	ROW469 2015 ROW469 2014 ROW462 2014	525.00 525.00 525.00		1,575.00	
023441	002	07/12/2015	RGFRT	RICK GEDDES	100	1ST RESPONDER CERT	600.00		600.00	
023442	002	07/12/2015	SF791	SURFRIDER FOUNDATI	09	ASH CANS	500.00		500.00	
023443	002	07/12/2015	SG107	SMASHING GLASSES	13737	UKEE DAYS TENT REN	492.80		492.80	
023444	002	07/12/2015	SI604	SHU IAN	121460	SHU-PD ADULT OCT/1	295.20		295.20	
023445	002	07/12/2015	SL190	STANFIELD'S LTD	285060	STANFEILDS	1,111.41		1,111.41	
023446	002	07/12/2015	SW002	SEW WEST SIGNS	2194	KIMOTO PARK SIGN	705.60		705.60	
023447	002	07/12/2015	TB204	TOFINO BUS	9082493	FOLKLORE SHUTTLE	1,596.00		1,596.00	
023448	002	07/12/2015	TC308	TRANE CANADA ULC	35889756	HEAT PUMP REPAIRS	5,131.01		5,131.01	
023449	002	07/12/2015	TH144	THOMAS HEATHER	121475	THOMAS-NFPA TRAINI	282.48		282.48	
023450	002	07/12/2015	TNS05	TOFINO NATURE SCHO	NOV/15	NATURE KIDS SEPT/O	507.45		507.45	
023451	002	07/12/2015	TU428	TOURISM UCLUELET	09/15	SEPT/15 GRANT	36,666.96		37,228.88	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
					FLAGS	BANNERS	561.92			
023452	002	07/12/2015	UR849	UCLUELET RENT-IT C	22153 22082 22179 22028	HONDA AIR FILTER HAMMER DRILL RENTA NOV/15 CONTRACT PORTABLE RENTAL	27.47 87.36 1,176.00 182.01		1,472.84	
023453	002	07/12/2015	US398	UCLUELET SECONDARY	121477	POINSETTA ORDER	131.00		131.00	
023454	002	07/12/2015	VT001	VANCOUVER ISLAND F	2015-138	NFPA MODULES	500.00		500.00	
023455	002	07/12/2015	WC035	WES CAN FLAG AND P	14301	BC/CANADA FLAGS	134.40		134.40	
023456	002	07/12/2015	WP166	WINDSOR PLYWOOD -	69068A 69237A 69255A 69387A 69412A 69433A 69604A 69764A 69840A 69989A 70456A	COUPLING BLADE-POCKET BOY CABLE TIES/ELEC.TA INSULATION FOAM LIGHT FIXTURE SHACKLE/TWINE KEYS FOR MINI PUMP KIMOTO PARK/WOOD/B JACK HAMMER REPAIR SPRAY PAINT HARDI SIDING/PLYWO	2.28 55.98 12.85 9.65 32.03 14.28 8.96 709.22 166.69 27.40 3,236.57		4,275.91	
023457	002	07/12/2015	WP166	WINDSOR PLYWOOD -	70531A	SAW BLADE	42.03		42.03	
023458	002	07/12/2015	WPT01	WILD PACIFIC TRAIL	SEPT/15	ADDITIONAL VIEWPOI	10,000.00		10,000.00	
023459	002	07/12/2015	ZBC25	ZOE'S BAKERY AND C	73	CRITICAL INCIDENT	50.17		50.17	
023460	002	09/12/2015	CC100	CITY OF COURTENAY	WORKPLACE-15	DOSDALL-WRKPLACE I	600.00		600.00	
023461	002	11/12/2015	45R27	45 ROBOTS	948	3 MONTH SUBSCRIPTI	144.89		144.89	
023462	002	11/12/2015	AFS01	ASSOCIATED FIRE &	14153	REFLECTIVE LETTERS	216.14		216.14	
023463	002	11/12/2015	AGS11	AGS BUSINESS SYSTE	34043 822100 34042	NOV/15 DOU TONER CARTRIDGE NOV/15 UCC	654.67 199.36 93.86		947.89	
023464	002	11/12/2015	AL001	ACKLANDS - GRAINGE	0539202 0538878	SAW BLADES BATTERIES	118.94 46.35		165.29	
023465	002	11/12/2015	BCCF2	BC CONSERVATION FO	540619-001	2015 WILDSAFE BC P	500.00		500.00	
023466	002	11/12/2015	BR330	BLACK ROCK MANAGEM	1176	INSTRUCTOR ROOMS	517.50		517.50	
023467	002	11/12/2015	CE004	CORPORATE EXPRESS	39987096 39866571	TAPE MEASURES TONER CARTRIDGES	51.27 312.13		363.40	
023468	002	11/12/2015	CI192	CIBC - VISA CENTRE	NOV/15	NOV/15	7,161.58		7,161.58	
023469	002	11/12/2015	CIBC1	CIBC	121486	126974 REFUND-ACRD	105.00		105.00	
023470	002	11/12/2015	ck608	KASSLYN CONTRACTIN	d501	D501	1,166.41		1,166.41	
023471	002	11/12/2015	CP028	CANADA POST CORPOR	9579748279	NOV/15 DISPATCH	83.08		83.08	
023472	002	11/12/2015	DK143	DEVRIES KATHY	121487	REIMBURSE -AFTERSC	37.94		37.94	
023473	002	11/12/2015	DS514	DESROSIERS SARAH	121479 121488	DESROSIERS-OCT/15 DESROSIERS-DEC/15	213.61 375.10		588.71	
023474	002	11/12/2015	FPWD3	FOCAL POINT WOOD D	11/15	SCHANTZ-NOV/15	1,512.00		1,512.00	
023475	002	11/12/2015	FSC10	FOUR STAR COMMUNIC	35082	NOV/15	136.50		136.50	
023476	002	11/12/2015	HS002	HOGAN, SARAH	121467 121482	HOGAN-THEATRE SEPT HOGAN-NOV/15 DANCE	1,955.70 31.98		1,987.68	
023477	002	11/12/2015	HS876	HINDER SANDRA	121465	HINDER-BALLET SEPT	1,542.42		1,542.42	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
023478	002	11/12/2015	IL610	IDEXX LABORATORIES	1488379409	WATER TESTING	207.67		207.67	
023479	002	11/12/2015	LB200	LONG BEACH PLUMBIN	5476 5466 5494	HOT WATER TANK-UAC UCC FIREPLACES UCC SAFETY VALVE	663.15 241.50 84.40		989.05	
023480	002	11/12/2015	LEASE	UCLUELET CONSUMERS	12/15	DEC/15	250.00		250.00	
023481	002	11/12/2015	LV129	LANOVILLE CHRISTIN	121478 121481	LANOVILLE-OCT/15 S LANOVILLE-NOV/15 S	71.97 55.97		127.94	
023482	002	11/12/2015	NC138	NEWANS CYNTHIA	121480	NEWANS-NOV/15 RUG	533.00		533.00	
023483	002	11/12/2015	PC004	ORKIN CANADA	IN6583135	DOU ANTS	157.50		157.50	
023484	002	11/12/2015	RF255	RUSSELL FOOD EQUIP	VC064605	CUTLERY/PITCHERS/S	1,101.75		1,101.75	
023485	002	11/12/2015	RK125	ROSENE KAT	121485	ROSENE-NOV/15 FAMI	33.60		33.60	
023486	002	11/12/2015	RL068	RIVERA LYVIER	121484	RIVERA-NOV/15 LATI	276.01		276.01	
023487	002	11/12/2015	RM275	ROCKY MOUNTAIN PHO	IN013478	LADDER TESTING	2,156.52		2,156.52	
023488	002	11/12/2015	SBR01	SONBIRD REFUSE & R	24070 24069 240678 24068 24066	NOV/15 P/W NOV/15 WD NOV/15 UCC NOV/15 SCH NOV/15 52 STEPS	666.91 272.37 218.82 564.69 184.91		1,907.70	
023489	002	11/12/2015	SC006	SOFTCHOICE CORPORA	4135352 4138453	DOCKING STATION DOCKING STATION	379.36 427.78		807.14	
023490	002	11/12/2015	SF061	STEVENS FLICKERINE	121483	STEVENS-NOV/15 YOG	168.00		168.00	
023491	002	11/12/2015	SHF34	SUPERIOR HARDWOOD	15/46A	UCC FLOORS	3,778.50		3,778.50	
023492	002	11/12/2015	SJ004	S & J SERVICES	530801 036250 036248 530802 036249	NOV/15 UAC NOV/15 P/W NOV/15 DOU NOV/15 AQUA NOV/15 FH	315.00 315.00 1,386.00 651.00 138.60		2,805.60	
023493	002	11/12/2015	SS419	SOLIDARITY SNACKS	423	ECC MEETING	82.75		82.75	
023494	002	11/12/2015	TM005	TELUS MOBILITY	NOV/15	NOV/15	114.24		114.24	
023495	002	11/12/2015	TS001	SKYLINE ATHLETICS	2109023 2110985 2110983	GOALIE GLOVES/SOCC GOALIE GLOVES SOCCER NET	350.30 28.90 122.55		501.75	
023496	002	11/12/2015	TSC19	TRANSPARENT SOLUTI	8147	JAN/16 CLEARMAIL	20.95		20.95	
023497	002	11/12/2015	UC142	UCLUELET CONSUMER'	6856	GIFT CARDS	2,175.00		2,175.00	
023498	002	11/12/2015	UI923	UKEE INFO TECH	10250	IT SUPPORT NOV/15	618.99		618.99	
023499	002	11/12/2015	UP459	UCLUELET PETRO-CAN	17119494	#14 TIRES	441.28		441.28	
023500	002	11/12/2015	XC300	XPLORNET COMMUNICA	INV11619222	DEC/15	72.79		72.79	
023501	002	11/12/2015	ZW172	ZONE WEST ENTERPRI	45810 45859	GEAR BAGS SHIRTS/PANTS	871.15 425.32		1,296.47	
023502	002	18/12/2015	ACE92	ACE COURIER SERVIC	14161282	LB WOODCHOPPERS	57.55		57.55	
023503	002	18/12/2015	AL001	ACKLANDS - GRAINGE	0539816 0539610 0539747	GLOVES CABINETS FIRST AID KITS/ICE	102.77 2,139.20 470.66		2,712.63	
023504	002	18/12/2015	AS877	ANDREW SHERET LIMI	03-047171	REED CLAMP	561.17		561.17	
023505	002	18/12/2015	BA370	BELLAVANCE ARIA	121507	BELLAVANCE-NOV-DEC	1,080.00		1,080.00	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
023506	002	18/12/2015	BE737	BENSON ERICA					2,721.60	Yes
023507	002	18/12/2015	BR330	BLACK ROCK MANAGEM	12837 12778	STAFF XMAS UCC LINENS	2,500.02 78.76		2,578.78	
023508	002	18/12/2015	C9194	CANNON WARREN	121281	CANNON-BCWWA	195.00		195.00	
023509	002	18/12/2015	CK608	KASSLYN CONTRACTIN	D502	D502	736.85		736.85	
023510	002	18/12/2015	D9356	DOSDALL, MORGAN	121508	DOSDALL WORKPLACE	255.08		255.08	
023511	002	18/12/2015	DK143	DEVRIES KATHY	121480	DEVRIES-NOV-DEC/15	750.00		750.00	
023512	002	18/12/2015	EP910	EVAN PETERSON	7	AGE FRIENDLY ANALY	624.75		624.75	
023513	002	18/12/2015	FC000	JOHNSON COURTNEY	121493	JOHNSON-DEC/15 GLE	934.80		934.80	
023514	002	18/12/2015	FS004	FOUR STAR WATERWOR	46749 46717 46727	PIPE/COUPLING/BUSH MASTER METERS VALVES/FABRIC CLOT	658.71 3,563.94 7,754.72		11,977.37	
023515	002	18/12/2015	FW050	FAR WEST DISTRIBUT	296692 296782	XMAS OPEN HOUSE G.BAGS/PAPER PRODU	54.19 60.68		114.87	
023516	002	18/12/2015	GE395	GALLOWAY ELECTRIC	569 570	MARINE DR.PHOTO CE STREET LIGHT FUSES	87.24 550.11		637.35	
023517	002	18/12/2015	HS002	HOGAN, SARAH	121491 121492	HOGAN-DEC/15 DANCE HOGAN-MUSICAL THEA	23.99 553.50		577.49	
023518	002	18/12/2015	IH042	INNER HARMONY SERV	3837	NOV/15 EXTRAS	57.76		57.76	
023519	002	18/12/2015	LE001	LEVELTON CONSULTAN	1060351	RISK ASSESSMENT	157.50		157.50	
023520	002	18/12/2015	M9355	MOLE SALLY	121421 121422 121423 121503	MOLE-COALITION MOLE-UBCM MOLE-UBCM MOLE COALITION	45.36 58.00 103.36- 16.20		16.20	
023521	002	18/12/2015	M9370	McEWEN MARILYN	121502	McEWEN ACHN TRANSP	126.68		126.68	
023522	002	18/12/2015	NA071	NOVAK ANNE	121490	NOVAK-DEC/15 CLAY	571.90		571.90	
023523	002	18/12/2015	PC285	PETTY CASH - BARBA	DEC-15	DEC/15	161.50		161.50	
023524	002	18/12/2015	PC336	PETTY CASH FORTUNE	121500	UCC PETTY CASH-DEC	40.31		40.31	
023525	002	18/12/2015	PI110	PUROLATOR INC	429537306	MAXXAM	159.31		159.31	
023526	002	18/12/2015	PT374	PAINTER TAMAS	1009163002	PAINTER-CLASS REFU	52.50		52.50	
023527	002	18/12/2015	PW280	PITNEYWORKS	11/15	NOV/15 POSTAGE	540.00		540.00	
023528	002	18/12/2015	RK179	ROBISON KARLA	121506	ROBISON-EPBCC	933.07		933.07	
023529	002	18/12/2015	RL068	RIVERA LYVIER	120898 121499	RIVERA APR/14 REGG RIVERA-DEC/15 LATI	93.48 234.00		327.48	
023530	002	18/12/2015	RPI46	ROADPOST INC. T462	RC08115900	DEC/15	71.40		71.40	
023531	002	18/12/2015	RS496	RELIC SURF SHOP IN	121501	FALL SKATE CLUB	720.25		720.25	
023532	002	18/12/2015	S9372	ST JACQUES DIANNE	121504	ST JACQUES YFN EDU	16.20		16.20	
023533	002	18/12/2015	SF061	STEVENS FLICKERINE	121496	STEVENS-YOGA DEC/1	564.61		564.61	
023534	002	18/12/2015	SI604	SHU IAN	121494 121495	SHU-INSTRUCTOR TRA SHU-DEC/15 PD	250.00 1,812.20		2,062.20	
023535	002	18/12/2015	TE541	TECH ELECTRICAL CO	1429	HEMLOCK LIFT ST.	275.63		275.63	
023536	002	18/12/2015	TP002	TELUS	NOV/15	NOV/15	3,597.32		3,597.32	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void						
023537	002	18/12/2015	UC142	UCLUELET CONSUMER'	71656313	#14 & GERRY CANS	155.90		1,117.15							
					71656329	#5	47.81									
					71658573	#23	63.05									
					71655259	#2	60.00									
					71655084	MINI PUMPER	17.09									
					71657716	#2	73.00									
					71658591	#24	126.43									
					71658752	#10	171.33									
					71657652	#4	119.10									
					71658698	#23	61.73									
					71658569	#3 & JERRY CANS	221.71									
					023538	002	18/12/2015	UC142		UCLUELET CONSUMER'	71662712	#2	67.01		803.54	
											71661057	#13	19.38			
71660495	#2	54.01														
71659079		74.42														
71664294	#23	54.21														
71663734	#9	101.70														
71662584	#13	16.47														
71662872	#1	124.00														
71662565	#24	109.27														
71663747	#4	112.01														
71661500	#23	71.06														
023539	002	18/12/2015	UC142	UCLUELET CONSUMER'					71664833		E2	82.00		486.51		
									71665128		#12	45.97				
					71665088	#23	61.69									
					71665076	#2	65.00									
					71665077	#2 OIL	5.74									
					71664466	R1	47.14									
					CO1044720	AFTRSCHOOL CLUB SN	34.92									
					CO1073544	NOV 3 FIN.PLAN SNA	31.57									
					71665894	#12	75.05									
					CO1026150	ELECTRICAL TAPE/ST	14.76									
					CO1048058	AFTRSCHOOL SNACKS	22.67									
023540	002	18/12/2015	UC142	UCLUELET CONSUMER'	CO1080063	FOLKLORE FEST.SNAC	20.77		184.35							
					CO1092658	FOLKLORE FESTIVAL	39.32									
					CO1090286	YOUTH PROGRAM SNAC	36.94									
					CO1082657	OIL CLEANUP -ROADS	87.32									
023541	002	18/12/2015	UP459	UCLUELET PETRO-CAN	17117986	#23 BEARINGS	372.18		588.84							
					17119551	#9 OIL CHANGE	77.78									
					17119559	#4 USED TIRE FEE	138.88									
023542	002	18/12/2015	UV145	UCLUELET VIDEO SER	DEC/15	DEC/15 491	557.76		557.76							
023543	002	18/12/2015	UV146	UCLUELET VOLUNTEER	Q4/15	Q4/15	2,100.00		2,100.00							
023544	002	18/12/2015	VTS70	VALLEY TRAFFIC SYS	85672a	FREIGHT CHARGES-SI	97.62		97.62							
023545	002	18/12/2015	WP166	WINDSOR PLYWOOD -	71674A	WIRE	15.90		1,959.60							
					72010A	LUMBER/DECK SCREWS	74.89									
					71686A	PT LUMBER-52 STEPS	51.45									
					71360A	BOLT/SCREWS	12.22									
					71344A	CAM LOCK	19.04									
					71332A	LUMBER	49.38									
					71304A	LUMBER/SCREWS-CEME	1,659.16									
					71759A	SCREW REMOVER	32.20									
					71906A	ROOF PATCH/PUTTY K	47.69									
					71350A	CAM LOCK RETURN	2.33-									
023546	002	17/12/2015	BE737	BENSON ERICA	121505	BENSON-TIMESHEET C	100.80		2,318.40							
					121497	BENSON-DEC1-12/15	1,523.20									
					121498	BENSON-DEC13-18/15	694.40									
Total:							227,216.46	0.00	227,216.46							

*** End of Report ***



STAFF REPORT TO COUNCIL

Council Meeting: Jan 12th, 2015

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE NO: 4320-50

FOLIO 186.001

SUBJECT: FOOD PRIMARY LIQUOR LICENSE AMENDMENT APPLICATION – HOWLERS RESTAURANT SERVICE PAST MIDNIGHT AND PATRON PARTICIPATION ENTERTAINMENT (E.G. DINE AND DANCE OR KARAOKE)

RECOMMENDATION(S):

1. **THAT** Council having gathered the views of nearby residents/businesses and taken into consideration the mandatory criteria prescribed by the Liquor Control and Licensing Branch (LCLB), the District of Ucluelet Council recommends that, with respect to the food primary liquor licence (number 306457) amendment application submitted by Howlers Restaurant, 1992 Peninsula Road, the LCLB;
 - a. approve the request to extend hours of liquor service past midnight, to 2:00 am, 7 days a week; **and/or**
 - b. approve the request for patron participation entertainment in the form of dancing; **or**
2. **THAT** Council has considered the application and does not wish to support this amendment application to a food primary liquor licence (number 306457)

PURPOSE:

To provide Council with information on a food primary liquor license amendment application for Howlers Restaurant which is requesting service till 2:00am and for patron participation with a dine and dance use.

To present for Council's consideration the results of the public consultation and referral processes undertaken by staff as part of Howlers Restaurant's application to the Liquor Control and Licensing Branch (LCLB) for two permanent changes to its food primary liquor licence: 1) liquor service past 12:00 midnight and 2) patron participation entertainment in the form of dancing.

BACKGROUND

Council was previously advised that Howlers Restaurant, located at 1992 Peninsula Road, had submitted an application to the Liquor Control and Licensing Branch (LCLB) requesting a permanent change to its food primary liquor licence that will allow for liquor service past 12:00 midnight and patron participation entertainment in the form of dancing. At the regular Council meeting held November 24th, 2015 Council passed the following resolution:

1. *THAT Council request staff to gather the views of residents that may be affected by the proposal. To provide a report outlining the views and comments of the respondents and possible recommendations within 90 days of notification.*

In accordance with LCLB requirements, the applicant is requesting a Council resolution in support of its amendment application. The current licence provides for liquor service until midnight seven days a week, the requested amendment would extend the hours of service to 2:00 am.

Existing License Hours:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9 am to 12 am					

Proposed License Hours:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9 am to 2 am					

The current licence provides for live music without dancing (patron non-participation entertainment) until 12:00 am. The requested amendment would allow for patron participation entertainment in the form of dancing. It should be noted that these are separate requests, and that while the public is being advised of both proposed amendments in a single notice, Council may support one, both or none.

LIQUOR LICENSING PROCESS

As part of the LCLB’s process for reviewing amendment applications, local governments are asked to gather the views of nearby residents/businesses potentially impacted by the application, provide comment on the LCLB’s mandatory considerations and submit a Council recommendation to the LCLB on whether the requested amendments should be approved. Mandatory considerations are:

- potential for noise
- impact on the surrounding community
- if the proposed change might shift the primary focus of operations from food service to liquor service.

GATHERING THE VIEWS OF RESIDENTS AND REFERRALS

Provincial regulations and guidelines for gathering the views of residents stipulate that input is only needed from residents/businesses that may be impacted by the application. While the area to be covered and method of collection are at the discretion of the local government, it is standard practice that only properties within a specified radius of the subject property are notified. For this application all property owners/occupants within 60 meters of the subject property were notified by mail. The Public notice was also available for viewing at the Ucluelet Municipal Hall. No letters or concerns have been submitted at the time of the writing of this report.

REFERRALS

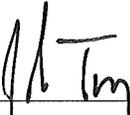
The District of Ucluelet's bylaw enforcement does not have any complaints of any kind on record in regards to Howlers Restaurant.

The Ucluelet RCMP detachment states it does not have any complaints of any kind on record in regards to Howlers Restaurant and the business has been operating in a respectful manner. The RCMP further note that the extension of liquor service hours may result in more noise and nuisance related calls and they would be hesitant to support the service of liquor till 2:00am proposed in this application.

SUMMARY AND CONCLUSION:

Howlers Restaurant is located in an area that is not residential in nature. The request to provide service liquor till 2:00am and for patron participation with dining and dancing has both a benefit to the community by adding to the night life options and a drawback by the additional noise and nuisance issues. Once Council has determined whether it supports the Howlers Restaurant application to extend its hours of liquor service past midnight and/or offer patron participation entertainment (dancing), staff will forward the recommendation, staff report and meeting minutes to the LCLB. The final decision on the primary food liquor licence amendments rest with the LCLB.

Respectfully submitted:



John Towgood,
Planner 1



STAFF REPORT TO COUNCIL

Council Meeting: JANUARY 12TH, 2015
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE NO:

SUBJECT: REFERRAL FOR A CROWN LAND TENURE – DISTRICT LOT 890 REFERRAL #1401124

ATTACHMENT(S): APPENDIX A – REFERRAL PACKAGE FROM MOFLNR
APPENDIX B – OCTOBER 28TH, 2015, ACRD REPORT REFERRAL #1401124

RECOMMENDATION(S):

1. **THAT** Council support Crown Land Tenure application #1401124; **or**
2. **THAT** Council does not support Crown Land Tenure application #1401124

PURPOSE:

To provide Council with information on a referral package for District Lot 890, a water lot located on the east side of the Ucluelet harbor in Port Albion and within the jurisdiction of the Alberni Clayoquot Regional District (ACRD). It is known locally as Bornstein's Seafood's (**Figure 1**). The purpose of the application is to amend an existing lease for 'Fish Products Industry' to also include 'marina' purposes.

BACKGROUND:

At the December 8th Regular Council Meeting, Council reviewed a report on the Crown Land Tenure application #1401124 and directed District Staff to request information from the ACRD. The ACRD Planning Staff forwarded a detailed referral summary (**Appendix B**). The referral package received by the District of Ucluelet from the Ministry of Forests, Lands and Natural Resource Operations for crown land tenure over for District Lot 890 (**Appendix A**) is attached for information.



Figure 1

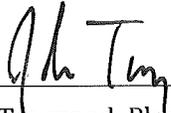
SUMMARY:

The Proposal to amend an existing lease for 'Fish Products Industry' to also include 'Marina purposes' falls within the jurisdiction of the ACRD. The ACRD's Report recommends:

ACRD staff recommends the referral agency be notified that the amendment to Lease 1401124 does not comply with the requirements of the ACRD zoning bylaw and the South Long Beach Official Community Plan designation. A rezoning application and an OCP amendment application are required prior to this tenure being amended.

The proposal is outside the scope of both the District of Ucluelet's Official Community Plan (OCP) and Zoning Bylaw. Considering that the proposal does not meet the ACRD's OCP or Zoning requirements Staff recommend the referral agency be notified that the District of Ucluelet does not support the proposed amendment to Lease 1401124.

Respectfully submitted:



John Towgood, Planner 1



Application for Changes to Existing Tenure

All applications must include completed application form, general location map,
local detail map, and attachments as indicated below.

PART 1. NAME(S) AND MAILING ADDRESS

Applicant Name:

FULL LEGAL NAME of Individual(s), Company or Society,
Ministry or Government Agency Your File: 1401124

TIANCHENG MINING LTD

Are you an Agent submitting this application
on behalf of your client?

Yes No

Letter of Agency attached Yes No

Contact Name for Company or Ministry Applicants:

William Zhu

Agent Name & Mailing Address:

GEORGE R. BANNING

VICTORIA, BC

CANADA Postal Code V9C 3U1

G.R. BANNING CONSULTING LTD

Applicant Mailing Address:

TIANCHENG MINING LTD

747 CARVER STREET

VANCOUVER, BC Postal Code V6G 2G3

CANADA

Agent Contact Numbers:

Phone 250-490-8734 Fax: _____

Applicant Contact Numbers:

Daytime Phone: 1-778-835-0807 Fax: _____

Agent Email Address:

g.banning@shoreline.ca

Applicant Email Address:

William778

Period of Projected Use:

Two years

Five to Ten years

Ten to Thirty years

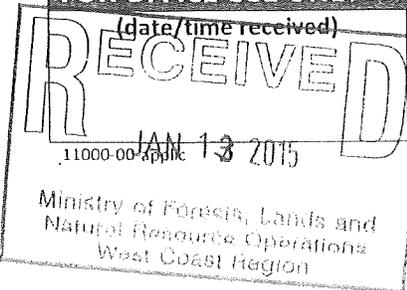
More than Thirty years

30 YEARS

Crown Land Tenure # FILE 1401124 DISTRICT LOT 590 CLAYOQUET DIST.

Tenure Type: (e.g. commercial general, quarry, etc.) COMMERCIAL MARINE & SEAFOOD SERVICES.

FOR OFFICE USE ONLY



File Number: <u>1401124</u>	Project Number: <u>152887</u>
Disposition ID: <u>921084</u>	Client Number: <u>273145</u>

PART 3. APPLICATION REQUIREMENTS

All applications must be complete. Incomplete applications will be returned to applicant.

Upon submission, FCBC will contact advising of the applicable application fee.

All of the following must be attached to or enclosed with this application form.

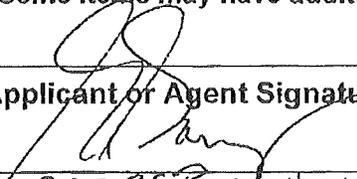
- General Location Map(s)** at a scale of 1:50,000 to 1:250,000 indicating general location of the area under application and the location of access roads, watercourses and other major landmarks
[http://www.for.gov.bc.ca/Land Tenures/crown land application information/program areas.html](http://www.for.gov.bc.ca/Land_Tenures/crown_land_application_information/program_areas.html)
- Detailed Site Map(s)** outlining in detail the area under application, showing the exact perimeter boundaries of the application area including the dimensions (in metre) and area (ha), including watercourses, district lots, etc.
[http://www.for.gov.bc.ca/Land Tenures/tenure programs/programs/sitemaps/index.html](http://www.for.gov.bc.ca/Land_Tenures/tenure_programs/programs/sitemaps/index.html)
- Updated/Current Management Plan**
[http://www.for.gov.bc.ca/Land Tenures/documents/management plan.pdf](http://www.for.gov.bc.ca/Land_Tenures/documents/management_plan.pdf)

PLEASE NOTE:

Additional items may be required (e.g. Advertising, Security Deposit, Proof of Insurance, Letter of Consent). Please consult Program Policies or contact FrontCounter BC for further information.

Some items may have additional associated costs or require additional processing time.

Applicant or Agent Signature(s):



GEORGE BANNING
GR. BANNING CONSULTING LTD

Date: DEC 22, 2014

PLEASE RETAIN A COPY OF THIS APPLICATION FOR YOUR RECORDS
- APPLICATIONS ARE NOT TRANSFERABLE -

NOTE: The information you provide will be subject to the Freedom of Information and Protection of Privacy Act. If you have any questions regarding the treatment of your personal information, please contact the Manager, Privacy, Information Access and Records Management.

The submission of this form does not in any manner convey any rights to use or occupy Crown Land.

July 2, 2015
(Ammendment)

3442-002/002

FrontCounter BC Nanaimo

Telephone: (250) 751-7226
Fax: (250) 751-7224
Toll Free: 1-877-855-3222

Attention: Valerie Bresnahan - Natural Resource Specialist

**Re: Tian Cheng Mining Ltd. – 1401124
Port Albion DL 890**

Dear Valerie:

Herold Engineering limited is pleased to present on behalf of our client, Tian Cheng Mining Limited the following project description/management plan for the proposed marina within the expanded water lot area as shown in the associated plans.

The proposed marina is within an area of proposed expanded lease area to the South and West of the existing lease area associated with District Lot 890 (as shown on attached plans). The area is approximately 2.2 hectares and is located and oriented as shown on the attached survey plan. The following information is provided in accordance with the "Marinas/Yacht Clubs Application Requirements List" provided by FrontCounter BC.

Project Description:

The new marina will provide increased access to moorage for a mix of pleasure craft and commercial fishing vessels on a short term and seasonal use throughout the year.

Existing Facility/Operations

The existing facility consists of a concrete wharfhead (dock) near the Western extent of the existing water lot. There is also an existing, pile supported ice plant near the Southwest corner of the existing water lot lease area. The existing ice plant is in significant disrepair and structurally unsound for continued use. As part of the master plan for the project, plans are in place to build a new ice plant on the upland portion of District Lot 890 (approximate location as shown on the plan).

The intent is to use the existing concrete dock to continue the offloading of commercial fish vessels (transited to trucks immediately, no processing on site), and the loading of commercial ice onto vessels tied along-side the existing concrete dock.

Marina Expansion

The proposed marina expansion is to the South of the existing concrete dock. The existing ice plant building and support structure will be removed as part of the project, to allow for increased area for the floats.

The floats will be accessed from the south end of the existing concrete dock.

There will be a 16 metre long gangway ramp extending from the South end of the concrete dock, landing on a 2.4 metre wide walkway float. The floats throughout the marina are all proposed for "side tie" moorage to allow for the flexibility to accommodate vessels large and small. It is proposed that the floats near the West boundary of the expanded waterlot will provide moorage for mix of private and commercial vessels up to 80 feet in length. The remainder of the floats would provide moorage for vessels from 20 feet to 40 feet in length.

To the North of the existing concrete dock there is a proposed 41 metre long x 2.4 metre wide concrete float, accessed directly from the adjacent upland via an aluminum gangway ramp. The intent of this float is to provide temporary moorage for commercial vessels during busy times of loading ice or offloading of product for transit.

There is a proposed 58 metre long by 4.2 metre wide boat launch near the Southeast corner of the property. The length as shown has been based on the survey to provide full tide launching ability for small vessels and partial tide launching for vessels up to 25 feet. As shown there is no dredging required to facility the boat launch and the ramp would generally follow the natural grade.

The intent for provision of potable water for the marina expansion within the application area is to hook into the municipal distribution already provided to the upland portion of the property. There will be no sewer holding tanks or pump-out facilities provided to the marina users. Vessel sewage will not be handled on site.

Construction and Materials:

The proposed construction of the floats within the marina basin are reinforced concrete. The proposed mooring will be provided by driven steel pipe piles. The proposed gangway will be constructed of marine grad aluminum. The proposed boat launch will be constructed of reinforced concrete panels.

The marina will be serviced with power and water, suitable for servicing the vessels using the facility.

The timing of the construction is dependent on approval of the area for lease. The contractor will fabricate the marina components off site and mobilize to site for installation. Construction will be in accordance with all Best Management Practices and will occur outside of any closure periods identified by Fisheries and Oceans Canada. The marina construction will likely occur within the 2015/16 calendar year.

The marina has been designed so that no dredging or filling will be required. The location provides natural protection within the body of water known as "Ucluelet Arm". There is natural protection to any wind generated waves from the Southern direction. There is a short fetch (2.5 km) to the Northwest in which small wind waves are generated. Preliminary analysis indicates that these waves will not be significant and that no mitigation (breakwater) will be required. A more detailed wind/wave study will be completed as part of the detailed design and small floating breakwater will be designed and installed if needed.

Moorage Rates and Season:

The proposed moorage rates have been provided by our client and are as follows:

Private Vessels (non-commercial):

Rate: From May 1st to September 1st (high season)

- 23' boat charge \$ 36.00 per day (\$1.55 per foot)
- 26' boat charge \$ 38.00 per day (\$1.45 per foot)
- 30' boat charge \$ 40.00 per day (\$1.33 per foot)
- 40' boat charge \$ 46.00 per day (\$1.15 per foot)
- 60' boat charge \$ 69.00 per day (\$1.15 per foot)
- 80' boat charge \$ 92.00 per day (\$1.15 per foot)

Rate: Season September 2nd to April 30th (low season)

- \$20.00 per day for vessels up to 40 ft.
- \$30.00 per day for vessels above 40 ft.
- \$300 monthly off season rate for vessels up to 40ft
- \$400 monthly off season rate for vessels from 40ft to 60ft.

Commercial Vessels (with active license)

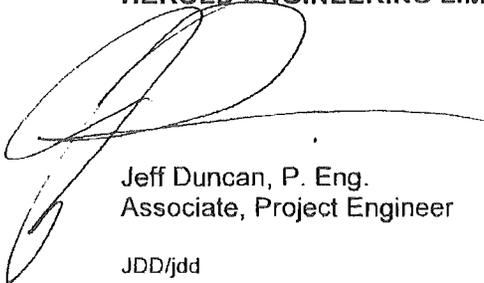
- Daily rate \$0.70 per foot
- Monthly rate \$7.50 per foot

The marina will operate 12 months of the year, with no closures. There is no intent to provide any ancillary uses such as fuel docks, boat charters, boathouses, etc.

We trust that the provided information fulfills the requirements as outlined for submittal. Please contact the undersigned with any questions you may have or if any further clarification is needed.

Yours truly,

HEROLD ENGINEERING LIMITED



Jeff Duncan, P. Eng.
Associate, Project Engineer

JDD/jdd

Enclosure

Request for the expansion of existing foreshore lease (file#: 1401124). Request to expand the existing lease of 0.58Ha by 2.12Ha to 2.7Ha (See Proposed Plan 'Powell & Assoc. file#: 1195-uclu, Dec 4, 2014.). The proposed expansion would expand the existing seafood services and commercial marina. Please see the Plan attached (plan number referenced above) for details, dimensions and areas.

**Foreshore Site Metes and Bounds Description
for proposed parcel adjacent to District Lot 890, Clayoquot District**

Begin at the Northerly corner of District Lot 890, Clayoquot District
then go 90.04 meters at 238° 30' to the Point of Commencement
then go 53.7 meters at 238° 30'
then go 193.4 meters at 145° 47'
then go 167.8 meters at 47° 51'
then north-westerly along the shoreline to the Easterly corner of District Lot 890
then go 27.20 meters at 238° 57' 30"
then go 17.29 meters at 329° 27' 30"
then go 48.56 meters at 238° 30'
then go 39.00 meters at 144° 41'
then go 25.50 meters at 234° 41'
then go 83.07 meters at 324° 41'
then go 7.00 meters at 234° 41'
then go 19.19 meters at 324° 41' to the Point of Commencement.

Containing 2.12 hectares



District Lot 890,
Clayquot District
Legend

- Land Act Survey Parcel
- Integrated Cadastral Fabric
- First Nations Treaty Lands -
FIRST_NATION_NAME
-Huu-ay-ah First Nations
-Kwakiwaka/Chickadee First Nations
-Nisga'a Nation
-Tahltan Nation
-Taswassen First Nation
-Uchucklesh Tribe
-Uluu First Nation

(1:20,000) Water - Lake, Reservoir
Themed

FCODE

Miles - Tallentire

1.02

2.69 km



1:50,000

Copyright/Disclaimer

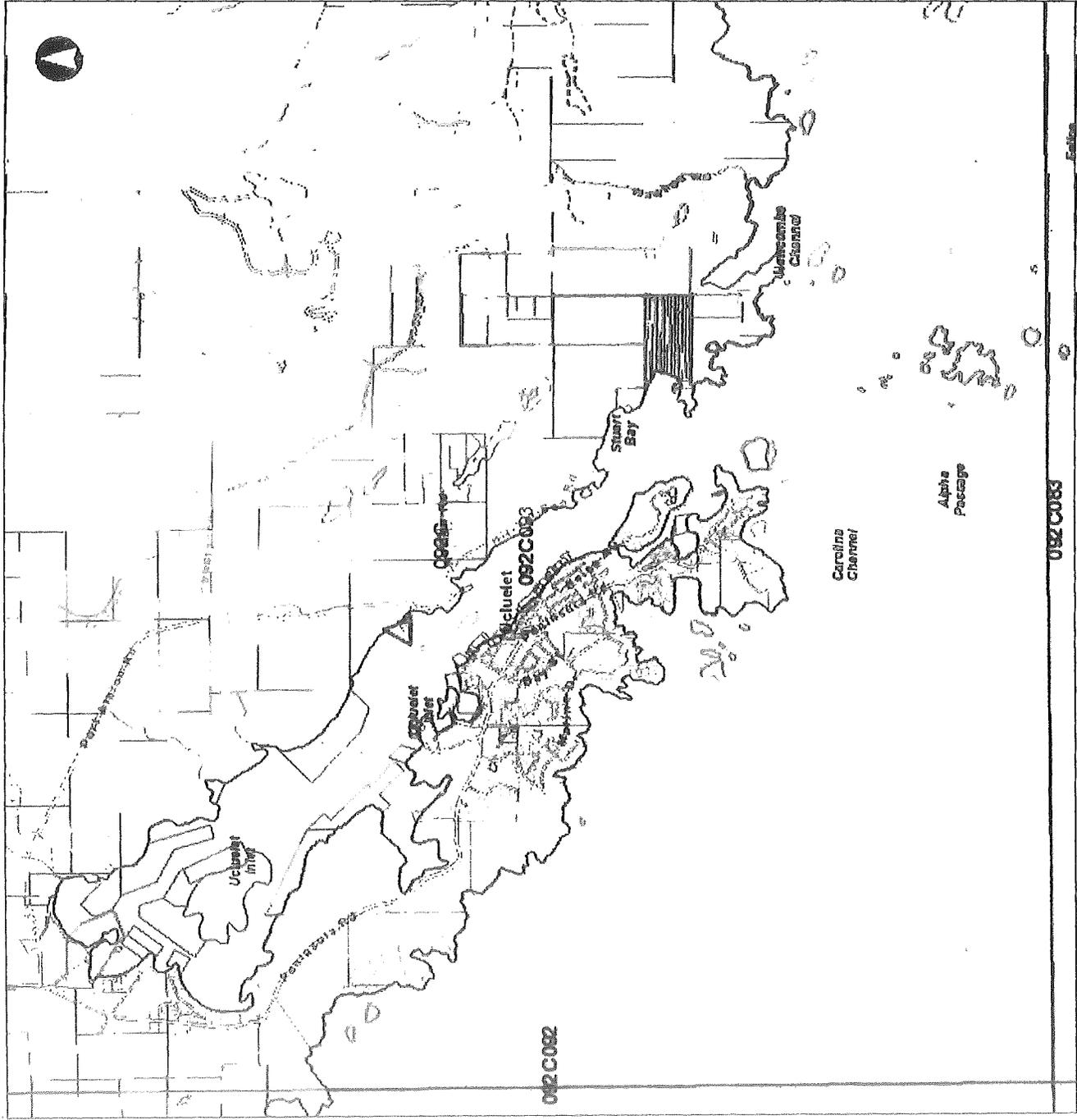
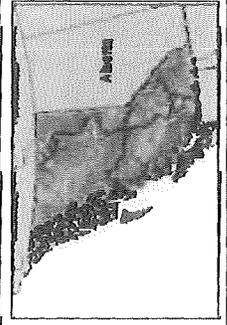
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CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum: NAD83

Projection: NAD_1983_BC_Environment_Alters

Key Map of British Columbia

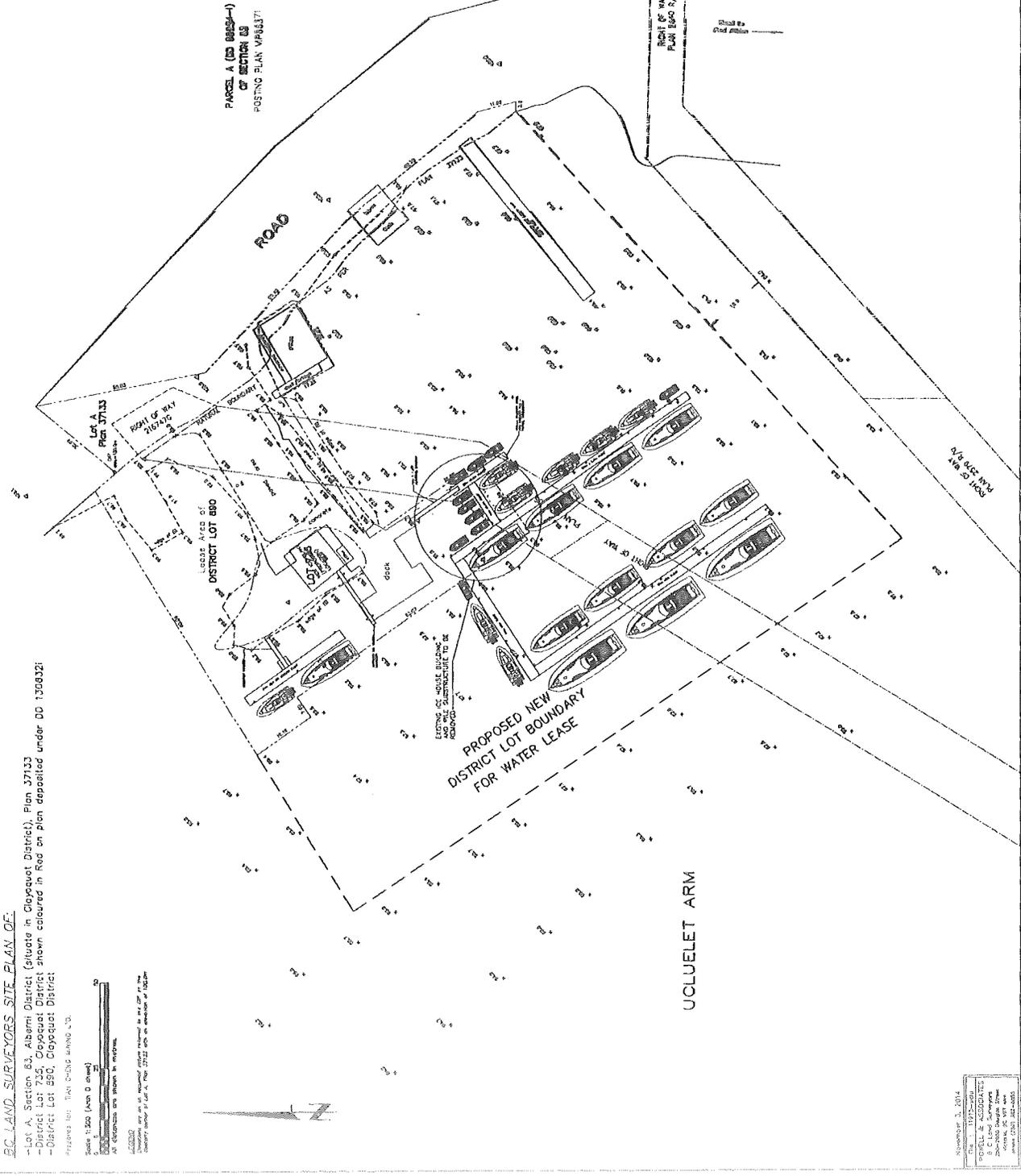


PRELIMINARY DESIGN - VEASEL BERTSY	
VESELE SIZE (MUS)	NO. (AS SHOWN)
	80' 3
	00' 0
	40' 3
	23' 10
TOTAL UNLADEN VOLUME OF APPROXIMATE PIRMS PACKAGED = 11425 FT ³	



PROJECT NO. 1443-001
 NOTE: HEROLD ENGINEERING LIMITED IS RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE MARINA AS SHOWN. LAYOUTS, INFORMATION AND MEASUREMENT BY OTHERS. DETAILED DESIGN IS REQUIRED TO CONFIRM DESIGN LAYOUT.

The Client understands that the design on this plan is for information only and is not a guarantee of performance. The Client is responsible for the design and layout of the marina as shown. The Client is responsible for the design and layout of the marina as shown. The Client is responsible for the design and layout of the marina as shown.



BC LAND SURVEYORS SITE PLAN OF
 -Lot A, Section 83, Alberni District (situate in Clayoquot District), Plan 37133
 -District Lot 735, Clayoquot District shown coloured in Red on plan deposited under DD 1308321
 -District Lot 890, Clayoquot District

PREPARED BY: TERRY CHONG SURVING S.S.
 SCALE: 1:500 (AS SHOWN)
 ALL DIMENSIONS ARE SHOWN IN METERS.
 1:50000
 THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE WITHOUT THE APPROVAL OF THE LOCAL AUTHORITY.

APPROVED BY: [Signature]
 DATE: 11/13/2014
 TERRY CHONG SURVING S.S.
 1111-1111-1111
 1111-1111-1111
 1111-1111-1111



CROWN REFERRAL SUMMARY

To: Tony Bennett, Director of Area 'A' – Long Beach

Date: October 28, 2015

ACRD File No.: WC15010

FRONTCOUNTER BC (LANDS) File No.: 1401124

Applicant: Tian Cheng Mining Ltd

Legal Description: N/A

Location: Ucluelet Inlet, near Port Albion

Electoral Area: Area "C" (Long Beach)

Type of Application: Amendment to Commercial Lease – Addition of Marina Uses

Recommendation: ACRD staff recommends the referral agency be notified that the amendment to Lease 1401124 **does not** comply with the requirements of the ACRD zoning bylaw and the South Long Beach Official Community Plan designation. A rezoning application and an OCP amendment application are required prior to this tenure being amended.

Length of Tenure: 30 + years

Area Size: The existing tenure is 0.58 hectares and the application is to increase the tenure size by 2.12 hectares for a total of 2.7 hectares.

Purpose: The purpose of the application is to amend an existing Lease for 'Fish Products Industry' to also include 'marina purposes'. The current tenured area consists of a concrete wharfhead (dock) near the Western extent of the water lot. An ice plant on pilings exists on the water lot lease area and is in disrepair. The application has stated that a new ice plant will be built on an upland area on District Lot 890. Survey plans indicate that the existing ice plant will be removed in the future and the area will be

WC15010

used for moorage. The marina will provide access to moorage for a mix of pleasure craft and commercial fishing vessels for short term and seasonal use.

Zoning: The application area consists of three zones including Heavy Industrial (M3) District, Waterfront Industrial (W5) District, and Small Holdings (A1) District. The proposed lease amendment does not comply with the three zones listed above. A rezoning application is required to allow for a combination of 'fish products industry' and 'commercial/industrial marina' and should reflect any desired future use of the water lot lease area.

Relevant Planning Policy Documents:

The South Long Beach Official Community Plan (OCP) identifies that there are sensitive habitat areas (Estuary, Kelp Bed, Reef, Zostera, Fish, Waterfowl, and Marine Plants) within the application area.

The OCP also identifies a portion of the application area as Industrial and the remainder of the application area is not designated. The industrial designation includes objectives to retain the fish packing facility in Port Albion but does not include objectives related to marinas.

The OCP has specific objectives for Ucluelet Inlet that include:

- To focus water-related industrial and marine commercial uses around existing industrial areas.
- To promote the development of the Ucluelet Harbour (or similar facilities) and encourage the improvement of the access for marine traffic.

The OCP has specific policies for Ucluelet Inlet that include:

- Communal or public docks and wharves associated with upland residential subdivisions or commercial development will be considered if they are not located in an area included in the Environmental Features Inventory of the ***Barkley Sound Planning Strategy***, or other provincially or federally recognized environmental inventory, or have been assessed by a Qualified Environmental Professional as having no significant impact on that feature, and do not unreasonably interfere with public access to the foreshore.
- The ACRD is opposed to the issuance of any tenure on crown land adjacent to or within Ucluelet Inlet for: establishment of moorage facilities for vessels that are, or could be permanently or temporarily moored and occupied.

The ***Barkley Sound Planning Strategy*** includes this foreshore area and identifies it as a key habitat area (Estuary, Kelp bed, reef, and Zostera).

Comments: This application does not comply with the requirements of the ACRD zoning bylaw and the South Long Beach Official Community Plan designation. A rezoning

WC15005

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuulu?i?at? Government, Huu-ay-aht First Nations, Uchucklesaht Tribe
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)

application and an OCP amendment application are required prior to this tenure being amended.

Prior to removing the existing Ice Plant, a demolition permit must be applied for and received from the Alberni Clayoquot Regional District. A condition of the demolition permit will be to complete and submit a Contaminated Site Profile.



Prepared by: _____
Heather Adair, Junior Planner



Reviewed by: _____
Alex Dyer, Planner

WC15005

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?il?ath Government, Huu-ay-aht First Nations, Uchucklesaht Tribe
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)



STAFF REPORT TO COUNCIL

Council Meeting: JAN 12TH, 2016
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE No: 3090-20 **REF. No:** DVP15-01

SUBJECT: DEVELOPMENT VARIANCE PERMIT FOR:

LOT: 3 BLOCK: PLAN: VIP1116 SECTION: 21 TOWNSHIP: DISTRICT: 09 (1412 IMPERIAL LANE)

LOT: 4 BLOCK: PLAN: VIP1116 SECTION: 21 TOWNSHIP: DISTRICT: 09 (1418 IMPERIAL LANE)

ATTACHMENT(S): APPENDIX A- APPLICATION

RECOMMENDATION(S):

1. **THAT** Development Variance Permit DVP15-01 be approved; **or**
2. **THAT** Development Variance Permit DVP15-01 be considered and denied

PURPOSE:

In order to facilitate a lot line adjustment between two properties the applicants are required to create new legal plans for the adjusted properties. The creation of new legal plans is considered a subdivision and a Development Variance Permit (DVP) is required for all the existing non conformities of the subject site.

OVERVIEW OF DEVELOPMENT PROPOSAL:

The Imperial Lane properties are some of the oldest dwellings in Ucluelet and as such there many property line irregularities, lawful non-conformities and encroachments. The owners of 1412 and 1418 Imperial Lane are endeavoring to correct the property line between them to be located with an equal spacing. In order to facilitate the new lot line location the applicants are required to create new plans for the adjusted properties. The creation of new legal plans is considered a subdivision and a DVP is required for all the existing non conformities of the properties. The variances contained in the body of this report represent those existing non conformities. Pursuant to Sections 922 of the Local Government Act, the applicants have submitted a request for a DVP for the following zoning variances:

Proposed Lot A (1412 IMPERIAL LANE)

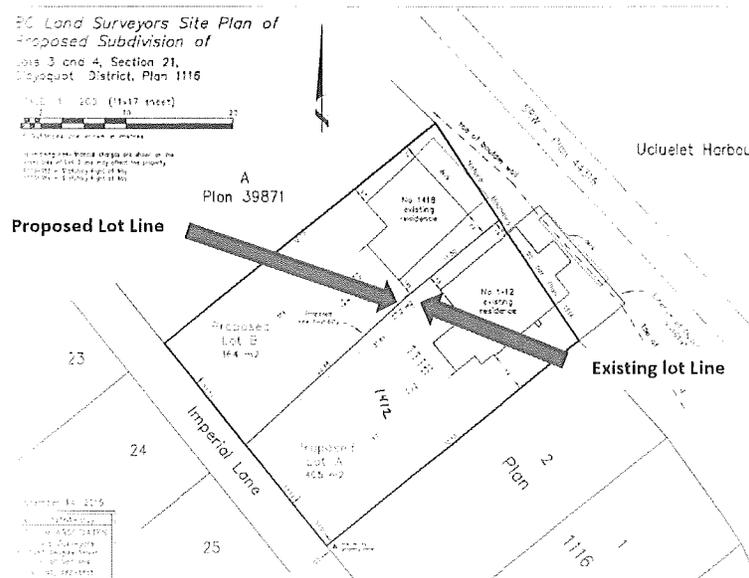
- a. Section 306.2 (a) of Zoning Bylaw #1160, indicates a building or structure may not be placed, constructed, sunk into, erected, moved, sited, altered or enlarged within 7.5 m on

the upland side of the natural boundary of the ocean where the reference plan indicates the principle building at a 0.0' from the natural Boundary

- b. Section 307.1 of Zoning Bylaw #1160, indicates that no lot may be created by subdivision that has an area less than the figure specified for the Zone in which the lot is located. Section R-1.2.1 indicates a Minimum lot size: 650 m² where the proposed Lot A is indicated to be 405 m². (It should be noted section 303.5 addresses the use of lots that do not satisfy minimum requirements)
- c. Section R-1.2.2 of Zoning Bylaw #1160, indicates a Minimum Lot Frontage of 18 m where the reference plan indicates 12.17m
- d. Section R-1.6.1 (1) (a) of Zoning Bylaw #1160, indicates a minimum Front Yard/Waterside Setback (for thru lots the waterside lot is considered the front yard) of 7.5 m where the reference plan indicates the principle building at a 0.0' from the natural Boundary

Proposed Lot B (1418 IMPERIAL LANE)

- a. Section 306.2 (a) of Zoning Bylaw #1160, indicates a building or structure may not be placed, constructed, sunk into, erected, moved, sited, altered or enlarged within 7.5 m on the upland side of the natural boundary of the ocean where the reference plan indicates the principle building at a 0.0' from the natural Boundary
- b. Section 307.1 of Zoning Bylaw #1160, indicates that lots may not be created by subdivision that have an area less than the figure specified for the Zone in which the lot is located. Section R-1.2.1 indicates a Minimum lot size: 650 m² where the proposed Lot B is indicated to be 364 m². (It should be noted section 303.5 addresses the use of lots that do not satisfy minimum requirements)
- c. Section R-1.2.2 of Zoning Bylaw #1160, indicates a Minimum Lot Frontage of 18 m where the reference plan indicates 12.17m
- d. Section R-1.6.1 (1) (a) of Zoning Bylaw #1160, indicates a minimum Front Yard/Waterside Setback (for thru lots the waterside lot is considered the front yard) of 7.5 m where the reference plan indicates the principle building at a 0.0' from the natural Boundary
- e. Section R-1.6.1 (1) (c) of Zoning Bylaw #1160, indicates a minimum Side Yard Setback of 1.5 m where the reference plan indicates the principle building at a 1.2 m from NW property line.



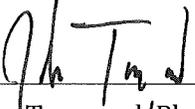
PUBLIC INPUT:

Notices were mailed out to the surrounding properties within 100m of the subject site. At the time of the writing of this report there has been no inquiries or concerns submitted.

SUMMARY:

The variances proposed within this report are a legislative requirement in order to facilitate the corrective adjustment of a property line between two properties.

Respectfully submitted:



John Towgood, Planner 1

21 September 2015

Mr. John Towgood
Planning Department
District of Ucluelet
200 Main Street
PO Box 999, Ucluelet
B.C. V0R 3A0

Re: Lot Line Adjustment Between
1412 and 1418 Imperial Lane, Ucluelet

Dear Mr. Towgood,

Please find attached the site plan survey showing the proposed lot line adjustment between 1412 and 1418 Imperial Lane in Ucluelet (Lots 3 and 4, Section 21, Clayoquot District, Plan 1116). The purpose of this adjustment is to increase the width of the side yard on the north west side of 1412 Imperial Lane/Lot 3 in order to establish a minimum side yard setback of 1.5 metres from the existing residence.

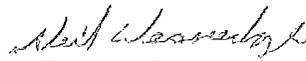
As per our recent discussion, we, the owners of Lots 3 and 4, have mutually agreed to this lot line adjustment and we are now submitting this plan for the Approving Officer's approval.

If you have any questions, please let us know soonest.

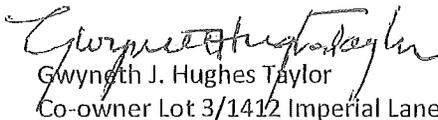
Yours truly,



Brian G.L. Taylor
Co-owner Lot 3/1412 Imperial Lane



Neil Wesnedge
Owner Lot 4/1418 Imperial Lane



Gwyneth J. Hughes Taylor
Co-owner Lot 3/1412 Imperial Lane

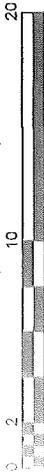
Contact Information:
1418 Imperial Lane
Ucluelet, B.C. V0R 3A0
250-726-4318

Contact Information:
1630 Balmoral Avenue
Comox, B.C. V9M 2N2
250-339-3436
hughestaylor@shaw.ca

BC Land Surveyors Site Plan of
Proposed Subdivision of

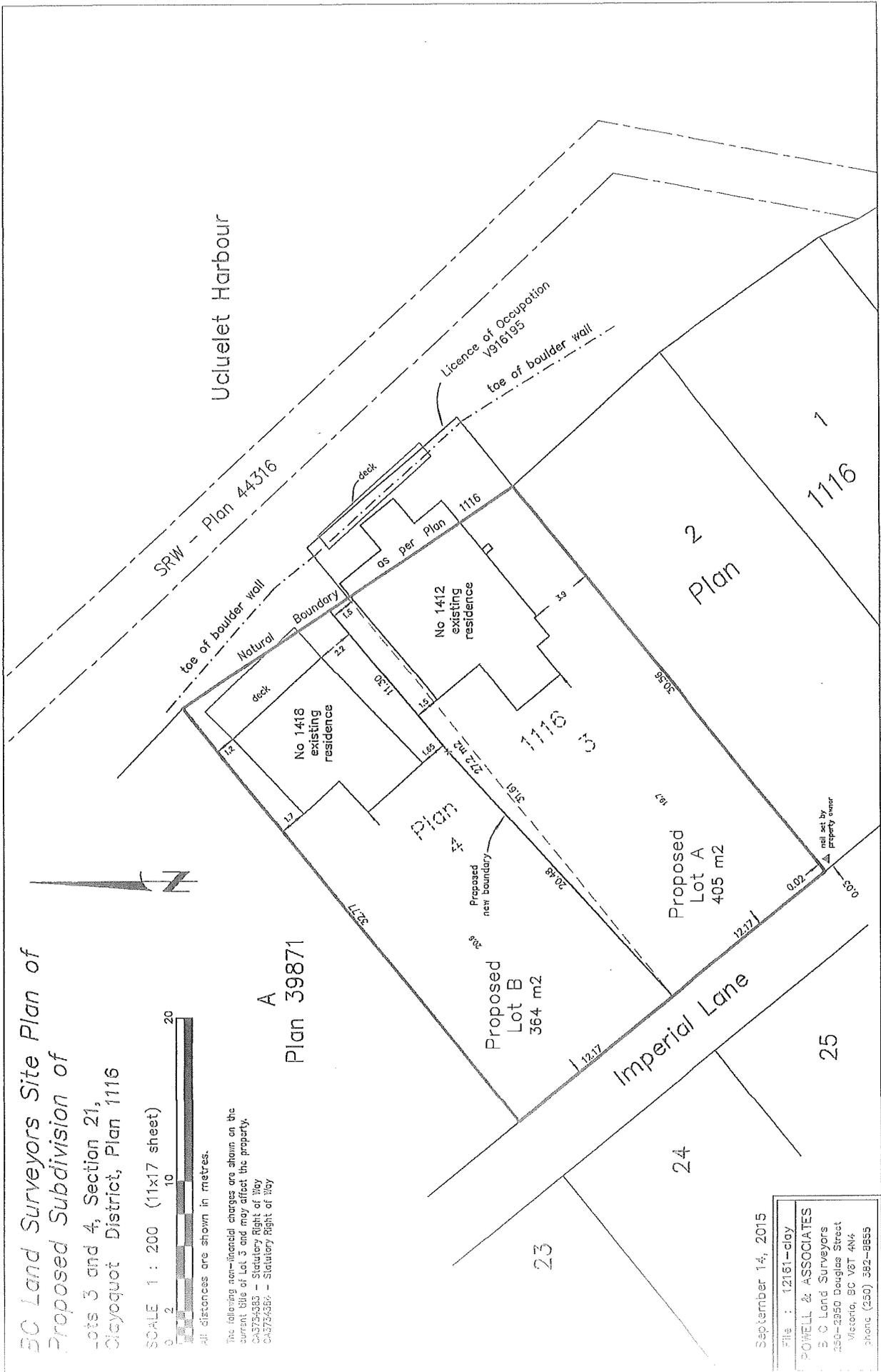
lots 3 and 4, Section 21,
Clayoquot District, Plan 1116

SCALE 1 : 200 (11x17 sheet)



all distances are shown in metres.

The following non-financial charges are shown on the current title of Lot 3 and may affect the property.
C4379-933 - Statutory Right of Way
C4373-936 - Statutory Right of Way



September 14, 2015

File : 12161-clay

POWELL & ASSOCIATES

B C Land Surveyors

250-2350 Douglas Street

Victoria, BC V8T 4N4

phone (250) 582-8855



STAFF REPORT TO COUNCIL

Council Meeting: JAN 12TH, 2016
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE NO: 3090-20 **REF. NO:** DVP13-02

SUBJECT: RENEWAL OF DEVELOPMENT PERMIT FOR 1601 PENINSULA ROAD

ATTACHMENT(S): APPENDIX A- RENEWAL REQUEST
APPENDIX B- JUNE 25TH, 2013 STAFF REPORT

RECOMMENDATION(S):

1. **THAT** the Development Variance Permit DVP13-02 for Lot A, District Lot 282, Clayoquot District, Plan 3550 (1601 Peninsula Road) be renewed; **or**
2. **THAT** the Development Variance Permit DVP13-02 for Lot A, District Lot 282, Clayoquot District, Plan 3550 (1601 Peninsula Road), be considered and determined not to be renewed.

PURPOSE:

To provide Council with information with respect to an application for the renewal of Development Variance Permit (DVP) DVP13-02 originally issued the 12th of November, 2013.

OVERVIEW OF DEVELOPMENT PROPOSAL:

Staff are in receipt of a request for the renewal of DVP13-02. On November 12th, 2013 Council approved a Development Permit (DP) / DVP and the subject lot to CS-1 from P-2. Since the construction of this project was not substantially started by November 12, 2015 the Development Variance Permit is considered to have lapsed as per Section 926 (1) of the Local Government Act.

926 (1) Subject to the terms of the permit, if the holder of a permit under this Division does not substantially start any construction with respect to which the permit was issued within 2 years after the date it is issued, the permit lapses.

Considering the multi process complexity staff have broken down the different aspects and status of the original November 12th, 2013 development permit:

Rezoning:

The subject property was rezoned from P-2 (Private Institutional) to CS-1 (Village Square) Commercial Zone. With the adoption of Zoning Amendment Bylaw No. 1156 on November 12th, 2013 the rezoning of the subject property was completed.

Memorandum of Understanding (MOU):

A MOU was signed on November 7th, 2013. This MOU is a binding legal agreement between the District of Ucluelet and the Applicant as part of the Rezoning of the subject property. The following aspects of the MOU have been satisfied:

- \$250 paid to the Ucluelet Historical Society for a Historical Plaque
- \$8,000 paid to the District of Ucluelet

The following aspects of this MOU are not satisfied:

- 4 bicycle Racks
- 4 Benches
- Maintenance of the community gardens
- Maintenance of a pedestrian Right of Way

The applicant has supplied photos of a completed bench and a sketch of the required bike racks. This MOU is a legal binding agreement put in place if the subject property was successfully rezoned to CS-1. Since Bylaw No. 1156 was adopted and the timeframes indicated within the MOU have lapsed it can be considered that the applicant is in breach of the MOU regardless of the status of the DP, DVP or building permit (BP). It should be noted that the MOU is a condition of the Rezoning. The applicant has indicated that upon approval of the renewal of DVP13-02 that he will endeavor to create a new timeline for the timely completion of the outstanding MOU items.

Development Permit:

DP13-02 expired on November 12, 2015. The District of Ucluelet's Development Approval Procedures Bylaw No. 1164, 2015 allows the District of Ucluelet's highest level Planner the ability to extend a DP by one year. The applicant requested a one year extension of DP13-02 and a one year extension was granted, subject to the successful renewal of the DVP13-02, which is the subject of this report.

Development Variance Permit:

DVP13-02 expired on November 12, 2015. It is not within the ability of the District of Ucluelet's Planner to extend a DVP. In order to facilitate the renewal of DVP No.13-02, 2013, pursuant to Sections 922 of the Local Government Act, the applicant has submitted a request to council for the renewal of the DVP13-02 for the following zoning variances:

1. Section 505.1 of *Zoning Bylaw #1160*, indicates 21 off-street parking spaces are required as per the land use indicated within DP13-02 whereas it is proposed to reduce that requirement to 1 off-street parking spaces
2. Section 508.1 of *Zoning Bylaw #1160*, indicates the requirement of 1 off street loading space whereas it is proposed that an off-street loading space not be required.
3. Section CS-1.6.1 (c) of *Zoning Bylaw #1160*, indicates a minimum side yard of 1.5m whereas the reference plan within DP13-02 indicates a west side yard setback of 0.33m to accommodate the existing building.
4. Section CS-1.6.1 (d) of *Zoning Bylaw #1160*, indicates a minimum exterior side yard of 1.5m whereas the reference plan within DP13-02 indicates a east side yard setback of 0.42m to accommodate the existing building.

5. Section CS-1.6.2 of Zoning Bylaw #1160, indicates a minimum front yard setback of 4.5 m to all lot lines abutting Peninsula Road whereas the reference plan within DP13-02 indicates a setback of 1.37m to accommodate the existing building.

It should be noted these are the same variances as proposed in the original DVP application.

PUBLIC INPUT:

Notices were mailed out to the surrounding properties within 100m of the subject site. At the time of the writing of this report there has been no inquiries or concerns submitted.

SUMMARY:

Because of the nature of these type of projects, with the potential retention and renovation of historically significant building elements, they are often subject to substantial and unforeseen delays. The applicant has indicated a clear intent to Staff to see this project completed. Considerable effort was made by both Council and the applicant to arrive at the November 12th, 2013 approval of the subject properties Rezoning, DP, DVP and MOU.

Respectfully submitted:



John Towgood, Planner 1

APPENDIX A

November 30,2015

For the attention of Mayor and Council for the District of Ucluelet,

In regards to 1601 Peninsula Rd.formally Saint Adians church.

I'm requesting a renewal of my development variance permit ,DVP 13~02, to accompany my development permit DP13~02 extension . This will facilitate another attempt to obtain a building permit for the work to repurpose this building as originally proposed .

Also for your approval I'm enclosing a photo of a bench prototype (each will be similar but unique) and a drawing of a proposed bike rack design which I'm to provide to the community as originally negotiated . There are to be four of each, one of each to be for 1601 Penninsula , I'm proposing a May 1 ,2016 delivery .

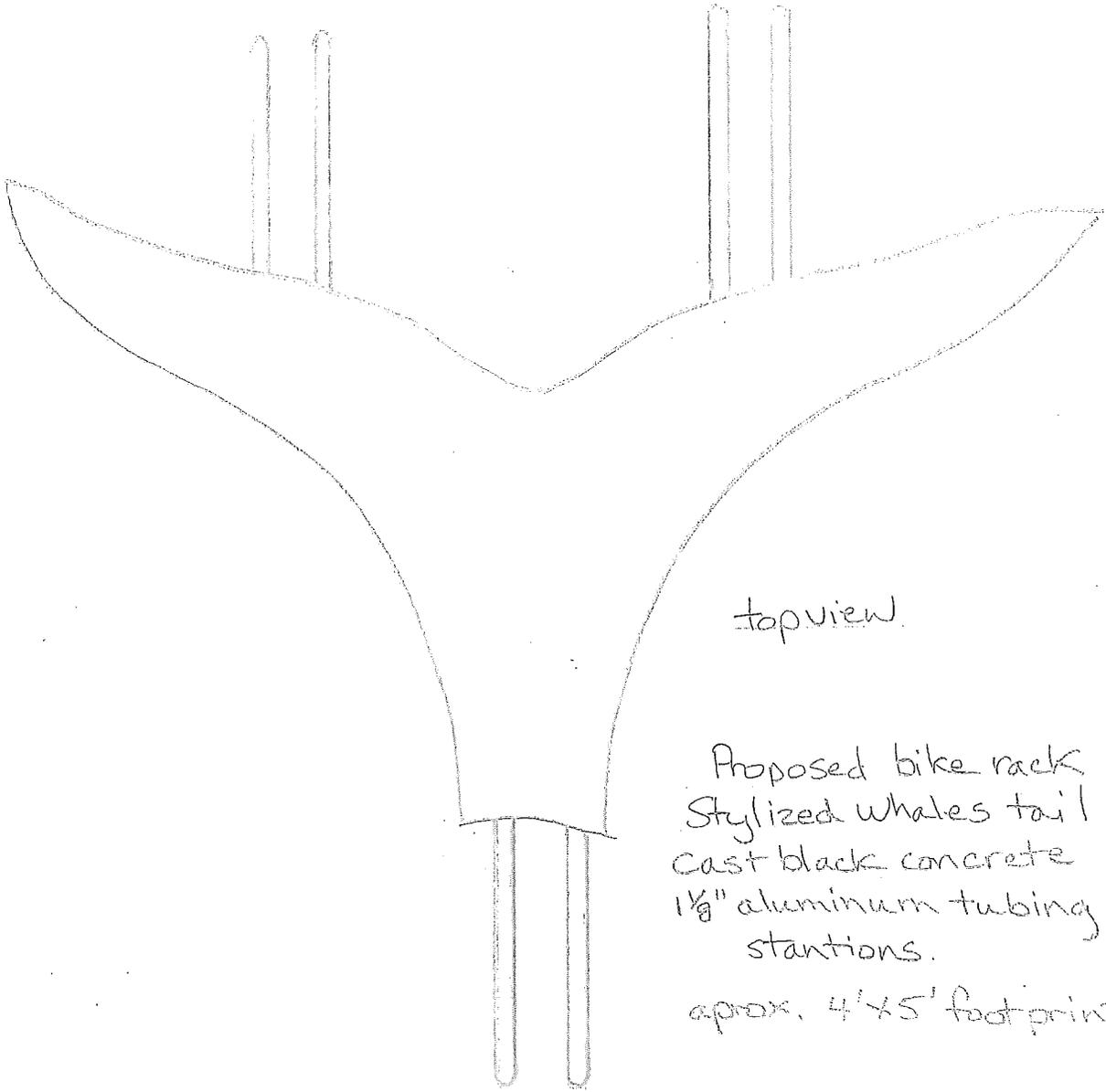
Thanks for your consideration



Leif Hagar, Ucluelet



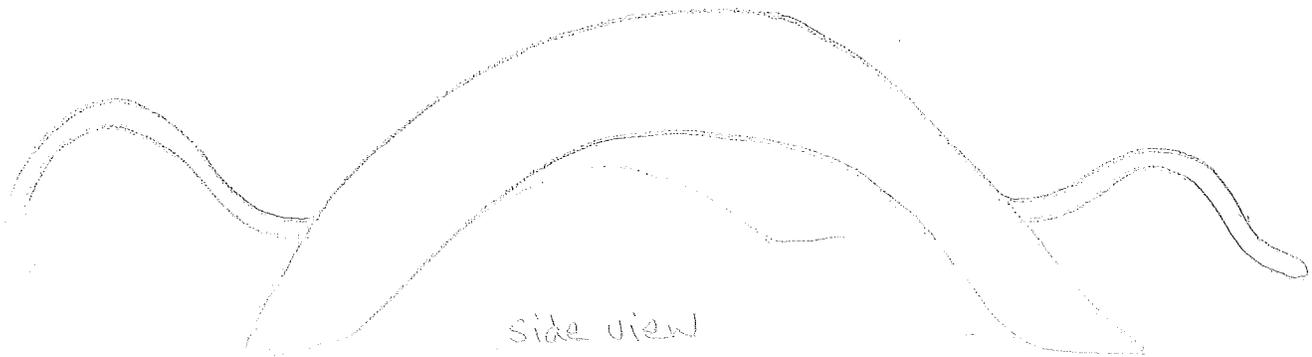




top view.

Proposed bike rack
Stylized whale tail
cast black concrete
1 1/8" aluminum tubing
stations.

aprox. 4' x 5' footprint



side view

FOR REFERENCE



REPORT TO COUNCIL

MEETING DATE: JUNE 25, 2013 **FILE NO:** Folio: 58300175995; RZ 13-01; DP&DVP 13-02

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING

SUBJECT: **Proposal to Rezone Lot A, District Lot 282, Clayoquot District, Plan 3550 (1601 Peninsula Road) from Private Institutional P-2 Zone to Village Square Commercial CS-1 Zone**

Recommendation:

1. Council consider approval of the following recommendations:
 - a) **THAT** Zoning Bylaw No. 1156, 2013 be given First and Second Readings and
 - b) **THAT** Zoning Bylaw No. 1156, 2013 be advanced to a Public Hearing

Purpose:

To provide Council with information with respect to an application seeking to rezone the subject property in order for it to correspond with the surrounding properties within the Village Square Development Permit Area.

Background:

Staff are in receipt of a rezoning application (RZ# 13-01) to rezone 1601 Peninsula Road (formerly the St. Aidan's Church) from a P2 Private Institutional zone to the CS-1 Village Square Commercial zone. The subject site is on the corner of Main Street and Peninsula Road; a prominent and highly visible corner. This important intersection provides the axis of the two commercial spines of the downtown Village Square. With the Co-op to the south west, the new Chamber of Commerce building to the south and the harbour with the Aquarium to the north, this pivotal property becomes a core to the commercial/pedestrian experience of the Village Square.

This site is also rooted in this community's history. In 1952, St. Aidan's Church (on the Hill) was built by community members. Volunteers donated time and labour to construct the church. In 1987 a steeple was erected on the church making this building one of

FOR REFERENCE

the most recognizable and photographed structures in the District. Through the years, church 'work bees', community projects and downtown revitalization programs have continued to help keep the church's exterior façade, gardens and outdoor areas upgraded. This partnering of church and community has built a sense of community space and enjoyment of both the property and the building. Its central location, iconic structure and open green spaces with gardens and benches, sidewalks and cascading stairwell, continues to provide a link between the lower and upper commercial areas of Village Square. It has, over the years, created a sense of central space, a public meeting place, and a feeling of community which is necessary to a successful and vital downtown core.



In 2011, due to declining membership and other factors, the church was placed on the market for sale. Staff fielded queries during this time from potential purchasers noting that the site's zoning – Private Institutional P2 Zone – permitted three land uses; a Place of Worship, a private school or a community care facility. In the recently adopted Official Community Plan (OCP) it was recognized that this property was key in maintaining a sense of *community and place* noting that properties such as the church or other sites within Village Square could continue to provide that *cultural heart* of the community by providing meeting places, museums or places for art and culture. In January 2012 staff began to meet with the current owner/applicant for this rezoning. The dialogues have included both the intent of the OCP's heritage and cultural visioning and the importance that this property plays in the development of the Village Square Downtown Core.

The applicant has addressed many of these discussion points in his letter of submission which is attached to this report, citing both the Official Community Plan and the Development Permit Guidelines which were discussed with staff prior to his application.

Analysis:

The applicant has not only applied for a rezoning of the site to the Village Square CS-1 Commercial Zone (RZ13-01) but also for a Development Permit and a Development Variance Permit (DP and DVP 13-02). As the property falls within the Village Square Development Permit Area and as the proposal also includes modifications to the exterior of the building, it will require a Development Permit. As part of the overall proposal, the applicant is also asking for a relaxation to the provision of parking in accordance with the current applicable parking bylaws administered to the new proposed uses. As the various components of this proposal are integral one with the other; from proposed uses to the parking that is generated, to the upgraded exterior of this iconic building, the applicant has applied for all processes concurrently. This provides an opportunity for staff to better inform and present the overall proposal through the rezoning process.

1. Proposal – CS-1 Uses

The proposal is to create a 'Public Assembly' use on the main floor which previously accommodated the congregational worship space. This space, according to the CS-1 zone, could accommodate exhibits, special events or meetings and includes an auditorium, church, museum, community hall, museum, lodge, and other similar uses. Based on the number of washrooms shown on the drawings and in accordance with the BC Building Code, this area is likely to have a maximum capacity of 50 persons. A new open deck is proposed to the north of the main floor Public Assembly area. This 550 square foot deck would be used in conjunction with the Public Assembly use and could not provide additional occupancy load based on the washroom count.

The lower level, previously used as a kitchen/Sunday School area, would be turned into four commercial units with a 'back of house' service corridor. The four units would be expanded with a 372 square foot addition under the new deck proposed on the main level. **(See plans attached)**. The commercial tenants, though not already determined, could range from retail trade and services, offices, banks, food catering facility etc.

Although the drawings indicate the intended uses, it is important to consider that when rezoning this property to the Village Square Commercial CS-1 zone it will permit the full range of uses within the CS-1 zone regardless of the current design proposal. Some conditions of use, such as parking requirements, BC Building Code regulations and VIHA stipulations may determine the feasibility of a use occupying this or any future building. However, if this rezoning is adopted, all the uses within the zone will be permitted on the subject property.

For clarity, uses permitted within the CS-1 Zone are:

- Retail Trade and Services
- Office
- Bank
- Food Catering Facility
- Recreational Facility
- Commercial Entertainment
- Community Use
- Shopping Centre
- Child Care Program
- Studio
- Public Assembly
- Mixed Commercial/ Residential (as Residential must be above the main floor the residential component could not be approved in the existing building)
- Hotel

2. Proposal – Exterior Modifications requiring the Development Permit

The applicant has taken time in determining the state of the existing wood siding on the building to repurpose where possible. Where it is not feasible, the proposal is to provide a new façade which both attempts to re-create the feel of the existing wooden exterior and also incorporates a more durable and modern/commercial aspect. The lower floor will be yellow cedar (silvered) applied horizontally with galvalume flashings between with a one inch reveal. The fascia and barge boards will be a combination of galvalume and red cedar in a natural finish. The new windows will be black vinyl with red cedar trims (see attached elevation drawings).

The Peninsula frontage will see a reconfiguring of the original doors with the original windows refurbished with cedar trims. The original siding (if possible) will be stripped down and left to silver. The proposal would see the removal of the chimney which is not sound and has become a liability if left to remain. The front will also see a removal of fill and concrete against the wood frame and restored to its original grades.

The east elevation, or the Main Street frontage, will have a plain, taller window in place of the stained glass window (which will be returned to the Diocese) and the exterior will be similar to the Peninsula frontage. There will be a removal of some of the grade against the wood frame building and a new secondary rear yard access as seen in the attached site plans.

The north elevation, the new commercial units and deck, will have a red and yellow cedar post and beam in natural finishes to support the deck and the roof canopy. The roof canopy will run from the deck to the north east corner and its horizontal lines will help to break up the massing of the two storey structure.

After structural considerations and review, the applicant is proposing to lower the bell tower by 6.5 feet. The tower will remain level or near level to the ridge line of the main building.

The Development Permit which was made as an application to support this overall proposal will be considered with recommendations in the Third Reading Report of the Rezoning and as a separate recommendation to the rezoning. However, it is noted here for Council's deliberation in the context of the change of use or change to zoning requested.

3. Proposal – Items requiring a Development Variance Permit

The subject building was constructed in 1952. It predates both the Ucluelet Zoning Bylaws or the ACRD bylaws which were later established to include parking and loading requirements. The building observes lesser side yards than those which would be required under existing CS-1 zoning. As the building was built prior to current bylaw requirements both the lack of parking and the lesser setbacks are considered lawfully non-conforming. When, however, a new use or new zone is proposed, the bylaw must apply in its entirety. Items such as parking and setbacks are permitted to be varied under the DVP in accordance with the Local Government Act (LGA s.922).

A Parking

The applicant is requesting a relaxation of all the parking requirements for this proposal. Although the existing church building did not provide parking and was considered lawfully non-conforming, the Zoning Bylaw Section 4.2(a) requires that all new uses and additions must provide parking in accordance with the bylaw. The required parking for the new uses in the whole of the building is a total of 21 parking stalls. Therefore the variance request is for 21 parking stalls. As the applicant states in their letter of submission, it is helpful to consider this number in relation to the number of parking stalls that would have been required for the church use should it have conformed to the existing bylaw. Had the church, operating since 1952, been required to provide parking under today's standards or zoning bylaw, they would have required 20 parking stalls (and possibly more in the latter years when the basement was turned into a thrift store use). It is true, however, that in the declining years the church did not have a large congregation nor did it, as a place of worship, operate 7 days a week and throughout day and evening hours; a comparison of impact which must be considered in relation to the new commercial uses proposed. However, it can also be stated that the objectives of the Village Square downtown plan is to minimize vehicular traffic, provide places of public assembly and community within walking distance from surrounding residential neighbourhoods. One also notes that recently the District has purchased and developed a property, for the purposes of public parking, within the Village Square.

The Development Variance Permit application, made as part of this overall proposal, will be considered with recommendations tied to the subject proposal in the Third Reading Report of the Rezoning and as a separate recommendation to the rezoning. However, it is noted here for Council's deliberation in the context of the change of use or change to zoning requested. Options to consider at time of the Development Variance Permit consideration would be either a full relaxation or a combination of relaxation or, under Section 4.8 of the Zoning Bylaw, cash in lieu for some of the stall requirements. Staff will bring this forward for discussion in a future report.

B. Loading

Similarly loading was not provided for this site and although the bylaws of the time did not mention loading, it was not likely a necessary consideration for the use as a place of worship. The change of use to commercial and public assembly uses will require, by Zoning Bylaw, one loading bay. The applicant is again requesting a variance to this requirement through a Development Variance Permit. The steep slope of the site and the existing siting of the building all but precludes any possibility of providing a loading bay on the site itself. The applicant is proposing a 'reserved' loading bay in the front of the building along Peninsula and is relocating the entrance on the main floor to the east corner, aiding in a 'leave free space' for loading and unloading. As noted above, the Development Variance Permit, made as an application as part of this overall proposal, will be considered with recommendations tied to the subject proposal in the Third Reading Report of the Rezoning and as a separate recommendation to the rezoning. However, it is noted here for Council's deliberation in the context of the change of use or change to zoning requested.

C. Setbacks

The existing building (and proposed modification) observes a side yard setback on the west side of the property of .33 M where the CS-1 Zone requires 1.5 M and an east exterior side yard of .42 M where the Zoning Bylaw requires 3 M. Both these setbacks are taken to a corner of a building where the majority of the massing of the building is setback considerably further. Retaining these already existing setbacks are not likely to cause any further impact beyond that which may already exist. However, similar to the above points A and B, the Development Variance Permit, made as an application as part of this overall proposal, will be considered with recommendations tied to the subject proposal in the Third Reading Report of the Rezoning and as a separate recommendation to the rezoning. However, it is noted here for Council's deliberation in the context of the change of use or change to zoning requested.

FOR REFERENCE

R-2

Summary:

Staff have spent considerable time in meeting with the applicant and reviewing the proposal in relationship the Village Square Development Permit Plan, the OCP, and in consideration of the new proposed zoning. The existing building is in much need of repair. This corner is a focal point of the community and its iconic structure is the subject of many a tourist photo. Its familiar structure is currently seen as a backdrop in the recently released Superman Movie. This rezoning proposal, although still requiring several variances and Development Permit considerations is a natural progression to seeing this pivotal site zoned to match the zoning of the surrounding commercial lots. The particular challenge is to retain some of the charm and character of this building which has such a cultural significance to the members of this community and still provide a valuable asset to the local commercial economy. The applicant has made a significant attempt to do so in a design which not only keeps the 'aged' wooden siding (repurposed if possible) but marries it with a modern element with the galvalume reveal. In addition to the exterior façade treatment remaining relatively west coast in design, the applicant has indicated in his letter of submission that he has an interest in retaining the gardens which community members helped to create in the 1980's and early 2000's. The retention of the gardens and the use of the open space in a public way are key to retaining the cultural and community sense of space. The more fundamental consideration may be whether the surrounding streets and area can absorb the new parking requirements associated with the CS-1 commercial uses permitted on this site should the rezoning be adopted.

Staff would recommend that Council adopted first and second readings to allow the rezoning to move to a public hearing process where the impact to adjacent properties can be considered and heard. At that time staff will bring forward the Development Permit and Development Variance Permit for Council to consider for issuance.



Patricia Abdulla,
Manager of Planning

Attachments

DISTRICT OF UCLUELET

Bylaw No. 1156, 2013

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

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

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 A, District Lot 282, Clayoquot District, Plan 3550, PID 006-240-852, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from Private Institutional P-2 Zone to Village Square Commercial CS-1 Zone, and the Zoning Map of the District of Ucluelet Zoning Bylaw No. 800 1999 be amended accordingly.

READ A FIRST TIME this ** day of ***, 20**.

READ A SECOND TIME this ** day of ***, 20**.

READ A THIRD TIME this ** day of ***, 20**.

ADOPTED this ** day of ***, 20**.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1156, 2013."

Mayor
Bill Irving

CAO
Andrew Yeates

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

CAO
Andrew Yeates

FOR REFERENCE

R-2

SCHEDULE 'A'
Bylaw 1156



For the consideration of Ucluelet
Mayor and Council

Proposal for 1601 Peninsula Rd.
formerly St Adrians on the hill
currently, just, "the church"

respectfully submitted
May 24, 2013

Leif Hagar
384 Forbes Rd.
Ucluelet B.C.

This prominent structure is within the "Village Square" yet lacking the CS1 zoning which it is surrounded by. This proposal is intended to support an application for rezoning to CS1 from the current P2, an application for a development permit, variances and subsequently a building permit. I hope that you will find that my vision for this project and the OCP's vision for the Village Square are well meshed (OCP quotes are in red)

Starting with zoning! OCP overview page 1

- #1 "Emphasize the Village Square Area as a focal point for commercial and socioeconomic activity in Uchirelet"
- #5 "Promote and support art and artisans through festivals, financial incentives, venues and other means"

As indicated on my drawings, the main floor proposed use is in order to support community use, such as art shows, live music, whole festival events etc. as well as private events such as weddings which are becoming a destination event, bringing economy. The lower floor proposed use will hope fully attract new businesses in retail trade, services and offices, possibly affiliated with main floor uses.

OCP 2. Vision and Guiding Principles page 3

2.2 #4 "Build a sustainable local economy"

Village Square Policies page 14 #3 "The acquisition of key properties (e.g. the church building on the corner of Mark St and peninsula rd.) by the district or other public agency may be required in order to establish more cultural and heritage uses in the village square"

3.4 Commercial Development page 21 General Community Policies
 Support the viability of commercial uses that support the Village Square as the main focus for community and economic activity in Uchirelet.

OCIP and Ministry of Highways and Transportation page 31
 of "Transportation: The adaptive reuse of an existing structure
 church site for community meeting, and transportation body"

Demonstrated by how quickly it reinvented itself as a gathering place for community until deemed illegal. That interest is still intact and can be supported by private enterprise.

Speaking to the "adaptive reuse", as it is an existing structure it brings nonconforming logistics to resolve.

The first being parking. I'd like to suggest that the main floor use hasn't changed and that the parking associated with the past use remain the same. Similarly with the lower floor use of Sunday school and charity sales, comparable to new proposed use with the exception of the addition of 372,25 sq feet or 10,75 sq metres. Ministry of Highways guidelines (Zoning Bylaw No. 800 page 91) states a requirement of .75 of a stall per 10^{m2}, thus requiring one additional stall. Potential parking provisions on subject property exist at the lower rear portion. However a well established garden exists there (which I understand was a collaboration of district and church) and that I have no desire to change that landscape to facilitate parking. There is provision for bicycle parking on proposed west deck. OCP Commercial Development page 31

#6 "Encourage the provision of cycling and trip facilities such as bike parking, in commercial areas."

As to the siting of the building and its nonconforming setbacks (please see attached site survey) combined with the steep terrain, the feasibility of a loading zone doesn't exist. There does exist an area under the jurisdiction of Ministry of Highways, at the front doors, and is not a parking area, that has been used as a loading zone and could continue to do so.

A location for garbage and recycling bins for tenants are prohibitive for the same reasons. Tenants will be independently responsible for their own disposal.

Bylaw Setbacks	Zoning Bylaw No. 800 page 31 exception Peninsula	as built
Front yard 0m	4.5 m	1.37 m
Side yard 1.5m		west, 3.3m east, 1.2 m
Rear yard 4 m		1.75 m

To develop an exterior access to the lower floor that avoids legal issues of easements, right of ways and such (please see drawings page 2) The southwest corner is cut away to facilitate an access to a proposed deck and stairs. This has triggered the need for a variance as to front and side yard setbacks.

Development Permit: OCP Guiding Principles page 8 #5 "Maintain and enhance Ucluel's unique character and its heritage." Land Use Policies: Heritage page 46 "A number of sites are recognized as having heritage value, including St. Adair on the hill site at Main St and Peninsula Rd." Heritage and Culture Policies page 47 #3 "Work with property owners through development permit process to encourage building and site design that reflects Ucluel's west coast and fishing village heritage."

My design vision has been to respect much of the original facade on the Peninsula Rd elevation, then drawing towards a more west coast contemporary feel to the waterside. The silvered cedar being traditional look highlighted with contemporary metal flashings. The overall form of the building altered little from the original will keep it in good standing as "the church"

3.2 Village Square page 13

"The architectural and urban design of Village Square reflects Ucluel's unique history and coastal context."

Overview of exterior finishes: (except those noted as per elevation.)

- lower floor to be 1x12 yellow cedar (silvered) applied horizontally with galvalume flashings between, showing a one inch reveal
- main floor and gables to be silvered cedar shingle
- roof replaced with an architectural shingle, laminated duriod in tones of black.
- soffits to be galvalume.
- fascia and barge boards are combinations of galvalume and red cedar in a natural finish.
- new windows to be black vinyl with red cedar trims (nat. fin.)

General description of drawing as per elevation:

South elevation Peninsula frontage page 8

- reconfiguring of original doors
- original windows refurbished with cedar trims (nat. fin.)
- original siding (if feasible) stripped down and left to silver
- chimney removed; had become a liability
- removal of fill and concrete against wood frame to original grades.

East elevation Main St. frontage page 9

- stained glass returned to diocese, replaced with plain taller window (same shape) and the addition of window directly below to provide natural light and ventilation
- removal of fill and concrete against wood frame
- proposed creation of a secondary rear yard access page 3

Village Square Land use policies page 13

- " Access and views to the water are preserved and enhanced "
- " is a welcoming place for community members and visitors alike "
- page 15 " "retain and outdoor open space along Peninsula (as visible public north-south of main st and peninsula rd) to provide natural overlook and views of the harbour."

North elevation, lower page 3

- facade will feature red and yellow cedar post and beam work
- natural cedar for support of deck and other elements

- roof canopy will run from the deck to the northeast corner to aesthetically break the height of the building and provide some protection to access.

Development Permit Area: See attached page 10

ii "Providing for awnings and canopies to provide rain protection over side walks"

- generous amounts of glass to enjoy the views and natural light to a north face

North elevation, upper page 8

- includes a deck with a concrete surface, aluminum railings incorporating glass and decorative panels (privacy from restaurant)
 - most windows replaced with taller versions and double french doors to deck, enhancing the views from the main floor.
 - bell tower, is not as per original (see newspaper article), proposed that it be lowered by 6.5 feet to resolve structural and maintenance issues. Zoning Bylaw No. 800 page 30, Height of Principal Building 11m or 36 feet, current approx 41'3", proposed 34'9"

West elevation page 9

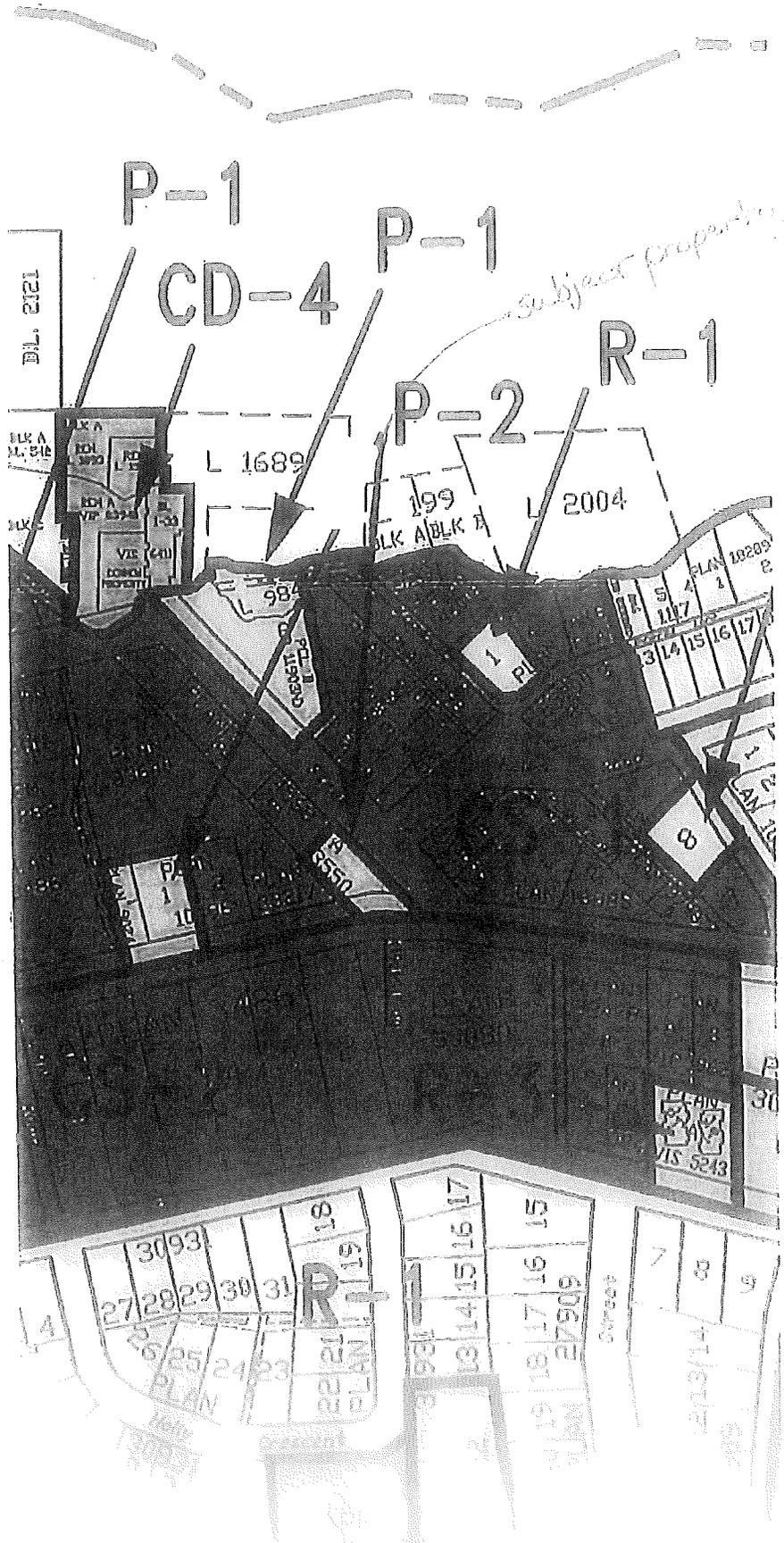
- stained glass returned to diocese, replaced with plain.
 - retain siding if feasible, stripped and left to silver
 - the opening up of corner to facilitate rear access
 - the construction of deck, stairs and sidewalk to access rear

Building Permit: Proposed construction of a 372.25 sq foot addition to the lower level, creating a 575.25 sq foot deck above it for the main floor. Registered professionals will be engaged to oversee structural, fire, and safety aspects.

I'm a member of this community and am attempting to invest in this community both economically and culturally. I believe this design and proposed uses will be an asset to the community as a whole; as well as inspiring other property owners to invest in revitalization.

FOR REFERENCE

R-2



FOR REFERENCE

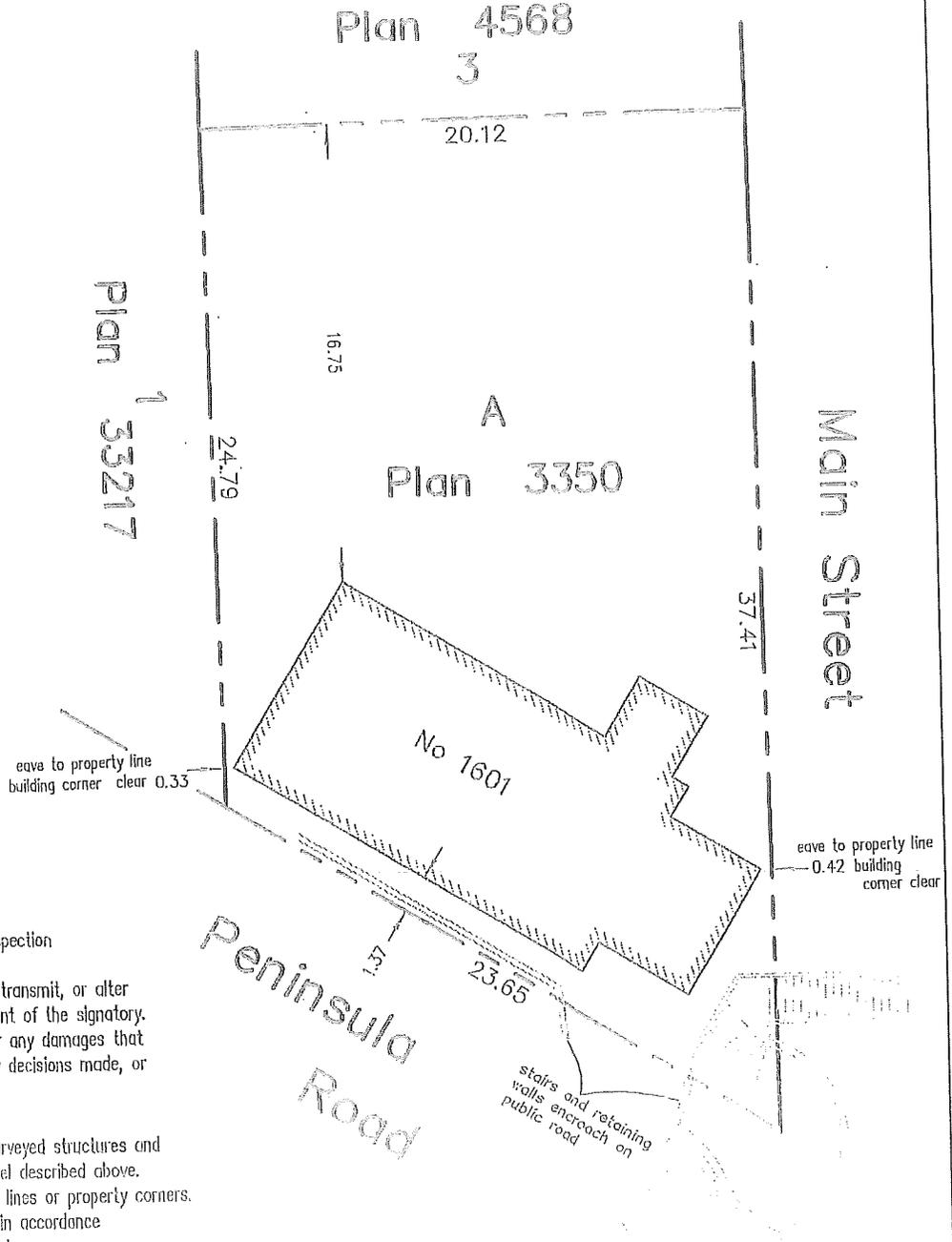
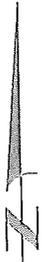
POWELL & ASSOCIATES

BC Land Surveyors

Building Location Certificate of:
Lot A, District Lot 282,
Clayoquot District, Plan 3550
Civic Address: 1601 Peninsula Road

Parcel Identifier: 006-240-852
District of Ucluelet
Prepared for: Hagar

250-2500 DUGLAS ST
VICTORIA, B.C.
V8T 4N4
Phone: 382-8855
File: 11183 - clay



Setbacks are derived from field survey.

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

This Plan was prepared for Mortgage or Municipal inspection purposes and is for the exclusive use of our client. All rights reserved. No person may copy, reproduce, transmit, or alter this document in whole or in part without the consent of the signatory. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. This building location certificate has been prepared in accordance with the Manual of Standard Practice and is certified correct this 11th day of July, 2011.

James Worlon
PROFITCO
RSHTKS

Digitally signed by James Worlon RSHTKS



Plans to revive Ucluelet church building St. Aidan Church historical centrepiece of town

required, says Crowther, and "the garden needs to be loved." On around the church, inside and out, Crowther points to small co improvements already taken care of (such as tightening the cauld ers at each window) and she points out some of the more extensively to be done, including drywall repair.

Back outside, she says a fence along the back lawn will be built that already donated lumber will be used to repair the handrail and wheelchair ramp. And the roof, she says, is the big-ticket item. It has hopes optimism and community support will clear that hurdle.

"Ucluelet is one of the most naturally beautiful and spectacular in the world, and I've been around the world three times. The crown jewel, beautiful too," she insists, "but it could be the crown jewel." To offer time, skilled or unskilled labour, donated materials, or with funding the Re-Vive Project, contact Hedley Crowther at 726-2386.



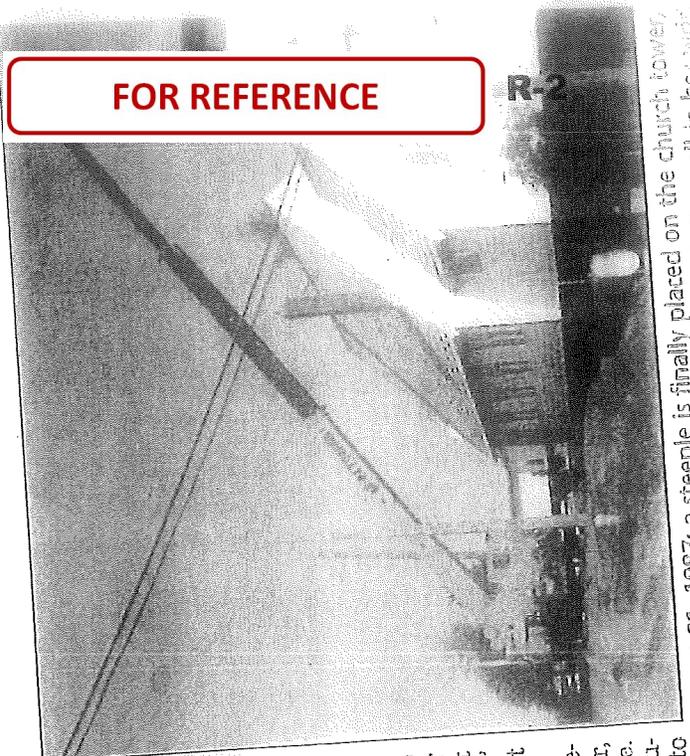
Carpenter and project foreman E. A. "Ted" Welland, who came to Ucluelet from Tahsis, and the late S. M. Holmes (born 1918-died 1998) in front of the newly constructed St. Aidan on-the-Hill church in Ucluelet in 1952.

BY LISA STEWART

Go back in Ucluelet's history 56 years. It is 1949, and a group of community members, some with a connection to the existing Anglican church and some without, set in motion a plan to construct a new church. The result: St. Aidan on-the-Hill is built in 1952 on the corner of Peninsula and Main.

Bud and Vonda Tugwell can recall practically every detail of the church construction, as well as its activity and service to the town, as well as its activity and service to the town, as well as its activity and service to the town.

FOR REFERENCE



August 21, 1987: a steeple is finally placed on the church tower, and to steeple leaking issues. recalls Vonda Tugwell in the photo.

the corner of Peninsula and Main. Vonda Tugwell can recall plenty detail of the church construction as well as its activity and service to the community in the last many years. In their collection of historic documents, and tucked away in their memory banks, is the history of St. Aidan on-the-Hill.

The year history of the church written by Vonda says it was the Sutton Lumber Company that donated a 90 by 94-foot building from the former WWII seaplane building was dismantled and the materials stored, all by volunteer labour," she states.

Best interview with the *Westerly*, she remembered that the volunteer team dismantling the building came, in part, from Newfoundland fishermen who moved to Ucluelet. They spent months dismantling the building. "I started and straightened the nails," she says. "In those days, people couldn't afford to buy anything."

Donated lumber, along with an interest-free loan from the Anglican diocese, and donations from local businesses and individuals, the volunteer services of a carpenter, a book-blasting company, and going to the movie business were the means to build the movie business in the early 1950s.

The movie business in Tofino was bought by the West Coast Mission and the church offices in both Tofino and Ucluelet. The movie made and sold popcorn at the shows. "I did the work for the movie operation," she says. "I volunteered labour," wrote the *Westerly*. Shipping from the West Coast movie newspaper from Dec. 4, 1952, lists the following film titles: Painted Hills, starring Jeanne; Too Young to Kiss, with June Togn and Van Johnson; Joan of Arc, with Joan of Arc; and *The Technicolor*; and The *Westerly*, with Donald O'Connor and Betty Hutton.

St. Aidan's cornerstone (shipped from east Newfoundland) was laid August 3 and the church opened December 7, 1952, after

Hill is brimming with history and clutter, but it is also laden with the signs of age. And now another group of Ucluelet community members, some with connections to this Anglican and United church and some without, have set in motion a plan to revive the building.

Although faithfully used by a small but dedicated congregation, the building's capital needs are more than the congregation can afford. "Even with help from the United and Anglican churches, we are challenged to meet our day-to-day operating costs," says St. Aidan treasurer Pam McIntosh. The church congregation gives their "time, talents, and treasures" to the church and to the wider community, says McIntosh, pointing to the Corner Cupboard thrift store as one example of outreach, along with the weddings, baptisms, funerals, special services at Easter and Christmas, and the availability of an experienced, full-time minister.

The Re-Vive Project is the name the church's governing council has given to the project aimed at bringing health back to the church building. McIntosh hopes the wider community, in partnership with the congregation, sees the benefits of this project.

The Re-Vive effort is being designed and supervised through the volunteer services of Hedley Crowther Developments. Deane Crowther estimates it will take at least two years of fund-raising and work to finish the job. "This is not just a church," says Crowther. "It's a centre point. It's history at the main intersection of the community." She believes the community will buy into the Re-Vive Project to improve the most visual spot in Ucluelet. But she admits it's a big job and since "we need a lot of stuff and basically have no money to do it," she knows fund-raising will be required.

Concerts, poetry readings, and use of the church for other artistic projects are ideas already in the works.

The church was recently power-washed through the donated services of M&M Power Clean. Painting the exterior is also

August 27, 1987: a steeple is finally placed on the church tower, putting an end to chronic leaking issues, recalls Vonda Tugwell in her written 40-year history of St. Aidan on-the-Hill.

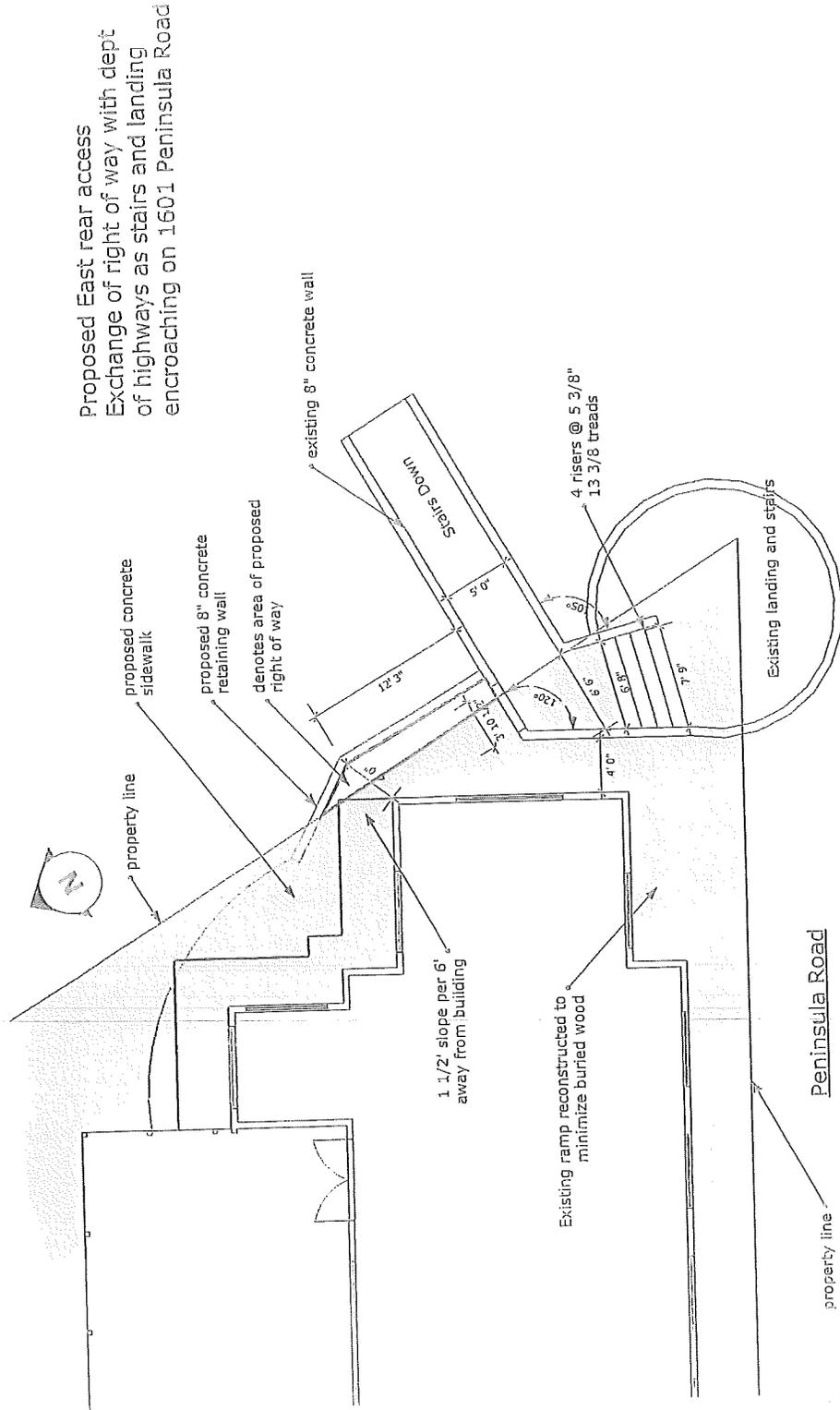


The choir from St. Aidan on-the-Hill church in Ucluelet — young and elderly members — are hard at work practicing for Choir Fest to be held Oct. 16 at the church at 7 p.m. (admission by donation). The St. Aidan singers will be joined by the Salt Spring Island United Church choir who will also perform on their own. Other music will be provided by Young Life and the Tofino Bible Fellowship. There will be opportunities for the audience to sing as well. Proceeds from the evening will go toward the St. Aidan church Re-Vive Project and to hunger relief. While on the West Coast the Salt Spring choir will participate in morning services at St. Columba in Tofino (9 a.m.) and at St. Aidan (11 a.m.) The choir will also visit Ucluelet East for a concert, sing along, and supper (at the Ucluelet East Community Hall starting at 4 p.m.) That portion of the visit will be a fundraiser for the Ucluelet East church reconstruction project.

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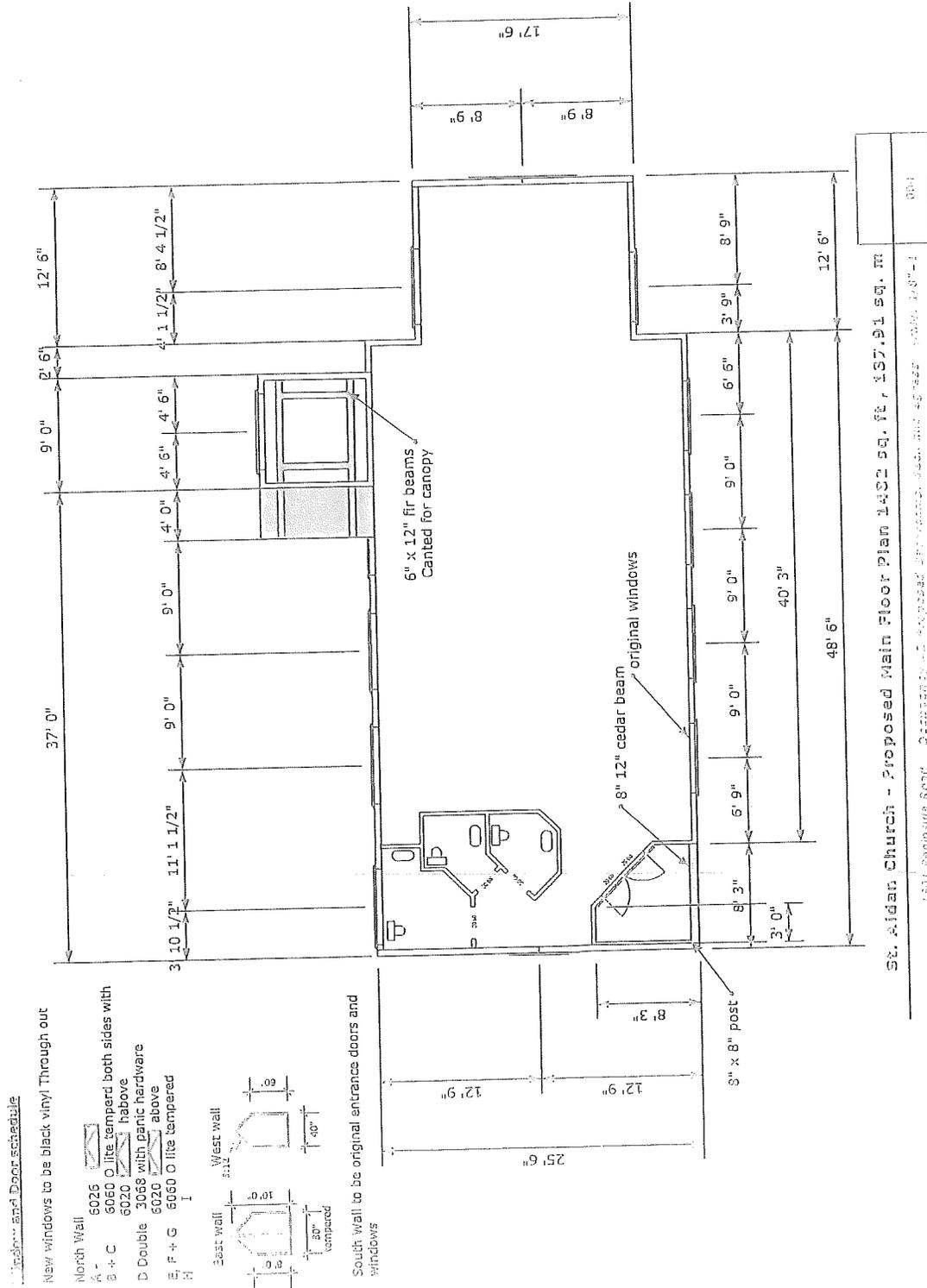
R-2



St. Aidan Church - Proposed East rear access
1601 Peninsula Road - 11/18/11 - 11/18/11

FOR REFERENCE

R-2



FOR REFERENCE

R-2

St. Aidan Church - Proposed Lower Floor Plan 14,70.83 sq. ft 135.69 sq. m

1201 W. Augusta Road (Component 2) - Church and personal services & administrative space - 741 sq. ft

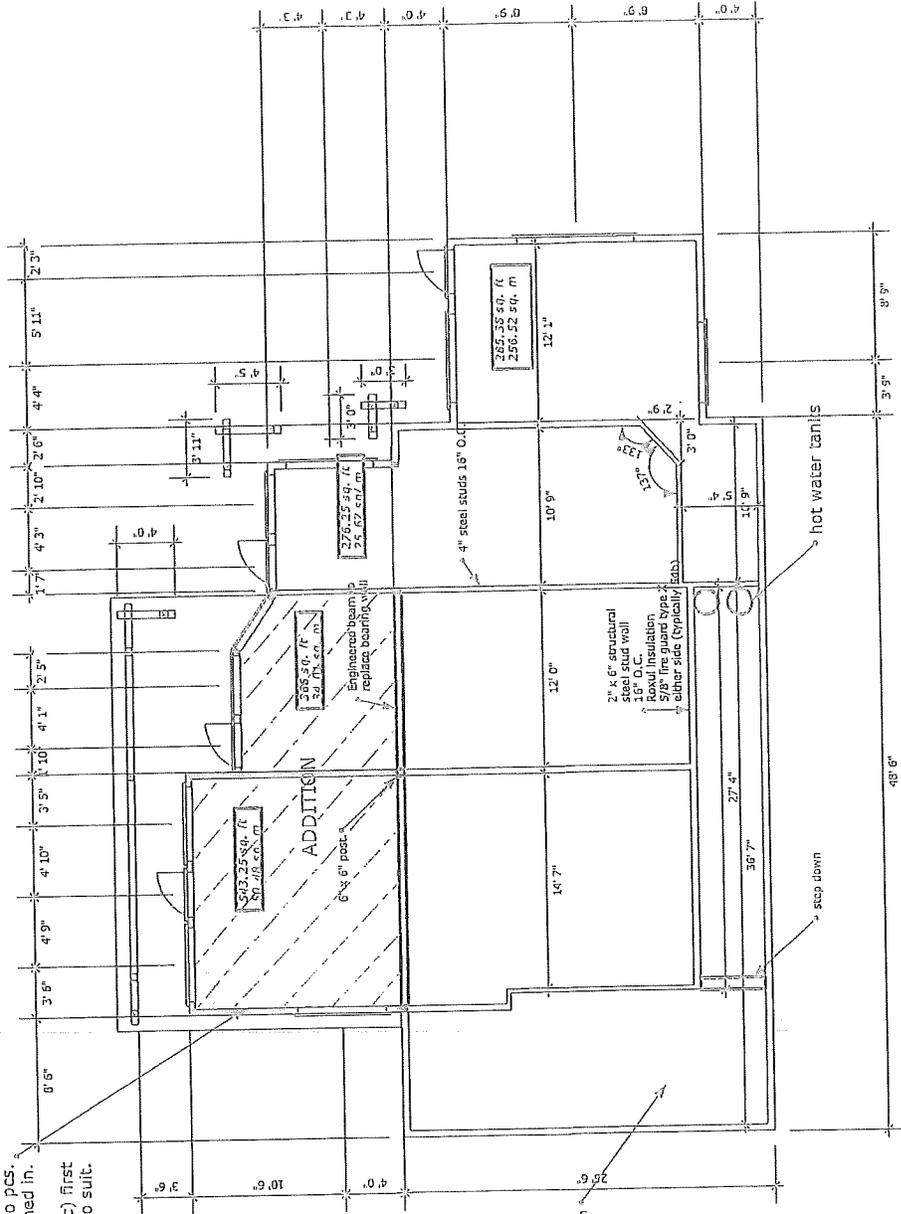
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Notes: Red - proposed addition
White partitions - proposed units

Every unit to have a two pcs. bathroom roughed in.

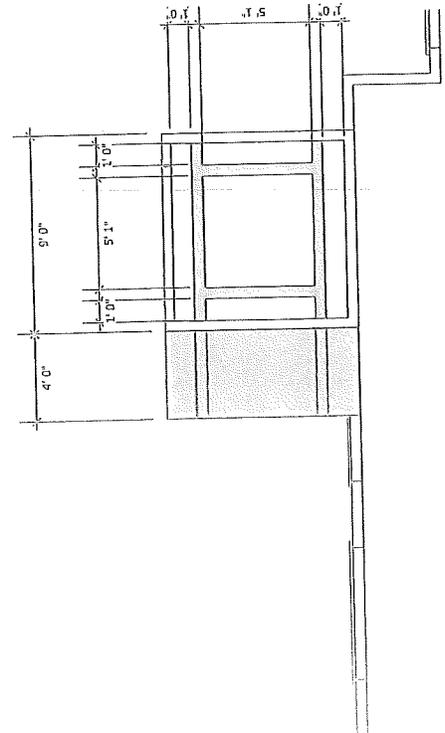
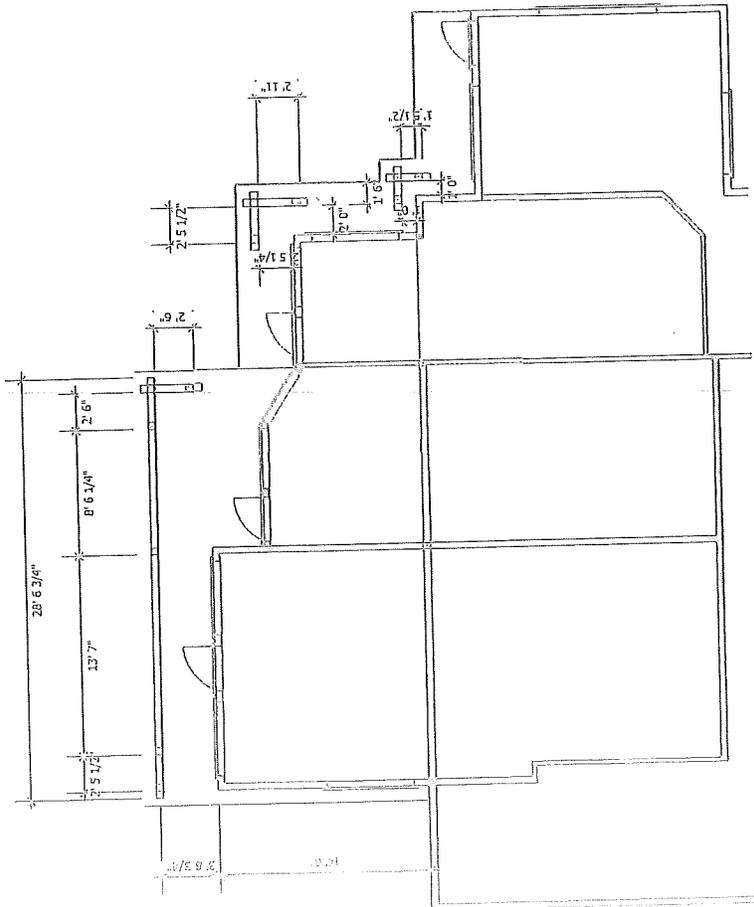
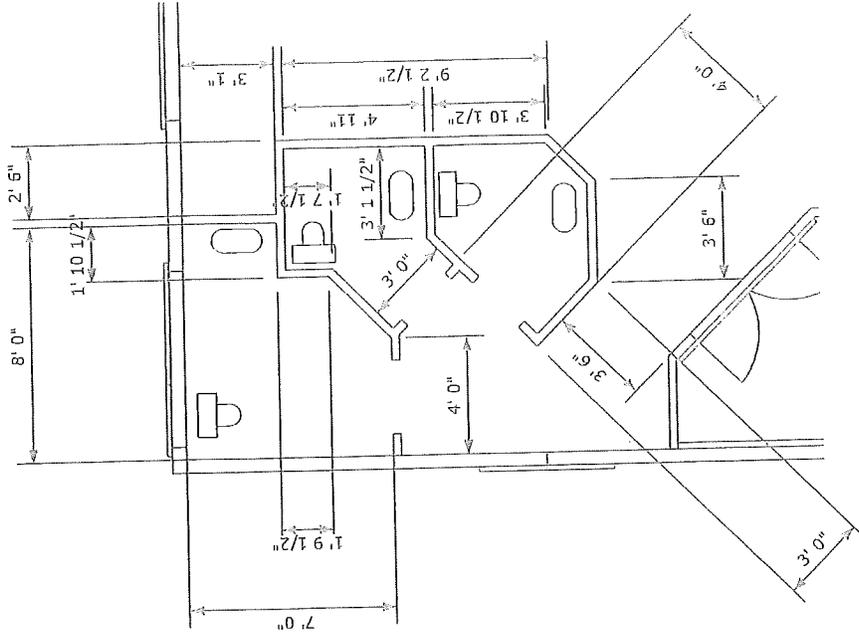
Installation of ceiling fire separation (11c) first open interior partitions to be configured to suit.

Window & Door Schedule	
A	6026
B, C, G, H	6050 O Lites
D, E, F	4050
J	8030
	5020 60sc.
All Exterior doors	
3050 French	



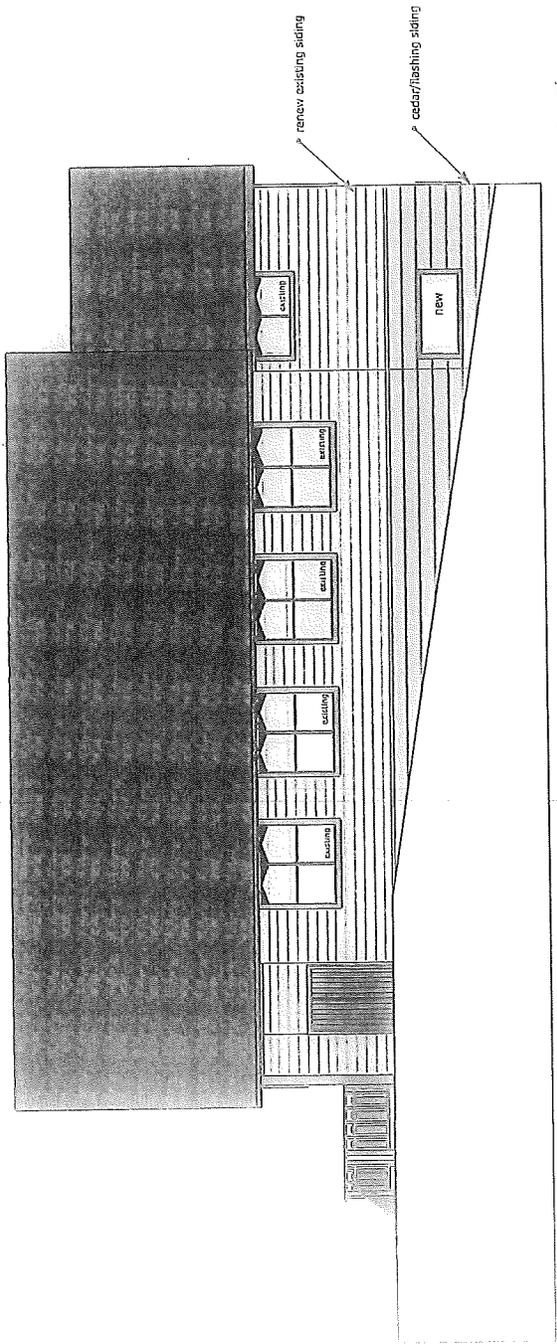
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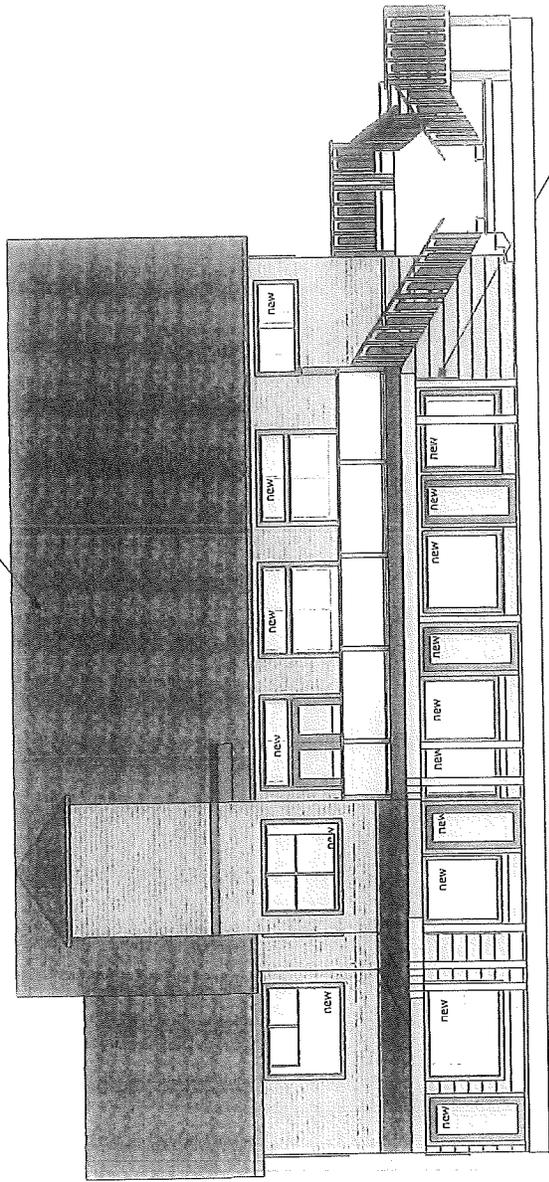


St. Aidan Church - Detailed Floor Plan
L103 - PARISH OFFICE
SCALE: 1/8" = 1'-0"

FOR REFERENCE



North Elevation



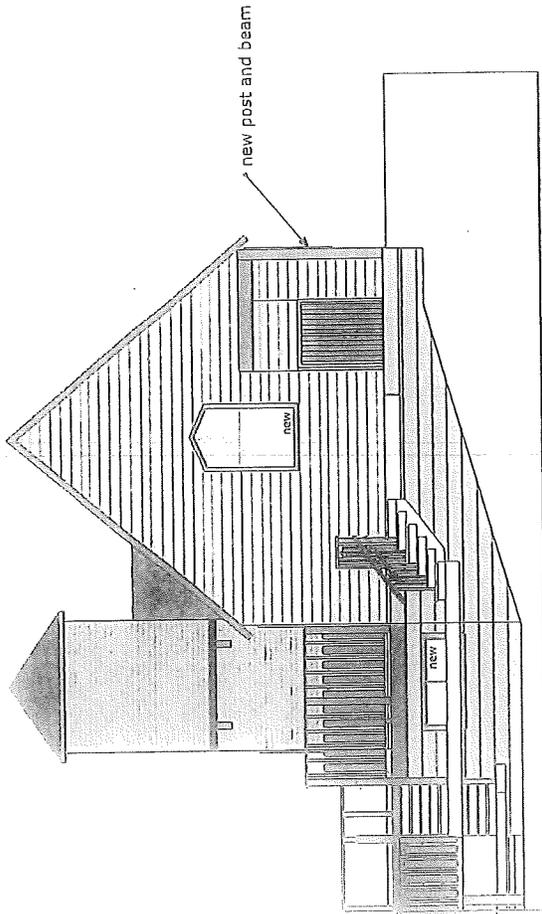
South Elevation

R-2

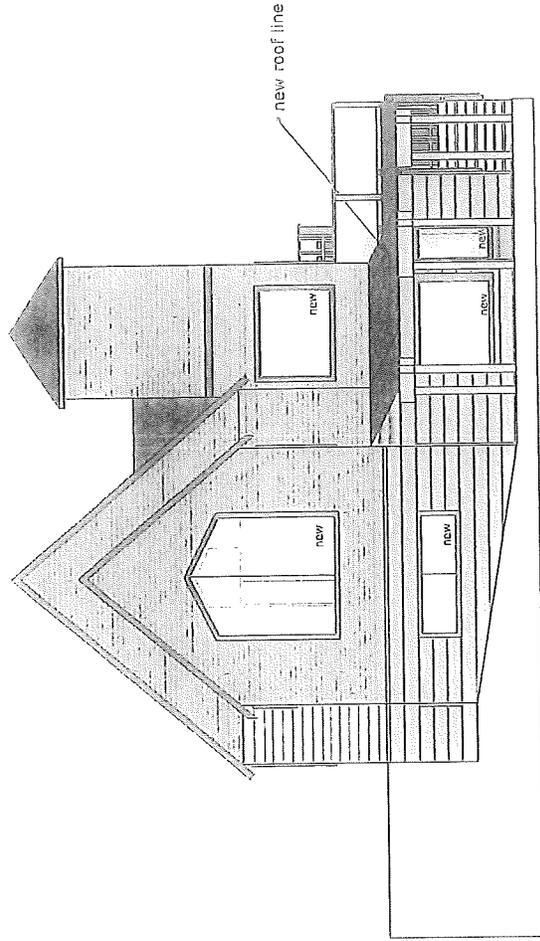
St. John's Church - Elevations
 10/15/11

FOR REFERENCE

R-2



West Elevation

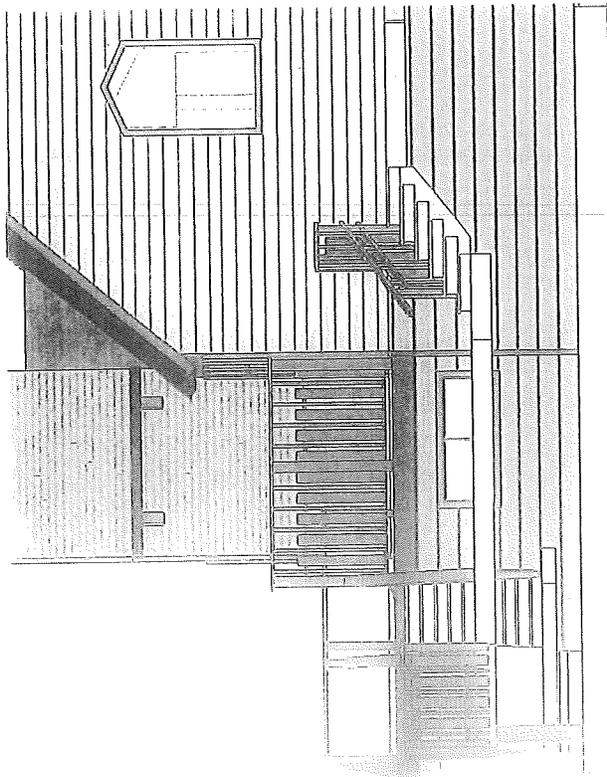
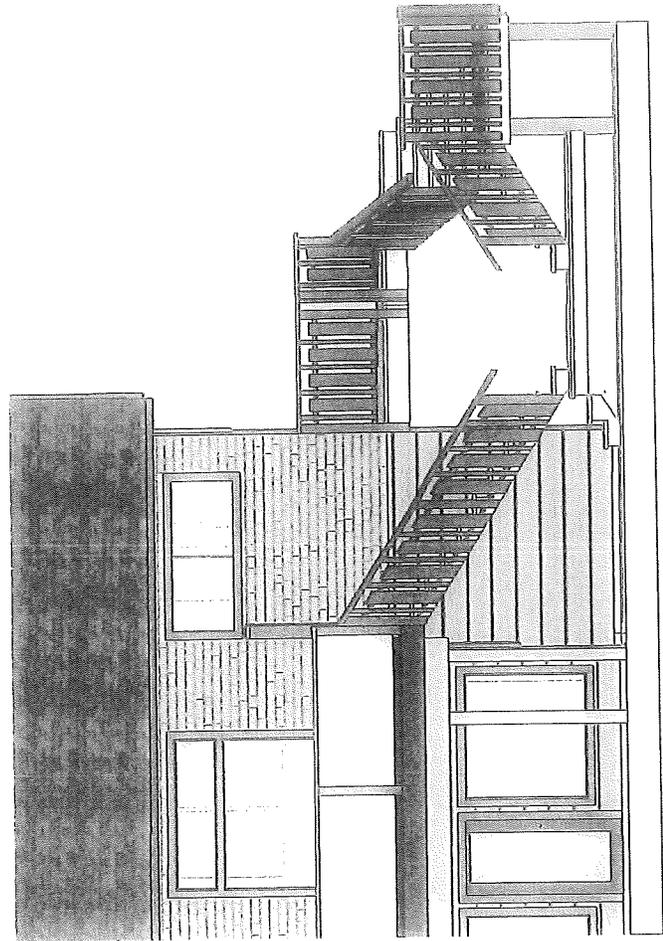


East Elevation

St. Andrew Church - Elevations
August 1975
603

FOR REFERENCE

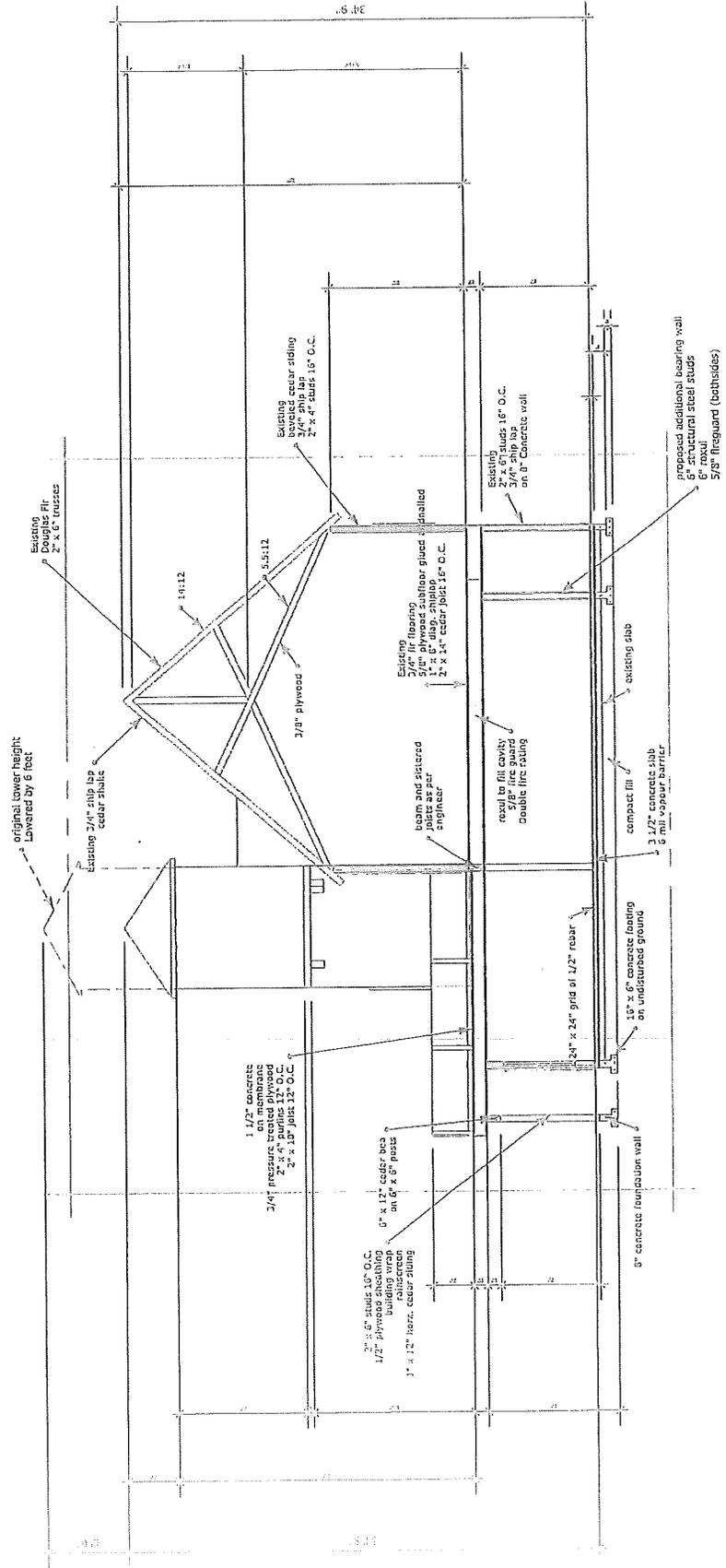
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St. Aidan Church - Stair Detail
Scale: 1/8" = 1'-0"

FOR REFERENCE

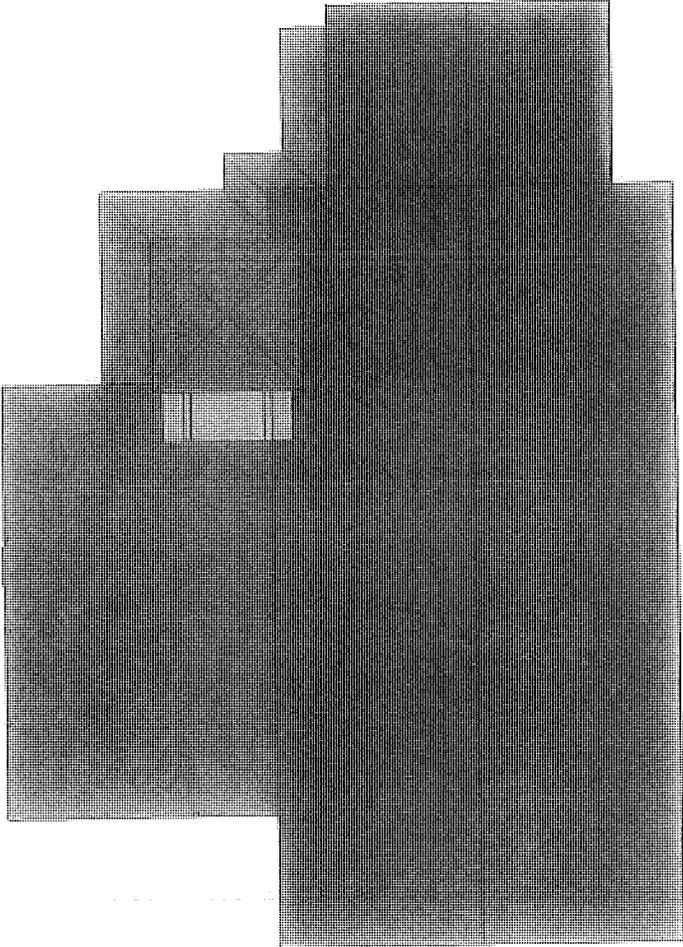
R-2



St. Aidan Church - Cross Section
 1002 Robinson Road, Astoria, Oregon 97103

FOR REFERENCE

R-2



St. Aidan Church - Roof Plan
Architectural Firm: [illegible] 112