



SPECIAL MEETING OF COUNCIL
Wednesday, September 18, 2019 @ 3:30 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	
	Council would like to acknowledge the Yuulu?i?ath First Nations on whose traditional territories the District of Ucluelet operates.	
3.	NOTICE OF VIDEO RECORDING AND WEBCASTING	
	Council would like to advise District of Ucluelet Staff, audience members and delegates that this Council proceeding is being video recorded and the recording will be live streamed or subsequently published on the District of Ucluelet's YouTube channel.	
4.	ADDITIONS TO AGENDA	
5.	APPROVAL OF AGENDA	
6.	ADOPTION OF MINUTES	
6.1.	September 9, 2019 Public Hearing Minutes 2019-09-09 Public Hearing Minutes	3 - 10
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7.	UNFINISHED BUSINESS	
8.	MAYOR'S ANNOUNCEMENTS	
9.	PUBLIC INPUT, DELEGATIONS & PETITIONS	
10.	CORRESPONDENCE	
10.1.	20th Anniversary Celebration Invitation - 6:30 pm September 28th, 2019 <i>Barbara Schramm, Wild Pacific Trail Society President</i> C-1 Wild Pacific Trail 20th Anniversary Invitation	15 - 16
11.	REPORTS	
11.1.	Allocation of Reimbursement Funds from Canadian Air crane <i>Rick Geddes, Fire Chief</i> Allocation of Reimbursement Funds from Canadian Air crane	17 - 19

12. LEGISLATION

- 12.1. Public Hearing Report Regarding Bylaw No. 1254, 2019 - Zoning Amendment for Cannabis Sales at 1786 Peninsula Rd. 21 - 22
Joseph Rotenberg, Manager of Corporate Services
[Public Hearing Report - September 9, 2019 - Bylaw No. 1254, 2019](#)
- 12.2. Bylaw No. 1254, 2019, Zoning Amendment for Cannabis Sales at 1786 Peninsula Rd. - 3rd Reading 23 - 26
Bruce Greig, Manager of Community Planning
[Bylaw No. 1254, 2019 - 3rd Reading Report](#)
- 12.3. Public Hearing Report Regarding Bylaw No. 1255, 2019 - Zoning Amendment for Cannabis Sales at 1972 Peninsula Rd. 27 - 33
Joseph Rotenberg, Manager of Corporate Services
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- 12.4. Bylaw No. 1255, 2019, Zoning Amendment for Cannabis Sales at 1972 Peninsula Rd. - 3rd Reading 35 - 38
Bruce Greig, Manager of Community Planning
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- 12.5. Public Hearing Report Regarding Bylaw No. 1253, 2019 39 - 40
Joseph Rotenberg, Manager of Corporate Services
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- 12.6. Bylaw No. 1253, 2019 - Zoning Amendment for 1557 Larch Road - 3rd Reading 41 - 44
Joseph Rotenberg, Manager of Corporate Services
[Bylaw No. 1253, 2019 - 3rd Reading](#)

13. OTHER BUSINESS

14. QUESTION PERIOD

15. CLOSED SESSION

Procedural Motion to Move In-Camera:

THAT the September 18, 2019 Special Meeting of Council be closed to the public in order to address agenda items under Sections 90(1)(c)(e)(g) and (k) of the *Community Charter*.

16. ADJOURNMENT

DISTRICT OF UCLUELET
MINUTES OF THE PUBLIC HEARING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Monday, September 9, 2019 at 6:00 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Hoar, Kemps, and McEwen
 Staff: Mark Boysen, Chief Administrative Officer
 Bruce Greig, Manager of Community Planning
 John Towgood, Planner 1
 Joseph Rotenberg, Manager of Corporate
 Services Brent Ashton, Bylaw Officer
 Donna Monteith, Chief Financial Officer
 Rick Geddes, Fire Chief

Regrets:

1. CALL TO ORDER

1.1 Mayor Noël called the public hearing to order at 6:00 PM.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council acknowledged the Yuuluʔiʔath First Nations on whose traditional territories the District of Ucluelet operates.

3. LATE ITEMS

- 3.1 1. Addition to Agenda Item No. 8.4 **Written Submissions for Bylaw No. 1255, 2019**
- a. 2019-09-07 Kyle Cheyne Correspondence (The Applicant)
 - b. 2019-09-08 Kyle Cheyne Correspondence (The Applicant)

4. EXPLANATION OF PUBLIC HEARING PROCESS

4.1 Rules Governing Public Hearing

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, or to present written submissions, 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

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public input, which will later be considered by the Council in their regular meeting.

5. Following the Public Hearing, Council will not accept further communications or presentations from the public or the applicant respecting this bylaw.

5. CANNABIS RETAIL SALES - GENERAL CONTEXT

5.1 Related Bylaws Bylaw No. 1228, 2018

Bruce Greig, Manager of Community Planning, provided this presentation. Highlights included:

- Bylaw Numbers 1228, 2018, 1254, 2019, and 1255, 2019 as well as related materials are available for review in a binder located on the desk beside the Manager of Corporate Services.
- Bylaw No. 1228, 2019 requires site specific rezoning for recreational cannabis sales at a retail outlet in Ucluelet.
- The Liquor and Cannabis Regulation Branch (LCRB) will not issue a Non-Medical Cannabis Retail Store (CRS) licence without a positive recommendation from the local government.
- Highlighted cannabis related Federal and Provincial legislation.
- A third rezoning application for cannabis sales at 1685 Peninsula Rd. has been submitted but to date has not been referred to public hearing.
- Reviewed health concerns related to cannabis identified by subject matter experts.

5.2 Reports and Materials - Cannabis Retail Sales - General Context

- R-1 April 24, 2018 Regular Council Report
- R-2 May 22, 2018 Regular Council Report
- R-3 June 12, 2018 Regular Council Report
- R-4 July 9, 2019 Regular Council Report

5.3 Excerpts from Previous Council Meetings

- E-1 April 24, 2018 Regular Minutes
- E-2 May 22, 2018 Public Hearing Minutes
- E-3 May 22, 2018 Regular Minutes
- E-4 June 12, 2018 Regular Minutes
- E-5 July 9, 2019 Regular Minutes

6. NOTICE OF PUBLIC HEARING

6.1 Notice

- N-1 RZ18-05, Zoning Amendment Bylaws No. 1254 & 1255

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**7. PUBLIC HEARING - DISTRICT OF UCUELET ZONING BYLAW
AMENDMENT BYLAWS NO. 1254, 2019 (1786 PENINSULA ROAD)**

Mayor Noël declared the Public Hearing for the District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1254, 2019 open at 6:15 PM.

7.1 Presentation of Bylaw No. 1254, 2019

Bruce Greig, Manager of Community Planning, presented an overview of the zoning bylaw amendment which in general terms is to amend the CS-2 Service Commercial regulations within Schedule B of the Ucluelet Zoning Bylaw No. 1160, 2013 to allow Cannabis Retail as an additional principle use on the property at 1786 Peninsula Road. Mr. Greig further explained the following:

- Bylaw No 1254, 2019 also contains a general text amendment which would limit the maximum gross floor area of any cannabis retail use within the CS-2 zone to a maximum of 93 meters square (1000 square feet).
- The Applicant has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence for 1786 Peninsula road with hours of operation between 9 AM and 11PM, seven days a week.
- The LCRB will not issue a CRS license without a positive recommendation from local government and this public hearing is an opportunity for the public to comment on the whether or not Council should provide a positive recommendation to the LCRB.

7.2 Reports and Materials for Bylaw No. 1254, 2019

R-1 July 9, 2019 Regular Council Report
R-2 August 13, 2019 Regular Council Report

7.3 Excerpts from Previous Council Meetings

E-1 August 13, 2019 Regular Minutes
E-2 July 9, 2019 Regular Minutes

7.4 Written Submissions for Bylaw No. 1254, 2019

- a. 2019-08-28 Laurie Crozier
- b. 2019-09-03 Bruce Schmaltz
- c. 2019-09-05 Romona Sertic
- d. 2019-09-05 Sharann Crabbe
- e. 2019-09-06 Christine Martin and Pete Ashbee

7.5 Public Comments for Bylaw No. 1254, 2019

Mayor Noël asked if the applicant wished to speak?

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- Andrew Hanson, representative of 1181569 B.C. LTD. Dba "Ucluelet Cannabis Co." spoke to the application. Highlights included:

Product

- Product will include high level THC/Low level CBT products and high level CBT/low level THC products.
- High level CBT is used for relaxation and pain relief

Education

- Education is a priority for the retailer.
- Education will address the effect of cannabis on youth brain development.

Location

- The proposed location is discrete, central, and proposed upgrades to the streetscape on Larch Rd. will make that roadway more pedestrian friendly.
- The site is an exceptional retail site and plans to work with planning department to make the site the best retail site possible.

Experience:

- The applicant has experience in alcohol retail sales.

Mayor Noël asked for the first time if there were any members of the public who wished to speak?

Joe Corlazzoli, resident, stated that he is opposed to the proposed bylaw. Mr. Corlazzoli does not believe that Ucluelet is ready for retail cannabis sales. He noted that there are many young people in town and he does not believe that the town will be able to police the sale of legal cannabis, especially to minors. He explained that as a teen, he easily accessed alcohol.

David Smith, resident, stated that he is opposed to the proposed bylaw. Mr. Smith noted that 1 in 11 people who use cannabis become addicted. He stated that the risk mental health issues is increased by cannabis youth, especially in youth populations. He also noted that teenagers that use cannabis are particularly at risk of becoming addicted. He stated that cannabis use can harm brain development. He stated that no matter what measures are taken, the community will not be able to prevent youth from obtaining cannabis. He distinguished alcohol and noted that it is not at issue

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at this public hearing. He believes that local retail locations will make it easier to obtain cannabis.

Margaret Morrison, Executive Director of the Westcoast Community Resources Society (WCRS), spoke on behalf of WCRS. Ms. Morrison stated that she personally was neither for nor against the bylaw. She explained that WCRS encounters many people who are affected by alcohol and there is a lack of local support and resources for those people. This same challenge extends to cannabis users. She noted that if the resources to support cannabis users that experience adverse effects were locally available, this bylaw may be more suitable.

Sally Mole, resident, stated that she is in favour the proposed bylaw. She stated that cannabis retail shops provide critical education. She also noted that the shops will make numerous types of cannabis available which have different effects. She also supports this bylaw because it would allow for a new business in town. Finally, Ms. Mole noted that there is an illegal market in town and there is no way to know what cannabis users are purchasing through that market. She worries about fentanyl contamination.

Mayor Noël asked for the second time if there were any members of the public who wished to speak?

- There were no comments from the public.

Mayor Noël asked for the third time if there were any members of the public who wished to speak?

- There were no comments from the public.

Mayor Noël declared the Public Hearing for District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019 closed at 6:28 PM.

8. PUBLIC HEARING - DISTRICT OF UCLUELET ZONING BYLAW AMENDMENT BYLAW NO. 1255, 2019 (1972 PENINSULA ROAD)

Mayor Noël declared the Public Hearing for the District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1255, 2019 open at 6:29 PM.

8.1 Presentation of Bylaw No. 1255, 2019

Bruce Greig, Manager of Community Planning, presented an overview of the zoning bylaw amendment which in general terms is to amend the CS-2 Service Commercial regulation within Schedule B of the Ucluelet Zoning Bylaw No. 1160, 2013 to allow Cannabis Retail as an additional

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principle use on the property at 1972 Peninsula Road. Mr. Greig further explained the following:

- That this bylaw is similar to Bylaw No. 1254, 2019 but applies to a different location.
- The Applicant has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence for 1972 Peninsula Road with hours of operation between 9 AM and 11PM, seven days a week.
- The LCRB will not issue a CRS license without a positive recommendation from Council and this public hearing is an opportunity for the public to comment on the whether Council should provide a positive recommendation to the LCRB.

8.2 Reports and Materials for Bylaw No 1255, 2019

R-1 July 9, 2019 Regular Council Report

R-2 August 13, 2019 Regular Council Report

8.3 Excerpts from Previous Council Meetings

E-1 August 13, 2019 Regular Minutes

E-2 July 9, 2019 Regular Minutes

8.4 Written Submissions for Bylaw No. 1255, 2019

- a. 2019-08-28 Laurie Crozier
- b. 2019-09-07 Kyle Cheyne (The Applicant)
- c. 2019-09-08 Kyle Cheyne (The Applicant)

8.5 Public Comments for Bylaw No 1255, 2019

Mayor Noël asked if the applicant wished to speak?

- Kyle Cheyne, spoke to the application on behalf of Platinum Cannabis Ltd. He stated the following:
 - He is a medical cannabis user and has treated back and stomach issues with cannabis. He acknowledge that this will not an application to operate a medical cannabis dispensary.
 - Having resources about cannabis is a huge opportunity for the community.

Mayor Noël asked for the first time if there were any members of the public who wished to speak?

Joe Corlazzoli, resident, reiterated the statement that he made during the Public Hearing for Bylaw No. 1254, 2019 which is as follows:

...stated that he is opposed to the proposed bylaw. Mr. Corlazzoli does not believe that Ucluelet is ready for retail cannabis sales. He

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noted that there are many young people in town and he does not believe that the town will be able to police the sale of legal cannabis, especially to minors. He explained that as a teen, he easily accessed alcohol.

David Smith, resident, reiterated the statement that he made during the Public Hearing for Bylaw No. 1254, 2019 which was as follows:

...stated that he is opposed to the proposed bylaw. Mr. Smith noted that 1 in 11 people who use cannabis become addicted. He stated that the risk mental health issues is increased by cannabis youth, especially in youth populations. He also noted that teenagers that use cannabis are particularly at risk of becoming addicted. He stated that cannabis use can harm brain development. He stated that no matter what measures are taken, the community will not be able to prevent youth from obtaining cannabis. He distinguished alcohol and noted that it is not at issue at this public hearing. He believes that local retail locations will make it easier to obtain cannabis.

Margaret Morrison, Executive Director of the Westcoast Community Resources Society (WCRS), spoke on behalf of that society. Ms. Morrison reiterated the statement that she made during the Public Hearing for Bylaw No. 1254, 2019 which was as follows:

...stated that she personally was neither for nor against the bylaw. She explained that WCRS encounters many people who are affected by alcohol and there is a lack of local support and resources for those people. This same challenge extends to cannabis users. She noted that if the resources to support cannabis users that experience adverse effects were locally available, this bylaw may be more suitable.

Ms. Morrison acknowledged the medical benefits of cannabis and once again noted the limited resources available to someone who is experiencing an adverse reaction to cannabis.

Sally Mole, resident, reiterated the statement that he made during the Public Hearing for Bylaw No. 1254, 2019 which was as follows:

...stated that she personally was neither for nor against the bylaw. She explained that WCRS encounters many people who are affected by alcohol and there is a lack of local support and resources for those people. This same challenge extends to cannabis users. She noted that if the resources to support

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cannabis users that experience adverse effects were locally available, this bylaw may be more suitable.

Ms. Mole further stated that she met with an adult who is a regular user of Cannabis who reported a stigma associated with accessing marijuana and informed her that the retail outlets relieve stigma and create an important interpersonal element. Ms. Mole reiterated that kids already have access to cannabis through the black market and highlighted the importance of uncontaminated products coming through legal streams.

Mayor Noël asked for the second time if there were any members of the public who wished to speak?

- There were no comments from the public.

Mayor Noël asked for the third time if there were any members of the public who wished to speak?

- There were no comments from the public.

Mayor Noël declared the Public Hearing for District of Ucluelet Zoning Amendment Bylaw No. 1255, 2019 closed at 6:37 PM.

9. ADJOURNMENT

9.1 Mayor Noël adjourned the public hearing at 6:37 PM.

CERTIFIED CORRECT: Minutes of the Public Hearing Meeting held on Monday, September 9, 2019 at 6:00 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

Mayco Noël
Mayor

Mark Boysen
CAO

DISTRICT OF UCLUELET
MINUTES OF THE PUBLIC HEARING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, September 10, 2019 at 2:00 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Kemps, and McEwen
 Staff: Mark Boysen, Chief Administrative Officer
 Bruce Greig, Manager of Community Planning
 Donna Monteith, Chief Financial Officer
 Joseph Rotenberg, Manager of Corporate Services

Regrets: Councillor Hoar

1. CALL TO ORDER

1.1 Mayor Noël called the public hearing to order at 2:00 PM.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

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

3. LATE ITEMS

3.1 There were no late items.

4. EXPLANATION OF PUBLIC HEARING PROCESS

4.1 Rules Governing Public Hearing

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, or to present written submissions, 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 public input, which will later be considered by the Council in their regular meeting.
5. Following the Public Hearing, Council will not accept further communications or presentations from the public or the applicant

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respecting this bylaw.

5. NOTICE OF PUBLIC HEARING

5.1 Notice

N-1 RZ19-03, Zoning Amendment Bylaw No. 1253, 2019

6. PUBLIC HEARING - DISTRICT OF UCLUELET ZONING BYLAW AMENDMENT BYLAW NO. 1253 (1557 LARCH ROAD)

Mayor Noël declared the Public Hearing for District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1253, 2019 open at 2:04 PM.

6.1 Presentation of Bylaw No. 1253, 2019

Bruce Greig, Manager of Community Planning, presented an overview of the zoning bylaw amendment to amend Schedule A (Zoning Map) of the District of Ucluelet Zoning Bylaw No. 1160, 2013, to change the zoning designation of the property at 1557 Larch Road from CS-2 Service Commercial to R-2 Medium Density Residential.

6.2 Reports and Materials for Bylaw No. 1253, 2019

R-1 August 13, 2019 Report

6.3 Excerpts from Previous Council Meetings

E-1 August 13, 2019 Regular Minutes

6.4 Written Submissions for Bylaw No. 1253, 2019

2019-09-02 Darcey Bouvier

6.5 Public Comments for Bylaw No. 1253, 2019

Mayor Noël asked if the applicant wished to speak?

- The applicant declined.

Mayor Noël asked if Council had any questions for the applicant?

- Council had no questions for the applicant.

Mayor Noël asked for the first time if there were any members of the public who wished to speak?

Barbara Schramm, resident, stated that she is in support of the bylaw. She noted that her property was also blanket rezoned, and she was not informed about the downside of the rezoning. Ms. Schramm suggested that the District of Ucluelet do a call-out to all property owners affected by the blanket rezoning and process the corresponding rezoning applications on mass.

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Mayor Noël asked for the second time if there were any members of the public who wished to speak?

- There were no comments from the public.

Mayor Noël asked for the third time if there were any members of the public who wished to speak?

- There were no comments from the public.

Mayor Noël declared the Public Hearing for District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019 closed at 2:06 PM.

7. ADJOURNMENT

7.1 Mayor Noël adjourned the public hearing at 2:07 PM.

CERTIFIED CORRECT: Minutes of the Public Hearing Meeting held on Tuesday, September 10, 2019 at 2:00 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

Mayco Noël
Mayor

Mark Boysen
CAO

Joseph Rotenberg

From: Darcey Bouvier on behalf of Info Ucluelet
Sent: September 10, 2019 8:16 AM
To: Council
Cc: Mark Boysen; Joseph Rotenberg; Abby Fortune
Subject: Saturday Sept 28 Invite Letter to Council
Attachments: DofU Mayor and Council Invitation.pdf

From: Barbara Schramm <schramm.designs@gmail.com>
Sent: September 9, 2019 9:06 PM
Subject: Saturday Sept 28 Invite Letter to Council

Hi Abby, Mayor and council,

Attached is an invitation from the WPTS to attend our Sept 28th 20th anniversary gala.

Please book a reservation or let Shannon know how many seats to reserve! We would value a representative who could speak on your behalf at the event, in a casual format (and dress).

<https://www.eventbrite.com/e/wild-pacific-trail-20th-anniversary-celebration-tickets-65366455829>

We emailed an invite a month ago, but that was likely a bit early for people to decide.
Thanks, Barbara Schramm for the WPTS

RSVP: Shannon Szymczakowski [REDACTED]



September 7, 2019

RE: 20th Anniversary Celebration Invitation

6:30pm September 28th, 2019

Dear Mayor and Council:

The Wild Pacific Trail is celebrating its 20th anniversary and we would like to extend an invite to the District of Ucluelet's Mayor and Council to attend our gala event to mark the special occasion.

We have a great deal to celebrate from the spectacular coastal trail itself, to the support of the community, to those, such as yourselves, who have contributed to its success. We couldn't have done it without you. The last 20 years have truly been amazing!

The gala will be taking place on September 28th at the Ucluelet Community Centre's main hall from 6:30 to 9pm. There will be gourmet appetizers, beautiful displays from our partners, formal presentations with an 8-minute movie debut, concluding with a special celebratory cake.

Beyond creating an enjoyable atmosphere for our guests, we see this event as a shared experience to continue to inspire others through nature.

We hope you can join us for this fun and meaningful community event. Please contact us at info@wildpacifictrail.com if you are planning on attending.

Sincerely,

A handwritten signature in black ink that reads "B. Schramm". The signature is written in a cursive, flowing style.

Barbara Schramm

Wild Pacific Trail Society President



STAFF REPORT TO COUNCIL

Council Meeting: September 18, 2019
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: RICK GEDDES FIRE CHIEF

FILE NO: 0550-20

SUBJECT: ALLOCATION OF REIMBURSEMENT FUNDS FROM CANADIAN AIRCRANE

REPORT NO: 19-117

ATTACHMENT(S): APPENDIX A: PHOTO OF SCBA BOTTLE FILLING STATION

RECOMMENDATION(S):

1. **THAT** Council approve the use funds provided by Canadian Aircrane in the amount of \$22,557.91 to purchase a Self-Contained Breathing Apparatus (SCBA) bottle filling station.

PURPOSE:

The purpose of this report is to obtain Council's approval to use the \$22,557.91 acquired from Canadian Aircrane to purchase a Self-Contained Breathing Apparatus (SCBA) bottle filling station for UVFB.

BACKGROUND:

On June 15, 2017, the UVFB responded to a fuel tanker rollover at Kennedy Lake. Canadian Aircrane had spilled jet fuel on Highway 4 and into Kennedy Lake. In the course of mitigating the fuel leak, a large amount of the UVFB's equipment was damaged.

UVFB and District of Ucluelet invoiced the carrier, Canadian Aircrane, to recover costs and received \$22,557.91 from Canadian Aircrane on September 10, 2019. Since, all UVFB equipment has already been replaced, the funds provided by Canadian Aircrane are available for other UVFB priorities.

DISCUSSION:

Having clean and reliable breathing air is the number one safety priority for firefighters. Purchasing a SCBA bottle filling station will help UVFB ensure the long-term safety of Ucluelet's firefighters during emergency events and training exercises.

UVFB's SCBA bottles are currently filled by Sub-Tidal Adventures. This service may be in jeopardy as Sub-Tidal's bottle filling station is becoming less reliable, more expensive to run, and in-part obsolete. Further, Sub-Tidal has made it clear that they cannot guarantee providing this vital service to the UVFB in the future. The purchase of an SCBA bottle filling station will circumvent this challenge.

A used SCBA bottle filling station that will meet the needs of the UVFB for many years has been reserved. The used unit's cost is \$28,300 plus applicable taxes and can be shipped from Vancouver as soon as the expenditure is approved. If purchased, the filling station will be installed in the UVFB fire station.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Nominal time will be required order the SCBA bottle filling station and arrange for shipping/receipt. Installation will require approximately 4 hours of electrical work which will be provided by District of Ucluelet Public Works Staff.

FINANCIAL IMPACTS:

The total cost of the unit is \$28,300 plus applicable taxes and shipping. The UVFB 2019 capital budget currently has \$7,200.00 allocated toward the purchase of a bottle filling system. This money, along with the spill reimbursement cheque of \$22,557.91 will provide a total of \$29,757.91 towards this project. The remaining costs will be covered by Equipment and Supply budget already approved for 2019.

POLICY OR LEGISLATIVE IMPACTS:

There are no policy or legislative impacts regarding this purchase.

OPTIONS REVIEW:

1. **THAT** Council approve the use funds provided by Canadian Aircrane in the amount of \$22,557.91 to purchase a Self-Contained Breathing Apparatus (SCBA) bottle filling station.
2. **THAT** Council provide alternative direction to Staff.

Respectfully submitted: Rick Geddes, Fire Chief



APPENDIX A



STAFF REPORT TO COUNCIL

Council Meeting: September 18, 2019
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOSEPH ROTENBERG, MANAGER OF CORPORATE SERVICES

FILE NO: 0550-20

SUBJECT: PUBLIC HEARING REPORT REGARDING BYLAW NO. 1254, 2019
FOR CANNABIS SALES AT 1786 PENINSULA RD.

REPORT NO: 19-120

ATTACHMENT(S): NONE

RECOMMENDATION(S):

There is no recommendation. This report is provided for information only.

PURPOSE:

The purpose of this report is to summarize the representations made at the September 9, 2019 public hearing regarding Bylaw No. 1254, 2019.

BACKGROUND:

On September 9, 2019 a public hearing regarding bylaw No. 1254, 2019 was conducted. All members of council were in attendance.

Sections 465(5) & (6) of the *Local Government Act* require the following:

(5) A written report of each public hearing, containing a summary of the nature of the representations respecting the bylaw that were made at the hearing, must be prepared and maintained as a public record.

(6) A report under subsection (5) must be certified as being fair and accurate by the person preparing the report and, if applicable, by the person to whom the hearing was delegated under section 469.

DISCUSSION:

Bruce Greig, Manager of Community Planning, presented an overview of the zoning bylaw amendment which in general terms is to amend the CS-2 Service Commercial regulations within Schedule B of the Ucluelet Zoning Bylaw No. 1160, 2013 to allow Cannabis Retail as an additional principle use on the property at 1786 Peninsula Road. He also noted that the bylaw also contains a general text amendment which would limit the maximum gross floor area of any cannabis retail use within the CS-2 zone to a maximum of 93 meters square (1000 square feet).

A representative of the applicant, Andrew Hanson, spoke at the public hearing. He noted that Ucluelet Cannabis Co. would carry a variety of strains and strive to educate customers. He also

noted that the location is discrete but also central and the applicant has experience in alcohol retails.

Four residents spoke at the hearing regarding the bylaw. Three of four speakers opposed the bylaw. The opponent's raised concerns regarding minor's accessing cannabis, mental health issues arising from cannabis use, policing retail sales and the lack of local social services intended to support cannabis users experiencing adverse effects. The proponent stated that cannabis retail stores would provide education, a variety of cannabis strains, and diversify the local economy. The proponent also noted that minors can already access cannabis through the black market which could supply contaminated product.

For further details regarding the representations made at the September 9, 2019 Public Hearing refer to Item 6.1 of this Special Council Meeting Agenda.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

N/A

FINANCIAL IMPACTS:

N/A

POLICY OR LEGISLATIVE IMPACTS:

This report satisfies section 465 (5) and 465(6) of the *Local Government Act*.

OPTIONS REVIEW:

1. There is no recommendation. This report is provided for information only.
2. **THAT** Council provide alternative direction to Staff.

Respectfully submitted: Joseph Rotenberg, Manager of Corporate Services

CERTIFIED CORRECT: Report of the Public Hearing Meeting held on Monday, September 9, 2019 at 6:00 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.



 Joseph Rotenberg
 Manager of Corporate Services



STAFF REPORT TO COUNCIL

Council Meeting: SEPTEMBER 18, 2019
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

FILE NO: 3360-20-RZ18-10

SUBJECT: ZONING BYLAW AMENDMENT (1786 PENINSULA RD.)
- 3RD READING

FOLIO NO: 149.000

REPORT NO: 19-119

ATTACHMENT(S): APPENDIX A: DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1254, 2019

RECOMMENDATION:

1. **THAT** the “District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019” be given third reading.

PURPOSE:

The purpose of this report is to advance Bylaw No. 1254, 2019, to third reading.

BACKGROUND:

Bylaw No. 1254 received first and second reading at the August 13, 2019, Regular Council Meeting and was the subject of a Public Hearing on September 9, 2019. The report of the Public Hearing is attached to the September 18, 2019, Special Council Agenda. Council is now in a position to consider third reading of the bylaw.

LCRB CANNABIS RETAIL STORE LICENCE:

As presented in the public notice, the Public Hearing was the advertised opportunity for members of the public to provide comment to Council on both the zoning amendment bylaw and the requested provincial Cannabis Retail Store (CRS) licence. As noted previously, the Liquor and Cannabis Regulation Branch will not issue a CRS licence without first obtaining a positive recommendation from the local government. For a cannabis retailer, the zoning and licence need to go hand-in-hand. Staff have discussed with the LCRB the appropriate sequence of municipal and provincial approvals. If, having heard from the community in a public hearing, Council is supportive of a cannabis retail sales application then the appropriate sequence is as follows:

1. Council gives third reading to the zoning amendment bylaw;
2. the zoning amendment bylaw is held at third reading until the applicant receives provincial “Fit and Proper” approval (i.e., approval in principle) for a CRS licence;
3. the applicant provides the appropriate design details / security deposit / contribution / covenant / etc., (specific to their proposal, to the satisfaction of the District, as is common with many rezoning applications which include development plans);
4. Council then considers adopting the zoning amendment bylaw;

5. at the time of bylaw adoption, Council adopts a motion with a positive recommendation to the Province for the CRS licence (also at this point, depending on the specifics of the application, Council may also be issuing a Development Permit, variances, etc.); and,
6. the Province then may issue the Cannabis Retail Store licence.

In the case of the application for 1786 Peninsula Road, the District has already received notice that the LCRB has completed the financial integrity checks and security screenings - the “fit and proper” approval - for Andrew Hanson’s proposed Ucluelet Cannabis Co. retail store.

PROPOSED DEVELOPMENT AND AMENITIES:

As proposed by the applicant, a new pedestrian footpath will be constructed at their expense along the properties’ Larch Road frontage extending to the corner at Bay Street.

The applicant has also offered to contribute \$10,000.00 toward future off-site pedestrian improvements for the eventual extension of a pathway along the length of Larch Road. Receipt of these funds, along with a security deposit for the on-site landscaping, would be required prior to final adoption of the zoning amendment bylaw and issuance of a Development Permit.

The existing building proposed to be renovated and re-purposed for the cannabis retail store appears to encroach within the side yard setback; before a building permit could be issued for the necessary renovations and change of use to retail space, the applicant would need to either obtain a Development Variance Permit or alter / relocate the building to meet the minimum setback.

OPTIONS REVIEW:

Having held a public hearing on the bylaw and licence, Council could now consider giving third reading of the zoning amendment bylaw. Alternatively, Council has the following options:

2. **THAT** Council make amendments to Bylaw No. 1254 and give third reading to the “District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019” as amended.
3. **THAT** Council provide alternative direction to staff.

Respectfully submitted: Bruce Greig, Manager of Community Planning
Mark Boysen, Chief Administrative Officer

APPENDIX A

DISTRICT OF UCLUELET
Zoning Amendment Bylaw No. 1254, 2019

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

WHEREAS the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

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

1. Text Amendment:

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding the following subsections in alphanumeric order:

a.) to Section CS-2.1 Permitted Uses:

“CS-2.1.3 In addition to the permitted uses under CS-2.1.1, *Cannabis Retail* is also permitted as a principal use on the following properties:

(1) PID: 014-935-368: Lot B, District Lot 282, Clayoquot District, Plan VIP49257 [1786 Peninsula Road].”

b.) to Section CS-2.4 Maximum Size (Gross Floor Area), under subsection CS-2.4.1 Principal Building:

“(3) Cannabis Retail 93m² (1000ft²)”

2. This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019”.

READ A FIRST TIME this 13th day of August, 2019.

READ A SECOND TIME this 13th day of August, 2019.

PUBLIC HEARING held this 9th day of September, 2019.

READ A THIRD TIME this day of , 2019.

ADOPTED this day of , 2019.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019.”

Mayco Noël
Mayor

Mark Boysen
Corporate Officer

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

Mark Boysen
Corporate Officer



STAFF REPORT TO COUNCIL

Council Meeting: September 18, 2019
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOSEPH ROTENBERG, MANAGER OF CORPORATE SERVICES

FILE NO: 0550-20

SUBJECT: PUBLIC HEARING REPORT REGARDING BYLAW NO. 1255, 2019
FOR CANNABIS SALES AT 1972 PENINSULA RD.

REPORT NO: 19-121

ATTACHMENT(S): APPENDIX A: LATE AGENDA ITEMS

RECOMMENDATION(S):

There is no recommendation. This report is provided for information only.

PURPOSE:

The purpose of this report is to summarize the representations made at the September 9, 2019 public hearing regarding Bylaw No. 1255, 2019.

BACKGROUND:

On September 9, 2019 a public hearing regarding bylaw No. 1255, 2019 was conducted. All members of council were in attendance.

Sections 465 (5) & (6) of the *Local Government Act* require the following:

(5) A written report of each public hearing, containing a summary of the nature of the representations respecting the bylaw that were made at the hearing, must be prepared and maintained as a public record.

(6) A report under subsection (5) must be certified as being fair and accurate by the person preparing the report and, if applicable, by the person to whom the hearing was delegated under section 469.

DISCUSSION:

Bruce Greig, Manager of Community Planning, presented an overview of the zoning bylaw amendment which in general terms is to amend the CS-2 Service Commercial regulation within Schedule B of the Ucluelet Zoning Bylaw No. 1160, 2013 to allow Cannabis Retail as an additional principle use on the property at 1972 Peninsula Road.

Two late items were added to the Public Hearing Agenda. Those items are attached to this report as Appendix A.

A representative of the Platinum Cannabis Ltd., Kyle Cheyne, spoke at the Public Hearing. He noted that he uses cannabis for medical reasons and having local resources about cannabis is a great opportunity for Ucluelet.

Four residents spoke at the hearing regarding the bylaw. Three of four speakers opposed the bylaw. The opponent's raised concerns regarding minor's accessing cannabis, mental health issues arising from cannabis use, policing retail sales and the lack of local social services intended to support cannabis users experiencing adverse effects. The proponent stated that cannabis retail stores would provide education, a variety of cannabis strains, and diversify the local economy. The proponent also noted that minors can already access cannabis through the black market which could supply contaminated product.

For further details regarding the representations made at the September 9, 2019 Public Hearing refer to Item 6.1 of this Special Council Meeting Agenda.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

N/A

FINANCIAL IMPACTS:

N/A

POLICY OR LEGISLATIVE IMPACTS:

This report satisfies section 465 (5) and 465(6) of the *Local Government Act*.

OPTIONS REVIEW:

1. There is no recommendation. This report is provided for information only.
2. **THAT** Council provide alternative direction to Staff.

Respectfully submitted: Joseph Rotenberg, Manager of Corporate Services

CERTIFIED CORRECT: Report of the Public Hearing Meeting held on Monday, September 9, 2019 at 6:00 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.



 Joseph Rotenberg
 Manager of Corporate Services

APPENDIX A



PUBLIC HEARING
Monday, September 9, 2019 @ 6:00 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

LATE AGENDA ITEMS

1. Addition to Agenda Item No. 8.4 **Written Submissions for Bylaw No. 1255, 2019**
 - a) 2019-09-07 Kyle Cheyne Correspondence (The Applicant)
 - b) 2019-09-08 Kyle Cheyne Correspondence (The Applicant)

Joseph Rotenberg

From: Joseph Rotenberg
Sent: September 9, 2019 1:42 PM
To: Joseph Rotenberg
Subject: FW: Agenda - sept 9th

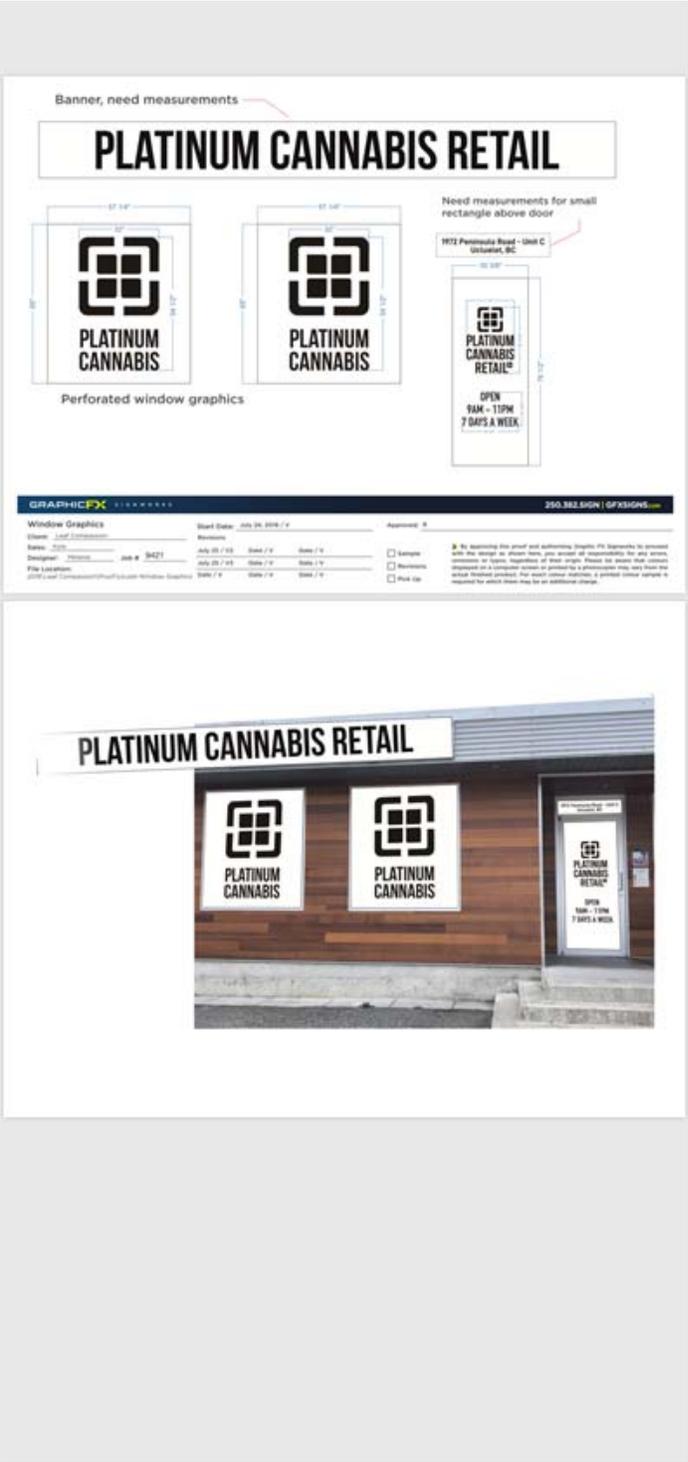
From: Kyle Cheyne <leafdirectorkyle@gmail.com>
Sent: September-07-19 3:39 PM
To: Bruce Greig <bgreig@ucluelet.ca>; John Towgood <JTowgood@ucluelet.ca>
Subject: Agenda - sept 9th

Hi guys!

I just noticed the Leaf Compassion old mock up from a year ago some how in the agenda for sept 9th. Can you please remove and add the attached - the new rebranded business name "Platinum Cannabis Retail"

Thank you very much.

-Kyle



Sent from my iPhone

Joseph Rotenberg

From: Joseph Rotenberg
Sent: September 9, 2019 1:45 PM
To: Joseph Rotenberg
Subject: FW: open sign example

From: Kyle Cheyne <leafdirectorkyle@gmail.com>
Sent: September-08-19 11:19 AM
To: John Towgood <JTowgood@ucluelet.ca>; Bruce Greig <bgreig@ucluelet.ca>
Subject: open sign example





STAFF REPORT TO COUNCIL

Council Meeting: SEPTEMBER 18, 2019
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

FILE NO: 3360-20-RZ18-05

SUBJECT: ZONING BYLAW AMENDMENT (1972 PENINSULA ROAD)
– SECOND PUBLIC HEARING

FOLIO NO: 182.000

REPORT NO: 19-123

ATTACHMENT(S): APPENDIX A – DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1255, 2019

RECOMMENDATION:

1. **THAT** the “District of Ucluelet Zoning Amendment Bylaw No. 1255, 2019” be referred to a second public hearing, subject to the applicant providing the public hearing and notification fees.

PURPOSE:

The purpose of this report is to advance Bylaw No. 1255, 2019, to another public hearing to allow Council to receive additional information from the public, prior to Council considering third reading of the bylaw.

BACKGROUND:

Bylaw No. 1255 received first and second reading at the August 13, 2019, Regular Council Meeting and was the subject of a Public Hearing on September 9, 2019. The report of the Public Hearing is attached to the September 18, 2019, Special Council Agenda. The Notice published ahead of the hearing as well as the opening statements by the Mayor clearly stated that Council would receive no additional submissions after the close of the public hearing.

After the close of the public hearing, individuals have submitted additional information, including direct communication with Council members by email. To ensure that the rezoning bylaw is not vulnerable to challenge, another public hearing should be held to receive these submissions and allow the public an opportunity to comment on this new information.

LCRB CANNABIS RETAIL STORE LICENCE:

As presented in the public notice, the Public Hearing was the advertised opportunity for members of the public to provide comment to Council on both the zoning amendment bylaw and the requested provincial Cannabis Retail Store (CRS) licence. As noted previously, if Council is supportive of a cannabis retail sales application then the appropriate sequence would be as follows:

1. Council gives third reading to the zoning amendment bylaw;
2. the zoning amendment bylaw is held at third reading until the applicant receives provincial “Fit and Proper” approval (i.e., approval in principle) for a CRS licence;

3. the applicant provides the appropriate design details / security deposit / contribution / covenant / etc., (specific to their proposal, to the satisfaction of the District, as is common with many rezoning applications which include development plans);
4. Council then considers adopting the zoning amendment bylaw;
5. at the time of bylaw adoption, Council adopts a motion with a positive recommendation to the province for the CRS licence (also at this point, depending on the specifics of the application, Council may also be issuing a Development Permit, variances, etc.); and,
6. the Province then may issue the Cannabis Retail Store licence.

In the case of the application for 1972 Peninsula Road, the LCRB is still processing the financial integrity checks and security screenings - the “fit and proper” approval - for Charles Philp’s proposed Platinum Cannabis retail store.

PROPOSED DEVELOPMENT AND AMENITIES:

The applicant has proposed a cash contribution of \$23,500.00 for future off-site boulevard improvements to be undertaken by the District adjacent to the property. Receipt of these funds, along with the detailed landscape plans and security deposit for the on-site Development Permit and Development Variance Permit, would be required prior to final adoption of the zoning amendment bylaw.

For timing, again, if Council were to give third reading to Bylaw No. 1255, the application would then be placed on hold until the District were to receive notice from the province that the applicant has successfully completed their “fit and proper” assessment.

Timing of Bylaws:

Note that Ucluelet Zoning Amendment Bylaw No. 1254, 2019, includes an amendment which is intended to apply to any Cannabis Sales use within the CS-2 zone. If Council were to consider adoption of Bylaw No. 1255 prior to adoption of Bylaw No. 1254, then Council should consider amending Bylaw No. 1255 prior to third reading to add the wording of text amendment 1(b) from Bylaw No. 1254 - capping the maximum floor area for cannabis retail uses at 93m² (1,000 ft²).

OPTIONS REVIEW:

Having held a public hearing on the bylaw and licence, but having received additional information, staff recommend that Council refer the rezoning bylaw to another public hearing. Staff strongly caution that if Council were to adopt the bylaw at this point without holding another public hearing, the bylaw could be vulnerable to challenge on procedural grounds. With that said, Council has the following options:

2. **THAT** Council give “District of Ucluelet Zoning Amendment Bylaw No. 1255, 2019” third reading.
3. **THAT** Council make amendments to Bylaw No. 1255 and give third reading to the “District of Ucluelet Zoning Amendment Bylaw No. 1255, 2019” as amended.
4. **THAT** Council provide alternative direction to staff.

Respectfully submitted: Bruce Greig, Manager of Community Planning
Mark Boysen, Chief Administrative Officer

APPENDIX A

**DISTRICT OF UCLUELET
Zoning Amendment Bylaw No. 1255, 2019**

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

WHEREAS the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

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

1. Text Amendment:

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding the following subsection in alphanumerical order:

a.) under Section CS-2.1 Permitted Uses at the end of subsection CS-2.1.3 listing properties where *Cannabis Retail* is also a permitted principal use:

“(2) PID: 000-410-144: Lot 1, District Lot 284, Clayoquot District, Plan VIP7983 [1972 Peninsula Road].”

2. This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1255, 2019”.

READ A FIRST TIME this 13th day of August, 2019.

READ A SECOND TIME this 13th day of August, 2019.

PUBLIC HEARING held this 9th day of September, 2019.

READ A THIRD TIME this day of , 2019.

ADOPTED this day of , 2019.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1255, 2019.”

Mayco Noël
Mayor

Mark Boysen
Corporate Officer

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

Mark Boysen
Corporate Officer



STAFF REPORT TO COUNCIL

Council Meeting: September 18, 2019
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOSEPH ROTENBERG, MANAGER OF CORPORATE SERVICES **FILE NO:** 0550-20
SUBJECT: PUBLIC HEARING REPORT REGARDING BYLAW NO. 1253, 2019 **REPORT NO:** 19-122
ATTACHMENT(S): NONE

RECOMMENDATION(S):

There is no recommendation. This report is provided for information only.

PURPOSE:

The purpose of this report is to summarize the representations made at the September 10, 2019 public hearing regarding Bylaw No. 1253, 2019.

BACKGROUND:

On September 10, 2019 a public hearing regarding bylaw No. 1253, 2019 was conducted and Councillor Hoar was not in attendance.

Sections 465(5) & (6) of the *Local Government Act* require the following:

(5) A written report of each public hearing, containing a summary of the nature of the representations respecting the bylaw that were made at the hearing, must be prepared and maintained as a public record.

(6) A report under subsection (5) must be certified as being fair and accurate by the person preparing the report and, if applicable, by the person to whom the hearing was delegated under section 469.

Sections 470(2) & (3) of the *Local Government Act* require the following:

(2) A member of a council or board who
(a) is entitled to vote on a bylaw that was the subject of a public hearing, and
(b) was not present at the public hearing
may vote on the adoption of the bylaw if an oral or written report of the public hearing has been given to the member in accordance with subsection (3).

(3) The report referred to in subsection (2) must be given to the member by
(a) an officer or employee of the local government, or
(b) if applicable, the delegate who conducted the public hearing.

DISCUSSION:

Bruce Greig, Manager of Community Planning, presented an overview of the zoning bylaw amendment to amend Schedule A (Zoning Map) of the District of Ucluelet Zoning Bylaw No. 1160, 2013, to change the zoning designation of the property at 1557 Larch Road from CS-2 Service Commercial to R-2 Medium Density Residential.

At the public hearing, there was one resident spoke in support of the bylaw.

For further details regarding the representations made at the September 10, 2019 Public Hearing refer to Item 6.2 of this Special Council Meeting Agenda.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

N/A

FINANCIAL IMPACTS:

N/A

POLICY OR LEGISLATIVE IMPACTS:

This report satisfies section 465 (5), 465(6), 470(2), and 470 (3) of the *Local Government Act*

OPTIONS REVIEW:

1. There is no recommendation. This report is provided for information only.
2. **THAT** Council provide alternative direction to Staff.

Respectfully submitted: Joseph Rotenberg, Manager of Corporate Services

CERTIFIED CORRECT: Report of the Public Hearing Meeting held on Monday, September 10, 2019 at 2:00 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.



Joseph Rotenberg
Manager of Corporate Services



STAFF REPORT TO COUNCIL

Council Meeting: SEPTEMBER 18, 2019
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING **FILE NO:** 3360-20-RZ19-03
FOLIO NO: 116.013
SUBJECT: ZONING BYLAW AMENDMENT (1557 LARCH RD.) – 3RD READING **REPORT NO:** 19-118
ATTACHMENT(S): APPENDIX A – DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1253, 2019

RECOMMENDATION:

1. **THAT** the “District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019” be given third reading.

PURPOSE:

The purpose of this report is to advance Bylaw No. 1253, 2019, to third reading.

BACKGROUND:

Bylaw No. 1253 received first and second reading at the August 13, 2019, Regular Council Meeting and was the subject of a Public Hearing on September 10, 2019. The report of the Public Hearing is attached to the September 18, 2019, Special Council Agenda. Council is now in a position to consider third reading of the bylaw.

BUILDING PERMIT AND BUSINESS LICENCE FOR B&B USE:

The applicant will need to apply for a building permit to document the renovation of the lower-level of the house for the proposed B&B suite. Staff recommend that the owners apply for and obtain a building permit for the suite construction prior to Bylaw No. 1253 coming back to Council for adoption. Once the zoning amendment is complete and the owners obtain occupancy on the building permit, they could then obtain a business licence for B&B purposes.

OPTIONS REVIEW:

Having held a public hearing on the bylaw, Council could now consider giving third reading of the zoning amendment bylaw. Alternatively, Council has the following options:

2. **THAT** Council make amendments to Bylaw No. 1253 and give third reading to the “District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019” as amended.
3. **THAT** Council provide alternative direction to staff.

Respectfully submitted: Bruce Greig, Manager of Community Planning
Mark Boysen, Chief Administrative Officer

APPENDIX A

DISTRICT OF UCLUELET
Zoning Amendment Bylaw No. 1253, 2019

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

WHEREAS the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

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

1. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot 2, District Lot 282, Clayoquot District, Plan 33084 (PID 000-226-467 at 1557 Larch Road), shown shaded on the map attached to this Bylaw as Appendix "A", from CS-2 Service Commercial to R-2 Medium Density Residential.

2. This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019".

READ A FIRST TIME this 13th day of August, 2019.

READ A SECOND TIME this 13th day of August, 2019.

PUBLIC HEARING held this 10th day of September, 2019.

READ A THIRD TIME this day of , 2019.

ADOPTED this day of , 2019.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019.”

Mayco Noël
Mayor

Mark Boysen
Corporate Officer

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

Mark Boysen
Corporate Officer

Appendix 'A'
District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019

