



**REGULAR MEETING OF COUNCIL
Tuesday, January 14, 2020 @ 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 Yuułuꞵiꞵꞵath First Nations, on whose traditional territories the District of Ucluelet operates.	
3. NOTICE OF VIDEO RECORDING	
Audience members and delegates are advised that this proceeding is being video recorded and broadcast on YouTube.	
4. ADDITIONS TO AGENDA	
5. APPROVAL OF AGENDA	
6. MAYOR'S ANNOUNCEMENTS	
7. PUBLIC INPUT, DELEGATIONS & PETITIONS	
7.1 Public Input	
7.2 Delegations	
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8.2. Sea View Seniors' Housing Society - Request for Letter of Support <i>Randy Oliwa, Sea View Seniors' Housing Society Board Member</i> C-2 Seaview Seniors Letter of Support Request	9
8.3. BC Council of Forest Industries - 2020 Annual Convention <i>Diana Gillrie, BC Council of Forest Industries Administrative Assistant</i> C-3 Registration Form - Community Leaders 2020	11

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10. COUNCIL COMMITTEE REPORTS

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Deputy Mayor January - March 2020
- 10.2 Councillor Lara Kemps
Deputy Mayor April - June 2020
- 10.3 Councillor Jennifer Hoar
Deputy Mayor July - September 2020
- 10.4 Councillor Rachelle Cole
Deputy Mayor October - December 2020
- 10.5 Mayor Mayco Noël

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Nicole Morin, Corporate / Planning Clerk
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- 11.4. Resolution Tracking - December 2019 57 - 62
Nicole Morin, Corporate / Planning Clerk
[R-4 Resolution Tracking](#)

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- 12.1. Zoning Bylaw Amendment for 2100 Peninsula Road - 3rd Reading 63 - 84
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13. OTHER BUSINESS

14. QUESTION PERIOD

15. ADJOURNMENT



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 10 minutes early 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 Noël.

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.



January 4th, 2019

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

To the District of Ucluelet's Mayor and Council,

I'm writing to you on behalf of Surfrider Pacific Rim, a nonprofit organization dedicated to the protection and enjoyment of the ocean, beaches and waves. As you know, we operate on the Pacific Rim, and have dedicated our efforts to ending plastic pollution on the west coast. The reason we're focused on this is because plastic pollution has become one of the world's most severe environmental issues, contributing to the sixth mass species extinction, threatening food security and public health, exacerbating climate change and destroying the ecological integrity of coastlines and aquatic ecosystems.

Thanks to your leadership and the support of our progressive community, in June 2019, you implemented the Single-Use Plastics Regulation, a bylaw banning plastic straws and plastic bags in Ucluelet, which Surfrider Pacific Rim assisted with. Following our Straws Suck and Ban the Bag victories, our organization is scaling our efforts to create an Ocean Friendly Corridor between Ucluelet and Tofino, with the longer term goal of eliminating all single-use plastic takeaway packaging by the end of 2022. The next milestone for reaching this goal is eliminating all polystyrene takeaway containers and plastic/bioplastic cutlery by World Water Day, March 22nd, 2020.

Plastic cutlery cannot be recycled in our jurisdiction, and thus it ends up in landfills, in public spaces, on beaches, and in the ocean. According to Environment and Climate Change Canada, Canada's plastics recycling rate is a mere 9%, so this country landfills, incinerates, and loses 91% or 2.93 million tonnes of its plastic waste generated each year while discharging 29,000 metric tonnes to the environment. Additionally, according to our single-use plastic master chart, plastic and bioplastic cutlery are now one of the most common plastic takeaway items used by local businesses.

Now, why are we eliminating polystyrene? Only a few businesses have polystyrene containers in Ucluelet, however, this plastic resin is the most environmentally destructive. Polystyrene never breaks down, and leaches toxic chemicals like benzene and styrene into the heated food people eat and into the ecosystems communities rely on. This is an archaic material to be utilising for food packaging, and this is clear looking at the proliferation of bans on this material all over the world. Our larger strategy with eliminating polystyrene takeaway containers is to bring awareness to mass polystyrene pollution in the media and use this as leverage to target other polystyrene products that are used by businesses as well as industries that operate on the ocean.

Surfrider Foundation, Pacific Rim Chapter | Mailing Address: Box 964 | Tofino, British Columbia | Canada, V0R 2Z0
Physical Address: The Ecolodge at the Tofino Botanical Gardens, 1084 Pacific Rim Highway | Tofino, British Columbia | Canada, V0R 2Z0

Website: pacificrim.surfrider.org



Once we support businesses to voluntarily comply with this campaign by World Water Day, March 22nd, we will be asking both the District of Ucluelet and District of Tofino to add polystyrene containers and plastic/bioplastic cutlery to the Single-Use Plastics Regulation. Just as we did with plastic bags and straws, we will support the amendment to the regulation, support businesses through our consultation services, as well as aid in the communication of this change to businesses, the public and the media. The towns have displayed an incredible readiness for this change, and once again, we are prepared to do all of the groundwork.

The Federal government is continuing on Phase 1 of its Canada-wide Strategy on Zero Plastic Waste, and Vancouver has also stepped up to create stricter plastic regulations, including bans on foam containers and cutlery. Alongside and beyond these actions, it's our vision to make Ucluelet and Tofino a leader in the effort to address plastic pollution in Canada, lighting the way for other locales to look to and follow. It is our dream to contribute to the iconic environmental history that defines our region, and we are going to achieve this through our incredible partnership. We look forward to hearing your feedback and presenting on our campaign results in February.

Kindest Regards,

Lilly Woodbury
Chapter Manager
Surfrider Pacific Rim



Cutlery and Foam Campaign Strategy

Goal:

- 1) Polystyrene containers: support businesses with takeaway polystyrene containers to switch to reusable or locally compostable containers (sugarcane, pure paper). We will advocate for businesses to charge for these containers to create a disincentive.
- 2) Cutlery: support businesses with plastic and bioplastic cutlery to switch to reusable and/or bamboo/wooden.

Upon successfully working with all businesses to eliminate these items, we will approach Councils in both the DoT and DoU to add polystyrene containers and plastic cutlery to the Single-Use Plastics Regulation (unless the province steps in and bans these items, which is the ideal scenario..)

Timeline:

November 2019 - March 22nd, world water day

Cutlery

We are asking all businesses to:

(MANDATORY)

- a) Voluntarily eliminate plastic cutlery
- b) Supply reusable cutlery for in-house use
- c) Offer takeaway cutlery on request only

(OPTIONAL FOR BUSINESS TO CHOOSE)

- d) Offer bamboo or wooden compostable cutlery for a fee (0.25?). This can be modeled similar to businesses who charge for bags or coffee cups, which will disincentivize the consumer and help businesses recoup the cost of the takeaway packaging
- e) Sell reusable cutlery for a fee (1.00?)



As all of the provisions of Tofino and Ucluelet's bylaws will come in to force in January 2020 (i.e. businesses could be fined for non-compliance after Jan. 1), it may be good timing to present to both Tofino and Ucluelet Councils as a delegation or to write a letter with information about your request to amend the Single Use Item Regulation Bylaws.

Helpful information in your presentation/letter would include:

- What policy are you advocating for: i.e. Vancouver's bylaw requires that cutlery may only be given on request. Is Surfrider advocating for a full ban on cutlery?
- Why are you advocating for these changes?
- Have you done any outreach to businesses yet, what have been the reactions and what issues (if any) were raised?
- Are you willing to provide any support to this initiative (i.e. design, communications, or outreach support)?

The Councils of Tofino and Ucluelet will be meeting in late January to discuss shared priorities.



Sea View Seniors' Housing Society

Dear Mayor and Council,

December 17, 2019

On behalf of the Sea View Seniors Housing Society board of directors, I am writing to you today to share some exciting news. After 10 years of successful operation of the independent living facility known as Forest Glen, we have embarked on the path of exploring the possibilities of expanding the facility to accommodate another 10-12 affordable housing units for our region's senior population.

Currently, Forest Glen houses 10 independent seniors, and provides a healthy dinner to our residents. More recently, with the help of a Federal Grant, SVSHS started a monthly luncheon that is open to all seniors within our catchment area of Tofino, Ucluelet, Area C, and all neighbouring First Nations communities. The monthly luncheons are very well attended, and we thank the Mayor and councillors that have come and volunteered on many occasions.

Mayor and council, we know you are aware of the need for additional living spaces in our communities, and we thank you for your efforts to date.

Our board has formed a sub-committee known as the Forest Glen Phase II expansion committee, and the committee has begun to put together a financial feasibility study. Quickly, thank you to your CAO and staff for providing us with our request for information in such a timely manner. The data and stats are important and will be included in our report to help build a strong case for future Provincial and Federal funding.

We are at the very early stages of planning and are now reaching out to all our stakeholders within the region to request a Letter-Of-Support to include in our submission. We hope you can accommodate us with such a letter by January 31, 2020.

Finally, we will continue to keep you and your staff up to date on our progress.

Thank you,

Randy Oliwa
Sea View Seniors Housing Society
Board Member
Forest Glen Phase II Expansion Committee

Box 833, 1783 St. Jacques Blvd. Ucluelet BC V0R 3A0
forestglen@telus.net p. 250-726-2789 f. 250-726-2780



**BC COUNCIL OF FOREST INDUSTRIES
2020 ANNUAL CONVENTION**
April 1 - 3, 2020
Prince George Conference and Civic Centre

**COMMUNITY LEADERS
COMPLIMENTARY REGISTRATION FORM**

One complimentary registration is extended to Mayors, Regional District Chairs, Presidents and the Executive Directors of NCLGA, AKBLG, SILGA, UBCM, AVICC and LMLGA or their designate. Should the individual above not be able to attend, a designate or the CAO can attend in their place.

To receive your complimentary registration, please indicate your plans below and return this form to us.

Should your organization wish to send additional individuals (staff, councillors/directors, etc) to the Convention, they may register at the COFI Member Rate, (colored in green below); please contact Diana Gillrie at 778.760.1166 or gillrie@cofi.org to receive the promotional code to access this reduced rate.

Registration packages will be available at the COFI Registration Desk in the pre-function area of the Prince George Civic Centre from 12:00 pm to 6:00 pm on Wednesday, April 1st, 7:00 am to 5:00 pm on Thursday, April 2nd, and 7:00 am to 12:00 pm on Friday, April 3rd.

For more information about COFI or the 2020 Convention, please visit www.cofi.org.

Organization Name:									
Contact Name:		Ice Breaker Reception Wednesday Night Prince George Civic Centre (Exhibit Hall)	FULL CONVENTION \$500 Early bird rate of \$400 until March 1		THURSDAY ONLY \$400		FRIDAY ONLY \$300		
Phone:									
1. Name & Title:		<input type="checkbox"/>	<input type="checkbox"/>	OR	<input type="checkbox"/>	OR	<input type="checkbox"/>		
Email:		Complimentary			Complimentary		Complimentary		
Please print your name exactly as you wish it to appear on your name tag Email addresses are required for current and future Annual Convention correspondence									

Accommodation booking Instructions....	COFI will pay for one night's accommodation at the Prince George Courtyard Marriott. Any additional nights will be at your own expense. A link to book your room will be sent to you once we have received your completed registration form. Adjustments will be made to receive the complimentary night after you have booked your room. Please book your room ASAP as rooms are limited.
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Send your completed form by January 11 via email to: gillrie@cofi.org



STAFF REPORT TO COUNCIL

Council Meeting: January 14, 2020
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: RICK GEDDES, FIRE CHIEF

FILE NO: 1855-05 UBCM

**SUBJECT: COMMUNITY EMERGENCY PREPAREDNESS FUND
– ESS PROGRAM GRANT**

REPORT NO: 20-04

ATTACHMENT(S): APPENDIX A – COMMUNITY EMERGENCY PREPAREDNESS FUND (CEPF) EMERGENCY SUPPORT SERVICES GRANT APPLICATION AND BUDGET

RECOMMENDATION(S):

1. **THAT** Council supports the activities outlined in the District of Ucluelet 2020 grant application to the UBCM Community Emergency Preparedness Fund Emergency Support Services Grant.
2. **THAT** Council will provide overall grant management if the District of Ucluelet is awarded the UBCM Community Emergency Preparedness Fund Emergency Support Services Grant.

PURPOSE/DESIRED OUTCOME:

The purpose of this report is to establish Council's support for the activities outlined in the Union of BC Municipalities (UBCM) Community Emergency Preparedness Fund Grant (CEPF) Application (**Appendix A**) and their willingness to provide overall grant management.

BACKGROUND:

The CEPF is a suite of funding programs intended to enhance the resiliency of local governments, First Nations, and communities in responding to emergencies. Funding is provided by the Province of B.C. and is administered by the UBCM. The Emergency Support Services (ESS) funding stream can contribute up to 100% of the cost of eligible activities to a maximum of \$25,000.00.

This proposal includes a grant application for funds to purchase a "Disaster Hub Trailer." The trailer would become an asset of the District of Ucluelet and would mainly be utilized by the Ucluelet Emergency Support Services (ESS) Team, with oversight by District Staff. The trailer will be an enclosed unit that will have a solar power battery system, capable of providing the necessary electricity to establish a mobile ESS reception centre. It could also house important items such as water treatment supplies, a generator, emergency lighting, fold-up cots, blankets, space heaters, a large tent, food rations, and folding tables and chairs.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Administrative time was required to prepare the grant application. The complete grant application will be submitted to UBCM prior to the due date of February 14, 2020. The application only awaits the recommended resolutions.

FINANCIAL IMPACTS:

The total cost of this first stage of this project is \$28,610.46. Success in the grant application would provide \$25,000.00 towards the establishment of the Ucluelet Disaster Hub Trailer. The difference of \$3,610.46 is accounted for in the provisional 2020 emergency management operating budget.

POLICY OR LEGISLATIVE IMPACTS:

There are no policy or legislative impacts of this proposal.

OPTIONS REVIEW:

1. **THAT** Council supports the activities outlined in the District of Ucluelet 2020 grant application to the UBCM Community Emergency Preparedness Fund Emergency Support Services Grant. **(Recommended)**
2. **THAT** Council will provide overall grant management if the District of Ucluelet is awarded the UBCM Community Emergency Preparedness Fund Emergency Support Services Grant. **(Recommended)**
3. **THAT** Council provide alternative direction to staff.

Respectfully submitted: RICK GEDDES, FIRE CHIEF

Community Emergency Preparedness Fund Emergency Support Services 2020 Application Form

Please complete and return the application form by February 14, 2020. All questions are required to be answered by typing directly in this form. If you have any questions, contact cepf@ubcm.ca or (250) 387-4470.

SECTION 1: Applicant Information	AP <i>(for administrative use only)</i>
Name of Local Government or First Nation: District of Ucluelet	Date of Application: 2019-12-31
Contact Person*: Rick Geddes	Position: Fire Chief
Phone: 250-266-2254	E-mail: rgeddes@ucluelet.ca

* Contact person must be an authorized representative of the applicant.

SECTION 2: For <u>Regional Projects Only</u>
<p>1. Identification of Partnering Applicants. For all regional projects, please list all of the partnering eligible applicants included in this application. Refer to Section 2 in the Program & Application Guide for eligibility.</p> <p>N/A</p>
<p>2. Rationale for Regional Projects. Please provide a rationale for submitting a regional application and describe how this approach will support cost-efficiencies in the total grant request.</p> <p>N/A</p>

SECTION 3: Project Summary
<p>3. Name of the Project:</p> <p>District of Ucluelet ESS Development Project 2020</p>
<p>4. Project Cost & Grant Request:</p> <p>Total Project Cost: \$28,610.46 Total Grant Request: \$25,000.00</p> <p>Have you applied for or received funding for this project from other sources?</p> <p>The only other current source of funding is our ESS operating budget.</p>

- 5. Project Summary.** Provide a summary of your project in 150 words or less.

The District of Ucluelet is at a high risk of natural and man-made disasters. As such, we must continuously train to prepare for these events. This project will provide the District of Ucluelet with an emergency disaster hub trailer that will house emergency equipment and provide flexibility in the location of a reception centre. It will also provide our ESS Team with the means to stay current in regards to the ESS Modernization project by providing funds to purchase tablet computers and a printer for reception centre registration.

- 6. Emergency Plan.** Describe the extent to which the proposed project will specifically support recommendations or requirements identified in the local Emergency Plan.

This grant will support both the Ucluelet ESS Response Plan and the District of Ucluelet Emergency Response Plan in that the funds will provide the means to register evacuees more efficiently. The grant money will also provide equipment and supplies that will aid in a more comfortable experience for short-term evacuees. The District will also be able to support regional emergency measures due to the portability of this equipment.

SECTION 4: Detailed Project Information

- 7. Proposed Activities.** What specific activities will be undertaken as part of the proposed project? Refer to Section 4 of the Program & Application Guide for eligibility.

Purchase of 4 computer tablets and a printer for our ESS Reception Centre Volunteers

Purchase of a disaster hub trailer that will house the equipment necessary to set up and maintain an ESS Reception Centre. This trailer will also be a great regional resource that could be deployed to neighbouring communities in a time of need. Equipment in the trailer could include (but not limited to) such items as: water treatment supplies, generator, emergency lighting, cots / sleeping mats, first-aid equipment, space heaters, blankets, tents / shelters, and folding tables and chairs.

- 8. Modernization of local ESS programs.** How will the proposed activities support the modernization of the local ESS program?

It will provide the means for us to support the EMBC ESS Modernization Project by providing funds to purchase the necessary computer tablets and a printer for reception centre registration.

- 9. Capacity Building.** Describe how the proposed project will increase emergency response capacity (i.e. having the physical resources and the skills to respond to emergencies) in your community.

The equipment that we plan on purchasing will be used in training as well as real disasters or emergencies. In order to be as prepared as possible, it is important to be able to practice with the equipment that you would use during a real event. This grant funding will provide the means for the District of Ucluelet to do so. The equipment purchased will allow ESS Volunteers to be better prepared for an actual event. This will reduce reception centre processing time for volunteers, which in turn, will lead to

reduced wait times for evacuees. The disaster hub trailer would be a long term project where we would add more equipment to the trailer each year, as the budget allows.

10. Transferability. Describe the extent to which the proposed project may offer transferable resources and supplies to other local governments and/or First Nations (i.e. ESS volunteers, training resources, cots, blankets, etc.).

The proposed disaster hub trailer will be able to be towed by a half ton pick-up truck. This will allow the equipment to easily be deployed to neighbouring communities and First Nations. The tablet computers will provide flexibility to our ESS volunteers to respond wherever they are needed. They will then have all necessary forms with them at all times.

11. Partnerships. In addition to Question 1, if applicable, identify any partners you will collaborate with on the proposed project and specifically outline how you intend to work together.

The project itself will be not be a partnership. The assets purchased through this grant will be made available to share with neighbouring communities.

12. Evaluation. How will the project be evaluated? How will performance measures and/or benchmarks be used to measure outcomes? (i.e. tracking the number of training events and recruitments, external evaluators, etc.)

The trailer and equipment will be used during training exercises as well as real events. Evaluation will take place in the form of ongoing review and feedback after training and real event use. Training will be tracked and recorded.

13. Progress to Date. If you received funding under the 2017 or 2018 Emergency Social Services funding stream, please describe the progress you have made in increasing ESS capacity.

We received funding under the 2017 ESS Grant. This money was used to build our basic ESS kits which contain items that are necessary to establish a basic ESS Reception Centre. The 2020 grant funding will allow us to build on our capacity to provide for the community and to train for real events by further adding to our inventory of equipment and supplies.

14. Additional Information. Please share any other information you think may help support your submission.

N/A

SECTION 5: Required Application Materials

Only complete applications will be considered for funding. The following separate attachments are required to be submitted as part of the application:

- Local government Council or Board resolution, Band Council resolution or Treaty First Nation resolution, indicating support for the current proposed activities and willingness to provide overall grant management.
- Detailed budget for each component identified in the application. This must clearly identify the CEPF funding request, applicant contribution, and/or other grant funding.
- For regional projects only: local government Council or Board resolution, Band Council resolution or Treaty First Nation resolution from each partnering applicant that clearly states their approval for the primary applicant to apply for, receive and manage the grant funding on their behalf.

SECTION 6: Signature

I certify that: (1) to the best of my knowledge, all information is accurate and (2) the area covered by the proposed project is within our local authority's jurisdiction (or appropriate approvals are in place).

Name: Rick Geddes

Title: Fire Chief

Signature:

An electronic or original signature is required.

Date: 2019-12-31

Submit applications to Local Government Program Services, Union of BC Municipalities

E-mail: cepf@ubcm.ca

Mail: 525 Government Street, Victoria, BC, V8V 0A8



STAFF REPORT TO COUNCIL

Council Meeting: JANUARY 14, 2020
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE NO: 3060-20-DP19-05/3090-20-DVP19-05

**SUBJECT: DEVELOPMENT AND Development Variance Permit
FOR 1580 PENINSULA RD.**

REPORT NO: 20-06

ATTACHMENT(S): APPENDIX A – DEVELOPMENT PERMIT – DP19-05
APPENDIX B – DEVELOPMENT VARIANCE PERMIT – DVP19-05
APPENDIX C – APPLICATION

RECOMMENDATION(S):

1. **THAT** Council, with regard to the proposed exterior building renovation, landscaping and signage at the Ucluelet Consumers Co-operative store on Lot 1, District Lot 282, Clayoquot District, Plan VIP30080 (1580 Peninsula Road), approve the following:
 - a. subject to public comment, issue Development Variance Permit DVP19-05 to allow 12 fascia signs with an overall area of 42.8m² whereas section 3.21 and 4.3 of the District of Ucluelet's Sign Bylaw No. 1060, 2007, would allow only one fascia sign that is no greater than 2.3m²; and,
 - b. issue Development Permit DP19-05 for a general building renovation, landscaping and signage on the CO-OP Grocery Store property.

PURPOSE:

The purpose of this report is to provide information on a Development Permit (**DP**) and Development Variance Permit (**DVP**) application for a proposed building renovation, landscaping work, and signage for the CO-OP grocery store located at 1580 Peninsula Road (Lot 1, District Lot 282, Clayoquot District, Plan VIP30080) the "Subject Property" (**Figure 1**).



Figure 1 – The Subject Property

BACKGROUND:

An application was received on October 10, 2019, to renovate the CO-OP Grocery Store located on the south side of Peninsula Road at the Main Street and Peninsula Road intersection. As this proposal occurs within Development Permit area No.1 (Village Green) it is subject to a DP. The applicant is also proposing an amount of signage which is over the allowable signage limit, which would require a variance to the sign bylaw by DVP.

DISCUSSION:

The subject lands fall into Development Permit area No.1 (Village Green) which are established for the purposes of:

- revitalization of an area in which a commercial use is permitted; and
- establishment of objectives for the form and character of development in the resort region.

The objectives that justify this designation include assisting in the revitalization of the Village Square and enhancing and creating form and character that befits the community's core area. The following are considered key DP guidelines for this development:

1. Buildings and associated landscapes should be designed to reflect the west-coast fishing village character and cultural heritage of Ucluelet. Building designs should be contextual and compatible with the character, scale and form of those buildings on adjacent sites which meet these same guidelines. Features such as roof line and slope, maximum height, massing, form and articulation should be considered. Developments should also include the use of natural materials such as wood and stone, and landscaping which utilizes species native to the region. Contemporary designs which make these character references are encouraged.

3. Developments shall strive to create openness, connections, or views to the waterfront areas through open spaces or pathways. No development shall impede public access to the foreshore beyond private property boundaries;

4. New developments should enhance the network of adjacent public open spaces and trails that connect and cross through the area;

6. *Building frontage design (any building elevation facing a public street) and associated public realm enhancement must create an attractive pedestrian environment. Considerations include:*

- *Easily identifiable building entrances;*
- *Narrow commercial storefronts; and*
- *Concentrating signage at pedestrian eye level.*

8. *Awnings, deep roof overhangs or colonnades should be incorporated into buildings in order to provide weather protection along sidewalks and at building entrances. These devices must be an integral part of the overall design;*

10. *The extensive use of blank walls (defined as any linear run of wall without fenestration or variation in its vertical plane for a given length), regardless of the material used, must be avoided. The visual impact of blank walls should be softened through the use of one or more of the following:*

- *Architectural detailing or facade articulation;*
- *Graphic or artistic illustration;*
- *The inclusion of doors and or windows; and*
- *The design of integrated public seating and or planters integrated into the façade.*

11. *Properties fronting Peninsula Road and Main Street must be designed to create a consistent and unified streetscape in terms of scale, massing and character;*

13. *The character of the streetscape adjacent to the existing CO-OP Store is to be improved by:*

- *Retaining and enhancing existing landscaping and improving the plaza;*
- *Reducing the width of the existing driveway access; and*
- *Exploring closure of the existing lane on the east side of the property and incorporating it as a walkway or future development site.*

14. *As signage contributes to the character and feel of the area, it should reflect the artistic, cultural and historical traditions of Ucluelet. Signage must complement the architecture of the development and be sized appropriately;*

15. *All exterior mechanical units or equipment, including roof top units, must be enclosed in a manner that is attractive and integrated with the overall design;*

16. *Landscape planting schemes must provide definition and clarity within the public realm. Plant material should be used to:*

- *Imply space such as a café seating area;*
- *Signify a particular spot such as an entrance or gateway;*
- *Define pedestrian corridors;*
- *Delineate private and semi-private space from public space;*
- *Beautify a streetscape; and,*
- *Soften the transition of adjacent land uses.*
- *Planting should also be designed so that drivers' sight lines are maintained at intersections, maneuvering aisles and parking lots;*

signs are similar to the existing signs on the building, and are consistent with signage applied to many modern large format grocery stores.

Vehicle Access and Traffic Safety

The applicant is proposing to define and narrow the paved vehicle entrance off Peninsula Road (Figure 3). This narrowing down of the vehicle entrance and the defining of the pedestrian area was strongly encouraged by planning staff to create a safer pedestrian environment. The proposed entrance is to be designed to allow two-way traffic with larger radiuses to accommodate the CO-OP's large delivery trucks.

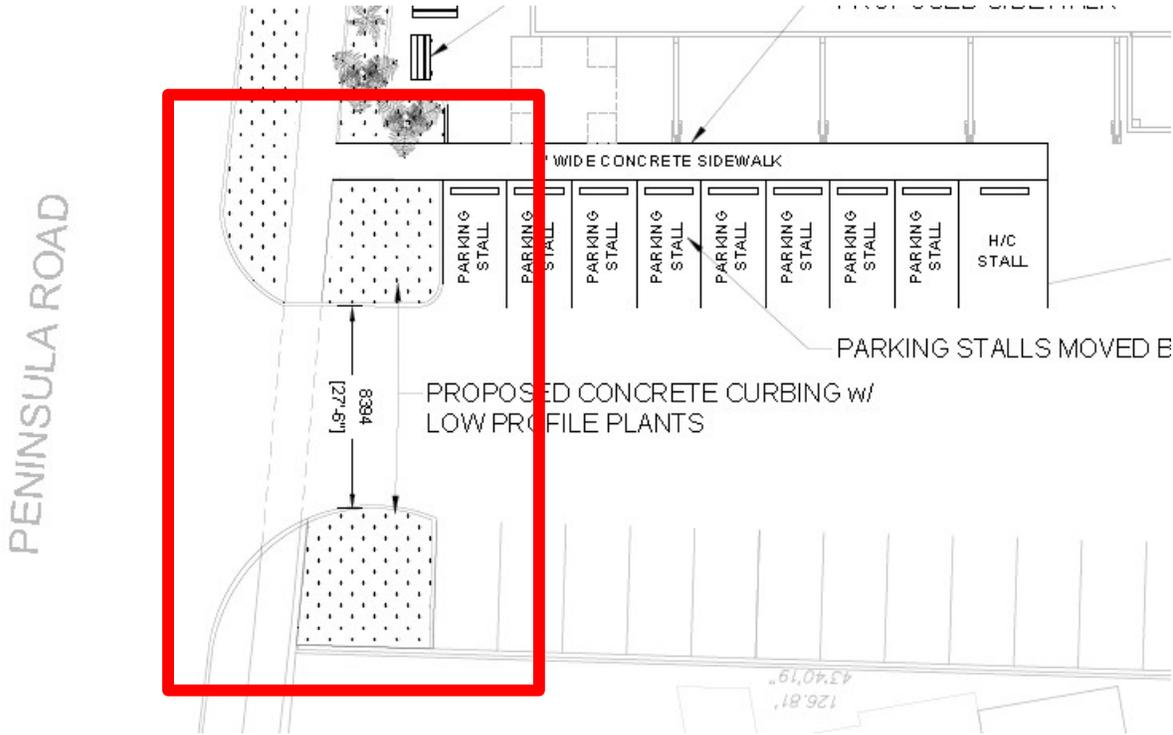


Figure 3 – Proposed vehicle entrance

Public Pedestrian Access

As mentioned above, the vehicle entrance is to be narrowed with curbed areas that define the sidewalk area. This narrowing will give pedestrians a clear understanding of where vehicles will cross the sidewalk. The defining of the vehicle and pedestrian movement will make the area safer than the expanse of pavement which currently exists. The proposal will also pull back the wheel stops in front of the current outdoor sales area (now enclosed), so that a clear 5' pedestrian route will always be maintained beyond the parking spaces.

Landscaping

The applicant is proposing to landscape the entrance bump outs and a portion of the hardscaped area directly in front of the CO-OP building (Figure 4 and 5). The proposed landscaping is consistent with the Village Square guidelines and will be an important improvement to the Peninsula Road corridor. The applicant is proposing a mix of Japanese maples and flowering cherry

trees with a ground cover of bark mulch, juniper, heather, cedar and rosemary for the area directly in front of the building. The applicant will maintain some hardscaped area to make a viewpoint sitting area and a pedestrian route through the new landscaping. The new bump outs will be landscaped with low-profile ground cover similar to what was described above.

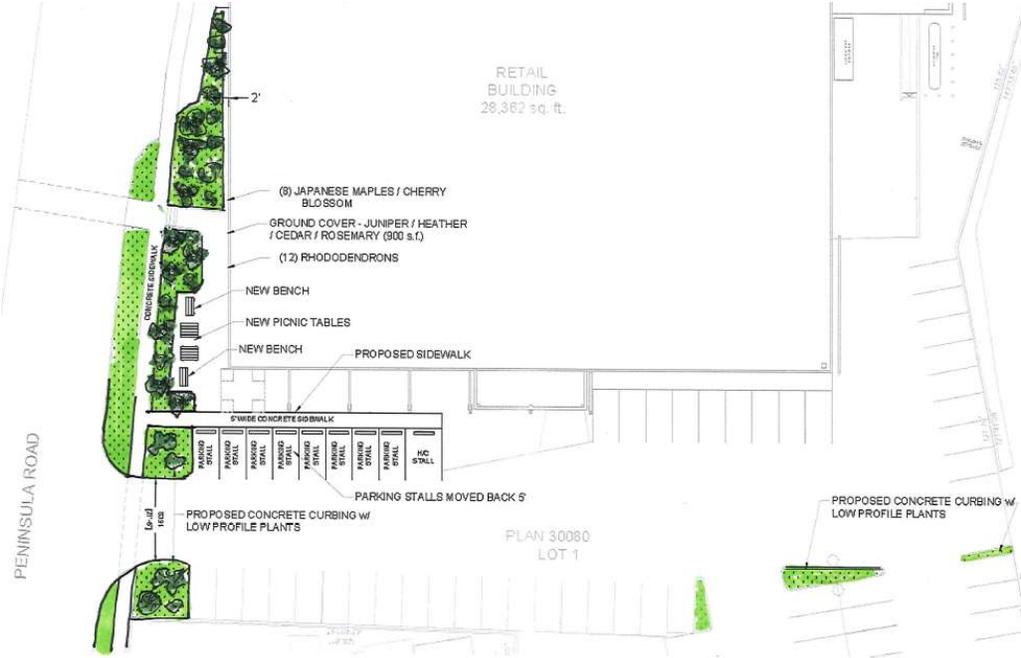


Figure 4 – Landscaping Plan



Figure 5 – Staff Sketch

DEVELOPMENT VARIANCE PERMIT:

Under the *Local Government Act*, Council may, by resolution issue a DVP to vary the District of Ucluelet Sign Bylaw No. 1060, 2007 (the “**Sign Bylaw**”). The applicant is proposing multiple fascia signs which would exceed what is allowable under the Sign Bylaw. The Sign Bylaw currently allows only one fascia sign per property with a maximum area of 2.3m², whereas the applicant is requesting a total of 12 (six new signs) fascia signs with a total area of 42.8m². Considering the size of the building, that the business fronts multiple streets, and that this business is different than a single small retail store, Staff consider the proposed signs appropriate and can support the variance.

ZONING:

The proposed new building area, currently the outdoor sales area, conforms to the required setbacks and is within the allowable lot coverage and floor area ratio requirements. The extra parking required by the expansion fits easily within the parking currently allocated for the CO-OP property. From the information supplied, this application is compliant with the Zoning Bylaw.

It is also important to note that the access changes to Peninsula Road will need to be under permit by the Ministry of Transportation and Infrastructure at time of building permit.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

If this application is approved, Staff time will be required to process and monitor the compliance of the DP and DVP.

FINANCIAL IMPACTS:

Development Cost Charges (DCC’s) are collected at the approval of a Building Permit, based on the area of the proposed commercial building expansion.

POLICY OR LEGISLATIVE IMPACTS:

This application is consistent with the Official Community plan.

SUMMARY:

This application is consistent with the Village Square DP guidelines. Better defining the vehicle entrance at the of sidewalk on Peninsula Road will create a safer vehicle and pedestrian environment. The proposed exterior and landscaping changes would improve the form and character of the Peninsula Road corridor. Subject to public comment on the requested variances, staff support this application to renovate and update the CO-OP market building.

Alternatively, Council has the following options:

2. **THAT** Council defer consideration pending receipt of further information, to be identified.
3. **THAT** Council refuse the permit application, citing the OCP guidelines with which the proposal does not conform.

Respectfully submitted: John Towgood, Planner1
Bruce Greig, Manager of Community Planning
Mark Boysen, Chief Administration Officer



DEVELOPMENT PERMIT DP19-05

Pursuant to Part 14, Division 7 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Development Permit is issued to:

**UCLUELET CONSUMERS CO-OPERATIVE ASSOCIATION
P.O. BOX 100, UCLUELET, BC, V0R 3A0**

2. This Development Permit applies to and only to those lands within the District of Ucluelet described below and all buildings, structures, and other development thereon:

Lot 1, District Lot 282, Clayoquot District, Plan VIP30080 (1580 Peninsula Road) (referred to as the "Lands")

3. This Development Permit is issued subject to compliance with all bylaws of the District of Ucluelet.
4. This Permit authorizes the construction of the following improvements on the Lands:
 - a. The enclosure of the current outdoor garden sales area; finished in the same materials as the existing building.
 - b. A change of material for the upper tower siding to a red stucco.
 - c. The vehicle entrance pavement is to be defined and narrowed with curbs and landscaping.
 - d. The hardscape area directly in front of the building facing Peninsula Road is to be landscaped.
 - e. The parking wheel stops along the pedestrian path from Peninsula Road are to be moved to ensure a 5' pedestrian walkway.
 - f. The erection of four illuminated channel letter fascia signs, four non-illuminated directory board fascia signs and three non-illuminated food mural fascia signs.
5. These improvements apply only in the locations indicated, and otherwise in accordance with, the drawings attached to this Permit as **Schedule A**.
6. The work authorized by this Permit may only be carried out in compliance with all federal, provincial, and municipal statutes, regulations, and bylaws. Note that the owner is responsible to obtain any approvals required by the Ministry of Transportation and Infrastructure for work done adjacent to the Peninsula Road right-of-way.
7. Notice shall be filed in the Land Title Office under Section 503 of the Local Government Act, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
8. This Permit is NOT a Building Permit.



9. **Schedules "A"** attached hereto shall form part of this Permit. The Municipality's Chief Administrative Officer is hereby authorized to approve minor amendments to the plans provided that such amendments are consistent with the overall character and intent of the original plans.

AUTHORIZING RESOLUTION passed by the Municipal Council on the _____ day of _____, 2020.

THE DISTRICT OF UCLUELET
by its authorized signatories:

Mayco Noël – Mayor

Mark Boysen – Corporate Officer

OWNER
by its authorized signatory

PLEASE PRINT
UCLUELET CONSUMERS CO-OPERATIVE ASSOCIATION

ISSUED the _____ day of _____, 2020.

Bruce Greig - Manager of Planning

Schedule A



See **Appendix C** of this report



DEVELOPMENT VARIANCE PERMIT DVP19-05

Pursuant to section 498 of the Local Government Act, 2015:

1. This Development Variance Permit is issued to:

**UCLUELET CONSUMERS CO-OPERATIVE ASSOCIATION
P.O. BOX 100, UCLUELET, BC, V0R 3A0**

2. This Development Variance Permit applies to, and only to, those lands within the District of Ucluelet described below, and all buildings, structures, and other development thereon:

LOT 1, DISTRICT LOT 282, CLAYOQUOT DISTRICT, PLAN VIP30080 (1580 PENINSULA ROAD)

3. This Development Variance Permit is issued subject to compliance with all the bylaws of the District of Ucluelet, except as specifically varied or supplemented by this Permit.
4. This Permit authorizes the following variance to the District of Ucluelet Sign Bylaw No. 1060, 2007 on the Lands, for the proposed new signs as shown on Schedule A:

“To allow 12 fascia signs with an overall area of 42.8m², whereas section 3.21 and 4.3 allows only one fascia sign that is no greater than 2.3m²”

5. The work authorized by this Permit may only be carried out:
 - a. in compliance with the requirements of the District of Ucluelet Sign Bylaw No. 1060, 2007, except where specifically varied or supplemented by this development variance permit.
 - b. in compliance with all federal, provincial, and municipal statutes, regulations, and bylaws.
6. The above variances are granted for the proposed signs and use of the land as shown on Schedule A. Should the building and/or signs be later removed or destroyed, this Development Variance Permit shall cease to apply and the zoning and sign bylaw requirements in effect at the time shall apply.
7. Notice shall be filed in the Land Title Office under Section 503 of the Local Government Act, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.



8. This Permit is NOT a Building Permit.

AUTHORIZING RESOLUTION passed by the Municipal Council on the day of , 2020.

THE DISTRICT OF UCLUELET

by its authorized signatories:

Mayco Noël – Mayor

Mark Boysen – Corporate Officer

OWNER

by its authorized signatory

PLEASE PRINT
UCLUELET CONSUMERS CO-OPERATIVE ASSOCIATION

ISSUED the day of , 2020.

Bruce Greig - Manager of Community Planning



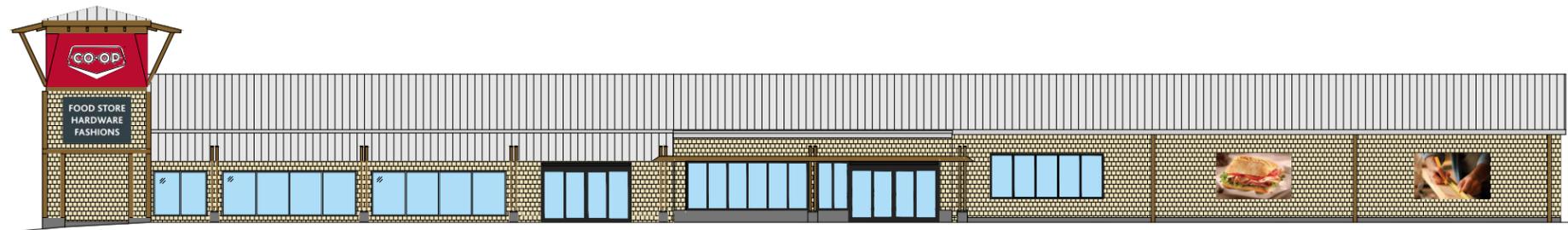
SCHEDULE A

See **Appendix C** of this report



Appendix C

UCLUELET CO-OP UCLUELET - HYBRID



FEDERATED CO-OPERATIVES LIMITED

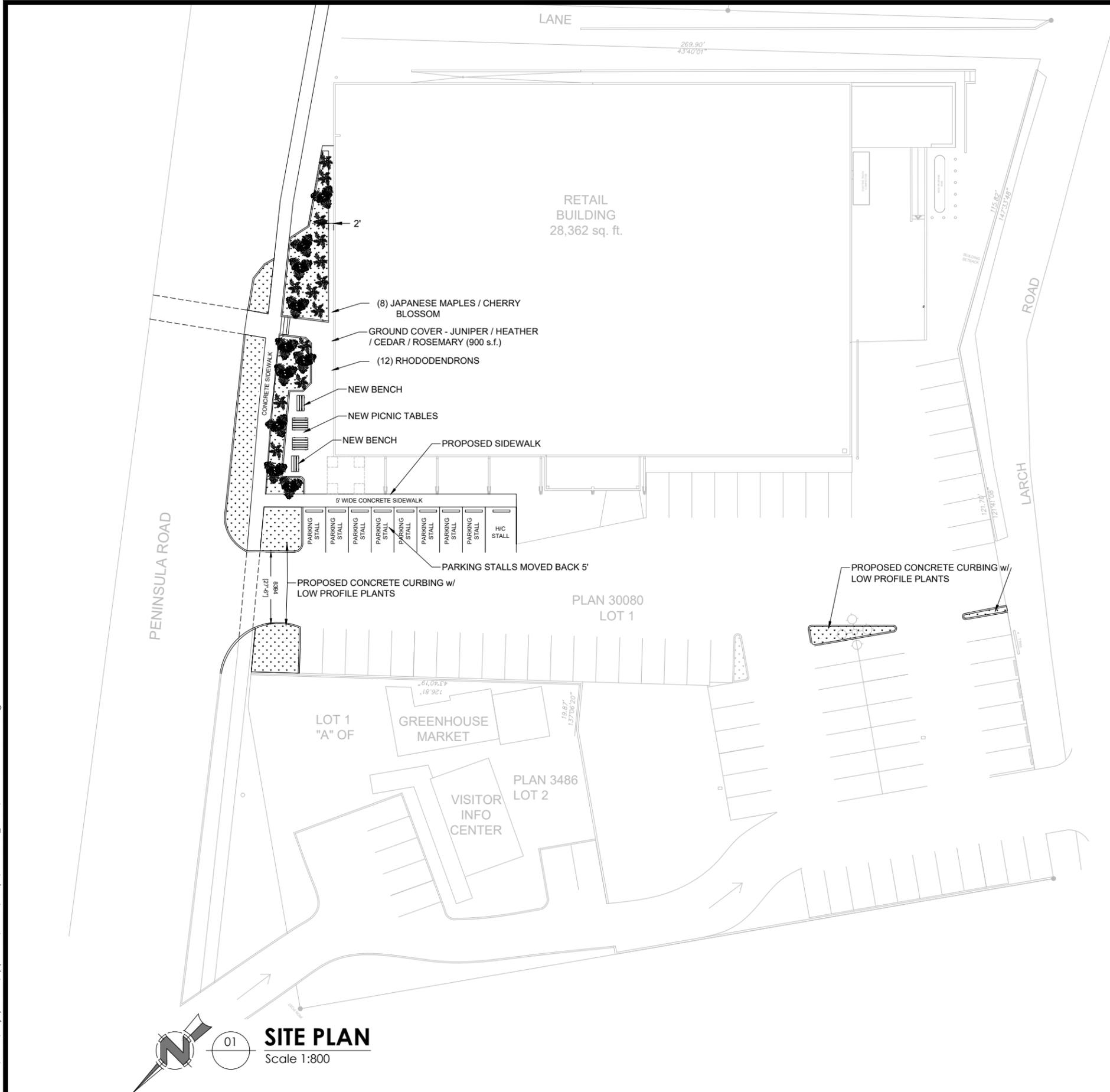
LIST OF DRAWINGS:

- | | | | |
|-------|------------------------------|-------|---------------------|
| 101.1 | SITE PLAN | 402.1 | INTERIOR ELEVATIONS |
| 104.1 | EXISTING FLOOR PLANS | 403.1 | TILE LAYOUT |
| 104.2 | PROPOSED FLOOR PLANS | 403.2 | TILE LEGENDS |
| 201.1 | PHARMACY MCCOWAN | 404.1 | PAINT LAYOUT |
| 201.2 | DELI McCOWAN | 501.1 | DATA LAYOUT |
| 202.1 | DELI/BAKERY SMALLWARES | 601.1 | LIGHTING LAYOUT |
| 202.2 | MEAT SMALLWARES | | |
| 202.3 | PRODUCE SMALLWARES | | |
| 202.4 | PHARMACY SMALLWARES | | |
| 401.1 | PROPOSED EXTERIOR ELEVATIONS | | |
| 401.2 | PROPOSED EXTERIOR ELEVATIONS | | |

CHECKED BY:

REV :

P



DRAWING LEGEND

- PROPOSED CONSTRUCTION
- EXISTING CONSTRUCTION



FEDERATED CO-OPERATIVES LIMITED

NOTES:

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3. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

PROJ. # UCLUELET2018

DATE 03 DECEMBER 2019

DRAWN LNK

RETAIL: UCLUELET CO-OP

FACILITY: HYBRID

LOCATION

LOT(S) .
BLOCK(S) .
PLAN .
LEGAL DESC. .
CIVIC ADD. 1580 PENINSULA ROAD
CITY UCLUELET
PROVINCE BRITISH COLUMBIA

SHEET SITE PLAN

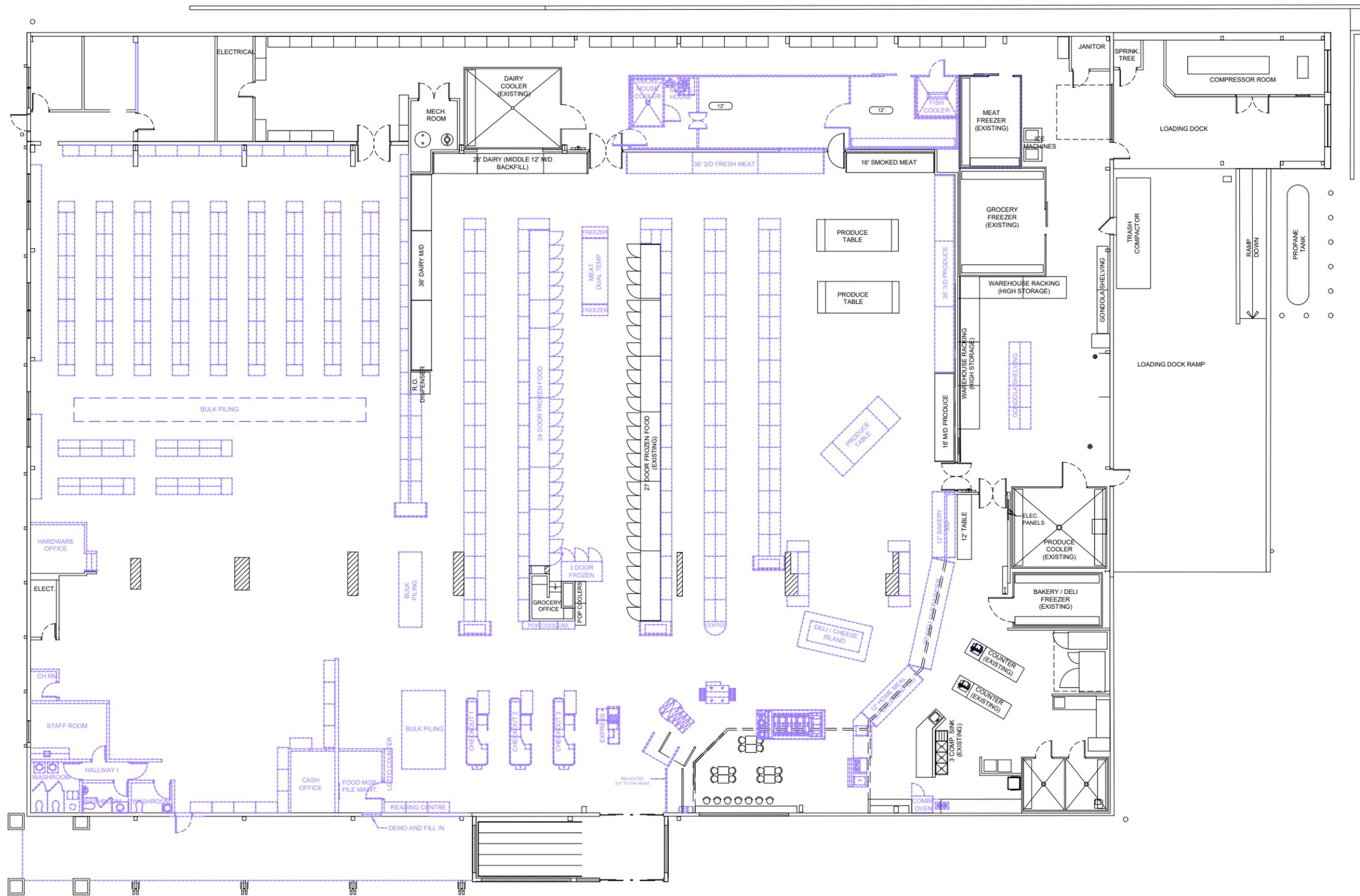
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

SITE PLAN
Scale 1:800

DWG. # 101.1

REV. P

LEGEND
 - - - - - DEMOLITION CONSTRUCTION (RELOCATED IF SPECIFIED)
 ——— EXISTING CONSTRUCTION



FEDERATED CO-OPERATIVES LIMITED

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PROJ. # UCLUELET2018

DATE 03 DECEMBER 2019

DRAWN LNK

RETAIL: UCLUELET CO-OP

FACILITY: HYBRID

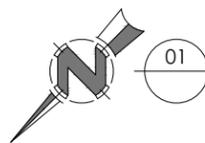
LOCATION

LOT(S) .
BLOCK(S) .
PLAN .
LEGAL DESC. .
CIVIC ADD. 1580 PENINSULA ROAD
CITY UCLUELET
PROVINCE BRITISH COLUMBIA

SHEET DEMOLITION FLOOR PLAN

DWG. # 104.1

REV. P



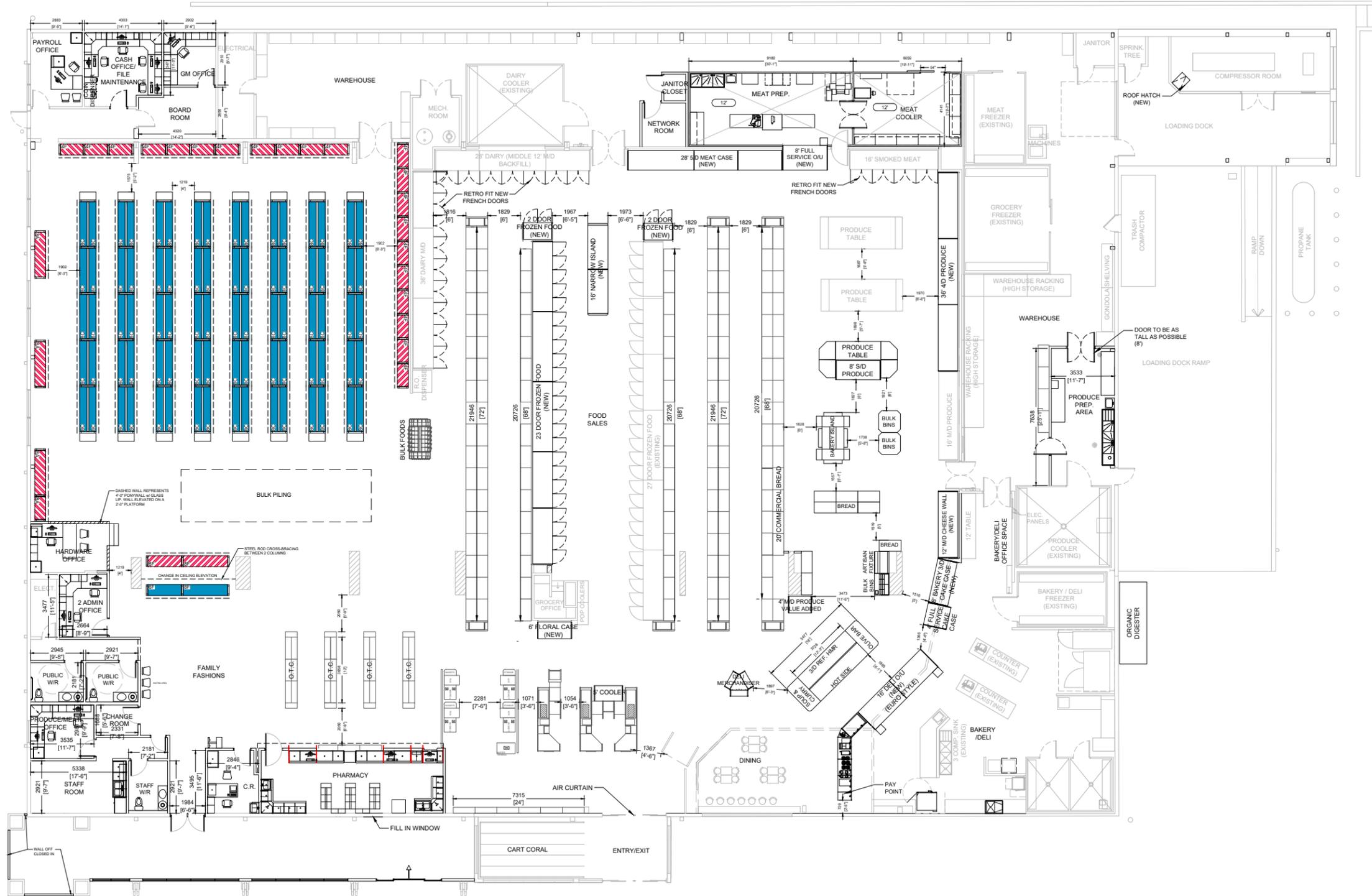
DEMOLITION FLOOR PLAN

Scale 1:250

PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION

LEGEND

- PROPOSED CONSTRUCTION
- EXISTING CONSTRUCTION
- FCL-GREY BMF 11FT
- FCL-GREY BMF 9FT
- 1" DEPTH = 18"
- 1" DEPTH = 24"



FEDERATED CO-OPERATIVES LIMITED

BUILDING STATISTICS:

AREA:
 SALES FLOOR: 18672 ft²
 TOTAL BUILDING: 28362 ft²

SHELVING STATISTICS:

GROCERY: 432 ft
 BREAD: 48 ft
 PHARMACY: 128 ft

NOTES:

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PROJ. # UCLUELET2018

DATE 03 DECEMBER 2019

DRAWN LNK

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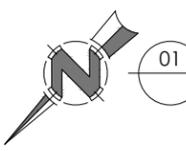
FACILITY: HYBRID

LOCATION

LOT(S) .
 BLOCK(S) .
 PLAN .
 LEGAL DESC. .
 CIVIC ADD. 1580 PENINSULA ROAD
 CITY UCLUELET
 PROVINCE BRITISH COLUMBIA

SHEET PROPOSED FLOOR PLAN

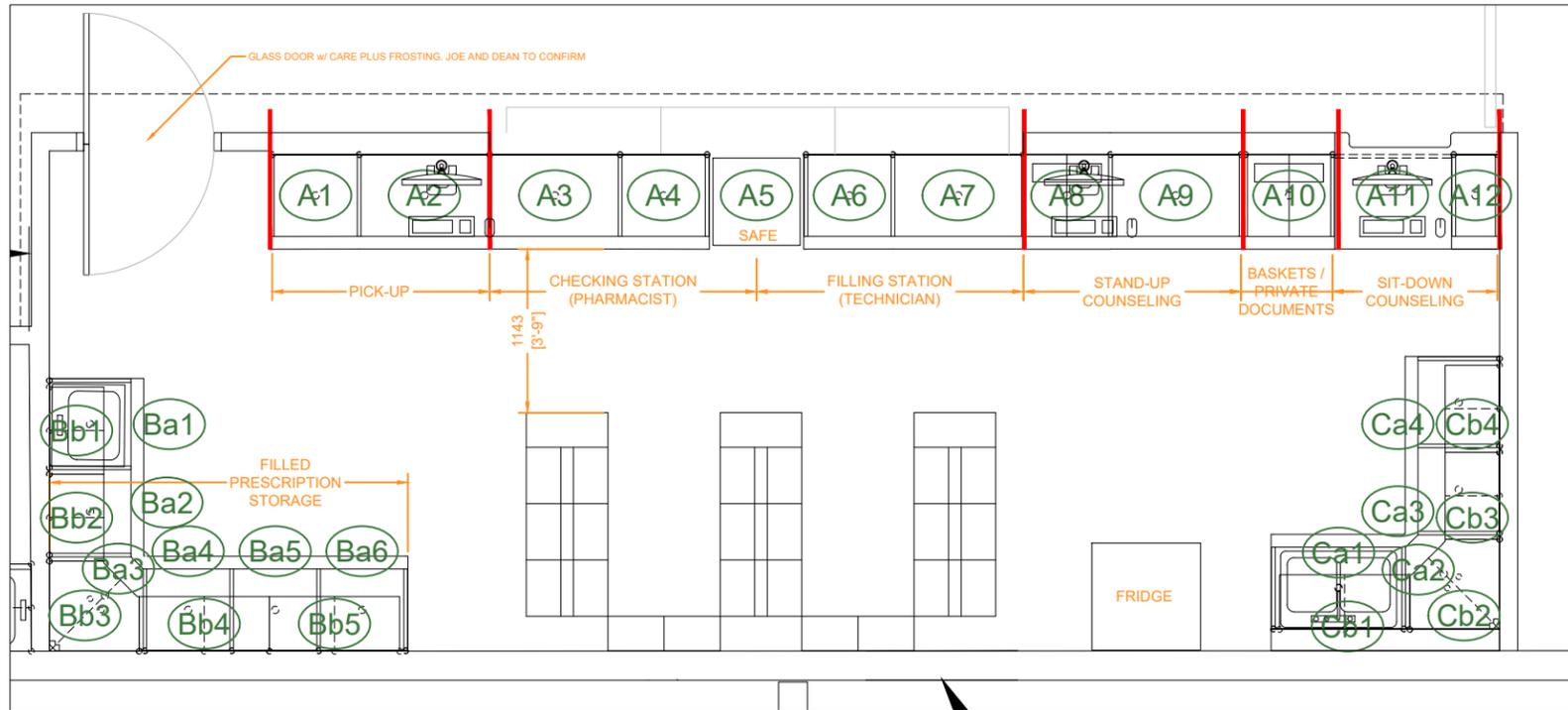
DWG. # 104.2 **REV.** P



01 PROPOSED FLOOR PLAN

Scale 1:250

PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION



01 **PHARMACY SMALLWARES**
Scale 1:50

PAY POINT McCOWAN CONFIGURATION

DOORS/DRAWERS TAFISA (ANTIGUA L498)
COUNTERTOPS ARBORITE (ICE BOX P327-CA)
CABINET BODY SILVER VEIN

GLASS DIVIDERS TO BE INSTALLED IN ALL LOCATIONS MARKED WITH THICK RED LINE. OVERALL HEIGHT OF GLASS TO BE 5'-6" A.F.F. REGARDLESS OF COUNTERTOP HEIGHT.

STAND-UP COUNTERS ARE 36" TALL w/ 3" RISERS 39" OVERALL

SIT-DOWN COUNTERS ARE 30" DEEP & 30" TALL w/ CUSTOMER CUTOUT (A11 & A12)

SECTION A: PAY POINT COUNTER

- A1 = 2' CABINET C/W 4 SINGLE DRAWERS WITH WIRE HALF-FRONT
- A2 = 3' CABINET c/w SLIDE-OUT SHELF MOUNTED 6" BELOW COUNTERTOP COMPUTER BELOW
- A3 = 3' CABINET C/W 2 HALF DOORS FOR RETAIL-SUPPLIED REFUSE BINS
- A4 = 2' CABINET C/W 4 SINGLE DRAWERS WITH WIRE HALF-FRONT
- A5 = 26" WIDE SECTION OF COUNTERTOP ONLY (INSTALL SAFE UNDER COUNTER)
- A6 = 2' PRINTER CABINET
- A7 = 3' CABINET C/W 4 SINGLE DRAWERS WITH WIRE HALF-FRONT
- A8 = 2' CABINET FOR 2 COMPUTERS; COUNTERTOP TO BE 30" DEEP
- A9 = 3' CABINET C/W 2 HALF DOORS FOR RETAIL-SUPPLIED REFUSE BINS; COUNTERTOP TO BE 30" DEEP
- A10 = 2' PRINTER CABINET WITH 5'-6" TALL BACK PANEL (CUSTOMER SIDE SLAT WALL, PHARMACIST SIDE WILSON WALL); COUNTERTOP TO BE 30" DEEP
- A11 = NO CABINET BELOW - DESKTOP WITH BACK PANEL BELOW
- A12 = 12" COMPUTER TOWER CABINET

DISPENSARY McCOWAN CONFIGURATION

DOORS/DRAWERS TAFISA (ANTIGUA L498)
COUNTERTOPS ARBORITE (ICE BOX P327-CA)
CABINET BODY SILVER VEIN

LOWER CABINETS ARE 39" TALL 30" DEEP UNLESS NOTED OTHERWISE. UPPER CABINETS ARE 15" DEEP, BASE MOUNTED 5'-0" A.F.F.

SECTION Ba: BACK COUNTER LOWER

- Ba1 = 2' CABINET C/W HAND SINK
- Ba2 = 2' CABINET c/w 2 SINGLE DRAWERS & 1 DOUBLE DRAWER WITH WOOD HALF-FRONT
- Ba3 = CORNER CABINET
- Ba4 = 2' CABINET c/w 2 DOORS 1 SHELF
- Ba5 = 2' CABINET c/w 2 DOORS 1 SHELF
- Ba6 = 2' CABINET c/w 4 SINGLE DRAWERS

SECTION Bb: BACK COUNTER UPPER

- Bb1 = 2' CABINET C/W 2 DOORS & 1 SHELF
- Bb2 = 2' CABINET C/W 2 DOORS & 1 SHELF
- Bb3 = CORNER CABINET
- Bb4 = 3' CABINET C/W 2 DOORS & 1 SHELF
- Bb5 = 3' CABINET C/W 2 DOORS & 1 SHELF

SECTION C

DOORS/DRAWERS POWDER COAT GUNMETAL
BODY POWDER COAT GUNMETAL
COUNTERTOPS STAINLESS STEEL

LOWER CABINETS ARE 39" TALL 30" DEEP UNLESS NOTED OTHERWISE. UPPER CABINETS ARE 15" DEEP, BASE MOUNTED 5'-0" A.F.F.

SECTION Ca: COMPOUNDING McCOWAN CONFIGURATION LOWERS

- Ca1 = 3' DOUBLE SINK C/W RIGHT HAND SPLASH GUARD, SOAP DISPENSER, AND WALL-MOUNTED PAPER TOWEL
- Ca2 = CORNER CABINET
- Ca3 = 2' CABINET C/W 4 SINGLE DRAWERS WITH WOOD HALF-FRONT
- Ca4 = 2' CABINET C/W 2 SINGLE DRAWERS & 1 DOUBLE DRAWER WITH WOOD HALF-FRONT

SECTION Cb: COMPOUNDING McCOWAN CONFIGURATION UPPERS

- Ca1 = 3' CABINET C/W 2 DOORS & 1 SHELF
- Ca2 = CORNER CABINET
- Ca3 = 2' CABINET C/W 2 DOORS & 1 SHELF
- Ca4 = 2' CABINET C/W 2 DOORS & 1 SHELF



FEDERATED CO-OPERATIVES LIMITED

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PROJ. # UCLUELET2018

DATE 03 DECEMBER 2019

DRAWN LNK

RETAIL: UCLUELET CO-OP

FACILITY: HYBRID

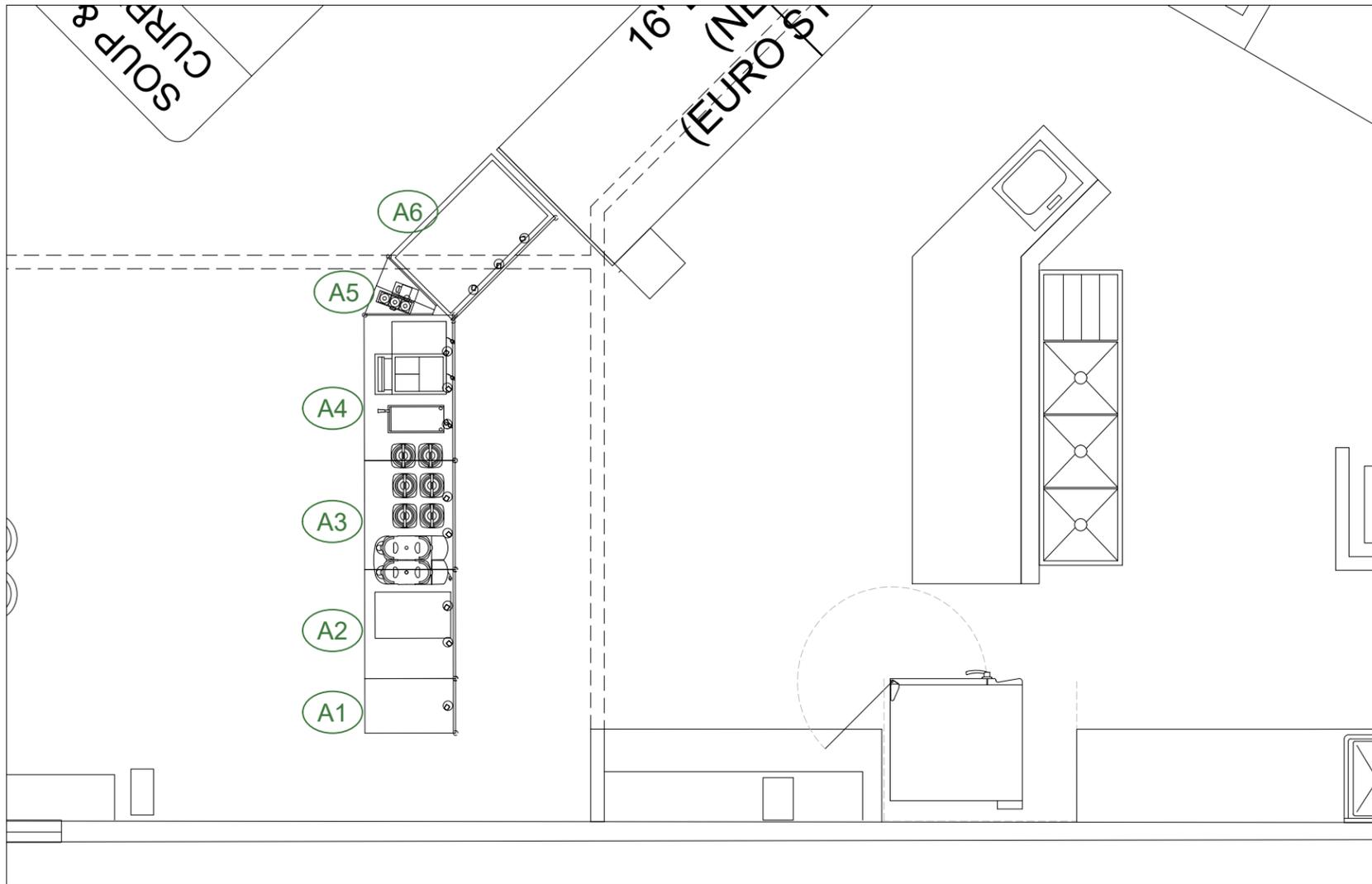
LOCATION

LOT(S) .
BLOCK(S) .
PLAN .
LEGAL DESC. .
CIVIC ADD. 1580 PENINSULA ROAD
CITY UCLUELET
PROVINCE BRITISH COLUMBIA

SHEET PHARMACY McCOWAN & SMALLWARES

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

DWG. # 201.1 REV. P



BEVERAGE COUNTER CONFIGURATION:

CABINETS ARE 36" TALL

DOORS/DRAWERS SILVER VEIN
COUNTERTOPS SILVER VEIN
CABINET BODY SILVER VEIN

A1 = 18" CABINET
 A2 = 3' UNDER COUNTER (REAL CABINET)
 A3 = 3' CABINET c/w ROUND HOLE TRASH DOOR
 A4 = 4' CABINET c/w 4 CUP AND NAPKIN
 A5 = CORNER CABINET
 A6 = 4' CABINET c/w METAL BACK PANEL FOR MAGNETIC SIGNAGE)



FEDERATED CO-OPERATIVES LIMITED

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PROJ. # UCLUELET2018

DATE 03 DECEMBER 2019

DRAWN LNK

RETAIL: UCLUELET CO-OP

FACILITY: HYBRID

LOCATION

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BLOCK(S) .
PLAN .
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CIVIC ADD. 1580 PENINSULA ROAD
CITY UCLUELET
PROVINCE BRITISH COLUMBIA

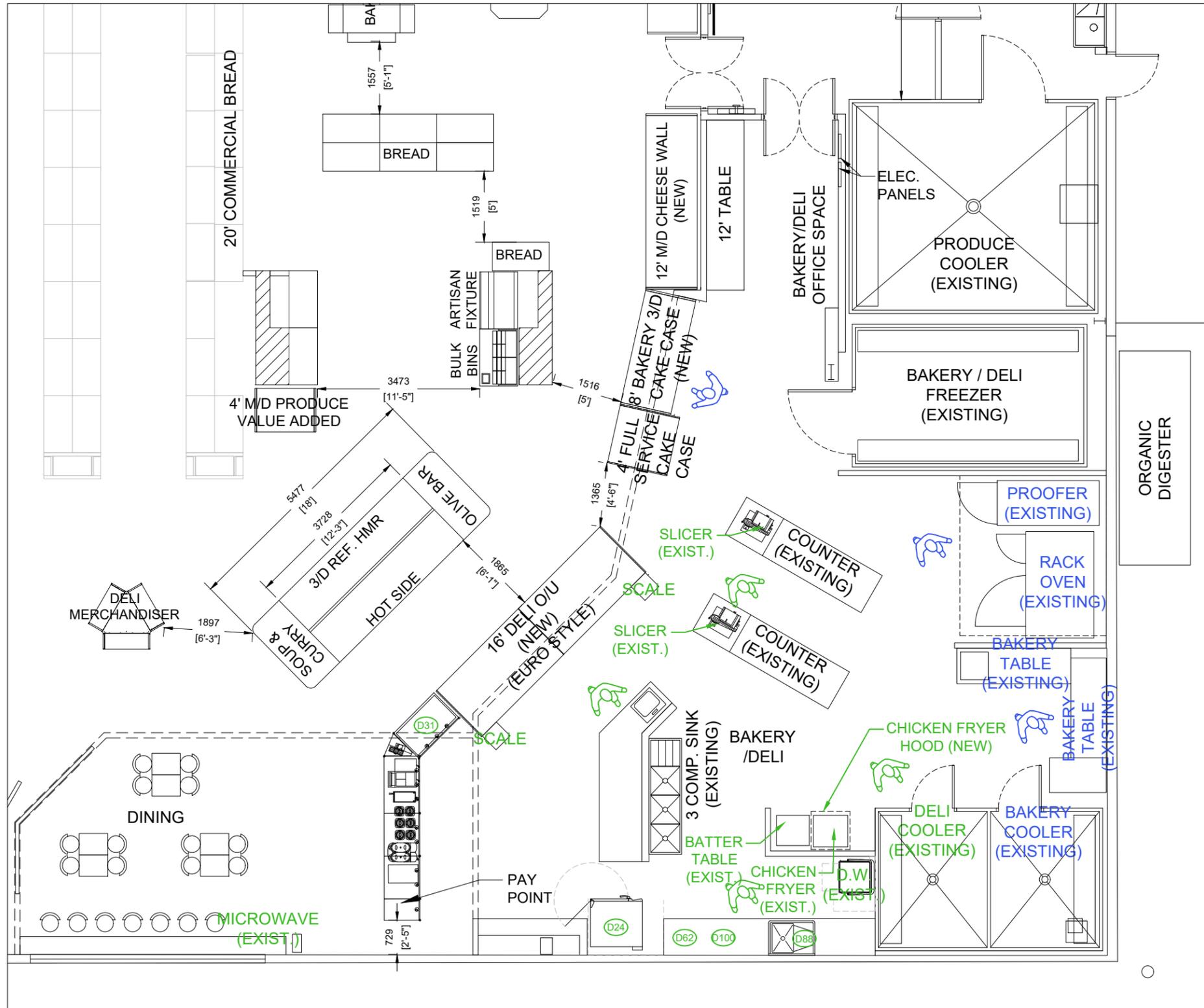
SHEET DELI McCOWAN

DWG. # 201.1

REV. P

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

01 **DELI McCOWAN**
 Scale 1:50



DELI SMALLWARES

- D24 = COMBI-OVEN (CTP7-20G)
- D31 = FOOD WARMER (HATCO GRCD-3PD)
- D62 = SANDWICH GRILL (VELOX CG2)
- D88 = 3'-3" 1-COMPARTMENT SINK
- D100 = RICE COOKER (ZOJIRUSHI NYC-36)

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



FEDERATED CO-OPERATIVES LIMITED

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PROJ. # UCLUELET2018

DATE 03 DECEMBER 2019

DRAWN LNK

RETAIL: UCLUELET CO-OP

FACILITY: HYBRID

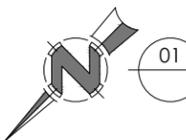
LOCATION

LOT(S) .
BLOCK(S) .
PLAN .
LEGAL DESC. .
CIVIC ADD. 1580 PENINSULA ROAD
CITY UCLUELET
PROVINCE BRITISH COLUMBIA

SHEET BAKERY & DELI SMALLWARES

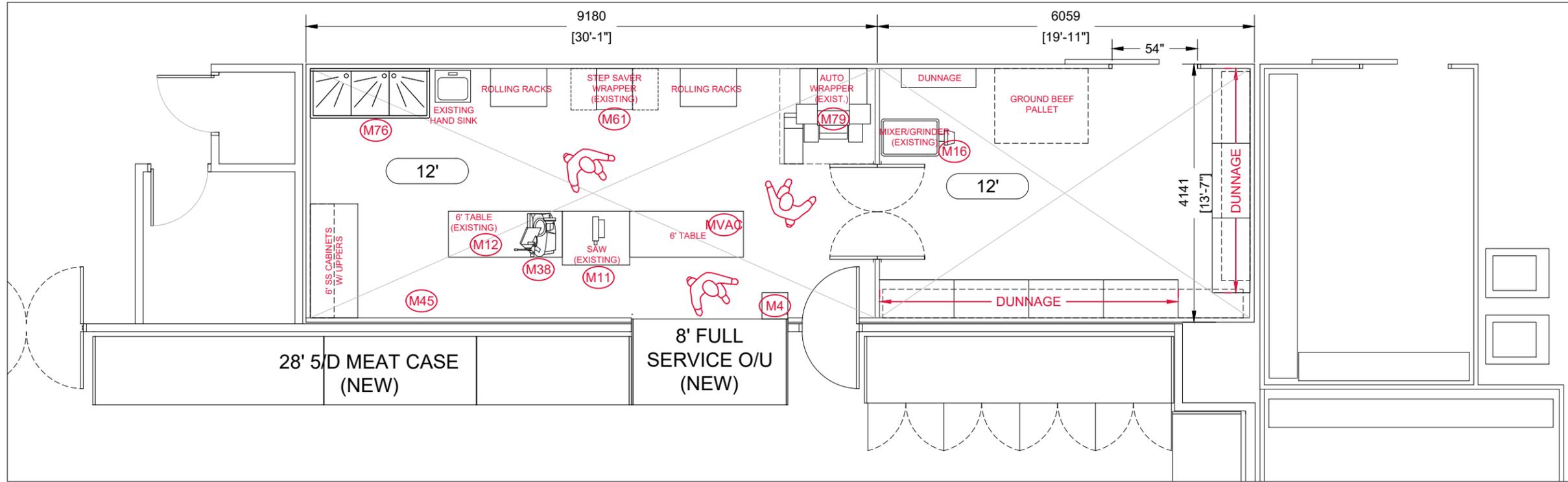
DWG. # 202.1

REV. P



BAKERY & DELI SMALLWARES

Scale 1:100



01 MEAT SMALLWARES
Scale 1:75

MEAT SMALLWARES

- M4 = SCALE (DIGI SM-5500)
- M11 = SAW (HOBART 6614)
- M12 = TENDERIZER (HOBART 403)
- M16 = MIXER / GRINDER (HOBART MG1532)
- M38 = SLICER (BIZERBA SE12)
- M45 = SAUSAGE STUFFER (MAINCA EC12)
- M61 = SPLIT SCALE (SM-5500)
- M76 = 6'-3" 3-COMP. SINK RIGHT HAND DRAINBOARD
- M79 = AUTO WRAPPER (AW-5600AT)
- MVAC = EXISTING VAC PAC - 12AMP-120V-PH1



FEDERATED CO-OPERATIVES LIMITED

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PROJ. # UCLUELET2018

DATE 03 DECEMBER 2019

DRAWN LNK

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FACILITY: HYBRID

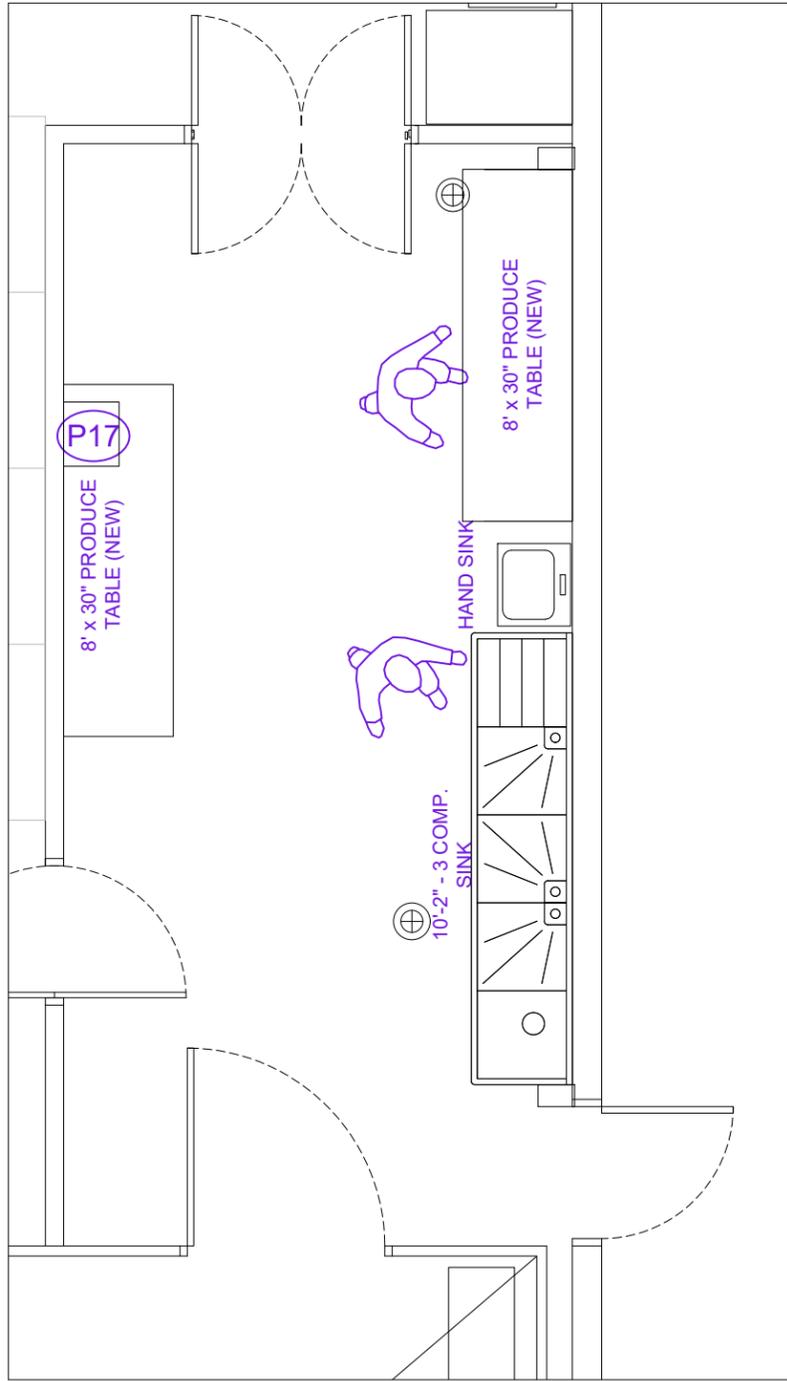
LOCATION

LOT(S) .
BLOCK(S) .
PLAN .
LEGAL DESC. .
CIVIC ADD. 1580 PENINSULA ROAD
CITY UCLUELET
PROVINCE BRITISH COLUMBIA

SHEET MEAT SMALLWARES

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

DWG. # 202.2 **REV.** P



PRODUCE SMALLWARES

P17 = SCALE (DIGI SM-5500)

01 **PRODUCE SMALLWARES**
Scale 1:50



FEDERATED CO-OPERATIVES LIMITED

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PROJ. # UCLUELET2018

DATE 03 DECEMBER 2019

DRAWN LNK

RETAIL: UCLUELET CO-OP

FACILITY: HYBRID

LOCATION

LOT(S) .
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PLAN .
LEGAL DESC. .
CIVIC ADD. 1580 PENINSULA ROAD
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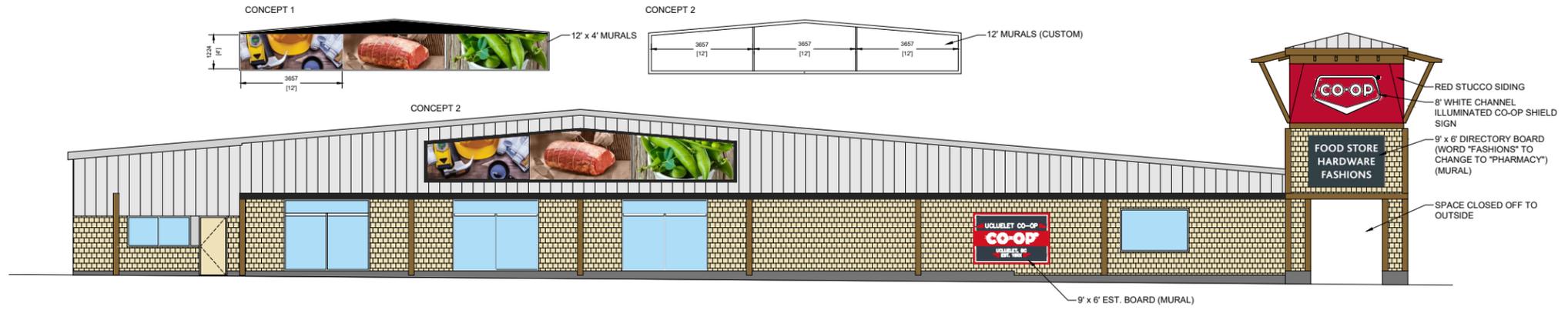
SHEET PROPOSED PRODUCE SMALLWARE

DWG. # 202.3

REV. P

PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION

ALL SIGNAGE NEW UNLESS NOTED OTHERWISE



01 **PROPOSED EAST ELEVATION**
Scale 1:200



01 **PROPOSED NORTH ELEVATION**
Scale 1:200



FEDERATED CO-OPERATIVES LIMITED

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PROJ. # UCLUELET2018

DATE 03 DECEMBER 2019

DRAWN LNK

RETAIL: UCLUELET CO-OP

FACILITY: HYBRID

LOCATION

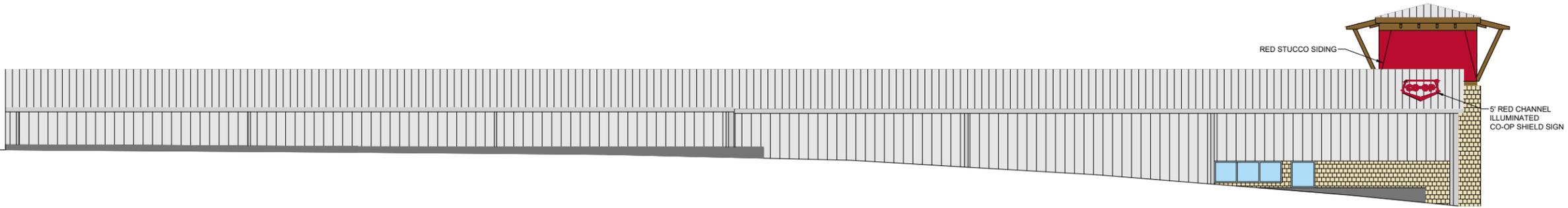
LOT(S) .
 BLOCK(S) .
 PLAN .
 LEGAL DESC. .
 CIVIC ADD. 1580 PENINSULA ROAD
 CITY UCLUELET
 PROVINCE BRITISH COLUMBIA

SHEET PROPOSED EXTERIOR ELEVATIONS

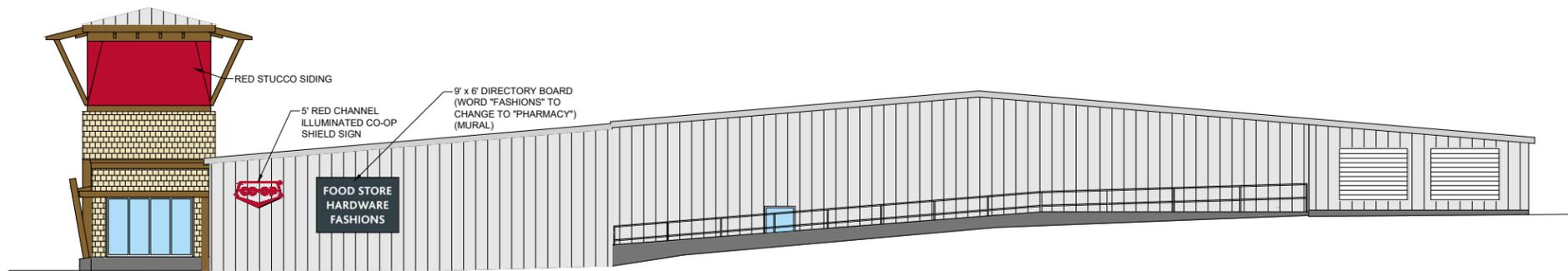
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

DWG. # 401.1 **REV.** P

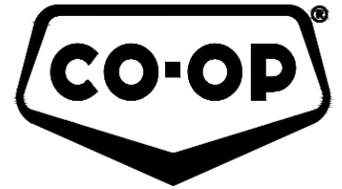
ALL SIGNAGE NEW UNLESS NOTED OTHERWISE



01 **PROPOSED WEST ELEVATION**
Scale 1:200



01 **PROPOSED SOUTH ELEVATION**
Scale 1:200



FEDERATED CO-OPERATIVES LIMITED

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PROJ. # UCLUELET2018

DATE 03 DECEMBER 2019

DRAWN LNK

RETAIL: UCLUELET CO-OP

FACILITY: HYBRID

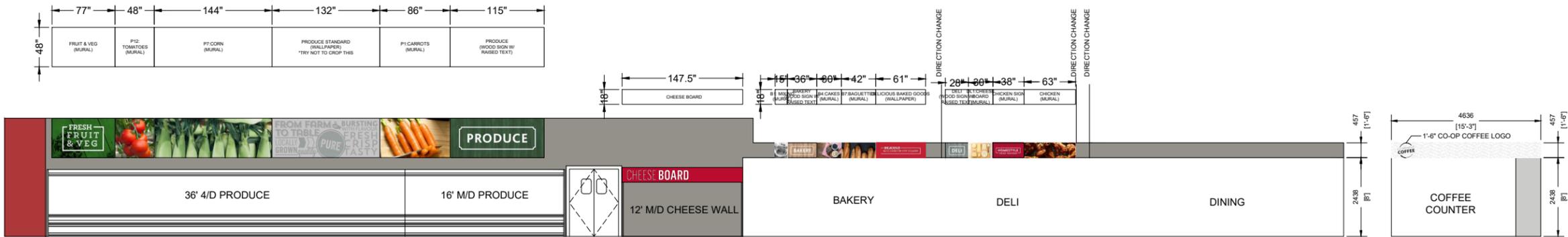
LOCATION

LOT(S) .
 BLOCK(S) .
 PLAN .
 LEGAL DESC. .
 CIVIC ADD. 1580 PENINSULA ROAD
 CITY UCLUELET
 PROVINCE BRITISH COLUMBIA

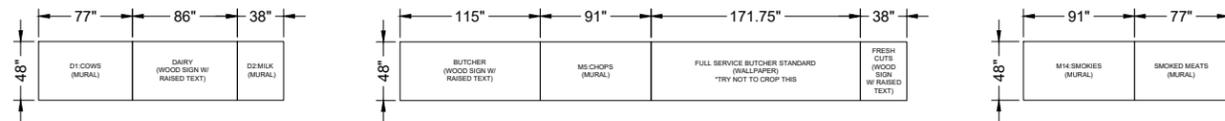
SHEET PROPOSED EXTERIOR ELEVATIONS

DWG. # 401.2 REV. P

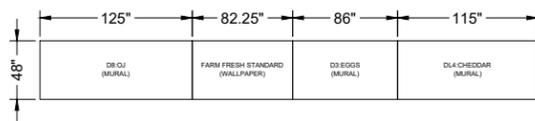
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



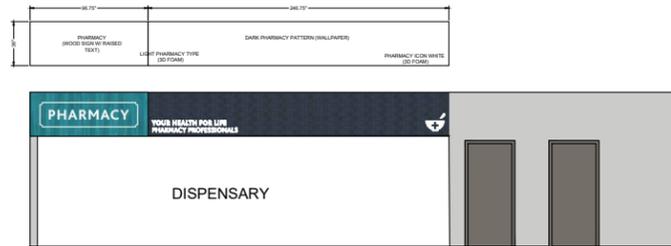
01 **WEST INTERIOR ELEVATION**
Scale 1:150



02 **SOUTH INTERIOR ELEVATION**
Scale 1:150



03 **EAST INTERIOR ELEVATION**
Scale 1:150



04 **PHARMACY ELEVATION**
Scale 1:150



FEDERATED CO-OPERATIVES LIMITED

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PROJ. # UCLUELET2018

DATE 03 DECEMBER 2019

DRAWN LNK

RETAIL: UCLUELET CO-OP

FACILITY: HYBRID

LOCATION

LOT(S) .

BLOCK(S) .

PLAN .

LEGAL DESC. .

CIVIC ADD. 1580 PENINSULA ROAD

CITY UCLUELET

PROVINCE BRITISH COLUMBIA

SHEET INTERIOR ELEVATIONS

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

DWG. # 402.1 **REV.** P



FEDERATED CO-OPERATIVES LIMITED

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PROJ. # UCLUELET2018

DATE 03 DECEMBER 2019

DRAWN LNK

RETAIL: UCLUELET CO-OP

FACILITY: HYBRID

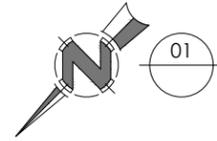
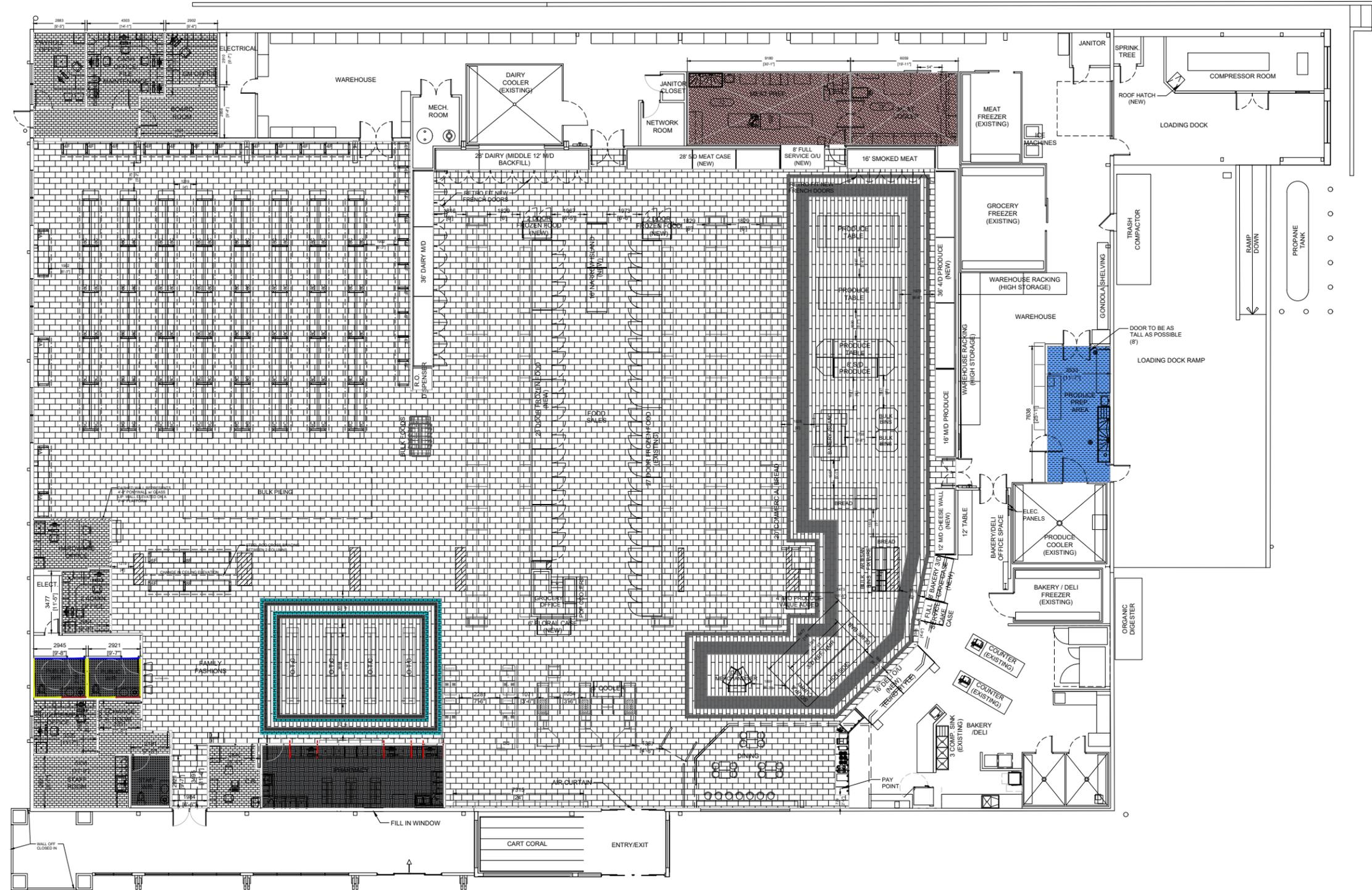
LOCATION

LOT(S) .
 BLOCK(S) .
 PLAN .
 LEGAL DESC. .
 CIVIC ADD. 1580 PENINSULA ROAD
 CITY UCLUELET
 PROVINCE BRITISH COLUMBIA

SHEET PROPOSED FLOORING & TILE

DWG. # 104.2

REV. P

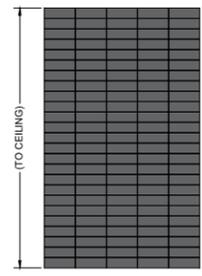


PROPOSED FLOORING & TILE LAYOUT

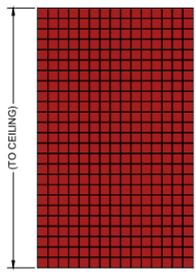
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PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION

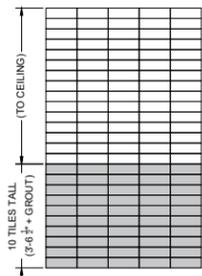
FLOORING & TILE LEGEND				
TILE CODE	TILE HATCH	TILE BRAND	SIZE	SERIES - COLOR
T-1		PRIMCO TILE (INTERCERAMIC)	24" x 12"	CONCRETE - DARK GREY (MATTE)
T-2		PRIMCO TILE (INTERCERAMIC)	24" x 12"	BARCELONA II - LIGHT GREY (MATTE)
T-3		PRIMCO TILE (NORTHSTAR CERAMICS)	3" HIGH	STONE MEDLEY - SF415MS WHITE
T-4		PRIMCO TILE (INTERCERAMIC)	12.75" x 4.25"	IC MATTES - WHITE
T-5		PRIMCO TILE (INTERCERAMIC)	12.75" x 4.25"	IC MATTES - SMOKE
T-6		PRIMCO TILE (INTERCERAMIC)	12.75" x 4.25"	IC MATTES - GRAPHITE
T-7		PRIMCO TILE (INTERCERAMIC)	4.25" x 4.25"	LIPSTICK (GLAZED) - BOMBSHELL RED
GROUT FOR T-1 TO T-7		MAPEI GROUT		#47 CHARCOAL
T-8		PRIMCO (SIX DEGREES FLOORING)	24" x 12"	RADIUS LVT TILE - RT317_C05 HAYES BEIGE
T-9		PRIMCO (SIX DEGREES FLOORING)	24" x 12"	RADIUS LVT TILE - RT317_C06 HUGHES GRAY
T-10		PRIMCO (SIX DEGREES FLOORING)	24" x 12"	RADIUS 20M RT205-29 BLUE
T-11		PRIMCO (SIX DEGREES FLOORING)	48" x 7"	RADIUS LVT PLANK - RP232_C04 UNION PLANK
T-12		PRIMCO (SIX DEGREES FLOORING)	48" x 7"	RADIUS LVT PLANK - RP208_C11 MILLER CLASSIC
T-13		PRIMCO ESTATES BROADLOOM CARPET PRIMCO (HEALTHIER CHOICE) UNDERLAY	6"-7" UNITARY BACKING SUPPLIED AS A ROLL	PANORAMA - GOLDIE LAKE #10127 SE 1/4" THICK, 12 LB DENSITY, MEMORY FOAM UNDERLAY
C-1		STONHARD	N/A	STONSHIELD HRI MED. TEXTURE 5mm c/w 4" COVE - MALT
C-2		STONHARD	N/A	STONSHIELD SLT MED. TEXTURE 3mm c/w 4" COVE - MALT
C-3		STONHARD	N/A	STONCLAD UT LIGHT TEXTURE 6mm - DESERT TAN
C-4		STONHARD	N/A	STONCLAD
C-5		STONHARD	N/A	STONLUX SL 3mm - PLATINUM
			N/A	FINISHED CONCRETE (SEE FCL SPEC DOCUMENT)
		TERRAFUSE TF 90 (POLYASPARTIC FLAKE FLOORING)	N/A	GUNFLINT TRAIL
		ROPPE	N/A	SAFE TMAX



WALL TILE PATTERN 5 (USES T-6): WASHROOM ON ENTIRE WALL OPPOSITE THE VANITY WALL



WALL TILE PATTERN 6 (USES T-7): WASHROOM BEHIND VANITY - ONLY USED FOR WIDTH OF VANITY! REMAINDER OF WALL TO BE TILE PATTERN 7



WALL TILE PATTERN 7 (USES T-4 & T-5): WASHROOMS USE FOR ALL WALLS THAT DO NOT USE TILE PATTERN 5 OR 6.

01 **TILE LEGEND**
N.T.S.

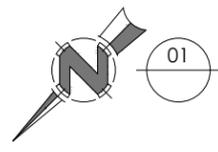
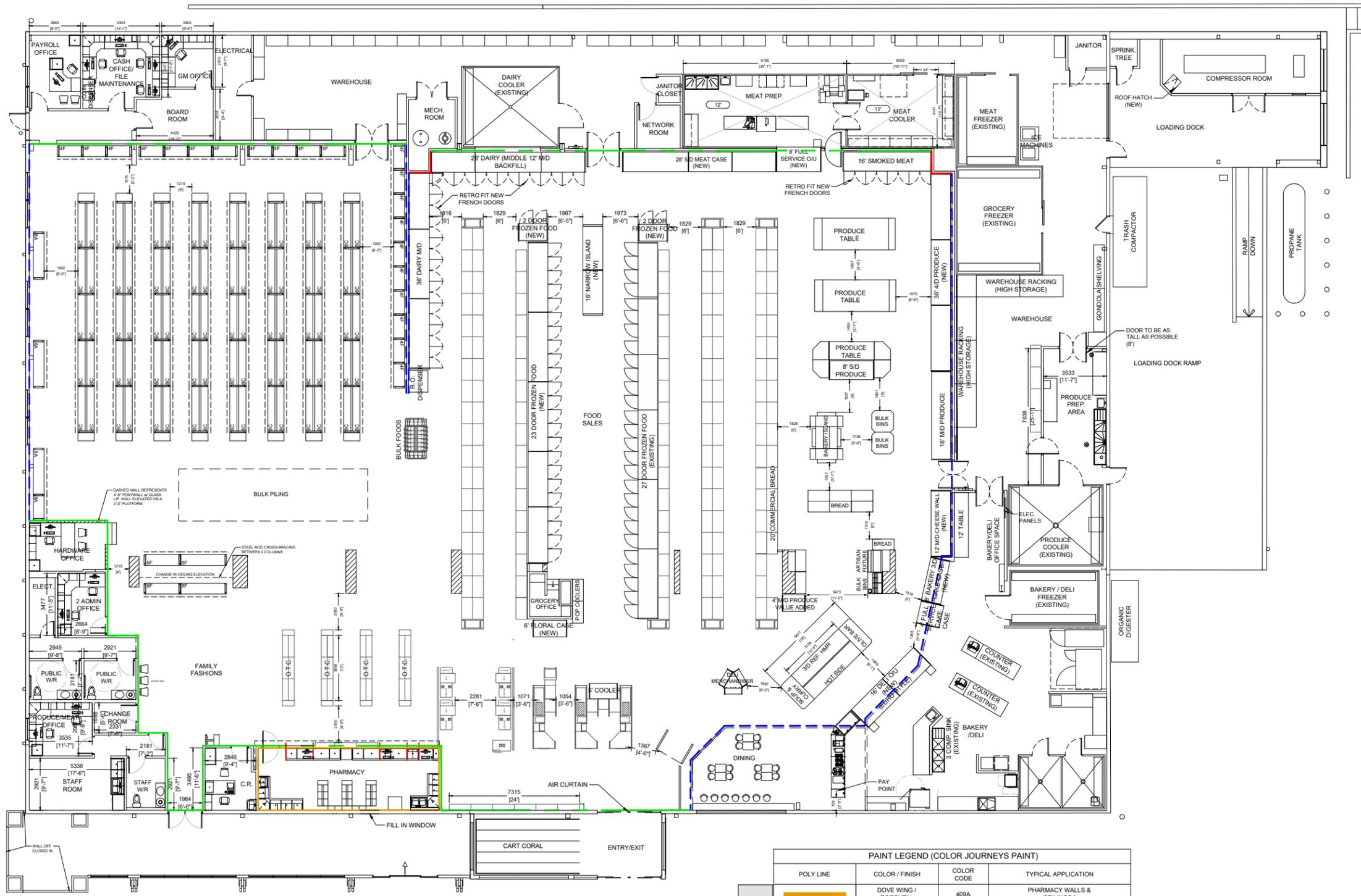
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



FEDERATED CO-OPERATIVES LIMITED

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PROJ. #	UCLUELET2018
DATE	03 DECEMBER 2019
DRAWN	LNK
RETAIL:	UCLUELET CO-OP
FACILITY:	HYBRID
LOCATION	
LOT(S)	.
BLOCK(S)	.
PLAN	.
LEGAL DESC.	.
CIVIC ADD.	1580 PENINSULA ROAD
CITY	UCLUELET
PROVINCE	BRITISH COLUMBIA
SHEET	PROPOSED FLOORING & TILE LEGEND
DWG. #	403.2
REV.	P



PROPOSED PAINT LAYOUT

Scale 1:250

PAINT LEGEND (COLOR JOURNEYS PAINT)			
POLY LINE	COLOR / FINISH	COLOR CODE	TYPICAL APPLICATION
	DOVE WING / EGGSHELL	409A	PHARMACY WALLS & CEILINGS *
	SYLVAN / EGGSHELL	409B	FRONT & BACK SALES WALLS, WASHROOM CEILINGS *
	LIVINGSTEN GREY / SEMI-GLOSS	409C	VESTIBULE WALLS, HALLWAYS
	WOLFWOOD / EGGSHELL	409E	SIDE SALES WALLS
	SCARLET TANGER / EGGSHELL	137G	CORNERS/ACCENT WALLS (RED)
	FROTHY CURACAO / EGGSHELL	115E	PHARMACY ACCENT WALLS (TEAL)
	N/A	424A	STAFF ROOM, OFFICES
	N/A	408F	DOORS & TRIM
	N/A	408G	VESTIBULE CEILING, SALES FLOOR CEILING, WAREHOUSE CEILING *

* WHEN REFINISHING T-BAR CEILINGS, PAINT T-BAR EGGSHELL WHITE AND REPLACE CEILING TILES. DO NOT REUSE OR PAINT OLD TILES.

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



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PROJ. # UCLUELET2018
DATE 03 DECEMBER 2019
DRAWN LNK
RETAIL: UCLUELET CO-OP
FACILITY: HYBRID

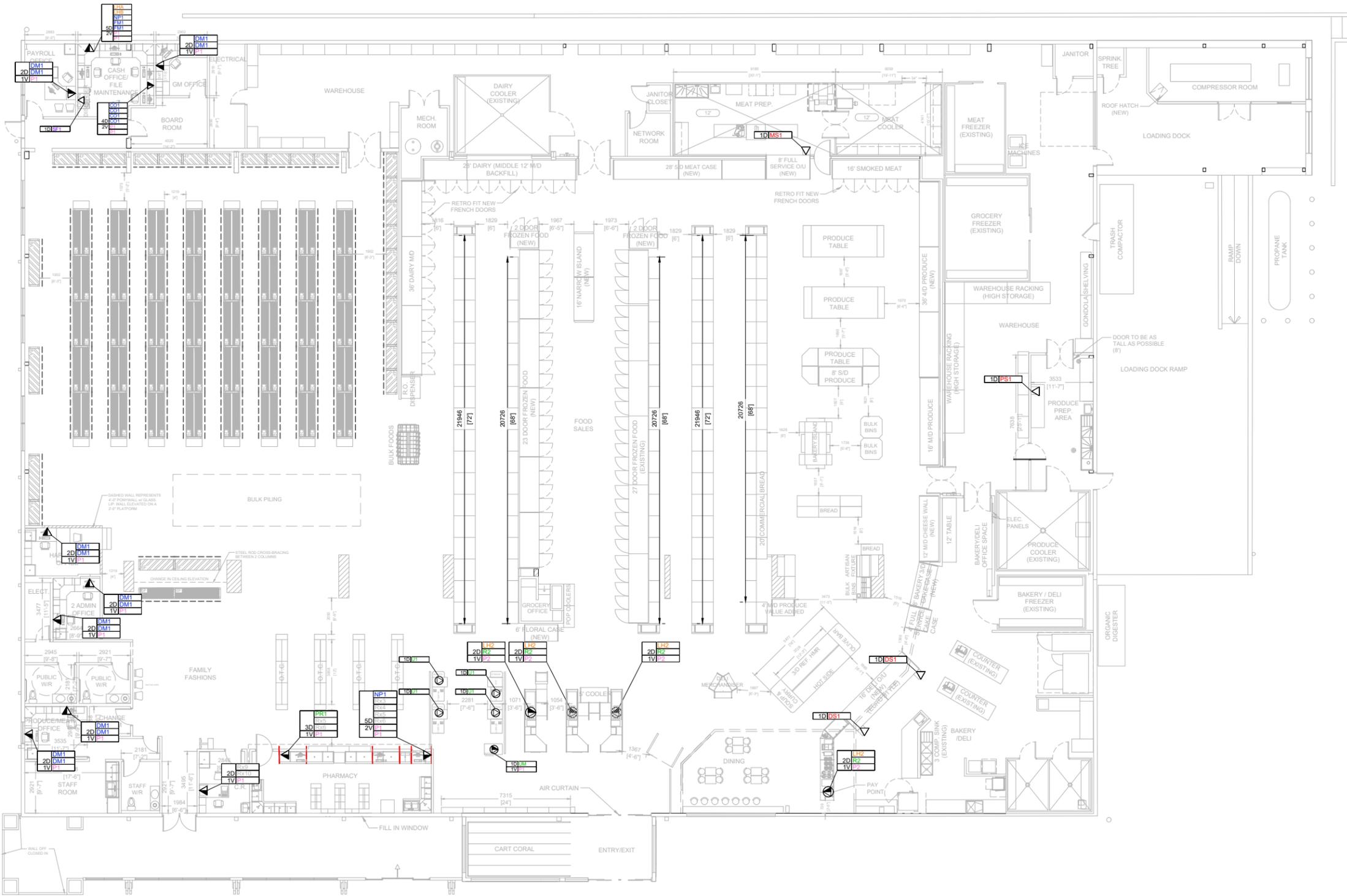
LOCATION
LOT(S) .
BLOCK(S) .
PLAN .
LEGAL DESC. .
CIVIC ADD. 1580 PENINSULA ROAD
CITY UCLUELET
PROVINCE BRITISH COLUMBIA

SHEET PROPOSED PAINT LAYOUT

DWG. # 404.1 **REV.** P



FEDERATED CO-OPERATIVES LIMITED



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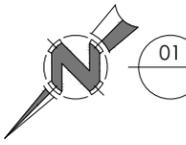
PROJ. #	UCLUELET2018
DATE	03 DECEMBER 2019
DRAWN	LNK
RETAIL:	UCLUELET CO-OP
FACILITY:	HYBRID

LOCATION

LOT(S)	.
BLOCK(S)	.
PLAN	.
LEGAL DESC.	.
CIVIC ADD.	1580 PENINSULA ROAD
CITY	UCLUELET
PROVINCE	BRITISH COLUMBIA

SHEET	PROPOSED DATA PLAN
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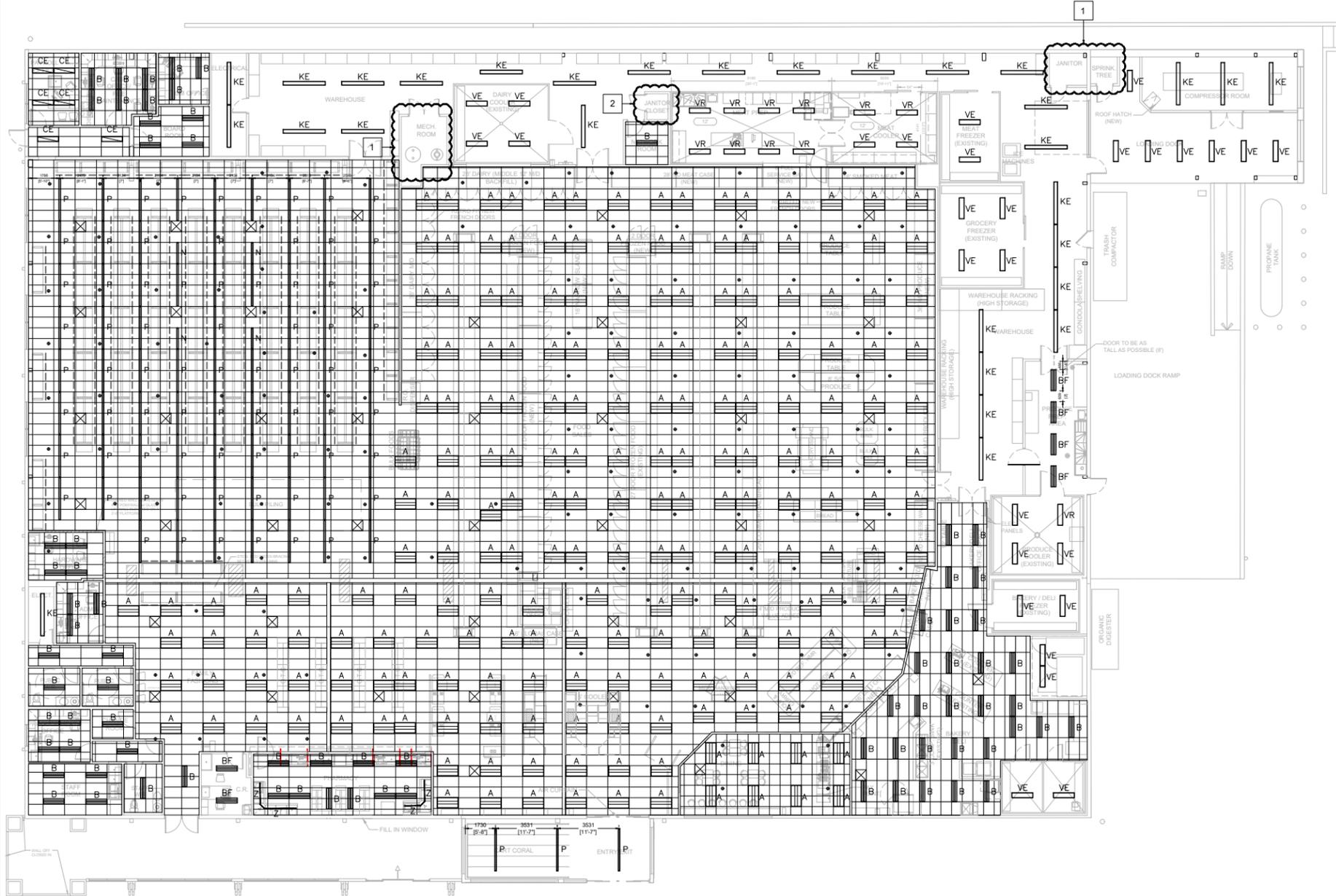
DWG. #	501.1	REV.	P
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01 PROPOSED DATA PLAN

Scale 1:250

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



LIGHT FIXTURE SCHEDULE

TYPE A - NEW - LITHONIA 2BLT4-72L-ADP-EZ1-LP835, white, 2'x4', LED ribbed lens recessed troffer with one 7200 lumen, 3500 K LED light engine and a **120 volt**, 0-10 volt dimming, LED driver.

TYPE B - NEW - LITHONIA BLT4-40L-ADP-EZ1-LP835, white, 1'x4', LED ribbed lens recessed troffer with one 4000 lumen, 3500 K LED light engine and a **120 volt**, 0-10 volt dimming, LED driver.

TYPE BF - NEW - LITHONIA BLT4-40L-ADP-EZ1-LP835, white, 1'x4', LED ribbed lens recessed troffer with one 4000 lumen, 3500 K LED light engine and a **120 volt**, 0-10 volt dimming, LED driver. Mount recessed into drywall ceiling with one LITHONIA DGA14 drywall adapter kit.

TYPE P - LITHONIA CLX-L96-14000LM-SEF-FDL-MVOLT-GZ10-35K-80CRI-WH, white exterior housing, LED, 8 foot strip light fixture with a 14,000 lumen, 80 CRI, 3500 K LED light engine and flat diffuse lens. Light fixture to include a 120 volt, 0 - 10 V dimming LED driver. Surface mount to ceiling.

TYPE Z - NEW - JUNO SL212-20FT-35K-80CRI, 20 feet, LED linear accent tape light with a 3500K, 80 CRI, 205 lumens per foot, **120-277 volt** remote 24VDC driver, DLDP5-96W-FPCZT. Mount to underside of cabinets with black, low profile, frosted lens, aluminum channel, SM1-48IN-FR-BL. Length to be confirmed on site.

EXISTING AND RELOCATED LIGHT FIXTURE SCHEDULE

TYPE CE - EXISTING, 2 lamp, T8, 1x4 troffer with one 2 lamp, 120 volt, electronic ballast. Relamp with LED tubes. Electrical contractor to confirm if existing ballasts are compatible before ordering any lamps.

TYPE JE - EXISTING, 2 lamp, T8, strip light fixture with one 2 lamp, 120 volt, electronic ballast. Relamp with LED tubes. Electrical contractor to confirm if existing ballasts are compatible before ordering any lamps.

TYPE KE - EXISTING, 4 lamp, T8, tandem, strip light fixture with one 4 lamp, 120 volt, electronic ballast. Relamp with LED tubes. Electrical contractor to confirm if existing ballasts are compatible before ordering any lamps.

TYPE KR - EXISTING & RELOCATED, 4 lamp, T8, tandem, strip light fixture with one 4 lamp, 120 volt, electronic ballast. Relamp with LED tubes. Electrical contractor to confirm if existing ballasts are compatible before ordering any lamps.

TYPE VE - EXISTING, 4 lamp, T8 vapourite fixture with one 2 lamp, 120 volt, electronic ballast. Relamp with LED tubes. Electrical contractor to confirm if existing ballasts are compatible before ordering any lamps.

TYPE VR - EXISTING & RELOCATED, 4 lamp, T8 vapourite fixture with one 2 lamp, 120 volt, electronic ballast. Relamp with LED tubes. Electrical contractor to confirm if existing ballasts are compatible before ordering any lamps.

NOTES

1. Electrical Contractor to supply all lighting materials listed in the Light Fixture Schedule as well as all other light fixtures such as emergency lighting and exit signs. **Contact Jim Modjeski at Titan Marketing (306-373-6337) for pricing on all fixtures in the new lighting schedule.**
2. Electrical contractor responsible for installation of all lighting materials, and supply of miscellaneous materials such as wiring required to complete the installation.
3. All existing and relocated light fixtures to be thoroughly cleaned and relamped before being put back into operation. Relamp with new LED tubes - Sylvania SubstiTUBE LED13T8/L48/DIM/835/SUB/G8. **Confirm ballast compatibility before ordering LED lamps.** Retail to contact Mike Yantz at michael.yantz@fcl.crs or (306)244-3430 to order LED Tubes from FCL Warehouse.
4. Occupancy sensors are to be installed for individual offices as per National Energy For Buildings. Dimmers are to be installed in all offices.
5. Location of light fixture may need to be relocated as per existing sprinkler head & HVAC diffuser locations.
6. Location of walk-in box light fixtures may need to be modified as per evaporator coil locations. Evaporator coil locations take priority.

DRAWING KEYNOTES

KEYNOTES DENOTED BY: # →

KEYNOTE	DESCRIPTION
1	Relamp existing fixtures with LED lamps. Check ballast compatibility before ordering lamps.
2	Provide lamp socket complete with LED lamp.



FEDERATED CO-OPERATIVES LIMITED

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PROJ. #	UCLUELET2018
DATE	03 DECEMBER 2019
DRAWN	MJS
RETAIL:	UCLUELET CO-OP
FACILITY:	HYBRID
LOCATION	
LOT(S)	.
BLOCK(S)	.
PLAN	.
LEGAL DESC.	.
CIVIC ADD.	1580 PENINSULA ROAD
CITY	UCLUELET
PROVINCE	BRITISH COLUMBIA

SHEET LIGHTING PLAN

DWG. # 601.1 **REV.** P

01 LIGHTING PLAN
Scale 1:300

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL OTHER ASPECTS SUCH AS EXISTING CONDITIONS, SPRINKLER HEADS, HVAC DIFFUSERS AND/OR OTHER MECHANICAL EQUIPMENT TO ENSURE THERE ARE NO CONFLICTS WITH THE LIGHTING PLAN. ELECTRICAL CONSULTANT IS RESPONSIBLE TO MAKE THE APPROPRIATE CHANGES IF NECESSARY.



STAFF REPORT TO COUNCIL

Council Meeting: JANUARY 14, 2020
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: NICOLE MORIN, CORPORATE / PLANNING CLERK

FILE NO: 1630-01

SUBJECT: CHEQUE LISTING – DECEMBER 2019

REPORT NO: 20-02

ATTACHMENT(S): APPENDIX A: DECEMBER 2019 CHEQUE LISTING

RECOMMENDATION(S):

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

PURPOSE:

The purpose of this report is to provide Council with a regular update on disbursed cheques.

BACKGROUND:

Finance staff have provided a detailed list of last month's cheque run attached as Appendix A.

POLICY OR LEGISLATIVE IMPACTS:

The cheque listing has been reviewed to ensure compliance with the *Freedom of Information and Protection of Privacy Act*. The names of individual's shown on the cheque listing are either employed with the District or contracted for the delivery of goods and services.

OPTIONS REVIEW:

1. There is no recommendation. This report is provided for information only.
(Recommended)
2. THAT Council provide alternative direction to staff.

Respectfully submitted: Nicole Morin, Corporate / Planning Clerk

APPENDIX A

District of Ucluelet
AP Cheque Listing
December 2019

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
029612	2	19-Dec-16	CC508	A-MAIS TECHNOLOGIES INC.	2020050	2020 ANNUAL FEE FINANCIALS/PAYROLL/EHOG	13937		13937	
029613	2	19-Dec-16	AS311	ACME SUPPLIES	897595-1 897595	UCC BATHROOM SUPPLIES UCC BATHROOM SUPPLIES	32.65 197.76		230.41	
029614	2	19-Dec-16	RD205	ACRD	10419	LAGOON REFUSE	41.6		41.6	
029615	2	19-Dec-16	ACT01	ACTIVE NETWORK LTD	AN550585 AN551388	06/24-06/30 SERVICE EXTENSION 06/24-06/30 ACTIVENET FEES	500 12.11		512.11	
029616	2	19-Dec-16	AG815	AG SURVEYS	19-318	LAGOON-SURVEY/PROPERTY PINS	2133.34		2133.34	
029617	2	19-Dec-16	AGS11	AGS BUSINESS SYSTEMS INC	59410	10/29/19-11/28/19	595.69		595.69	
029618	2	19-Dec-16	ACE07	ALBERNI COMMUNICATIONS & ELECTRONICS LTD	28265	RADIO MICROPHONE/CASE-UVFB	256.48		256.48	
029619	2	19-Dec-16	AHI01	ALLES HOLDINGS INC	39 40	NOV 18-29/19 CONTRACT SERVICES DEC 2-13/19 CONTRACT SERVICES	504 504		1008	
029620	2	19-Dec-16	AA211	ANDERSON, ALAN	122907	ANDERSON-BUTCHART GRDNS FUEL	205.61		205.61	
029621	2	19-Dec-16	AB166	ASHTON BRENT	122901	LYCHE-COFFEE/CREAMER	84.93		84.93	
029622	2	19-Dec-16	BAR02	BARLETT, NANCY	122910	BRIDGE FALL/19	72		72	
029623	2	19-Dec-16	B9413	BEELEY PHIL	122923	NOV/19 MILEAGE-JANITORIAL WORK	73.44		73.44	
029624	2	19-Dec-16	BP940	BLACK PRESS GROUP LTD.	33808504	NOV/19 ADS	2196.85		2196.85	
029625	2	19-Dec-16	BLO17	BLOEDORN JUDY	122922 122927	UCC-BATTERIES/MOVING DOLLIES BLOEDORN-ALC TRAINING	218.24 617.43		835.67	
029626	2	19-Dec-16	MA952	BUREAU VERITAS CANADA (2019) INC.	VA10023983 VA10030668 VA10028514	WATER TESTING B9A2244 SEWER TESTING B9A4007 WATER TESTING B9A4567	263.55 334.64 263.55		861.74	
029627	2	19-Dec-16	BUS01	BUSTON, TONI	122912	YOUTH DROP IN NOV/19	670		670	
029628	2	19-Dec-16	C9194	CANNON WARREN	122903	LANG-RETIREMENT GIFT	206.95		206.95	
029629	2	19-Dec-16	CGISC	CGIS CENTRE	43831	JAN 1-MAR 31/2020	2284.56		2284.56	
029630	2	19-Dec-16	CHE01	CHERNOFF THOMPSON ARCHITECTS	15256	PROJ 39038.1 HEALTH CENTRE STUDY	4123.35		4123.35	
029631	2	19-Dec-16	CN411	CITY OF NANAIMO	122919	UVFB EXAM #4 & #11	1207.5		1207.5	
029632	2	19-Dec-16	CT002	CLEARTech INDUSTRIES INC	189312JMH 191879JMH 815583	CONTAINER RETURN CONTAINER RETURN SODIUM HYPOCHLORITE/CONTAINER DEP	-252 -546 828.07		30.07	
029633	2	19-Dec-16	CR345	COLE RACHELLE	122900 122899	COLE-VIEA-NANAIMO COLE-UBCM-VANCOUVER	194.4 1031.68		1226.08	
029634	2	19-Dec-16	CF005	COLUMBIA FUELS	01375121985106	FOOD GRADE GREASE	280		280	
029635	2	19-Dec-16	45R27	CONNECT ROCKET COMMUNICATIONS INC.	3500 3517	QUARTERLY SUBSCRIPTION Q4/19 DEC/19 MONTHLY SUBSCRIPTION	134.44 226.73		361.17	
029636	2	19-Dec-16	CS334	CONTROL SOLUTIONS	W30701	BLOEDORN-ALC TRAINING	787.5		787.5	
029637	2	19-Dec-16	CCL88	CORLAZZOLI CONTRACTING LTD	0022 0023	WPT-TREE REMOVAL HETINKIS TRAIL DANGER TREE REMOVAL	262.5 262.5		525	
029638	2	19-Dec-16	ce004	CORPORATE EXPRESS CANADA INC	51850644 51977011 52033347 52093917	RETURN-TONER WRONG MODEL UCC OFFICE SUPPLIES/PAPER UCC-OFFICE SUPPLIES OFFICE SUPPLIES-LYCHE/PW	-115.29 181.69 320.57 238.62		625.59	
029639	2	19-Dec-16	DC001	DOLAN'S CONCRETE LTD.	UK48006	CONCRETE BLOCKS-LAGOON	31463.25		31463.25	
029640	2	19-Dec-16	DJ002	DRAESEKE JAN	122924	CHI GONG NOV/19	165.92		165.92	
029641	2	19-Dec-16	EB295	E.B. HORSMAN & SON	12301706	SCBA COMPRESSOR PARTS	409.18		409.18	
029642	2	19-Dec-16	EISC2	ELITE IMAGE SOFTWARE CORP	25385	BUSINESS CARDS	832.65		832.65	
029643	2	19-Dec-16	EL048	ERIK LARSEN DIESEL CO. LTD.	717542	#12 BACKHOE REPAIR	11.18		11.18	
029644	2	19-Dec-16	FW050	FAR WEST DISTRIBUTORS LTD	331206 331672	GARBAGE BAGS CHOCOLATE/BATHROOM CLEANING SUPPLIES	126.42 391.17		517.59	
029645	2	19-Dec-16	FA898	FORTUNE ABBY	122902	GIFT WRAP-UVFB GIFTS	12.1		12.1	
029646	2	19-Dec-16	FSC10	FOUR STAR COMMUNICATIONS INC	52796	NOV/19	149.95		149.95	
029647	2	19-Dec-16	FS004	FOUR STAR WATERWORKS LTD.	56080 56281	VARIOUS PIPES/VALVES TAG JOB-2108 PENINSULA	3939.89 1531.66		5471.55	
029648	2	19-Dec-16	FRE01	FRECHEVILLE MARYLISE	122909	FRENCH FALL/19	826.87		826.87	
029649	2	19-Dec-16	FYHOL	FYFE WELL & WATER SERVICES	2019-2186	WELL #4 ELECTRICAL CABLE	4269.3		4269.3	

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029650	2	19-Dec-16	GB059	GIBSON BROS. CONTRACTING LTD.	22075 21524	BLUE CRUSH-TRUCK AND PUP GRAVEL-MARINE DR	1023.61 308.93		1332.54	
029651	2	19-Dec-16	PD199	HARBOURVIEW DRUGSTORE	667984 99027	CHRISTMAS DECOR-UCC HERNANDEZ-TWINRIX VACCINE	35.25 69.8		105.05	
029652	2	19-Dec-16	HE104	HAUSER EVAN	122904	HAUSER-LIVE FIRE 2 TRAINING	305.08		305.08	
029653	2	19-Dec-16	HWK01	HEARTWOOD KITCHEN LIMITED	11086 11087 11091	STAFF XMAS PARTY FOOD/GRATUITY STAFF CHRISTMAS PARTY BEVERAGES STAFF CHRISTMAS PARTY GLASS RENTAL	3865.68 334.26 123.05		4322.99	
029654	2	19-Dec-16	HS876	HINDER SANDRA	122913	DANCE FALL/19	904		904	
029655	2	19-Dec-16	HS002	HOGAN, SARAH	122926 122915	DANCE FIT NOV/19 GLEE FALL/19	163.87 3168		3331.87	
029656	2	19-Dec-16	HRPR7	HOLISTIC EMERGENCY PREPAREDNESS	2410	EOC TRAINING(CEPF GRANT)	6551.5		6551.5	
029657	2	19-Dec-16	HC001	HUB CITY PAVING LTD.	711999189	COLD PATCH MIX-TRUCK/PUP	5411.81		5411.81	
029658	2	19-Dec-16	HFE68	HUB FIRE ENGINES & EQUIPMENT LTD.	IN00036391	E1-SHIFT SWITCH INDICATOR	65.29		65.29	
029659	2	19-Dec-16	IR644	IRIDIA MEDICAL	19-2265	TRAINING AED X2	2380		2380	
029660	2	19-Dec-16	JSC61	J & S CONTRACTING LTD	191109	CONTROL VALVE REPLACE-UCC YOUTH RM	663.98		663.98	
029661	2	19-Dec-16	JR381	J. ROBBINS CONSTRUCTION LTD	4185	GRAVEL-DOG PARK	323.38		323.38	
029662	2	19-Dec-16	JAL42	JAL DESIGNS AND GRAPHICS INC.	40500946 40501065 40501094 40501095	VEHICLE FLEET LOGO INSTALL #34 REPLACE DECALS TOQUES FOR DISTRICT STAFF EMBROIDERY ON JACKET	3327.8 308 369.6 62.72		4068.12	
029663	2	19-Dec-16	CK608	KASSLYN CONTRACTING	D696 D697	D696 D697	2970.58 1056.93		4027.51	
029708	2	19-Dec-16	ZW172	ZONE WEST ENTERPRISES LTD	61585	UVFB ANNUAL GIFTS	6172.32		6172.32	
029707	2	19-Dec-16	LY001	YOUNG ANDERSON	116659 116660 116661 116662 116663	1190080 1190134 1190162 1190167 1190170	453.6 427.29 1262.48 208.56 980.34		3332.27	
029706	2	19-Dec-16	XC300	XPLORNET COMMUNICATIONS INC	INV29674086	DEC/19	61.59		61.59	
029705	2	19-Dec-16	WP166	WINDSOR PLYWOOD - UCLUELET DIV.	05852A 06309A 06812A 06892A 06944A 06948A 07487A 07964A 08024A 08135A 08257A	FLAGGING TAPE-PW PVC PIPE/TARPS/FENCING/ETC-PARKS LUMBER-WHISKEY DOCK KEY COPY DAYCARE LUMBER-WHISKEY DOCK LUMBER-WHISKEY DOCK EDNA BATCHELOR PARK FLAGGING TAPE/STAKES-PW GARDEN HOSE-COMMUNITY GARDEN LYCHE-OFFICE DOOR LOCKS LUMBER-LAGOON	9.41 434.75 92.9 26.88 289.01 82.58 702.55 43.21 70.55 255.3 78.27	2085.41		
029704	2	19-Dec-16	WPT01	WILD PACIFIC TRAIL SOCIETY	122921	SPRING COVE SIGN INSTALLATION	900		900	
029703	2	19-Dec-16	WCC28	WESTCOAST CONNECT	3332	DISTRICT OF TOFINO	13.68		13.68	
029702	2	19-Dec-16	US001	URBAN SYSTEMS LTD.	172171 172735 172217	PROJ 1427.0004.01 PROJ 1427.0005.01 PROJ 1427.0007.01	20186.25 9454.2 5939.33		35579.78	
029701	2	19-Dec-16	UI923	UKEE INFO TECH	10979	IT SUPPORT NOV/19	8643.25		8643.25	
029700	2	19-Dec-16	UR849	UCLUELET RENT-IT CENTER LTD	35920 35767 35656 36003 36016 35540 36079	SALTING AND SANDING EQUIPMENT RENTAL-WHISKEY DOCK NOV/19 PORTABLES CHAIN OIL STIHL TS410 CUTQUICK GRASS TRIMMER STRING/GREASE IMPERIAL LN SEWER PUMPOUT	105 2432.54 1545.6 43.59 1511.95 118.51 347.2		6104.39	
029699	2	19-Dec-16	UP459	UCLUELET PETRO-CANADA	7031 6881 7116 7079 4338 7161	#23 SERPENTINE BELT REPLACE ENGINE OIL/SIGNAL LIGHTS-PARKS #10 FUEL PUMP/TIRE REPAIR #24 TIRES #2 TIRES/LIGHTS BACKHOE TIRE REPLACEMENT X2	175.57 91.62 932.52 1117.85 740.79 1945.35		5003.7	
029698	2	19-Dec-16	UMC10	UCLUELET MEDICAL CENTER	7736	UVFB MEDICAL EXAM	50		50	
029697	2	19-Dec-16	UC142	UCLUELET CONSUMER'S CO-OPERATIVE ASSN	C01206817 C01182943 C01109659 C01203467 C01241522 C01222174	UCC COFFEE SUPPLIES YOUTH PROGRAM SNACKS AFTERSCHOOL PROGRAM PW COFFEE SUPPLIES XMAS LIGHT CLIPS YOUTH PROGRAM SNACKS	13.67 40.11 25.07 28.98 44.76 39.85		283.61	

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					C01282124	XMAS LIGHTS	91.17			
029696	2	19-Dec-16	UC142	UCLUELET CONSUMER'S CO-OPERATIVE ASSN	71293966	#2 PREM FUEL	70.5		6407.08	
					71290927	#2 PREM FUEL	92.61			
					C01107490	UCC COFFEE SUPPLIES	13.67			
					C01096164	AFTERSCHOOL PROGRAM SNACKS	10.89			
					C01182878	OUTDOOR XMAS LIGHTS	393.95			
					C01182879	OUTDOOR XMAS LIGHT RETURNED	-358.4			
					C01222483	XMAS LIGHTS AND ACCESSORIES	127.29			
					C01152989	DOU STAFF XMAS GIFTS	2900			
					C01092364	MILK/CREAM/MARSHMALLOWS	28.03			
					C01283119	XMAS LIGHTS PW	95.09			
					6250	NOV/19 CARDLOCK	3033.45			
029695	2	19-Dec-16	TSC19	TRANSPARENT SOLUTIONS CORP	10917	CLEARMAIL JAN/20	20.95		20.95	
029694	2	19-Dec-16	TJ567	TOWGOOD JOHN	122920	ORTHO POSTER/LANDSCAPE MARKERS-REIMBURSE	279.14		279.14	
029693	2	19-Dec-16	tu428	TOURISM UCLUELET	09/19	SEP/19 MRDT	40875.3		135430.04	
					08/19	AUG/19 MRDT	94554.74			
029692	2	19-Dec-16	TH001	THOR ELECTRIC (1211980 BC LTD)	1091	LED LIGHTING UCC	1445.06		1445.06	
029691	2	19-Dec-16	SUN02	SUN LIFE ASSURANCE COMPANY OF CANADA	71457	DEC/19 EAP PROGRAM	117.6		117.6	
029690	2	19-Dec-16	SK010	STRICKLAND KARLA	122914	POTTERY FALL/19	4160.26		4587.76	
					122918	MEMBERSHIPS FALL/19	427.5			
029689	2	19-Dec-16	SBR01	SONBIRD REFUSE & RECYCLING LTD.	37422	NOV/19 GARBAGE 52 STEPS	342.75		3029.46	
					37421	NOV/19 GARBAGE PW	802.38			
					37423	NOV/19 GARBAGE SCH	119.7			
					37424	NOV/19 GARBAGE WHISKEY DOCK	476.6			
					37425	NOV/19 GARBAGE UCC	169.33			
					37426	NOV/19 GARBAGE UVFB & UAC	1118.7			
029688	2	19-Dec-16	SS419	SOLIDARITY SNACKS	236	EOC TRAINING CATERING	392.7		392.7	
029687	2	19-Dec-16	NS003	SIGMUND, NORANND	122917	YOGA FALL/19	1646.25		1646.25	
029686	2	19-Dec-16	SI604	SHU IAN	122916	PURPLE DRAGON FALL/19	2604.8		2604.8	
029685	2	19-Dec-16	SC003	SHARE CANADA	18528	NATRAKLENE DEGREASER	3170.8		3170.8	
029684	2	19-Dec-16	SD199	SCHRAMM DESIGN	2963	SPRING COVE HISTORICAL SIGN	2996		2996	
029683	2	19-Dec-16	RTOWN	RTOWN COMMUNICATIONS	191101	FILMING-PUBLIC HEARING NOV 20	315		315	
029682	2	19-Dec-16	RL068	RIVERA LVIER	122925	LATIN CARDIO NOV/19	130.03		130.03	
029681	2	19-Dec-16	MS170	REVENUE SERVICES OF BC	12/19	DEC/19 MSP	1575		1575	
029680	2	19-Dec-16	RS524	REED SCOTT	122905	REED-LIVE FIRE 2 TRAINING	305.08		305.08	
029679	2	19-Dec-16	PI110	PUROLATOR INC	443066825	COLUMBIA FIRE/BUREAU VERITAS	131.17		286.24	
					43260398	BUREAU VERITAS	155.07			
029678	2	19-Dec-16	PF686	PROFIRE EMERGENCY EQUIPMENT	INVPO32501	ANNUAL MAINTENANCE-R1	974.49		3370.77	
					INVPO32500	ANNUAL MAINTENANCE-E1	719.71			
					INVPO32499	ANNUAL MAINTENANCE-E2	1676.57			
029677	2	19-Dec-16	PB104	PIONEER BOAT WORKS	79073	WPT-SCREWS	24.64		24.64	
029676	2	19-Dec-16	PBX12	PBX ENGINEERING LTD	7748	14282-06 UCLUELET SCADA BAY WTP	6835.5		33681.4	
					7747	14282-01 UCLUELET SCADA MAINT SUPPORT	7323.76			
					7861	14282-06 UCLUELET SCADA	10741.5			
					7866	14282-01 UCLUELET SCADA	8780.64			
029675	2	19-Dec-16	PR725	PACIFIC RIM MARINE SEARCH & RESCUE SOC	SRF 10/19	D688-D691	32.96		140.35	
					SRF 11/19	D692-D695	107.39			
029674	2	19-Dec-16	NS115	NORATEK SOLUTIONS INC	C29192	NOV 2019-NOV 2020 CITY REPORTER SUBSCRPN	2864.88		2864.88	
029673	2	19-Dec-16	MISC	ROBERT HAIST PIANO TUNING	22	PIANO TUNING	179.2		179.2	
029672	2	19-Dec-16	MISC		180655-2019	PRPTY TAX 2019 OVERPYMT	887.63		887.63	
029671	2	19-Dec-16	MISC	ADVANCED CYCLE	1239	ATV SERVICE/PARTS	479.52		479.52	
029670	2	19-Dec-16	MD882	MID-ISLAND FENCE PRODUCTS LTD.	13705	LAGOON FENCING PROGRESS #1	35601.72		35601.72	
029669	2	19-Dec-16	MCG02	MCGILLIVRAY, ERIN	122911	ART FALL/19	2043.2		2043.2	
029668	2	19-Dec-16	LB200	LONG BEACH PLUMBING & HEATING LTD	7555	UCC-MENS TOILET REPAIR	143.86		1545.3	
					7581	UCC-URINAL REPLACEMENT	1401.44			
029667	2	19-Dec-16	LM499	LOCKSMITH MONSTER, THE	LM12194	DAYCARE EXTERIOR DOORS	605.15		605.15	
029666	2	19-Dec-16	LS100	L'HOMME SOPHIE	122906	CHOIR PYMT B FALL/19	1810.17		1810.17	
029665	2	19-Dec-16	KA001	KOERS & ASSOCIATES ENGINEERING LTD.	0361-075	0361 SUBDIVISION REVIEWS	1260		1260	
029664	2	19-Dec-16	KL923	KERDMAN LINDSAY	122908	GYM PYMT B FALL/19	2445.04		2445.04	

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34003044	2	19-Dec-17	tp002	TELUS COMMUNICATIONS INC.	11/19	OCT/19	5569.28		5569.28	
34003046	2	19-Dec-17	BMC01	BELL MOBILITY INC	11/2019	NOV/19	1296.42		1296.42	
34003047	2	19-Dec-17	BC017	BC HYDRO	400003231042	NOV/19	27405.48		27405.48	
029709	2	19-Dec-30	AGS11	AGS BUSINESS SYSTEMS INC	60315	11/29/19-12/28/19	454.98		454.98	
029710	2	19-Dec-30	AHI01	ALLES HOLDINGS INC	41	DEC 16-27/19 CONTRACT SERVICES	504		504	
029711	2	19-Dec-30	AFS01	ASSOCIATED FIRE & SAFETY	23774	UVFB PARTICULATE HOODS	2459.78		2459.78	
029712	2	19-Dec-30	BCSLA	BC SOCIETY OF LANDSCAPE ARCHITECTS	12879	GREIG-BCSLA DUES 2020	932.4		932.4	
029713	2	19-Dec-30	MA952	BUREAU VERITAS CANADA (2019) INC.	VA10033335	WATER TESTING B9A6697	263.55		263.55	
029714	2	19-Dec-30	BUS01	BUSTON, TONI	122930	DEC/19 YOUTH COORDINATOR	740		740	
029715	2	19-Dec-30	CJ163		BP18-45	BP18-45 DMG DEPOSIT RETURN	1000		1000	
029716	2	19-Dec-30	CIVIN	CIVIC INFO BC	20190917	JOB AD PW FOREMAN	357		357	
029717	2	19-Dec-30	CE004	CORPORATE EXPRESS CANADA INC	52175302 52189330 52188868 52207211 52136620 52165573 52165749	OFFICE SUPPLIES LYCHE OFFICE SUPPLIES-LYCHE OFFICE SUPPLIES-LYCHE PRINTER TONER-EOC OFFICE SUPPLIES-LYCHE/FIREHALL OFFICE SUPPLIES-LYCHE FILING CABINET-PLANNING	350.9 68.89 236.19 235.23 333.6 986.03 559.99		2770.83	
029718	2	19-Dec-30	CKREX	CORTES KEVIN	122945	ANNUAL HAABC REGISTRATION	415		415	
029719	2	19-Dec-30	DJ002	DRAESEKE JAN	122935	CHI GONG DEC/19	77.12		77.12	
029720	2	19-Dec-30	EB295	E.B. HORSMAN & SON	12305694 12302733 12299252	LIFT STATION-LIGHTS/SENSOR SWITCH ELECTRIC CABLE-POWER SUPPLY UPGRADE POWER SUPPLY-UPGRADES	64.28 33.41 793.88		891.57	
029721	2	19-Dec-30	FRE01	FRECHEVILLE MARYLISE	122937	NOV/19 AFTERSCHOOL PYMT 2	100		100	
029722	2	19-Dec-30	GB059	GIBSON BROS. CONTRACTING LTD.	22198	LAGOON ROAD CONSTRUCTION/PREP	18664.53		18664.53	
029723	2	19-Dec-30	HS002	HOGAN, SARAH	122929	DEC/19 DANCE FIT	93.64		93.64	
029724	2	19-Dec-30	IC130	INFOSAT COMMUNICATIONS	410799	DEC/19 SAT PHONE	65.12		65.12	
029725	2	19-Dec-30	JR381	J. ROBBINS CONSTRUCTION LTD	4194	WATER TIE-IN 2108 PENINSULA RD	2465.78		2465.78	
029726	2	19-Dec-30	CK608	KASSLYN CONTRACTING	14 D698	MAIN ST DOCK REPLACEMENT-LABOUR D698	1575 1177.51		2752.51	
029727	2	19-Dec-30	KL923	KERDMAN LINDSAY	122932	ADULT GYMNASTICS DEC/19	101.92		101.92	
029728	2	19-Dec-30	KA001	KOERS & ASSOCIATES ENGINEERING LTD.	1750-010 1956-002 1947-004 1863-011	1750 BAY ST SANITARY SEWER 1956 STORM DRAINAGE MASTER PLAN 1947 HARBOUR LIFT STATION 1863 SANITARY MASTER PLAN	5352.64 2160.9 4619.48 8037.23		20170.25	
029729	2	19-Dec-30	LB002	LB WOODCHOPPERS LTD.	340716	STIHL BLOWER BATTERY	167.22		167.22	
029730	2	19-Dec-30	MW002	MAJESTIC OCEAN KAYAKING	122941	SHUTTLE SERVICE-BUTCHART GARDENS	1120		1120	
029731	2	19-Dec-30	MC481	MARTIN CRIS	122933	CTM	397.01		397.01	
029732	2	19-Dec-30	MP001	MARTIN JIM	122928	BIG BEACH PLATFORM REPLACEMENT	1140		1140	
029733	2	19-Dec-30	M9277	MCDIARMID JOHN	122881	MCDIARMID-EDUCATION TRAVEL EXPENSE	565		565	
029734	2	19-Dec-30	MCG02	MCGILLIVRAY, ERIN	122931	DEC/19 CRAFTS	280		280	
029735	2	19-Dec-30	MEC01	MEC PROJECTS LTD	2089	WELL #4 GROUNDING	2247		2247	
029736	2	19-Dec-30	MISC	MCLEOD WAYLON	122939	WILDCOAST YOUTH PROGRAM	100		100	
029737	2	19-Dec-30	MISC	MCLEOD WAYLON	122943	WILDCOAST YOUTH PROGRAM-YOGA	100		100	
029738	2	19-Dec-30	MISC	LING JULIAN	122944	LG TELEVISION/OWL WEBCAM-LYCHE BOARDRM	2013.74		2013.74	
029739	2	19-Dec-30	MISC	SKENE LAURIE	386859	UVFB-UNIFORM ALTERATIONS	40		40	
029740	2	19-Dec-30	misc		UB2117-2019	UB2117 OVERPYMT	56.5		56.5	
029741	2	19-Dec-30	OE421	ON THE EDGE ROOFING & CONTRACTING	551	REC HALL-TEMPORARY ROOF INSTALL	2229.15		2229.15	
029742	2	19-Dec-30	PR267	PACIFIC RIM WHALE FESTIVAL SOCIETY	122940	PRWF 2019 RMI SPECIAL EVENT	3350.25		3350.25	
029743	2	19-Dec-30	PC336	PETTY CASH FORTUNE ABBY	122942	DEC/19	41.88		41.88	
029744	2	19-Dec-30	PI002	PLANNING INSTITUTE OF BRITISH COLUMBIA	102676	GREIG-2020 MEMBERSHIP DUES	590		590	
029745	2	19-Dec-30	pi110	PUROLATOR INC	443199168	SOUND SOLUTIONS/BUREAU VERITAS	96.69		146.63	

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					443322363	MAXXAM	49.94			
029746	2	19-Dec-30	QS114	QUICKSCRIBE SERVICES LTD.	66186	QUICKSCRIBE 2020 SUBSCRIPTION	622.3		622.3	
029747	2	19-Dec-30	SI604	SHU IAN	122936	PURPLE DRAGON DEC/19	932.8		932.8	
029748	2	19-Dec-30	NS003	SIGMUND, NORANNDA	122938	YOGA DEC/19	126.52		126.52	
029749	2	19-Dec-30	SK010	STRICKLAND KARLA	122934	CERAMIC MEMBRSHIP FEE DEC/19	90		90	
029750	2	19-Dec-30	SP010	SUPERIOR PROPANE	27558476	TANK RENTAL-REC HALL	169.57		169.57	
029751	2	19-Dec-30	TH001	THOR ELECTRIC (1211980 BC LTD)	1099	HOT WATER TANK ELECTRICAL	599.11		599.11	
029752	2	19-Dec-30	LEASE	UCLUELET CONSUMERS CO-OPERATIVE ASSN	01/20	JAN/20 LEASE	250		250	
029753	2	19-Dec-30	UP459	UCLUELET PETRO-CANADA	7206	#23 REPAIRS	381.97		381.97	
029754	2	19-Dec-30	UR849	UCLUELET RENT-IT CENTER LTD	35981 36107	LAGOON-TRUCKING TIME DEEP WELL PUMPOUTS-DEC/19	472.5 520.8		993.3	
029755	2	19-Dec-30	WF001	WFR WHOLESALE FIRE & RESCUE LTD.	118889 119004	UVFB TIC CAMERA SCBA BOTTLE BRACKET/FIRE HELMETS	5034.74 650.08		5684.82	
029756	2	19-Dec-30	WC345	WURTH CANADA LTD	23768111	PW SHOP SUPPLIES/TOOLS	370.94		370.94	
029757	2	19-Dec-30	ZW172	ZONE WEST ENTERPRISES LTD	61725	UVFB HELMET PATCHES/EPAULETTES	1329.44		1329.44	



STAFF REPORT TO COUNCIL

Council Meeting: JANUARY 14, 2019
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: NICOLE MORIN, CORPORATE AND PLANNING CLERK

FILE NO: 0550-20

SUBJECT: RESOLUTION TRACKING –DECEMBER 2019

REPORT NO: 19- 03

ATTACHMENT(S): APPENDIX A: RESOLUTION TRACKING (UP TO DATE AS OF END OF DECEMBER 2019)

RECOMMENDATION(S):

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

PURPOSE:

The purpose of this report is to provide Council with a monthly status update on resolutions that have been adopted by Council.

BACKGROUND:

The resolution follow-up status categories are:

- Assigned – action has not yet commenced;
- In Progress – action has been taken by staff; and
- Complete – action has been completed.

Items will be removed from the list after actions are shown once as being completed.

OPTIONS REVIEW:

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

Respectfully submitted: Nicole Morin, Corporate / Planning Clerk
Mark Boysen, Chief Administrative Officer

RESOLUTION TRACKING -
 December 2019

Meeting	Date	Agenda Item #	Meeting Item Description	Description	Staff Responsible	Department Responsible	Follow-Up Status	
Regular Council	25-Sep-18	11.3.	Lease with Ucluelet & Area Historical Society Abigail Fortune, Director of Parks & Recreation	THAT Council approve recommendation 1 of report item, "Lease With Ucluelet & Area Historical Society", which states: THAT Council enter into a lease agreement with the Ucluelet and Area Historical Society that is similar to their original Provincial Lease #111228 – Block A District Lot 1507, Clayoquot Land District for approximately 2.4 hectares.	Meet with UAHS looking at options. UAHS to get back to Ms. Fortune to confirm the direction they would like to proceed.	Abigail Fortune	Parks & Recreation	In Progress: received license draft from Lawyer in review
Regular Council	11-Dec-18	12.2.	2019 Council Meeting Schedule Marlene Lagoa, Deputy Municipal Clerk	THAT Council direct staff to update the District of Ucluelet Council Procedures Bylaw No. 1166, 2014 to reflect the new meeting schedule.	Update Council Procedures Bylaw.	Joseph Rotenberg	Corporate Services	In Progress
Regular Council	14-May-19	13.4.	Zoning Amendment, Housing Agreement & DVP (354 Forbes Road) Marlene Lagoa, Manager of Corporate Services	THAT Council, with regard to the proposal to renovate the building on Lot 17, District Lot 281, Clayoquot District, Plan VIP76147 (354 Forbes Road) and request for zoning amendments to permit commercial tourist accommodation on the property: give third reading to the "District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1248, 2019"; give third reading to the "Ucluelet Housing Agreement Bylaw No. 1249, 2019"; and issue Development Variance Permit DVP19-03	Bring Bylaw No. 1248 & No. 1249 for adoption, once all subject to conditions being met	Bruce Greig	Planning	In Progress - waiting for applicant to meet conditions prior to adoption
Regular Council	11-Jun-19	12.4.	District Community Engagement Update Mark Boysen, Chief Administrative Officer	THAT Council approve recommendation 1 of report item, "District Community Engagement Update" which states: THAT Council request staff plan a Community Town Hall with a focus on engagement for the Fall of 2019;	Plan Community Town Hall for early November	Joseph Rotenberg	Corporate Services	Assigned
Regular Council	08-Oct-19	14.1	Proposed Rezoning, Subdivision, and Development Permits for 221 Minato Road (Lot B, District Lot 286, Clayoquot District, Plan VIP79908)	THAT Council approve recommendation 2 of the report item, "Proposed Rezoning, Subdivision, and Development Permits for 221 Minato Road (Lot B, District Lot 286, Clayoquot District, Plan VIP79908)" which states: 2. THAT Council: a. indicate support for the updated proposal including an offer of a \$10,000 contribution to the District of Ucluelet for adding fencing, interpretive signs and protective barriers at trail ends to protect adjacent marine shoreline habitat; b. give the District of Ucluelet Zoning Amendment Bylaw No. 1244, 2019 First and Second reading; and, c. direct staff to prepare the necessary permits, covenants and	Staff to prepare the necessary permits, covenants and agreements and present them to Council prior to Bylaw No. 1244 proceeding to a public hearing.	Bruce Greig	Planning	In Progress - waiting for applicants' updated plan
Regular Council	22-Oct-19	10.2.	Community Child Care Space Creation Program and Community Child Care Planning Grant Program Honourable Scott Fraser, MLA (Mid Island-Pacific Rim)	THAT Council directs Staff to apply for the Community Child Care Planning Grant Program that is due January 31, 2020.	Staff to apply for the Community Child Care Planning Grant Program that is due January 31, 2020.	Abigail Fortune	Recreation	In Progress

RESOLUTION TRACKING -
December 2019

Meeting	Date	Agenda Item #	Meeting Item Description	Description	Staff Responsible	Department Responsible	Follow-Up Status	
Regular Council	22-Oct-19	14.1.	Zoning Bylaw Amendment for 2100 Peninsula Road John Towgood, Planner 1	THAT Council approve recommendation 1 of the report item, "Zoning Bylaw Amendment for 2100 Peninsula Road" which states: THAT District of Ucluelet Zoning Amendment Bylaw No. 1258, 2019, be given first and second reading and advanced to a public hearing.	District of Ucluelet Zoning Amendment Bylaw No. 1258, 2019, be given first and second reading and advanced to a public hearing.	Bruce Greig	Planning	Complete
Regular Council	12-Nov-19	10.3.	LGLA Leadership Forum Registration UBCM	THAT Council moved that Councillor McEwen and Councillor Cole will attend the LGLA Leadership forum in February 2020.	Staff to do the necessary preparations for Councillors McEwen and Cole to attend the LGLA Leadership forum.	Joseph Rotenberg	Corporate Services	Complete
Regular Council	12-Nov-19	13.3.	Council Meeting Schedule 2020 Joseph Rotenberg, Manager of Corporate Services	THAT Council approves recommendation 2 of the report item "2020 Council Meeting Schedule" which states: 2. THAT Council direct staff to give notice of the 2020 Council Meeting Schedule in accordance with the Community Charter.	Staff to give notice of the 2020 Council Meeting Schedule in accordance with the Community Charter (Newspaper for first two weeks of December, public notice board, website, we will also do facebook)	Nicole Morin	Corporate Services	Complete
Regular Council	26-Nov-19	12.1.	Five Year Financial Plan Meeting Schedule (2020-2024) Donna Monteith	THAT Council approve recommendation 1 of the report item, "Five Year Financial Plan Meeting Schedule (2020-2024)" which states: THAT Council approve the Five-Year Financial Plan Meeting Schedule for the years 2020 to 2024 as presented.	Publish on website and post Special Meeting Notice on website.	Nicole Morin	Corporate Services	Complete
Regular Council	26-Nov-19	12.3.	Community Emergency Preparedness Fund - UVFB Air Management Program Grant Rick Geddes, Fire Chief	THAT Council approve recommendations 1 and 2 of report item "Community Emergency Preparedness Fund - UVFB Air Management Program Grant" which state: THAT Council supports the activities outlined in the District of Ucluelet 2019 grant application to the UBCM Community Emergency Preparedness Fund Volunteer & Composite Fire Departments Equipment & Training Grant. THAT Council will provide overall grant management if the District of Ucluelet is awarded the UBCM Community Emergency Preparedness Fund Volunteer & Composite Fire Departments Equipment & Training Grant.	Staff to prepare a resolution to support UBCM funding application.	Joseph Rotenberg	Corporate Services	Complete
Regular Council	26-Nov-19	12.3.	Community Emergency Preparedness Fund - UVFB Air Management Program Grant Rick Geddes, Fire Chief	THAT Council approve recommendations 1 and 2 of report item "Community Emergency Preparedness Fund - UVFB Air Management Program Grant" which state: THAT Council supports the activities outlined in the District of Ucluelet 2019 grant application to the UBCM Community Emergency Preparedness Fund Volunteer & Composite Fire Departments Equipment & Training Grant. THAT Council will provide overall grant management if the District of Ucluelet is awarded the UBCM Community Emergency Preparedness Fund Volunteer & Composite Fire Departments Equipment & Training Grant.	Staff to apply for grant.	Rick Geddes	Fire & ESS	Complete

RESOLUTION TRACKING -
 December 2019

Meeting	Date	Agenda Item #	Meeting Item Description	Description	Staff Responsible	Department Responsible	Follow-Up Status	
Regular Council	26-Nov-19	13.1.	Road Closure Bylaw No. 1252, 2019 (985 Peninsula Road) - Adoption Joseph Rotenberg, Manager of Corporate Services	THAT Council approve recommendation 1 of report item "Road Closure Bylaw No. 1252, 2019 (985 Peninsula) - Adoption which states: THAT the "District of Ucluelet Road Closure Bylaw No. 1252, 2019" be adopted.	Print, sign, scan, file.	Nicole Morin	Corporate Services	Complete
Regular Council	26-Nov-19	13.2.	Lot 13 Marine Drive - Proposed Affordable Housing Bruce Greig, Manager of Community Planning	THAT Council approves recommendation 1 of report item "Lot 13 Marine Drive - Proposed Affordable Housing" as amended: THAT Council indicate it is prepared to support one or more of the following concessions sought by the developer of the proposed 33-unit micro-lot affordable housing development on Lot 13: consider adopting a DCC Cost Reduction and Waiver Bylaw for affordable housing and/or other categories of qualifying development and, if so, direct staff to prepare a draft bylaw and report on funding options for initial consideration and public input; and accept that purchase or rent by households earning the	Staff to prepare a draft bylaw and report, once applicant has provided details of their proposal.	Bruce Greig	Planning	In progress - waiting for further details from applicant
Regular Council	26-Nov-19	13.2.	Lot 13 Marine Drive - Proposed Affordable Housing Bruce Greig, Manager of Community Planning	THAT Council approve recommendation 3 of the report item "Lot 13 Marine Drive - Proposed Affordable Housing" which states: 3.THAT Council encourage the applicant to provide further detail and / or clarification on the following: a. the proposed construction method, quality, energy efficiency and exterior materials of the housing units; b. details of the mechanism and legal instruments which would define	Staff to follow up with the applicant and prepare report for Council.	Bruce Greig	Planning	In progress - waiting for further details from applicant
Regular Council	26-Nov-19	13.2.	Lot 13 Marine Drive - Proposed Affordable Housing Bruce Greig, Manager of Community Planning	THAT Council approve recommendation 2 of report item "Lot 13 Marine Drive - Proposed Affordable Housing" which states: 2. THAT Council direct staff to prepare a zoning amendment bylaw to accommodate the use and density of the proposed affordable housing development on Lot 13, for introduction at a future Council meeting.	Staff to prepare zoning amendment bylaw.	Bruce Greig	Planning	In progress - waiting for further details from applicant
Regular Council	26-Nov-19	9.1.	SD 70 Ucluelet Secondary School Name Change Pam Craig, Board Chair, Board of	THAT Staff distribute by Ukee Mail the letter from School District 70 (Alberni) regarding the proposed name changes for the school district, Ucluelet Secondary School.	Staff to send the out the letter via UKEE mail.	Nicole Morin	Corporate Services	Complete
Regular Council	26-Nov-19	9.2.	LGLA Leadership Forum Registration	THAT Council moved that Councillor Hoar attend the LGLA leadership forum in February 2020.	Staff to register Councillor Hoar for the LGLA leadership forum.	Joseph Rotenberg	Corporate Services	Complete
Regular Council	26-Nov-19		SD 70 Ucluelet Secondary School Name Change Pam Craig, Board Chair, Board of	THAT Council provide a letter in opposition to changing the name of Ucluelet Secondary School.	Staff to write letter and send.	Nicole Morin	Corporate Services	Complete

RESOLUTION TRACKING -
December 2019

Meeting	Date	Agenda Item #	Meeting Item Description	Description	Staff Responsible	Department Responsible	Follow-Up Status	
Regular Council	26-Nov-19		Bill Morrison, North Island College (NIC) Research Grant Application - From Mio	THAT Council provides a letter of support for the NIC proposal - From: Mio: Rediscovering Japanese Historiographies for Global Community Building.	Staff to provide a letter of support.	Nicole Morin	Corporate Services	Complete
Regular Council	10-Dec-19				Staff to write a letter in support of \$10/day daycare to the MLA and MP in the appropriate ministries.	Nicole Morin	Corporate Services	Assigned
Regular Council	10-Dec-19	12.2.	2020 Council Appointments Mayco Noël, Mayor	THAT Council approve recommendations 1 - 5 of the report item, "Five Year Financial Plan Meeting Schedule (2020-2024)" which state: THAT Councillor Cole be appointed as representative to the Alberni-Clayoquot Regional District Board (ACRD) and Councillor Kemps be appointed as alternate. THAT Mayor Noël be appointed to the Ucluelet Health Centre Working Group. THAT Councillor Cole be appointed to the ACRD West Coast Committee and ACRD Long Beach Airport Advisory Committee. THAT Mayor and Council be appointed as Council Liaisons in accordance with Appendix A to this report. THAT Councillors Cole, McEwen, Kemps, and Hoar be designated to serve as Deputy Mayor in accordance with Appendix A of this report.	Staff to add Marilyn to Alberni-Clayoquot Health Network sub group – Transportation Working Group	Nicole Morin	Corporate Services	Complete
Regular Council	10-Dec-19	13.1.	Zoning Bylaw Amendment for 1178 Coral Way Bruce Greig, Manager of Community Planning	THAT Council approve recommendation 2 of the report item, "Zoning Bylaw Amendment for 1178 Coral Way" which states: 2. THAT Council give notice of its intent to consider issuing a Development Variance Permit to vary the following regulations within the Zoning Bylaw No. 1160, 2013, for the proposed construction of a detached accessory building containing a garage and accessory residential dwelling unit on the property at 1178 Coral Way as follows: a. increase the permitted size of accessory buildings under section R-1.4.2 from a maximum combined total of 60m2 (645ft2) to a maximum of 122m2 (1,310ft2).	Staff to bring forward to Public Hearing.	Bruce Greig	Planning	Complete
Regular Council	10-Dec-19	13.2.	Temporary Use Permit - 1861 Peninsula Road Bruce Greig, Manager of Community Planning	THAT Council approve recommendations 1 and 2 of report item "Temporary Use Permit - 1861 Peninsula Road" which state: THAT Council provide an opportunity for public comment on this item; and, THAT, subject to public comment, Council authorize issuance of Temporary Use Permit 19-06 to allow residential and seasonal accommodation for up to three years in the Thornton Motel located at 1861 Peninsula Road.	Staff to issue permit - sign, scan, file and receive deposit.	Nicole Morin	Planning	In Progress
Regular Council	10-Dec-19	13.3.	Procurement and Disposal Policy Donna Monteith, Chief Financial Officer	THAT Council approve recommendations 1 and 2 of report item "Procurement and Disposal Policy" which states: THAT Council adopt the proposed Procurement and Disposal Policy No 3-1200-5. THAT Council repeal Procurement and Disposal Policy No 3-1200-4.	Sign, scan and file bylaw. Update Bylaw tracker.	Nicole Morin	Corporate Services	Complete

Meeting	Date	Agenda Item #	Meeting Item Description	Description	Staff Responsible	Department Responsible	Follow-Up Status	
Regular Council	10-Dec-19	9.1.	Letter of Support for Canadian Libraries Access to Digital Content Rosemary Bonanno, Executive Director, Vancouver Island Regional Library	3 THAT Staff send a letter of in support for the right of Canadian libraries to access digital content for their communities.	Staff to send a letter in support for Canadian Libraries Access to Digital Content.	Nicole Morin	Corporate Services	In Progress



STAFF REPORT TO COUNCIL

Council Meeting: JANUARY 14, 2019
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOSEPH ROTENBERG, MANAGER OF CORPORATE SERVICES

FILE NO: 3360-20-RZ19-05

**SUBJECT: ZONING BYLAW AMENDMENT FOR 2100 PENINSULA ROAD
- 3RD READING**

REPORT NO: 20-01

ATTACHMENT(S): APPENDIX A: DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1258, 2019
APPENDIX B: ZONING BYLAW AMENDMENT FOR 2100 PENINSULA ROAD – BYLAW NO. 1258, 2019 (DECEMBER 10, 2019) – PUBLIC HEARING REPORT
APPENDIX C: OCTOBER 22, 2019 ZONING BYLAW AMENDMENT 2100 PENINSULA ROAD - REPORT
APPENDIX D: APPLICATION

RECOMMENDATION:

1. **THAT** the “District of Ucluelet Zoning Amendment Bylaw No. 1258, 2019” be given third reading.

PURPOSE:

The purpose of this report is to advance Bylaw No. 1258, 2019, to third reading.

BACKGROUND:

Bylaw No. 1258 received first and second reading at the October 22, 2019, Regular Council Meeting and was the subject of a Public Hearing on December 10, 2019. The October 22, 2019, Regular Council Meeting report is attached to this document as Appendix C and the December 10, 2019, Public Hearing report is attached as Appendix B.

Council is now in a position to consider third reading of the bylaw.

OPTIONS REVIEW:

Having held a public hearing on Bylaw No. 1258, Council could now consider giving third reading of the zoning amendment bylaw. Alternatively, Council has the following option:

2. **THAT** Council provide alternative direction to staff.

Respectfully submitted:

Joseph Rotenberg, Manager of Corporate Services

Mark Boysen, Chief Administrative Officer

DISTRICT OF UCLUELET

Zoning Amendment Bylaw No. 1258, 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 to Section CS-2.1 Permitted Uses:

"CS-2.1.3 For Lot B, District Lot 284, Clayoquot Land District, Plan VIP85941 (property PID 027-730-565 at 2100 Peninsula Road), *Cannabis Production* is also a permitted use."

2. This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1258, 2019".

READ A FIRST TIME this 22nd day of October, 2019.

READ A SECOND TIME this 22nd day of October, 2019.

PUBLIC HEARING held this 10th day of December, 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. 1258, 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



PUBLIC HEARING REPORT

FROM: JOSEPH ROTENBERG, MANAGER OF CORPORATE SERVICES

FILE NO: 3360-20 RZ 19-04

SUBJECT: ZONING BYLAW AMENDMENT FOR 2100 PENINSULA ROAD - BYLAW NO. 1258, 2019
(DECEMBER 10, 2019)

ATTACHMENT(S): NONE

PURPOSE:

The purpose of this report is to summarize the public input provided at the December 10, 2019 public hearing regarding Bylaw No. 1258, 2019.

BACKGROUND:

On December 10, 2019 the first public hearing regarding Bylaw No. 1258, 2019 was conducted. Mayor Noël recused himself due to a conflict of interest arising from his partial ownership of two properties that are adjacent to the subject property. Councillor Cole recused herself due to a non-pecuniary conflict of interest arising from her cousin's ownership of adjacent properties. Councillors Kemp, Hoar and McEwen 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:

This section includes the following:

- introductions of the Bylaw No. 1258, 2019;
- representations made by the Applicant at the December 10, 2019 public hearing;
- representations made by members of the public at the December 10, 2019; and,
- written input from members of the public about Zoning Amendment Bylaw No. 1258, 2019.

Introduction of the Bylaw

Bruce Greig, Manager of Community Planning, introduced Bylaw No. 1258, 2019. He explained that in general terms the purpose of the proposed bylaw is to amend District of Ucluelet Zoning Bylaw No. 1160, 2013 (the "Zoning Bylaw") to allow, as an additional principal permitted use, Cannabis Production for the property located at 2100 Peninsula Road.

The Applicant

The Applicant, Nolan Krueger, addressed Council. He noted that the facility will use significantly less water than local fish plants and cannabis product will be grown and processed on site and sold to the provincial authority for distribution. Mr. Krueger further explained that the proposed the facility will create between six and eight jobs, he chose Ucluelet because he lives in Ucluelet and he has not applied in other jurisdictions.

Council asked about odors. Mr. Krueger explained that 99.5% of odors will be addressed by using Carbon and HEPA Filters. Council asked about the decibel levels ventilation used will create. Mr. Krueger did not know the exact decibel levels but explained that the noise will be similar to noise produced by restaurant exhaust fans.

Verbal Public Input about Zoning Amendment Bylaw No. 1258, 2019 received at the Public Hearing

Luke Erridge, resident and local business owner, noted that the applicants are a local family and his business is close to the proposed site. Mr. Erridge also raised concerns with odors emitted by the business. He noted difficulties enforcing nuisance bylaws related to odors and noted that a strong smell of cannabis could undermine his business.

Robby Lee, resident and business owner, spoke in opposition to the subject bylaw. Mr. Lee owns a property located near the subject property. He plans to develop accommodations on that property and raised concerns about the proposed cannabis production and processing facility effect on his property's value. His main concerns were the nature of the business, smells and noise. He also noted that town may develop towards the subject property.

Mark Fortune, resident, spoke in opposition to the subject bylaw. He noted concerns with the business's location, particularly its proximity to the bike path and the entrance of Ucluelet. He noted cannabis production facilities in Port Alberni that emit odors and the difficulty that authorities in Port Alberni have had enforcing odor related bylaws. Mr. Fortune recommended that Council adopt, or update sections of the nuisance bylaws related to odors to ensure that they are enforceable. He further recommended that a property in the industrial park would be more suitable.

Trudy Lee, resident, spoke in opposition to the subject bylaw. She noted that she owns a property near the subject property and noted concerns with the subject property's proximity to the entrance of Ucluelet. She also raised concerns about odors and smells emitted by the proposed cannabis production facility.

Nolan Krueger, the applicant, responded to concerns. He noted regions in the USA where bylaws have addressed odor concerns related to cannabis production by prohibiting any detectable odors outside of the facility. He also noted that the upper industrial park is not suitable due to its proximity to Tugwell Field.

Written Public Input

Nicole Morin, District of Ucluelet Staff Member, read Jacqueline Holliday's (resident) letter into the record. Ms. Holliday noted open questions regarding the following:

- Who the applicant is? How his or her operation different than the application in Port Alberni? And what makes Ucluelet a better fit for a business like this?
- What the water demands are for this business and will Ucluelet be able to meet those demands?

- What are the potential job opportunities for locals?
- Has the applicant applied in other districts?

Robby Lee, resident and business owner, wrote in opposition to the subject bylaw. He took issue with an industrial use in the CS2 zone. He raised concerns about the proposed property's proximity to the entrance to town and the multipurpose bike trail. He further raised concerns about policing odors emanating from the proposed property and noted these odors could affect his development plans for a property he owns nearby. Finally, Mr. Lee noted that surrounding properties will likely develop into mixed residential and commercial buildings.

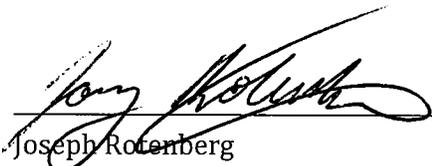
Shane Hilder, resident, wrote in opposition to the proposed zoning bylaw amendment. Mr. Hilder noted concerns with the odor and sound emanating from the facility. He also noted concerns with the size of the proposed building, the industrial use in a commercial/residential zone, and the properties proximity to the entrance to town. Finally, he noted that the subject property will eventually be in the centre.

POLICY OR LEGISLATIVE IMPACTS:

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

Respectfully submitted: Joseph Rotenberg, Manager of Corporate Services

CERTIFIED CORRECT: Report of the Public Hearing Meeting held on December 10, 2019 at 5:30 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: October 22, 2019
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE NO: 3360-20-RZ19-04

SUBJECT: ZONING BYLAW AMENDMENT FOR 2100 PENINSULA ROAD

REPORT NO: 19- 138

ATTACHMENT(S): APPENDIX A – APPLICATION
APPENDIX B – ZONING AMENDMENT BYLAW NO. 1258, 2019

RECOMMENDATION:

1. **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1258, 2019, be given first and second reading and advanced to a public hearing.

PURPOSE:

To provide Council with information on an application to amend Zoning Bylaw No. 1160, 2013, for Lot B, District Lot 284, Clayoquot Land District, Plan VIP85941, (2100 Peninsula Road - the "Subject Property") to allow *Cannabis Production* as a principal permitted use.

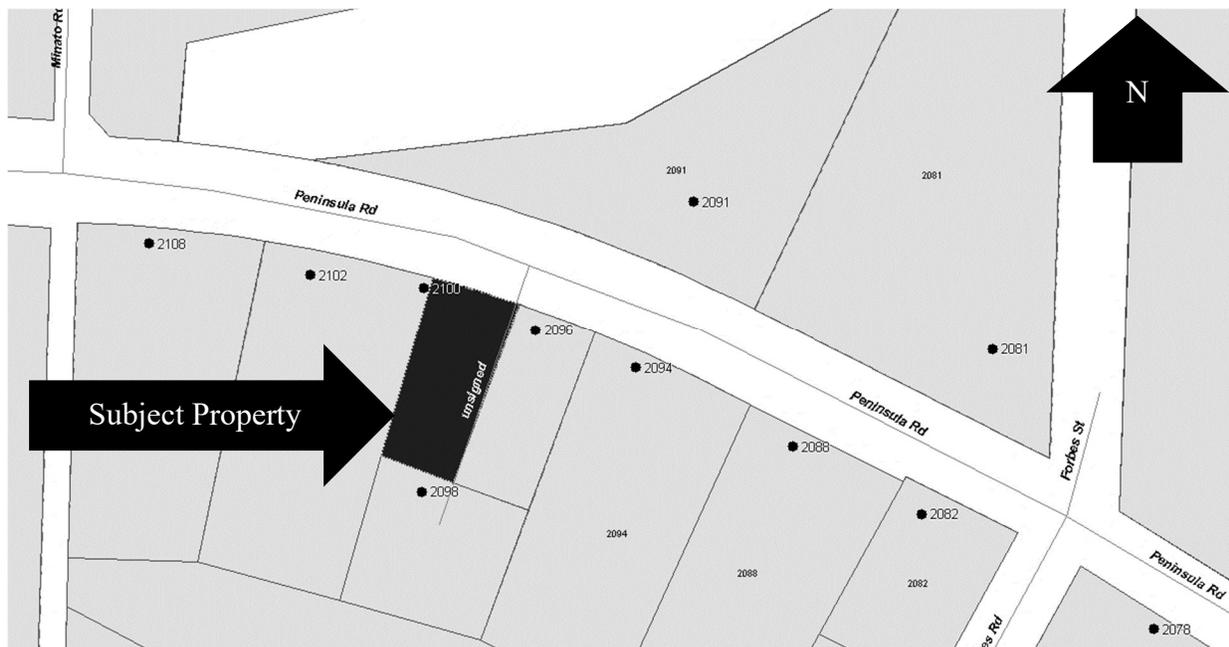


Figure 1 – Subject Property

BACKGROUND:

This application submitted by Nolan Kreuger for the property at 2100 Peninsula Road is for a zoning amendment to allow *Cannabis Production* as a permitted use, to enable development of a proposed micro-cultivation and micro-processing facility.

Federal Legislation

On October 17, 2018, the Government of Canada gave royal assent to the *Cannabis Act*, which provides the framework for legal access to cannabis and regulates its production, distribution and sale (<https://laws-lois.justice.gc.ca/eng/acts/C-24.5/>).

Health Canada is responsible for the licensing and oversight framework for legal production of cannabis. Under this framework, a person is required to obtain a licence from Health Canada to conduct various cannabis related activities. Health Canada has established 8 different license classes (Figure 2).

License Type	Activities Permitted	Size/Amount
Standard Cultivation	Produce dried, fresh plants, seeds	>200m ² Canopy Space
Micro-Cultivation	Produce dried, fresh plants, seeds	<200m ² Canopy Space
Nursery	Produce starting materials (plants and seeds)	<50m ²
Standard Processing	Manufacture cannabis products (dried flowers and cannabis oils), sell wholesale to Provincial distributor	>600 kg/year dried cannabis
Micro-Processing	Manufacture cannabis products (dried flowers and cannabis oils), sell wholesale to Provincial distributor	<600 kg/year dried cannabis
Sale for Medical Purposes	Sell cannabis directly to registered clients	N/A
Analytical Testing	Testing	N/A
Research	Conduct research and development	N/A

Figure 2 - Health Canada license classes.

The growing of cannabis (cultivation) is considered a separate activity from the refinement of cannabis into usable products (processing).

Health Canada also distinguishes between the scale of operations. Licenses are available for micro (small-scale) cultivation and processing as well as standard (large-scale) cultivation and processing. For cultivation, the difference in scale is determined through "canopy space", meaning the total area within a facility that is devoted to cultivation of cannabis plants. If plants are stacked on top of each other, vertical height is accounted for as part of the total canopy space. For processing, the difference in scale is measured as a weight equivalent.

It is noteworthy that only those with cannabis processing licenses (micro or standard) are permitted to sell their product to the Provincial distributor, meaning that cultivators must sell their cannabis to a licensed processor or obtain a processing license.

Different licenses are available for growing starter materials (nursery), and for analytical testing and research. Some license types may be combined with other license types at the same site (e.g. micro-cultivation and micro-processing).

Health Canada cannabis production applicants go through the online Cannabis Tracking and Licensing System. This rigorous process takes into account all individuals involved in a cannabis operation, from directors to growers, and requires security screening. As part of this process the applicant must submit a site survey, aerial view, and a site plan showing what activities will be taking place in what parts of the proposed site. Health Canada does not dictate minimum or maximum building sizes for cannabis production facilities but there are differing security requirements for each license type, with requirements generally being more restrictive for larger (standard) facilities.

Health Canada requires that Good Production Practices be followed for cultivation, processing and nursery licenses to ensure that quality products are prepared in a sanitary environment. Applicants are required to provide a Good Production Practices report with their application, which includes a demonstration of proper air filtration and ventilation systems for indoor facilities. The building or part of the buildings where cannabis is produced, packaged, labelled, and sorted must be equipped with a system to prevent odours. Health Canada does not require a specific system (e.g. HEPA) but does require a description and diagram/floorplan of the system in place. Compliance with any of the Good Production Practices, can be verified at any time by Health Canada.

Health Canada may refuse to issue a license in any of the following circumstances:

- If issuing a license is deemed to be a risk to public health or safety.
- If there is false or misleading information in the application.
- If the security clearance was refused or canceled; or,
- If a refusal is deemed to be in the public interest.

As of May 8, 2019, the *Cannabis Act* was amended to require new applicants seeking a license to have a fully built site that meets all requirements of the *Cannabis Regulations* at the time of application.

Provincial Legislation

The Province, through the Liquor and Cannabis Regulation Branch (LCRB), is responsible for licensing and monitoring the private retail sale of non-medical cannabis whereas Health Canada takes on this role for the processing and cultivation of Cannabis.

Recent District of Ucluelet Bylaw on Cannabis

On the June 12, 2018 the District of Ucluelet passed Bylaw No. 1228 which amends Ucluelet Bylaw No 1160, 2013 to define Cannabis Production as a use:

“Cannabis Production” means the use of any land, building or structure for the growing, production, processing, destruction, storage or distribution of Cannabis, including by one or more persons under one or more registrations under Part 2 of the ACMPR, but does not include:

- a) Cannabis Sales; or

b) Non-commercial activities by a registrant or designated person under Part 2 of the ACMPR.

Bylaw No. 1228 also modified section 303.3(6) (prohibited uses) of Ucluelet Bylaw No 1160, 2013, by deleting the current section and replacing it with the following:

“(6) Cannabis Production or Cannabis Sales, except as expressly permitted elsewhere in this Bylaw.”

The effect of these amendment is that any property being proposed for Cannabis Production would first need a site-specific zoning amendment to permit the use.

The Subject Property

The subject property is a fee-simple lot subdivided on October 2008. The central road and hammerhead turn around are jointly owned by the three property owners within the subdivision (see **Figure 3**).

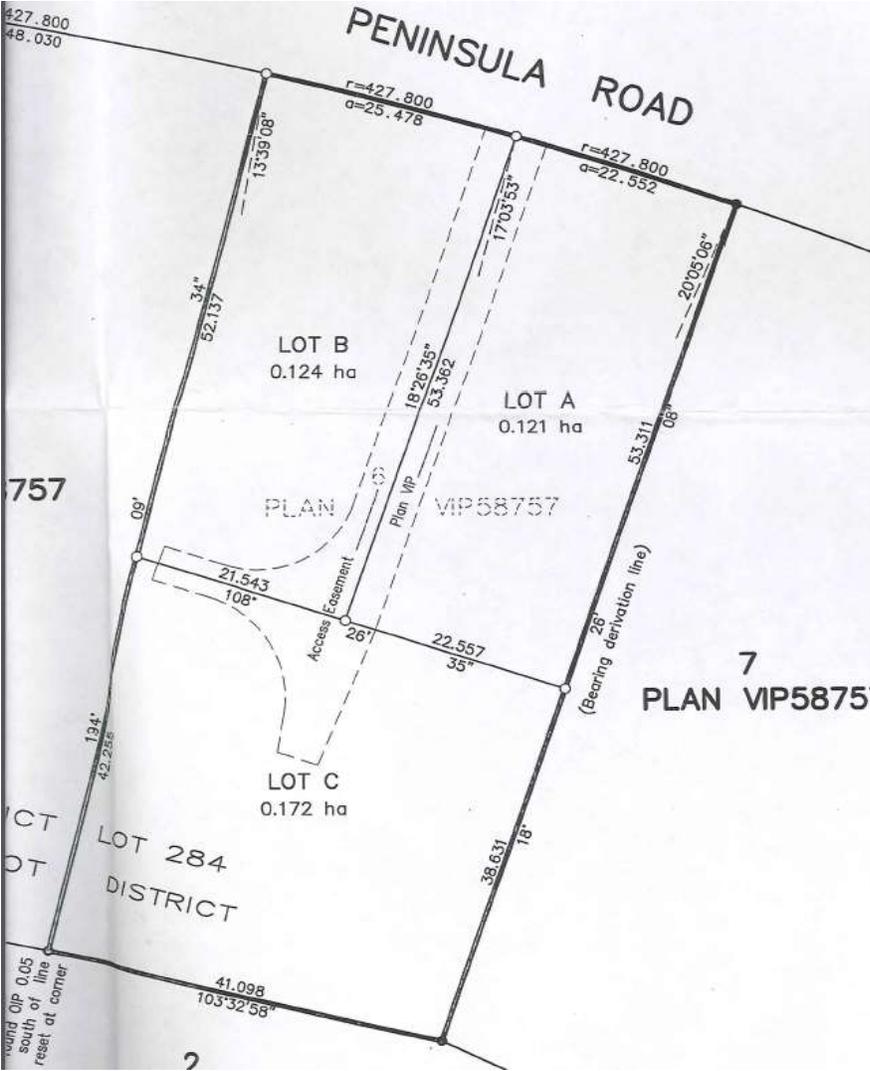


Figure 3 – Subdivision

The Subject property is surrounded by two vacant properties and a property with a small storage building.

Application

This application was received June 13, 2019. It requests spot zoning for *Cannabis Production* on the subject property. Should the rezoning application be successful, the applicant would also need to apply for and obtain the following:

1. Development Permit (Ucluelet);
2. Building Permit (Ucluelet);
3. License for “Micro-Cultivation (Health Canada);
4. License for “Micro-Processing (Health Canada); and,
5. Business Licence (Ucluelet).

DISCUSSION:

Official Community Plan

The subject property is currently designated for “Service Commercial” land uses by the District of Ucluelet Official Community Plan Bylaw No. 1140, 2011, (OCP). Section 3.6 of the OCP describes “Commercial Development” as follows:

3.6 Commercial Development

Ucluelet provides a range of commercial facilities and services for the convenience of residents and visitors. Commercial uses help to foster a sustainable local economy by strengthening the commercial tax base, providing employment opportunities and accommodating a viable tourist economy. Commercial land uses are also recognized for their contribution to a complete community through the provision of services and shopping close to home.

With “Service Commercial” being specifically described as follows:

3.6 (i) Service Commercial

Lands designated for Service Commercial uses are generally located along both sides of Peninsula Road between Forbes Road and Bay Street.

As part of the new Draft OCP, Staff have been reviewing the designation of commercial land uses and associated guidelines. Along the Peninsula Road corridor from Main Street to Seaplane Base Road (the central commercial area of town - as indicated in red below), Staff consider it important for all new development to have a direct connection to the street, with parking at the rear. The next part of Peninsula Road, between Seaplane Base Road and Forbes Road (as indicated in orange below), is a transition area where it is preferred that buildings have a direct connection to the street but it is also understood that businesses such as gas stations and lumber yards are or will be set back with parking in front of the building.

To retain a strong presence and “gateway” experience at the entrance to town, the remaining Peninsula Road corridor, from Forbes Road to the District of Ucluelet boundary, should remain in as natural a state as possible (area indicated in green below). For a resident or visitor entering Ucluelet from the north, the forest will gradually peel back as more intensive land uses and building density concentrate toward the Village Square. The area north of Forbes Road would best fit businesses which do not require pedestrian customer traffic and peak out of the forest rather than face the road with a more urban storefront.

The above context provides a backdrop to the question of whether it is appropriate to develop a land use with little commercial presence fronting Peninsula Road. The cannabis cultivation and processing use would not have an active public commercial interface fronting Peninsula Road. There would be no pedestrian traffic or need for the operator to have a street presence. Normally a gap in commercial activity is not desirable because commercial density or activity is an important part of creating a vibrant streetscape. However in this location retaining the character of street-side forests or dominant natural landscaping is more important for the community character than commercial density.

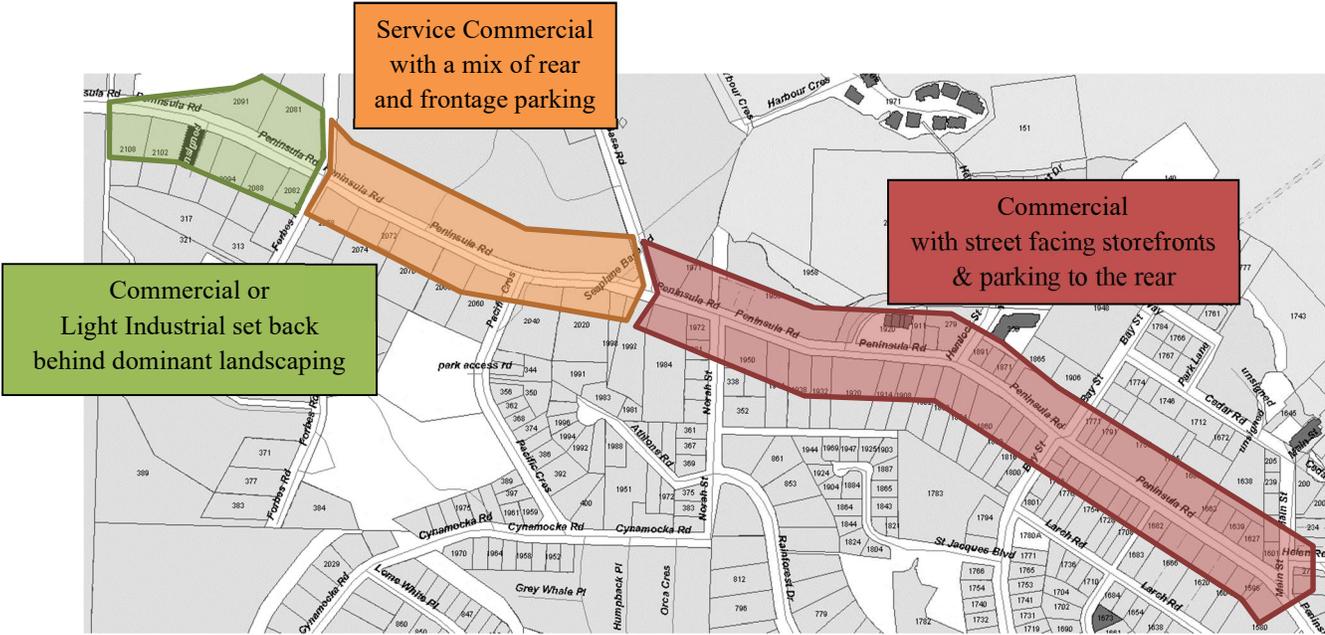


Figure 4 – appropriate commercial land use within the Peninsula Road corridor

Staff consider that Cannabis Production is a Light Industrial land use. Staff originally encouraged the applicant to look for a property within the industrial area of Forbes Road. The applicant was seeking a smaller lot as the micro-cultivation area is limited to 200m² (2153ft²); a suitably sized lot was not available on Forbes Road. Also, proximity to Tugwell Fields may cause issues with the federal licensing requirements.

Bordering the Forbes Road industrial area, the subject lot is in an appropriate area to consider extending light industrial uses. The area indicated below in bold (see **Figure 5**) is an area where it would be supportable to allow light industrial uses provided the Peninsula Road corridor retains its forested corridor feel.



Figure 5 – area appropriate for extending Light Industrial uses

There is no direct mention of a Light Industrial land use within the Service Commercial land use designation in the 2011 OCP. That being said, Council can consider the entire OCP document when making land use decisions. The Commercial Development land use section supports uses that help foster a sustainable local economy as follows:

“Commercial uses help to foster a sustainable local economy by strengthening the commercial tax base, providing employment opportunities and accommodating a viable tourist economy.”

Section 1.5 Economic Development discusses the importance of a diversified economy:

“There is a need to explore economic development opportunities in value-added industries, sport fishing, adventure and eco-tourism facilities and services and alternative energy resources while at the same time maintaining and promoting the existing industries. It is important that Ucluelet maintains a diversified economy, so that it does not concentrate solely on tourism, while retaining its ‘traditional’ small town character.”

The proposed *Cannabis Production* facility could provide six to eight full-time skilled jobs in an industry that is not related to fishing or tourism and would contribute to the diversification of Ucluelet’s local economy. Considering the support for a sustainable and diverse economy, and the community benefit of fostering a green entry to town through this commercial strip, Staff consider this application is not inconsistent with the 2011 OCP.

Development Permit

The applicant is not currently applying for a Development Permit (DP). The building drawings are included to give Council an idea of the scale and impact of the proposed use. A DP application could be expected to quickly follow adoption of the requested rezoning bylaw, or the applicant could apply prior to a public hearing if they wished the applications to be considered concurrently.

Zoning

The Property is currently zoned CS-2 Service Commercial and has the following permitted uses:

<p>CS-2.1 Permitted Uses:</p> <p>CS-2.1.1 <i>The following uses are permitted, but secondary permitted uses are only permitted in conjunction with a principal permitted use:</i></p> <p>(1) <i>Principal:</i></p> <ul style="list-style-type: none"> (a) <i>Hotel</i> (b) <i>Motel</i> (c) <i>Mixed Commercial/Residential</i> (d) <i>Mixed Commercial/Resort Condo</i> (e) <i>Office</i> (f) <i>Tourist Information Booth</i> (g) <i>Retail, including supermarket</i> (h) <i>Convenience Store</i> (i) <i>Restaurant</i> (j) <i>Bistro/Café</i> (k) <i>Take Out Food Services</i> (l) <i>Personal Services</i> (m) <i>Commercial Recreation</i> (n) <i>Studio</i> (o) <i>Community Use</i> <p>(2) <i>Secondary:</i></p> <ul style="list-style-type: none"> (a) <i>Accessory Residential Dwelling Unit</i>

Staff consider the best approach to amending the zoning for the requested use would be to spot zone the subject property as follows:

CS-2.1.3 *For Lot B, District Lot 284, Clayoquot Land District, Plan VIP85941, (PID 027-730-565 at 2100 Peninsula Road), Cannabis Production is also a permitted use.*

PERCEIVED CONCERNS AROUND CANNABIS PRODUCTION:

Odours

As indicated in the applicant’s letter, licensed producers are required by Health Canada to prevent the escape of odours. Health Canada would is responsible for enforcing these federal regulations.

Sound Pollution

A Cannabis Production facility will require robust ventilation similar to hood vent fans used by restaurants or exterior refrigerant fans.

Security

Security and security screening are the responsibility of Health Canada and their requirements are covered in the previous Background section of this report. It is noteworthy that the proposed production and processing would be entirely enclosed within the building.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Should the application proceed, staff time will be required to process this Zoning Bylaw Amendment, including giving notice of a Public Hearing.

FINANCIAL IMPACTS:

There are no direct financial implications to the District by advancing the proposed Bylaw to public hearing. The new development would result in increased business licence revenues and property taxes. It would also contribute incrementally to the demand for municipal services, as with any other new business in town.

POLICY OR LEGISLATIVE IMPACTS:

Ucluelet is presently in the process of updating its OCP. The draft Bylaw No. 1236, “The District of Ucluelet Official Community Plan”, is currently at first reading. Updates to the draft plan, which are underway, will reflect the land use considerations discussed within this report.

OPTIONS:

The proposed *Cannabis Production* facility could provide six to eight full-time jobs and diversify Ucluelet’s local economy. The OCP supports a sustainable and diverse economy. A non-commercial natural landscaped frontage, as shown, would be appropriate for the area. Staff therefore recommend that Council consider giving first and second reading to the attached Zoning Amendment Bylaw No. 1958, 2019, and advance the bylaw to a public hearing to gather community input. Alternatively, Council could consider the following:

2. **THAT** Council provide alternative direction to Staff and/or the applicant; **or**,
3. **THAT** Council reject the application.

Respectfully submitted: John Towgood, Planner 1
Bruce Greig, Manager of Planning
Mark Boysen, Chief Administrative Officer

September 18, 2019

District of Ucluelet
200 Main Street
Ucluelet, British Columbia
V0R 3A0

Attention: Mr. Bruce Greig, Manager of Community Planning
Mr. John Towgood, Planner

Rezoning Application for "LT B PL VIP 85941 DL 284 LD 09"

Dear Sirs,

We would like to formally submit this application for a change to the zoning of the above-mentioned property. Our proposed development of the property, should we be granted to changes in zoning which we are asking for, and the reasons we would require such a rezoning are detailed within.

Thank you for your time and consideration.

Regards,


Nolan Krueger


Michael Krueger

We would like to apply for an amendment to the zoning of the property.

We would like to develop the lot into a facility for the small scale production of non-medicinal cannabis. While the exact scale of required labour is currently variable, if the facility is established we expect to be able to provide around six to eight full time jobs .

We intend to apply to Health Canada for both a micro-cultivation and a micro-processing licence. As the licences are site specific, to begin the application process with Health Canada, we are required to have an appropriately zoned location and - as of the changes made on May 8th - it is further required that we have our facility already "built out".

As such, with regard to the zoning of the lot:

- It is our intent to have the zoning of the lot amended to allow for a light industrial use case.
- It is our intent to have the zoning of the lot amended to allow specifically for the operation of a facility intended for the micro-cultivation and micro-processing of non-medicinal cannabis.

Given the strict safety and security requirements that licenced producers are held to, the total lack of sales to the public, and the fairly isolated location of our proposed site we do not see this proposed development as creating a risk to the community.

- All cannabis related activities at this proposed facility would be conducted indoors. The location we have selected is rather isolated from any areas that have, primarily, residential or community use cases. Due to the proximity of Tugwell Fields to the "Industrial Park", we did not feel that the location was suitable for a facility of this type.
- The licenses that we would be applying for **do not** allow for the sales of cannabis (nor its derivatives) to the public and we, further, do not intend to apply for such licences that would allow for medicinal sales.
- To successfully complete the licence application our facility will have to meet Health Canada's requirements for Good Production Practices. We would, for example, be required to have (as per s.85 of the Cannabis Regulations) an air filtering and ventilation system to prevent the escape of odours.

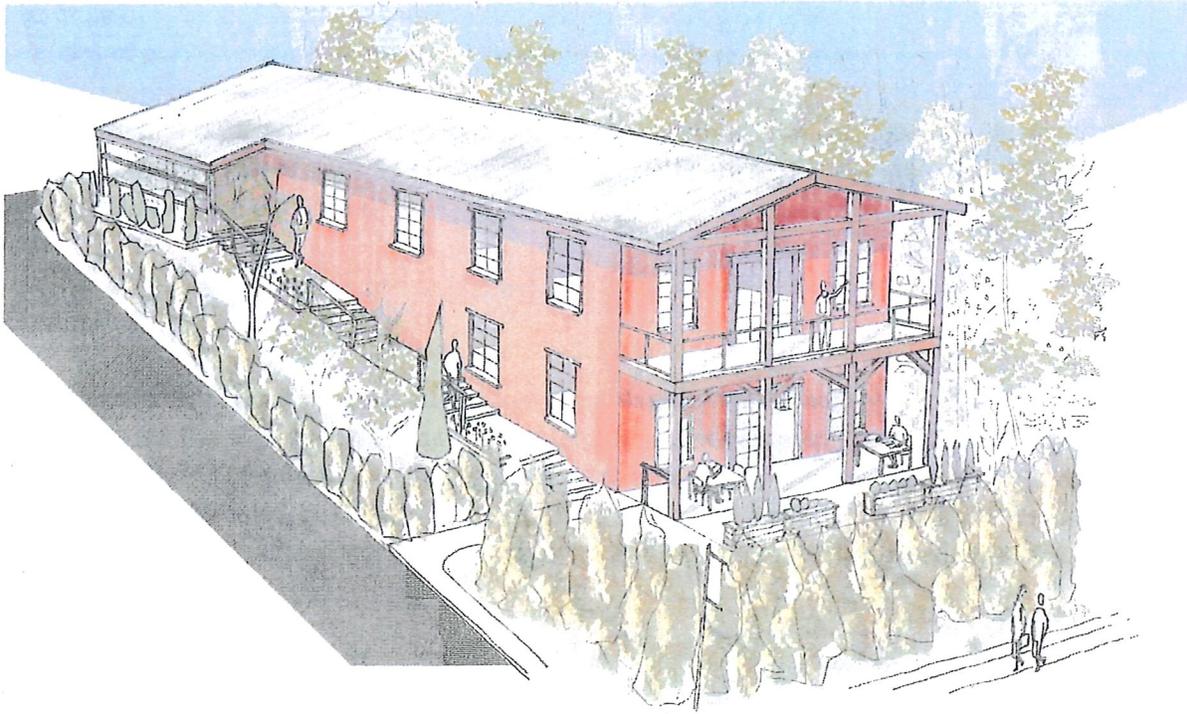
The Property - 2100 Peninsula Road - LT B PL VIP 85941 DL 284 LD 09

The property is located on Peninsula Road, towards the outer limit of current developments in the town. The property is currently zoned CS-2 Service Commercial, though in submitting this application we intend to have the zoning amended for our purpose. The property does have an (approximate) 22 metre frontage that would be briefly visible to those entering Ucluelet; we intend to heavily plant this frontage to minimize the profile of our building. The property has a fairly even slope to it - being approximately 6.7 metres higher in the rear .



The Building and Business

It is our intent that the building fit the general look and theme of Ucluelet; we envision a fairly nondescript "commercial fishing village" style of building, almost reminiscent of a "net loft". Further, we do not want this facility to have a negative impact on the community; we will be ensuring that we are not a source of unwanted odours and sounds.



Given the changes which occurred to the application process requiring new applicants to have a "built out" site *prior to* applying, we would be designing this facility to also account for the possibility of not getting licenced.

In the event that we did not get licenced, the building could still be used for a mix of commercial and "light industrial" use cases - due to the size of the building it is conceivable that it could serve multiple uses. As approximately half of the building would be designed for the goal of hydroponic cultivation, we have considered the possibility of instead growing more traditional crops; in this possible scenario the remainder of the building would be used for a mix of storage, packaging, sales, and office space as required.

Community Impact: Potential unwanted odours, sounds, and security concerns.

Unwanted Odours

Licensed Producers are required to “prevent the escape of odours” by the Cannabis Act. Under the former *Access To Cannabis for Medical Purposes Regulations* Health Canada gave the example of a filtration system using an H13 high-efficiency particulate air (HEPA) filter (filtering 99.95% of particles larger than 0.3 micrometers) to achieve this goal.

To ensure that our planned facility does not negatively impact the community and, as such, we would be using a mix of activated charcoal and HEPA filters to prevent the escape of any meaningful amount of odours.

Sound Pollution

While this facility would be required to have a number of fans to facilitate air exchange, we do not anticipate this to produce an abnormally large amount of sound; the site should not be much different, in terms of sound pollution, from many other commercial and light industrial uses (restaurants, breweries, markets ... etc). Further, the licence classes we seek are for small scale production and as such we will not be constantly loading and unloading material at the site.

Security Concerns

The licence classes that we are applying for are held to strict security requirements, both in the facility's design and operation as well as in the choice of employees for key positions. It is in our own best interests to ensure that we maintain a high level of security at all times.







STAFF REPORT TO COUNCIL

Council Meeting: January 14, 2020
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE NO: 3360-20-RZ20-01

SUBJECT: ZONING BYLAW AMENDMENT FOR TWO EXISTING
DUPLEX PROPERTIES

REPORT NO: 20-05

ATTACHMENT(S): APPENDIX A – ZONING AMENDMENT BYLAW NO. 1261, 2020

RECOMMENDATION:

1. **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020, be given first and second reading and advanced to a public hearing.

PURPOSE:

To provide Council with information on an application to amend Zoning Bylaw No. 1160, 2013 (the “Zoning Bylaw”), for two properties (**Figure 1**) each of which contain an existing residential duplex building which was built as a duplex under a valid building permit.



Figure 1 – Subject Property

BACKGROUND:

On November 7, 2019, Council received a letter from Bernie and Jayne Stock asking for a change in the zoning designation of their property to reflect the strata duplex use occurring on their land. At its November 26, 2019, regular meeting, Council discussed this request. Staff noted that Mr. and Ms. Stock were requesting rezoning because their duplex is one of a few legally non-conforming properties; this situation was created by past blanket zoning amendments which perhaps overlooked the existing uses of properties in a number of locations throughout Ucluelet. Staff described a handful of situations where existing long-term residential and commercial uses are not reflected in the property zoning, which can create some difficulty for property owners, and suggested that these be brought forward as “housekeeping” zoning amendments as time and workload allows. Council indicated support for this proactive approach of addressing this issue, rather than placing the onus on property owners to submit rezoning applications to change the designation of their individual properties.

DISCUSSION:

Staff conducted a review of the duplexes in Ucluelet. Staff began by identifying all existing duplex dwelling properties within Ucluelet by reviewing BC Assessment Authority land use classifications. Fifteen properties were identified as designated for duplex use. Next, Staff conducted a preliminary Building Permit (**BP**) review of the identified properties. 1639-1641 Holly Crescent, 1671-1673 Holly Crescent and 1326 Helen Road were confirmed to have been constructed as duplexes under building permit. Other identified properties appear to have been built as Single-Family Dwellings (**SFDs**), or there is a lack of building permit information on file. It is important to note that there may be other information within District of Ucluelet files or in the property owners’ possession, that might document additional properties which were in fact built or renovated to be duplexes. Finally, Staff considered which of the duplex dwelling units were a pair of separate titles registered under the Strata Property Act. The properties at 1639-1641 Holly Crescent and 1671-1673 Holly Crescent were identified as strata duplexes.

As a result of the review, Staff propose to only amend the zoning designation of 1639-1641 Holly Crescent and 1671-1673 Holly Crescent (the “**Subject Properties**”) from R-1 Single Family Residential (**R-1**) to R-2 Medium Density Residential (**R-2**) at this time. These two duplex buildings were both built as duplexes in March of 1981 with building permits and their respective strata plans were registered in July of that same year. It is clear that these two properties (total of four titles) were purpose-built as duplexes; because of the strata titles and separate ownership, these units would benefit from the R-2 Zoning designation to become lawful.

The other 13 identified duplex properties present a more complex set of circumstances. Many may not require a zoning amendment to become lawful. On December 12, 2019, changes made by the Province to the BC Building Code removed size restrictions for secondary suites (as the code applies to buildings, not as defined by zoning bylaws). Therefore, some of the duplexes listed by the Assessment Authority may now become lawfully conforming through a development variance permit. This will require applications on a site-specific basis. If dwelling units have been added or converted without building permits on any of these properties, that is still a matter of unauthorized construction and building permits would be required. Staff will be bringing forward a separate report to address these other properties - along with other residential housing considerations - at a later date.

Zoning Amendment for the Subject Properties

The subject properties are currently zoned R-1; the R-1 zoning designation does not allow multiple strata dwelling units on a single property. Staff do not see a plausible reason for the subject properties to have been built or rezoned into a lawful non-conforming status other than as an oversight. It is appropriate, if not preferred, that different forms of low-density residential uses such as SFD's, Duplexes and Secondary Suites be mixed in a neighbourhood rather than grouped together in separate uniform blocks. Even if it were preferred that the subject properties convert over time back to single-family dwellings, the existence of four separate independently titled dwelling units on the two subject properties would make that conversion problematic. Staff consider the best approach is to amend the zoning of the subject properties to R-2, which if approved, would allow the following uses:

R-2.1 Permitted Uses:

R-2.1.1 *The following uses are permitted, but secondary permitted uses are only permitted in conjunction with a principal permitted use:*

(1) *Principal:*

(a) *Single Family Dwelling*

(2) *Secondary:*

(a) *Bed and Breakfast*

(b) *Home Occupation*

(c) *Secondary Suite*

R-2.1.2 *The following uses are permitted, but secondary permitted uses are only permitted in conjunction with a principal permitted use:*

(1) *Principal:*

(a) *Duplex Dwelling*

(b) *Multiple Family Residential*

(i) *Despite the above, Multiple Family Residential is not permitted on Lots 3, 4, 5 and 6 of Plan VIP76238.*

(2) *Secondary:*

(a) *Home Occupation*

R-2.1.3 *The following uses are permitted, with no secondary permitted uses:*

(1) *Principal:*

(a) *Moderate Level Support Services Housing*

A further amendment is required for 1639-1641 Holly Crescent. This lot has an area of 734m² whereas the minimum required lot size as per R-2.1.1 (2) of the zoning bylaw is 750 m². The proposed amendment would read as follows:

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding subsection (a) to section R-2.1.1(2) in alphanumerical order, as follows:

“(a) Despite the above, the minimum lot size is 734m² (7,901ft²) for a Duplex Dwelling on Strata Plan 1004 containing the following Strata lots:

- (i) Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-258); and*
- (ii) Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-282).”*

The zoning amendment above would allow the owners to continue the duplex dwelling use for the foreseeable future and have the potential to rebuild the duplex buildings on the properties.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Should the application proceed, staff time will be required to process this Zoning Bylaw Amendment, including giving notice of a Public Hearing.

FINANCIAL IMPACTS:

There are no direct financial impacts from advancing the proposed bylaw to a public hearing.

POLICY OR LEGISLATIVE IMPACTS:

The 2011 Official Community Plan (the “OCP”) classifies duplexes as a type of multi-family residential use and indicates areas where multi-family residential uses are to occur. However, the subject properties’ duplex uses already exist in areas designated single-family, the current lawfully non-conforming status is the result of an oversight, and the new provincial building code changes now blur the lines between what is a secondary suite and what is a duplex. Because of these mitigating factors, Staff consider it consistent to proceed with Zoning Amendment Bylaw No. 1261, 2020, without amending the 2011 OCP.

SUMMARY:

The proposed zoning amendment is a recognition of an existing residential use that occurs within a residential neighbourhood. Staff recommend that Council advance the zoning amendment bylaw No. 1261, 2020, to clean up the zoning bylaw as it applies to these two properties.

OPTIONS:

Alternatively, Council could consider the following:

2. **THAT** Council provide alternative direction to Staff and/or the property owners; **or**,
3. **THAT** Council reject the proposed bylaw amendments.

Respectfully submitted: John Towgood, Planner 1
Bruce Greig, Manager of Planning
Mark Boysen, Chief Administrative Officer

DISTRICT OF UCLUELET**Zoning Amendment Bylaw No. 1261, 2020**

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".
(1639, 1641, 1671 and 1673 Holly Crescent)

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:

The following properties are to be rezoned from R-1 Zone-Single Family Residential to R-2 Zone-Medium Density Residential and the Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 is to be amended accordingly:

- a. 1671 and 1673 Holly Crescent (as shown highlighted as Property-1 on the Schedule 'A' attached to and forming part of this bylaw):
 - i. Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-258); and
 - ii. Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-282).
- b. 1639 and 1641 Holly Crescent (as shown highlighted as Property-2 on the Schedule 'A' attached to and forming part of this bylaw):
 - i. Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1003, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-029); and
 - ii. Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1003, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-045).

2. Text Amendment:

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding subsection (a) to section R-2.1.1(2) in alphanumerical order, as follows:

“(a) Despite the above, the minimum lot size is 734m2 (7,901ft2) for a Duplex Dwelling on Strata Plan 1004 containing the following Strata lots:

- (i) Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-258); and
- (ii) Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-282).”

3. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020”.

READ A FIRST TIME this day of , 2020.

READ A SECOND TIME this day of , 2020.

PUBLIC HEARING held this day of , 2020.

READ A THIRD TIME this day of , 2020.

ADOPTED this day of , 2020.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020.”

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

SCHEDULE 'A'

District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020

From: R-1 Single Family Residential
To: R-2 Medium Density Residential

