



REGULAR MEETING OF COUNCIL
Tuesday, December 13, 2016 @ 7:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

AGENDA

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1. CALL TO ORDER	
2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY	
<p>Council would like to acknowledge the Yuułu?it?atḥ First Nations on whose traditional territories the District of Ucluelet operates.</p>	
3. ADDITIONS TO AGENDA	
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Gord Johns, MP

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Honourable Norm Letnick, Minister of Agriculture

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10. COUNCIL COMMITTEE REPORTS

- 10.1 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
- Alberni Clayoquot Regional District - Alternate

=> *Other Reports*

- 10.2 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*

- 10.3 Councillor Mayco Noel
Deputy Mayor October – December

- Ucluelet Volunteer Fire Brigade
- Central West Coast Forest Society
- Ucluelet Chamber of Commerce
- Clayoquot Biosphere Trust Society - Alternate
- Tourism Ucluelet
- Signage Committee
- Community Forest Board

=> *Other Reports*

- 10.4 Councillor Randy Oliwa
Deputy Mayor January – March

- Vancouver Island Regional Library Board - Alternate

- Harbour Advisory Committee
- Aquarium Board
- Seaview Seniors Housing Society
- Education Liaison

=> *Other Reports*

10.5 Mayor Dianne St. Jacques

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

=> *Other Reports*

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District of Ucluelet Fees and Charges Amendment Bylaw No. 1213, 2016

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13. LATE ITEMS
 - Late items will be addressed here as addenda items
14. NEW BUSINESS
15. QUESTION PERIOD
16. 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) of the *Community Charter*.

17. ADJOURNMENT

DISTRICT OF UCLUELET
MINUTES OF THE PUBLIC HEARING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, July 12, 2016 at 7:00 PM

Present: **Chair:** Mayor St. Jacques
 Council: Councillors McEwen, Oliwa, and Mole
 Staff: Andrew Yeates, Chief Administrative Officer; Morgan Dossdall, Deputy Clerk

Regrets: Councillor Noel

1 CALL TO ORDER

1.1 Mayor St. Jacques declared the public hearing open at 7:00 pm

2 EXPLANATION OF PUBLIC HEARING PROCESS

2.1 Mayor St. Jacques explained that the purpose of a Public Hearing is to hear representations from persons who deem their interest in property affected by the bylaws, as outlines in the Notices of the Public Hearing. Mayor St. Jacques advised that the Notice of the Public Hearing has been advertised and is distributed to those present together with a copy of the rules that will govern the hearing. Council will listen to representations on the matter in the Notice of Public Hearing and may answer pertinent questions, but will not debate any issue. Council will not make any decision on any matter at the Hearing.

Rules Governing Public Hearings

1. As provided for in the Local Government Act, the Council is required to hold a Public Hearing before adopting an Official Community Plan Bylaw, Zoning Bylaw or amendments thereto.
2. At a Public Hearing all persons who deem their interest in property affected by the proposed bylaws shall be afforded an opportunity to be heard on matters contained in the bylaw.
3. The Council may give such effect, as it deems fit, to representations made at a Public Hearing, in the bylaws as adopted.
4. At a Public Hearing the Council is under no obligation to enter into a debate on any issue. The purpose of a hearing is to hear representations, which will later be considered by the Council in the meeting.

3 BYLAWS AND RELATED REPORTS

3.1 District of Ucluelet Zoning Amendment Bylaw No. 1194, 2016

3.2 Written Submissions for Bylaw No. 1194, 2016

Andrew Yeates, CAO, noted that there were no written submissions.

4 PUBLIC REPRESENTATIONS

4.1 **Mayor St. Jacques asked a first time if there were any representations from the public regarding Bylaw No. 1194, 2016**

Dario Corlazzoli - 1332/1342 Eber Road - Concerned

- Raised concern over increase in noise and parking issues

Joe Corlazzoli - 1332/1342 Eber Road - Concerned

- Raised concern over increase in congestion and parking issues
- Already issue with safety of pedestrians and children from large (fish) truck activity

Doug Farrington - 1331 Eber Road - Rezoning Applicant

- Noted that their intention is not to supply parking as their commercial activities would take place elsewhere
- Noted that they have to deal with noise of fish plant workers too
- Noted that even louder parties and issues happen at recreational marina

Geoff Lyons - 190 Alder Street - Concerned

- Raised concern over parking issues in residential area

Lydia Borkis - 1342 Eber Road - Concerned

- Raised concern over issues already present with fish trucks, and adding to this congestion

Barb Farrington - 1331 Eber Road - Rezoning Applicant

- Noted that their dock would be for tying up their sport boats at night and would not be used commercially

4.2 **Mayor St. Jacques asked a second time if there were any representations from the public regarding Bylaw No. 1194, 2016**

There were no comments from the public

4.3 **Mayor St. Jacques asked a third and final time if there were any representations from the public regarding Bylaw No. 1194, 2016**

There were no comments from the public

5 ADJOURNMENT

- 5.1 Mayor St. Jacques closed the Public Hearing for District of Ucluelet Zoning Amendment Bylaw No. 1194, 2016 and adjourned at 7:09 pm

CERTIFIED CORRECT: Minutes of the Public Hearing held on Tuesday, July 12, 2016 at 7:00 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

Dianne St. Jacques
Mayor

Andrew Yeates
CAO

3.1 Official Community Plan Amendment Bylaw No. 1210, 2016

Andrew Yeates, CAO, read Official Community Plan Amendment Bylaw No. 1210, 2016

3.2 Written Submissions for Bylaw No. 1210, 2016

Andrew Yeates, CAO, noted there were three written submissions and one petition that he would read for Zoning Amendment Bylaw No. 1209, 2016

4 PUBLIC REPRESENTATIONS - Official Community Plan Amendment Bylaw No. 1210, 2016**4.1 Mayor St. Jacques asked a first time if there were any representations from the public regarding Official Community Plan Amendment Bylaw No. 1210, 2016**Rose VanDusen - Applicant Representative - Presentation

- Provided an overview of the intended use of the property by 2 families and how the KUU-US Crisis program works to select and support the families

Darcey Bouvier - 1545 Larch Road - In Support

- Great to have these transition homes in the community
- Fully support the application

Jen Sheline - 1409 A Helen Road - Concerned

- Are the tenant families self-supporting?

Robyn Pook - 1409 Imperial Lane - Concerned

- Will the tenants be family-specific, with children, or groups of roommates?
- Has young kids; what are the safety protocols for the house use to ensure her family's safety?

Lisbeth Edwards - 1367 Helen Road - Opposed

- What is the makeup of the tenant families, and where do the families come from originally?
- Subject property has never been a duplex and the neighbourhood is strictly single family dwellings
- Concern over single parking spot, and with two families there will be four parking spots needed, not two
- There will be more parking taken up also with tenants' visitors
- Helen Road already has parking congestion issues

- Helen Road is being ghettoized and this application is encouraging it

Mayor St. Jacques stated that Ms. Edwards would have the opportunity to speak again and that Ms. VanDusen has given full answers to the best of her ability to Ms. Edwards' questions.

Rachelle Cole - 1390 Helen Road - Opposed

- Bylaw states duplexes need 3 parking spots and the property's carport only has 2
- Why is a rezoning is happening if the property already has a suite, unclear why a duplex is needed

Rose VanDusen readdressed stating that there is no kitchen on the first level and that to abide by fire safety regulations and because of the square footage of the house, alterations are needed, which would convert the house into two suites. Also, KUU-US is fully prepared to accommodate three parking stalls if that is the requirement.

John Towgood, Planner I, stated that as it stands now the house could have two legal suites but one would be much smaller than the other, and that either way a building permit would be required for the suite and to get that an applicant needs to show onsite parking.

Dario Corlazzoli - 1165 Rupert Road - Opposed

- Own property that was originally part of applicant's lot before it was subdivided
- Intend to install a driveway on that corner that will eliminate a parking spot on the road
- Don't have an issue with use of the property
- Concern with process of allowing duplex that doesn't meet requirements of a duplex zone
- Property lot is very small, is currently half as big as what it needs to be for a duplex, and should never have been subdivided in the first place
- Unclear where parking will be, and it has always been an issue in that area
- Just because property has a carport doesn't mean there are two stalls, a driveway doesn't count as a parking spot
- Concern that duplexes will be allowed when they are non-compliant with setbacks and minimums
- Biggest issue is parking, already congested with people and cars

Robyn Pook - 1409 Imperial Lane

- Agree area is too congested already with trucks

Rachelle Cole - 1390 Helen Road

- Congestion goes beyond that intersection by half a block on either side or more
- Has two driveways that are often blocked by using 52 Steps or visiting other homes in the neighbourhood
- Can the public can see photo journals of other KUU-US properties to see how the homes are kept up
- Don't want to see deterioration of another house in the neighbourhood

Lisbeth Edwards - 1367 Helen Road

- Saw someone come paint the house an awful colour, the blue was nice
- Didn't recognize the people doing the painting so clearly they were from Port Alberni
- Don't care for company from Port Alberni coming in, want help given to people in this community

Rachelle Cole - 1390 Helen Road

- Want geographical catchment of the potential residents, where are they coming from?
- What is the criteria for tenant selection, specific concern that area is a block away from an elementary school and high school with impressionable youth
- Concern with relocation of people with drug addiction, alcohol abuse or mental health issues

Rose VanDusen readdressed to confirm that the tenants would be families already located within Ucluelet, and that a selection is based on those families with children who want to better improve their quality of life and could not otherwise afford to live in a new, fully furnished home.

Christy Udell - 1236 Helen Road - Concerned

- Often walk down this street with a stroller, two kids on bikes and a dog
- Concern with zoning and parking, as there are parking issues all times of the year
- Helen Road has drivers who go down the middle of the street due to cars parked on both sides of the road
- Heard duplexes need 4 spots, not 3

- We can't use sides of street for parking because 52 Steps doesn't have its own parking
- Cars don't abide by speed limits and there are no sidewalks
- More against what rezoning will mean, in that the area is moving to medium density zoning, than the social use

Joe Corlazzoli - 1157 Rupert Road - Concerned

- Is part owner of the adjacent property to this lot
- Is the cart being put before the horse in that applicant has already started work on the house, so has the District already said it was okay to do this?
- Don't see how application can go ahead when it is counter to existing bylaw
- Whole community will be able to create duplexes anywhere if this goes through

Rob Ferguson - 962 Peninsula Road - Concerned

- Parking in area is an issue; if sidewalks ever go in that will push cars out even more
- Wondering about emergency fire trucks, if they can even get down Imperial Lane; with cars on both sides, there's no berth for trucks to turn
- Thought should be put into how narrow that Lane is

Lisbeth Edwards - 1367 Helen Road

- In the summer, counted 30 vehicles parked along road in one block from Garden to Alder
- Tenants won't go back and forth from a car port, they will park on the street
- There is a fire hydrant on that corner and no one parks with enough space away from it
- There's no one policing this
- Helen Road is a ghetto, we don't get service from this community

Rachelle Cole - 1390 Helen Road

- Where was the notice in the mail - neighbour who lives next door to property didn't get a letter
- Wrote the petition that was given to Council
- Wondering how many people would've come out if they knew about this hearing
- Would be better if property owner can proceed without the rezoning, concern if it doesn't work out it's still a medium density house

John Towgood stated that property owners within a 100 metres of a subject lot are mailed a notification of the public hearing, and that the District uses addresses as provided by BC Assessment.

Christy Udell - 1236 Helen Road

- Dwelling on applicant's property is too big for that lot
- If bylaw goes through, what's stopping anyone else from rezoning this way?

4.2 Mayor St. Jacques asked a second time if there were any representations from the public regarding Official Community Plan Amendment Bylaw No. 1210, 2016

Greg Skirrow - 1385 Helen Road - Opposed

- There's no jobs in town; do the tenants come with jobs?

4.3 Mayor St. Jacques asked a third and final time if there were any representations from the public regarding Official Community Plan Amendment Bylaw No. 1210, 2016

There were no comments from the public

5 BYLAWS AND RELATED REPORTS - Zoning Amendment Bylaw No. 1209, 2016

5.1 Zoning Amendment Bylaw No. 1209, 2016

Andrew Yeates, CAO, read Zoning Amendment Bylaw No. 1209, 2016

5.2 Written Submissions for Bylaw No. 1209, 2016

Andrew Yeates, CAO, read the written submissions into the record. Mr. Yeates noted that there was a petition, read the petition statement into the records, and circulated the petition for Council's review.

Gregory Skirrow - 1385 Helen Road - Concerned

- Large amount of money being spent to covert the house into a multifamily dwelling
- Would like to see owners construct a fence between his property and theirs

Lisbeth Edwards - 1935 Helen Road - Opposed

- Don't like idea of supportive housing
- Nearby houses already filled with questionable renters

Lisbeth Edwards - 1935 Helen Road - Opposed

- Husband and mother-in-law oppose the rezoning
- Concern over parking issues, too congested
- Street heavily used by fishermen at 52 Steps
- Helen Road is becoming ghettoized

6 PUBLIC REPRESENTATIONS - Zoning Amendment Bylaw No. 1209, 2016

6.1 Mayor St. Jacques asked a first time if there were any representations from the public regarding Zoning Amendment Bylaw No. 1209, 2016

Dario Corlazzoli - 1165 Rupert Road - Opposed

- Concern with parking, extra traffic, setbacks, and whole congestion of the area is unsafe
- Main concern is parking
- Also, square footage of house is half as much as that required for a duplex

6.2 Mayor St. Jacques asked a second time if there were any representations from the public regarding Zoning Amendment Bylaw No. 1209, 2016

There were no comments from the public

6.3 Mayor St. Jacques asked a third and final time if there were any representations from the public regarding Zoning Amendment Bylaw No. 1209, 2016

There were no comments from the public

7 ADJOURNMENT

7.1 Mayor St. Jacques adjourned the public hearing at 7:48 pm

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, November 22, 2016 at 7:00 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

Dianne St. Jacques
Mayor

Andrew Yeates
CAO

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, November 22, 2016 at 7:30 PM

Present: **Chair:** Mayor St. Jacques
 Council: Councillors McEwen, Oliwa, Mole, and Noel
 Staff: Andrew Yeates, Chief Administrative Officer; Morgan Dossall, Deputy Clerk

Regrets:

1. CALL TO ORDER

1.1 Mayor St. Jacques called the meeting to order at 7:55 pm

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

2.1 Council acknowledged the Yuułu?it?ath First Nations on whose traditional territories the District of Ucluelet operates.

3. ADDITIONS TO AGENDA

3.1 Councillor Mole requested that Council address her possible appointment to the Alberni-Clayoquot Health Network for an upcoming two-year term

- Mayor St. Jacques approved the addition under New Business

4. ADOPTION OF MINUTES

4.1 November 8, 2016 Regular Minutes

2016-379 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**
 THAT Council adopt the November 22, 2016 Regular Minutes as presented.
CARRIED.

5. UNFINISHED BUSINESS

6. MAYOR'S ANNOUNCEMENTS

7. PUBLIC INPUT, DELEGATIONS & PETITIONS

7.1 Public Input

Residents addressed Council with regards to their opposition or concern for a gravel walking path to be installed along Marine Drive from Victoria Road to Peninsula Road:

- R. Zurowski spoke with respect to the proposed gravel pathway project along Marine Drive.
- K. Simonson spoke with respect to the proposed gravel pathway project along Marine Drive.
- B. Forrest spoke with respect to the proposed gravel pathway project along Marine Drive.
- E. Larsen spoke with respect to the proposed gravel pathway project along Marine Drive.
- L. Kemps spoke with respect to the proposed gravel pathway project along Marine Drive.
- J. Holliday spoke with respect to the proposed gravel pathway project along Marine Drive.
- J. Hayes-Holgate spoke with respect to the proposed gravel pathway project along Marine Drive.
- J. Nemis spoke with respect to the proposed gravel pathway project along Marine Drive.
- J. Corlazzoli spoke with respect to the proposed gravel pathway project along Marine Drive.
- C. Clark spoke with respect to the proposed gravel pathway project along Marine Drive.
- J. Corlazzoli spoke with respect to the proposed gravel pathway project along Marine Drive.

7.2 Delegations

Lorna Watson & Jeanne Keith-Ferris, Ucluelet Local Food Society

Re: Land for Community Gardening

- Jeanne Keith-Ferris and Lorna Watson from the Ucluelet Local Food Society did a presentation on their group's interest to utilize District-owned land to install a community garden where edibles would be grown. The Society requested a letter of support from Council to be used to secure grant opportunities for the garden.
- Council made comments and inquiries with regards to: amount of land required by the Society, maintenance of the garden, preventing interference from wildlife, details on the community garden template used by the City of Vancouver, and number of Society members

8. CORRESPONDENCE

8.1 Response Required re: 2017 Appointments to the Vancouver Island Regional Library Board Vancouver Island Regional Library

2016-380 **It was moved by Mayor St. Jacques and seconded by Councillor Oliwa**
THAT Council appoint Marilyn McEwen, Councillor, as Trustee and Randy Oliwa, Councillor, as Alternate on the Vancouver Island Regional Library Board for the year 2017.

CARRIED.

8.2 Request re: Delay of Construction of a Gravel Pathway on Marine Drive
Livio Porcellato and Kelly Simonson, Residents

2016-381 **It was moved by Councillor Noel and seconded by Councillor Oliwa**
THAT Council receive correspondence item "Request to Delay Construction of a Gravel Pathway on Marine Drive" for information.

CARRIED.

8.3 Invitation re: Mayors for Mental Health Event on November 28, 2016
City of Victoria

2016-382 **It was moved by Councillor McEwen and seconded by Councillor Mole**
THAT Mayor St. Jacques attend the Canadian Mental Health Association's Mayors for Mental Health event on November 28, 2016 in the City of Victoria.

CARRIED.

8.4 Call for Nominations re: Medal of Good Citizenship
Ministry of Jobs, Tourism and Skills Training

2016-383 **It was moved by Councillor Oliwa and seconded by Councillor Noel**
THAT Council receive correspondence item "Call for Nominations re: Medal of Good Citizenship" for information.

CARRIED.

8.5 Request to Declare re: Communities on the Move
BC Healthy Living Alliance

2016-384 **It was moved by Councillor McEwen and seconded by Councillor Mole**
THAT Council approve the BC Healthy Living Alliance's Communities on the Move Declaration, which is as follows:

Creating Smart, Fair and Healthy Transportation Options for all BC Communities

VISION

We envision that in 10 years, across BC - in communities small and large, it will be easy, safe and enjoyable to get around, whether by walking, biking, public transit, driving, ride-sharing or in a wheelchair. We want to see the provincial government making progressive investments that support active, connected and healthy communities with a wide range of mobility needs.

This vision is guided by the following VALUES:

- Safety for All Road Users: The design and rules of the road should work towards a goal of zero fatalities so all British Columbians can arrive at their destination safely
- Healthy Communities: It is easier for British Columbians to be active and healthy when there are safe biking and walking routes, good street design and regular transit
- Mobility for All: Communities of all sizes need transportation options to enable everyone – including vulnerable groups such as children, older adults and those with disabilities or low incomes as well as non-drivers – to access education, employment, healthcare, recreation and cultural events and to foster important social connections
- Clean Air and Environment: Public transit, telecommuting and active modes of transportation reduce local air pollution and carbon emissions that contribute to climate change
- Consideration of Community Needs: All BC communities should have a range of convenient, affordable transportation options that are tailored to their context – whether urban or remote, dense or dispersed, small or suburban
- Cost Savings and Economic Opportunities: Investments in active and public transportation can help to control rising healthcare costs while stimulating local business and tourism

What will it take:

- **Increased support and long-term funding for transit**
 - Provide full funding (\$400M/year) and policy support for implementation of the BC Transit Strategic Plan 2030 and local government 'Transit Future Plans' to grow transit service and meet local needs.
 - Provide a fair share of capital funding and secure, predictable regional revenue tools for the full implementation of the TransLink Mayors' Council 10-Year Vision.
 - Provide funding for public transportation systems that serve small, rural, remote and isolated communities such as the use of school buses and bus services that feed into regional centres.
- **A Provincial Active Transportation Strategy**
 - Allocate \$100M per year over the next ten years to support the development of local cycling and walking infrastructure within a larger provincial network.
 - Priority should go to completing connected cycling and walking transportation networks.
 - Fund Active School Travel Planning and standardized cycling education for healthy, active children.
 - Increase capacity within the Ministry of Transportation by developing an Active Transportation unit that has the professional expertise to work on policy and planning
- **Commitment to equity**

- Improve handyDART service to meet demand and to expand accessibility to evenings, Sundays and holidays.
- Revert back to the \$45 annual fee for Annual Bus Passes for Persons-with-Disability.
- Ensure all public transit systems have affordable options for people with low incomes.
- Ensure funding is allocated geographically and equitably across the province. Recognize infrastructure deficits for pedestrian, cycling and transit modes as well as limitations faced by rural, remote, geographically isolated and small communities as part of funding criteria.
- **Regional considerations**
 - Work with local governments to establish a Rural Transportation Strategy. Develop and fund innovative community transportation systems, ride-sharing, tele-services and telecommuting options that can serve rural and remote British Columbians including those who can't drive or don't have access to a vehicle.
 - Provide support for the development and implementation of Winter City Guidelines that give residents the opportunity to be active all year long. This should include operational measures such as snow-clearing for active transportation networks and improved winter road maintenance to reduce accidents.
 - Update Traffic Engineering Standards for managing industrial traffic in resource based communities so that they guide improvements in air quality, pedestrian and cycling movement as well as safety.
 - Support the Metro Vancouver Mayor's Council to pursue alternative funding mechanisms – such as vehicle levies, road pricing (including tolling), local fuel and parking taxes and expansion of community/group passes.
 - Continue and expand the UPASS program to the students and employees of postsecondary institutions.
- **Commitment to Safety**
 - Support the BC Road Safety Strategy and work with all levels of government and other partners to achieve a goal of safe streets and zero fatalities. Speed limits should be reduced and strictly enforced, including through the use of speed cameras and other proven measures.
 - Prioritize safety measures for vulnerable road users such as pedestrians, cyclists and those in wheelchairs and mobility devices.

CARRIED.

8.6 Request for Donations re: M'akola Housing Holiday Gift Program M'akola Group of Societies

2016-385

It was moved by Councillor Oliwa and seconded by Councillor McEwen

THAT Council receive correspondence item "Request for Donations re: M'akola Housing Holiday Gift Program" for information.

CARRIED.

9. INFORMATION ITEMS

2016-386 **It was moved by Councillor McEwen and seconded by Councillor Noel**

THAT Council receive information items 9.1 through 9.5 as a block.

CARRIED.

9.1 **UBCM Follow-up re: Strata Accommodation Properties and Infrastructure Grants**

Ministry of Community, Sport and Cultural Development

9.2 **Notice of Public Engagement on Pacific Traverse Trail Project Parks Canada**

2016-387 **It was moved by Councillor Mole and seconded by Councillor McEwen**

THAT Council direct staff to publish Parks Canada's Notice of Public Engagement on the Pacific Traverse Trail Project to the District website; noting that Parks Canada is hosting the public input session on December 2, 2016 at the Ucluelet Community Centre.

CARRIED.

9.3 **2017 West Coast Job Expo on March 2nd Alberni Valley Employment Centre**

9.4 **Call for Resolutions, Nominations and Presentations Association of Vancouver Island and Coastal Communities**

9.5 **Family Day Date Resolution Submitted to UBCM Executive Sun Peaks Mountain Resort Municipality**

10. COUNCIL COMMITTEE REPORTS

Councillor Sally Mole

Deputy Mayor April – June

Ucluelet & Area Child Care Society

- Toured the facility with new daycare manager; they have made some changes to the daycare, which now has a more structured layout
- Daycare now has a license to use an activity room for their Afterschool program, which has increased their numbers

Westcoast Community Resources Society

- Met November 17; re-elected Al Anderson as Chair; other board positions were not filled, as those individuals the Board wished to elect were not present at the meeting
- Society currently focusing on the Bay Street housing project, but are just waiting on the federal government to change title over to the Society; currently collecting quotes for building renovations; presented draft plans on the two housing units: will contain a 1-bedroom suite and a 2-bedroom suite

Food Bank on the Edge

- Hosting hamper packing and pick-up on December 20

Councillor Marilyn McEwen
Deputy Mayor July – September

Ucluelet & Area Historical Society

- Met November 14; currently putting together an application for Heritage BC Japanese Historic Places Recognition program and have been working closely with Mary Kimoto to have Ucluelet receive this recognition; first draft was presented at the meeting, and the deadline to submit is November 30
- The Ucluelet Co-Op is giving two societies a donation of \$800 worth of paint, totaling 16 gallons; society is applying with the intention of using the paint at a future date when they receive the Lightkeeper's house
- Christmas Craft Fair is this weekend; Society will be selling baked goods
- Have circulated a draft of Society's financial plan for the Lightkeeper's house; business plan was prepared by Geoff Lyons, and will be presented to Council in the New Year
- Society is planning another Folklore Festival, with an Italian theme; potential date for this is February 25, 2017

Wild Pacific Trail Society

- Met November 9; society is hoping to get an update from the Onni Group on their plans for the Wyndansea property, as they would still love to tour the property with the owners to discuss a possible section of trail that would skirt the property.
- Raised concern with foraging walks being led on the trail for edibles; society is developing FAQ sheets to distribute to local accommodation providers that will educate on how to protect local flora and fauna and to discourage foraging; looking also at possible trail signage to convey the same message

- Inspiration Point project currently underway between Lighthouse and Terrace Beach; will include a set of stairs and 3 viewing platforms
- Society commends Tourism Ucluelet for doing an excellent job of not promoting storm watching from the rocks; society has invited Denise Stys-Norman to their annual brainstorming retreat on January 15th, 2017
- Only 2 trail counters were working in October due to excessive rain

Vancouver Island Regional Library Board – Trustee

- Next meeting is November 29

Other Reports

- Council met with the Auditor General for Local Governments on November 14; position has been in place since 2013 with the mandate to assist local governments in identifying and mitigating risks; areas of study and audits include: procurement, capacity and succession, asset and project management, fire protection and policing costs, budgeting and taxation, and IT security; there are 190 local governments province-wide and the AGLG has 13 staff members; AGLG has performed a total of 18 audits, with the goal to do 5 a year; group is currently doing audits in Squamish, Nelson, Tofino, Fernie and Port Edward on human resources

Councillor Mayco Noel

Deputy Mayor October – December

Ucluelet Chamber of Commerce

- Clayoquot Biosphere Trust approved \$2,000 of Chamber's \$2,800 request to support the Job Expo happening in March 2017; new manager, Melissa Boucha, was hired and is excited to get going; the Sailpast is on December 14; the Edge to Edge Marathon will tie in with Canada 150 Celebration

Councillor Randy Oliwa

Deputy Mayor January – March

Aquarium Board

- Release Day is December 3

Other Reports

- Attended the Tourism Ucluelet meeting today on behalf of Councillor Noel; draft press release coming out soon on visitor services announcement

Mayor Dianne St. Jacques

Alberni-Clayoquot Regional District

- Attended Westcoast Committee meeting last week; group heard from Parks Canada on the Traverse Trail, which will run along the highway and down near Florencia Bay; trail will be 20m off of the road, with 5.2m of clearance, and 3.2m being the actual trail width; tender package for clearing work closed as of November 14
- Discussed building a connector trail from the junction to the Pacific Rim park boundary with Director Bennett, as this area is within the ACRD; looking forward to those partnerships; airport group is still discussing possible names for the airport; will be an ACRD-hosted emergency response meeting held here November 28

Other Reports

- Met with Vancouver Island Economic Development group last week; this Board helps with economic activity on Vancouver Island; they hosted their last board meeting in Ucluelet, and it was an opportunity for Tofino and Ucluelet to meet with them and let them know what is happening on the coast and to give ideas for their upcoming annual conference; discussed Ucluelet's statistics, which are embedded with the Alberni Valley statistics; there are pros and cons to this, but it was requested that the west coast be separated out; also discussed advanced manufacturing on Vancouver Island, such as specialty products with small companies; also working on a Vancouver Island product brand
- Met with regional doctors on possible health/wellness centre in Ucluelet, and how Ucluelet can partner on the endeavour; currently considering the possibility of Ucluelet providing the building, and having all island health practitioners under the same roof; feasibility still being investigated; BC Ambulance is interested, and Marcie DeWitt, the Community Coordinator for the Alberni Clayoquot Health Network, is also supportive
- Met with BearSmart consultants on November 21; company did some work 10 years ago on this, helping Ucluelet put bylaws in place, and establishing rules and regulations on garbage; Ucluelet had done all the requisite work and put the application in to the Conservation office, but due to an error on their part, Ucluelet didn't get the final stamp of approval; Council is hoping

to get back on track to complete the application and get Ucluelet designated as a BearSmart community; two bears were shot this year due to people leaving attractants out, such as putting garbage out the night before, or putting a freezer in a carport; part of the problem identified is that the community has not had a bylaw person, but do have a full-time person now who can educate the community; also learned about wolves, which are harder to manage, and are here because of deer and dogs; will suggest to WPT Society regarding more signage on for the trail on keeping dogs on leash

2016-388 **It was moved by Councillor Oliwa and seconded by Councillor Mole.**

THAT Council accept all committee reports as presented.

CARRIED.

11. REPORTS

11.1 Expenditure Voucher G-19/16

Jeanette O'Connor, CFO

2016-389 **It was moved by Councillor McEwen and seconded by Councillor Noel**

THAT Council receive Expenditure Voucher G-19/16 for information.

CARRIED.

11.2 Financial Update Report

Jeanette O'Connor, CFO

2016-390 **It was moved by Councillor Oliwa and seconded by Councillor Mole**

THAT Council receive report item "Financial Update Report" for information.

CARRIED.

11.3 Request to Approve Lowest Bid Tender for Cedar Road Altitude/Pressure Reducing Valve Station

Warren Cannon, Superintendent

2016-391 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**

THAT Council approve recommendation 2 of report item "Request to Approve Lowest Bid Tender for Cedar Road Altitude/Pressure Reducing Valve Station", which states:

2. THAT Council approve the lowest bid tender submission of \$192,517.00

CARRIED.

11.4 Development Permit for 1035 Tye Terrace

John Towgood, Planner 1

2016-392 **It was moved by Councillor Mole and seconded by Councillor McEwen**

THAT Council approve recommendation 1 of report item "Development Permit for 1035 Tye Terrace", which states:

1. THAT Development Permit DP16-03 for Lot 22, Plan VIS4490 be approved for the building of a Resort Condo cabin as per the drawings

and notes attached as Appendix A and to the conditions outlined within the body of this report which includes the following Development Variances to Zoning Bylaw No. 1160, 2013:

- a) A Minimum front yard setback of 4.2m where Section CD-5.6.1 (1)(a) of the Zoning Bylaw states that a front yard of 6.0m is required"; and*
- b) A Minimum side yard setback of 1.3m where Section CD-5.6.1 (1)(c) of the Zoning Bylaw states that an interior side yard of 3.0m is required.*

CARRIED.

11.5 Proposed 2017 Regular Council and Harbour Authority Meeting Schedule

Morgan Dosdall, Deputy Municipal Clerk

2016-393 **It was moved by Councillor Noel and seconded by Councillor Oliwa**
THAT Council approve recommendation 1 of report item "Proposed 2017 Regular Council and Harbour Authority Meeting Schedule", which states:

1. *THAT Council adopt the Regular Council Meeting Schedule for 2017.*

CARRIED.

12. LEGISLATION

12.1 REPORT

District of Ucluelet Official Community Plan Amendment Bylaw No.1210 - Third Reading

John Towgood, Planner 1

2016-394 **It was moved by Councillor Oliwa and seconded by Councillor Noel**
THAT Council approve recommendation 2 of legislative report item "Proposal to Amend District of Ucluelet Official Community Plan Bylaw No. 1140, 2011 by Removing Lot 1, Plan VIP9200 from the Service Commercial Designation and Place it in Residential", which states:

2. *THAT Official Community Amendment Plan Bylaw No. 1210, 2016 be considered and determined not to proceed further.*

CARRIED.

12.2 BYLAW

Official Community Plan Amendment Bylaw No. 1210, 2016

2016-395 **It was moved by Councillor Mole and seconded by Councillor Oliwa**
THAT Council give Third Reading to Official Community Plan Amendment Bylaw No. 1210, 2016.

Vote 5-0 Against; DEFEATED.

12.3 REPORT

Zoning Amendment Bylaw No. 1209 - Third Reading

John Towgood, Planner 1

- 2016-396 **It was moved by Councillor Noel and seconded by Councillor McEwen**
THAT Council approve recommendation 2 of legislative report item "Proposal to Amend Zoning Bylaw No. 1160, 2013 by Removing Lot: 1 Block: 1 Plan: VIP9200 Section: 21 District: 09 from R-1 Zone - Single Family Residential and Place it in R-2 Zone Medium Density Residential" which states:
2. *THAT Zoning Amendment Bylaw No. 1209, 2016 be considered and determined not to proceed further.*

CARRIED.

12.4 BYLAW
Zoning Amendment Bylaw No. 1209, 2016

- 2016-397 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**
THAT Council give Third Reading to Zoning Amendment Bylaw No. 1209, 2016.

Vote 5-0 Against; DEFEATED.

12.5 REPORT
Zoning Amendment Bylaw No. 1208 - Adoption
John Towgood, Planner 1

- 2016-398 **It was moved by Councillor McEwen and seconded by Councillor Mole**
THAT Council approve recommendation 1 of legislative report item "Proposal to Amend Zoning Bylaw No. 1160, 2013 by Adding the Definition for a "Pocket Neighbourhood Residential" Use and Associated Regulations To Lot 2, Plan VIP80044", which states:
1. *THAT Zoning Amendment Bylaw No. 1208, 2016 be given Fourth and Final Reading.*

CARRIED.

12.6 BYLAW
Zoning Amendment Bylaw No. 1208, 2016

- 2016-399 **It was moved by Councillor McEwen and seconded by Councillor Noel**
THAT Council give Fourth Reading and subsequent Adoption to Zoning Amendment Bylaw No. 1208, 2016.

CARRIED.

12.7 REPORT
District of Ucluelet Fees and Charges Bylaw - First, Second, and Third Reading
David Douglas, Manager of Finance

- 2016-400 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**
THAT Council approve recommendation 1 of legislative report item "District of Ucluelet Fees and Charges Bylaw, Proposed Amendment Bylaw No. 1213, 2016", which states:

1. *THAT Council gives three readings to proposed schedule "L" of District of Ucluelet Fees and Charges Amendment Bylaw, No. 1213, 2016 regarding water rates and fees.*

CARRIED.

12.8 BYLAW

District of Ucluelet Fees and Charges Amendment Bylaw No. 1213, 2016

- 2016-401 **It was moved by Councillor McEwen and seconded by Councillor Mole**
THAT Council give First Reading to District of Ucluelet Fees and Charges Amendment Bylaw No. 1213, 2016.

CARRIED.

- 2016-402 **It was moved by Councillor Oliwa and seconded by Councillor McEwen**
THAT Council give Second Reading to District of Ucluelet Fees and Charges Amendment Bylaw No. 1213, 2016.

CARRIED.

- 2016-403 **It was moved by Councillor Mole and seconded by Councillor Noel**
THAT Council give Third Reading to District of Ucluelet Fees and Charges Amendment Bylaw No. 1213, 2016.

CARRIED.

13. LATE ITEMS

13.1 Request for Approval re: 2017 Tourism Ucluelet Tactical Plan and Budget Denise Stys-Norman, Tourism Ucluelet

- 2016-404 **It was moved by Councillor McEwen and seconded by Councillor Noel**
THAT Council approve Tourism Ucluelet's 2017 Tactical Plan and Budget.

CARRIED.

14. NEW BUSINESS

14.1 Councillor Mole

- 2016-405 **It was moved by Councillor Noel and seconded by Councillor Oliwa**
THAT Council give approval for Councillor Mole to submit an application to join the board of directors for the Alberni-Clayoquot Health Network table of partners for a two-year term.

CARRIED.

14.2 Mayor St. Jacques

- 2016-406 **It was moved by Councillor McEwen and seconded by Councillor Mole**
THAT Council direct staff to write a letter to the Ucluelet Local Food Society in support of their proposal to work with the District of Ucluelet to secure an area

of land for a community garden, and to allow the Society to leverage the letter of support to secure funding opportunities for the community garden.

CARRIED.

14.3 Councillor Oliwa

- Noted that excavation is happening to remove a building from the Coast Guard area and wanted to ensure the District was aware of this

14.4 Councillor Noel

- Noted the importance of informing users of Ucluelet's watershed location, as fuel trucks have parked near it overnight; realize these drivers might not be aware of the watershed so perhaps the District can look into signage to this effect in the future

15. QUESTION PERIOD

15.1 Council received question and comments from the public regarding:

- Request for Council to review letters submitted with respect to the proposed gravel pathway along Marine Drive.

16. CLOSED SESSION

16.1 Procedural Motion to Move In-Camera:

2016-407

It was moved by Councillor Mole and seconded by Councillor McEwen

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

CARRIED.

17. ADJOURNMENT

17.1 Mayor St. Jacques suspended the regular meeting at 9:54 pm

17.2 Mayor St. Jacques adjourned the in-camera meeting at 10:44 and returned to the open meeting

17.3 Mayor St. Jacques adjourned the regular meeting at 10:45 pm

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, November 22, 2016 at 7:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

Dianne St. Jacques
Mayor

Andrew Yeates
CAO



DISTRICT OF UCLUELET

Request to Appear as a Delegation

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

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

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

The District Office will advise you of which Council meeting you will be scheduled for if you cannot be accommodated on your requested date. For more information contact the District Office at 250-726-7744 or email info@ucluelet.ca.

Requested Council Meeting Date: _____

Organization Name: _____

Name of person(s) to make presentation: _____

Topic: _____

Purpose of Presentation:

- Information only
- Requesting a letter of support
- Other (provide details below)

Please describe:

Contact person (if different from above): _____

Telephone Number and Email: _____

Will you be providing supporting documentation? Yes No

If yes, what are you providing?

Handout(s)
 PowerPoint Presentation

Note: Any presentations requiring a computer and projector/screen must be provided prior to your appearance date. The District cannot accommodate personal laptops.

Subject: Mayors Caucus Spring Meeting DATE: Feb 22-24, 2017

Subject: Mayors Caucus Spring Meeting DATE: Feb 22-24, 2017

From: Mayor Nils Jensen

Subject: Mayors Caucus Spring Meeting DATE: Feb 22-24, 2017

Greetings BC Mayors:

The beautiful seaside municipality of Oak Bay will host the **Mayors Caucus Spring Meeting February 22-24, 2017.**

We hope ALL your worships will attend! Please save the dates.

The meeting will be held at the spectacular waterfront Oak Bay Beach Hotel (<http://oakbaybeachhotel.com/>) . We have block booked rooms – more information will be forthcoming soon.

Our meeting agenda will focus on the issues that local governments want discussed in the 2017 Provincial election.

Program Highlights (still in draft!)

Wednesday February 22

Welcome evening reception with MLAs

Thursday February 23

- Party Leaders (or their designates) panel on local government Issues
- Mayors' meeting to identify the top local government election issues

Friday February 24

Study session(s)

We hope to see you all February 22, 2017.

Your organizing committee,
Councillor Hazel Braithwaite
Executive Assistant Cindy Denomme
Mayor Nils Jensen



District of Oak Bay
2167 Oak Bay Avenue
Oak Bay BC, V8R 1G2
(250) 598-3311 (hall)
(250) 882-0549 (Mayor's cell)
www.oakbay.ca



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Ottawa

Room 319
Confederation Building
Ottawa, Ontario
K1A 0A6
Tel.: 613-992-0903
Fax.: 613-992-0913

Parksville

Main Community Office
1209 East Island Hwy,
Suite 12
Parksville, BC
V9P 1R5
Tel.: 250-947-2140
Fax.: 250-947-2144



Gord Johns

Member of
Parliament
Courtenay – Alberni

Gord.Johns@parl.gc.ca
<http://gordjohns.ca/>

Port Alberni

Satellite Community Office
4841 A Johnston Rd.,
Port Alberni, BC
V9Y 5M2

Courtenay

Satellite Community Office
Unit E, 367 4th St.,
Courtenay, BC
V9N 1G8

November 28, 2016

The Honourable Catherine McKenna
Minister of Environment and Climate Change
House of Commons
Ottawa, ON K1A 0A1

Dear Minister,

RE: Pacific Traverse Trail in Pacific Rim National Park Reserve

I'm writing to bring your attention to the enclosed request from the Mayor of the District of Tofino regarding the Pacific Traverse Trail in Pacific Rim National Park Reserve (PRNPR), which is located in my riding.

It's my understanding that the announced investment of \$17.7 million to build a new biking and walking trail in PRNPR, is more than welcomed by the local government officials in the area. The inclusion of this project in Budget 2016 and the recent funding announcement go a long way towards fulfilling a passionately pursued local project to connect Tofino and Ucluelet with such a trail. For years, residents have wanted a path between the communities that would allow them to actively travel between home, work, school, and shopping areas in a safe, secure manner. This trail is something our region has been dreaming of for decades.

However, while we are extremely grateful for the funding initiative your government has announced, Josie Osborne, the Mayor of the District of Tofino, has pointed out to me that the \$17.7 million will not quite finish the project and municipal officials are concerned about having the necessary funds to complete the trail at either end.

Once this trail is built, there will still be gaps at either end of the park. Specifically, there will be a shortfall of 2.5km into Tofino and another shortfall of roughly 1km into Ucluelet. It is very important to note that the section between the proposed end of the trail from PRNPR into Tofino is a very dangerous area for cyclists and pedestrians and must not be left unfinished. Residents and municipal officials have legitimate safety concerns about people trying to use the highway to finish their commute.

To properly finish the trail, so that it provides a safe, accessible path that truly connects the two communities, will require additional funding of \$3.5 million for Tofino and between \$750,000 - \$1 million for Ucluelet.

Although I have no desire to criticize this gift, I would be remiss if I did not point out that had public consultation on this trail had taken place, the government would have known the impact this would have on these resort municipalities and been able to address the shortcomings of the trail itself, prior to making the funding announcement.

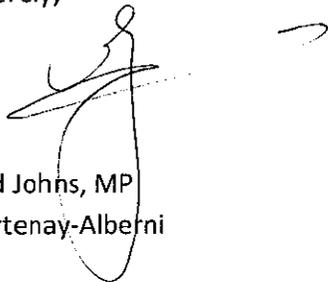
The Districts of Tofino and Ucluelet have a largely tourism-based economy. Tofino boasts roughly 2000 residents, while Ucluelet has a population of 1600, yet the region hosts over a million visitors annually. As such, both Districts are constantly under enormous pressure to provide infrastructure that supports their local tourism industry, but must do so utilizing a very small tax base. This infrastructure will be integral to the residents for the livelihood of their remote communities by providing a safe and accessible path for active transportation. However, both Tofino and Ucluelet simply cannot afford the expense of finishing the trail without assistance.

The gap at the south end of the trail falls outside the municipality of Ucluelet. The unfinished area is located in Area C, Long Beach of the Alberni-Clayoquot Regional District (ACRD). The Mayor of The District of Ucluelet, Dianne St. Jacques, has told me that her municipality is actively working with the ACRD towards a funding solution because the community is so excited to finally have this dream come true, they are committed to finding a way to get this done. However, in order to find the funds to finish the trail Ucluelet will have to use monies earmarked for other projects. Thus, realizing the dream of this trail will come at the expense of other local projects and no one wants to see that happen.

I urge you to allocate the necessary funds and assist the local municipalities in closing the gaps in the trail, so that everyone can wholeheartedly celebrate this gift that you have given to our local communities.

Please find enclosed a proposal from Josie Osborne, Mayor of the District of Tofino, on how to close the gaps in the trail. I trust you will give it your immediate attention and contact me if you have any questions.

Sincerely,



Gord Johns, MP
Courtenay-Alberni

Enclosure

Cc:

Wayne Stetski, MP, NDP Critic for Parks

Jonathan Wilkinson, MP, Parliamentary Secretary to the Minister of Environment and Climate Change

Mayor Josie Osborne, District of Tofino

Mayor Dianne St. Jacques, District of Ucluelet



DISTRICT OF TOFINO – OFFICE OF THE MAYOR

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

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

November 28, 2016

LGMA 0530-01

Honourable Catherine McKenna
 Minister of the Environment and Climate Change
 House of Commons
 Ottawa, Ontario K1A 0A6

Re: Pacific Traverse Trail in Pacific Rim National Park Reserve

I write to (1) thank the federal government for the investment into a new biking and walking trail in Pacific Rim National Park Reserve, (2) to provide you with an update on the status of linking the Park trail to the nearby communities of Tofino and Ucluelet and (3) to request your Ministry's assistance in helping us address two gaps in the trail.

The Investment

Residents of the Tofino and Ucluelet area on the West Coast of Vancouver Island have long held a dream to link our communities, 40 km apart, with a walking and biking trail separated from the narrow highway between Tofino and Ucluelet. Not only would such a trail be a safer, more accessible route for walkers and bicyclists, it would present new tourism opportunities and increase employment opportunities for First Nations communities within the Park by providing safe, non-motorized transportation to Tofino, just 12 km away. For over 20 years, the communities of Tofino and Ucluelet have slowly worked towards this dream, building a separated bike path in each of our communities a few hundred meters or a few kilometers at a time. Funds first came from local fundraising efforts – literally from salmon BBQ fundraisers – and eventually with municipal reserves, and with small provincial and federal grants to construct a section at a time. The looming obstacle has always been the construction of the middle segment of the trail, 22 km within Pacific Rim National Park Reserve.

We were thrilled when the federal government announced, as part of Budget 2016, its intention to invest \$17.7 million to build a new biking and walking trail in Pacific Rim National Park Reserve (PRNPR) in British Columbia. Not only does it represent a significant investment into tourism, 'green' economic development, and highway assets, it goes such a long way to realizing our long-held dream. We thank you for your government's confidence in, and investment in, Pacific Rim National Park Reserve and our local communities.

The shortfall

The 'Pacific Traverse Trail' (working title) will parallel 22 kilometers of Highway 4 through PRNPR, representing over 50% of the 40-kilometer distance between Tofino and Ucluelet. However, it will not meet the paved walking and biking trails that exist to the north in Tofino (2.5 km gap) and to the south in Ucluelet (~1 km gap). Please see the attached map.

The District of Tofino's Multi-Use Path (MUP) is a 6.5 km separated, paved walking and biking trail that parallels Highway 4, providing access from downtown Tofino southward to Cox Bay, one of the most popular surfing beaches in Tofino. The MUP is heavily used by local residents and visitors, and visitors to the region consistently remark that the MUP is a safe and easy way to travel without a car in Tofino.

.../2

While we are incredibly grateful for the federal government's investment into the Pacific Traverse Trail, we are suddenly faced with the need to close a 2.5 km gap with no prior notification thus little opportunity to plan for a \$3.5M capital investment (the preliminary cost estimate, see enclosed). This was not in the District of Tofino's Five Year Financial Plan, and we are presented with a real challenge to realize this project amongst long-established infrastructure priorities such as a \$20M wastewater treatment plant (planned for construction in 2019-2020 as per federal government requirements).

Completing the trail into Tofino is incredibly important to meet visitors' and residents' hopes and expectations, and who would otherwise face a 2.5 km walk or cycle on a provincial highway with a very narrow shoulder and unsafe conditions. Pedestrian and bicyclist safety concerns with this particular 2.5 km stretch of provincial highway have been a long-standing subject of discussion between Tofino and the BC Ministry of Transportation and Infrastructure (MoTI).

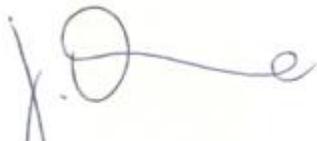
Next steps to address the shortfall

Tofino is moving ahead with preliminary planning and financial planning, beginning with an application to the Province of British Columbia's Cycling Infrastructure Partnership Program (for which we are eligible for up to \$1M), and we've also initiated discussions with the BC MoTI on cost-sharing. We intend to work with the Alberni-Clayoquot Regional District's Regional Parks and Trails Service, and have begun discussion at the Council level to determine what we can afford to contribute municipally through our 2017-2021 Five Year Financial Plan. Despite all these avenues, we know we will not have enough funds to close the gap.

We need your help. We seek your Ministry's assistance on options for a federal contribution, so we can leverage your investment into PRNPR, and so neither the Park nor the communities of Tofino and Ucluelet are left disappointing visitors and residents.

I look forward to your positive reply on how we can work together to establish a truly signature walking and biking trail between Tofino and Ucluelet.

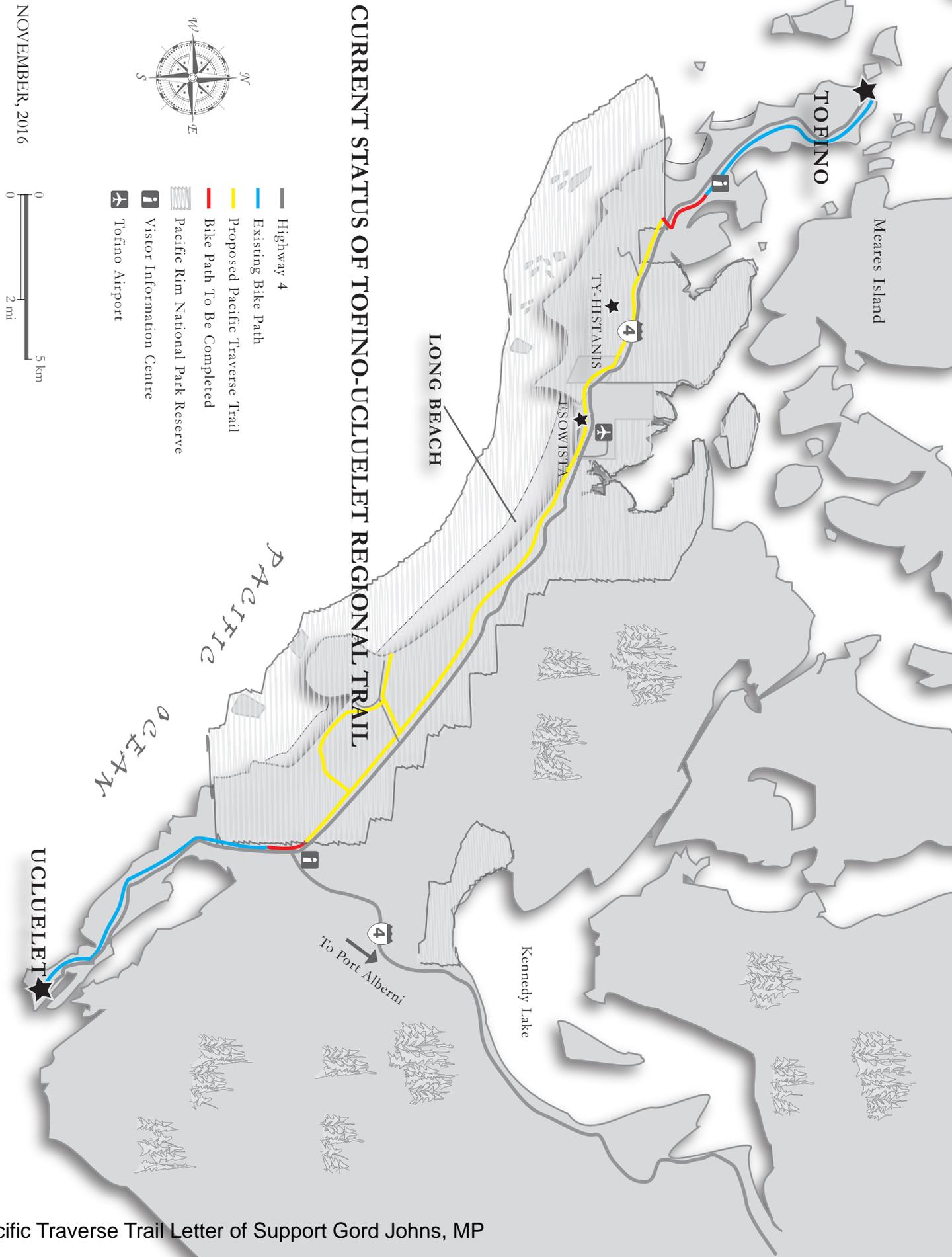
Sincerely,



Josie Osborne
Mayor

Encl. 1. Map of existing and proposed trails
 2. Preliminary cost estimate of Tofino MUP completion
 3. "Liberals commit to Park trail between Tofino and Ucluelet," Tofino Ucluelet
 Westerly News, April 6, 2016

Copy: Gord Johns, MP Courtenay-Alberni
 Hon. Todd Stone, Minister of Transportation and Infrastructure, British Columbia
 Tla-o-qui-aht First Nation
 District of Ucluelet
 Alberni-Clayoquot Regional District
 Karen Haugen, Superintendent, Pacific Rim National Park Reserve



CURRENT STATUS OF TOFINO-UCLUELET REGIONAL TRAIL

NOVEMBER, 2016

CONSTRUCTION COST SEPARATION - CLASS D ESTIMATE

General Note: Cost Estimate reflects approximately 3000m of path and road construction from Tourism Tofino Info Center travelling south to Pacific Rim National Park Reserve sign.				McElhanney Consulting (2016 dollars)			
				Municipal Component		Development Component	
ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT	QUANTITY	AMOUNT
1.0	GENERAL CONDITIONS:						
1.1	Mobilization and Demobilization	Lump Sum	\$30,000.00	1.0	\$30,000.00	1.0	\$30,000.00
1.2	Site Maintenance and Sediment Management Plan	Lump Sum	\$20,000.00	1.0	\$20,000.00	1.0	\$20,000.00
	TEMPORARY FACILITIES:						
1.3	Contractor Administrator's Office	Lump Sum	\$35,000.00	1.0	\$35,000.00	1.0	\$35,000.00
	TRAFFIC REGULATION:						
1.4	Traffic Management Plan	Lump Sum	\$1,500.00	1.0	\$1,500.00	1.0	\$1,500.00
1.5	Traffic Control	Lump Sum	\$60,000.00	1.0	\$60,000.00	1.0	\$60,000.00
	GENERAL CONDITIONS SUBTOTAL				\$146,500.00		\$146,500.00
2.0	ROADWORKS:						
	ROADWAY EXCAVATION, EMBANKMENT AND COMPACTION:						
2.1	Remove existing trees, off-site disposal (Ø > 0.75m)	Each	\$500.00	40	\$20,000.00	30	\$15,000.00
2.2	Clearing and Grubbing	Square Meter	\$8.00	10700	\$85,600.00	6700	\$53,600.00
2.3	Common excavation, off-site disposal	Cubic Meter	\$20.00	4200	\$84,000.00	3500	\$70,000.00
2.4	Subgrade preparation	Square Meter	\$2.00	6000	\$12,000.00	5000	\$10,000.00
2.5	Import Road Embankment Fill	Cubic metre	\$50.00	11000	\$550,000.00	2400	\$120,000.00
	GRANULAR BASE:						
2.6	Granular base - 25mm - 50 mm thickness	Square Meter	\$10.00	4000	\$40,000.00	3500	\$35,000.00
	GRANULAR SUB-BASE:						
2.7	Granular sub-base - 250 mm thickness	Square Meter	\$15.00	4000	\$60,000.00	3500	\$52,500.00
	HOT-MIX ASPHALT CONCRETE PAVING:						
2.8	Asphaltic concrete paving - 50mm thickness.	Square Meter	\$45.00	4000	\$180,000.00	3500	\$157,500.00
	CONCRETE RETAINING WALLS:						
2.9	Structural Retaining Walls 0.0m to 3.0m height	Square metre	\$350.00	180	\$63,000.00		
2.10	Structural Retaining Walls 3.0m to 5.0m height (includes Geotextile)	Square metre	\$500.00	310	\$155,000.00		
	PAVEMENT MARKINGS:						
2.11	Thermoplastic Pavement Markings	Lump Sum	\$6,000.00	1	\$6,000.00	1	\$6,000.00
	ROADWORKS SUBTOTAL				\$1,255,600.00		\$519,600.00
3.0	STORM SEWER:						
	DWG SHEET 101:						
3.1	Pipe - 600mm diam. CSP Culvert	Lineal Meter	\$175.00	16.00	\$2,800.00		
3.2	Box Culvert - 2000mm Width, Concrete Extensions	Lineal Meter	\$1,500.00			5	\$7,500.00
3.3	Pipe - 250mm diam. PVC SDR 35 Extension	Lineal Meter	\$150.00	9.00	\$1,350.00		

CONSTRUCTION COST SEPARATION - CLASS D ESTIMATE

General Note: Cost Estimate reflects approximately 3000m of path and road construction from Tourism Tofino Info Center travelling south to Pacific Rim National Park Reserve sign.				McElhanney Consulting (2016 dollars)			
				Municipal Component		Development Component	
ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT	QUANTITY	AMOUNT
	DWG SHEET 102:						
3.4	Pipe - 600mm diam. CSP Culvert	Lineal Meter	\$175.00			12	\$2,100.00
	DWG SHEET 103:						
3.5	Pipe - 600mm diam. Sched 80 Steel Culvert Extension	Lineal Meter	\$325.00			15	\$4,875.00
3.6	Pipe - 1000mm diam. Concrete Culvert Extensions	Lineal Meter	\$825.00			15	\$12,375.00
	DWG SHEET 104:						
3.7	Pipe - 600mm diam. CSP Culvert	Lineal Meter	\$175.00			10	\$1,750.00
	DWG SHEET 105:						
3.8	Pipe - 600mm diam. CSP Culvert Extension	Lineal Meter	\$175.00	10	\$1,750.00		
3.9	Pipe - 600mm diam. CSP Culvert	Lineal Meter	\$175.00	38	\$6,650.00		
	DWG SHEET 106:						
3.10	Pipe - 600mm diam. CSP Culvert	Lineal Meter	\$175.00	88	\$15,400.00		
	DWG SHEET 107:						
3.11	Pipe - 600mm diam. CSP Culvert	Lineal Meter	\$175.00	31	\$5,425.00		
3.12	Pipe - 250mm diam. CSP Culvert Extension	Lineal Meter	\$100.00	16	\$1,600.00		
	DWG SHEET 108:						
3.13	Pipe - 600mm diam. CSP Culvert	Lineal Meter	\$175.00	34	\$5,950.00		
	STORM SEWER OUTFALL:						
3.14	New Storm Sewer Outfall	Lump Sum	\$10,000.00	1	\$10,000.00		
	STORM SEWER SUBTOTAL				\$50,925.00		\$28,600.00
4.0	ADJUST & RELOCATE:						
4.1	Signs, Gates, Water Valve, Manhole, and Hydro Box Lid	Lump Sum	\$20,000.00	0.5	\$10,000.00	0.5	\$10,000.00
4.2	Relocate Hydro Power Poles	Each	\$19,000.00	4	\$76,000.00		
4.3	Relocate Hydro Service Poles	Each	\$8,500.00	4	\$34,000.00		
4.4	Relocate Hydro Pole Anchor/Guy Wire	Each	\$3,500.00	4	\$14,000.00		
	ADJUST & RELOCATE SUBTOTAL				\$134,000.00		\$10,000.00
5.0	PEDESTRIAN ROAD CROSSINGS:						
	DWG SHEET 101:						
5.1	Major Pedestrian Crossing at HWY 4 - C/W Traffic Lights, Traffic Signs & Bases, Bollards, and Electrical	Lump Sum	\$40,000.00	1	\$40,000.00		
5.2	Minor Pedestrian Crossing at Cox Bay Beach Resort Driveway - C/W Traffic Signs & Bases, and Bollards	Lump Sum	\$6,500.00			1	\$6,500.00
5.3	Minor Pedestrian Crossing at Long Beach Lodge Resort Driveway - C/W Traffic Signs & Bases, and Bollards	Lump Sum	\$6,500.00			1	\$6,500.00

CONSTRUCTION COST SEPARATION - CLASS D ESTIMATE

General Note: Cost Estimate reflects approximately 3000m of path and road construction from Tourism Tofino Info Center travelling south to Pacific Rim National Park Reserve sign.				McElhanney Consulting (2016 dollars)			
				Municipal Component		Development Component	
ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT	QUANTITY	AMOUNT
	DWG SHEET 102:						
5.4	Minor Pedestrian Crossing at Maltby Road - C/W Traffic Signs & Bases, and Bollards	Lump Sum	\$6,500.00	1	\$6,500.00		
	DWG SHEET 104:						
5.5	Major Pedestrian Crossing at HWY 4 - C/W Traffic Lights, Traffic Signs & Bases, Bollards, and Electrical	Lump Sum	\$40,000.00	1	\$40,000.00		
	SIGNS SUBTOTAL				\$86,500.00		\$13,000.00

Notes:

1) Estimated costs are derived from recent experience on Vancouver Island, but there is no warranty that actual cost will not vary. McElhanney accepts no liability for actual cost which may vary from the estimated construction costs provided herein.

2) Cost estimate based on McElhanney Concept "B" drawings. Please note Retaining Wall Systems, Storm Drainage System and Electrical Systems have not been fully developed.

3) No allowance has been made for land acquisition costs, property negotiations or easements.

SECTION 1	GENERAL CONDITIONS	\$146,500.00	\$146,500.00
SECTION 2	ROADWORKS	\$1,255,600.00	\$519,600.00
SECTION 3	STORM SEWER	\$50,925.00	\$28,600.00
SECTION 4	ADJUST & RELOCATE	\$134,000.00	\$10,000.00
SECTION 5	PEDESTRIAN ROAD CROSSINGS	\$134,000.00	\$10,000.00
	TOTAL CONSTRUCTED WORKS	\$1,721,025.00	\$714,700.00
	CONTINGENCY (25%)	\$430,256.25	\$178,675.00
	ENGINEERING (15%)	\$322,692.19	\$134,006.25
	TOTAL PROJECT (LESS GST)	\$2,473,973.44	\$1,027,381.25



Liberals commit to Park trail between Tofino and Ucluelet



A \$17 million trail will be built through the Pacific Rim National Park connecting Tofino to Ucluelet. — Image Credit: Andrew Bailey

by Andrew Bailey - Tofino-Ucluelet Westerly News

posted Apr 6, 2016 at 1:00 PM

Some big local news came out of Ottawa.

Canada's new Liberal government has laid out its first proposed budget and it includes a \$17.7 million biking and walking trail through the Pacific Rim National Park.

Tofino mayor Josie Osborne told the Westerly she was surprised and thrilled by the announcement.

"Local residents have wanted a walking and biking trail that connects the West Coast communities for as long as I have lived here," she said. "Last year, when the Alberni Clayoquot Regional District [ACRD] conducted public engagement sessions on regional trails, the top interest from West Coast residents was 'a path that connects Tofino and Ucluelet.'"

She said the proposed trail would be a valuable boost to both the local and visitor experience.

"The leg between Tofino and Long Beach has been of particular interest, because of the number of people who ride bicycles out to Long Beach, but of course a trail running the length of the Park is very much needed and very much welcomed," she said.

Liberals commit to Park trail between Tofino and Ucluelet cont'd

“Not only is it a fantastic draw for visitors, and safer way for residents to cycle to beaches or to Ucluelet, but it also makes it much safer for Tla-o-qui-aht residents who might want to ride into Tofino for work.”

The trail’s announcement has ramped up Tofino’s efforts to complete a roughly 1,500-metre extension of its Multiple Use Path (MUP) to link the community to the Park.

“This traverses land within the [ACRD] and I am hopeful that the ACRD and district will be able to work together to undertake this,” Osborne said. “I know that the district staff is already turning its mind to funding possibilities, and with the path in the Park becoming a reality, this clearly moves the completion of the MUP high up on the list of opportunities and priorities.”

Ucluelet Mayor Dianne St. Jacques spoke to the announcement during last week’s regular council meeting.

“That’s wonderful news and congratulations to acting [Park] superintendent Jackie Godfrey and all of her staff for being successful in all of that,” she said.

She noted Ucluelet must now work on extending its bike path from the West Coast junction to the Park and she assured the district would work with the ACRD to get that project going.

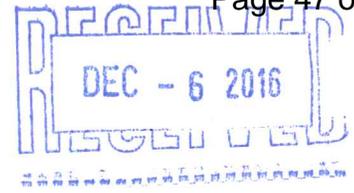
NDP Courtenay-Alberni MP Gord Johns told the Westerly that Ucluelet and Tofino have been pushing hard for a trail linking their towns for many years and he was happy to see the Liberals commit to building one.

“It is going to reshape tourism on the West Coast,” he said. “I’m a huge supporter of cycling tourism and I believe that it’s a really huge opportunity, so I’m very happy about that.”

Park spokesperson Meaghan Bradley said the trail is one of roughly \$191 million worth of National Park investment projects the government has committed to including: an \$85 million project to twin the Trans-Canada Highway through Yoho National Park, a \$21 million highway paving project through Wood Buffalo National Park in the Northwest Territories and a \$65 million trail in Jasper National Park.

“Parks Canada places belong to all Canadians. They represent the very best that Canada has to offer and tell the stories of who we are, including the history, cultures and contributions of Indigenous Peoples,” Bradley said.

“The Government is committed to investing in the revitalization of federal infrastructure assets including national parks and national historic sites for the benefit of all Canadians, from coast to coast to coast. These investments bring Canadians together to celebrate our rich and storied past.”



Filecode: 0420-20 MP
 X-Ref:
 Forwarded to: Council, Andrew
 Physical Electronic



HOUSE OF COMMONS
 CHAMBRE DES COMMUNES
 CANADA



Gord Johns
 Member of Parliament
 Courtenay-Alberni

Parliamentary Office
 Room 319
 Confederation Building
 Ottawa, ON,
 K1A 0A6

Tel: 613-992-0903
 Fax: 613-992-0913

gord.johns@parl.gc.ca
 www.gordjohns.ndp.ca

November 18, 2016

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

Dear Mayor St. Jacques,

Re: Support for Municipal Wastewater Treatment Facility rehabilitation

The purpose of this letter is to provide my unqualified support to funding application(s) by the District of Ucluelet for the emergency rehabilitation of its sewer lagoons. I understand that the estimated cost of this work is \$1,025,850.

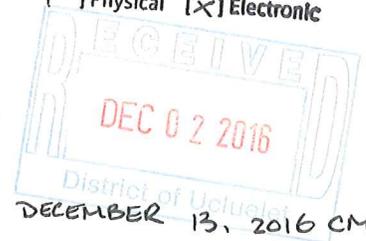
The regional tourist and fisheries sectors continue to rely heavily on this small community. As such, the rehabilitation of this infrastructure is essential to both the regional economy and the ongoing needs of local residents and members of First Nations communities. I therefore fully support the allocation of funding support as a matter of high priority.

Please do not hesitate to forward this letter to funding agencies and advise them that they are welcome to contact my office directly if clarification or further information is required about my support for this important capital project.

Sincerely,

Gord Johns, MP
 Courtenay-Alberni

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



NOV 25 2016

File: 0280-30
Ref: 185151

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

Dear Dianne,

I would like to thank you and your colleagues for meeting with me at the 2016 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 between the Ministry of Agriculture and community leaders. It is also inspiring to see the passion and dedication local governments have for making their communities better places to live.

I understand that Mr. Larry Neilson, Manager of Marine Fisheries and Seafood, has been in touch with you to discuss the issues you raised at this year's UBCM convention. I would encourage you to continue to work with Mr. Neilson to address any further questions or concerns you may have.

Again, thank you for participating in this year's convention.

Sincerely,

Norm Letnick
Minister

pc: Derek Sturko, Deputy Minister
Ministry of Agriculture

- 2 -

James Mack, Assistant Deputy Minister
Ministry of Agriculture

Larry Neilson, Manager, Marine Fisheries and Seafood
Ministry of Agriculture

**District of Ucluelet
Expenditure Voucher**

G-20/16

Date: December 7, 2016

Page: 1 of 6

CHEQUE LISTING:

AMOUNT

Cheques: # 24958 - # 25068	\$	237,795.20
Cheques: # 12566355	\$	1,188.68
Voided Cheques:	\$	715.26

PAYROLL:

PR 24/16	\$	58,748.77
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	\$	297,732.65
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RECEIVED FOR INFORMATION AT MEETING HELD: December 13, 2016

Jeanette O'Connor, CFO

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount
024958	2	16/11/16	AL001	ACKLANDS - GRAINGER INC.	9275932250	BATTERY PACKS	767.51		1116.61
					9273547613	CHARGER ON BOARD	47.78		
					9273547605	RAKES/BATTERY PACKS	255.77		
					9273081076	GLOVES/TAPE/EARPLUGS	45.55		
024959	2	16/11/16	BP940	BLACK PRESS	33015079	OCT/16	1467.91		1467.91
024960	2	16/11/16	CE004	CORPORATE EXPRESS CANADA INC	42669896	STICKY NOTES/LAMINATING SHEETS	64.16		64.16
024961	2	16/11/16	CK608	KASSLYN CONTRACTING	D548	D548	3204.17		3204.17
024962	2	16/11/16	CKREX	CORTES KEVIN	121834	REIMBURSEMENT-CORTES	126		126
024963	2	16/11/16	CN043	CROWS NEST UCLUELET	5381	EARTHQUAKE AND EVAC BROCHURES	56		56
024964	2	16/11/16	CT002	CLEARTECH INDUSTRIES INC	154578ILV	CONTAINER RETURN	-273		470.4
					683456	HYPOCHLORITE	743.4		
024965	2	16/11/16	DFC01	DUMAS FREIGHT COMPANY	49352	FOUR STAR WATERWORKS	43.1		585.03
					49321	FOUR STAR WATERWORKS	43.73		
					46489	TRAN SIGN	70.77		
					52696	CLEARTECH	427.43		
024966	2	16/11/16	EL048	ERIK LARSEN DIESEL CO. LTD.	714423	RESCUE 1-REPAIRS	1468.95		1468.95
024967	2	16/11/16	FSC10	FOUR STAR COMMUNICATIONS INC	39102	OCT/16	143.33		143.33
024968	2	16/11/16	FW050	FAR WEST DISTRIBUTORS LTD	306002	GARBAGE BAGS	77.06		322.3
					306047	JANITORIAL SUPPLIES	245.24		
024969	2	16/11/16	HS003	HOUSE OF SERVICE	4174	WASHING MACHINE REPAIR	732.95		732.95
024970	2	16/11/16	JR381	J. ROBBINS CONSTRUCTION LTD	223	PIT RUN-LAGOON	1405.89		1405.89
024971	2	16/11/16	LD384	LUDWIG DOUGLAS	101517	JDMT-HEADSHOTS	175		175
024972	2	16/11/16	LG003	LGMA	121831	YEATES-LGMA/2017	659.4		659.4
024973	2	16/11/16	LY001	YOUNG ANDERSON	97245	142230000	462.56		12573.5
					97392	1190133	400.79		
					97395	1190137	3823.25		
					97391	1190128	3685.82		
					97393	1190134	1213.3		
					97396	1190138	157.59		
					97394	1190136	1457.17		
					97390	1190080	1373.02		
					024974	2	16/11/16	MA952	
024975	2	16/11/16	NC138	NEWANS CYNTHIA	121833	NEWANS-FELTING WORKSHOPS	96		96
024976	2	16/11/16	NI001	NORTH ISLAND COLLEGE	2867	EMER CHILD FIRST AID	212		212
024977	2	16/11/16	PI110	PUROLATOR INC	432811070	MAXXAM	267.44		267.44
024978	2	16/11/16	RD205	ACRD	74442	LANDFILL SERVICES	222		222
024979	2	16/11/16	RD205	ACRD	74445	LANDFILL SERVICES	159.6		159.6
024980	2	16/11/16	SAP96	SHERWOOD AUTO PARTS	109437	#14 BOBCAT-OIL COOLER REPAIRS	252		252
024981	2	16/11/16	SBR01	SONBIRD REFUSE & RECYCLING LTD.	26792	OCT/16 GARBAGE PICKUP-UAC	99.15		2162.32
					26790	OCT/16 GARBAGE PW	628.85		
					26789	OCT/16 GARBAGE 52STEPS	197.62		
					26787	OCT/16 GARBAGE SCH	923.9		
					26788	OCT/16 GARBAGE WD	312.8		
024982	2	16/11/16	SJ004	S & J SERVICES	280723	OCT/16 JANITORIAL	315		2805.6
					280725	OCT/16 JANITORIAL/AQUAR	651		
					280721	OCT/16 JANITORIAL-LYCHE	1386		
					280722	OCT/16 JANITORIAL-FIRE	138.6		
					280724	OCT/16 JANITORIAL-UAC	315		
024983	2	16/11/16	SO001	SOCAN	121832	TARIFF FEES	477.89		477.89
024984	2	16/11/16	UI923	UKEE INFO TECH	10372	IT SUPPORT (SEP-OCT 16)	1439.73		1439.73
024985	2	16/11/16	UP459	UCLUELET PETRO-CANADA	7123152	CUBE VAN-REPLACE DOOR HANDLE/LATCH	96.31		2532.75

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount
					7123007	INTERNATIONAL-DIAGNOSE BATTERY/REPAIR WI	176.44		
					7123006	BACKHOE REPAIR TIE ROD END	1554.56		
					7123212	BATTERY POST BRUSH	29.01		
					7123346	#18-ATV WIRE/BRAKE REPAIRS	413.17		
					7123296	#10-FORD OIL CHANGE/HORN	191.69		
					7123265	2008 RANGER OIL CHANGE	71.57		
024986		2 16/11/16	UR849	UCLUELET RENT-IT CENTER LTD	24651	OCT/16 PORTABLE SERVICE	2240		2240
024988		2 16/11/16	VI200	VANCOUVER ISLAND REGIONAL LIBRARY	Q4-16	Q4-2016	24871		24871
024989		2 16/11/16	XC300	XPLORNET COMMUNICATIONS INC	INV15445673	NOV/16	77.27		77.27
024990		2 17/11/16	UV145	UCLUELET VIDEO SERVICES LTD.	NOV16-491	FINAL BILLING	74.37		74.37
024991		2 18/11/16	LP407	LEGION POPPY FUND	342264A	REMEMBRANCE DAY	160		160
024992		2 19/11/16	CK608	KASSLYN CONTRACTING	D549	D549	2212.76		2212.76
024993		2 19/11/16	DC001	DOLAN'S CONCRETE LTD.	UK41591	ALDER PARK-CONCRETE	352.15		352.15
024994		2 19/11/16	DH151	DOBBIN HANNAH	121835	DOBBIN-KIDS YOGA	193.93		193.93
024995		2 19/11/16	KA001	KOERS & ASSOCIATES ENGINEERING LTD.	1643-005 1403-007	1643 SEWAGE LAGOON REVIEW 1403 CEDAR ROAD	3112.99 2133.34		5246.33
024996		2 19/11/16	LB002	LB WOODCHOPPERS LTD.	252268	STIHL COMBI POWERHEAD	496.44		496.44
024998		2 19/11/16	PI110	PUROLATOR INC	432883499	MAXXAM	68.03		68.03
024999		2 19/11/16	SP010	SUPERIOR PROPANE	13236197	PROPANE-UAC	158.98		158.98
025000		2 19/11/16	UR849	UCLUELET RENT-IT CENTER LTD	24897	CHAIN FOR RESCUE SAW	397.6		397.6
025001		2 19/11/16	WM275	WHITE MAGNOLIA RESORT CO LTD	37	OCT/16 POOL RENTAL	1228.5		1228.5
025002		2 19/11/16	WP166	WINDSOR PLYWOOD - UCLUELET DIV.	97685A 99977A 99055A 99496A 97870A 97872A 99219A 99709A 97859A 97804A 99497A	EBP SLIDE REPAIRS RETURN-DOORSWEEP HOT WATER TANK-BAY CEMETERY GARDEN BOX REFUND-SPRAY NOZZLE REFUND-CUTTING BLADES RECIP SAW/WATER METERS CUTTING BLADES SPRAY NOZZLE REFUND ALDER PARK-FORM WORK	-3.52 -17.78 618.78 1535.02 -76.73 -43.62 238.38 96.89 76.73 -65.76 203.32		2561.71
025003		2 19/11/16	WP166	WINDSOR PLYWOOD - UCLUELET DIV.	98074A 97677A 97363A 98239A 97417A 97871A 97843A 97418A 97805A 97954A 97873A	PLYWOOD EBP SLIDE REPAIRS HAND PRUNERS SILL-SCH MAIN ST-PAINT SUPPLIES SPRAY NOZZLE CUTTING BLADES DRILL BIT EBP-REPAIRS BANNER CAPS/PEN CUTTING BLADE	57.55 65.76 20.12 44.65 36.29 76.73 43.62 27.33 76.11 59.48 43.62		551.26
025004		2 19/11/16	WP166	WINDSOR PLYWOOD - UCLUELET DIV.	99971A 98814A 99358A 99250A 99355A 99954A 99730A	DOOR SWEEP PAINT SPRAY-EBP VOLLEYBALL PARK REPAIR TIE RAIL-WD SHOP TOOLS WEATHER STRIPPING DECK CLEANER	46.77 18.45 47.26 37.85 29.11 13.15 40.41		233
025005		2 21/11/16	CGISC	CGIS CENTRE	42705	DEC/16	729.99		729.99
025006		2 21/11/16	DC142	DRABOSENIG CHRISTIAN	22	DRABONSENIG REIMBURSEMENT	234.03		234.03
025007		2 21/11/16	TSC19	TRANSPARENT SOLUTIONS CORP	8686	DEC/16 CLEARMAIL	20.95		20.95
025008		2 21/11/16	B2365	BOWERMAN EXCAVATING LTD	9073	PROGRESS CLAIM #1 - LAGOON	72534	7253.4	65280.6
025009		2 30/11/16	ACE92	ACE COURIER SERVICES	14186067	COURIER SERVICES	91.96		91.96

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount
025010		2 30/11/16	AL001	ACKLANDS - GRAINGER INC.	9274945121	GLOVES	14.93		14.93
025011		2 30/11/16	BCRPA	BRITISH COLUMBIA RECREATION AND PARKS A	121838	2017 MEMBERSHIP	350		350
025012		2 30/11/16	CK608	KASSLYN CONTRACTING	D550	D550	4254.86		4254.86
025013		2 30/11/16	COM01	CANADIAN CORPS OF COMMISSIONAIRES	121837	SECURITY FOR UKEE DAYS	38.96		38.96
025014		2 30/11/16	CP300	CRITERION PICTURES	782376	NOV/16 MOVIES	24.91		24.91
025015		2 30/11/16	CUPE1	CUPE LOCAL #118	11/16	NOV/16	1287.51		1287.51
025016		2 30/11/16	DC001	DOLAN'S CONCRETE LTD.	UP77720 UK41604 UP77713	GRAVEL-PW YARD CONCRETE FOR WPT KIOSK GRAVEL FOR C-CAN	534.94 215.09 180.47		930.5
025017		2 30/11/16	DFC01	DUMAS FREIGHT COMPANY	52746	CLEARTECH	183.75		183.75
025018		2 30/11/16	GE395	GALLOWAY ELECTRIC	753 751	REPAIR LIGHTS-AMPHITRITE/PENIN REPAIRS-BAY/NORAH	177.38 224.7		402.08
025019		2 30/11/16	HAA01	HAABC	2017-SEMINAR	2017 SEMINAR	575		575
025020		2 30/11/16	KA001	KOERS & ASSOCIATES ENGINEERING LTD.	1627-006	1627 DCC-UPDATE	787.5		787.5
025021		2 30/11/16	KV079	K-V SERVICES	275	STOVE REPAIRS	362.28		362.28
025022		2 30/11/16	LA602	LUDLOW AUBREY	47685697	PP18/16-LUDLOW REISSUE (LOST CHEQUE)	770.58		770.58
025023		2 30/11/16	LB200	LONG BEACH PLUMBING & HEATING LTD	6316	REPAIR FIRE PLACE/UCC	73.5		73.5
025024		2 30/11/16	M9370	McEWEN MARILYN	121843	MCEWEN-VIEA SUMMIT	194.4		194.4
025025		2 30/11/16	MF113	MINISTER OF FINANCE	93768430	OHS/SAFETY MANUALS	229.59		229.59
025026		2 30/11/16	NC138	NEWANS CYNTHIA	121839	NEWANS-WOOL DYEING	192		192
025027		2 30/11/16	PB104	PIONEER BOAT WORKS	74628 74643	HANDPUMP TARON-STEEL TOE BOOTS	42.56 114.45		157.01
025028		2 30/11/16	PC285	PETTY CASH - BARBARA MILLAR	NOV/16	NOV/16	78.8		78.8
025029		2 30/11/16	PI110	PUROLATOR INC	432947888	MAXXAM/IWA EXCAVATING	107.62		107.62
025030		2 30/11/16	RK179	ROBISON KARLA	5-2016	ROBISON-JTMD RECYCLE EVENT	172		172
025031		2 30/11/16	RS496	RELIC SURF SHOP INC	121840 121841	RELIC-SKATE CLUB RELIC-SURF CLUB	154.08 584.55		738.63
025032		2 30/11/16	SD199	SCHRAMM DESIGN	2817	TSUNAMI BROCHURES	946.4		946.4
025033		2 30/11/16	SS419	SOLIDARITY SNACKS	523	SNACKS-EMER MTG	63		63
025034		2 30/11/16	TR900	THOMPSON RIVERS UNIVERSITY	121842	RIVERA-ACCT 1211	606.39		606.39
025035		2 30/11/16	UC142	UCLUELET CONSUMER'S CO-OPERATIVE ASSN	71807924 71808136 71805365 71805319 71805213 71804524 71804698 71807635 71808481 71805280 71804690	#10 FORD #2 CANYON #4 CHEV #20 JOHN DEER #2 CANYON #9 GMC #24 F150 #24 F150 #5 INTERNATIONAL WHITE FORD RANGER #23 RANGER	91.98 53.04 70.01 13.67 61.17 102.24 91.01 93.04 57.62 58.08 65.2		757.06
025036		2 30/11/16	UC142	UCLUELET CONSUMER'S CO-OPERATIVE ASSN	71809422 71810233 71809035 71808995 71809033 71808994 71808970 71808555 71810560 71810374 71810197	RESCUE 1 #4 CHEV #2 CANYON #24 #3 GMC GEN-HELEN ST GEN-LSCA #12 CATERPILLAR #9 GMC FIRETRUCK WHITE RANGER	78 124.51 30.83 48.5 161.6 81.56 82.31 62.55 89.56 85.79 62.47		907.68

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount
025037	2	30/11/16	UC142	UCLUELET CONSUMER'S CO-OPERATIVE ASSN	C01034985 C01043967 71813603 71813228 71810869 71811087 71813233 71813924 71813065 71811478 C01042416	TVI CONFERENCE OCT 24/16 BUDGET MTG #24 #10 FORD #24 #23 RANGER #3 GMC #2 CANYON #1 CHEV #2 CANYON ZIPLOCK BAGS	63.17 20.61 84.11 148.38 70.79 65.08 113.05 62.73 123.7 70.1 33.75		855.47
025038	2	30/11/16	UC142	UCLUELET CONSUMER'S CO-OPERATIVE ASSN	C01070405 C01044289 C01048972 C01126879 C01070060 C01070824 C01098671 C01097376 C01045908 C01099741 C01044255	OCT 18/16 BUDGET MTG OCT 25/16 BUDGET MTG OCT 6/16 BUDGET MTG OCT 17/16 BUDGET MTG OCT 13/16 BUDGET MTG OCT 24/16 BUDGET MTG OCT 18/16 BUDGET MTG MILK UVFD GENERATOR ARMOUR ALL/CLEANER TIE DOWN STRAPS	52.49 27.74 15.44 63.32 70.69 63.96 30 2.59 357.67 26.9 65.91		776.71
025039	2	30/11/16	UP459	UCLUELET PETRO-CANADA	7123321 7123406	#3 GMC-OIL CHANGE/REPAIRS #4 CHEV-OIL CHANGE	718.82 95.07		813.89
025040	2	30/11/16	UR849	UCLUELET RENT-IT CENTER LTD	24143 24918	PUMP OUT-TUGWELL CHAINS AW PARTS	173.6 13.46		187.06
025041	2	30/11/16	UWN40	UCLUELET WESTERLY NEWS	416041	2017 SUBSCRIPTION	75.18		75.18
025042	2	30/11/16	VIC35	VAN ISLE CONTAINERS INC	60861	C- CAN/PREP AND DELIVERY	7618.8		7618.8
025043	2	30/11/16	WC345	WURTH CANADA LTD	22487923 22489444	BATTERY SPRAY PROTECTOR ECO ABSORB	53.34 76.11		129.45
025044	2	30/11/16	WI219	WALCO INDUSTRIES LTD	32037	SEWER LAGOON TIE IN	2567.78		2567.78
025045	2	06/12/2016	AA211	ANDERSON, ALAN	121856	ANDERSON-HAZMAT TRAINING	207.92		207.92
025046	2	06/12/2016	AD004	TYCO INTEGRATED FIRE & SECURITY CANADA I	80513976	DEC 1/16-FEB 28/17	202.39		202.39
025047	2	06/12/2016	CE004	CORPORATE EXPRESS CANADA INC	42961343 42858433 42886871 42954926 42700380	CALENDARS/NOTEBOOKS/DIVIDERS/PENCILS NOTEBOOKS/PAPER/LABELS/DESKPAD BINDER CLIPS MOUSEPAD/HIGHLIGHTERS/PENS/ENVELOPES WIRELESS MOUSE	90.81 564.3 3.93 367.44 42.66		1069.14
025048	2	06/12/2016	CK608	KASSLYN CONTRACTING	D551 9781	D551 INVOICE# 9781	2095.89 23.63		2119.52
025049	2	06/12/2016	FF806	FOUR FRAMES PHOTO BOOTH	361	PHOTOBOOTH	787.5		787.5
025050	2	06/12/2016	FS004	FOUR STAR WATERWORKS LTD.	48916 48914	REPLACE METER/PJ093 STORM LIDS/PROFILE RINGS	419.64 812.68		1232.32
025051	2	06/12/2016	HE104	HAUSER EVAN	121854	HAUSER-HAZMAT TRAINING	138		138
025052	2	06/12/2016	HS002	HOGAN, SARAH	121849	HOGAN-NOV/16 DANCE FIT	111.95		111.95
025053	2	06/12/2016	LEASE	UCLUELET CONSUMERS CO-OPERATIVE ASSN	DEC/16	DEC/16	250		250
025054	2	06/12/2016	MB673	MILLAR, BARB	121851	MILLAR REIMBURSEMENT	119.09		119.09
025055	2	06/12/2016	MC423	MCPHERSON CAREY	121845	MCPHERSON-GYMNASTICS	3233.55		3233.55
025056	2	06/12/2016	MK001	MCAVOY WANDA	121847	MCAVOY-HOLIDAY BASKET CLASS	140		140
025057	2	06/12/2016	MM002	MARTIN MIKE	121857	MARTIN-HAZMAT TRAINING	162		162
025058	2	06/12/2016	MS421	SHAWN MILLS	121853	MILLS-HAZMAT TRAINING	132		132
025059	2	06/12/2016	NA071	NOVAK ANNE	121848	NOVAK-CLAY CLASS	1686.83		1686.83
025060	2	06/12/2016	NK002	NIXON, KEVIN	121852	NIXON-HAZMAT TRAINING	30		30

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount
025061	2	06/12/2016	PI110	PUROLATOR INC	433012710	MAXXAM	200.93		200.93
025062	2	06/12/2016	RL068	RIVERA LYVIER	121846	RIVERA-REGGAE FUSION	442.8		442.8
025063	2	06/12/2016	RS524	REID SCOTT	121855	REID-HAZMAT TRAINING	138		138
025064	2	06/12/2016	SF061	STEVENS FLICKERINE	121850	STEVENS-YOGA	326.41		326.41
025065	2	06/12/2016	SK010	STRICKLAND KARLA	121844	STRICKLAND-POTTERY STUDIO SUPPLIES	78.13		78.13
025066	2	06/12/2016	TU428	TOURISM UCLUELET	09/16	SEPT/16 GRANT	53759.37		53759.37
025067	2	06/12/2016	UP459	UCLUELET PETRO-CANADA	7123466	#24 OIL CHANGE	184.63		184.63
025068	2	06/12/2016	UR849	UCLUELET RENT-IT CENTER LTD	24799 24998	NOZZLE-SEWER LINE KIT HARNESS ROPE RENTAL	20.64 32.26		52.9
12566355	2	07/12/2016	ST497	SURVEYOR OF TAXES	NOV16	NOV/16 REMITTANCE	1188.68		1188.68
Total:							246,237.28	7,253.40	238,983.88



STAFF REPORT TO COUNCIL

Council Meeting: DECEMBER 13TH, 2016
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FOLIO No: 073.070 **REF No:** RZ16-11 **FILE No:** 3360-20

SUBJECT: PROPOSAL TO AMEND ZONING BYLAW NO.1160, 2013 BY REMOVING LOT: 5 PLAN: VIP17976
SECTION: 21 DISTRICT: 09 FROM R-1 ZONE – SINGLE FAMILY RESIDENTIAL AND PLACE IT IN GH
ZONE-GUEST HOUSE.

ATTACHMENT(S): APPENDIX A – REZONING APPLICATION

RECOMMENDATION(S):

That Council considers approval of one of the following options:

1. **THAT** Zoning Amendment Bylaw No. 1211, 2016 be given Third Reading.

OR

2. **THAT** Zoning Amendment Bylaw No. 1211, 2016 be considered and determined not to proceed further.

DESIRED OUTCOME:

That Zoning Amendment Bylaw No. 1211, 2016 be considered for a Third reading dependent on the neighbourhood and community response arising from the public hearing.

BACKGROUND:

On November 8th, 2016 Zoning Amendment Bylaw No. 1211, 2016 had a First and Second reading with the public hearing being held prior to the December 13th, 2016 regular meeting of Council.

An application has been received to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 (the "**Zoning Bylaw**") by removing Lot: 5 Plan: VIP17976 Section: 21 District: 09 (the "**Subject Lot**") from R-1 Zone – Single Family Residential and placing it in GH Zone - Guest House.

OCP:

The current Official Community Plan (OCP) designation for this property is "*Residential – Single Family*". Although Guest House zoning is an increase in the commercialization of the subject property, it is still considered a single family residential use.

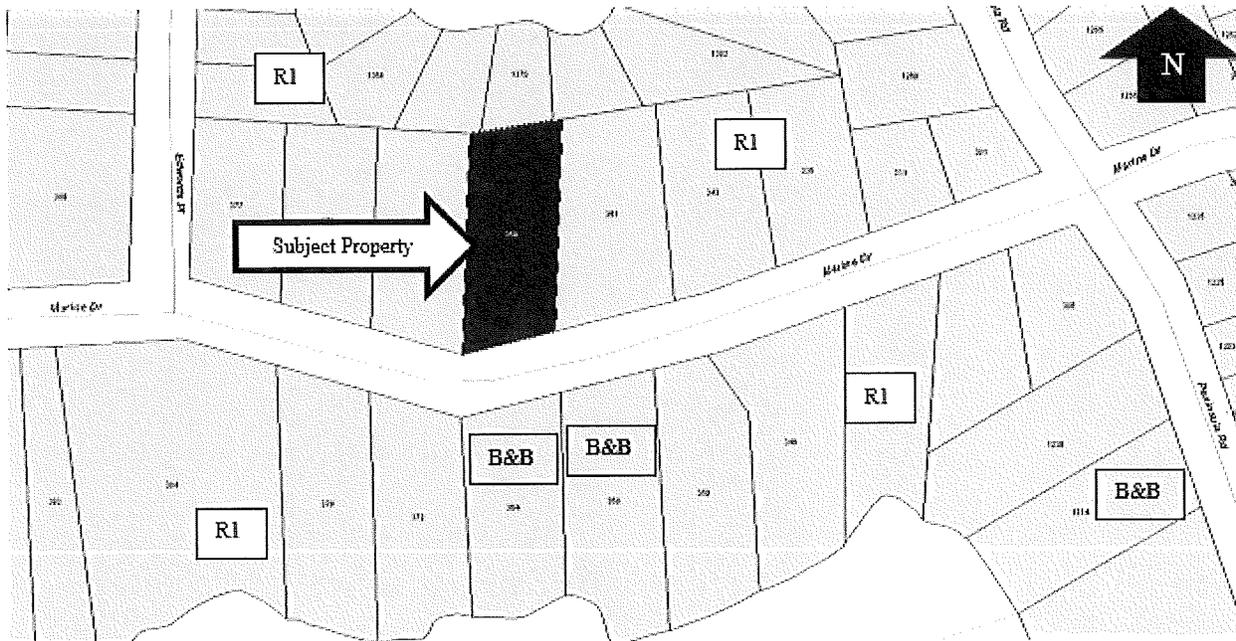


Figure 1

ZONING:

The subject lot is currently zoned R-1 and it is located in a residential neighbourhood with an established B&B use occurring directly across the street. Under the current R-1 zoning the subject lot supports a principle use of a Single Family Dwelling (SFD) and the secondary uses of a B&B, a home occupation and a secondary suite.

Under the proposed zoning the subject lot would support 4 guest rooms (similar to B&B rooms) within the SFD and 2 guest cottages. The major zoning differences are noted in the table below:

Zoning Regulations	Current (R1)	Proposed (GH)	Will Conform to GH
Minimum Lot size	650m ² (1.2acre)	2,000m ² (1.2acre)	Yes (2184m ²)
Minimum Lot Frontage	18m	24m	Yes (32m)
Maximum Density	1 SFD	1 SFD (Currently)	Yes
Minimum Side Yard	1.5m	4.6m	No (3.6m)
Lot Coverage	35%	40%	Yes
Floor Area Ratio	35%	None	Yes

It should be noted that the maximum area for a Guest Cottage is 37.2m² (400sqft) and that the total accessory building gross floor area including the guest cottages would be 93m² (1000sqft). The cabins are regulated to be built to the rear of the front face of the SFD, 4m (5') from the rear property lines, 7.5m (25') from the side property line, and have a minimum of 9m (30') between the cabins. It should also be noted that the rezoning will take away the potential for the property to create a secondary suite, which is considered an affordable housing option.

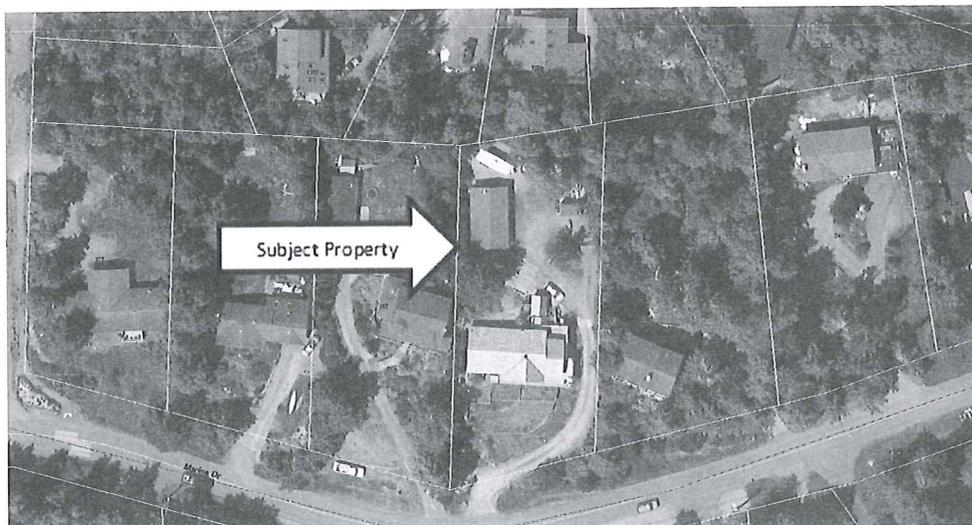


Figure 2

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Staff time to analyze and report on the application. The fees associated with rezoning attempt to recover those costs.

FINANCIAL IMPACTS:

Ucluelet's tax base could theoretically expand with the potential increase of the subject lot's property value, if the applicant has it built out.

POLICY OR LEGISLATIVE IMPACTS:

This proposal would amend Zoning Bylaw No. 1160, 2013.

SUMMARY:

The rezoning of this property to the Guest House zoning represents a potential increase to the commercialization of the subject property. The size of the property supports the proposed use and, with the location of the Guest Cabins regulated to the rear of the property, the impact from the street will be negligible. The property to the rear of the subject property could have a more direct impact of the rezoning as the cabins have the potential of being placed as close as 4m (13ft) from the rear property line.

Respectfully submitted:

John Towgood, Planning 1

Andrew Yeates, Chief Administrative Officer

FOR REFERENCE

Jason Hayes-Holgate
PO Box 1318
359 Marine Drive
Ucluelet, BC V0R 3A0

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

To Mr. John Towgood,

I am submitting this letter of intent with my application for the rezoning of my Ucluelet property. I currently have single-family zoning and my intent is to rezone to a guest housing designation. The rezoning to guest housing would provide additional income for my family, boosting our local economy and helping to maintain our residency here in the place we call home.

Should this application be approved, we would utilize and develop our property further by building guesthouses and complete landscaping. Which, in turn, would potentially provide local craftsman and trades with temporary employment; contribute to the community by providing more housing for tourism; and increase the value of the property benefitting both the neighbourhood and the community.

Our property meets the districts requirements for guesthouse zoning as it is more than 0.5 acres. Additionally, any new dwellings will be located away from all public easements and will not be visible from the road. This will provide privacy for our guests and maintain the quiet and peaceful enjoyment of property for our neighbours.

I thank you for your careful consideration of this application. Please let me know what the next steps are to complete this request of rezoning. We are excited to move forward and work towards a brighter future here in Ucluelet.

Should you require any further information or would like to speak with me directly, I may be reached either by email [REDACTED] or by phone, home [REDACTED], cellular [REDACTED].

Thank you again.

Sincerely,



Jason Hayes-Holgate

DISTRICT OF UCLUELET

Bylaw No. 1211, 2016

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

WHEREAS Section 479 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 P.I.D. 003-838-731, Lot: 5, Plan: VIP17976, District: 09, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from R-1 Zone - Single Family Residential to GH Zone - Guest House and the Text and Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 be amended accordingly.

2. This bylaw may be cited as "Zoning Amendment Bylaw No. 1211, 2016".

READ A FIRST TIME this 8th day of November, 2016.

READ A SECOND TIME this 8th day of November, 2016.

PUBLIC HEARING 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. 1211, 2016."

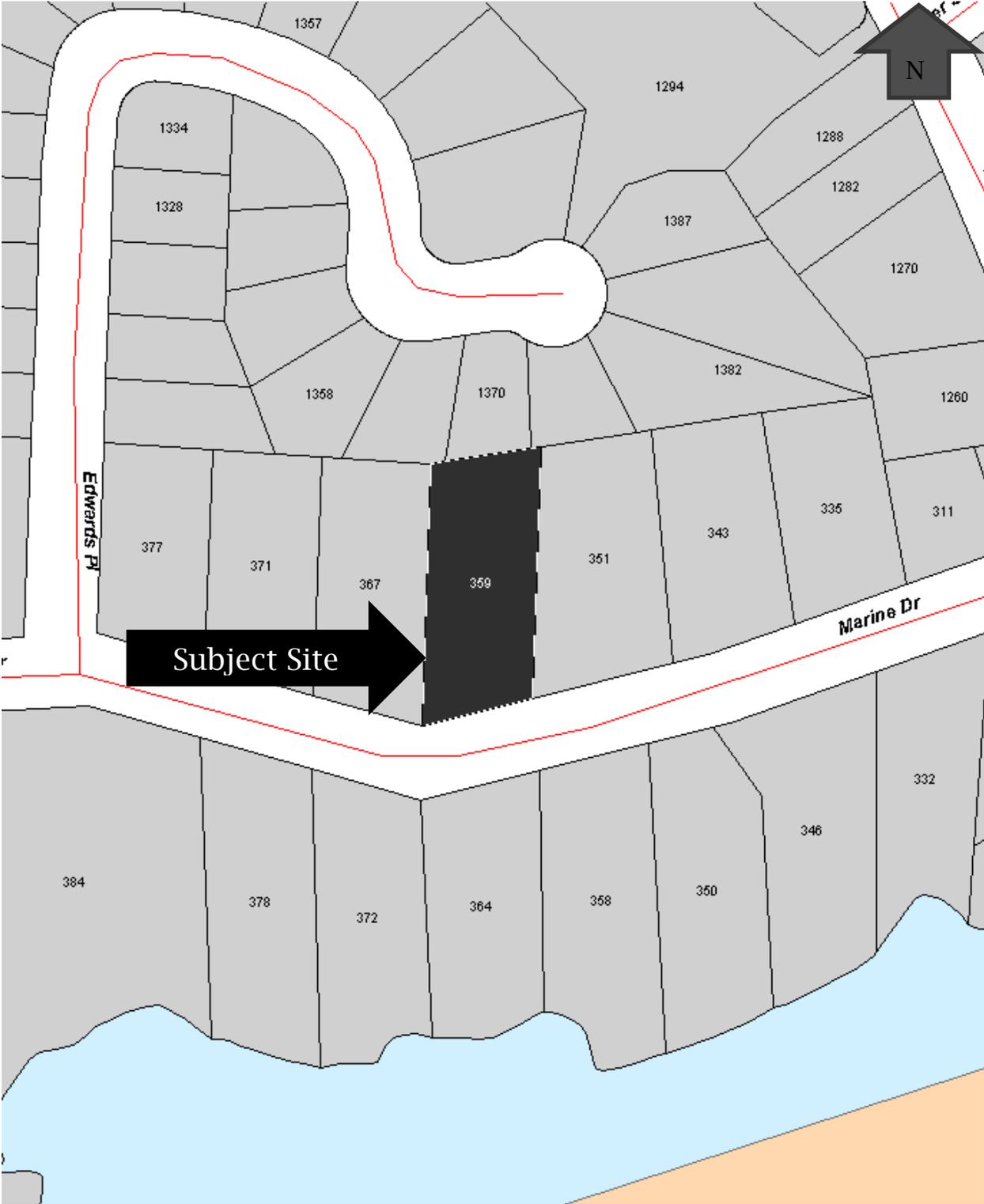
Mayor
Dianne St. Jacques

CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw No. 1211, 2016





STAFF REPORT TO COUNCIL

Council Meeting: DECEMBER 13TH, 2016
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FOLIO No: 196.066 **REF No:** RZ16-12 **FILE No:** 3360-20

SUBJECT: PROPOSAL TO AMEND ZONING BYLAW NO.1160, 2013 BY REMOVING LOT: 6 PLAN: VIP76238
DISTRICT: 09 FROM R-2 ZONE – MEDIUM DENSITY RESIDENTIAL AND PLACE IT IN GH ZONE-GUEST HOUSE.

ATTACHMENT(S): APPENDIX A – REZONING APPLICATION

RECOMMENDATION(S):

That Council consider approval of one of the following options:

1. **THAT** Zoning Amendment Bylaw No. 1212, 2016 be given Third Reading.

OR

2. **THAT** Zoning Amendment Bylaw No. 1212, 2016 be considered and determined not to proceed further.

DESIRED OUTCOME:

That Zoning Amendment Bylaw No. 1212, 2016 be considered for a Third reading dependent on the neighbourhood and community response arising from the public hearing.

BACKGROUND:

On November 8th, 2016 Zoning Amendment Bylaw No. 1212, 2016 had a First and Second reading with the public hearing being held prior to the December 13th, 2016 regular meeting of Council.

An application has been received to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 (the "**Zoning Bylaw**") by removing Lot: 6 Plan: VIP76238 District: 09 (the "**Subject Lot**") from R-2 Zone-Medium Density Residential and place it in GH Zone-Guest House ("**GH**").

OCP:

The current Official Community Plan (OCP) designation for this property is "*Residential – Single Family*". Although Guest House zoning is an increase in the commercialization of the subject property it is still considered a single family residential use.

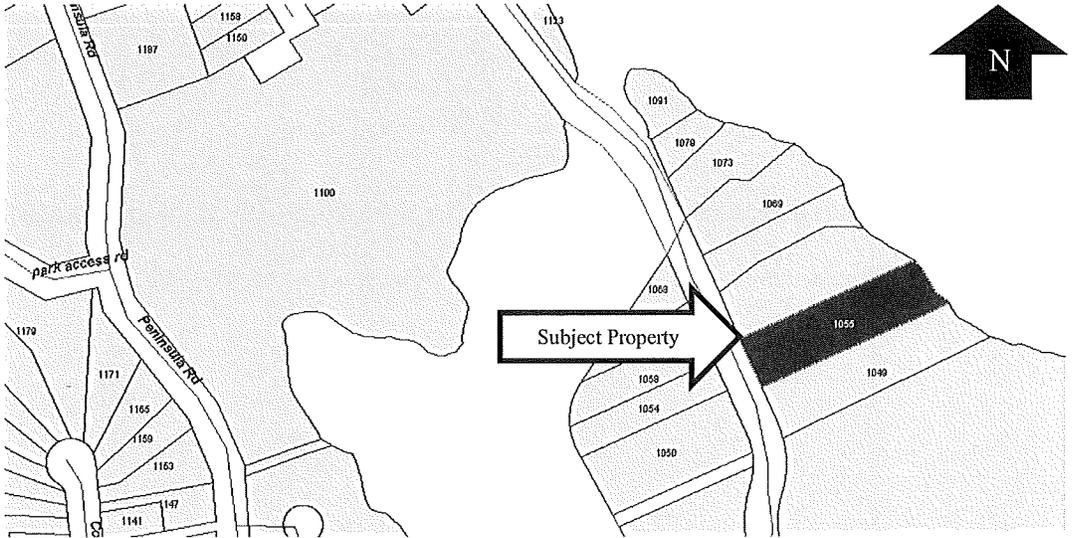


Figure 1

ZONING:

The subject lot is currently zoned R-2 and it is located in a residential neighbourhood with an established GH use occurring directly to the southeast (Figure 2). Under the current R-2 zoning the subject lot supports a principle use of a Single Family Dwelling (SFD) and the secondary uses of a B&B, a home occupation and a secondary suite. The current zoning also supports a duplex dwelling.

Under the proposed zoning the subject lot would support 6 guest rooms (similar to B&B rooms) within the SFD and 4 guest cottages. The major zoning regulatory differences are noted in the table below:

Zoning Regulations	Current (R1)	Proposed (GH)	Will Conform to GH
Minimum Lot size	650m2 (1.2acre)	2,000m2 (1.2acre)	Yes (4007m2)
Minimum Lot Frontage	18m	33.9m	Yes (32m)
Maximum Density	1 SFD	1 SFD (Currently)	Yes (currently no bldg.)
Minimum Side Yard	1.5m	4.6m	Yes (currently no bldg.)
Lot Coverage	35%	40%	Yes (currently no bldg.)
Floor Area Ratio	50%(SFD) 70%(Dup)	None	Yes (currently no bldg.)

It should be noted that the maximum area for a guest cottage is 37.2m2 (400sqft) and that the total accessory building gross floor area, including the guest cottages, would be 5% of the lot area.

In this situation, the guest cabins are regulated to be built to the rear of the front face of the SFD and the applicant has shown the cabins to the front. This variance will be requested in the 3rd reading report if the application is to proceed to that point.

Other siting regulations of note are: 7.5m (25') from the water side property line, 7.5m (25') from the side property line and a minimum of 9m (30') between the cabins. It should also be noted that the rezoning will take away the potential for the property to create a secondary suite and a duplex dwelling, both of which represent an affordable housing option.

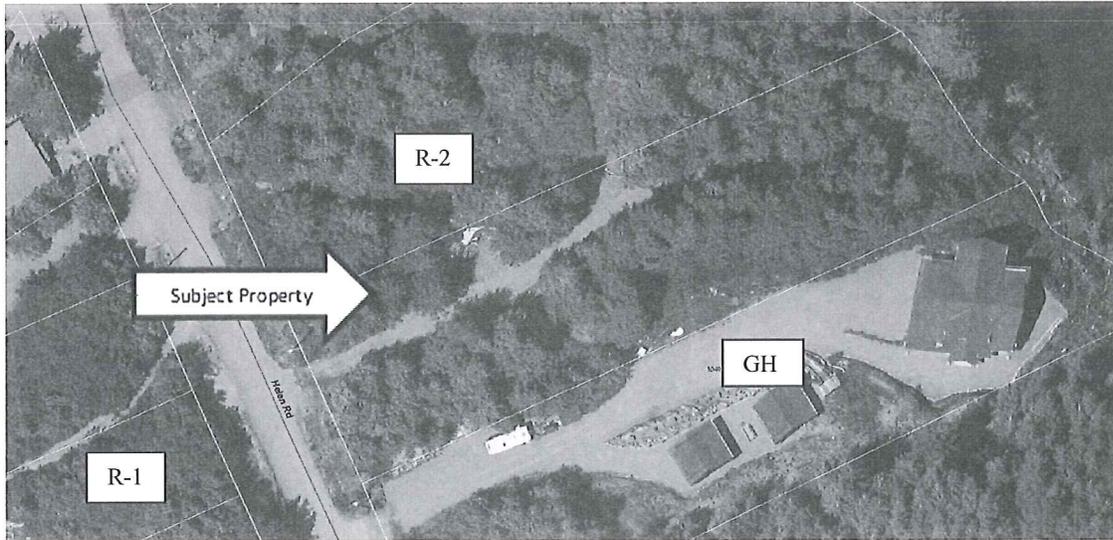


Figure 2

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Staff time to analyze and report on the application. The fees associated to rezoning attempt to recover those costs.

FINANCIAL IMPACTS:

Ucluelet’s tax base could theoretically expand with the potential increase of subject lot’s property value, if the applicant was to build out.

POLICY OR LEGISLATIVE IMPACTS:

This proposal would amend Zoning Bylaw No. 1160, 2013.

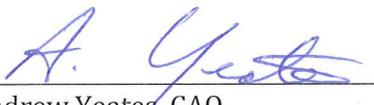
SUMMARY:

The rezoning of this property to the Guest House zone represents a potential increase of the commercialization of the subject property. The size of the property supports the proposed use and with the large 7.5m (25’) side yard setbacks there should be minimal impact to neighbours. The waterfront setting and geographical features of the subject lot are conducive to GH zoning.

Respectfully submitted:

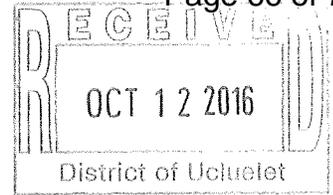


 John Towgood, Planning 1



 Andrew Yeates, CAO

FOR REFERENCE



14691 36A Avenue,
Surrey,
BC. V4P 0E3
October 6th. 2016

[Redacted]
e-mail [Redacted]

Letter of Intent

District of Ucluelet
200 Main Street,
Ucluelet, BC V0R 3A0

Attention Planning Department

Re-zoning application 1055 Helen Rd from R2 to GH, District of Ucluelet, BC.

Property 1055 Helen Road, District of Ucluelet, legally described as LT6 DL 543 NATIVE ISLAND,
CLAYOQUOT DISTRICT PL VIP 76238. P.I.D. 025 815 083

Property owners:

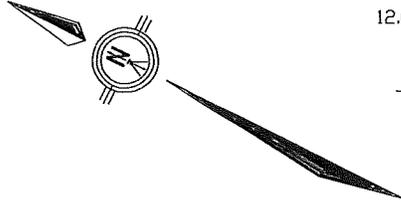
Roger Jeffrey Edward Pelosi 

Lynda Annette Pelosi

Jenna Leanne Pelosi

Cheque enclosed \$2,200.00

FOR REFERENCE



Site Plan of:
Lot 6, District Lot 543
Native Island, Clayoquot District, Plan VIP76238

LEGEND

Elevations are based on an assumed datum of 100 meters measured from Hub #830 found in the South West Corner

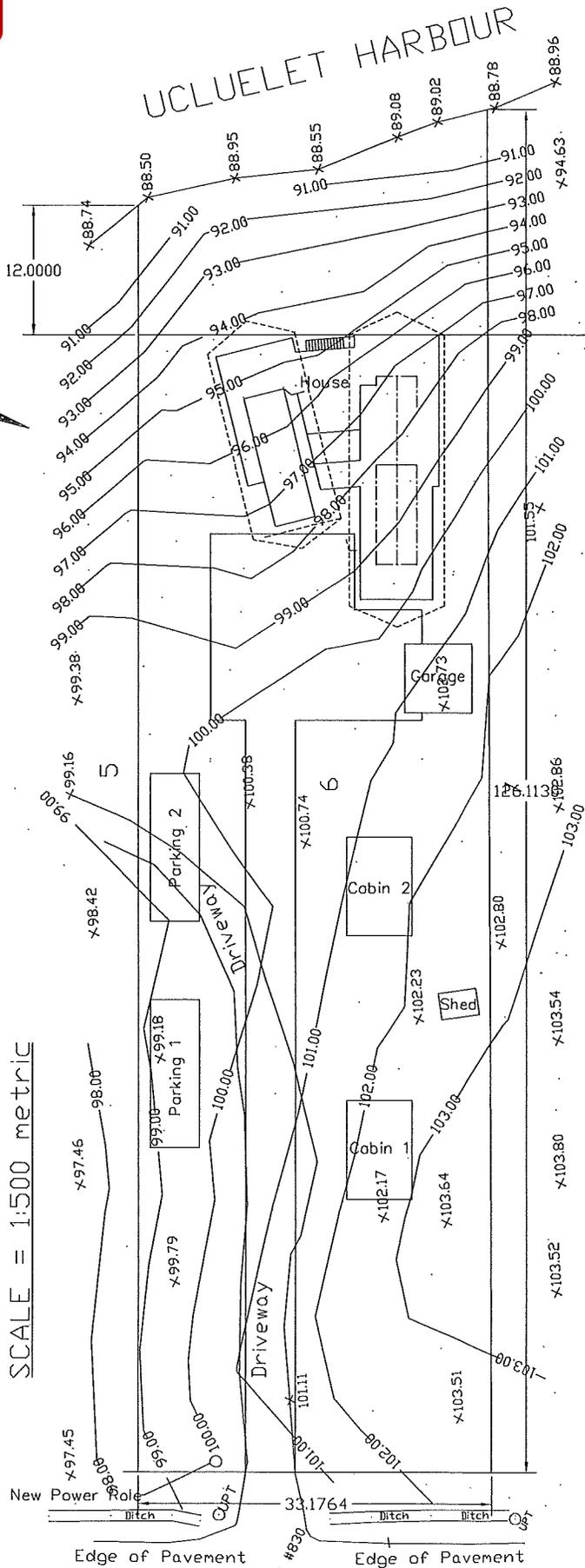
Tree bases and canopies approximately to scale.

Where tree location is critical, tree species and canopy should be confirmed by qualified arborist.

UP O - denotes Utility Pole

UP TO - denotes Utility Pole with transformer

SCALE = 1:500 metric



PLAN VIP76238

HELEN ROAD

DISTRICT OF UCLUELET

Bylaw No. 1212, 2016

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

WHEREAS Section 479 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 P.I.D. 025-815-083, Lot: 6, Plan: VIP76238, District: 09, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from R-2 Zone - Medium Density Residential to GH Zone - Guest House and the Text and Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 be amended accordingly.

2. This bylaw may be cited as "Zoning Amendment Bylaw No. 1212, 2016".

READ A FIRST TIME this 8th day of November, 2016.

READ A SECOND TIME this 8th day of November, 2016.

PUBLIC HEARING 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. 1212, 2016."

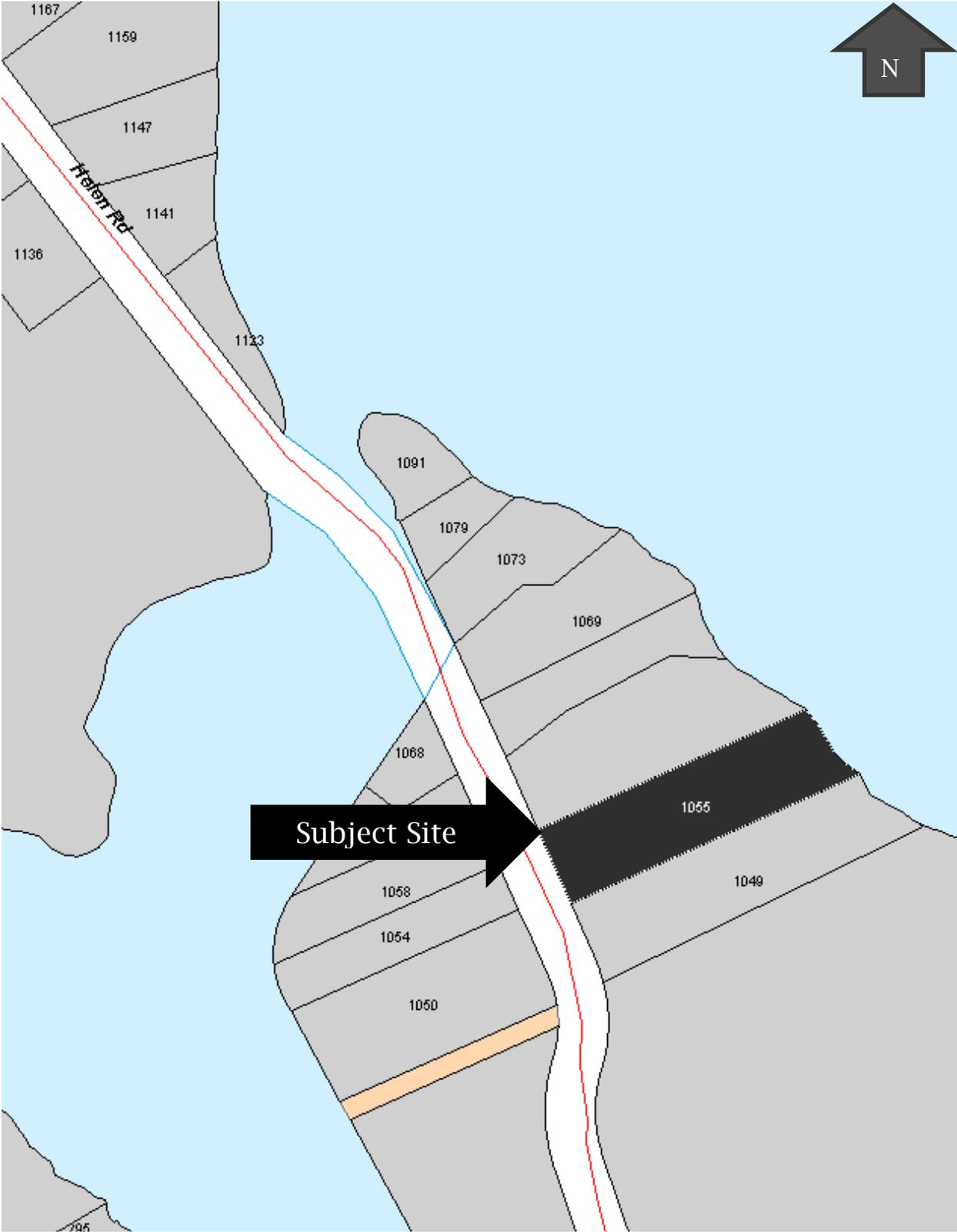
Mayor
Dianne St. Jacques

CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw No. 1212, 2016





STAFF REPORT TO COUNCIL

Council Meeting: DECEMBER 13, 2016
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: DAVID DOUGLAS, MANAGER OF FINANCE

FILE NO: 0550-20

SUBJECT: DISTRICT OF UCLUELET FEES AND CHARGES BYLAW, PROPOSED AMENDMENT BYLAW NO. 1213, 2016.

ATTACHMENT(S): PROPOSED AMENDED SCHEDULE "L".

RECOMMENDATION(S):

1. **THAT** Council gives Fourth Reading and subsequent Adoption schedule "L" of District of Ucluelet Fees and Charges Amendment Bylaw, No. 1213, 2016 regarding water rates and fees.

PURPOSE/DESIRED OUTCOME:

The purpose of this report is to present to Council consideration of an amendment bylaw increasing fixed water rates and charges for commercial customers.

BACKGROUND:

The District of Ucluelet has been encouraging commercial customers to install water meters for almost a year. Initially the District mailed out letters requesting commercial customer to install a meter at their place of business. Further to that the District increased water fees to encourage compliance of our original request. Still a number of our customers have not started the process of changing to water meters. Staff is requesting a further increase to the fixed rate water customers, to four times the original fixed rate, to motivate customers to actively pursue the installation of water meters. The last billing for fixed rate commercial customers was in September and the next billing is set for January 2017. The intent is to have all commercial customers on metering by the next billing period.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Once the bylaw amendment has been given its final reading the District will charge the new fixed rate in January to commercial customers not on meters.

FINANCIAL IMPACTS:

If all commercial customers are not on metering at that point, the District will see an increase in revenues.

POLICY OR LEGISLATIVE IMPACTS:

None.

OPTIONS:

- 2. **THAT** Council gives Fourth Reading and subsequent Adoption schedule "L "of District of Ucluelet Fees and Charges Amendment Bylaw, No. 1213, 2016 regarding water rates and fees.

Respectfully submitted:



 DAVID DOUGLAS, MANAGER OF FINANCE



 Andrew Yeates, Chief Administrative Officer

FOR REFERENCE

District of Ucluelet Fees and Charges Bylaw No. 1186

Schedule 'L' Water

Fixed Water Rates	Trimester		Plus GST
Dwelling Unit, per unit (single family, duplex unit, apartment, suites, Guesthouses, etc.)	\$100.00		No
Mobile Home Park - per pad	\$100.00		No
Schools	\$100.00		No
plus, per classroom	\$100.00		No
Bed & Breakfast, Boarding, Lodging & Rooming Houses	\$100.00		No
plus, per room	\$50.00		No
Hotels & Motels	\$384.00		No
plus, per room for let	\$50.00		No
plus, pool charge	\$108.00		No
Restaurants, Cafes, Dining Room, Lounges, Beer Parlours, Pubs			
up to 60 seats	\$1,312.00		No
over 60 seats	\$1,568.00		No
Churches	\$384.00		No
Clubs	\$672.00		No
Home Occupations – Hairdressers, Salon/Spa/Beauty Services, Health Services, Daycares, Catering/Food and/or Food, Preparation Services, and other like classifications	\$100.00		No
Plus flat rate	\$32.00		No
Retail Establishments, Banks, Offices & Others not classified herein	\$448.00		No
Plus, per square foot gross area	\$0.0352		No
Garage & Service Stations	\$512.00		No
Laundromats	\$448.00		No
plus, per washing machine	\$32.00		No

Metered Water Rates	Minimum Monthly Rate ***	Water Volume Allotment	
Minimum for all meters	\$17.25	20 Cu. M.	No
When monthly allotment is exceeded, additional charges per cubic meter will be	\$0.85		No
Monthly rate for fire lines, per month (Plus water meter charges/day)	\$15.00		No
Rates for outside municipal boundaries, the above minimum monthly rates are multiplied by 1.4			

Fees for Use of District's Hydrant for Water Supply

Fee for the initial application for a permit to use a District hydrant	\$75.00		No
For further extension of the initial permit period	\$25.00		No
For Water usage from hydrant (Plus water meter charges/day)	\$10.00		No

FOR REFERENCE

District of Ucluelet Fees and Charges Bylaw No. 1186

Schedule 'L' Water cont'd

Turning Off and Turning On of Services	Fees	Plus GST
Permanent turn off (Disconnection) (at water main) (Actual cost including all costs of pavement and sidewalk cut & repairs)	100% of actual cost	No
Temporary turn off (Disconnection) (at property line) (Actual cost including all costs of pavement and sidewalk cut & repairs)	100% of actual cost	No
Temporary turn off / on		
- during regular District working hours	\$30.00 / \$30.00	No
- outside regular District working hours	\$75.00/ \$75.00	No

Testing of Water Meters

For 16mm and 19mm (3/4") meter	\$110.00	No
For 25mm (1") meter	\$110.00	No
For 38 (1 1/2") meter	\$110.00	No
For 50 mm (2") meter	\$410.00	No
For 75 mm (3") meter	\$600.00	No
For 100 mm (4") meter	\$600.00	No
For 150 mm (6") meter	\$600.00	No
For meters over 150mm (6")	\$600.00	No

Removal of Water Meter

For 19mm water meter	100% of actual cost	Yes
For meter larger than 19mm (Actual cost incl. all costs of pavement and sidewalk cut & repairs)	100% of actual cost	Yes
Non-Emergency Service Call, after hours	\$200.00	No

Water Service Connections

The following fees shall be charged for all water service connections and shall be payable in

Water tie-in

Installation of water line new connections 19mm (3/4") - 50mm (2") - plus cost of meter, pavement and sidewalk cut repairs	\$3,500.00	Yes
Over 50mm (2") - plus cost of meter, pavement and sidewalk cut repairs	\$4,000.00	Yes

Chargable to 3rd party repairs

Water system repairs	100% of actual cost plus 20%	Yes
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DISTRICT OF UCLUELET**Bylaw No. 1213, 2016**

A bylaw to amend District of Ucluelet Fees and Charges Bylaw No. 1186, 2016

The Council of the District of Ucluelet enacts as follows;

Short Title

1. This bylaw may be known and cited for all purposes as the "District of Ucluelet Fees and Charges Amendment Bylaw No. 1213, 2016".

Application

2. This bylaw amends the indicated provisions of District of Ucluelet Fees and Charges Bylaw No. 1186, 2016.

Enactment

3. Where there is a discrepancy between this Bylaw and any or all amendment bylaws enacted prior to this bylaw and affecting the District of Ucluelet Fees and Charges Bylaw No. 1186, 2016, then this Bylaw shall be deemed to supersede the prior bylaw(s) in the matter of the discrepancy.
4. This Bylaw shall come into full force and effect on the final adoption thereof.
5. Upon adoption hereof, this bylaw shall rescind first, second, and third reading of District of Ucluelet Fees and Charges Amendment Bylaw No. 1204, 2016 and cause Bylaw No. 1204, 2016 to be abandoned.

Amendments

6. District of Ucluelet Fees and Charges Bylaw No. 1186, 2016 is hereby amended as follows:
 - a. Deleting Schedule "L" in its entirety,
and
 - b. Inserting the amended Schedule "L" attached hereto and forming part of this Bylaw.

Severability

7. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.

READ A FIRST TIME this 22nd day of November, 2016.

READ A SECOND TIME this 22nd day of November, 2016.

READ A THIRD TIME this 22nd day of November, 2016.

ADOPTED this ___ day of _____, 2016.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Fees and Charges Bylaw No. 1213, 2016."

Mayor
Dianne St. Jacques

CAO
Andrew Yeates

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

CAO
Andrew Yeates

District of Ucluelet Fees and Charges Bylaw No. 1186

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District of Ucluelet Fees and Charges Bylaw No. 1186

Schedule 'L' Water cont'd

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