



REGULAR COUNCIL MEETING AGENDA

June 25, 2013 at 7:30pm

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

CALL TO ORDER:	
ADOPTION OF MINUTES: June 11, 2013 Regular Council Minutes	
PUBLIC INPUT, DELEGATIONS & PETITIONS: None	
CORRESPONDENCE: None	
INFORMATION ITEMS: None	
REPORTS: R-1 Expenditure Voucher G-12/13 Jeanette O'Connor, CFO R-2 Proposal to Rezone 1601 Peninsula Rd. from Private Institutional to Village Square Commercial Patricia Abdulla, Manager of Planning R-3 District of Ucluelet Harbour Plan - 2012 Patricia Abdulla, Manager of Planning R-4 New Zoning Bylaw No.1160, 2013 Patricia Abdulla, Manager of Planning R-5 District of Ucluelet 2012 Annual Report Jeanette O'Connor, Chief Financial Officer	
LEGISLATION: None	

COM-1 COUNCIL COMMITTEE REPORTS

Councillor Dario Corlazzoli *Deputy Mayor October-December*

- ◆ Coastal Community Network
- ◆ Fisheries
- ◆ Signage Committee
- ◆ Ucluelet Chamber of Commerce
- ◆ Ucluelet Recreation Committee (*alternate*)
- ◆ Wild Pacific Trail

Councillor Geoff Lyons *Deputy Mayor April-June*

- ◆ Central West Coast Forest Society
- ◆ Food Bank on the Edge
- ◆ Local Marine Advisory Committee
- ◆ Ucluelet & Area Historical Society
- ◆ Clayoquot Biosphere Trust Society (*alternate*)
- ◆ West Coast Multiplex Society

Councillor Sally Mole *Deputy Mayor July-September*

- ◆ Harbour Advisory Commission
- ◆ School Liaison (*alternate*)
- ◆ Ucluelet & Area Child Care Society
- ◆ Ucluelet Affordable Housing Society
- ◆ Ucluelet Recreation Commission
- ◆ Vancouver Island Regional Library (*alternate*)
- ◆ Westcoast Community Resources Society

Councillor Randy Oliwa *Deputy Mayor January-March*

- ◆ Parent Advisory Committee/Public School Liaison
- ◆ Sea View Senior's Housing Society
- ◆ Ucluelet Volunteer Fire Brigade
- ◆ Ucluelet/Provincial Emergency Program
- ◆ Vancouver Island Regional Library Board

Mayor Bill Irving

- ◆ Alberni-Clayoquot Regional District
- ◆ Pacific Rim Harbour Authority
- ◆ Aquarium Board

NEW BUSINESS:

PUBLIC QUESTION PERIOD:

ADJOURNMENT	
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RESOLVE INTO CLOSED SESSION	
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<p><u>Notice:</u> <i>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>	
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DISTRICT OF UCLUELET
Minutes of the Regular Council Meeting
held in the George Fraser Room, 500 Matterson Drive,
Ucluelet, BC on June 11, 2013 at 7:30 pm

COUNCIL PRESENT:

Mayor Irving
Councillor Lyons
Councillor Mole
Councillor Oliwa

STAFF PRESENT:

Andrew Yeates, CAO
Morgan Dossall, Recording Secretary

REGRETS:

Councillor Corlazzoli

CALL TO ORDER:

Mayor Irving called the meeting to order at 7:30 pm.

APPROVAL OF MINUTES:

Moved by Councillor Lyons, seconded by Councillor Oliwa to adopt the May 28, 2013 Regular Council minutes as presented.

CARRIED

ERRORS OR OMISSIONS:

- ❖ Amend the May 28, 2013 minutes by changing “invite an Alberni-Clayoquot Regional District representative to present at a future Regular Council meeting” to “invite a Reconciliation Canada representative to present at a future Regular Council meeting”.

BUSINESS OUT OF MINUTES:

- Staff to inform council which projects, if any, will be pursued under the Island Coast Economic Trust “One Step” grant

PUBLIC INPUT, DELEGATIONS & PETITIONS:

- Received comment regarding Kennedy Lake swim beach road access closure and request for District to aid Parks Canada in repairs. Council responded that this issue is being addressed.

D-1 Pacific Rim Scholarship Foundation Award Presentation

Gary Marks, PRSF

- Provided background on the foundation, requirements for the scholarship, and introduction of award winner, Mackenzie Drake
- Presented Mackenzie Drake with their 2013 scholarship for \$40,000

CORRESPONDENCE:

C-1 Request regarding Water Quality Issue

Brenda Mathieson, West Coast Motel

Moved by Councillor Lyons, seconded by Councillor Mole to receive correspondence item C-1.

CARRIED

Moved by Councillor Mole, seconded by Councillor Oliwa to write a letter to the West Coast Motel informing them of plan to improve communication between the public, the District, and the fire department, as well as the intention to install a new water valve in their area to prevent future water quality issues.

CARRIED

INFORMATION ITEMS:

None

REPORTS:

R-1 Expenditure Voucher G-11/13

Jeanette O'Connor, CFO

Moved by Councillor Lyons, seconded by Councillor Oliwa to receive Expenditure Voucher G-11/13.

CARRIED

R-2 Update on Youth Programs

Mandala Smulders, Youth Coordinator

Moved by Councillor Lyons, seconded by Councillor Mole to receive report R-2.

CARRIED

LEGISLATION:

None

COMMITTEE REPORTS:

Councillor Sally Mole

Coastal Family Resource Coalition

- Last meeting June 5, 2013
- Discussed transportation issues in the ACRD, Alberni-Clayoquot Health Network to begin assessment of assets/barriers on the west coast, and moving forward with community consultations
- Residential Care Open House at the Legion on June 18, 2013 from 11:30-2:00pm

Councillor Randy Oliwa

Parent Advisory Committee/Public School Liaison

- Sending out letter to School District 70 tomorrow regarding recent budget cuts and reduction of EA positions

Sea View Senior's Housing Society

- Met last week
- Reviewed site report and discussed items that tie into recreation, emergency preparedness, and fire safety

Vancouver Island Regional Library Board

- Met with ACRD (Cam Pinkerton, North Island College, representatives from Port Alberni libraries, Tofino Mayor, Ucluelet Mayor, Councillor Oliwa, Patricia Abdulla in attendance) to discuss escalating library costs
- Will attend VIRL meeting in Nanaimo June 15, 2013 to bring forth recommendations from ACRD

Mayor Bill Irving

Transportation

- Transportation Committee is requesting support of their proposed alternate route out of Port Alberni to the Island Hwy

Moved by Mayor Irving, seconded by Councillor Oliwa to write a letter to the Transportation Committee to support in principle the proposed alternate transportation route via Horn Lake.

CARRIED

Moved by Councillor Lyons, seconded by Councillor Oliwa to receive all committee reports.

CARRIED

Moved by Mayor Irving, seconded by Councillor Lyons to appoint Councillor Mole as representative of Council to the Coastal Family Resource Coalition.

CARRIED

NEW BUSINESS:

EMBC Workshop

- EMBC hosting workshop at Ucluelet Community Centre June 12, 2013 from 5:00-8:00pm on tsunami risks

Food Bank

- AGM for Food Bank held June 13, 2013 at 7:00pm at Ucluelet Community Centre

ACRD

- Formal meeting June 12, 2013 at Ucluelet Community Centre

Canadian Association of Municipal Administrators

- CAMA conference held in Vancouver last week
- Had opportunity to continue discussion on Coast Guard closure to keep issue active

Chamber Sign

- Chamber of Commerce is working with staff to install Henry Nolans Roy Vickers sign at their building for public display

Boat Launch

- Floats for new boat launch have now gone to tender

RCMP

- Annual meeting with RCMP to discuss issues and concerns in Ucluelet
- Our area is the largest area on the coast, with main issue being chronic understaffing
- Assessment from RCMP is that Ucluelet is very safe

Marine Debris

- Have received large amount of television coverage on tsunami debris issues; Council wishes to extend gratitude to staff for their continued efforts in this area
- Local groups continue to get together to do beach cleanup; still finding lots of materials

Tourism Ucluelet

- Global TV recently covered the Tourism Ucluelet van in Calgary
- TU van is currently in the interior and will be interviewed again by ChekTV
- TU is planning a celebratory parade when they return to Ucluelet; Council wishes to pass it's gratitude to Tourism Ucluelet for their work in promoting our community

Edge-to-Edge Marathon

- Council wishes to thank the staff that put together the Edge-to-Edge Marathon for its success and excellent service to participants

Vanisle 360

- Vanisle 360 event taking place June 15-16, 2013

PUBLIC QUESTION PERIOD

- ❖ Council received comments regarding youth issues in the community

ADJOURNMENT:

Mayor Irving adjourned the regular council meeting at 8:07 pm.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, May 28, 2013 at 7:30 pm in the George Fraser Community Room, 500 Matterson Road, Ucluelet, BC.

Bill Irving
Mayor

Andrew Yeates
CAO

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
019135	002	10/06/2013	AD004	TYCO INTEGRATED SE	80103468	SECURITY PW/MO	174.30		174.30	
019136	002	10/06/2013	AL001	ACKLANDS - GRAINGE	43540509585	SAW/IMP DRIVER/TES	900.18		900.18	
019137	002	10/06/2013	AO001	APERTURE OVERTURES	130522	SOCCER LEAGUE	196.00		196.00	
019138	002	10/06/2013	BC206	BC ASSESSMENT AUTH	120645	GILT-PILT	4,181.08		4,181.08	
019139	002	10/06/2013	bee24	BEESAFE SOLUTIONS	2013003	EMERGENCY KITS	1,637.86		1,637.86	
019140	002	10/06/2013	CE004	CORPORATE EXPRESS	32951167	SUPPLIES	142.87		142.87	
019141	002	10/06/2013	CF265	CLIVE FREUNDLICH,	9097 9098 9099 9101 9104 9102 9103	CLIVE MAY 13-16/13 CLIVE-ACCOMODATION MCLEOD JAN22 MAR6- HAMPSON MAR24 MAY2 SCHIBLI-ACCOM MAY8 STEIN MAR/APR/MAY/ SCHIBLI-MAY/13	3,811.50 245.70 3,118.50 241.46 655.20 471.24 13,338.15		21,881.75	
019142	002	10/06/2013	CGISC	CGIS CENTRE	41426	JUN2013	349.23		349.23	
019143	002	10/06/2013	CLC12	CARVELLO LAW CORPO	592 591 590 589 594 593 595 596 600	101013 101012 101009 101007 101026 101022 101029 101035 10110A	400.18 375.59 1,297.56 438.28 1,369.69 6,065.72 889.67 1,834.55 507.57		13,178.81	
019144	002	10/06/2013	CPSI	CANADIAN PLAYGROUN	120644	MCAVOY-CPSI RECERT	422.50		422.50	
019145	002	10/06/2013	DC796	DAVE'S CONTRACTING	249335	MAY 13-24/13	6,659.29		6,659.29	
019146	002	10/06/2013	EP001	DUNCAN SABINE COLL	28920	INTERIM BILLING DE	24,675.00		24,675.00	
019147	002	10/06/2013	ER254	ENDLESSRIDE	52913	MOVE FOR HEALTH	346.50		346.50	
019148	002	10/06/2013	FS004	FOUR STAR WATERWOR	41339	PRESURE CONTROL PL	6,690.74		6,690.74	
019149	002	10/06/2013	KS073	TOTAL DELIVERY SYS	151914	NI LABS-MAY/13	57.71		57.71	
019150	002	10/06/2013	KV079	K-V SERVICES	11705	W/M REPPAIR	85.00		85.00	
019151	002	10/06/2013	LMDG4	LMDG BUILDING CODE	32708	11339	1,351.89		1,351.89	
019152	002	10/06/2013	M9012	MCAVOY, WANDA	120641	MCAVOY-INDUSTRIAL	151.20		151.20	
019153	002	10/06/2013	MFL14	MINISTRY OF FOREST	EMI151704	MARINE-DISCHARGE F	1,284.61		1,284.61	
019154	002	10/06/2013	MI876	MADDEN INK	1306330	SUMMER SUPPLEMENT	116.26		116.26	
019155	002	10/06/2013	MS170	REVENUE SERVICES O	JUN/13	MAY/13	2,481.00		2,481.00	
019156	002	10/06/2013	ND001	VING VI NEWSPAPER	1519	FLEA MARKET	160.65		160.65	
019157	002	10/06/2013	PCT76	PACIFIC CARBON TRU	14-0009	2012 CARBON OFFSET	3,963.75		3,963.75	
019158	002	10/06/2013	PD199	PEOPLES DRUG MART	388134	NEW SKIN/WET ONES	23.48		23.48	
019159	002	10/06/2013	PR267	PACIFIC RIM WHALE	120642	CHOWDER CHOW DOWN	583.29		583.29	
019160	002	10/06/2013	ROGER	ROGERS WIRELESS	1247405360	MAY/13-JOHN PHN	82.32		82.32	
019161	002	10/06/2013	SBR01	SONBIRD REFUSE & R	15808	MAY/13	2,887.50		2,887.50	
019162	002	10/06/2013	SC006	SOFTCHOICE CORPORA	3376839	SONIC WALL WIFI FO	395.48		395.48	
019163	002	10/06/2013	SI604	SHU IAN	120643	SHU MAY/13	779.00		779.00	
019164	002	10/06/2013	SJ004	S & J SERVICES	530772	WORK YARD-MAY/13	315.00		2,352.00	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
					530770	LYCHE MAY/13	1,386.00			
					530775	AQUARIUM W/R MAY/1	651.00			
019165	002	10/06/2013	UR849	UCLUELET RENT-IT C	15881	PUMP OUT PORTABLES	252.00		252.00	
019166	002	10/06/2013	WP166	WINDSOR PLYWOOD -	00942A	SHOP YARD	852.69		1,068.66	
					00947A	DOOR REPAIR-MATTER	78.77			
					00946A	LSCA BUILDING SIGN	31.57			
					00945A	PARK/ICC PLANTS	24.28			
					00944A	BLUE ROOM-WATER HO	81.35			
019167	002	10/06/2013	YP788	YELLOW PAGES GROUP	13-7250499	YP ADVERTISING	40.63		40.63	
019169	002	17/06/2013	ACE92	ACE COURIER SERVIC	1484566	OAK CREEK GOLF	22.56		22.56	
019170	002	17/06/2013	AGS11	AGS BUSINESS SYSTE	718240	MAY/13 COPY COUNT	702.91		702.91	
019171	002	17/06/2013	BR330	BLACK ROCK MANAGEM	938	AED TRANSP/COURSE	171.35		171.35	
019172	002	17/06/2013	BS685	BIRD J STEPHEN	00004	LAUNDRY/SHOWERS	4,636.58		4,636.58	
019173	002	17/06/2013	CI192	CIBC - VISA CENTRE	APR25-MAY24/1	MAY/13	4,076.59		4,076.59	
019174	002	17/06/2013	CP300	CRITERION PICTURES	760455	MOVIES	22.40		22.40	
019175	002	17/06/2013	DFC01	DUMAS FREIGHT COMP	25262	4 STAR	24.35		890.36	
					25264	4 STAR	77.92			
					23720	CLEARTECH	581.83			
					25316	4 STAR HYDRANT PAR	29.07			
					23718	CLEARTECH	177.19			
019176	002	17/06/2013	FW050	FAR WEST FOODS GRO	271836	FIRE HALL TP/PT	97.97		416.35	
					272238	UCC SUPPLIES	233.19			
					272259	WEED CONTROL PW	85.19			
019177	002	17/06/2013	HR865	MPC CONSULTING LTD	UCL-13 INV 09	MATTERSON RESEVOIR	157.50		157.50	
019178	002	17/06/2013	I9253	IRVING BILL	120648	IRVING-FCM	376.40		376.40	
019179	002	17/06/2013	IC163	ICON DEVELOPMENTS	050313-01	SOFFIT/SIDING FIRE	250.65		250.65	
019180	002	17/06/2013	IH042	INNER HARMONY SERV	2226	MAY/13	2,832.37		2,832.37	
019181	002	17/06/2013	KS073	TOTAL DELIVERY SYS	MAY/13	NI LABS MAY/13	139.67		139.67	
019182	002	17/06/2013	L9346	LYONS GEOFF	120647	LYONS-CBT/MULTIPLE	81.62		114.02	
					120646	LYONS-CBT AGM	32.40			
019183	002	17/06/2013	LY001	YOUNG, ANDERSON	73210	1190000	1,999.27		1,999.27	
019184	002	17/06/2013	MC481	MARTIN CHRISTINE	120654	APR/MAY COMM YOGA	36.40		36.40	
019185	002	17/06/2013	MF113	MINISTER OF FINANC	93056226	MAIL OUT OF PROPER	1,606.22		1,606.22	
019186	002	17/06/2013	MM001	MAGIC MOMENTS SHIR	13-00012	T-BALL 2013	93.75		93.75	
019187	002	17/06/2013	MUC01	VANCOUVER ISLAND U	TRI7308-1	HAZ MAT DELIVERY	4,875.00		4,875.00	
019188	002	17/06/2013	MW002	MAJESTIC WEST COAS	120652	ADULT KAYAKING	1,498.11		1,498.11	
019189	002	17/06/2013	NEL91	NASH EXCAVATING LT	356	PIG LOADER/RECEIVE	15,577.36		15,577.36	
019190	002	17/06/2013	NI001	NORTH ISLAND COLLE	08-691839	856595	3,000.00		3,000.00	
019191	002	17/06/2013	NI005	NORTH ISLAND LABOR	86123	HELEN/HWY	52.50		243.60	
					86235	HELEN/HWY	52.50			
					86161	DISTRICT OFFICE	138.60			
019192	002	17/06/2013	NK002	NIXON, KEVIN	2013 EXAM	AIR BREAKS	15.00		15.00	
019193	002	17/06/2013	OC816	OAKCREEK GOLF & TU	2009318	DIPSTICK	53.59		53.59	
019194	002	17/06/2013	PB703	PHOENIX BENEFITS S	122-3	VFIS ACCIDENT INS	2,161.00		2,161.00	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
019195	002	17/06/2013	PC336	PETTY CASH FORTUNE	120650	SUPPLIES	46.92		46.92	
019196	002	17/06/2013	RK125	ROSENE KAT	120655	APR/MAY COMM YOGA	18.20		18.20	
019197	002	17/06/2013	RPI46	ROADPOST INC. T462	RC08019333	SAT PHONE	61.95		61.95	
019198	002	17/06/2013	S9326	SMULDERS MANDALA	120649	JUN2-8/13	694.40		694.40	
019199	002	17/06/2013	SBR01	SONBIRD REFUSE & R	16040	SPRING CLEAN	6,384.48		6,384.48	
019200	002	17/06/2013	SC003	SHARE CANADA	280708	PW YARD CLEANERS	2,058.00		2,058.00	
019201	002	17/06/2013	SJ004	S & J SERVICES	530774 530771	FIRE HALL MAY/13 UAC	138.60 630.00		768.60	
019202	002	17/06/2013	TM005	TELUS MOBILITY	MAY25/13	MAY/13	1,408.56		1,408.56	
019203	002	17/06/2013	TP002	TELUS	MAY28/13	MAY/13	4,668.09		4,668.09	
019204	002	17/06/2013	TP003	TARON PATRICIA	120651	SWIM/BABY SIT	1,253.60		1,253.60	
019205	002	17/06/2013	UC142	UCLUELET CONSUMER'	C01039345 C01023993 C01048171 C0102 6559 C01047727	ESS MEETING OPEN HOUSE AFTERSCHOOL CLUB CREAM/FOIL/WATER C MILK/CREAM	14.91 55.77 9.98 37.82 24.64		143.12	
019206	002	17/06/2013	UM010	UDELL MARK	2013EXAM	AIR BREAKS	15.00		15.00	
019207	002	17/06/2013	UM228	UCLUELET AQUARIUM	2044	PLAYSCHOOL VISIT	52.50		52.50	
019208	002	17/06/2013	UP459	UCLUELET PETRO-CAN	17109743 17109677 17110072 17110048 17109999 17109854 17109765 17109943 17109742	LAWN MOWER TIRE SW #3 WINTER TIRE CHA TOWING HELEN #5 OIL FILTER #5 GLOW PLUG #8 FROST PLUG #8 WIPER BLADE #9 HANDLE #8 BRAKE FLUID	21.28 94.08 75.54 162.87 500.51 202.99 16.79 15.07 82.87		1,172.00	
019209	002	17/06/2013	UR849	UCLUELET RENT-IT C	15997 16032 16046 16055 16048	R&M WEEDEATER PUMP OUT E2E HELEN-AIR RELEASE COBRA SAW BRUSH BLADES	177.57 313.60 627.20 36.11 154.36		1,308.84	
019210	002	17/06/2013	VI200	VANCOUVER ISLAND R	Q2-2013	Q2/13	23,062.00		23,062.00	
019211	002	17/06/2013	WIRRL	WEST ISLE RESOURCE	2781	SOIL MIX	810.05		810.05	
019212	002	17/06/2013	WP166	WINDSOR PLYWOOD -	00095A 00347A 00438A 00948A 99334A 01353A 01362A 01003A 01421A 01784A 01817A	DOCK REPAIRS PAINT-RAILINGS MAI PAINT-WHISKEY DOCK TARP LAG BOLT/FLAT WASH MAIN HALL HINGE CLIP MAIN ST DOCK SHINGLES 52 STEPS SREWS/WASHERS CONCRETE SLAB	29.30 238.11 117.44 35.54 16.02 16.19 7.57- 371.85 126.05 23.10 65.37		1,031.40	
019213	002	17/06/2013	ZN061	ZYLBERMAN NOAM	120653	APR/MAY COMM YOGA	18.20		18.20	
019214	002	18/06/2013	CK608	CORTES KEVIN	D377	D377	13,796.96		13,796.96	
Total:							204,294.42	0.00	204,294.42	



REPORT TO COUNCIL

MEETING DATE: JUNE 25, 2013 **FILE NO:** FOLIO: 58300175995; RZ 13-01; DP&DVP 13-02
FROM: PATRICIA ABDULLA, MANAGER OF PLANNING
SUBJECT: **Proposal to Rezone Lot A, District Lot 282, Clayoquot District, Plan 3550 (1601 Peninsula Road) from Private Institutional P-2 Zone to Village Square Commercial CS-1 Zone**

Recommendation:

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

Purpose:

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

Background:

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

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

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



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

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

Analysis:

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

1. Proposal – CS-1 Uses

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

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

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

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

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

2. Proposal – Exterior Modifications requiring the Development Permit

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

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

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

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

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

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

3. Proposal – Items requiring a Development Variance Permit

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

A Parking

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

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

B. Loading

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

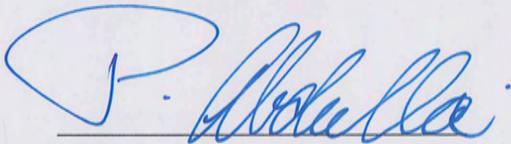
C. Setbacks

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

Summary:

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

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



Patricia Abdulla,
Manager of Planning

Attachments

DISTRICT OF UCLUELET

Bylaw No. 1156, 2013

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

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

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

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

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

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

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

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

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

Mayor
Bill Irving

CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw 1156



For the consideration of Ucluelet
Mayor and Council

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

respectfully submitted
May 24, 2013

Leif Hagar
384 Forbes Rd.
Ucluelet B.C.

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

Starting with zoning! OCP overview page 6

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

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

OCP 2 Vision and Guiding Principles page 8

2.2 #4 "Build a sustainable local economy"

Village Square Policies page 14 #7 "...the acquisition of key properties (eg. the church building on the corner of mark st. and peninsula rd.) by the district or other public agency may be required in order to establish more cultural and heritage uses in the village square."

3.6 Commercial Development page 31 General Community Policies

"Support a hierarchy of commercial uses that supports the Village Square as the location for most commercial and retail uses, while meeting the full range of residents and visitors service and shopping needs;"

OCP Land Policies; Heritage and culture policies page 4.
 #4 "Investigate the adaptive re-use of St Adian on the hill church site for community meeting, cultural space or both;"

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

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

The first being parking. I'd like to suggest that the main floor use hasn't changed and that the parking associated with the past use remain the same. Similarly with the lower floor use of Sunday school and charity sales, comparable to new proposed use with the exception of the addition of 372,25 sq feet or 10,75 sq. metres. Ministry of Highways guidelines (Zoning Bylaw No. 800 page 91) states a requirement of .75 of a stall per 10^m^2 , thus requiring one additional stall. Potential parking provisions on subject property exist at the lower rear portion. However a well established garden exists there (which I understand was a collaboration of district and church) and that I have no desire to change that landscape to facilitate parking. There is provision for bicycle parking on proposed west deck. OCP Commercial Development page 31

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

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

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

Bylaw Set backs	Zoning Bylaw No. 800 page 31 except on peninsula.	as built
Front yard 0m	4.5 m	1.37 m
Side yard 1.5 m		west, 3.3m, east, 4.2 m
Rear yard 4 m		16.75 m

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

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

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

3.2 Village Square page 13

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

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

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

South elevation Peninsula frontage page 8

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

East elevation Main St. frontage page 9

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

Village Square Land use policies page 13

- " Access and views to the water are preserved and enhanced "
- " is a welcoming place for community members and visitors alike "
- page 15 ii " retaining outdoor open space along Peninsula (e.g. existing patio northeast of main st and peninsula rd) in order to provide overlook and views of the harbour. "

North elevation, lower page 8

- facade will feature red and yellow cedar post and beam work natural finish to support deck and roof canopy

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

Development Permit Area Guidelines page 16

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

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

North elevation, upper page 8

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

West elevation page 7

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

Building Permit: Proposed construction of a 372,25 sq foot addition to the lower level, creating a 575,25 sq foot deck above it for the main floor. Registered professionals will be engaged to oversee structural, fire, and safety aspects.

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

OCP Guiding Principles page 8 #1 "Create a complete community" #2 "Create a compact and vibrant Village Square."

Thanks for your consideration

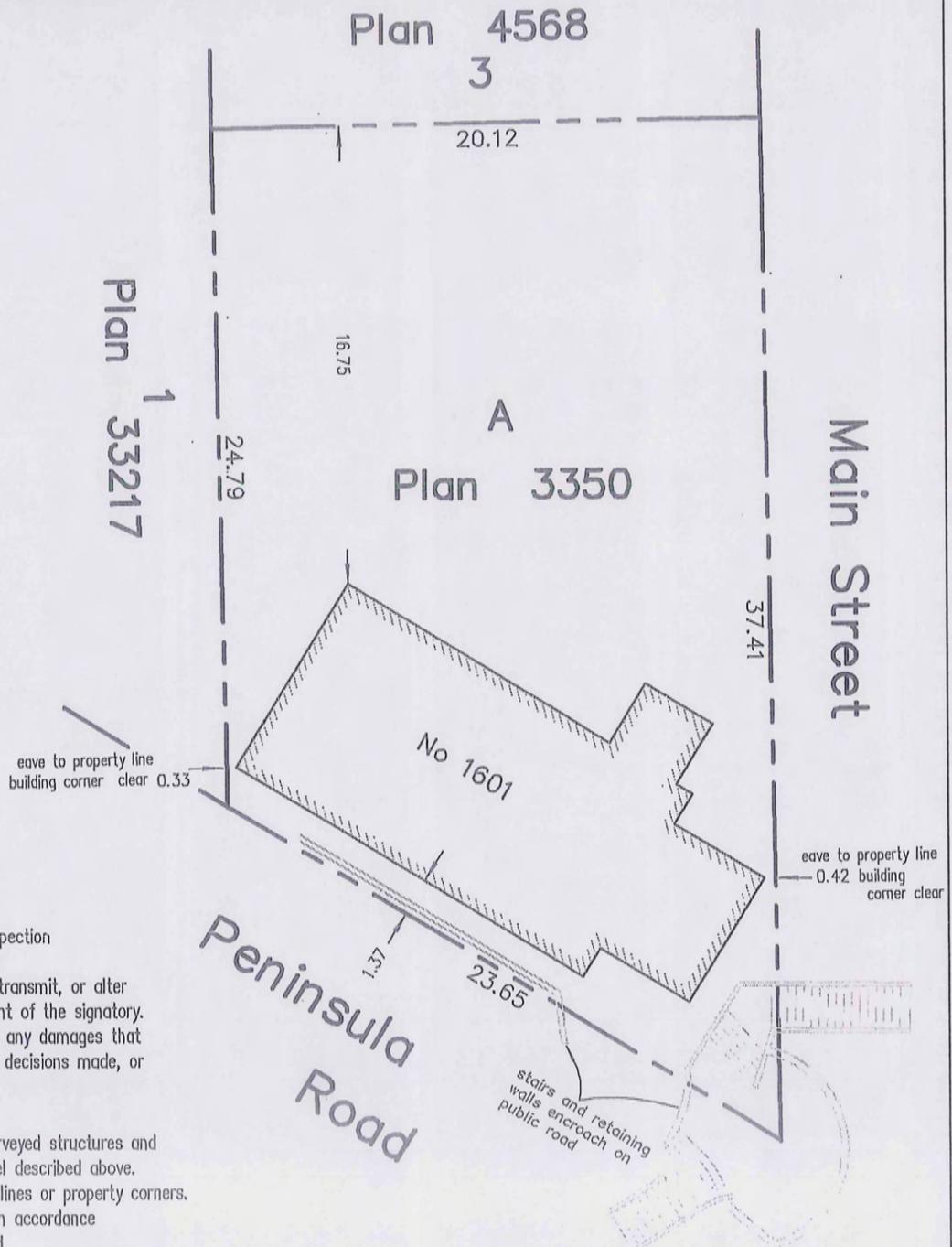
POWELL & ASSOCIATES

BC Land Surveyors

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

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

250-240-852 **R-2 (p)** T
VICTORIA, B.C.
VBT 4N4
Phone: 382-8855
File: 11183 - clay



Setbacks are derived from field survey.

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

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

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

James Worton
R6HTKS
Digitally signed by James Worton R6HTKS



James Worton, B.C.L.S.

This document is not valid unless signed and sealed.

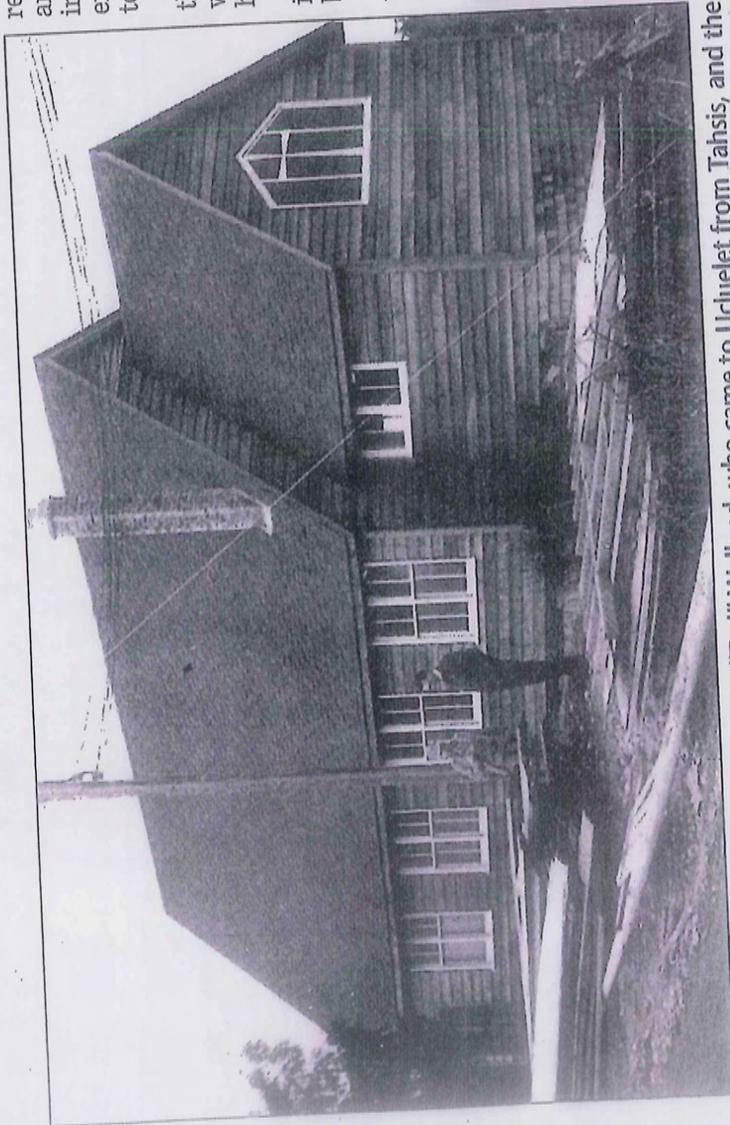
2005

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

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

Back outside, she says a fence along the back lawn will be built that already donated lumber will be used to repair the handrail and wheelchair ramp. And the roof, she says, is the big-ticket item. Crowther has hopes optimism and community support will clear that hurdle. "Ucluelet is one of the most naturally beautiful and spectacular in the world, and I've been around the world three times. The climate is beautiful too," she insists, "but it could be the crown jewel."

To offer time, skilled or unskilled labour, donated materials, or with funding the Re-Vive Project, contact Hedley Crowther at 726-2386.



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

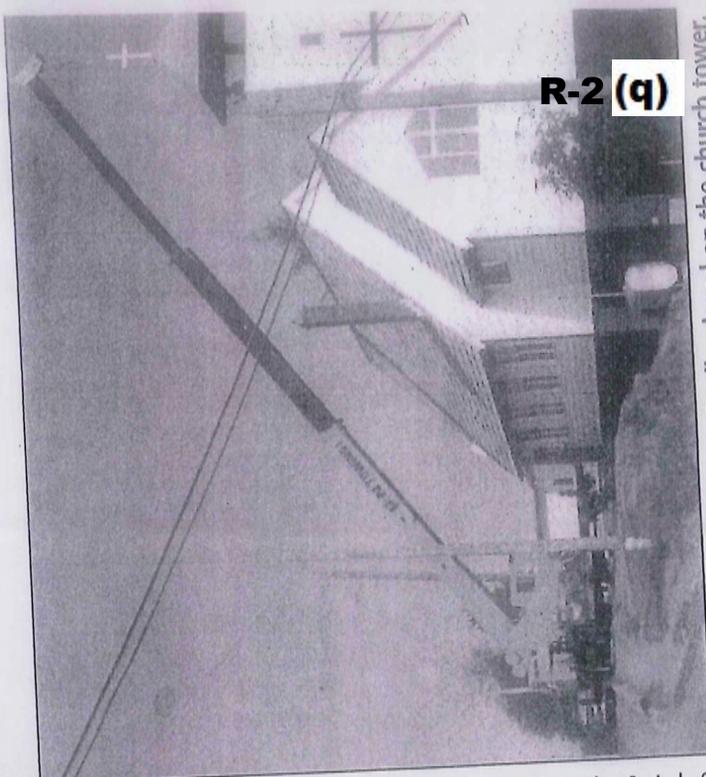
BY LISA STEWART

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

Bud and Vonda Tugwell can recall practically every detail of the church construction, as well as its activity and service to the town in the last many years. In their col-

seven months of construction and many years of planning. "It is only because of so many people donating so freely the labour and material that the building stands as it does today," wrote Vonda. "Volunteer work," Vonda added, "that's how the church got built."

Fifty-three years later, St. Aidan on-the-Hill is brimming with history and character, but it is also laden with the signs of age. And now another group of Ucluelet community members, some with connections to this Anglican and United church and some



R-2 (q)

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

THE RESULT. St. Aidan on-the-Hill in 1952 on the corner of Peninsula and Main. Bud and Vonda Tugwell can recall practically every detail of the church construction, as well as its activity and service to the area over the last many years. In their collection of historic documents, and tucked away in their memory banks, is the history of St. Aidan on-the-Hill.

In a 40-year history of the church written in 1992, Vonda says it was the Sutton Lumber Company that donated a 90 by 94-foot building from the former WWII seaplane base. "This building was dismantled and the lumber stored, all by volunteer labour," wrote Vonda.

In a recent interview with the *Westerly*, Vonda remembered that the volunteer labour for dismantling the building came, in large part, from Newfoundland fishermen who had moved to Ucluelet. They spent three winters dismantling the building. "They saved and straightened the nails," she said. "In those days, people couldn't afford to waste anything."

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

"The movie business in Tofino was bought by the West Coast Mission and the church ran movies in both Tofino and Ucluelet. The women made and sold popcorn at the shows. Much of the work for the movie operation was done by volunteer labour," wrote Vonda. A clipping from the *West Coast Advocate* newspaper from Dec. 4, 1952, lists the following film titles: *Painted Hills*, starring Lassie; *Too Young to Kiss*, with June Allyson and Van Johnson; *Joan of Arc*, with Ingrid Bergman (in Technicolor!); and *The Milkman*, with Donald O'Connor and Jimmy Durante.

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

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

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

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

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

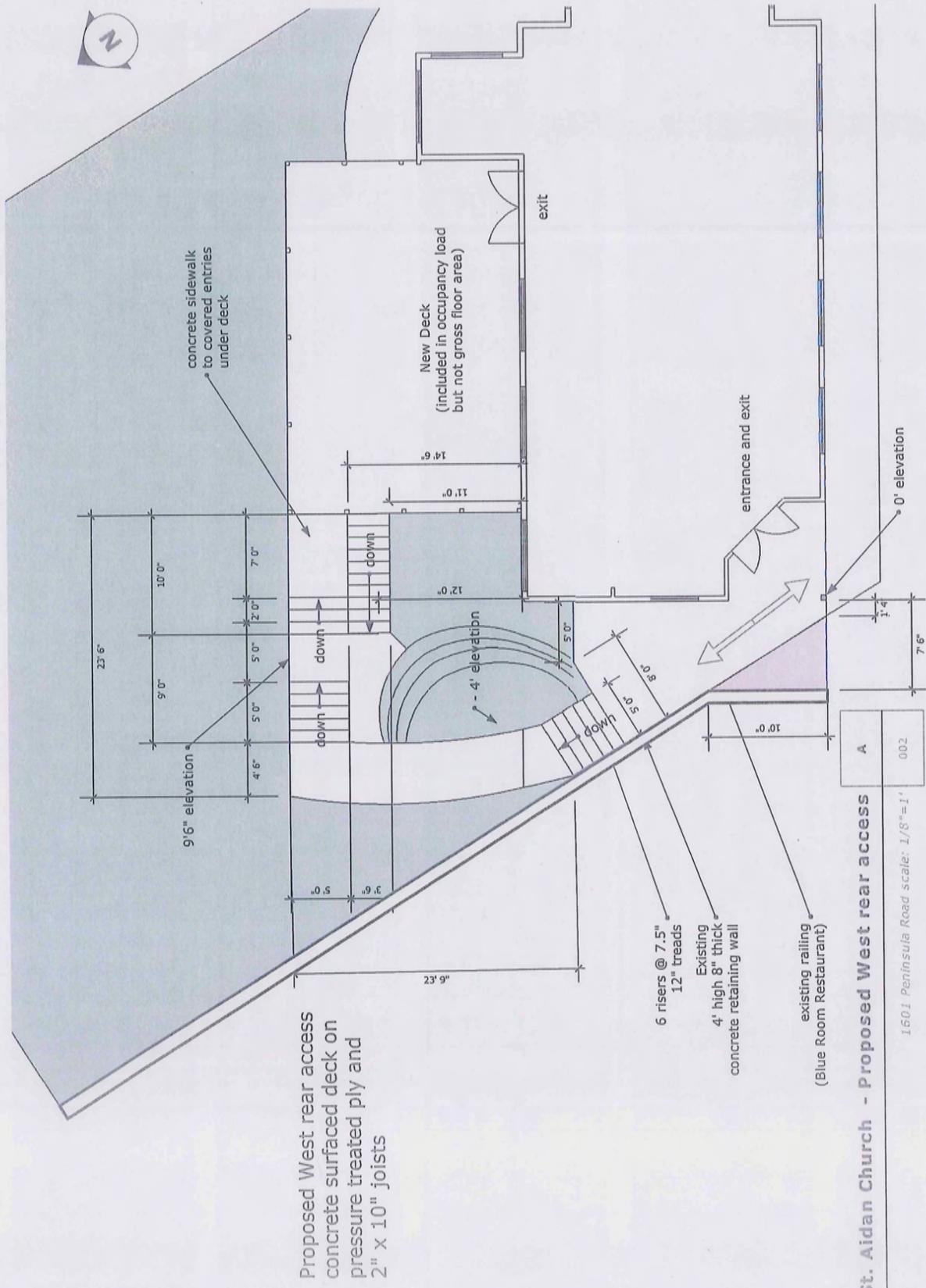
Concerts, poetry readings, and use of the church for other artistic projects are ideas already in the works.

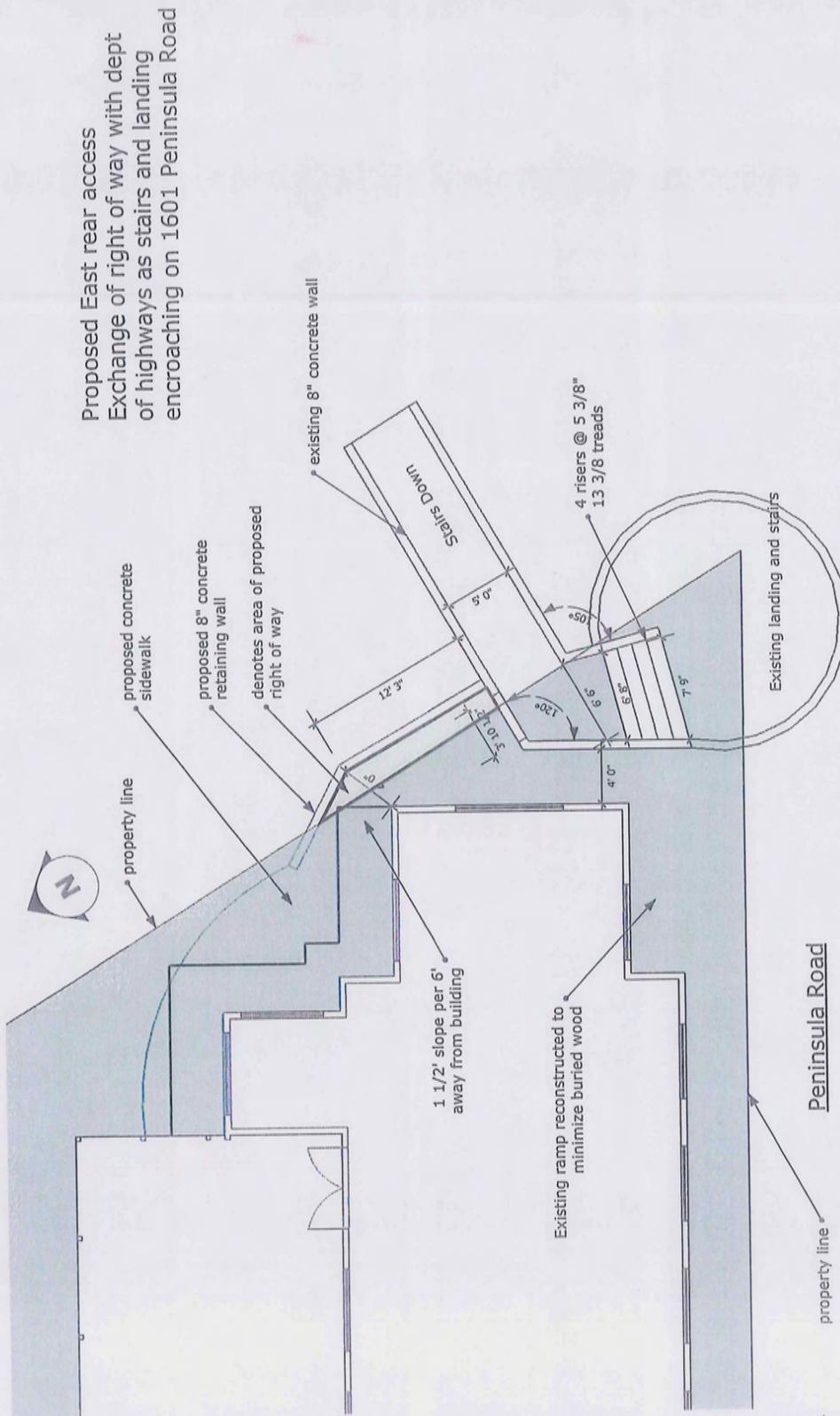
The church was recently power-washed through the donated services of M&M Power Clean. Painting the exterior is also

August 21, 1987: a steeple is finally placed on the church tower, putting an end to chronic leaking issues, recalls Vonda Tugwell in her written 40-year history of St. Aidan on-the-Hill.



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



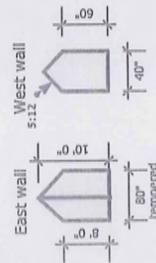


St. Aidan Church - Proposed East rear access	A
1601 Peninsula Road scale: 1/8" = 1'	
003	

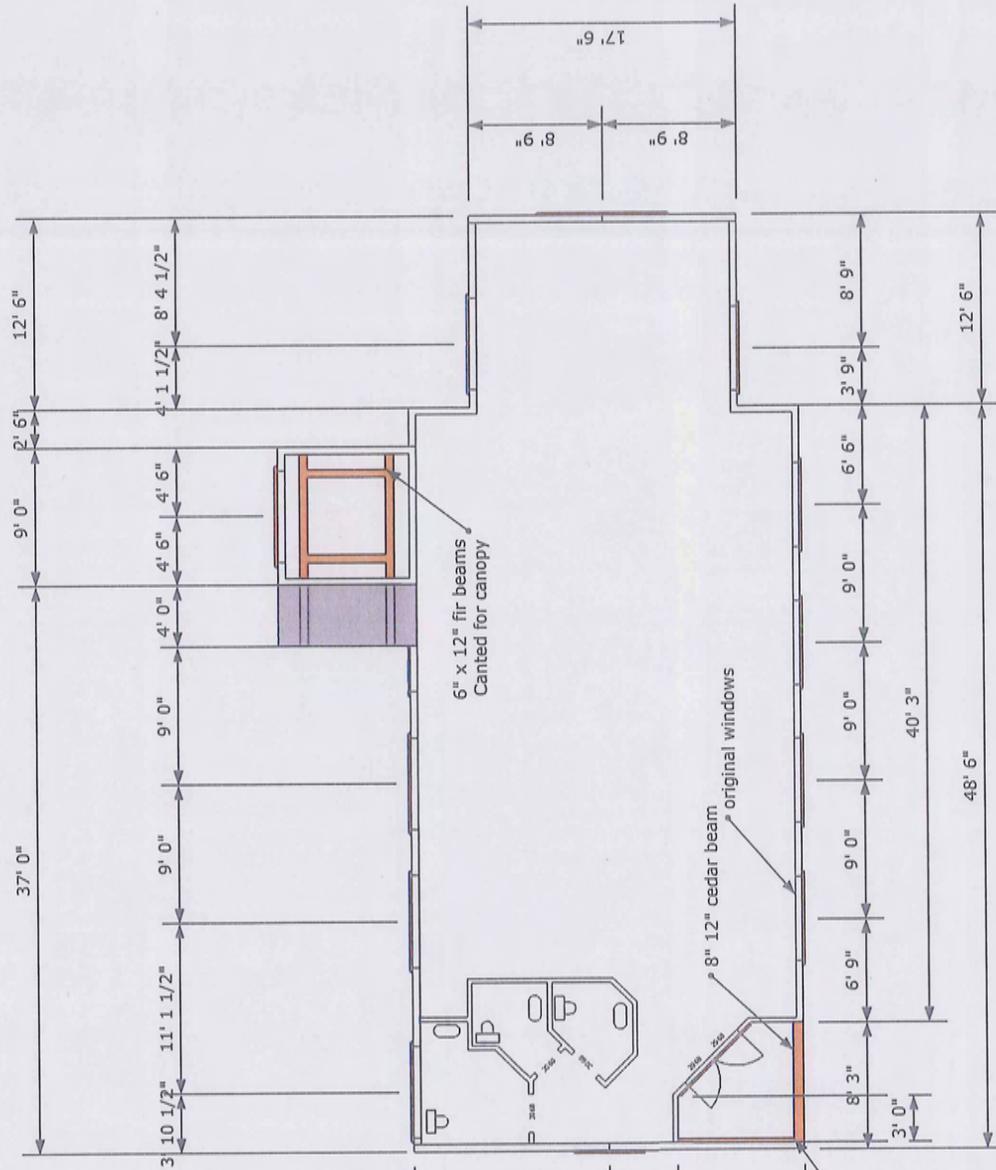
Window and Door Schedule

New windows to be black vinyl Through out

- North Wall
- A - 6026
- B + C - 6060 O lite tempered both sides with habove
- D Double 3068 with panic hardware
- E, F + G - 6020 above
- H - 6060 O lite tempered



South Wall to be original entrance doors and windows



St. Aidan Church - Proposed Main Floor Plan 1482 sq. ft , 137.91 sq. m
 1601 Peninsula Road Occupancy A2 Proposed Bathrooms, deck and egress scale: 1/8"=1'
 004

St. Aidan Church - Proposed Lower Floor Plan 1470.88 q. ft 136.69 q. m

1601 Peninsula Road Occupancies D Business and personal services E Mechanical scale: 1/8"=1'

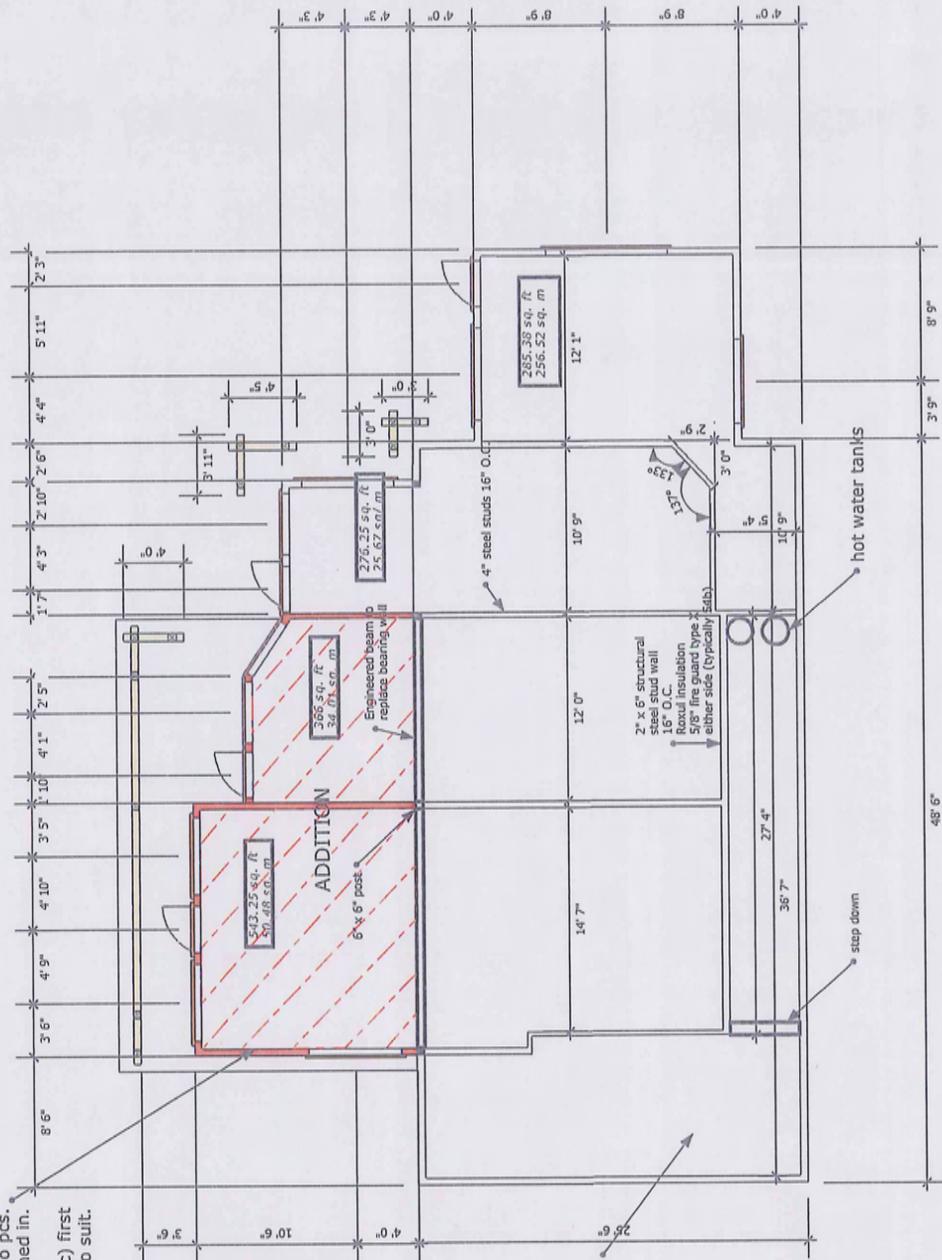
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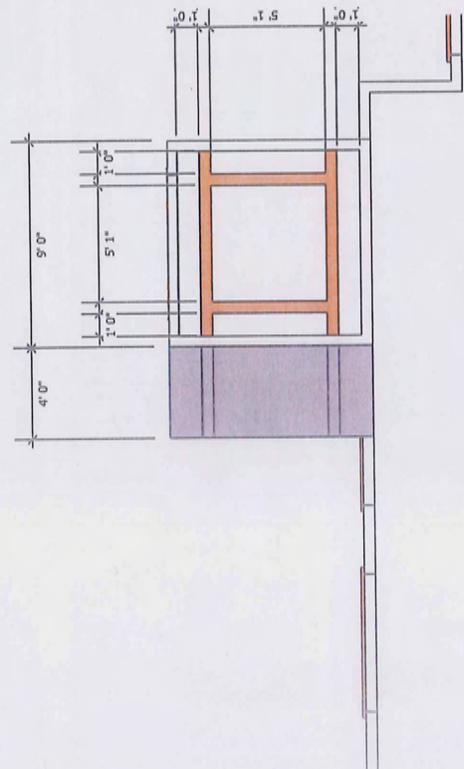
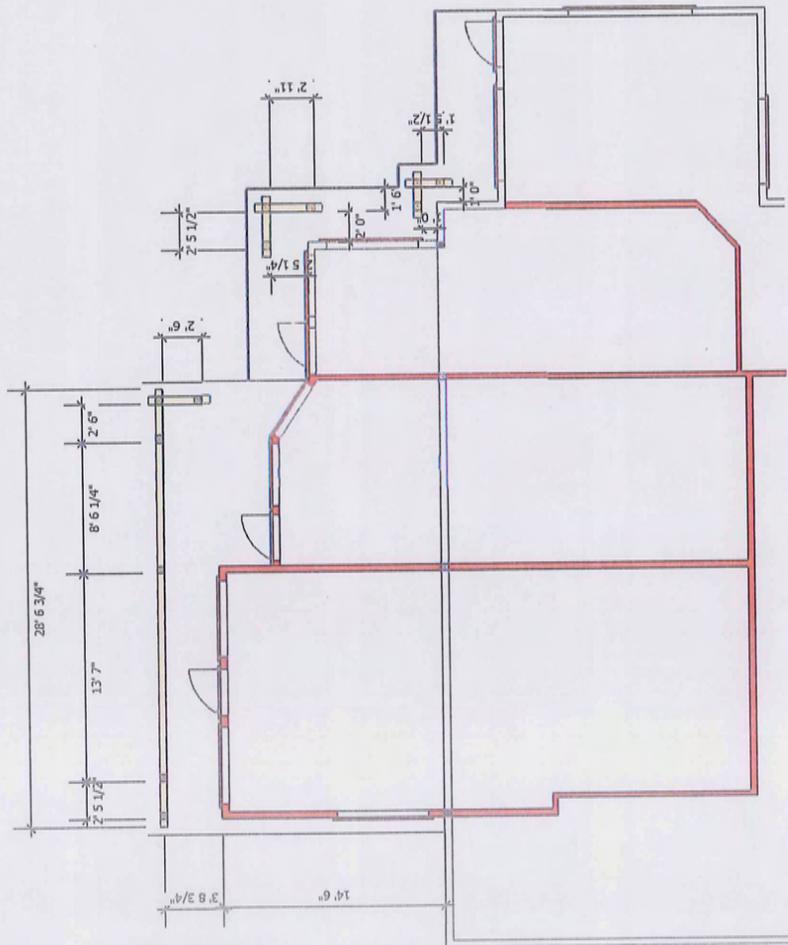
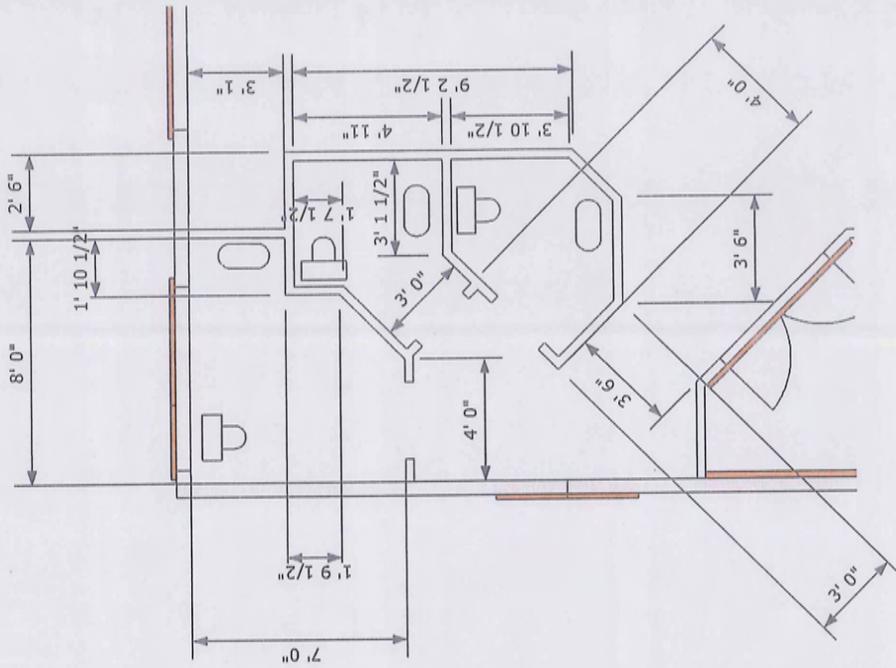
Notes: Red - proposed addition
White partitions - proposed units

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

Installation of ceiling fire separation (F11c) first then interior partitions to be configured to suit.

Window & Door Schedule	
A	6026 <input checked="" type="checkbox"/>
B, C, G, H	6050 O Lites
D, E, F	4050 <input checked="" type="checkbox"/>
I	8030 <input checked="" type="checkbox"/>
J	5020 obsc.
All Exterior doors	
3068 French	



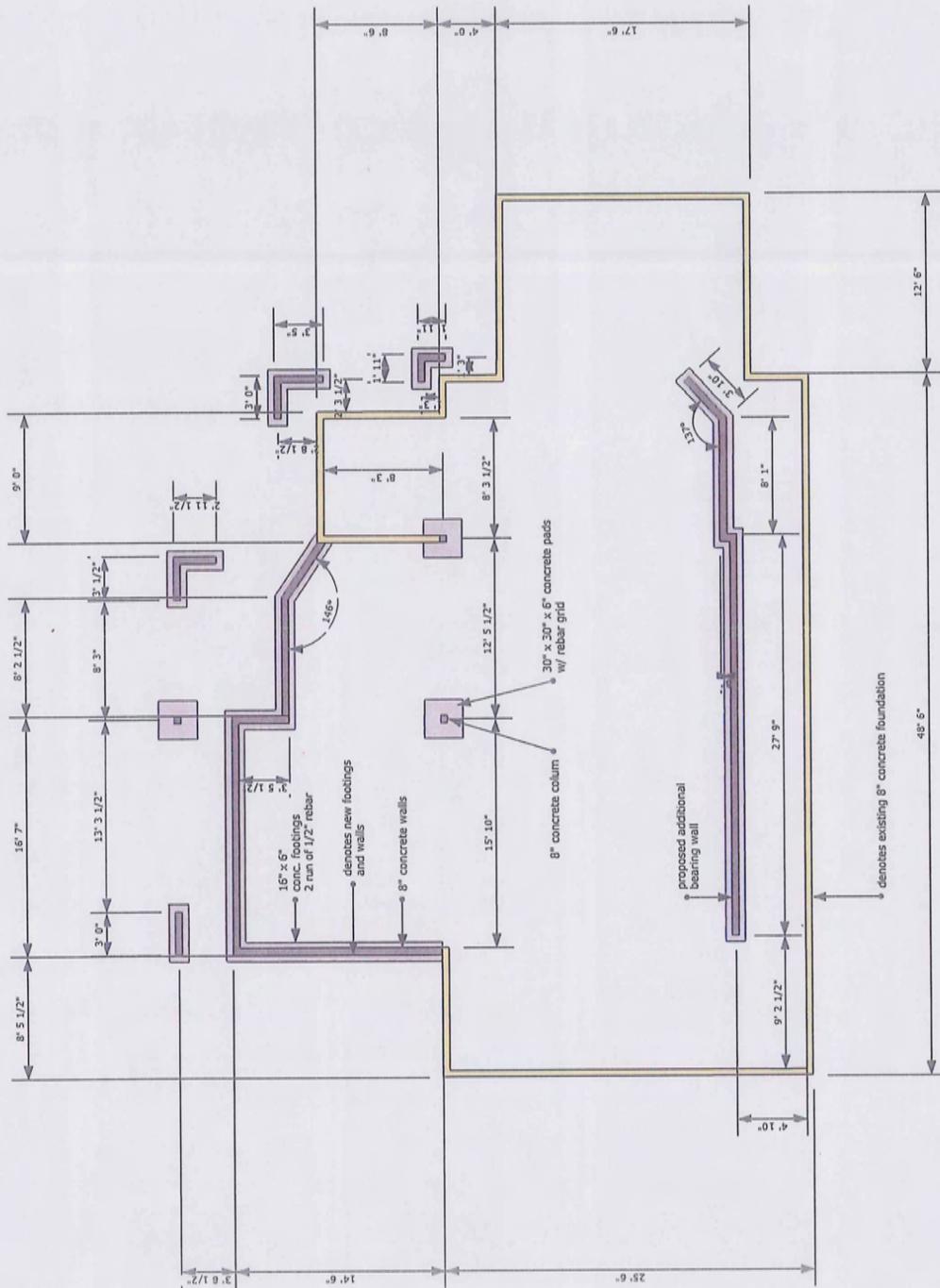


St. Aidan Church - Detailed Floor Plan

1601 Peninsula Road

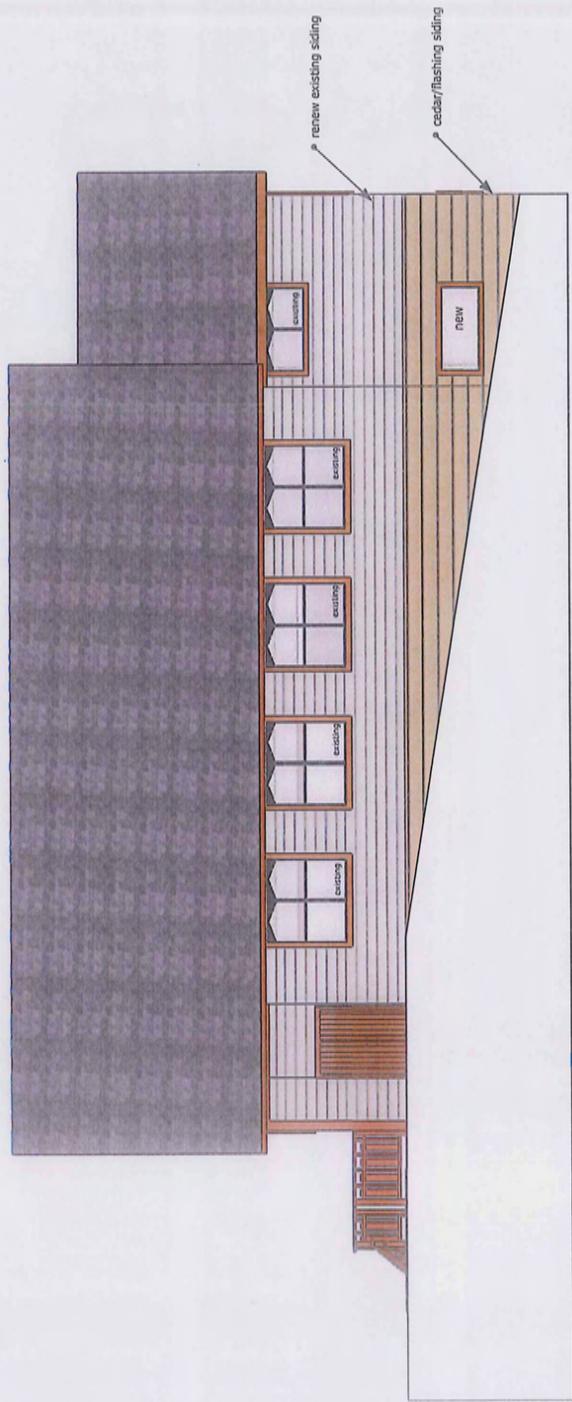
Scale: 1/8" = 1'

006



St. Aidan Church - Proposed Foundation Plan

1601 Peninsula Road scale: 1/8"=1' 007

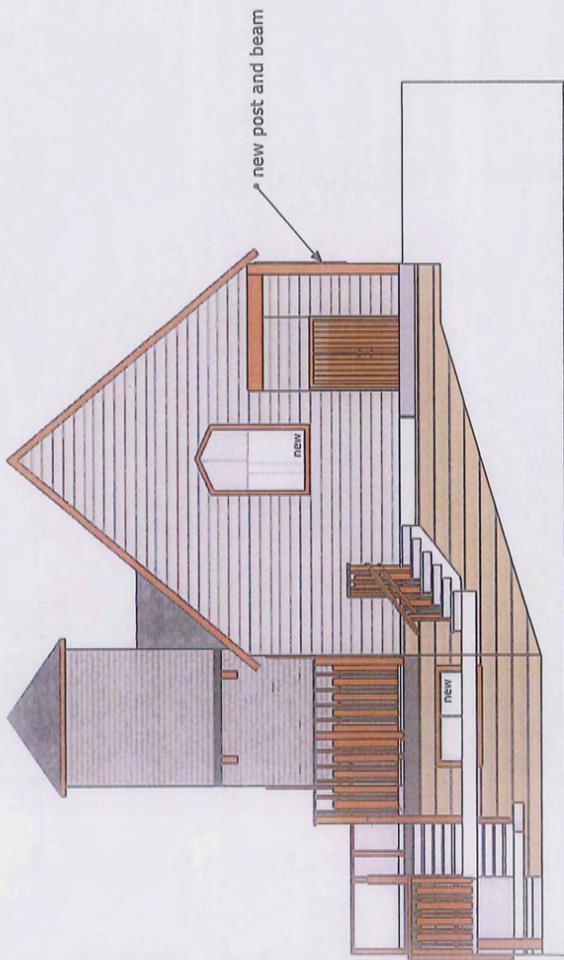


North Elevation

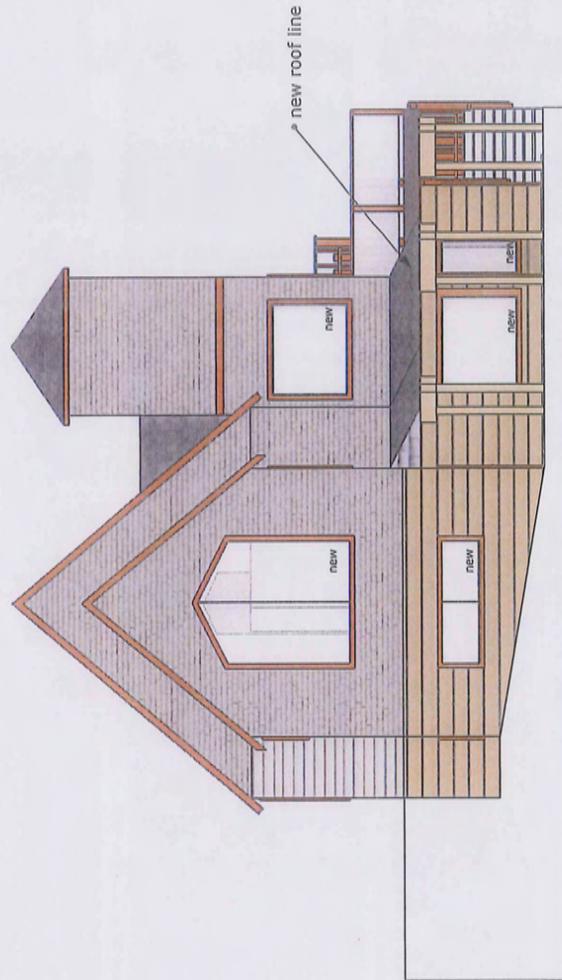


South Elevation

St. Aidan Church - Elevations
 1601 Peninsula Road
 scale: 1/8" = 1'
 008



West Elevation



East Elevation

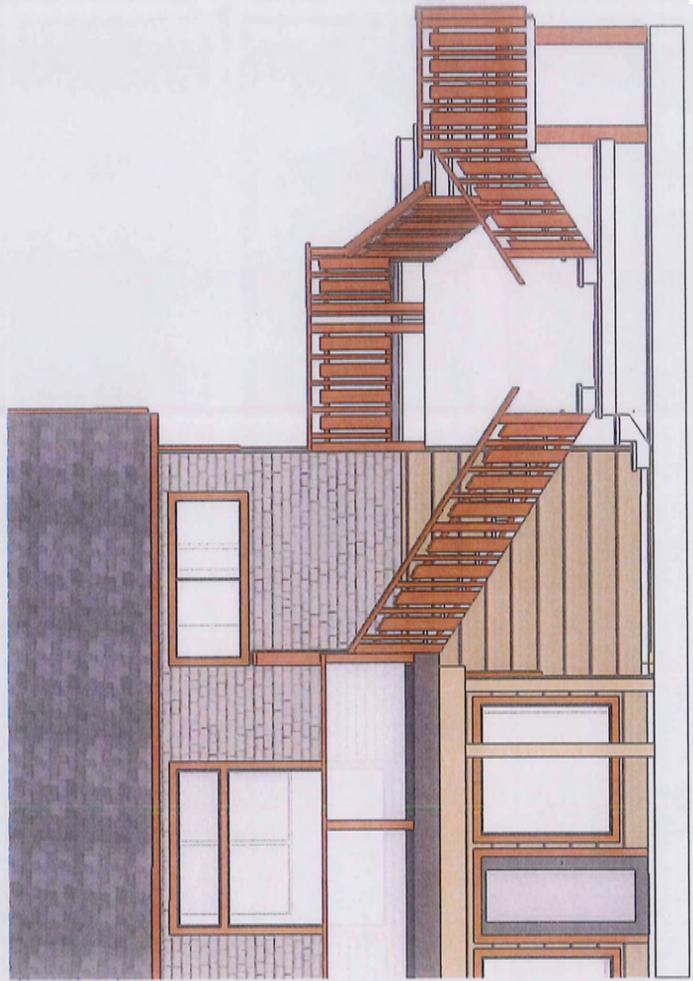
009

St. Aidan Church - Elevations

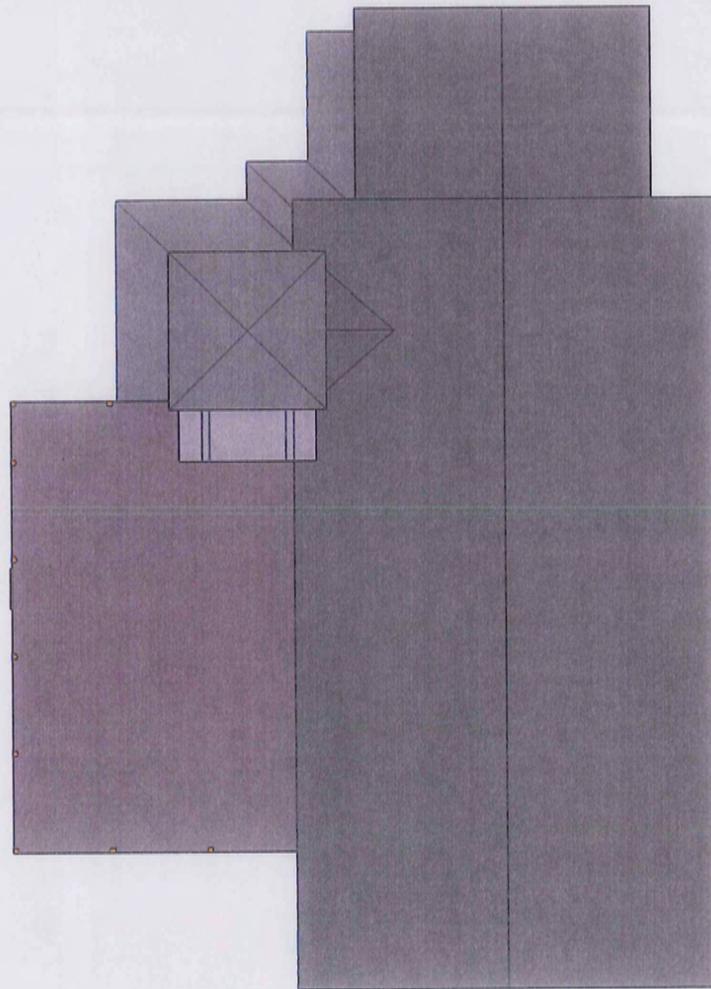
1601 Peninsula Road

scale: 1/8" = 1'

009



St. Aidan Church - Stair Detail
1601 Peninsula Road
scale: 1/8" = 1'
010



St. Aidan Church - Roof Plan	
1601 Peninsular Road	scale: 1/8" = 1'
	012

**REPORT TO COUNCIL**

MEETING DATE: JUNE 25, 2013 **FILE NO:** 8700-20
FROM: PATRICIA ABDULLA, MANAGER OF PLANNING
SUBJECT: **District of Ucluelet Harbour Plan - 2012**

Recommendation:

1.0 THAT Council receive the attached Harbour Plan – Final Report 2012 prepared by LTC Consulting

Background:

In 2011 Council adopted the Official Community Plan (OCP). Arising from the OCP were several recommendations such as creating a Transportation Plan which was completed in the same year, developing an Economic Development Strategy Plan which was completed in the spring of 2012, and pursuing an overall Harbour Plan. In the summer of 2012 LTC Consulting was retained to work with staff to develop the Plan. The consultant worked together with staff, consulted with Small Craft Harbours and HAC, and sought input from local industries, and commercial and recreational users of Ucluelet's Harbour.

The attached Harbour Plan is the conclusion of the six month study and working sessions and presents not only historical and current data but includes future objectives and priorities for consideration.

A handwritten signature in blue ink, appearing to read "Patricia Abdulla", is written over a horizontal line.

Patricia Abdulla,
Manager of Planning

Attachments

Attached for Council as a separate document due to size constraints.
Reference copies available for public with Agenda copies for evening meeting
Available for viewing at Front Counter – District Hall
Available on District Webpage to view or download.



REPORT TO COUNCIL

MEETING DATE: JUNE 25, 2013 **FILE NO:** 3900 ZONING BYLAW; BYLAW #1160
FROM: PATRICIA ABDULLA, MANAGER OF PLANNING
SUBJECT: **NEW Zoning Bylaw #1160**

Recommendation:

1. Council consider approval of the following recommendation:
 - a) **THAT** Zoning Bylaw No. 1160, 2013 be given First Reading
 - b) **THAT** Council direct staff to proceed with the referral process noted within the body of this report
 - c) **THAT** Council direct staff to report back on the referral process in mid August and bring appropriate amendments forward (if any) for consideration of Second Reading and referral to Public Hearing.

Purpose:

To provide Council with the draft Zoning Bylaw No. 1160 for consideration and for First Reading.

To provide Council with a Summary Report of the Zoning Bylaw and Referral Process.

Summary Report

The last time the Ucluelet Zoning Bylaw was officially updated was in 1999 under Bylaw #800. Since that time there have been several amending bylaws to Bylaw #800. It is customary, from time to time, to consolidate all the amending bylaws into a new bylaw instead of relying on unofficial consolidations. The updating of the Zoning Bylaw has incorporated corrections related to format, clerical oversights and omissions. With a new Official Community Plan adopted in 2011, it was also a convenient time to review and update the Zoning Bylaw. The review undertook to:

- Modernize and Update the Bylaw
- Reduce overlaps and inconsistencies between provisions
- Reconcile competing provisions
- Clarify a number of existing regulations and how they interact with other existing regulations

- Clarify the distinction between principal uses, secondary uses and accessory uses
- Consider changes in provincial legislation (e.g. Community Care Facilities)
- Create greater consistency in regulations so that zone-by-zone variations are clearly discernible
- Update and clarify mapping, including adding comprehensive development (CD) plans that were part of staff reports but not previously included in the bylaw
- Add "2013 Update" section to the preamble of CD Update CD zones to reflect the allocation of uses for portions that have already been built, thereby clarifying what uses and density remain and where such development may occur.
- Clarify the CD density bonusing provisions including highlighting remaining amenities.

Overall, the results of the review and new proposed Zoning Bylaw will simplify future interpretation, increase certainty and understanding of the document.

Consultation Process

The public consultation process for the Zoning Bylaw is, by legislation, less onerous, but in practice not dissimilar to that of an Official Community Plan. It is desirable to give property owners, community members, business operators, adjacent communities and others an opportunity to review the bylaw. Copies of the draft bylaw will be available at the District Office for review and may be requested for a photocopying fee. The District will place an ad in the Local Newspaper over several weeks, place the draft bylaw on the District Webpage, and Notify homeowners through the District Newspaper which is placed in each homeowner's mailbox. A formal referral will also be sent to:

- Alberni Clayoquot Regional District
- Yuułu?il?ath First Nations (YFN)
- Ministry of Transportation
- Ministry of Environment
- Ministry of Fisheries and Oceans

Staff have spent considerable time over the past year and a half in reviewing this lengthy document with the desire that a sound, clear and functional bylaw could be presented for adoption. A thorough historical and legal review coupled with the public consultation process helps ensure that this bylaw will be sound for years to come.



Patricia Abdulla,
Manager of Planning

Attached for Council as a separate document due to size constraints.
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Council Report

MEETING DATE: June 25, 2013 **File No:** 0640-20 2012
FROM: Jeanette O'Connor, Chief Financial Officer
SUBJECT: 2012 ANNUAL REPORT

RECOMMENDATION:

That Council receive and approve the 2012 Annual Municipal Report as presented.

PURPOSE:

The Community Charter requires all British Columbia local governments to create an annual report for the benefit of the public.

BACKGROUND:

The annual report includes General information about the community as well as a number of items that are statutory in nature. The financial statements are a required element of the report as is information regarding the annual bylaw to exempt taxes on some properties in the community. The Report also contains a report on the objectives the municipality is targeting over time.

The objective reporting has three elements. The first element looks back to last year's objectives and reviews performance against those objective. The second element looks at the current year and discusses how the District will measure success in 2012. The final element will look towards future goals and plans for 2013.

It is staff's intent to both improve and expand the nature and usefulness of the information included in the Annual Municipal Report.

Submitted by,

A handwritten signature in black ink, appearing to read "Jo Connor".

Jeanette O'Connor
Chief Financial Officer