



SPECIAL COUNCIL MEETING AGENDA

May 9, 2013 at 10:00am
 District of Ucluelet Board Room
 200 Main Street, Ucluelet, BC

<p>ADOPTION OF MINUTES: None</p>	
<p>CORRESPONDENCE: None</p>	
<p>INFORMATION ITEMS: None</p>	
<p>REPORTS:</p> <p>R-1 Development Permit for Roman’s Restaurant Lot 4, Plan 3486, District 9, 1620 Peninsula Rd., Unit 7 Patricia Abdulla, Manager of Planning</p> <p>R-2 2013 Tax Rates Bylaw Jeanette O’Connor, CFO</p>	
<p>LEGISLATION:</p> <p>B-1 2013 Tax Rates Bylaw No.1155, 2013 (up to three readings)</p>	
<p>ADJOURNMENT</p>	
<p>RESOLVE INTO CLOSED SESSION</p> <p><i>Notice: This meeting may be closed to the public only where items for consideration meet the requirements of Section 90 of the Community Charter.</i></p>	

**REPORT TO COUNCIL**

MEETING DATE: May 9, 2013 **FILE NO:** (DP13-01); XREF: FOLIO 161.000
FROM: PATRICIA ABDULLA, MANAGER PLANNING
SUBJECT: **DEVELOPMENT PERMIT FOR LOT 4, PLAN 3486, DISTRICT 9
ROMANS RESTAURANT, 1620 PENINSULA ROAD, UNIT 7**

Recommendation:

1. **THAT** Council consider approval of the following recommendation:

A Development Permit be issued on the above referenced property subject to the conditions outlined below and within the body of this report.

- a) Full compliance with the current B.C. Building Code and all other relevant requirements through the submission of a complete Building Permit application.
- b) Adherence to the submitted Development Permit drawings and documentation including conditions and commitments outlined herein and noted in the following report.

Purpose:

To consider the issuance of a Development Permit to allow a metal and glass awning over the patio of Unit 7, 1620 Peninsula Road all in accordance with the Development Permit Guidelines for Development Permit Area No. 7 (Peninsula Road) under the Official Community Plan (OCP).

Background:

The above referenced Development Permit was on the 2013 April 9th. Council Agenda for both a Development Permit as well as a Development Variance Permit. Council requested that Planning Staff refer the variance request to the Board of Variance for a ruling on the front yard setback prior to consideration of the Development Permit.

The Board of Variance heard the appeal for the front yard relaxation at their May 6, 2013 Board of Variance Meeting. The Board considered the appeal and granted the front yard relaxation. Development Permit No. 13-01 is now before Council for consideration with the variance having been approved. For Council's reference the report which was earlier submitted and on the 2013 April 9th Agenda is repeated below

2013, April 9 Council Report Excerpt

Planning Staff are in receipt of an application for a Development Permit at the above referenced address. The property falls within the area described in the OCP as Peninsula Road – Development Permit Area 7. The category under the Local Government Act in which this Development Permit Area was established relates to Form and Character.

The Development Permit Guidelines, adopted under the Official Community Plan, underscore the need to address the architectural and urban design of proposals which serves to benefit both residents and visitors alike. The mixture of retail, service commercial and tourist commercial uses adjacent to the Village Square requires that particular attention be paid to architectural design and uses as they relate to the mix of pedestrian/vehicular uses in a town centre. Landscaping and use of outdoor space should encourage the revitalization of the neighborhood.

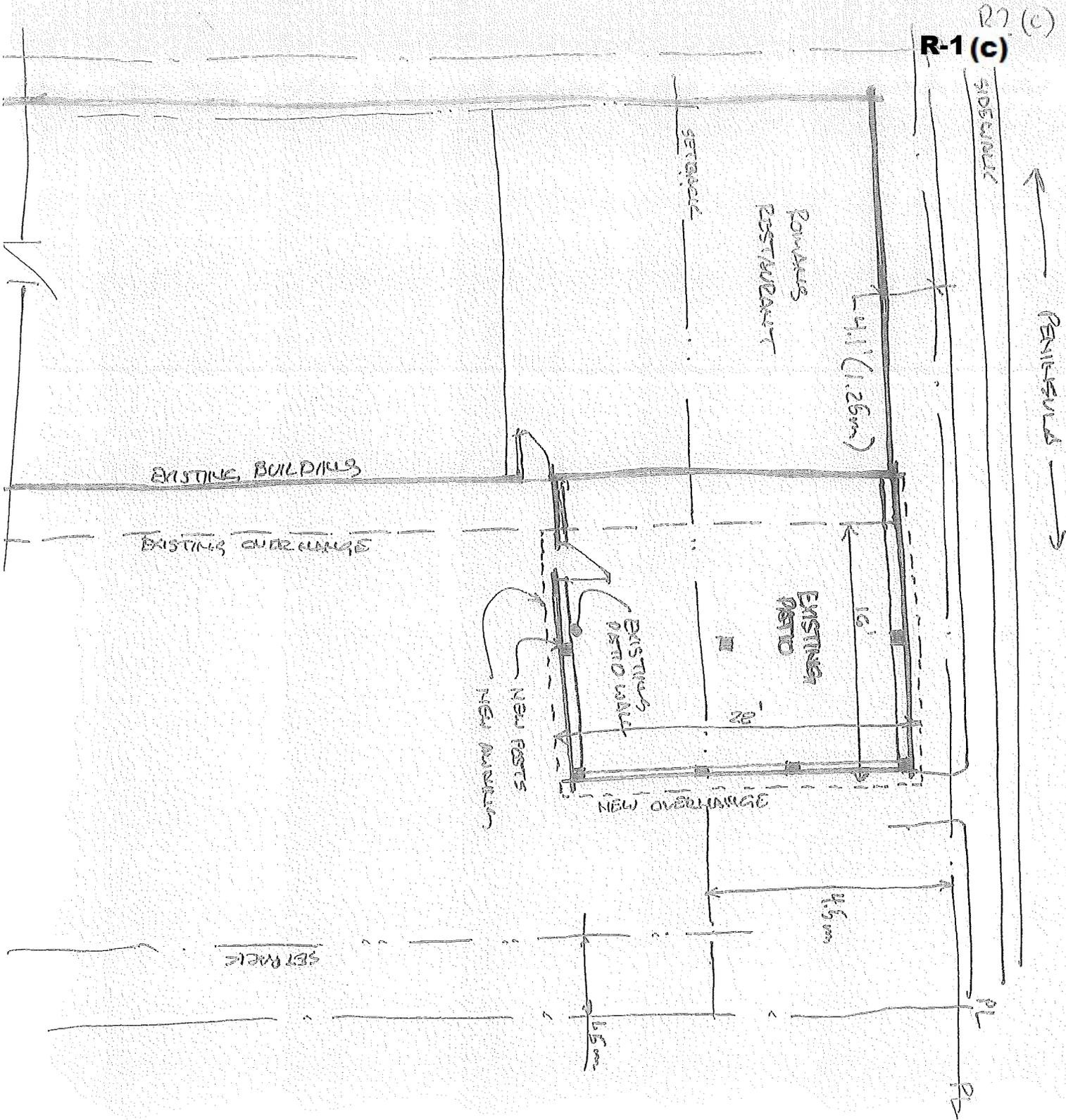
Development Permit Application:

The subject site is located on the south side of Peninsula Road (**attachment 1**) and is Zoned CS-2 – Service Commercial. It contains a one storey concrete block commercial strip with individual retail units facing east onto a parking lot.

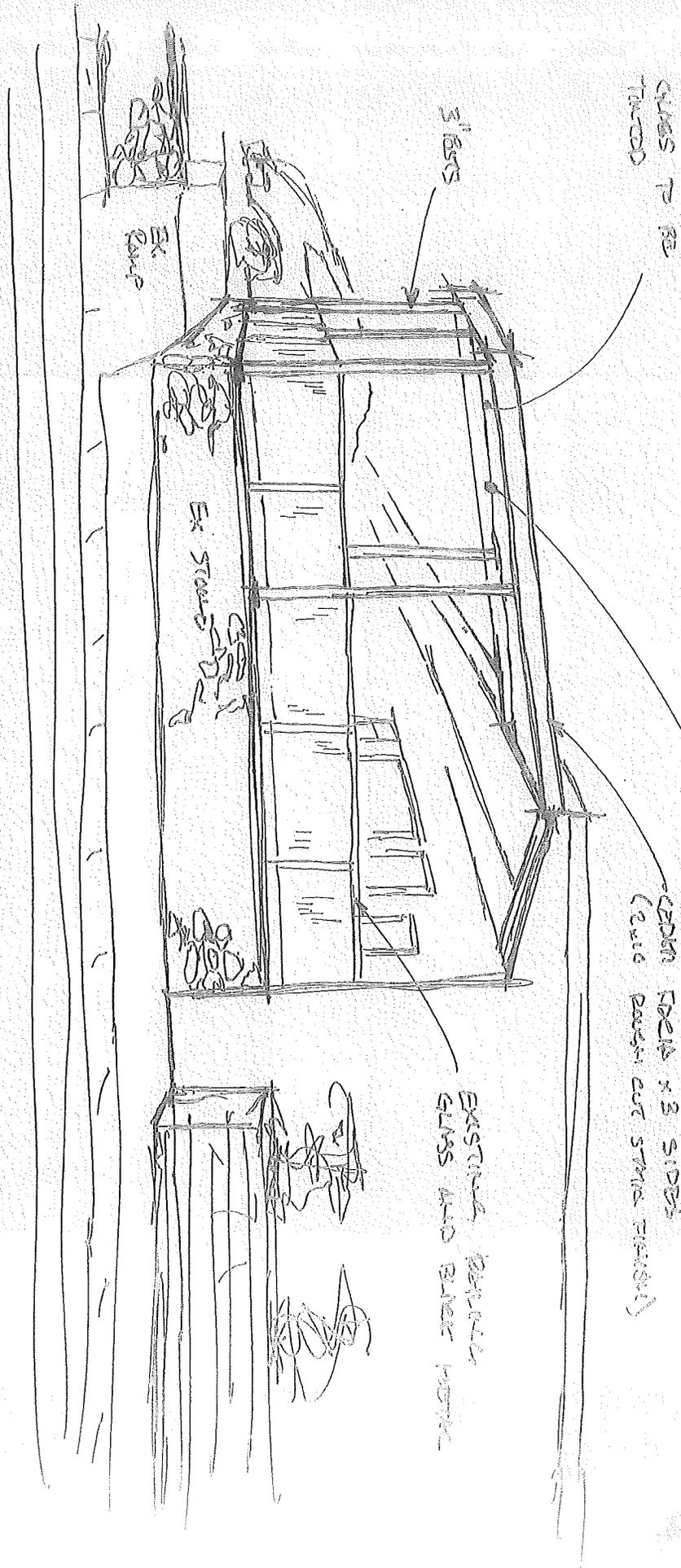
The existing commercial strip 'mall' is built in a fashion which is indicative of the late 1960's celebration of the automobile. Its large paved parking lot is flanked by one storey box like structures which flank either side. Minimalist architecture prevailed in the late 60's, the result of which was that often little façade treatment or material relief would be presented at a pedestrian level or to the street. In the case of the subject site, it meant a blank concrete wall facing Peninsula Road and any façade treatment at all was applied to the unit frontages interior to the site. The intent was to encourage pedestrian movement within the site itself and to leave the streets for vehicles. These are no longer the principles on which town centers are planned and pedestrian movement and participation from a street level is encouraged.

The applicant is proposing to add a metal and glass awning (**attachment 2**) over their existing patio area of Unit 7, known as Roman's Restaurant. The proposed awning does not increase the patio area and thus does not increase any parking requirement beyond that which would have been required for existing space. The awning will be painted black and the glass will be tinted in 600mm wide sheets. It will be attached to the existing roof overhang and the outer support posts will land on the existing concrete and stone patio wall while the interior post will land on a footing cut into the patio slab. The awning structure, its bases and its lateral load will be engineered. Through discussions with Planning Staff the proponent will add a rough cut 2x8 cedar fascia with natural finish to align the awning's materials more to the direction of the Development Permit Guidelines.

R-1 (c)



PLAN



GLASS TO BE
TRACED

3\"/>

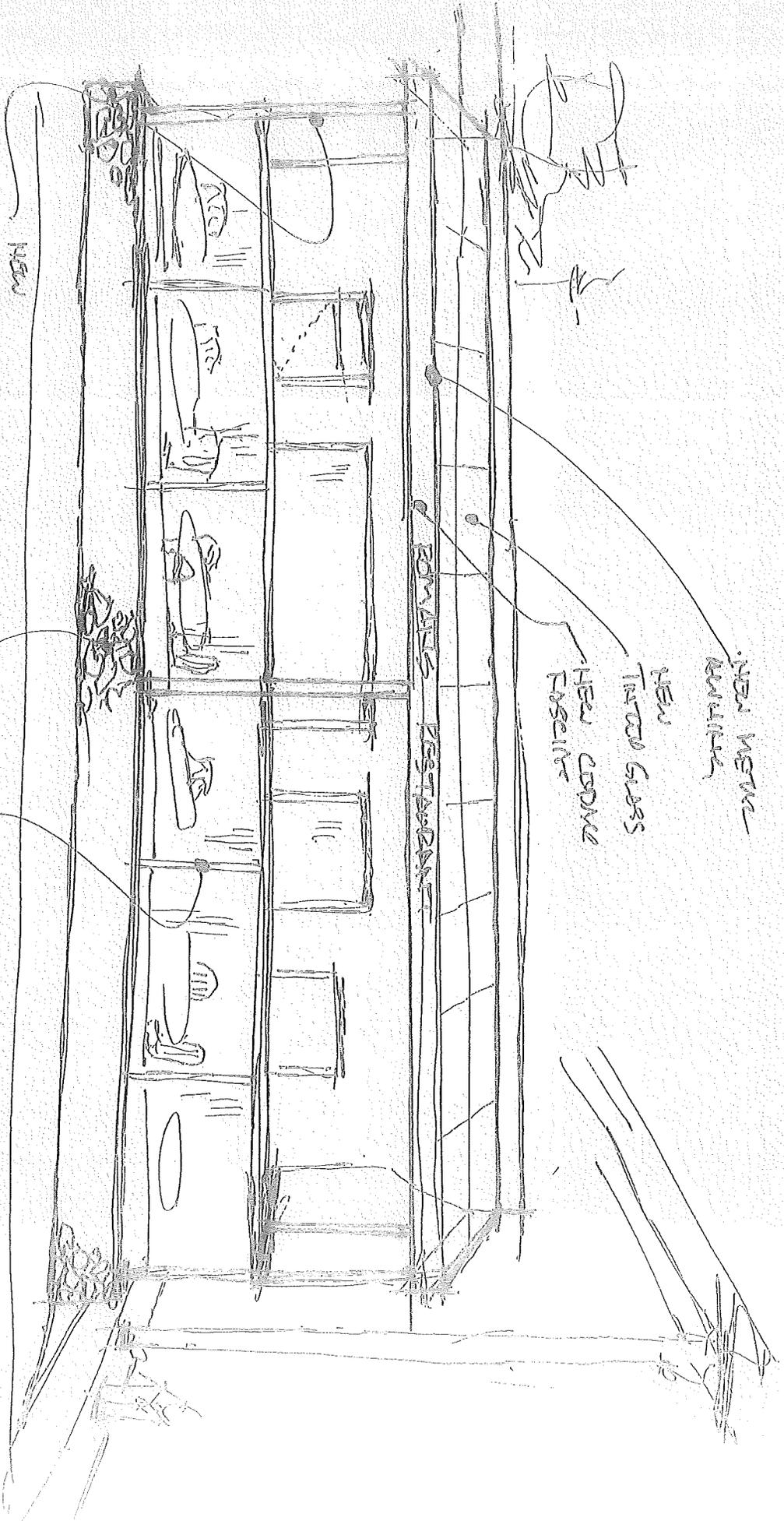
EX
BASE

EX STAIRS

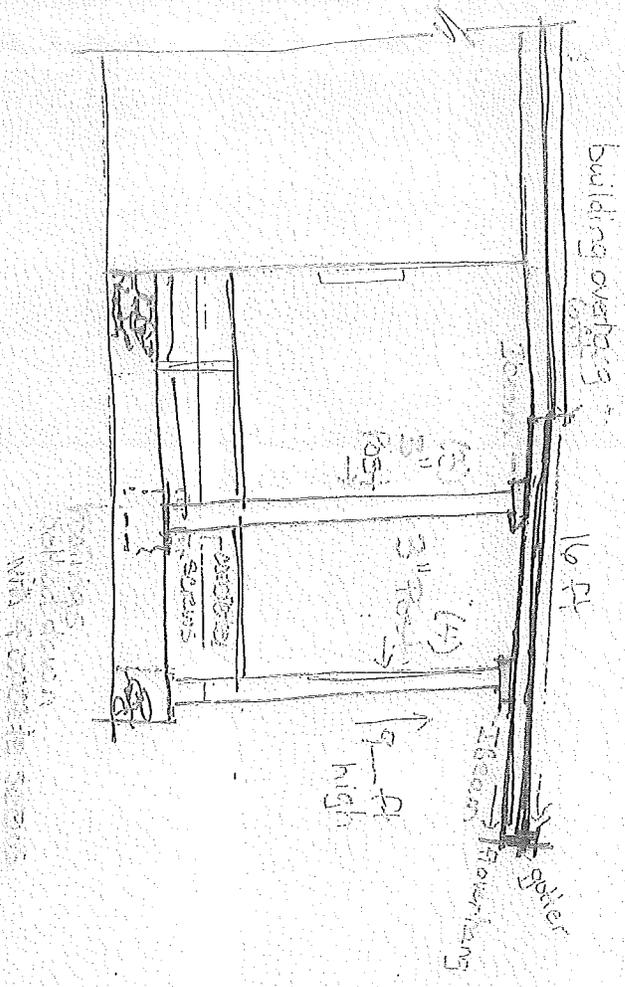
NEW METAL GLASS ROOFING,
PAINTED BLUE

NEW
CEDAR TRIM x 3 SIDES
(2nd BASELINE CUT STRIPS TRACED)

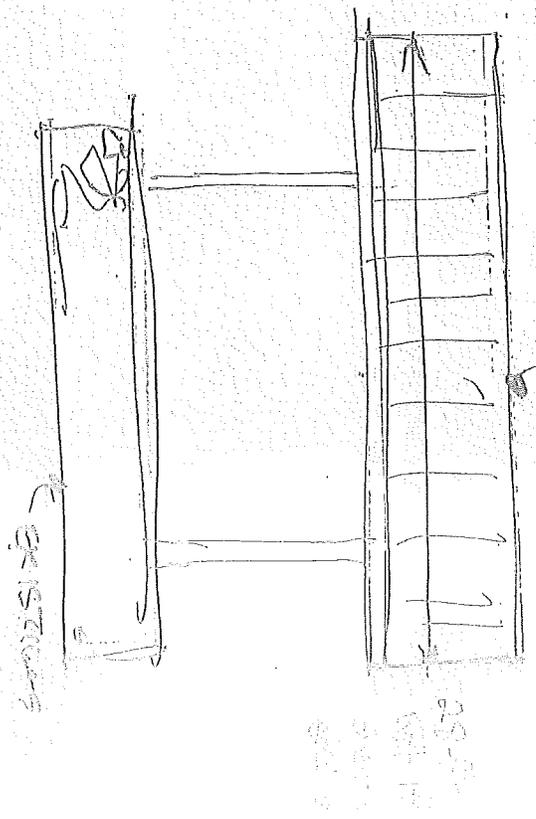
EXISTING REPAIRS
GLASS AND BRICK WORK



END



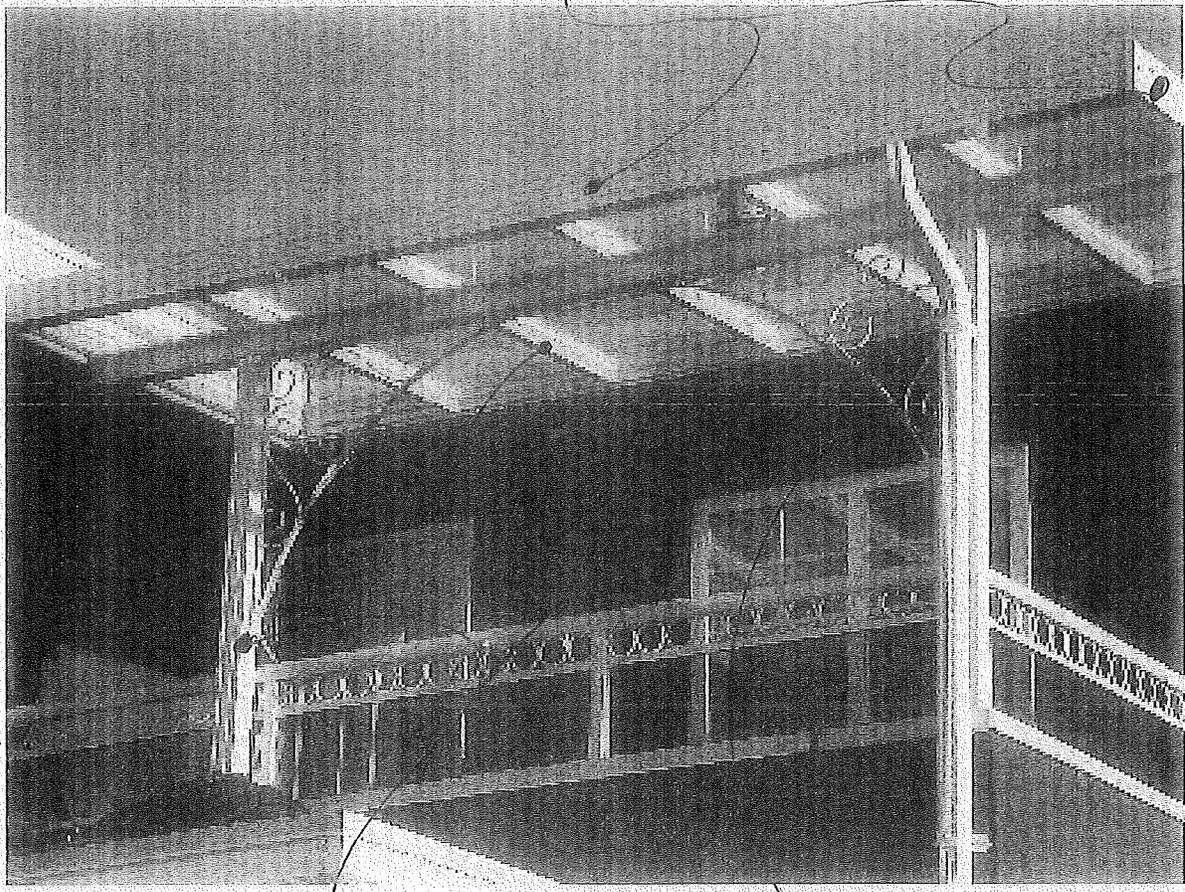
side view



Block of
glass
panels

EXISTING

FACED WITH CDMR



NO DETAILING
PAINTED BLACK

March 5 2013

To Whom it may concern,

This letter is in application for a development permit for a patio covering at 1636 Unit 7 Peninsula road for our business, Romans Restaurant. We feel that this covering to our patio will benefit our business when the weather isn't accommodating for outside seating in the busy summer months. Customers will still have the option to sit outside in all the other seasons as well as it will be heated. It will be an attractive look and will attract attention of people from the street which will be beneficial for the plaza, and the restaurant.

Thanks for your attention to this matter.

Sincerely,

Jeanette Boyko

Owner of Romans/ MJK Eatery Ltd.

AL DAVISON LTD.
P.O. Box 1148
Ucluelet, B.C. V0R 3A0
Fax/ Ph:(250) 726-7141 or Cell: (250) 726-8217
Romamm@telus.net

March 29, 2013

District of Ucluelet, Planning Department
C/O John Towgood
P.O. Box 999
Ucluelet, BC
V0R 3A0

Re: Application /Permit, Roman's Restaurant Patio Cover:

Dear District of Ucluelet,

This letter is to confirm that we, the property owners of the Davison Plaza, have reviewed the application submitted by Roman's Restaurant to build a patio cover. We are in support of this project. A patio cover will allow our tenant to maximize the use of their rented space at the Plaza. Please accept this letter in lieu of our signatures on the building application.

Thank You.

Sincerely,

Roman Marczyk
Karen Marczyk
Property Owners
Davison Plaza
1636 Peninsula Road



REPORT TO COUNCIL

MEETING DATE: May 08, 2013 **FILE NO:** 1970-02
FROM: Jeanette O'Connor, CFO **BYLAW NO:** 1155
SUBJECT: 2013 TAX RATES BYLAW

Purpose: This bylaw supports the tax levy required by the District of Ucluelet 5 Year Financial Plan and levies that require the calculation of tax rates.

Background: The required tax levy for the District is established by the 5 year Financial Plan Bylaw. The levy amount is applied to the revised assessment roll to determine how the levy will be allocated to property owners by property class and assessed value. The revised roll is issued in March and incorporates any assessment appeals that have been resolved since January.

Property owners should note a variety of factors influence the assessment values on which final tax rates are based and the impact on individual properties will vary.

The same allocation process and calculation is used to allocate the dollar values levied by the Regional and Hospital Districts, and the Library. Other jurisdictions levy by issuing the rates directly. These are not included in this bylaw as they have already been established under provincial legislation. They include the School Tax, Policing, Municipal Finance Authority, and BC Assessment.

Financial Implications: The District's primary source of revenue is the annual tax levy. The levy funds most of our operating expenditures and a significant portion of new and replacement capital for general municipal work. The financial plan for 2013 called for a 2% increase over the 2012 municipal tax levy.

Implications to the Organization: The rates in this bylaw complete the Financial Plan process for 2013 and enable the District of Ucluelet to meet the obligation of levying and collecting taxes for other bodies.

Recommendation: That Council gives three readings and subsequent adoption to the 2013 Tax Rate Bylaw No. 1155, 2013.


Jeanette O'Connor
Chief Financial Officer

DISTRICT OF UCLUELET

BYLAW NO. 1155, 2013

"A Bylaw for the Levying of Taxation Rates for Municipal, Debt, Regional Library, Regional Hospital, and Regional District Purposes for the year 2013"

WHEREAS the *Community Charter* requires a Council to, by bylaw, impose property value taxes for the year by establishing tax rates;

NOW THEREFORE the Council of the District of Ucluelet enacts as follows:

Title

1. This bylaw may be cited as "Annual Tax Rates Bylaw No. 1155, 2013".

Tax Rates

2. The following taxes rates are hereby imposed and levied for the year 2013:
 - I. General Municipal Purposes - For all lawful General Municipal purposes of the municipality on the value of land and improvements taxable for general municipal purposes, rates appearing in Column I of Schedule "A" attached hereto and forming a part of this bylaw.
 - II. General Municipal Debt - For Debt purposes on the value of land and improvements taxable for general municipal purposes, rates appearing in Column II of Schedule "A" attached hereto and forming a part of this bylaw.
 - III. Regional District Purposes - For purposes of the Regional District of Alberni-Clayoquot on the value of land and improvements taxable for regional district purposes, rates appearing in Column III of Schedule "A" attached hereto and forming a part of this bylaw.
 - IV. Regional Hospital District - For Hospital purposes on the value of land and improvements taxable for regional hospital district purposes, rates appearing in Column IV of Schedule "A" attached hereto and forming a part of this bylaw.
 - V. Library - For Library purposes on the value of land and improvements taxable for regional library purposes, rates appearing in Column V of Schedule "A", attached hereto and forming a part of this bylaw.

Effective Date

3. The aforementioned rates and taxes shall be considered to have been imposed on and from the first day of January 2013.

Terms of Payment and Penalties

4. The aforementioned rates and taxes shall be due and payable at the municipal office of the District of Ucluelet, at Ucluelet in the Province of British Columbia.
5. There shall be added to the unpaid taxes levied for the year 2013, in respect of each parcel of land and improvements thereon on the real property tax roll, five percent (5%) of the amount unpaid as of the third day of July, 2013, and an additional five percent (5%) on the first day of October, 2012.

READ A FIRST TIME this xxth day of **MAY, 2013**.

READ A SECOND TIME this xxth day of **MAY, 2013**.

READ A THIRD TIME this xxth day of **MAY, 2013**.

ADOPTED this xxth day of **MAY, 2013**.

CERTIFIED CORRECT; "Annual Tax Rates Bylaw No. 1155, 2013".

Bill Irving
Mayor

Andrew Yeates
Corporate Officer

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

Andrew Yeates
Corporate Officer

Bylaw No. 1155, 2013**District of Ucluelet****Schedule A**

2013 Tax Rates (Dollars of Tax per \$1,000 Taxable Value)

	I	II	III	IV	V
Property Class	General Municipal	Debt	Regional District of Alberni Clayoquot	Regional Hospital District	Library
Residential	4.1361	0.2559	0.4381	0.3439	0.1653
Utilities	37.6713	2.3287	1.5333	1.2035	1.1299
Business Other	11.3093	0.6997	1.0733	0.8424	0.452
Recreation/Non- Profit	7.3804	0.4568	0.4381	0.3439	0.2949