



**REGULAR MEETING OF COUNCIL
Tuesday, May 25, 2021 @ 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 Yuułu?iŋ?ath First Nation, 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 broadcast on YouTube and Zoom, which may store data on foreign servers. | |
| 4. LATE ITEMS | |
| 5. APPROVAL OF AGENDA | |
| 6. ADOPTION OF MINUTES | |
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| R - TUP 21-06 | |
| 8. MAYOR'S ANNOUNCEMENTS | |
| 9. PUBLIC INPUT, DELEGATIONS & PETITIONS | |
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| • Public input via Zoom. | |
| • Public input via communityinput@ucluelet.ca . | |
| 9.2 Delegations | |
| • Tarni Jacobsen, Executive Director, Pacific Rim Hospice Society | |
| <i>Re: West Coast Older Adult Needs Assessment 2020</i> | |
| Final Report - West Coast Older Adult Assessment 2020 | |
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- 12.1 Councillor Marilyn McEwen
Deputy Mayor January - March 2021
- 12.2 Councillor Lara Kemps
Deputy Mayor April - June 2021
- 12.3 Councillor Jennifer Hoar
Deputy Mayor July - September 2021
- 12.4 Councillor Rachelle Cole
Deputy Mayor October - December 2021
- 12.5 Mayor Mayco Noël

13. REPORTS

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Rick Geddes, Fire Chief
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14. LEGISLATION

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| 14.1 | Ucluelet OCP Bylaw No. 1236, 2020 <i>Bruce Greig, Manager of Community Planning</i> L - OCP Bylaw No. 1236, 2020 | 163 - 320 |
| 14.2 | Ucluelet Small Craft Harbour Six-Month Rates <i>Abby Fortune, Manager of Recreation & Tourism</i> L - Six Month Moorage Rate | 321 - 323 |
| 14.3 | Ucluelet Small Craft Harbour Rates Update & Information <i>Abigail Fortune, Manger of Recreation & Tourism</i> L - Harbour Rate Review | 325 - 327 |
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| 15. | OTHER BUSINESS | |
| 16. | QUESTION PERIOD | |
| 17. | CLOSED SESSION | |
| 18. | ADJOURNMENT | |

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Wednesday, April 14, 2021 at 3:30 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Hoar, Kemps, and McEwen (All Councillors via Zoom)
 Staff: Andy Laidlaw, Acting Chief Administrative Officer (Via Zoom)
 Donna Monteith, Chief Financial Officer (Via Zoom)
 Bruce Greig, Manager of Community Planning (Via Zoom)
 Rick Geddes, Fire Chief (Via Zoom)
 Joseph Rotenberg, Manager of Corporate Services
 Sharon Evans, Administration Clerk

Regrets:

1. CALL TO ORDER

The meeting was called to order at 3:35 PM.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council acknowledged the Yuułu?i?ath First Nation, on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

Audience members and delegates were advised that the proceeding was being broadcast on YouTube and Zoom, which may store data on foreign servers.

4. ADDITIONS TO AGENDA

4.1 Add "2021-04-12 WPT - Signature Circle" as Correspondence Item 10.1. after page 74 of the Agenda.

4.2 Add "R - MOTI Letter Re: Florencia Drive" as Appendix C to Report Item 13.2. "Request to Open Florencia Drive and Re-Commissioning Municipal Services to Signature Circle; Onni Group" after page 183 of the Agenda.

4.3 Replace Appendix A to Legislation Item 14.2. "Five Year Financial Plan & Tax Rate Bylaw" with "Appendix A - Bylaw 1289" at page 238 of the Agenda.

4.4 Add "Appendix C - Ucluelet 2021 Budget Public OPEN HOUSE" as Appendix C to Legislation Item 14.2. "Five Year Financial Plan & Tax Rate Bylaw" after page 244 of the Agenda.

5. APPROVAL OF AGENDA

5.1 April 14, 2021, Regular Council Meeting Agenda

2021.2125.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Kemps**
THAT Council approve the April 14, 2021, Regular Council Meeting Agenda as amended.

CARRIED.

6. ADOPTION OF MINUTES

6.1 February 9, 2021, Regular Minutes

2021.2126.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Hoar**
THAT Council adopt the February 9, 2021, Regular Minutes as presented.

CARRIED.

6.2 February 16, 2021, Special Minutes

2021.2127.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Hoar**
THAT Council adopt the February 16, 2021, Special Minutes as presented.

CARRIED.

6.3 February 23, 2021, Regular Minutes

2021.2128.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Hoar**
THAT Council adopt the February 23, 2021, Regular Minutes as presented.

CARRIED.

6.4 February 25, 2021 Special Budget Minutes

2021.2129.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Hoar**
THAT Council adopt the February 25, 2021, Special Budget Minutes as presented.

CARRIED.

6.5 March 4, 2021, Special Council

2021.2130.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Kemps**
THAT Council adopt the March 4, 2021, Special Council Minutes as presented.

CARRIED.

6.6 March 9, 2021, Regular Minutes

2021.2131.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Kemps**
THAT Council adopt the March 9, 2021, Regular Minutes as presented.

CARRIED.

6.7 March 18, 2021, Special Minutes

2021.2132.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Hoar**
THAT Council adopt the March 18, 2021, Special Minutes as presented.

CARRIED.

7. UNFINISHED BUSINESS

7.1 Update - Bylaw Enforcement Policy & Priorities *Bruce Greig, Manager of Community Planning*

Mr. Greig noted that Council reviewed this Policy at its previous meeting and deferred the matter to this meeting. Council discussed the policy.

Councillor McEwen entered the meeting at 3:43 PM.

2021.2133.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Kemps**
THAT Council endorse Bylaw Enforcement Policy No. 9-4000-2.

CARRIED.

8. MAYOR'S ANNOUNCEMENTS

The Mayor thanked Island Health for delivering Vaccine's in the community.

9. PUBLIC INPUT, DELEGATIONS & PETITIONS

9.1 Public Input

Public input via Zoom.

Julian Ling

Mr. Ling is a resident of ACRD Area C and owns a business that operates in Ucluelet. He is also a board member on Tourism Ucluelet and the Wild Pacific Trail Society.

Mr. Ling outlined concerns with the sale of the Signature Circle lots on the Wyndansea property. He noted that the original developer did not fulfil their commitments, and the sale of the Signature Circle lots do not have a community benefit.

Barbara Schramm

Ms. Schramm is a resident of Ucluelet and President of the Wild Pacific Trail Society.

Ms. Schramm noted concerns with the sale of Signature Circle lots before community amenities are delivered. She advocated for Florencia Drive remaining closed and the delivery of community amenities, including the Wild Pacific Trail extension on the Wyndansea lands, before the sale of these lots. She also advocated for a comprehensive development plan which applies

to the Wyndansea lands including the Signature Circle lots and aligns with the Draft 2020 OCP.

Rob Vrooman

Mr. Vrooman represented of the Onni Group. The Onni Group owns the Wyndansea lands.

Mr. Vrooman noted that the Signature Circle Lots have already been rezoned and subdivided and that the community amenities are negotiated at the time of rezoning not after subdivision. He noted that there will be a process moving forward on their other lands, and there will be negotiations regarding the amenities.

Public input via email to communityinput@ucluelet.ca.

There was no public input via email.

9.2 Delegations

Randy Oliwa, Mustafa Kulkhan and Sam Berkun, Pac Rim Home Development Cooperative

Re: Introduction to the Pac Rim Home Development Cooperative

Mr. Oliwa presented on behalf of Pac Rim Home Development Cooperative. He introduced his team and consultants. He noted that the Cooperative's goal is to develop affordable workforce housing. He described the proposed development.

He presented a power point presentation which noted the Cooperative's structure, mission, key partners and goals. Mr. Oliwa also addressed the benefits of the proposed cooperative housing development for businesses and employees. Finally, he finally sought a resolution of Council which directs Staff to consult with the Cooperative regarding their acquisition of District lands to develop Staff housing and the provision of District funding.

Andy Laidlaw, Acting CAO, noted that a meeting could be set up with Staff to review the Cooperative's requests.

10. CORRESPONDENCE

10.1 Wild Pacific Trail Society Letter

Barbara Schramm, President, Wild Pacific Trail Society

- ***2021-04-12 WPT - Signature Circle***

11. INFORMATION ITEMS

11.1 West Coast Older Adult Needs Assessment 2020

Janine Croxall, Pacific Rim Hospice Society, Jeanette Sheehy, Pacific Rim Hospice Society, Tarni Jacobsen, Pacific Rim Hospice Society, Faye Missar, Coastal Family Resource Coalition, Brett Freake, Coastal Family Resource Coalition

Council discussed the West Coast Older Adult Needs Assessment 2020 and asked that Staff request that the writers present the report.

12. COUNCIL COMMITTEE REPORTS

12.1 Councillor Marilyn McEwen

Deputy Mayor January - March 2021

- March 24 - Attended Tourism Ucluelet AGM. There were presentations about sustainable tourism and tourism resiliency.
- March 27 - Attended Vancouver Regional Library Board of Trustee Meeting.
- April 1 - Attended Special Council Budget Meeting.
- April 8 - Attended a District of Ucluelet Public Hearing.

12.2 Councillor Lara Kemp

Deputy Mayor April - June 2021

- April 1 - Attended Special Council Budget Meeting.
- April 8 - Attended a District of Ucluelet Public Hearing.

12.3 Councillor Jennifer Hoar

Deputy Mayor July - September 2021

- April 1 - Attended Special Council Budget Meeting.
- April 8 - Attended a District of Ucluelet Public Hearing.
- April 7 - Attended Wild Pacific Trail Society meeting.

12.4 Councillor Rachelle Cole

Deputy Mayor October - December 2021

12.5 Mayor Mayco Noël

- April 1 - Attended Special Council Budget Meeting.
- April 8 - Attended a District of Ucluelet Public Hearing.
- Attended a Barkley Community Forest Meeting. Reported that a prospective cut is out for tender and the Board is working on their Old Growth Plan.
- Noted that Scotch Broom season is here, and Volunteers will be cutting and throwing it on the roadside.

13. REPORTS

13.1 Request to Erect Real-Estate Development Sign on Florencia Drive at Peninsula Highway *Bruce Greig, Manager of Community Planning*

Mr. Greig presented this report. He provided background on Onni Group's request:

- to install a real estate development sign at the corner Florencia Drive and the Tofino/Ucluelet Highway;
- open Florencia Drive; and
- recommission District-owned sewer, water, and street light assets on the Wyndansea property.

Mr. Greig explained the ownership scheme of services on the Wyndansea property and noted the Ministry of Transportation and Infrastructure letter about required improvements before opening Florencia Drive. Mr. Greig outlined some of the work required to recommission District assets on the Wyndansea property, including road works, waterworks, street lighting, and sewer works. Staff will provide costing at a later date.

The Mayor invited Rob Vrooman, a representative of Onni Group, to address Council.

Council discussed recommissioning water and sewer infrastructure on the Wyndansea Property. The following issues were identified:

- The need for a development plan for the entire Wyndansea area, before the sale of any lots;
- Local housing shortages; and
- The failure of the previous owner to deliver amenities.

Mr. Vrooman noted the history of this property and noted that the previous owner might have failed to fulfill their commitments to the District. He also explained that Onni Group typically builds out properties rather than flipping them and intends to negotiate in good faith with the District.

Councillor Kemps noted the size of the project and that she cannot support it without a comprehensive plan. Mayor Noel echoed the need for a comprehensive plan and indicated that the OCP represents the community's interest. He also pointed out concerns with the intersection at Florencia Drive and the Tofino/Ucluelet Highway.

Mr. Vrooman noted that Onni Group intends to improve the intersection but has a report that says improvements are unnecessary.

Councillor McEwen, noted that the requests are premature because there is no comprehensive development plan. She also noted the letter from the Ministry of Transportation and Infrastructure regarding the Florencia Drive intersection.

Councillor Hoar noted the need for a comprehensive development plan and echoed concerns regarding the Florencia Drive intersection.

2021.2134.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Kemps**

THAT Council defer consideration pending receipt of new information, to be identified.

CARRIED.

**13.2 Request to Open Florencia Drive and Re-Commissioning Municipal Services to Signature Circle; Onni Group
Bruce Greig, Manager of Community Planning**

Mr. Greig outlined the recommendations provided in this report and their implications. He also outlined Restrictive Covenant FB148264. He noted that improvements to the intersection of Florencia Drive and Peninsula Road were to have been completed by 2008 and the restrictive covenant appears to provide the District the ability to restrict access to Florencia Drive until improvements to the intersection are completed.

The Mayor argued that Council should consider rezoning the entire property. He noted that there should be a comprehensive development plan in place and community amenities should be provided before any of the Signature Circle lots are sold. Councillor Kemps concurred.

2021.2135.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**

THAT Council direct staff to work with the District Engineers to prepare a report on the cost and timing of providing the requested flushing, testing and re-commissioning of water, hydrant and sewer services for the Signature Circle subdivision, and any changes necessary to current work plans or budget necessary to accommodate the request.

CARRIED.

2021.2136.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**

THAT Council direct staff to seek advice from the Municipal Solicitors on the status of the restriction of opening Florencia Drive provided under covenant FB148264.

CARRIED.

2021.2137.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**

THAT Council direct staff to continue discussions with the Ministry of Transportation and Infrastructure to understand the Ministry's requirements for ensuring traffic safety at the intersection of Florencia Drive and Peninsula Road.

CARRIED.

2021.2138.REGULAR **It was moved by Mayor Noël and seconded by Councillor McEwen**

THAT Council direct staff to prepare a zoning amendment bylaw to return the zoning of the CD5A and CD-6 lands, north of Ancient Cedars and the current end of the Wild Pacific Trail, to a Rural zoning designation like they held previously – to, for now, allow a single residential use on large rural lots.

CARRIED.

13.3 Options for Outdoor Burning Regulation **Rick Geddes, Fire Chief**

Chief Geddes outlined the District of Ucluelet Outdoor Burning Bylaw No. 978, 2005. He plans to introduce an Outdoor Burning Bylaw that prohibits land clearing fires, burning yard waste and limits the size of campfires to half a metre in height and width at an upcoming Regular Meeting.

Council noted community concerns with land clearing fires.

2021.2139.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**

THAT Council direct Staff to update Bylaw No. 978, 2005 in the form of a new Outdoor Burning Bylaw.

CARRIED.

13.4 Resolution Tracking - March 2021 **Sharon Evans, Administration Clerk**

13.5 Cheque Listing - March 2021 **Joseph Rotenberg, Manager of Corporate Services**

13.6 Five Year Financial Plan 2020-2024 Bylaw Variance Report Q4 **Donna Monteith, Chief Financial Officer**

2021.2140.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Cole**
THAT Council receive the Five Year Financial Plan 2020-2024 Variance Report for the fourth quarter ending December 31, 2020.

CARRIED.

2021.2141.REGULAR **It was moved by Mayor Noël and seconded by Councillor Kemps**

THAT the meeting be recessed for five minutes.

CARRIED.

14. LEGISLATION

14.1 316 and 330 Reef Point Road: OCP Amendment Bylaw No. 1281 & Zoning Amendment Bylaw No. 1282 - 3rd Reading. Housing Agreement Bylaw No. 1283 - Adoption. Development Variance Permit DVP 20-06 - Issuance.

Bruce Greig, Manager of Community Planning

The meeting was recessed at 5:09 PM and returned to session at 5:14 PM.

Mr. Greig presented this report. He noted on Council held a public hearing on April 8th regarding Bylaw Nos. 1281 and 1282. He further noted that this hearing was also an opportunity to receive public input on DVP 20-06.

Council discussed public input received at the public hearing as well as solutions for Bylaw enforcement issues in and around the Lodge. Council also discussed the Building Scheme that was brought up at the Public Hearing. Staff noted that the District is not a party to that Building Scheme. Council recognized concerns associated with development on the First Nation's Archeological site which neighbours this property.

2021.2142.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Kemp**

THAT District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020, be given third reading.

CARRIED.

2021.2143.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**

THAT District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020, be given third reading.

CARRIED.

2021.2144.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**

THAT District of Ucluelet Housing Agreement Bylaw No. 1283, 2020, be adopted.

CARRIED.

2021.2145.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**

THAT Council authorize issuance of Development Variance Permit 20-06.

CARRIED.

14.2 Five Year Financial Plan and Tax Rates Bylaws
Donna Monteith, Chief Financial Officer

Ms. Monteith provided this report. She noted that the proposed bylaws must be adopted before May 15, 2021. Slideshows and zoom meetings are posted on our website. Written feedback is encouraged and will form part of the agenda package for the April 27th meeting.

2021.2146.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Cole**
THAT District of Ucluelet 2021–2025 Financial Plan Bylaw No. 1289, 2021 be given first and second reading.

CARRIED.

2021.2147.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Kemps**
THAT District of Ucluelet Annual Tax Rates Bylaw No. 1290, 2021 be given first and second reading.

CARRIED.

14.3 District of Ucluelet Zoning Amendment Bylaw No. 1287, 2021
(Garage FAR Exemption) - 3rd Reading
Joseph Rotenberg, Manager of Corporate Services

Councillor Cole recommended amending the Bylaw to remove the 600 square foot cap on the exemption of garage floor area from the calculation of Floor Area Ratio in the R-1 Zone (the "Cap"). She noted the bylaw that preceded Bylaw 1269, 2020, did not include a Cap, the Cap could undermine development plans and lot coverage regulations already prevent home owners from building extremely large garages.

Council discussed amending the Bylaw to remove the Cap and noted the ability of property owners to apply for variances that address their particular situations.

2021.2148.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**
THAT District of Ucluelet Zoning Amendment Bylaw No. 1287, 2021, be given third reading.

CARRIED.

15. OTHER BUSINESS

There was no other business.

16. QUESTION PERIOD

16.1 Questions via Zoom.

There were no questions via Zoom.

16.2 Questions via email to communityinput@ucluelet.ca.

There were no questions via email.

17. CLOSED SESSION

17.1 Procedural Motion to Move In-Camera

2021.2149.REGULAR **It was moved by Mayor Noël and seconded by Councillor Hoar**

THAT the meeting be closed to the public in order to address agenda items under Section 90(1)(i) of the Community Charter related to the receipt of advice that is subject to solicitor-client privilege, including communications that are necessary for that purpose.

CARRIED.

18. ADJOURNMENT

The meeting was adjourned at 5:59 PM.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Wednesday, April 14, 2021 at 3:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

Mayco Noël
Mayor

Joseph Rotenberg
Corporate Officer

3. **Application Specifics:**

| Item | | Comments |
|---------------------------|-------|---|
| Number of units: | 8 | Larger number of units and occupants could lead to gatherings and noise. |
| Respects Setbacks: | Yes | This is a large property and the units are well within the setbacks as indicated on the site plan. |
| Located to Rear of bldg.: | N/A | There are no buildings on the subject property. |
| On-site parking: | Yes | There is ample area for parking at each unit. |
| Sewer connection: | No | The applicant has indicated only two portable toilets. Shared portable toilets are not recommended at this time due to the current Covid-19 pandemic. |
| Water connection: | No | The applicant has indicated that they will not supply potable water and it will be the occupant's responsibility to supply their own potable water. |
| Hydro connection: | No | The applicant has indicated that each unit will require the occupant to run generators for power. The applicant will not be supplying generators, occupants will be required to supply their own. |
| On site manager: | No | The owner does not live on site but has indicated that if a tenant is found to be reliable, they would be asked to be a site manager. |
| Seen from the street: | No | This area is screened by mature trees from both Peninsula Road and Minato Road. |
| Covid 19 Concern: | Maybe | The 8 units combined with only 2 portable toilets without a cleaning strategy is problematic in both a capacity and Covid 19 health and safety context. It is recommended that each unit must have their own in unit or portable toilet (no shared facilities). |
| Pictures of units: | No | At this time the applicant has not identified the 8 units or occupants of the units. |

- there is currently no person living on the property who would oversee and manage the temporary seasonal worker camp sites.

The following conditions specific to this application are recommended by Staff to make this application supportable:

1. Each RV located on site be equipped with washroom facilities (toilet / sink / shower) or it must be demonstrated that each unit has adequate external washing and bathing facilities for the occupants (e.g., portable shower, sink, and toilet).
2. Where a portable toilet is used they must be dedicated to a single unit and not shared between units.
3. If generators are used, they must be screened and safely located (fire hazard / exhaust discharge) in a way that mitigates the noise to any neighbouring property.
4. Prior to the permit being issued, the owners are required to provide the email and cell phone contact information for the person responsible for managing the worker housing sites.

7. **Public Notice**

Pursuant to section 494 of the *Local Government Act*, notification has been given for this application as follows:

- This application was advertised in the May 5th Westerly News.
- The property owners (registered on the title with BC Land Title and Survey) within 100m of the subject property have been notified by a mailout.
- Tenants on properties within 100m of the subject property have been notified by hand delivery.

Council should provide an opportunity to be heard to anyone wishing to speak to the application, prior to making a decision on the requested permit.

8. **Options:**

Staff have indicated above what are considered the minimum conditions to make this application supportable. Council may seek clarification from the applicant on any aspect of the proposal. Council may wish to add, remove or modify these conditions as it sees fit.

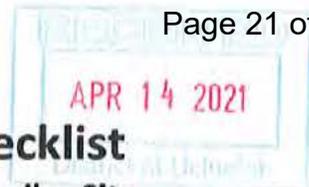
Alternatively, Council has the following options:

- B. THAT** Council defer a decision on the requested TUP until the applicant has provided additional clarification to address any outstanding questions of Council;
- C. THAT** Council deny the application; **or,**
- D. THAT** Council provide alternative direction to Staff.

Respectfully submitted: John Towgood, Planner 1
Bruce Greig, Manager of Community Planning



TOP21-06 Appendix A



Temporary Use Permit Application & Checklist

Seasonal Worker Recreation Vehicle(RV)/Trailer Site

Please submit a separate application for each civic address. A non-refundable application fee of \$350.00 must be paid when you submit your application. A \$1000.00 security deposit is due at the time of this temporary use permit issuance/pick up.

Description of Property

Civic Address: 221 Minato Rd Ucluelet B.C.

Number of RV/trailer camping spaces requested: 8 For each space requested, please show on the site plan the proposed location of the RV/trailer and associated parking spot.

STAFF TO COMPLETE THIS SECTION

Legal Description: Lot: B Plan: V1P79908 Block: _____ Section: _____ District Lot: 286

Parcel Identifier (PID): 026-487-764 Zoning: RU

471
472
473

Owner Information

Property Owner(s)
Please list all owners on title, if more space is require please submit a second application

Name: Pirates Bay Holdings Ltd. - Rick Lim
NAME OR BUSINESS NAME, IF APPLICABLE, INCLUDING CONTACT PERSON

Address: 221 Minato Rd Ucluelet BC V0R3A0
HOUSE/STREET CITY PROVINCE POSTAL CODE

Email: _____ **Phone:** _____ **Cell:** _____

Name: _____
NAME OR BUSINESS NAME, IF APPLICABLE, INCLUDING CONTACT PERSON

Address: _____
HOUSE/STREET CITY PROVINCE POSTAL CODE

Email: _____ **Phone:** _____ **Cell:** _____

Name: _____
NAME OR BUSINESS NAME, IF APPLICABLE, INCLUDING CONTACT PERSON

Address: _____
HOUSE/STREET CITY PROVINCE POSTAL CODE

Email: _____ **Phone:** _____ **Cell:** _____

Notice of Personal Information Collection: The personal information on this form is being collected for the purpose of processing your application in accordance with section 26(c) of the Freedom of Information and Protection of Privacy Act. For more information about how this information will be used, please contact the Manager of Corporate Services at 250-726-7744.

The undersigned owner(s) make an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Owner(s) Signature: [Signature] Date: Apr 7 2021

Appendix A

Pirates Bay Holdings Ltd.
221 Minato Rd.
Ucluelet B.C.



Conditions for Temporary Use Permit approval

- Sites will be levelled, filled and compacted with drain rock
- 2 Porta-potties will be on site
- Each site will be a minimum of 800sq/ft
- Hydro and Water are NOT available - Simple solutions are seasonal workers providing their own generators and large refillable water jugs
- All occupants will sign a Zero tolerance letter. Rick and Rebekka Lim will check on the site daily.
- Also, if a tenant is deemed responsible we may ask them to manage / monitor.





Temporary Use Permit TUP21-06 (221 Minato Road) John Towgood, Planner 1





Temporary Use Permit TUP21-06 (221 Minato Road) John Towgood, Planner 1

Appendix B

TEMPORARY USE PERMIT TUP21-06**General Terms**

1. This Temporary Use Permit is issued to:

Pirates Bay Holdings Ltd, PO Box 286, Ucluelet, BC V0R 3A0
(the "**Permittee**")

as the registered owner of, and shall apply only to, the lands and premises situate in the District of Ucluelet, in the Province of British Columbia, and more particularly described as:

221 Minato Road, Lot B, District Lot 286, Clayoquot District, Plan VIP77908
(the "**Lands**").

2. This Temporary Use Permit is issued pursuant to section 492 to 497 of the *Local Government Act*.
3. This Temporary Use Permit is issued subject to compliance with all applicable District of Ucluelet Bylaws.
4. This Temporary Use Permit authorizes the following uses on the Lands:
Eight (8) seasonal RV camping spaces for local workers.
5. This permit does not relieve an owner or occupier from obtaining any other approvals required by any other jurisdiction, or from meeting any other applicable regulations.
6. The permit holder, as a condition of issuance of this Permit, agrees to comply with the requirements and conditions of **Schedules 1-4**, which are attached hereto and form part of this permit.
7. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.
8. 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.
9. This Permit is NOT a Building Permit.
10. This Permit is NOT a Development Permit.
11. Provisions of sections 495, 496 and 502 of the *Local Government Act* requiring security applies to this permit as set forth in **Schedule 2**.

TEMPORARY USE PERMIT – RV/TRAILER CAMPING SPACE

AUTHORIZING RESOLUTION passed by the Municipal Council on the _____, 2021.

IN WITNESS WHEREOF this Temporary Use Permit is hereby executed and issued by the Municipality the _____, 2021.

THIS PERMIT SHALL EXPIRE on the day of _____, 2021 (6 months).

THE DISTRICT OF UCLUELET

by its authorized signatories:

OWNER

by its authorized signatory

ISSUED the _____ day of _____, 2021.

Bruce Greig - Manager of Community Planning

TEMPORARY USE PERMIT – RV/TRAILER CAMPING SPACE

Schedule 1 Required Undertaking

TO THE DISTRICT OF UCLUELET:

I (We), representing *the Lands* hereby undertake as a condition of issuance of this Temporary Use Permit to:

- a) Cease use and remove any structures built to support the temporary use from the subject property not later than 1 month after the termination date set out on the Temporary Use Permit.
- b) Abide by all conditions of the Temporary Use Permit.
- c) Provide the occupant’s contact information to the District of Ucluelet.

I(We) understand that should we not fulfill the undertakings described herein, the District of Ucluelet or its agents may enter upon *the Lands* and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the property into compliance with the District of Ucluelet bylaws, and that any securities submitted to the District pursuant to the Temporary Use Permit shall be forfeited and applied to the cost of restoration of *the Lands* as herein set out.

We further understand that in the event of a default of the conditions contained within the Temporary Use Permit, we shall forfeit the securities submitted to the District of Ucluelet.

This undertaking is attached hereto and forms part of the Temporary Use Permit.

Contact Information for the Owner/Manager

Cell: _____ Email: _____

Date: _____

Owner: _____

Signature: _____

Owner: _____

Signature: _____

Witness: _____

Signature: _____

Schedule 2 Security

As a condition of the issuance of this Permit, the District of Ucluelet is holding a security set out below to ensure that development is carried out and operated in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to use the land as authorized according to the terms and conditions of the Permit and within the time provided, the District of Ucluelet may use the security to carry out the work by its servants, agents, or contractors, and any surplus shall be paid over to the Permittee; or should the Permittee carry out the development permitted by this Permit within the set time set out above, the security shall be returned to the Permittee. There is filed accordingly:

- a) A Letter of Credit or cash to be deposited into a specified bank account, to be held for the term of the permit in the amount of \$8,000 (\$1000 per unit). The purpose of the security is to cover any associated costs to the District of Ucluelet with respect to the removal of recreational vehicle units and associated structures or services.

Schedule 3 Temporary Use Permit Conditions

General Conditions:

- a) The permitted temporary use shall be limited to the following uses;
- Eight (8) seasonal RV camping spaces for local workers.***
- b) No other temporary uses other than the above-mentioned uses shall be permitted.
- c) The recreational vehicle/trailer camping space is to be located as indicated on the site plan **(Schedule 4)**
- d) An on-site parking space shall be provided for the unit, in addition to the required parking for all other uses on site.
- e) Access aisles and vehicle turnarounds are to be kept free at all times, for emergency access, and
- f) The Permittee or a manager/caretaker must oversee the use of the Lands and their telephone and email contact shall be provided to the District and updated as required.
- g) The RV/trailer unit must be licensed and in good condition.
- h) The proposed seasonal trailer space is for staff accommodation to be inhabited by a maximum of two people, with a minimum of one person being a seasonal worker employed in the community. For clarity, this permit does not authorize short-term commercial tourist accommodation use of the proposed trailer space. The minimum length of stay is 30 consecutive days. The maximum length of stay is 6 months.
- i) At the end of each seasonal stay, or within 6 months (whichever is less), the Permittee shall notify the Bylaw Enforcement Officer in writing that the RV/trailer unit has been vacated.
- j) No person shall make, allow, or cause to be made any loud, objectionable, or unnecessary noise anywhere within the seasonal camping area which may disturb the peace, quiet, rest, enjoyment, comfort, and/or convenience of the neighborhood between the hours of 10 pm of one day and 7 am of the next day.
- k) The Permittee shall provide for collection and pickup of garbage and recycling in appropriate wildlife-proof containers.
- l) Areas around the RV/trailer unit will be kept clean and tidy at all times.
- m) If the permittee is to provide hydro electricity to the RV/trailer unit, it must be done in a safe manner inspected by a registered electrician.
- n) Prior to anyone occupying the unit, contact the Fire Department to arrange an inspection by emailing rgeddes@ucluelet.ca or calling (250) 726-7744. The permittee is responsible for maintaining the following for each unit;
- i. A working multipurpose fire extinguisher,
 - ii. A working smoke alarm,
 - iii. A working carbon monoxide alarm,
 - iv. Two means of egress in case of emergency,
 - v. A label on the inside of the door that displays the property address.
 - vi. The unit number (i.e. A, B, C, D etc) must be prominently displayed on the exterior of the unit facing the access.
 - vii. No portable heating or cooking appliances within the unit.

TEMPORARY USE PERMIT – RV/TRAILER CAMPING SPACE

- o) The municipal Bylaw Enforcement Officer may arrange for site inspection at any time, in a reasonable manner, to monitor compliance with the terms of the Temporary Use Permit.
- p) Failure of the Permittee to meet and maintain any of the terms listed above may result in suspension of the permit and forfeiture of the security deposit.

Servicing Conditions

- a) **Potable Water:**
The permittee is not responsible for providing potable water, the tenants of each RV space are responsible to obtain sufficient potable water for their needs.
- b) **Sewer Service:**
The permittee is not responsible for providing a sewer connection, the tenants of each RV space are responsible to contain all sewage and gray water in holding tanks and to pump those tanks out prior to any overflow or spillage. It should be noted that any sewage or graywater contamination in the area of the RV space will be considered a breach in the conditions of this permit.
- c) **Access to Washrooms:**
The permittee is not responsible for providing access to a washroom but shall provide one portable toilet for each RV space.
- d) **Hydro:**
The permittee is not responsible for providing a hydro connection, the tenants of each RV space are responsible to provide a generator or solar solution to any power needs.

Site Specific Conditions

1. Each RV located on site be equipped with washroom facilities (toilet / sink / shower) or it must be demonstrated that each unit has adequate external washing and bathing facilities for the occupants (e.g., portable shower, sink, and toilet).
2. Where a portable toilet is used they must be dedicated to a single unit and not shared between units.
3. If generators are used, they must be screened and safely located (fire hazard / exhaust discharge) in a way that mitigates the noise to any neighboring property.
4. Prior to the permit being issued, the owners are required to provide the email and cell phone contact information for the person responsible for managing the worker housing sites.

WEST COAST OLDER ADULT NEEDS ASSESSMENT 2020



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Cover photo courtesy of Pacific Rim Hospice Society

ACKNOWLEDGEMENTS

Thank you to the many west coast community members and service providers who, despite the immense challenges and pressures created by the COVID-19 pandemic, participated in this project. We are deeply grateful for your wisdom, stories, and insights. Your contribution will help us better support older adults to live happier and healthier in their homes, for longer.



Photo courtesy of Pacific Rim Hospice Society

The Coastal Family Resource Coalition and the Pacific Rim Hospice Society would like to thank the BC Community Response Network (BC CRN) for funding this assessment, and the Tofino and Ucluelet Co-ops for their donations of gift cards for survey respondents.



PROJECT TEAM

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EXECUTIVE SUMMARY

In the fall and winter of 2020, the Pacific Rim Hospice Society in collaboration with Coastal Family Resource Coalition and the West Coast Senior Services Network undertook an assessment of the needs and gaps in services for Elders and older adults (55 and better) in ten remote and rural west coast communities on Vancouver Island. Due to the lack of assisted living facilities, long term care homes, and other suitable housing options many older adults and Elders leave the west coast when their needs exceed the available services. Our aim was to understand the kinds of upstream, in-home assistance and supportive services vulnerable older adults need to live thriving, happier lives in community and age well in place.

To meet this aim we focused our research on the needs and services that put health and well-being first, such as accessible prevention and psycho-social services. We discovered that an essential step toward this goal is fostering trusting relationships built through companionship and casual check ins. In order to accomplish this necessary upstream step, service providers in each community require stable, on-going funding to hire year-round staff. West coast older adults and Elders share a deep desire and need for social connection and stressed the importance of opportunities to gather around food, with or without a focus. Simply gathering with snacks was a repeated and important request.

An additional first step is increased support for caregivers, who provide the majority of support for regional older adults and Elders. Support and care for these individuals is essential as this in turn helps to reduce older adult abuse and neglect, caregiver burnout, increases social connection, and connection to community resources. More detailed information on our key findings can be found in the Recommendations and Conclusions section of this report.

It is our hope that service providers find this report informative and helpful. We recommend taking time to read Appendices B to D as they contain valuable insights, including a full list of program requests from older adults/Elders and needs and gaps identified by service providers. Moving forward, we hope the west coast is a place where people can live well their entire lives.



Photo courtesy of Westerly News

INTRODUCTION

PURPOSE

This report aims to help local service providers create programs and source funding in order to support people to thrive in their communities, and to live happier and healthier in their homes for longer as they age. Our primary aim was to understand regional needs (as well as gather feedback on programs that are working well), identify what can be improved upon, and what needs to be developed. We have done our best to make a report that is easy to read, and assists with program planning and funding requests.

COLLABORATORS

This report was carried out by the Pacific Rim Hospice Society in collaboration with the Coastal Family Resource Coalition and the West Coast Senior Services Network (WCSSN). The WCSSN is an informal coalition of senior service providers that works to improve services for older adults on the west coast.

SCOPE

This report addresses the core question, “what supports are needed to help local older adults and Elders live happier and healthier at home, for longer?”. In order to stay within our capacity, we focused on non-medical services and excluded housing from our scope. Both medical services and housing are clear needs in the region, and we are grateful for the work being done on these issues by other organizations and groups.

As a result, this report focuses on the following priority needs as identified in previous reports, such as the regional Age Friendly reports and those listed in Supplemental Resource 4:

- Non-medical home support, e.g. assistance with light housekeeping
- Food access
- Transportation
- Social inclusion
- Communication
- Caregiver support

We sought information from ten communities: Ahousaht, ACRD Area C, Esowista, Hitacu, Hot Springs Cove, Macoah, Opitsaht, Tofino, Ty-Histanis, and Ucluelet.

METHOD

To meet this goal, we sought information and insight from two key populations: vulnerable older adults, and the service providers who work to support them. Between October 2020 and December 2020, we:

- Interviewed 23 local and regional service providers through phone call interviews and email follow ups.
- Carried out an older adult needs’ assessment and gap analysis through online and hard copy surveys, as well as follow up phone calls.

OVERVIEW

The body of the report highlights key findings from both our service provider interviews and the older adult survey. We identify limitations, key themes, and next steps. In the appendices you will find data useful for your program planning and grant requests. These include regional demographics, a full list of program requests from older adults and Elders, and needs and gaps identified by service providers. The supplemental documents include an inventory of existing services and funding opportunities.



Photo courtesy of Jan McDougall

LIMITATIONS

Due to the limitations listed below the data gathered for this report is not representative of all the older adults, service providers, or communities. Our goal was to be inclusive and respectful, and to hear voices from across the region. We hope we have achieved this goal.

The authors of this report acknowledge that there was insufficient collaboration with, and leadership by local First Nations Elders, communities, and older adults in the project design stage. Additional concerns arose regarding reporting out findings on a regional scale, i.e. when is it appropriate to identify community-specific needs and strengths and when is it not appropriate? Moving forward, engaging stake holders (older adults and Elders, First Nations communities, etc.) in the project design stage is an important step that ensures the needs of older adults and all communities are being met and that trust and relationship-building is a guiding principle of the work.

DEFINITIONS

- **“Older adult”**: community members aged 55 years and older (encompasses Elders and seniors).
- **“West coast”**: the geographical focus of this report. The far western communities of Vancouver Island, BC: Hot Springs Cove, Ahousaht, Opitsaht, Tofino, Esowista, Ty-Histanis, Ucluelet, Hitacu, Macoah, and Area C of the Alberni-Clayoquot Regional District. This includes two municipalities (Tofino and Ucluelet) and five Nuu-chah-nulth Nations (Hesquiaht, Toquaht, Ahousaht, Yuułuʔiłʔath, and Tla-o-qui-aht First Nations).

“The United Nations Decade of Healthy Ageing (2021-2030) is an opportunity to bring together governments, civil society, international agencies, professionals, academia, the media, and the private sector for ten years of concerted, catalytic and collaborative action to improve the lives of older people, their families, and the communities in which they live.”

~ World Health Organization

www.who.int/initiatives/decade-of-healthy-ageing

SERVICE PROVIDER INTERVIEWS

PROCESS & PURPOSE

Interviews were conducted with 23 local and regional service providers representing a broad range of community services including homecare nursing, community paramedicine, municipal and First Nations governments, and several charitable organizations. We aimed to gather a comprehensive list of regional services, and input and expertise from service providers on the needs and gaps of older adult services and programming.

Participants were emailed a list of questions to help them prepare for a 30-60-minute phone call interview, and roughly half the participants were sent summary notes for review and feedback. Please refer to *Appendix B* for service provider interview questions and responses.

Service providers shared valuable insight on how best to connect with clients and the local older adult population, as well as the barriers and limitations they face in connecting with the region's marginalized populations. Service providers were also asked to identify services they would create if funding was not a barrier.

LIMITATIONS

Service providers spoke to their own experiences and insights. We recognize that individual voices are not representative of a whole community, organization, or service provider. We have done our best to represent our findings without singling out any one community, service provider, or individual.

Due to the project timeline and the Coronavirus pandemic, data collection was limited to phone interviews. Service providers are already overburdened, and the pandemic further limited their availability. We regret that we were not able to meet in person or in groups to discuss these issues, yet we are deeply grateful for the time they were able to give to this project.

The project would have been aided by deeper relationships between the interviewees and the research assistant. We suggest hiring local Indigenous research assistants to lead the interview design and process with the Nations.

KEY THEMES

Stable Funding and Consistent Staff

Overwhelmingly, service providers identified similar needs and challenges to supporting older adults: a need for ongoing stable funding for additional permanent staff, both to support the region's older adult population and to coordinate care, as well as a dedicated space for older adults to gather. Service providers relayed complaints from their clients about inconsistent support staff and high staff turnover, as well as programs they enjoyed that ended due to a lack of on-going funding.

“The garden project was going really well but then funding was lost.”

Interconnected and Urgent Needs of Older Adults: Companionship, Transportation, Food

When presented with a list of needs to rank in order of priority (transportation, food, non-medical home support, caregiver support, community and social inclusion, information sharing), service providers expressed difficulty ranking and instead expressed the interdependent nature of support. Three needs emerged most frequently and were identified as the basis for older adults thriving and client engagement: (1) companionship and friendly visiting, (2) transportation, and (3) giving food as a way to build connection. Across almost all interviews these needs were identified as the first priority for increasing health outcomes, building trust, and helping older adults remain in the region.

Service providers stated that the key to learning what older adults need are casual conversations and time spent together, i.e. relationship building. Within trusting relationships individual and collective needs can be disclosed. Once service providers understand the deeper needs they are able to build more impactful programs and support. These needs often emerge in informal conversations and are often not discovered through direct questioning. Time spent in informal conversations and companionship allows these conversations to emerge, as the requisite trust is built. Food, specifically soup, was identified as both deeply appreciated and helpful in building the relationships necessary for these conversations. Gathering over food was also stated as a major request by older adults themselves, both to service providers and in our older adult survey discussed in the next section. Giving and bringing of food is culturally appropriate for many. While it was noted that food support may not be a dire need for all clients it is deeply appreciated, builds trust, enables greater connection, and is culturally appropriate for many.



Photo courtesy of Forest Glen

“The first priority is having a friend or caregiver to keep track of the older adult, to build trust. This will lead to the other priority needs being addressed.”

“There needs to be someone who can hang out with older adults. Someone who can say ‘is there anything you need a hand with’ and then just sit beside them and do it.”

Trust Building: Wrap Around Care and Upstream Approach

By meeting the interconnected needs discussed above, service providers will be able to build the relationships necessary to support older adults as their needs evolve over time. Service providers stressed the uniqueness of each community and each older adult. It was noted that the settler population of older adults often moved here seeking an independent and self-reliant lifestyle. Often, as they age, they are reluctant to ask for help or change their lifestyle. Similarly, it was stated that a number of older adults and Elders in the First Nations communities are private or may be reluctant to ask for help. By building relationships not based on need, but rather offering of food and companionship, trust can be built that may make it easier for older adults to seek greater support and care, either presently or in the future.

Service providers noted that it is important to be able to provide referrals, and to share information and updates regarding older adults' capacity between service providers. For instance, if a home care assistant notices a change in capacity ideally, they would be able to communicate this change to the older adult's doctors and other supportive services. Arrangements would need to be made in advance to ensure client confidentiality is respected and upheld at all times.

Structural Racism and Impacts of Colonization

From the interviews a distinction arose between the structural barriers faced by the First Nations communities and settler communities. First Nations communities, Indigenous older adults, and Elders face structural racism and the results of ongoing colonization, including poverty and negative health impacts. These instances of structural violence have direct impacts on Indigenous peoples' ability to live longer, healthier lives. It is important to note these issues are not a 'lack' within First Nations communities but rather an act of harm inflicted from the outside in. Of important note, service providers identified stronger social supports for and connections with Elders within the Nations and identified less severe social isolation than within settler communities. Our intention with the report was not to draw distinctions between Indigenous and settler communities, however the data revealed these differences.

There is a deep need for settler communities and service providers to recognize ongoing and historic harm caused by all levels of the Canadian government and Canadian citizens, and to make amends and repair for present and past harm. This work is essential to building relationship and rebuilding or establishing trust. Hope lies in moving into right-relationship: education for settler communities regarding past and present harm, support for Indigenous sovereignty and self-determination, as well as redistribution of resources from settler communities to First Nations.

Social and Community Inclusion and Communication

Overwhelmingly, across communities, service providers indicated their clients were lonely and desired more social connection. The degree of isolation varied yet it was consistently stated as an urgent and on-going need.

“They are all lonely.”

Feedback from clients has indicated a desire for opportunities to gather (the program or event offered is of less importance than the need for connection). When requesting opportunities to socialize, older adults expressed an interest in chances to gather over food or at cultural events. Service providers said these events are frequently requested, well attended and appreciated.



Photo courtesy of Forest Glen

“Social programs are a high priority for our current group. They have expressed that a simple meet and greet space with coffee is what they desire.”

Barriers to greater social inclusion include information sharing about events, a need for relationships that draw older adults to events, and transportation. The solutions mentioned under Interconnected and Urgent Needs identified above work to address these barriers.

Many clients prefer face to face or in person communication and it is important to note that some older adults in the region cannot read and are therefore missed entirely by print based communication. Service providers stated that the time required to telephone older adults to inform or follow up is beyond their capacity within their existing duties, however it is a need that should be addressed. This presents issues for services and events that are promoted solely online.

“Weekly updates and check ins seem to be generally appreciated; if too much time lapses, they may feel forgotten or left behind which is why it is important to stay engaged and consistent.”

“Wellness checks and friendly visiting would be super helpful, even just phone calls once in awhile are REALLY IMPORTANT... friendly eyes on the seniors.”

“Clients not on our email lists are left out of almost all programs and offerings.”

Online communication and technology present three distinct challenges. (1) Some adults are simply not interested. They either find it difficult, disinteresting, or dissatisfying, preferring instead to learn about events in person or through analog sources.

“This is not a ‘digital native’ population, that is not the issue. They are less comfy connecting digitally, it’s less fulfilling, and not integrated into their day-to-day like Millennials.”

(2) Support and training is needed for older adults who are interested but do not have familiarity with technology or social media platforms. Additional support includes access to tablets and computers. Some service providers noted that there was an explicit desire for computers and not tablets. (3) Service providers who work with more marginalized populations identified a need for financial support for access to internet or phone services and stated financial barriers to communication prevent their clients from greater social connection and support.

“Elders posting to social media get help often within minutes.”

Many service providers noted that while they would like to, they are not yet reaching the most isolated or marginalized older adults. Solutions identified include building relationships by establishing connection with their friends, family, or caregivers, through connections with the community paramedics and home care teams, and advertising on posters, mail, radio, and newspaper.

Transportation

Transportation was identified as a need across all communities, with some facing unique challenges. Several communities require boat transportation which is costly and weather dependent. The road to Macoah is an underserved and often rough logging road ideally requiring a 4x4 vehicle with drivers who know how to change flat tires. Since 2017, Wheels for Wellness has been a huge help in meeting some of the need for out-of-town appointments, but some limitations were expressed: gravel roads, coordination stress and challenges, the need for more bathroom breaks than are available en route, the distance must exceed 60KM+ one way. While the service is much appreciated it does not meet transport needs between west coast communities. Service providers also relayed that the cost related to personal vehicle upkeep, gas, and insurance were barriers for a number of their clients, as was their comfort level with driving, especially after dark or in winter weather.

If vehicles are purchased for older adult services and programs, mobility limited and wheelchair accessible vehicles are an important consideration, as well as having a bathroom on board. An onboard bathroom with frequent anticipated breaks, along with the ability to request a pause would be helpful.

Hope lies in funding for initiatives like regional public transit that includes stops within First Nations communities, taxi and ridesharing vouchers, and a 15-seat passenger bus for community use.

Food

Organizations and services that provide food support to older adults noted that their services are well used and there continues to be a need. Service providers who do not provide food support stated both that they did not identify an urgent need, but that this does not mean it is not needed.

“Food preparation and delivery would be very beneficial.”

“A program of this kind needs to be affordable, subsidized or free, and nutritious.”



Photo courtesy of Forest Glen

The significance of gifts of food and food delivery was noted in multiple interviews:

“Prepared food is ALWAYS well received.”

“One local business did a dinner for seniors... it made their YEAR!”

Soup came up a number of times as an extremely well received food item.

Non-Medical Home Support

Across all communities increased non-medical home support was identified as an urgent need. Within First Nations communities Home Care Nurses, Homemakers, and other services provide support, however additional and permanent staff are required to meet the need. Within settler communities this support is either a gap in services or inconsistent, under funded, and much needed.

Caregiver Support

Many service providers noted that much caregiving and older adult support is primarily being provided by family, friends, or relatives, resulting in two things: (1) the number of older adults in need of support is lower than known and (2) there is a need for support for regional caregivers to prevent burnout. This support could include: homemaking and food support for older adults, personal support for older adults and their caregivers, and training for all community members (both young and old) on how to care for elderly parents, grandparents & themselves.

COVID-19

Covid-19 is making it harder to reach older adults and is exacerbating loneliness, isolation, potential for abuse, mental health issues, and substance use. Service providers said they are losing clients, or their clients are forgetting about them. The lack of in person events is creating a disconnect from vulnerable groups, as well as preventing the informal communication opportunities which provided essential information to both service providers and older adults.

The online communication issues mentioned above are particularly pressing during the pandemic. The solutions mentioned above are relevant here with the addition of training on Zoom and other digital communication services.

During the pandemic, phone calls present the best opportunity for on-going connection with older adults. Service providers stated that everything is more difficult now, save phone calls, which aside from issues of cost to the older adult provide the most access and connection. To address the issue of cost, phone cards could be provided as gifts to aid in connection during this time.

Further information is available in Appendix B: Service Provider Interview Highlights.



Photo courtesy of Jan McDougall

OLDER ADULT SURVEY

PROCESS & PURPOSE

Our aim was to gather feedback directly from local older adults to learn about their experiences: what services are working well, which could be improved upon, which services would help them live healthier, happier, longer lives on the west coast, and how best to communicate with them (i.e., digital vs. analog etc.).

Given the short time frame available to the project, as well as the Coronavirus pandemic, we used hard copy and digital surveys to gather feedback. Hard copy surveys were 3 pages double sided and size 14 font. They were available for pick up and drop off at the Tofino and Ucluelet Co-ops, the Ucluelet Community Hall, and delivery by request. A table was hosted at the Tofino Co-op during senior shopping hours one morning to engage directly with older adults and hand out surveys (this was not repeated due to the second wave of the pandemic). Social media and email lists were utilized to advertise the survey and eleven service providers planned to distribute surveys. Our intention was to utilize project partners (such as Community Paramedics, Home and Community Care Nurses, and Outreach Workers) to help reach individuals not currently participating in programming, not reached by online marketing, or who may be most vulnerable. However due to the pandemic and resulting complications, what we (and the service providers) initially thought was possible in survey distribution, was not.

RESPONSE

A total of 167 older adults responded to our survey. Online surveys were estimated to take fifteen to twenty minutes to complete, if respondents filled in every question including the open, qualitative ones. However, most participants engaged with the online survey for only five to ten minutes. Both online surveys and hard copies allowed participants to submit as many or as few responses as they were comfortable answering.

- 64 surveys were completed on paper
- 103 surveys were completed online via Simple Survey
- 94 respondents selected to enter the draw for 1/2 Co-op gift cards valued at \$100 each
- 65 respondents requested to be contacted with updates on upcoming older adult services and programs
- 11 respondents requested a follow up call

Given the limitations listed below, our survey primarily reached older adults not in our target population. Most survey respondents were active, more affluent than those needing the kind of programming we were seeking insight on, and already well served or not yet in need of services. As such we have not gone into detail summarizing the survey results. Instead, we recommend service providers review *Appendix C* for a complete summary of the survey questions and results, where the data is organized into a series of easy to read graphs. *Appendix D* will also be useful to service providers, as it contains information from the long

form questions where older adults identified which services they experience as working well, which need improving, and those they would like to be developed.

LIMITATIONS

There are 1,369 older adults across the west coast (our best current estimate, see *Appendix A: Demographics*), and with 167 survey respondents this gives us a 12% response rate. While this is high enough for statistical accuracy, given the limitations detailed below, the data gathered is not statistically accurate. As such the results are not representative of all older adults, nor of the west coast communities, and should not be construed as such.

Target Population

The primary respondents to our survey were not our target demographic. A main aim of our survey was to connect with older adults who currently need support to live longer, healthier, happier lives at home and/or who feel isolated and desire greater connection. Only 7% of respondents stated they 'often' or 'always' feel isolated, 37% said 'sometimes, while 56% of respondents stated they rarely or never do. About a quarter of respondents identified as living alone (28%). The majority of respondents stated they are active, do not need help at home (72 – 86%), have adequate access to transportation (85%), and have access to internet at home (91%).

We know from our conversations with service providers that there is a large demographic of older adults in the region who have expressed a need for greater support than is reflected in our survey results. We believe the reasons our data does not reflect this is due to our methodology, the limitations listed below, and other limitations of which we are not yet aware. Due to the Coronavirus pandemic, we relied heavily upon social media and the contact lists of local service providers. Given this we were able to access populations who are already easy to reach or are currently accessing services. As such our survey results are not indicative of the most marginalized populations and those who may be most in need of support.

While the survey did not help us to answer all the questions we sought, we were able to gain a better understanding of the needs and gaps of the populations we are currently reaching. By meeting their needs better now, and building trusting relationships before they need advanced care, we can build the connections necessary to provide support later on.

Older Adult Participation and Relationship Building

Greater inclusion and participation of older adults in the survey design, question selection, distribution, and project framing would have significantly aided the project. This was limited for several reasons as listed below. The project would have been richer had they been included in a meaningful way at every stage of the



Photo courtesy of Westerly News

project. We recommend future projects adopt a ‘Nothing About Us Without Us’ approach. For information about this approach see the Recommendations section for details.

Service providers also warned that many older adults are not interested in completing surveys and would want to understand how the data is being used, by whom, and how it will help them.

Without pre-existing and established relationships with the five First Nation communities we lacked the trust necessary for meaningful engagement and support. A few service providers expressed reluctance to share the survey, due in part because of discomfort with the questions and how the information would be used. They explained that trust has been broken in the past, that Elders must be respected, and their privacy respected and not intruded on in this way. We are deeply grateful for the honesty, vulnerability, and trust that was given to us in this sharing, and we will do our best to move differently going forward. As was mentioned in the previous section, there is work to be done by settler communities, governments, service providers, and individuals, to not only build relationships but repair past and on-going harm.

Coronavirus Pandemic

The impacts of the coronavirus pandemic cannot be overstated. It impacted everything from methodology and implementation to staff capacity. We are grateful for everyone’s contribution during these unique and challenging days.

Service providers who initially offered to distribute surveys were challenged in doing so when the second wave of lockdown began on November 17th, (the day after the survey went live) and continued for the duration of the project. The highly contagious nature of the virus and the vulnerability of our target population created significant barriers in the timing of this project. Given the nature of the services we are exploring, many of the questions are quite personal and would have been better asked in person, through established trusting relationships.

“Trying to get surveys out proved to be quite difficult. We got very busy in November with clients. In ‘normal’ times, I would have had a better opportunity to connect with our clients.”

Geographical Gaps

None of our survey respondents self-identified as living in the communities of Ahousaht, Esowista, or Hot Springs Cove, and only a couple of respondents were reached from Opitsaht and Ty-Histanis.

Issues with Questions Themselves

Refer to *Appendix C: Older Adult Survey* for more information regarding misinterpretations and clerical error.

KEY THEMES

Priority Needs

In question 4, survey respondents ranked our focus areas as most needed in the following order:

- 1st Community and social inclusion
- 2nd Home support
- 3rd Information access and exchange
- 4th Transportation
- 5th Caregiver support
- 6th Food delivery and hot meals.



Photo courtesy of Pacific Rim Hospice Society

What's Working Well & What Needs Improvement

Questions five and six of the survey will be of particular interest to service providers for program planning and improvement. These questions asked older adults to identify which programs are currently making a positive impact in their lives, which could be improved upon, and which services would help them stay active and live at home longer. We highly recommend you read *Appendix D* which lists older adult responses in more detail. Below is a brief synopsis of requested additional programs or services:

- **Transportation:** There is a need for public transit between communities, and to west coast medical appointments as well as those out of town.
- **Food:** A meals on wheels type program which delivers premade meals, as well as community potlucks and cultural gatherings with food.
- **Non-medical home support:** Reliable and affordable handy people and home care assistants; additional seniors living complexes and long-term care living.
- **Medical health:** Respite care; local specialists including optometrist and podiatrist/foot care; dependable homecare assistants and back up emergency support if caregiver ill/unable to provide care and when in crisis.
- **Social inclusion and participation:** More opportunities to gather around food such as 'tea and chat'; the creation and expansion of a seniors coalition to discuss and advocate; a decrease in the number of tourists, as tourist season makes it harder to gather; opportunities for seniors to pass on knowledge (skills, etc.); opportunities to highlight the value and contribution of seniors; lower cost events; seniors trips; day time activities; space to gather, both indoor relaxing spaces and outdoor covered spaces.
- **Information Sharing:** Phone call check-ins and reminders; Elder advocates; senior section in the local paper; event updates via phone calls and social media; help learning technology.

Information Sharing

The majority of respondents get information about news, resources, activities, and events by word of mouth (67%), followed by the local newspaper *Westerly News* (54%), Facebook/Instagram (48%), and then municipal websites (32%). We know from service provider interviews that many clients do not have internet. While only 9 out of 55 respondents said they do not have internet, 44 out of 55 respondents said they have trouble using technology. Therefore, even within demographics that have easier access to online information sources, there are still barriers to access. This encourages us to think differently about how we communicate with older adults and explore alternatives to only using online forms of outreach.

Further information is available in Appendix C: Older Adult Survey and Appendix D: Services & Needs as Identified by Older Adults.



Photo courtesy of Ucluelet Parks and Recreation

CONCLUSIONS & RECOMMENDATIONS

RECOMMENDATIONS

Service providers and older adults expressed a number of excellent suggestions and recommendations. There were three main requests from older adults: opportunities to gather and socialize around food, regional transportation support, and a desire to be more socially engaged. Please see *Appendix B: 1.0* for additional service provider details and recommendations, and *Appendix D* for older adult suggestions.

1. Trust and Relationship Building

Trust and relationship building are key recommendations of this report. Both older adults and service providers have stated that relationships are what draw most older adults to events and what keep them engaged in community. Through relationships between older adults and service providers many of the root issues to reaching older adults and supporting them to age well in community will be addressed.



Photo courtesy of Westerly News

- 1.1. **Upstream Support; relationships established before older adults are in crisis:** Many west coast older adults are ‘fiercely independent and self-sufficient’ and fear losing their independence. As such it is vital that we build relationships before contact is seen as a threat to identity and sense of self. If relationships are developed before this point, older adults are more likely to open up about the barriers and issues they face. Many older adults leave the region as they age due to a lack of services or lack of connection to existing programs. If relationships and trust are built with older adults before they are in crisis or need a higher degree of care services, programs and supports can be established, or links to existing services can be created before the needs present themselves, enabling them to age at home and in community.
- 1.2. **Ideally each community would have an older adult champion and/or support person from that community.** These people would provide friendly visiting, social check ins, support booking appointments and providing appointment reminders, as well as light house work and food preparation.
- 1.3. **We suggest these relationships begin with in person visits involving food and offers of free support as needs arise in casual conversations.** By developing relationships based on companionship and the sharing of food trust can be built enabling older adults to request greater support and care, either presently or in the future.

- 1.4. **Having dedicated older adult support workers in each community.** These positions could help identify their unique needs, create targeted programs and services, and ideally ease service providers' caseloads across the region.
- 1.5. **Past and ongoing harms enacted against First Nations' communities have led to an understandable lack of trust and presents barriers to deep and meaningful relationships.** As discussed in greater detail earlier, there is a need for healing and trust building between settlers and First Nation communities. Service providers would be well served to take an active role in this process. Developing a regional understanding of the historic and present-day context of settler colonialism and the impacts of historic and ongoing colonization is crucial to forming the basis of these relationships. There are multiple Indigenous led organizations and consulting firms that provide training and support for organizations as they dig deeper into this work.

2. Program Development

- 2.1. **A 'Nothing About Us Without Us' approach.** In light of both survey responses and service provider feedback we recommend a 'Nothing About Us Without Us' approach to program planning and development. NAUWU places older adults at the centre of decision making and enables them to set goals and determine the best route to meeting their needs. In our survey older adults directly requested the opportunity to use their skills and experiences in their communities. Given that they are the experts in their lives, there is an opportunity for them to help build the services they need both now and in the future. We recommend involving older adults along a spectrum of needs, from upstream support to those already in need of and receiving support.
- 2.2. **Abundance, trust, and acceptance as the guiding principles of program planning and development.**
- 2.2.1. **Root in abundance, instead of regulation.** If a program provides free services, such as transportation vouchers or meals, trust that older adults most in need will make use of the program. If older adults who are able to provide for themselves make use of the service, trust that there is an abundance of resources to support them as well and that their inclusion is beneficial. Do not require proof of need for participation, as this is a barrier for those most in need.
- 2.2.2. **Move at the speed of trust.** Allow the relationships with older adults and between communities to guide program development. Build the necessary programs and supports as needs emerge and as trust develops.
- 2.2.3. **Accept the decisions and limitations of older adults.** Given the feedback from older adults and service providers we recommend meeting older adults 'where they are at' and developing programs around their stated needs and goals. Some older adults may not want to live longer, healthier, happier lives on the coast as they age, and that is their choice to make.

- 2.3. **Incorporation of existing goals and plans into program planning and delivery.** For example, several First Nations' service providers expressed a desire to prioritize implementation of their strategic and cultural planning to "care for and hold up our Elders".

3. Program and Service Recommendations

- 3.1. **A program similar to 'Better At Home'.** We recommend the development of a program or programs which provides nonmedical supports such as friendly visiting, homemaking, transportation, prescription pickup, reminders and liaising with service providers and medical support would be of service to the region.

3.2. Food support

- 3.2.1. **A program similar to Meals on Wheels with an emphasis on soup,** which was repeatedly cited as both deeply appreciated and highly desired by older adults and service providers.
- 3.2.2. **Expanding and developing additional opportunities for older adults to gather and socialize around food.** The event or activity is of less importance than the opportunity to gather, have informal conversations, and build connections.

3.3. Non-medical home support

- 3.3.1. **Free or affordable support for home repair and cleaning is extremely important.** Especially in cases in which seniors require in-home support from VIHA staff. If older adult homes are deemed to be unsafe (in disrepair or unsanitary) then VIHA staff may not be able to enter the homes, resulting in the older adult needing to leave their community and be placed in care. To avoid this outcome there is a need for 'Friendly Eyes' on seniors, as well as affordable or free home support. Again, this points to the need to develop relationships upstream and identify needs and provide supports before older adults are forced to leave their homes.

3.4. Transportation

- 3.4.1. Public transportation, volunteer driving services, or shuttles between communities for errands, events, and to local and regional medical appointments are needed.

3.5. Social inclusion

- 3.5.1. A phone-call based friendly visiting program is highly recommended as a method of trust and relationship building.

3.5.2. **Feedback indicated that almost any social programs would be of interest so long as they are affordable and easy to get to** (i.e., daylight hours and transportation is available). Older adults listed multiple ways they would like to be included in community and increase their social connection. Suggestions varied along ability and desire, ranging from requests to share their skills and experiences, to an interest in advocating for older adult needs, to a simple desire for visits and phone conversations.

3.6. Outreach

3.6.1. **Enhanced outreach could be accomplished through local newspapers and radio stations.** It was suggested that both could have a section or a program specifically for seniors providing information on news, events, programs, and services. Both options could be led and directed by older adult volunteers or groups and content could be created by request (i.e., song selection, program profiles, etc.)

3.6.2. Programs would be well served by phone call reminders and check ins with older adults.

4. Infrastructure

4.1. A senior's centre with a social venue that offers events and wellness clinics is desired.

4.2. A regional bus or vehicle that is wheelchair accessible and with an onboard bathroom would be ideal.



Photo courtesy of Pacific Rim Hospice Society

5. Survey Implementation

While we were limited in our information gathering approach due to the Coronavirus pandemic, relying solely on a survey gave us unique insight that we would like to share in the hopes of helping others.

5.1. **The importance of in person conversations cannot be overstated.** Both in terms of creating a survey and for reaching your target population. Without in person conversations, we were not able to clarify our intention or adapt when our target population was not reached. We recommend casual in-person gatherings, with food, in each community to build relationships and hear from older adults at every stage of the process, from project and survey development to planning and execution. We would have benefited greatly from conversations such as these, both in small and large gatherings.

- 5.2. **When starting the research process, we suggest starting with in-person forums and ask questions that focus on strengths of each community.** Ask questions like: How would you like to engage in this process? How do you feel comfortable giving input? What are ways you would like to gather with your family and community to make plans for your future?
- 5.3. **We recommend that surveys are distributed and collected by members of the community in which they are completed.** Our program would have benefitted from hiring a local research assistant in each community.
- 5.4. **To offset the possibility of reaching a demographic that does not yet need your services, consider using your survey as an opportunity to get people thinking about what they may need in the future** (what supports do you anticipate needing in 2, 5, 10 years?), provide education on the topics they may want to consider for future planning (who will look after you if you become less independent?), and ask them what their goals are for their aging process (would you like to age at home or in care?).

CONCLUSION

Sometimes the simplest solution is the best solution. We know that many west coast older adults leave their homes when their needs outgrow the available services. We also know that it can be hard to ask for what we need without pre-existing caring, trusting, supportive relationships. In order to know what vulnerable older adults need in order to live longer, happier, healthier lives at home, we must first get to know them so they feel comfortable asking for help when they need it.

Throughout the vast majority of our interviews and surveys the desire for greater socialization, informal conversations, and consistency of staff came up again and again. Over the course of our project, it became clear that the single biggest need and barrier is stable, on-going funding that allows time for staff to 'just be' with older adults. Time and companionship allows older adults to feel safe so that they can share their needs and desires. Only through these relationships will we be able to build the programs and supports that older adults need to stay in their communities and with their loved ones.

We highly recommend service providers take the time to read *Appendices B-D* as they contain invaluable information from regional older adults and service providers.

We are deeply grateful for the insight, generosity, and time that has been given to this project. We hope the information we have gathered moves us closer to our goal of a more loving and inclusive west coast.

WEST COAST OLDER ADULT NEEDS ASSESSMENT 2020

~ APPENDICES ~



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APPENDIX C: Older Adult Survey

APPENDIX D: Services & Needs as Identified by Older Adults

APPENDIX A: Demographics

Fig. 1: Demographics 55yrs+ Comparison By Community

| COMMUNITY | Vital Signs 2018 Total Population | CENSUS 2016 Age 55+ Years | 2020 <u>Self-Reported</u> Age 55+ Years | Percentage of Community Aged 55+ Years |
|-----------------------------|--------------------------------------|---|---|--|
| Ahousaht | 1100 | 95 | x | 8.6% |
| Alberni Clayoquot Area C | 677 | 200 | x | 29.5% |
| Hot Springs Cove | 44 | x | 25 | 56.8% |
| Hitacu | 369 | 55 | 56 | 14.9% |
| Macoah | 32 | x | 14 | 43.8% |
| Opitsaht | 155 | 20 | 22 | 14.2% |
| Tofino | 1932 | 455 | 455 | 23.6% |
| Ty-Histanis / Esowista | 302 / 129 | 30 | 33 | 7% |
| Ucluelet | 1717 | 475 | x | 27.7% |
| TOTAL | 6,457 | 1,369 *includes 2020 self- reported value as "x" | | 21.2% |

*** Percentage of Community Aged 55+ Years was calculated using Census 2016 column and Total Population

Percentage of Community Aged 55yrs+ from youngest population to oldest population demographics:

| | | | | | |
|----------------------|-------|----------|-------|------------------|-------|
| Ahousaht | 8.6% | Opitsaht | 14.2% | Area C | 29.5% |
| Ty-Histanis/Esowista | 7% | Tofino | 23.6% | Macoah | 43.8% |
| Hitacu | 14.9% | Ucluelet | 27.7% | Hot Springs Cove | 56.8% |

According to the estimates **21.2% of the population of the west coast region is 55yrs+**, however each individual community has unique demographics which affect their needs and therefore their support programs and staff requirements.

Fig. 2: Demographics 55yrs+ Breakdown By 5yr Intervals

| Age in Years: | 55-59 | 60-64 | 65-69 | 70-74 | 75-79 | 80-84 | 85-89 | 90-95 | 95-99 | 100+ |
|--|------------|------------|------------|------------|-----------|-----------|-----------|-----------|----------|----------|
| Ahousaht | 30 | 25 | 20 | 10 | 0 | 5 | 5 | 0 | 0 | 0 |
| Alberni Clayoquot Area C | 60 | 65 | 50 | 15 | 5 | 5 | 0 | 0 | 0 | 0 |
| Hot Springs Cove | x | x | x | x | x | x | x | x | x | x |
| Hitacu | 15 | 15 | 10 | 5 | 0 | 5 | 5 | 0 | 0 | 0 |
| Macoah | x | x | x | x | x | x | x | x | x | x |
| Opitsaht | 0 | 5 | 5 | 5 | 5 | 0 | 0 | 0 | 0 | 0 |
| Tofino | 110 | 120 | 105 | 55 | 35 | 20 | 10 | 0 | 0 | 0 |
| Ty-Histanis / Esowista | 10 | 5 | 5 | 5 | 0 | 5 | 0 | 0 | 0 | 0 |
| Ucluelet | 120 | 120 | 95 | 75 | 25 | 15 | 10 | 10 | 5 | 0 |
| TOTAL (is missing 2 communities: Macoah and Hot Springs Cove) | 345 | 355 | 290 | 170 | 70 | 55 | 30 | 10 | 5 | 0 |

TOTAL: 1,330 + Macoah (14) + Hot Springs Cove (25) from Fig.1 Table = **1,369**

APPENDIX B: Service Provider Interview Highlights

1.0 Goals If Funding Were Not A Barrier

1.1 Projects:

- 'Family Handbook' for questions family and community members can ask themselves to make decisions for loved ones (when they need which supports, when to seek more guidance, when certain mobility equipment needed in home, etc.)
- 'Older Adults Skills Inventory' (who to contact and how)
- Daily reminder calendars on fridge
- Resource list for 'West Coast Home Supports' (contractors, cleaners, etc.)

1.2 Capital Purchases:

- Medical equipment, like for scans, to reduce travel out of region
- Laptops
- Wheelchair accessible vehicle(s)
- Van with removable seats
- Paved road to Macoah
- 4x4 van to transport Elders in and out of Macoah
- "Handy Dart"
- 15 passenger bus (with easy access and scheduled runs)
- Outdoor covered areas
- Dedicated 'Seniors Centre'
- 'Elders' Home' communal living
- 'Hospice Home' & 'Long-Term Care' facility
- Respite care space
- Assisted Living
- Long-term subsidized housing
- New Hospital

1.3 Programs:

- 'Better At Home' style home support programming
- Taxi vouchers for those needing transport
- 'Work Buddy Program' (a partnership training opportunity where older adult health providers who can no longer do heavy lifting have a younger partner trained to help)
- Driving network (staff or volunteer led)
- 'Care for the Caregiver'
- Respite care
- 'Understanding Your Elder'
- Friendly visiting
- Wellness checks – 'Friendly Eyes on the Seniors'
- 'Better with a Buddy'
- Volunteers to help with administrative tasks
- Education: older adult abuse / self-neglect / neglect
- Training kids / youth in how to help look after their older family members

- Elder and older adult advisory groups
- Intergenerational programming
- Elders connecting with Elders from other FN communities
- Friendly phone calls (with contact list creation/expansion)
- Phone list call-outs (5-10 volunteers “Do you need a ride to...”)
- First Aid training
- FoodSafe training for homemakers, staff & volunteers
- Weekly lunches / Soup / Meals-on-Wheels
- Regular social gathering where people come together to make food
- Community food gardens
- Tech support (education, 1-on-1 help, funding for internet/phone data)
- Youth 1-on-1 with older adults to teach tech navigation

1.4 Staffing:

- Volunteer coordinator
- 55+ recreation position
- Dedicated staff in each community who can provide older adult programming and advocacy / assistance
- Health care / specialists of all sorts (more, more hours, visiting remote communities more frequently)

2.0 What Is Working Well

- Senior and Elder lunches in most communities (pre-COVID)
- Considerably more robust health team than in the past
- There is now an occupational therapist, physiotherapist and rehab assistant on the west coast who can offer direct patient care in homes
- Great success building relationship between Island Health and NTC staff (as jurisdiction challenges for Provincial service vs FN service)
- Dedicated Elder Support and Cultural Support staff positions in some FN communities
- Wheels-For-Wellness to get to medical appointments that exceed 60km from client departure (must be paved road)
- FN Elders on-reserve all being served actively
- Communities doing a good job with helping out with food / COVID showing us we are really connected for food security
- Nurses do assessment & service plans for personal care or homemaking or both
- Hopeful for some increased access with upcoming west coast transit system
- Elders and older adults posting for help on social media often have helpful responses within minutes (access and navigation of tech so important)

3.0 Barriers to Accessing Services

- Geographic challenges for travel method, time and money
- Some are not able to access internet or even phone
- Lack of affordable and accessible housing
- Efforts to get to appointments a huge deal and struggle for some
- Resistance to medical system due to negative experiences in the past

- Insufficient staffing / staff turn-over
- COVID-19
- Fear of losing independence creates delays getting help / wait till in crisis
- If staff cannot enter a house due to it being in disrepair
- Lack of finances
- Illiteracy and hearing impairments
- Challenges navigating technology
- Reluctance to seek out new opportunities
- Not having previous relationships built
- Some do not want to be told they need help
- Wrong language (eg. Residential Care now called Complex Care)
- Segregation of communities

4.0 What Clients Would Like

- Help with outdoor work
- Help with pain management
- Respect
- Cultural events
- Family
- A place to come together
- Companionship
- Involvement in community
- Fitness activities
- Age-friendly supports for entertainment and access
- Prepared hot meals
- Transport, medical and housing supports
- Keeping life in their control
- Safe trails

5.0 Needs Improving

- Staffing: more staff, more compassionate & qualified people, more assessments, more people to fill service plans made by nurses
- Support for people's right to "live at risk" (homes could be safe with the right supports)
- Culturally appropriate support for families to transition Elders to long-term care
- Culturally respectful care in health care settings
- Risk prevention and safety
- Transportation (to medical appointments, for when discharged from hospital, to social and recreational programming, etc.)
- Caregiver support
- Routine
- Showcasing older adult & Elder talents
- More Elders teaching and learning language and culture
- Better advertisement for current program offerings
- Regular weekly programming
- More mobility impaired access to beaches, amenities, stores, etc.

- Consistent reliable funding for permanent Seniors' workers and programs

6.0 Would Help Working with Older Adults

- Consolidated seniors network / collaboration with all stakeholders
- Standardized set of services and supports
- A full-timer to help with 55+ practical things, information and advocacy
- Less liability issues
- Increase in scope of practice
- COVID gone
- More money
- To know availability of resources
- Memorandum of Understanding with Community Health Services: with client consent on both sides, allowing referrals
- Partnering with Island Health
- If Physicians could introduce their clients to programs

7.0 Would Help Service Providers to Know

- Who the vulnerable seniors are?
- How to get to clients before in crisis?
- How many people currently need care/respice?
- Will we ever have a care facility?
- How to better keep OAs involved?
- How to better help caregivers?
- How much caregiving actually happens?
- How to be more inclusive?
- How will supported living look after COVID?
- How is it for seniors daily?

8.0 COVID-19

8.1 Positives:

- Showed us we are really connected for food security
- Response has strengthened FN relations
- Online allows people to join in that may not be able to make it in person
- Has increased attention towards reaching more vulnerable seniors living alone

8.2 Challenges:

- Everything (aside from phone calls)
- Referrals tightened up
- No visitors
- Losing clients / clients forgetting about service providers
- Disconnection from the vulnerable groups; cannot see them informally at community lunches
- Cannot come together for community culture and food gatherings
- Abusive situations where people are living together but who do not get along

- Keeping on top of regulations / cleaning / protocols
- Community buildings closed
- No drop-ins / limited registration for activities
- Difficulty moving programming to online formats
- Harder to get things into homes
- Reduced capability to distribute prepared food safely

9.0 Transportation

9.1 Do clients need support getting to you and your services?

- “No, we go to them”
- “I have clients who hitchhike to appointments”
- “I wanted to come, but I couldn’t because I had no way to get there”
- Really steep hill from boat in Tofino
- Some participants are older and would be willing to pick up those who cannot get out
- Often no transport available for vulnerable older adults being discharged from Hospital
- Delivery offered freely, but not utilized as much as it could be
- Some people want to keep where they live private

9.2 Do clients need support getting around in general; to where and how often?

- Occasionally, especially to health appointments out of town
- Medical appointments an ongoing issue
- “Not hearing a lot at the moment”
- “Having transport reduces SO MANY barriers”
- Bus will not stop through reserves because municipally funded
- Yes for getting around in general
- Wheels-For-Wellness requires another staff to act as logistics navigator, does not drive locally (must be 60km+), and does not drive to Macoah (gravel road)

10.0 Food Support

10.1 Do clients need support with pre-made food or grocery delivery?

- “My current clients have supports and systems in place”
- Communities doing a good job with helping out with food
- Food preparation and delivery would be very beneficial; Many seniors have already told us this would be of help
- Fishermen bring back clams, mussels, fish, seafood for Elders; healthy traditional cultural foods
- One of the local businesses did a dinner for seniors and it made their YEAR!
- Alleviates stress of what to eat tonight, and can bring home extra leftovers / sandwich
- Clients need food not loaded with sodium like in so many instant meals
- Prepared food ALWAYS well received
- Community lunches were so important for including non-connecting seniors in lower socio-economic bracket, who found these welcoming inclusive community spaces

10.2 Do clients need support with covering food expenses?

- People may buy in quantity rather than quality
- Cost of living too high and people buy food out of town when possible, even though a health hazard during COVID
- Some clients for sure need help covering food expenses
- Garden project was going really well but then funding lost

11.0 Non-Medical Home Support

11.1 Do clients need support with house / yard maintenance, housekeeping, minor repairs, pet care, self-care, day to day tasks, friendly visiting?

- Very much needed to keep seniors in our community
- “Yes, the access and cost of such is a detriment”
- Elders seeking help with yard work / home repairs / firewood
- Need something like Better At Home or other volunteer subsidized program
- Community members come together and fulfill needs (but if village Elder population continues increasing, this may become a concern)
- Friendly visiting could be great, depending on person
- A lot of clients ask if I know cleaners, but they don’t follow through because cost so high
- Island Health used to do light housekeeping, but since taken away from programs
- A couple client houses DO need a sanitizing deep clean, and needs to be kept up
- Issue with homes in disrepair (not safe for staff to enter) = vulnerable cannot get help
- House / yard maintenance on-reserve is usually applied for through the Band, but what about the people away from home / off-reserve

12.0 Communication / Information Access & Exchange

12.1 How do your clients prefer to be contacted?

- Face-to-face communication preferred
- More people preferring calls only with pandemic
- Our organization uses phone not email
- Clients prefer phone calls, but not reasonable, so using email
- Don’t get a lot of uptake when offered online, older adults say they will WAIT
- Some even have trouble understanding / hearing via the phone
- Seniors she sees regularly HAVE jumped on board with tech stuff; “too many Zooms”
- Not a “digital native” population / many attracted here to be “UNPLUGGED”
- Most clients are not into tech and do not want to use it

12.2 What has proven successful engaging and sustaining contact with older adults?

- Strong indication to have a physical bulletin board dedicated to older adults
- Many years had “Our Towns” Westerly News column and heard many older residents enjoyed this local info
- Building relationships with their friends, family, support teams
- Word of mouth, posters, mail, community calendar, newspaper, radio
- Weekly updates and check-ins seem to be generally appreciated; If too much time lapses

they may feel forgotten or left behind; stay engaged and consistent

12.3 How do we reach older adults not already supported or not using tech well?

- “Through wrap around care team” a strengths-based intervention that seeks to identify and capitalize on individual and family assets.
- 1 pager newsletter delivered / monthly flyer
- Visiting different communities
- Reaching out with social media
- Use a 3rd party like a family member
- Call or meet at a certain time weekly
- Connect at Food Bank times
- Zoom language classes
- Members are helpful when anyone in need of support
- Youth from high school were helping with a tech help group
- People are very private / independent and “don’t want help”

12.4 Technology Challenges

- Clients not on email list are left out of almost all programs and offerings
- Video link challenges and hiccups have occurred with medical support
- Need computers and internet and education for them to do online banking, taxes, GIS, and government programs
- Often the only way to connect during pandemic but some don’t understand how to use Zoom, Facebook, etc.
- Many do not have a device to operate internet or to make phone calls even

13.0 Social & Community Inclusion

13.1 Do your clients express social isolation as a concern?

- Sense of disconnection and isolation comes up lots
- Generally seen yes, specifically COVID too
- COVID leading to more depression with weekly group cancelled and travel not happening now
- Definitely affecting mental health and wellness
- No visitation is REALLY hard on Elders and older adults
- Seniors already face challenges with feeling isolated due to weather and geography

13.2 Do you know of barriers clients face to social events / community inclusion?

- Hearing difficulties, not being invited, painful body, reduced mobility, no vehicle, live too far away
- Comfort zone / not wanting to try something new
- Depression
- Alcohol use
- Not coming to things because just not “joiners”

13.3 What social programs have your clients expressed a need for / interest in?

- “Really value someone coming around to visit and care for them”
- To be asked what they want to do today
- Just want to talk & have a listen; safe space to reflect
- Simple meet and greet space / coffee
- Social programs are at a high priority for our current group
- “All things active and engaging with their peers”
- They just want to get out of the house
- Group to get them moving, interacting with each other, involved
- Public food gatherings for social connection
- Elder Home community living space and social living
- Act of getting together to make the soup to reduce isolation
- Feels many things mentioned started to happen (like walking groups, Tai Chi)

14.0 Caregivers

14.1 Have caregivers reached out to you for support?

- Some seniors don’t want others in their house, so they decline service
- Yes, caregivers reach out and listens to them debrief; nothing out there specifically for them to give a break
- Feeling of abandonment the caregiver battles with is huge, when family member cannot return to community
- Substance use challenges seen as some people just scraping along to keep Elder or older adult at home
- Sandwich generation managing kids and older adults with often very different needs
- Yes, I refer them to Westcoast Community Resources Society and outreach workers
- Yes, have reached out for more medical and non-medical homecare supports
- Huge amount of workload here
- Caregivers can’t get financial support for taking care of family unless client palliative or in crisis
- Some complaints about home support people rotating
- Caregivers needing support so they can return to work for financial independence

14.2 Do you offer any services for caregivers?

- “A walk and a talk always helps”
- “An ear, a change of scene, a friendly face”
- Phone / conference call to debrief and make plans together
- Cultural supports, home making supports, & counselling services
- Hospice volunteers may offer a few hours companionship break weekly
- COVID state of emergency creates trouble accessing services
- Support via programs available from WCCRS
- Because no respite care on coast, some older adults end up in the hospital

15.0 Neglect / Abuse

15.1 Do you encounter older adult abuse and/or neglect?

- Not heard personally from clients but have heard that financial abuse is occurring

- Not seen first hand in community side, though have heard about thru emergency work
- Sometimes “suspicious”, but unless they voluntarily reach out, would not pry
- No abuse comes up, clients all very capable and able
- Not many reports of abuse since COVID, and more reports of isolation & loneliness
- Outside of scope, but also not hearing about it (though may be happening)
- No lunches, no space for people to approach you informally
- Alcohol use is up with COVID
- Elder abuse was a theme
- More common kind is being taken advantage of for money
- People do not want to admit they were bamboozled by scammers
- Being kicked out of a rental so owner can charge more

15.2 Are you aware of supports you can refer your clients to?

- Know online supports exist, but have never run into it to require looking
- Social worker at hospital now that can refer abused to
- Power of ceremony to help move things
- Elder Support Worker role has a real advantage, and the Cultural Support Workers
- Ceremony & culture can capture the whole system / everybody involved including the feelings around it all, processing, and working thru it
- Security checks available to do wellness checks
- Can connect with Public Guardian Trustee or RCMP or financial abuse investigation
- Would connect them with West Coast Community Resources Society if alerted or call Community Paramedic, not the RCMP
- Emergency Shelter for Women (WCCRS)
- Counselling for those recognizing / experiencing it: how to correct / extricate self from situations
- Aside from our mandatory reporting and a reach out to the team and other rallying of community-based resources there are not a lot of tools in my kit
- Information comes to us as service providers, but now what do we do with the info?
- Most FN communities don't have a family counsellor, just individual counselling

15.3 Do you need support to better care for your clients and if so what kind?

- #1 thing to look for is for supports like RESPITE, because abuse comes from exhaustion & burnout & stress, NOT from malicious space
- Need someone to come in 4x/week...are there enough Care Aids available as needed?
- Financial abuse workshops would be great for all west coasters
- More education within the community could be offered; brochures could be distributed
- Needed for frontline workers and for family members to know what Elder abuse is & programs & supports to keep the family intact
- There is a feeling of being stuck because of not wanting to break apart family, which may happen if move forward is made in a formal way
- Trauma and the lack of a nurturing connected parent role model can also be seen flipped around with aging parents now lacking that support from their children
- Need programs to teach caregivers how to care for their elderly parents & grandparents & equally for themselves.... self-care to prevent burnout

- When the odd case occurs, families sort it out amongst themselves, rarely any escalation and RCMP very rarely needed to intervene
- Elder Support Worker role that includes helping with budget planning / educating; “Okay to say No”
- Support must be offered in culturally appropriate way, not shaming
- “I feel very well supported and taken care of in community”
- Elders often have the solutions
- Not faced with it yet but will have ability to support people in that way

Questions Emailed to Service Providers Prior to Interviews

A) What you want to know about Older Adults (+55) in the region:

- What 3 questions is your organization / your role seeking answers to this year and next?

B) Do your clients need support with:

- Transportation
 - Getting to you and your services?
 - Getting around in general? To where and how often? (e.g. To health appointments)
- Food Delivery/Hot meal service
 - Pre-made food or grocery delivery? Daily, weekly, etc.
 - Help covering food expenses?
- Help at Home (non-medical)
 - House/yard maintenance, Housekeeping, Pet care, Hair/nail care, etc.?
 - Day to day tasks (please specify)?

C) Priority Program Creation for Older Adults:

- If funding was not an issue (\$100,000+), what three programs might you develop right away?
- What small projects (\$2,000-10,000) could be started by 2022 that would have a major impact on the lives of local older adults [COVID-19 notwithstanding]
- What programs/supports have your clients asked for most (that currently exist or are needed):
 - From your organization? From the community at large?
- Aging in place:
 - What do you know helps people age in place? What hinders people aging well in place?

D) Your Services for Older Adults:

- What services are working well to support seniors living independently?
- What services could be improved upon and how?
- What 3 things would help you in your work with older adults?
- What funding opportunities have you identified for older adult programs?

- What are your techniques for reaching out to isolated older adults?
- Information Sharing / Exchange
 - How do your clients prefer to be contacted?
 - How do we reach the older adults who are not already supported or are not using tech well?
 - What has proven most successful in engaging and sustaining contact with older adults? (i.e., Co-op boards, direct phone calls etc.)
- Social / Community Inclusion
 - Have your clients expressed social isolation as a concern?
 - Do you know of barriers your clients face to social events / community inclusion?
 - What social programs have your clients expressed a need for or interest in?
- Caregiver support
 - Have caregivers reached out to you for support? Describe.
 - Do you offer any services for caregivers? (self-care, resources, education, relief, etc.)
- Neglect / Abuse. If you encounter older adults' abuse and/or neglect:
 - Are you aware of supports you can refer your clients to?
 - Do you need support to better care for your clients? And if so what supports would you like?
- COVID-19 challenges/opportunities encountered serving older adults during this pandemic?

APPENDIX C: Older Adult Survey

Helping Older Adults Live Happier & Healthier for Longer at Home

The data gathered for this report is not representative of all the older adults and service providers of the west coast, nor of any one community, and should not be construed as such, for reasons described in the report and below. 167 older adults submitted surveys and respondents could answer as many or as few questions as they were comfortable answering.

The following 3 questions were long-form, thus not included graphically below. **Please refer to Appendix D for these responses.**

- Q 5) Describe the local services /programs that make a positive impact in your life (those used prior to COVID-19 and currently). (132 / 167)
- Q 6) What services / programs are you not satisfied with, or are not available, that would help you to continue living at home and be active in your community? (107 / 167)
- Q 23) Please describe what might help you feel more included and/or would help you participate more in your community. (100 /167)

Issues with Some of The Questions:

- In Question 4, verbal feedback indicated a number of people stopped the survey immediately after this question because of some confusion. It asked respondents to rank six core focus areas from most (1) to least (6) needed. Some people misunderstood our intention for a unique ranking per topic, sometimes writing in the same numbers, instead of 1,2,3,4,5,6. On the online survey, it restricted double entries of a rating, which was very off-putting for those who did not wish to answer 1-6 or for those frustrated by this technicality of numbers disappearing when they tried to type the same number into another box. Furthermore, it may indicate that forcing an independent ranking of priorities itself is an issue (similar to service provider feedback), as these categories are interdependent and cannot be ranked independently.

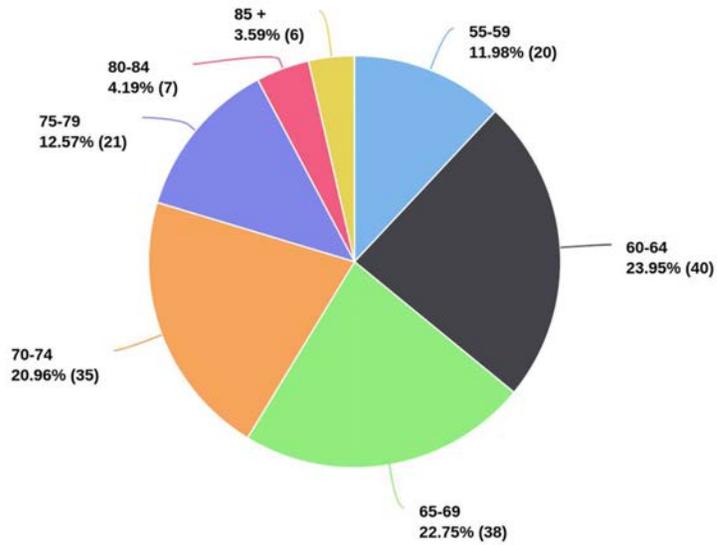
A secondary issue was how each core focus area may have had substantially different interpretations of meaning. For example, 'Caregiver Support' could be understood as the respondent needing greater support, or that they notice their caregiver requires the support. Despite these issues, the focus areas listed as the highest priority were comparable to the survey long answers, as well as service provider feedback.

- In Question 8, there was a clerical error. The paper version options were: yes, sometimes, or never; the online version: yes, no, or unsure. Of the 164 respondents, 12 chose 'sometimes', which has been inputted as 'unsure'.

- In Question 23, a few respondents indicated the way the question was worded was ageist / assumed a level of isolation and vulnerability. It was far from the intent of the research team for that to be the case; wording should have been clearer. That said, this question stimulated longer and more detailed responses than the previous qualitative questions, highlighting that social inclusion and community participation are a key concern for many older adults.

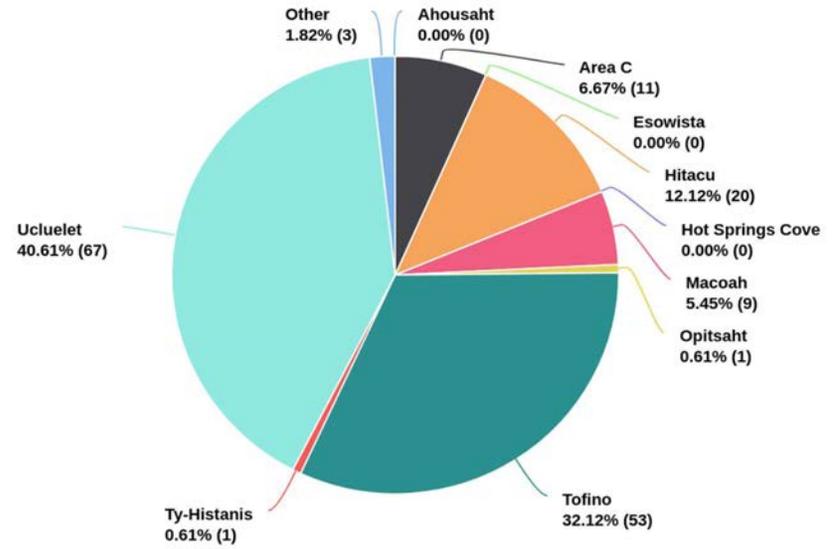
1) How old are you?

Respondents: 167 /167



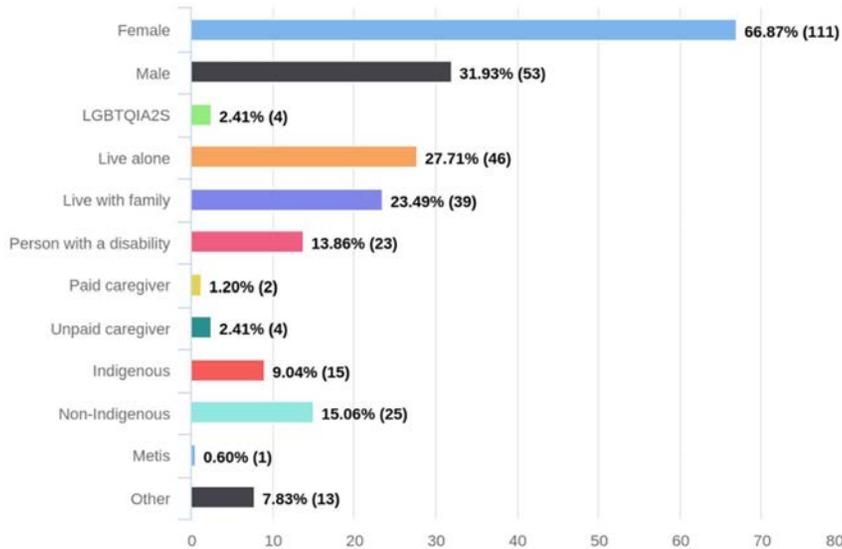
2) Where do you live?

Respondents: 165 /167



3) How do you identify?

Respondents: 166 /167

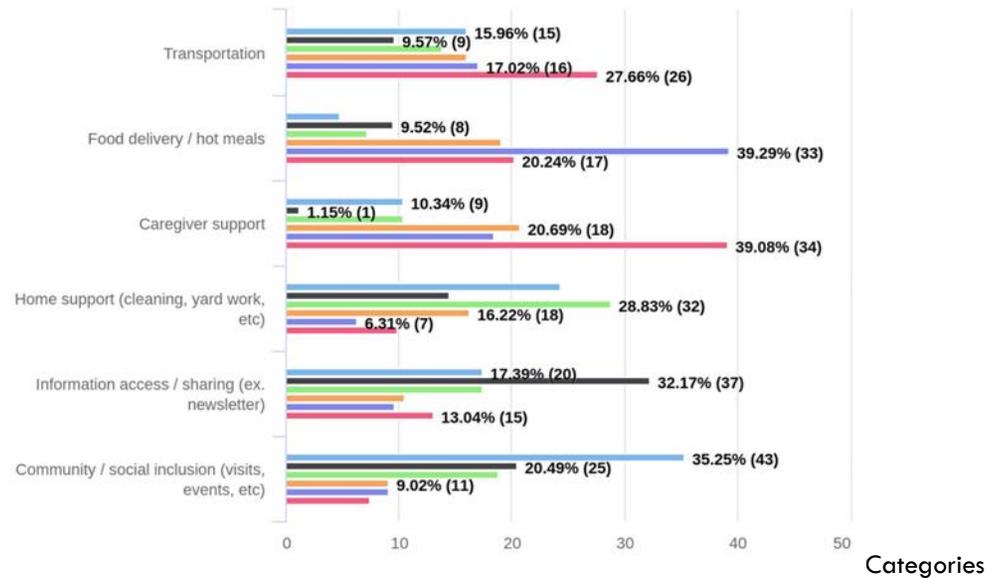


OTHER included: *Live with husband, Health care professional, Husband, Caucasian, Married, Live with roommates, Artist*

4) Please rate the following, 1 is what you need most and 6 is what you need least:

Respondents: 150 /167

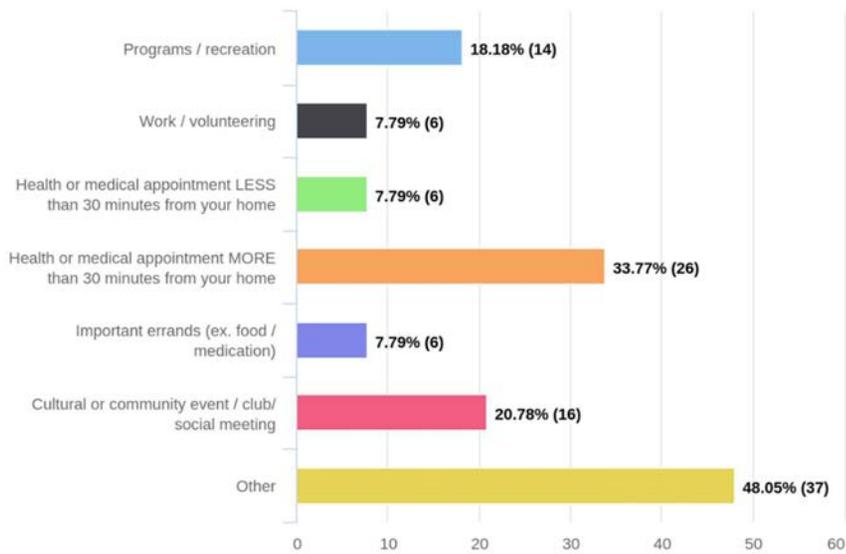
Rating: Blue / Black / Green / Orange / Purple / Red
 Colour: 1 2 3 4 5 6



rated as "1" as most needed:

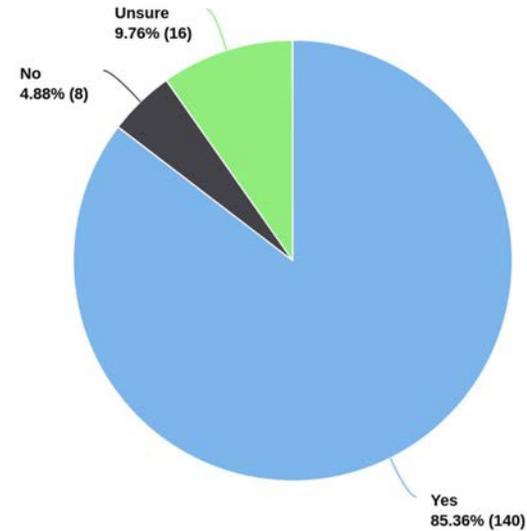
- 1st : Community / Social Inclusion
- 2nd : Home Support
- 3rd : Information Access / Exchange
- 4th : Transportation
- 5th : Caregiver Support
- 6th : Food Delivery / Hot Meals

7) In the past year have you missed any of the following because you had no way to get there or to get home after? (check all that apply)
 Respondents: 77 /167



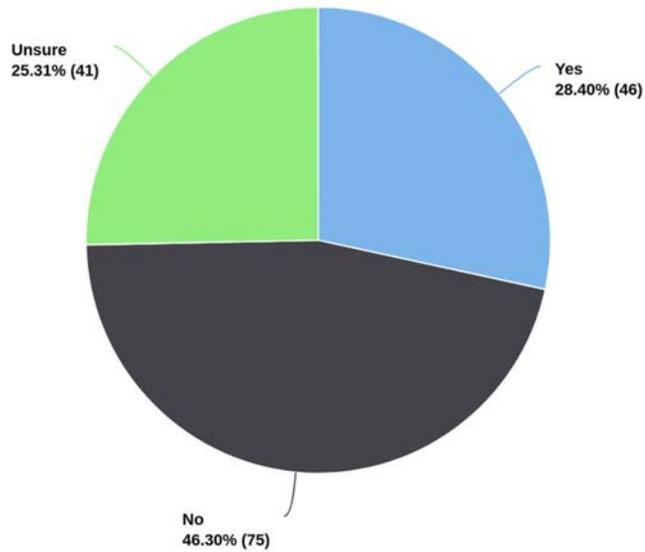
OTHER included: None, Not at this time, Out of town trips, Avoided driving in winter/icy roads, Diabetic footcare, Anything that is scheduled for after dark, I drive and have family to drive me, Health problems, Bad back, AA meetings, NA

8) Do you have adequate access to transportation?
 Respondents: 164 /167



9) Would you use a program that pairs you with a volunteer to drive you to appointments, run errands, or participate in activities? (with COVID-19 precautions / protocols in place)

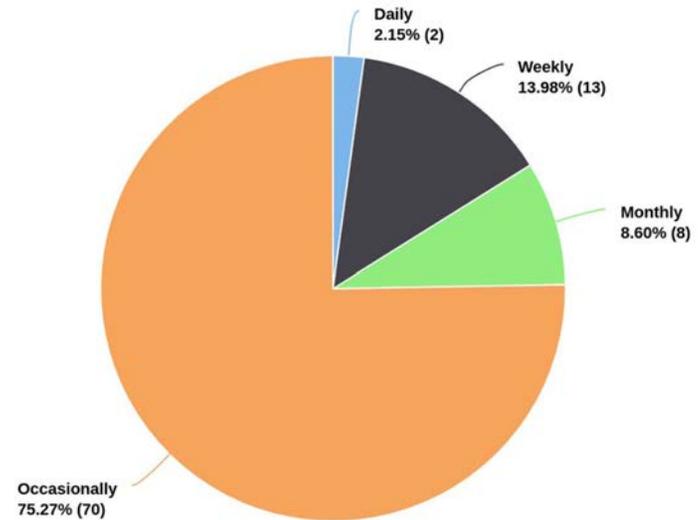
Respondents: 162 /167



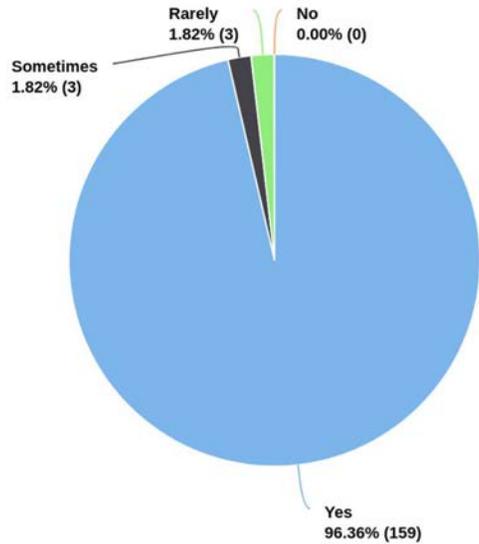
"We are self-sufficient and we do not require transportation to medical appointments...However, one day we may need those services."

10) How often would you use this service?

Respondents: 93 /167

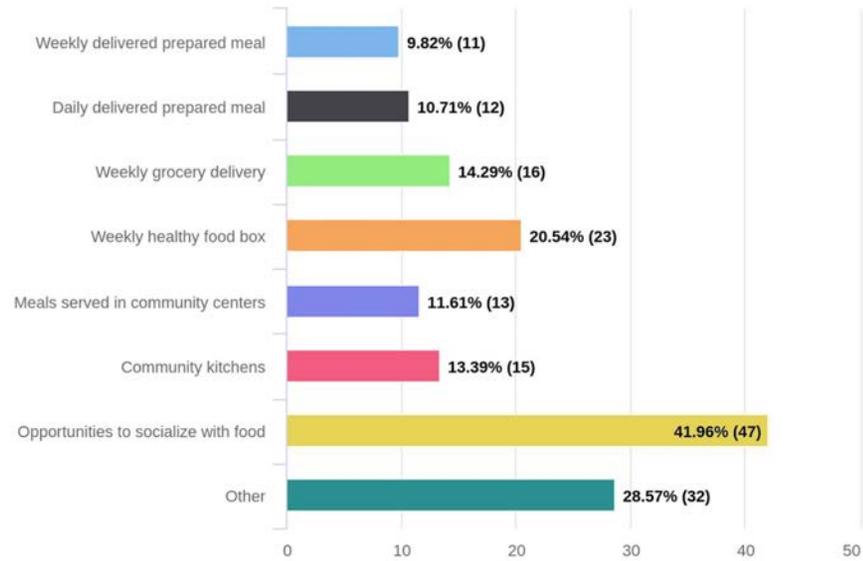


11) Do you have enough food to eat every day?
 Respondents: 165 /167



"Yes, I have enough food daily, but I don't always have access (money) to get nutritious-like foods."

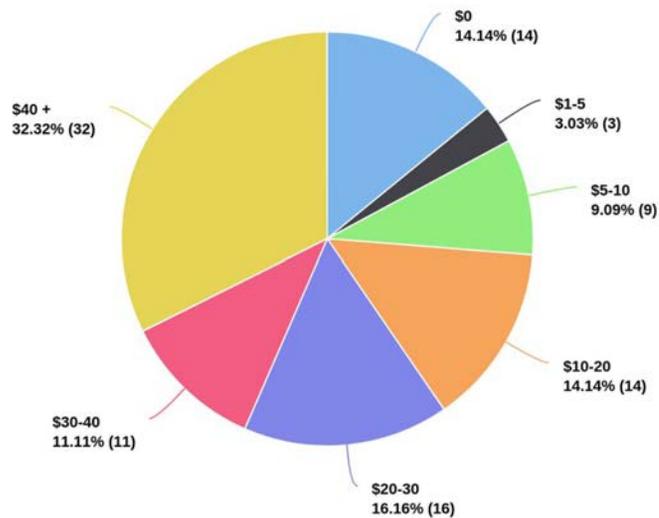
12) What food service would help you meet your food needs? (check all that apply)
 Respondents: 112 /167



OTHER included: I can take care of all my food needs at this point, Someone else to cook, Food Bank, Living alone it is sometimes difficult to prepare proper meals every day, Soon will need weekly grocery delivery, Fresh produce, Nothing needed now, NA

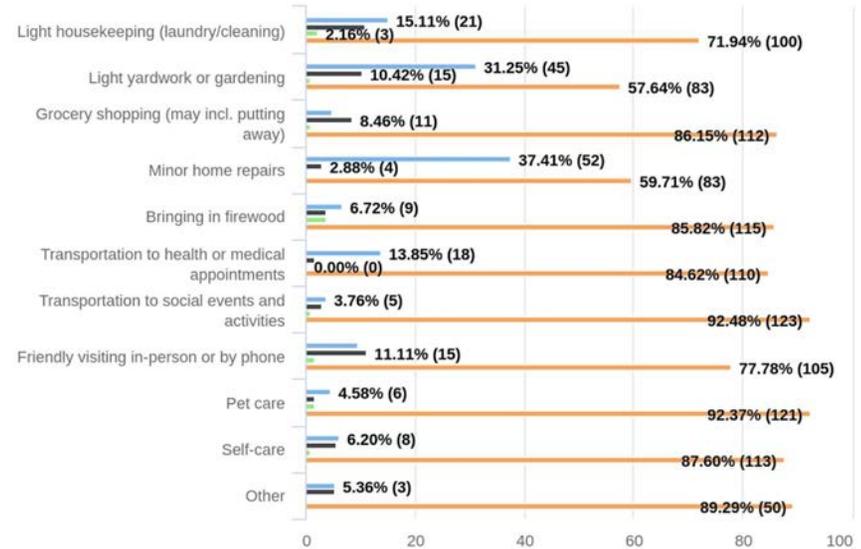
13) What would you be able to pay towards a weekly food service?

Respondents: 99 /167



14) Do you need assistance with any of the following tasks and how often?

Respondents: 152 /167

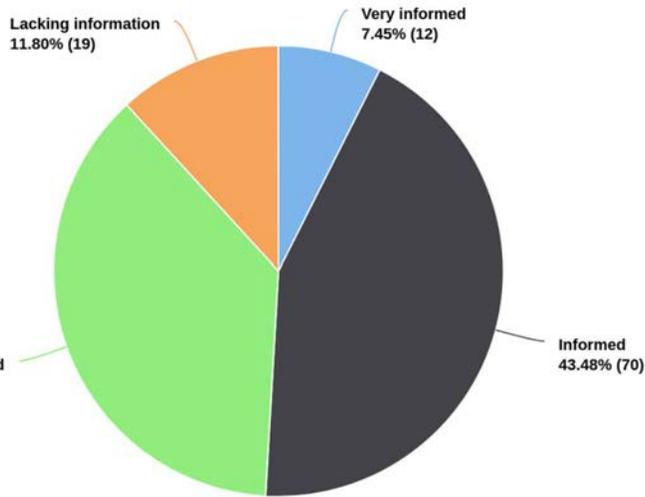


Frequency: Monthly / Weekly / Daily / NA
 Colour: Blue Grey Green Orange

OTHER included: Assistance with basic technology difficulties, Will need all eventually.... not yet, Respite care locally, Not old enough to be effected by most of these items, This may change in the future, Heavy lifting, Currently able to manage, Have HomeCare, Presently hire a cleaner and a yard worker, BC Transit to Ukee, NA

15) Do you feel informed about the services and activities available to you in your community?

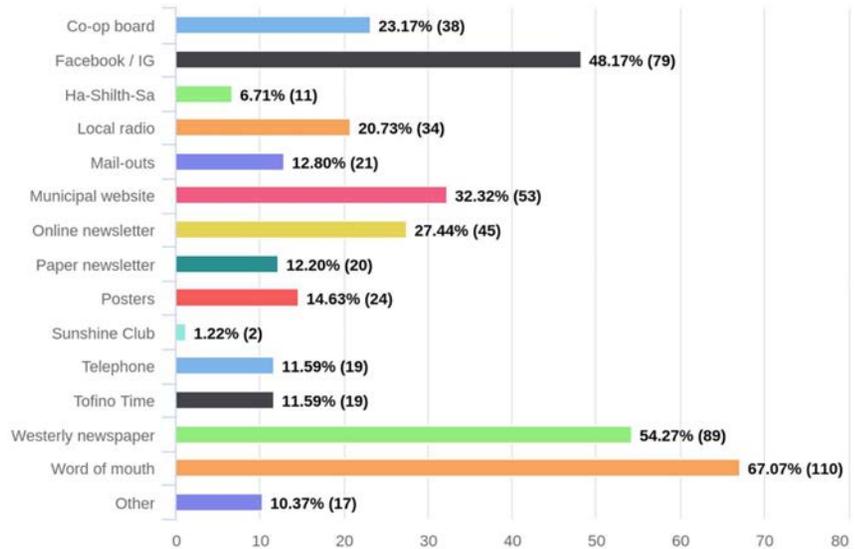
Respondents: 161 /167



“Right now my limitation is poor health, but secondly, it is not knowing what is going on because I am not on Facebook, Twitter or Instagram.”

16) Where do you get your information about news, resources, activities, events? (check all that apply)

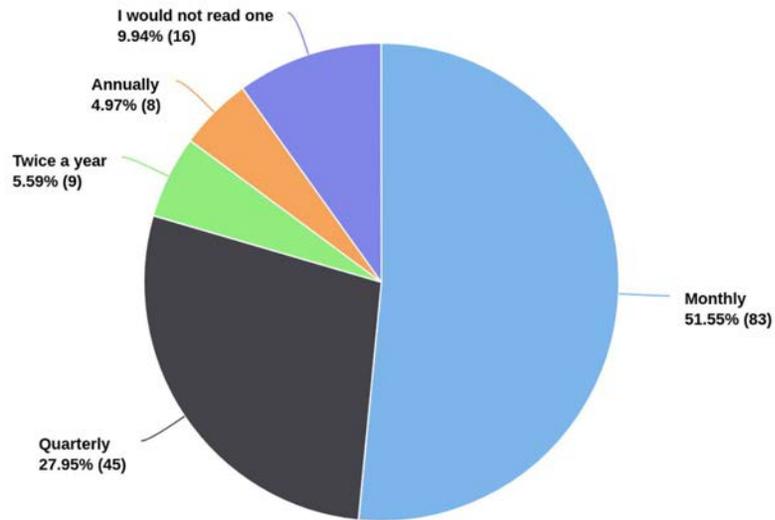
Respondents: 164 /167



OTHER included: Community Paramedic, CBC Radio, TV, Family, Kid, Doctors clinic, Friends

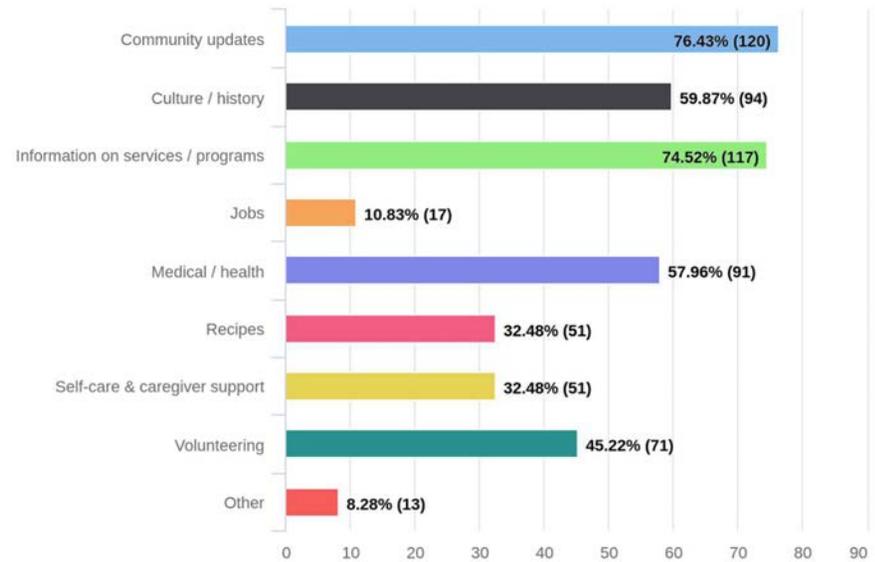
17) If there was an older adult focused newsletter / updates, would you prefer one:

Respondents: 161 /167



18) And what kind of content would interest you? (check all that apply)

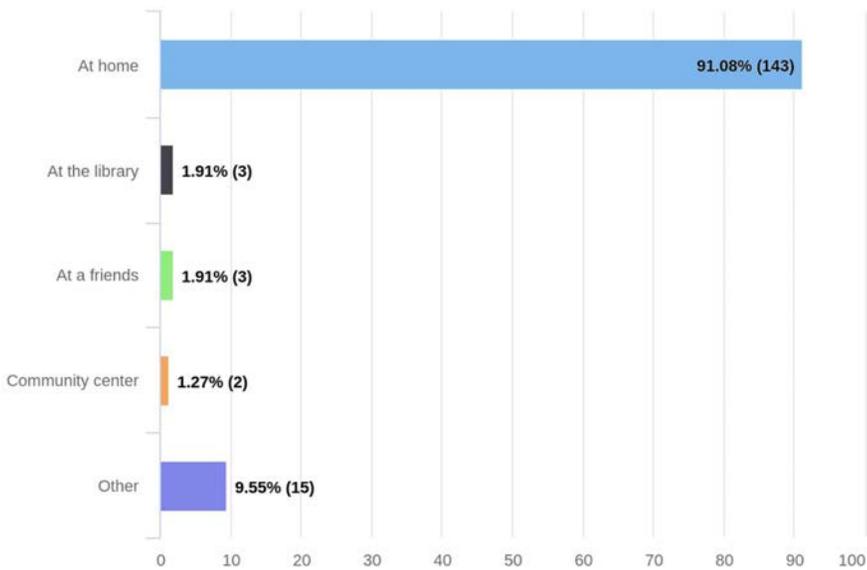
Respondents: 157 /167



OTHER included: *Information on phone scams aimed at seniors, Stories / comments from locals, Knit & crochet patterns, New staff and hours*

19) If you have access to the Internet, where do you access it?

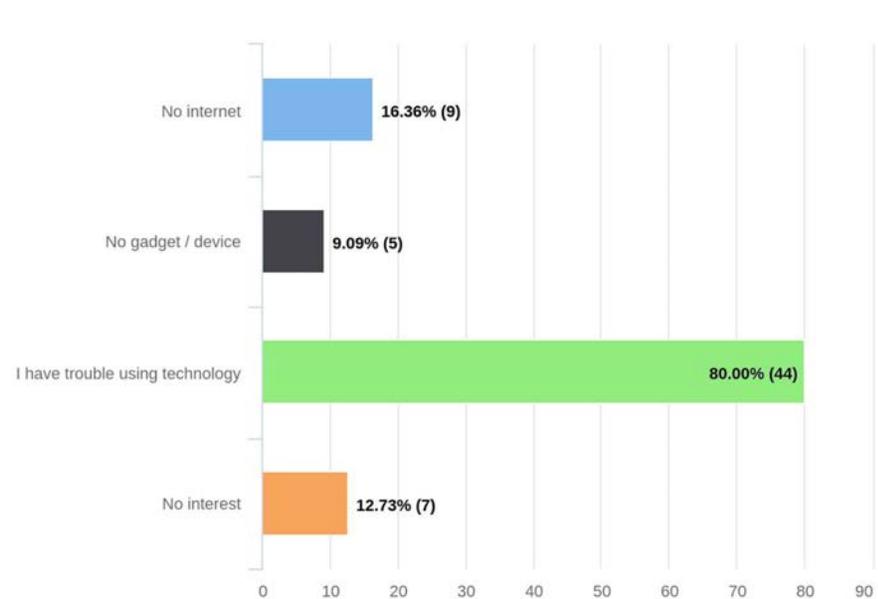
Respondents: 157 /167



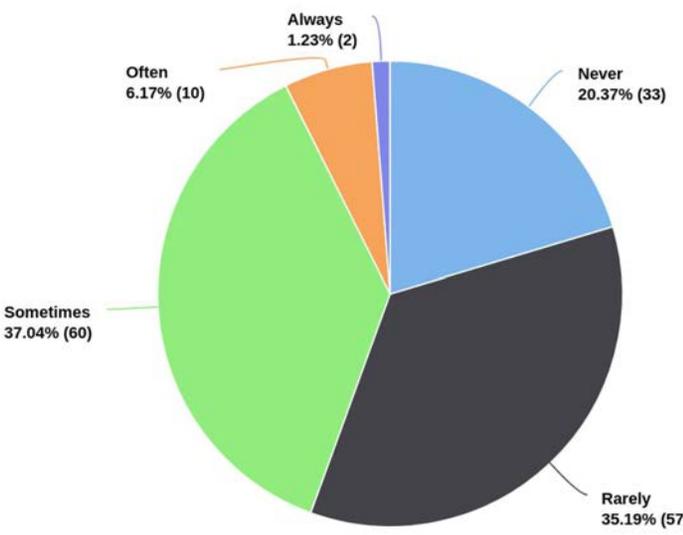
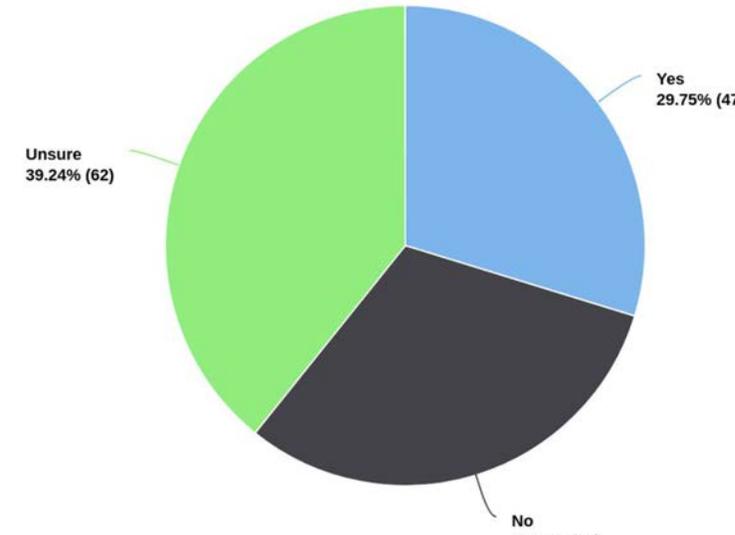
OTHER included: "At work, Very expensive, The Loaf, On my phone, Computer illiterate, No time"

20) What barriers do you encounter in getting access to the internet?
(check all that apply)

Respondents: 55 /167



"I would like to take a computer course to be more up to date with Zoom, and other programs...falling behind with age"

| | |
|--|---|
| <p>21) How often do you feel socially isolated?</p> <p style="text-align: right;">Respondents: 16 /167</p> | <p>22) Would you be interested in spending time with youth and /or younger adults?</p> <p style="text-align: right;">Respondents: 158 /167</p> |
|  <p><i>"I have a network of friends, family and support because I have lived here a long time."</i></p> <p><i>"I feel isolated because I don't know what is going on"</i></p> |  <p><i>"Opportunities to pass on knowledge to younger generation."</i></p> |

***Refer to Appendix D for responses to Questions 5, 6 & 23.

APPENDIX D: Services & Needs as Identified by Older Adults

| | Services Working Well | Services Needing Improving / Requested | Responses Specific to Social Inclusion & Community Participation |
|--------------------------|---|---|---|
| TRANSPORTATION | <ul style="list-style-type: none"> - Co-op delivery - Wheels-for-Wellness - Free summer bus | <ul style="list-style-type: none"> - Public transit (& night service) - Bus service between communities - Maintained sidewalks, trails, MUP & road - Transport to out-of-town appointments /medical - Community van for those without vehicles, or when broken down - Shuttle to go to other towns | <ul style="list-style-type: none"> - Easier transportation - Transport and cost are my only limitations |
| FOOD | <ul style="list-style-type: none"> - Tofino & Ucluelet Co-op delivery & senior shopping - Community lunches/ dinners - Senior breakfast - Senior and Elder luncheons - Fish Days - Neighbours /Family /Friends drop off groceries / necessities - Food Bank / Fish n Loaves - Monthly birthday Lunch - Tofino Ucluelet Culinary Guild - Restaurants | <ul style="list-style-type: none"> - Luncheons - Meals-on-Wheels when I get older - Co-op provides all deliveries Meals on wheels would help - Food & dinner delivery - Someone else to cook! - Soon will need weekly grocery delivery - Living alone it is sometimes difficult to prepare proper meals every day. - Healthy nutritious food, at least one such meal a day; I don't always have the money | <ul style="list-style-type: none"> - Community potlucks monthly / quarterly - Food events - Going to the Co-op is important as a connector - Culture gatherings with food |
| NON-MEDICAL HOME SUPPORT | <ul style="list-style-type: none"> - Home improvement contractors - Local people hired to do yard work, repairs, cleaning - House cleaner - Childcare | <ul style="list-style-type: none"> - Home supports - Nearly impossible to get trades people - Reliable, recommended handy person for emergencies - Company to do small repairs and home /yard improvements - Handyman (especially to clean eavestroughs) | |

| | | | |
|-----------------------|--|---|--|
| | | <ul style="list-style-type: none"> - Help heavy cleaning and car cleaning - Small things like help with chores would be helpful - Bringing in firewood annually / stacking firewood a couple days a year - Seniors living complex - Planning for an intermediate care home so not ending up in Port Alberni in a few years - Hippie Retirement Home as a not-for-profit hooka lounge (e.g., 8 residents and 3 or 4 younger cook/cleaners living on site with a 4/20 cafe profits helping pay for rent - Expand Mt Colnet to 20 units and update appliances; increase Forest Glen to 20 units | |
| <p>MEDICAL HEALTH</p> | <ul style="list-style-type: none"> - Medical Clinic - Public Health - Easy access to local doctor - Health nurse monthly visits - Home Care Nurse - Doctor - Lab - People who check up on me - Pain management class - Hospital - Pharmasave - Foot care - Physiotherapy / Chiropractor / Acupuncture | <ul style="list-style-type: none"> - More visiting specialists / specialists locally - Respite care - Local health care - Local optometrist - Better medical facilities - Remote Homecare - Foot care / Podiatrist so can remain active and independent - Dependable homemakers, reliable homecare, deeply dedicated caregivers - Home Support very lacking and inconsistent, would cancel last minute, would conduct cell phone business while at work and not paying attention to caregiving role - Subsidized Massage Therapy | |

| | | | |
|--|---|--|---|
| | | - A 'Plan B' if caregiver disappears / injured | |
| OUTREACH / COUNSELLING/ MENTAL HEALTH | <ul style="list-style-type: none"> - Pacific Rim Hospice Society - West Coast Community Resources Society - Counsellor - Transition House - Grateful for programs / counsellors many years for AA | | |
| SOCIAL INCLUSION / PARTICIPATION <i>(also see ACTIVITIES & RECREATION)</i> | <ul style="list-style-type: none"> - Neighbours - Celebrations - Public & 55+ gatherings - Social events/ workshops - Friday Socials / Lunch Box - Visits - Sunshine Club - Rotary Club - All options for connection | <ul style="list-style-type: none"> - Meet and greet programs (tea and a chat) - Encouraging men to attend events - Luncheons - Social clubs - Seniors coalition to discuss and advocate - COVID is like solitary confinement - Many friends terrified of getting COVID <p>*** REFER to right hand column for responses made specifically to what would help to feel more included and/or help to participate more in community.</p> | <ul style="list-style-type: none"> - Get together more often. Getting old. No fun. - Friday, and have interactions with others - Get together every week just to talk - Book club - I do some volunteer work - If I had a volunteer's role, maybe - Volunteering opportunities for people with minor physical and learning disabilities - Too many tourists makes it more socially isolating; Tend to stay home way more. - Getting to know others closer to my age - I have access to a wide range of age groups in this very inclusive town – spending time with youth and younger adults is an excellent idea for people who don't have that access - Opportunity for seniors to pass on knowledge to younger generation, sewing etc. - Peer discussions - would love to hear about history of FN from ALL ELDERS, not just select few - Appreciation from Admin. No lateral violence due to who is in Council - Listen to the seniors of this community; we are outvoted by young adults; mayor is only concerned about tourism and commercial items and has forgotten the core of the community is the seniors |

| | | | |
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| <p>Cont'd: SOCIAL INCLUSION / PARTICIPATION <i>(also see ACTIVITIES & RECREATION)</i></p> | | | <ul style="list-style-type: none"> - It would be great to be able to volunteer at the school(s) in some way, i.e. teach knitting, read to smaller children, just to help in some way - Not sure if I have knowledge to pass on, but I know something - Passing on skills that relate to Construction or planning - Project involvement - More interaction in community participation - More celebration of vibrant seniors in our communities via social media, newspapers, radio, etc; Put seniors and elders in valued light, such as invitations to sit on committees and give opinions, give invitations to talk with small groups of younger adults about adversities, etc - If more men could be encouraged to programs & activities, it would really help (said by self-identified male); need some way / format to connect - The programs that were offered at Forest Glen before COVID, Lots of opportunity to socialize - I'm a widower and quite a few of my friends are alone also - Very lonely, as separated from husband - N/A I feel welcome & included. Good People, Good Town, Good Fishing! - I do not feel isolated at all as I work from Monday to Friday and have interactions with others - I have no suggestions here, as I feel included, and I have many options should I wish to participate more - Already active virtually and when allowed, in-person, with youth |
|--|--|--|---|

| | | | |
|------------|--|--|--|
| | | | <ul style="list-style-type: none"> - I have a network of friends, family and support because I have lived here a long time |
| RECREATION | <ul style="list-style-type: none"> - Aquasize / Swimming - Seniors programs - WAVES - Pilates - Strength Training - Chair Yoga - Surfing - Pickleball - QiGong - Gentle Movement Class - Dance Fit 55+ - Youtube accessed | <ul style="list-style-type: none"> - Pickleball - Disc golf - Aquasize - Proper gym - An indoor pool for water exercises - More recreation - Personal trainer to do safe exercises to maintain health | <ul style="list-style-type: none"> - Continued Qi-Gong, seniors yoga, gentle Movement classes, Tai Chi, Pickleball - Lower costs of Districts' events. |
| ACTIVITIES | <ul style="list-style-type: none"> - Culture / Drumming - Singing / Choir - Movies / Theatre / Concerts - Elder & disabled walks / walking group - PRAS events (arts) - Festivals - Trail walking - Speaker events - Memoir seminar - Book club / Literary events - Gardening events - Social active programs - Bingo / Bridge / Cribbage - Any events 55+ - Arts & crafts - Sunshine Club | <ul style="list-style-type: none"> - Subsidized - Senior Hub trips again - Senior activities - Daytime activities - "Nothing goes on here at all" - Bingo on radio station - Something to look forward to | <ul style="list-style-type: none"> - More outdoor activities and classes - Offering more outings across island and events like whale watching - Events for 55+ people! - Activities for Elders - Daytime activities - Regular weekly activities offered - Nation songs - I love to learn new things, and to have opportunity to be able to teach others things that I know, but the organization and no extra funds make it hard to share talents - We are bridge fanatics - no one to play with anymore - More activities at the library - All inclusive programs and services, it is sad to see people feeling excluded - I'd love some help to get confident on my bike again |

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|------------------------------------|---|--|--|
| <p>SPACES TO GATHER</p> | <ul style="list-style-type: none"> - Community Centre - Anchor Park - Trails (safe ones) - Legion - Church - Library - Botanical Gardens | <ul style="list-style-type: none"> - Relaxing space - Outdoor court / covered space | <ul style="list-style-type: none"> - Being able to meet friends for tea in a restaurant. - Legion open for other events in daytime - Having a consistent gathering place - A hub where Elders could share their talents to each other and the younger population would be great for all. |
| <p>INFORMATION / COMMUNICATION</p> | <ul style="list-style-type: none"> - Local news as opposed to social media gossip - Regular email updates - Tsunami warnings - Library - Emails - Opportunity for virtual education / communication - Courses: computer, anything - Community Paramedic - Band notification - CO-OP noticeboard | <ul style="list-style-type: none"> - Elder Advocates - Local paper 'Seniors Section' - Masks make it hard for the hearing limited - Help navigating technology: how to look things up on the internet, pay bills electronically, how to use Facetime or Skype or Zoom, assistance solving technical problems, avoiding fraud and bugs, remembering - Help with bills/ taxes/ banking - So much info available on Facebook but nowhere else - Info on new staff and hours - Internet expense WIFI should be free - Mobile library - Computers needed, not tablets - Weekly paper still very important as few listen to the radio because music NOT our generation) | <ul style="list-style-type: none"> - Being called on or reminded (sometimes I forget) - More information about how to get involved - A list of volunteer opportunities and meeting times - Businesses, event coordinators and administrators to post more frequently on Facebook community board - Timely info on upcoming workshop / programs - More information on Nation and community - Updates of events via phone calls or social media - More in the Westerly or District emails - I do not want to go on Facebook and do not trust it but so much info is only there - Not knowing what is going on because not on Facebook, Twitter, or Instagram - I feel isolated because I don't know what is going on - Would like to take a computer course to be more up to date with zoom, and other programs falling behind with age - Technical support for and training with computers |

| | | | |
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| <p>OTHER</p> | <ul style="list-style-type: none"> - "None yet" - "Don't really use any" - "Thankful not to be at that stage a this point in time" - Post Office / Credit Union/ Hardware Store/ PetroCan | <ul style="list-style-type: none"> - Satisfied / Not Applicable - "Not now, but eventually I can see myself needing all of the services in question 4" - Better service at Post Office - Timing - Routine - "COVID has tied the hands of all, for safety reasons, can't wait till it's over." - Unsure at this time. - None needed now, ask me again in 10 to 15 years - Don't want to take from other people who need it more | <ul style="list-style-type: none"> - Sorry, during COVID it is hard to think beyond. - The community offers enough for me, thanks. - I help who I can, if I need help I am sure it would be available - Being 30 again - I don't need these services yet. But I very much appreciate that they are available for those who do - Ask me down the road a few more years - Sidewalks to community hall, lighting, less tourists invading, parking spaces to shop downtown - Blessed with health, family & friends - I feel very lucky in this community, which takes such excellent care of its seniors |
|--------------|---|---|---|

WEST COAST OLDER ADULT NEEDS ASSESSMENT 2020

~ SUPPLEMENTAL RESOURCES ~



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SUPPLEMENTAL RESOURCE 1

West Coast Older Adult Services Inventory

- This list was compiled through a variety of information sources and may not be complete. Please contact organizations and communities for up-to-date information. Last update January 14, 2021.
- Physical activities / in-person services subject to COVID-19 policies and may only be available on-line, by phone or when provincial restrictions are lifted.
- Other helpful resource lists:
 - BC Elders' Guide [/www.fnha.ca/WellnessSite/WellnessDocuments/BC_EldersGuide.pdf](http://www.fnha.ca/WellnessSite/WellnessDocuments/BC_EldersGuide.pdf)
 - BC Seniors' Guide www2.gov.bc.ca/assets/gov/people/seniors/about-seniorsbc/guide/bc-seniors-guide-11th-edition.pdf
 - West Coast Services and Resources Guide <https://clayoquotbiosphere.org/files/file/6000e014a7502/West-Coast-Resource-Guide.pdf>

1.1 Services Specific to the West Coast Region

| | Service Provider / Organization | Program / Service Offered | Community That Service Is Available To | Food | Transport | Outreach/ Counselling/ Mental Health | Recreation / Activities | Medical | Info |
|-------------------------|--|---|--|------|-----------|--------------------------------------|-------------------------|---------|------|
| ACTIVITIES / RECREATION | Chachumhyiip - Ahousaht Holistic Centre: 250-670-2509 | Elder Lunches, Chair Yoga, Medicine Making, Socials | Ahousaht | x | | | x | | |
| | District of Tofino Recreation 250-725-3229 ext 704/705 http://tofino.ca/recreation | <ul style="list-style-type: none"> • W.A.V.E.S (Wellness Activities for Valued and Extraordinary Seniors) • Classes: • Qi Gong, Yoga, Gentle Movement • Better With A Buddy (partnering seniors with | Tofino and surrounding All | | | | X | | |

| | | | | | | | | | |
|--|---|--|---|--|---|---|---|--|--|
| Cont'd: ACTIVITIES / RECREATION | | young people and families) | | | | | | | |
| | District of Ucluelet Recreation 250-726-7772 https://ucluelet.ca/community/parks-recreation | <ul style="list-style-type: none"> • Senior Forum (in 2018 and 2019) • Rec Programs incl: QiGong, Chair Yoga, Ageless Yoga, Dance Fit 55+, Pickleball • Easel Nest Art Group • Seniors Matinee • Speaker Series • Partners with: WCCRS, Forest Glen, Community Paramedic, Choose To Move | All | | | | x | | |
| | Forest Glen (Seaview Seniors Housing Society) (250) 726-2789 www.facebook.com/ForestGlenSeaview/ | Hosts: <ul style="list-style-type: none"> • Senior Social Luncheon (monthly) • Sunshine club Wednesdays 1-3 | All (in Ucluelet) | | x | | x | | |
| | Sunshine Club (250) 726-7601 | Wednesdays 1-3 pm at Forest Glen | All (in Ucluelet) | | | | x | | |
| | Warriors Program | Youth focused, but incl intergenerational connecting, learning and helping | Hitacu Esowista Ty-Histanis Opitsaht Ahousaht | | | | x | | |
| | West Coast Fitness Centre 250-726-7732 http://www.westcoastfitnesscentre.com/ | Swimming Pool | Ucluelet (open to all) | | | | x | | |
| West Coast Literacy (250) 725-2219 | Literacy programs and support through the Coastal Family Resource Coalition | All | | | | x | | | |

| | | | | | | | | | |
|---------------|--|--|--|---|--|---|--|---|--|
| FOOD SUPPORTS | Co-op Grocery Stores Tofino (250) 725-3226 https://www.tofinoco-op.crs Ucluelet (250) 726-4231 www.uclueletco-op.crs | Online shopping and delivery available (incl. To First Street Dock) Senior Shopping Hours: • Tofino 8:30-10am (& 10% for Seniors every Wednesday) • Ucluelet 9-10am | | x | | | | | |
| | Eat West Coast https://www.eatwestcoast.ca/contact & info@eatwestcoast.ca | Food distribution (executes many programs in collaboration with Tofino Ucluelet Culinary Guild) | All | x | | | | | |
| | Fish and Loaves 250-726-5017 https://www.facebook.com/Fish-and-Loaves-Tofino-1734665909877517/ | Food bank: Provisions and Friendship - Wednesdays from 10:30-11:30am Hot Lunch (will resume once pandemic over) | All (Located in Tofino Legion) | x | | x | | | |
| | Food Bank On The Edge (250) 726-6909 https://www.facebook.com/Food-Bank-on-the-Edge-645224955537342 | Food hampers Tuesdays 1pm-3pm Christmas Hampers | All | x | | | | | |
| HEALTH CARE | Community Paramedics (BC Emergency Health Services) Tofino (250) 725-3424 Ucluelet (250) 726-7661 | Ucluelet / Tofino <ul style="list-style-type: none"> • Phone Safety Checks • Health promotion • Wellness checks • Community Outreach and Awareness • Wellness clinics • Home Health Monitoring | Ucluelet (& Hitacu, Macoah, Area C) / Tofino (collaborates with surrounding First Nations) | | | | | x | |

| | | | | | | | | | | |
|------------------------|--|--|---|---|--|--|---|---|---|--|
| Cont'd: HEALTH CARE | Dietitian (via Island Health) | Also, Dial-a-Dietician 8-1-1 | All | x | | | | | | |
| | Health Centre / Medical Clinic | <ul style="list-style-type: none"> • Ahousaht Medical Clinic (250) 670-2509 • Hesquiaht Health Clinic (250) 670-1100 • Tiic-Mis-Aq'kin Health Centre (250) 725-3335 • Tonquin Medical Clinic (250) 725-3282 • Toquaht First Nation (250) 726-4230 • Ucluelet Medical Clinic (250) 726-4443 • Yuułu?ił'ath̓ Health Centre (Cix^watin) (250) 726-7343 | <p>Ahousaht</p> <p>Hot Springs Cove</p> <p>Esowista Ty-Histanis Opitsaht</p> <p>All(In Tofino)</p> <p>Macoah (In Ucluelet)</p> <p>All (In Ucluelet)</p> <p>Hitacu</p> | | | | X | x | | |
| | Island Health Public Health (250) 725-4020 | | | | | | | | x | |
| | Nexgen Hearing 778-421-0277 | Helping you experience an improved quality of life through better hearing. | All (Office in Ucluelet) | | | | | | x | |
| | Pharmacy Tofino Pharmacy 250-725-3101 Epic Pharmacy 250-725-4949 Ucluelet Co-op Pharmacy 250-726-4342 Harbourview | <p>Both in Tofino rent mobility equipment (eg. Wheelchair, walkers, crutches, bath stool)</p> <p>Ucluelet locations do not do rentals currently.</p> | All (2 Ucluelet; 2 in Tofino) | | | | | | x | |

| | | | | | | | | | |
|--------------------------------|---|--|--------------------|--|---|---|---|---|---|
| Cont'd: HEALTH CARE | Drugstore 250-726-2733 | | | | | | | | |
| | Physiotherapist, Occupational Therapist & Rehab Assistants (via Island Health & privately) | Can visit in home, with referral, if challenged to make it to clinic | All | | | | | x | |
| | Social Worker 1-877-370-8699 (via Island Health) | Support next actions: food bank, housing, homecare, grants, finances, GIS, Advance Care Plan, Power of Attorney, Representation Agreements, etc. | All | | | x | | x | x |
| | Tofino General Hospital 250-725-4010 https://www.islandhealth.ca/our-locations/hospitals-health-centre-locations/tofino-general-hospital | <ul style="list-style-type: none"> • Outpatient Ambulatory Care • Telehealth • Rehabilitation services • Palliative Care • Medical Imaging • Laboratory services | All (In Tofino) | | | | | X | |
| | Transition Care Nurse Liaison 1-877-370-8699 (via Island Health) | | All | | | x | | x | |
| HOUSING | Seaview Seniors Housing Society (Forest Glen) (250) 726-2789 www.facebook.com/ForestGlenSeaview/ | Independent living building (some clients have VIHA assisted living assistance) | In Ucluelet | | x | | x | | |
| | Tofino Seniors Housing Society (Mount Colnet) (250) 726-5177 | Mount Colnet 55+ Independent Living (4 units) | In Tofino | | | | | | |
| OUTREACH / MENTAL HEALTH | Island Health Mental Health and Substance Use (250) 726-1282 | | All | | | x | | x | x |

| | | | | | | | | | |
|---|---|--|-----|---|---|---|---|---|---|
| Cont'd: OUTREACH / MENTAL HEALTH | Pacific Rim Hospice Society 250-725-1240 http://www.pacificrimhospice.ca/ | <ul style="list-style-type: none"> • Grief Counselling • Grief Groups • Grief Drop-in (in Ahousaht) • Palliative Support • Friendly Visiting • Friday Social • Walking Groups • Advanced Care Planning • Book Lending • Education | All | x | | x | x | | x |
| | Westcoast Community Resources Society (250)726-2343 https://wccrs.ca/ | <ul style="list-style-type: none"> • Women's Counselling • Women's Outreach • Transition House • Welcome Bay • Community Outreach (info, advocacy, referrals, support, phone, fax, internet) • Soup / Lunches • Community Volunteer • Income Tax Program • iPad Loans | All | | X | x | | x | x |

1.2 Services Available from Beyond the West Coast Region

| | Service Provider / Organization | Program / Service Offered | Community That Service Is Available To | Food | Transport | Outreach/ Counselling/ Mental Health | Recreation / Activities | Medical | Info |
|-------------------|--|--|--|------|-----------|--------------------------------------|-------------------------|---------|------|
| ASSORTED SUPPORTS | Alberni Lifeline Monitoring 250-731-1370 ext 48147 https://www.wcghfoundation.com/lifeline | Confidence to continue living at home. Press your Personal Help Button, worn on a wristband or pendant, and a trained Personal Response Associate will ensure you get help fast. | | | | | | x | x |
| | BC211 Call 2-1-1 www.bc211.ca | Safe Seniors, Strong Communities: Matches seniors with volunteers who can help bring groceries, medications, meals, friendly phone call or virtual visit. | All | x | | x | | x | x |
| | Choose To Move 604-875-4111 ext 21787 www.choosetomove.ca | Work one-on-one with a trained activity coach to create a tailor-made physical activity plan to meet your health and fitness goals. | | | | | x | | |
| | Dial-a-Dietician 8-1-1 | | | x | | | | x | x |
| | Family Caregivers of BC (250) 384-0408 https://www.familycaregiversbc.ca/ | Caregiver support resource | | | | | x | | x |
| | KUU-US Crisis Line Society Adult/Elder Crisis Line: 250-723-4050 | 24-hour phone support to callers with in the Port Alberni area as well as Aboriginals throughout the Province of British | All | | | x | | | x |

| | | | | | | | | | | | |
|---------------------------------|--|---|---|--|--|---|---|---|---|---|---|
| Cont'd: ASSORTED SUPPORTS | NTC QUU'ASA PROGRAM 1 (888) 624-3939 | | Traditional cultural/ spiritual support to promote mental and emotional healing for former Residential School survivors and their families. | All | | | x | | | | |
| | NTC HomeCare & Personal Care Nursing (250) 724-5757 https://nuuchahnulth.org/services/home-and-community-care-nursing | | Nuu-chah-nulth Tribal Council nurses who Administer: immunizations, check vitals, foot care, wound care, etc. | Macoah Hitacu Hot Springs Cove Esowista Ty-Histanis | | | | | x | | |
| | Pain BC 1-844-430-0818 www.painbc.ca | | Pain Clinic via Island Health | | | | | | x | x | |
| | Red Cross Basic Health Equipment Short Term Program (250) 723-0557 | | Mobility Equipment Rental | Located in Port Alberni | | | | | x | | |
| | Seniors Advocate BC 1-877-952-3181 www.seniorsadvocatebc.ca | | Makes recommendations to government and service providers to address systemic issues. | All | | | x | | | | x |
| | Service BC 250-726-7025 | Service Canada 1-800-277-9914 | call 1-877-631-4657 and an agent will fill out GIC or pension forms for you | All | | | | | | | x |
| | Wheels For Wellness (250) 338-0196 https://wheelsforwellness.com/ | | Transport for residents of Vancouver Island to and from non-emergency medical appointments 60km+ | All (Macoah must meet at paved highway) | | x | | | | x | |
| | WIFI Free Access (through VI Regional Libraries) | | 24/7 WiFi available outside ALL 39 VIRL branches http://ow.ly/ilb850yX3MC | | | | | X | | | x |

SUPPLEMENTAL RESOURCE 2

Amenities by Community

(Data is from ACHN 2017 Transportation Assets Map - information has been updated as best as possible although may be incomplete)

| | Macoah | Hitacu | Ucluelet | Tofino | Esowista/ Ty-Histanis | Opitsaht | Ahousaht | Hot Springs Cove |
|--|--------|--------|----------|--------|--------------------------|----------|----------|------------------------|
| GROCERY | | | | | | | | |
| Grocery store | | | ✓ | ✓ | | | | |
| Convenience Store | ✓ | | ✓ | ✓ | ✓ | | ✓ | |
| HEALTH ACCESS -Visiting Practitioners | | | | | | | | |
| Public Health Nursing | ✓ | ✓ | | | ✓ | ✓ | ✓ | ✓ |
| Visiting GP | ? | ✓ | | | ? | ? | ✓ | ✓ |
| Home Care | ✓ | ✓ | | | ✓ | ✓ | ✓ | ✓ |
| HEALTH ACCESS -Services Located in Communities | | | | | | | | |
| Public Health | | | ✓ | ✓ | | | | |
| Health Clinic - GP Access | | | ✓ | ✓ | | | | |
| Health Clinic - Remote Certified Reg Nurse | | | | | | | ? | |
| Home Care | | | ✓ | ✓ | | | | |
| Community Paramedic | | | ✓ | ✓ | | | | |
| First Responder Program | ✓ | ✓ | | | | ✓ | ✓ | ✓ |
| BC Ambulance (or access to) | ✓ | ✓ | ✓ | ✓ | ✓ | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Hospital | | | | ✓ | | | | |
| Specialist Care | | | | | | | | |
| Telehealth Site | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| TRANSPORTATION OPTIONS | | | | | | | | |
| <i>Remote Community:</i> | | | | | | | | |
| Boat | | | | | | ✓ | ✓ | ✓ |
| Float Plane | | | | | | | ✓ | ✓ |
| <i>Rural or Rural/Remote Community:</i> | | | | | | | | |
| Paved Road Access | | ✓ | ✓ | ✓ | ✓ | | | |
| Logging Road Access | ✓ | | | | | | | |
| Public Transit | | | | | | | | |

SUPPLEMENTAL RESOURCE 3

Funding Sources & Support Resources

3.1 Funding Source Chart

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|--|---|
| Alberni Clayoquot Regional District Grants | <p>https://www.acrd.bc.ca/communityfunding</p> <ul style="list-style-type: none"> The Alberni-Clayoquot Regional District (ACRD) awards one-time grants-in-aid to community non-profit organizations operating within the region. Grants are awarded to projects, programs, activities and events throughout the region that represent an appropriate use of tax dollars and enhance the well-being of our residents and communities |
| BETTER AT HOME PROGRAM (United Way) | <p>http://betterathome.ca/ Email: info@betterathome.ca Phone: 604.268.1312</p> <ul style="list-style-type: none"> Better at Home is a program that helps seniors with simple day-to-day tasks so that they can continue to live independently in their own homes and remain connected to their communities. The Government of British Columbia funds the program, United Way of the Lower Mainland manages it, and local non-profit organizations provide the services, for example Friendly visiting, Transportation, Light yard work, Minor home repairs, Light housekeeping, Grocery shopping Funding is reserved for each local program based on the demographics of the community, such as the number of seniors residing in that community, income of seniors, etc. “The Better at Home program has reduced the gaps in services for seniors to remain living independently in their homes by: offering non-medical home support services that were not previously available in the communities; providing a point of contact for seniors to reach out to if they need help; offering free/low cost services to low income seniors who cannot typically afford to pay for outside help; and supporting socially isolated seniors who do not have friends and family nearby who can help.” |
| Clayoquot Biosphere Trust | <p>https://clayoquotbiosphere.org/grants/current-grants Office phone: 250-725-2219 Email inquiries: info@clayoquotbiosphere.org</p> <ul style="list-style-type: none"> Vital Grants (\$80,000 in January responding to priorities/ urgent need; \$15-20K and some smaller theme \$5K) Neighbourhood Small Grants Emergency Community Support Fund via Community Foundations of Canada Arts and Culture Grant |

| | |
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| | <ul style="list-style-type: none"> • Community Development Grant |
| BC NEHR Community Research Liaison | https://onlineacademiccommunity.uvic.ca/bcnehr/funding/ <ul style="list-style-type: none"> • 1 of 9 indigenous-led networks across Canada that support health and wellness • Can help connect you with appropriate funding opportunities and facilitate grant applications |
| BC Rural Dividend Fund | https://www2.gov.bc.ca/gov/content/employment-business/economic-development/support-organizations-community-partners/rural-economic-development/rural-dividend |
| BC Rehab Grant | https://bcrehab.com/applications/project-grant/ <ul style="list-style-type: none"> • The intent of the BC Rehab Project Grant program is to create opportunities for the full participation of people with physical disabilities |
| Canada Mortgage and Housing Corporation | http://cmhc-schl.gc.ca/en/inpr/grow/index.cfm <ul style="list-style-type: none"> • CMHC provides grants and sponsors partnerships to encourage research and initiatives that lead to solutions to the housing needs of Canadians |
| Canada Council for the Arts | https://canadacouncil.ca/funding/grants <ul style="list-style-type: none"> • Organized into 6 programs |
| District of Tofino | http://www.tofino.ca/municipal-grants <ul style="list-style-type: none"> • Offers financial grants in support of community led projects and activities (eg. Arts & Culture, Council, Resort Municipality Initiative Event Support) |
| Healthy Aging Core | https://healthyagingcore.ca/resources?f%5B0%5D=resource_subject_area%3AFunding%20Development <ul style="list-style-type: none"> • Wide variety of useful and relevant resources available to individuals and organizations focused on healthy aging. Join their newsletter weekly updates on relevant resources and funding options from other groups |
| Health Career Access Program | https://www2.gov.bc.ca/gov/content/economic-recovery/work-in-health-care <ul style="list-style-type: none"> • Provides a path for applicants with no health care experience to get hired and receive on-the-job training |
| MakeWay (Tides) | https://makeway.org/ <ul style="list-style-type: none"> • Past grants in the region have been programming related to food sovereignty |
| Mobility for Good | https://www.telus.com/en/about/seniors/application Email: mobilityforgood@telus.com |

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| | <ul style="list-style-type: none"> • Telus' Mobility for Good® program for low income seniors provides Canadian seniors receiving the Guaranteed Income Supplement (GIS) benefit with low-cost wireless service and a free refurbished device |
| New Horizons for Seniors Program (NHSP) | <p>https://www.canada.ca/en/employment-social-development/programs/new-horizons-seniors.html Federal Grants and Contributions program that supports projects led or inspired by seniors who make a difference in their communities and in the lives of others</p> <ul style="list-style-type: none"> • Program objectives: <ul style="list-style-type: none"> • Promote volunteerism among seniors and other generations • Engage seniors in the community through the mentoring of others • Expand awareness of elder abuse, including financial abuse • Support the social participation and inclusion of seniors • Provide capital assistance for new and existing community projects and programs for seniors • Community-based projects are eligible to receive up to \$25,000 in grant funding for 1 year • Community-based projects can apply for a small grant of up to \$5,000 for 1 year |
| PlanH (BC Healthy Communities) | <p>http://bchealthycommunities.ca/programs/planh/</p> <ul style="list-style-type: none"> • PlanH supports local governments creating healthier communities through funding, resources, learning opportunities and leading practices for healthy public policy. The program focuses on the interconnection between people, society, and environment as the building blocks of healthy communities |
| Resort Municipalities Initiative | <p>https://www2.gov.bc.ca/gov/content/tourism-immigration/tourism-resources/tourism-funding-programs/resort-municipality-funding-rmi</p> <ul style="list-style-type: none"> • The program is intended to support small, tourism-based municipalities to build and diversify their tourism infrastructure, deliver exceptional visitor experiences and incorporate sustainable tourism practices and products |
| Union of BC Municipalities | <p>https://www.ubcm.ca/EN/main/funding/lgps/age-friendly-communities.html (250) 952-9177 or email: lgps@ubcm.ca</p> <ul style="list-style-type: none"> • The Age-friendly Communities program assists communities in BC to support aging populations by developing and implementing policies and plans, undertaking projects that enable seniors to age in place, and facilitating the creation of age-friendly communities |

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|---|--|
| <p>United Way Navigation and Peer Support (NPS) grant stream:</p> | <p>https://healthyagingcore.ca/news/funding-opportunity-navigation-and-peer-support-programs-healthy-aging-united-way</p> <ul style="list-style-type: none"> • The grant can be used to expand existing programs, develop new services, or ensure cultural and geographic diversity. Initially running April 2021 thru March 2023 <ul style="list-style-type: none"> • Target audience "Lower Income older adults with higher needs" • 10-12 sites will receive funding, up to \$70,000/year • Priority to those serving Indigenous, rural and remote, + other underserved pops • Focused specifically on providing vulnerable and frail older British Columbians with one-to-one support so that they can access needed services and government benefits. These supports could include, but are not limited to: <ul style="list-style-type: none"> • Supporting older adults to navigate public systems (e.g. housing, transportation, finances, legal, income tax, employment, etc.) • Responding to requests from older adults in accessing community-based services • Raising awareness of and advocating for available community-based and health services |
| <p>United Way's Social Prescribing Funding Stream</p> | <p>https://healthyagingcore.ca/resources/neighbours-helping-neighbours-program-gabriola-bc-secrets-living-series</p> <ul style="list-style-type: none"> • E.g., People for a Healthy Community (PHC) has been able to strengthen their efforts at building their community's awareness and ability to stay connected, to eat healthily, and to stay active, amidst a particularly challenging time. https://www.phcgabriola.org/ |
| <p>Urgent Action Fund</p> | <p>https://urgentactionfund.org/apply-for-a-grant/criteriado-i-fit/</p> <ul style="list-style-type: none"> • Specifically, Rapid Response Grants offer quick, flexible funding to respond to security threats or unexpected advocacy opportunities experienced by women, transgender, or gender non-conforming, activists and human rights defenders |
| <p>Vancouver Foundation</p> | <p>https://www.vancouverfoundation.ca/grants</p> <ul style="list-style-type: none"> • Many grant streams, including Systems Change Grant, Participatory Action Research Grant, etc. |

3.2 Additional Older Adult Support Resources

BEREAVEMENT SUPPORT RESOURCES

BC After A Death Checklist

https://www2.gov.bc.ca/assets/gov/birth-adoption-death-marriage-and-divorce/deaths/after-a-death/after_death_checklist.pdf

- When someone dies and you need to look after their affairs, this checklist helps you determine who to notify and helps you to be organized.

BC Bereavement Checklist

<https://sci-bc.ca/wp-content/uploads/2019/11/British-Columbia-Bereavement-Checklist.pdf>

- This checklist is a tool that can assist with identifying key federal departments and provincial ministries that should be notified of a death to terminate benefits and services or to initiate benefits for survivors.

CAREGIVER SUPPORT RESOURCES

Family Caregivers of BC

www.familycaregiversbc.ca/

- Family Caregivers of BC is a registered non-profit organization in Victoria working province wide to improve the quality of life for caregivers through support, information, and education. Any caregiver caring for an adult family member or friend can access their free services which include: a Caregiver Support Line (Monday-Friday, 8:30am-4:00pm) for emotional support, help navigating the health care system, and information and referral sources; Caregiver Coach sessions where caregivers in complex situations can be supported to create an action-oriented plan for change; and an extensive online resource hub for caregivers which includes flipbooks, webinars, articles and more. Caregivers can also sign-up to receive a paper or electronic copy of the quarterly newsletter, the Caregiver Connection.

HOUSING SUPPORT RESOURCES

Home Adaptations for Independence (HAFI) Program:

www.bchousing.org/housing-assistance/HAFI

- Provides financial assistance in the form of a grant to eligible low-income households to complete home adaptations which will allow them to continue living independently in their home. To be eligible, you must be a British Columbia resident with limited income and assets. You or someone in your household must have a permanent disability or loss of ability. The adaptations requested must support accessibility and promote continued safe and independent living.

Home Renovation Tax Credit for Seniors and Persons with Disabilities

www2.gov.bc.ca/gov/content/taxes/income-taxes/personal/credits/seniors-renovation

- Assists eligible individuals 65 and over and persons with disabilities with the cost of certain permanent home renovations to improve accessibility or be more functional or mobile at home.

SAFER (Shelter Aid for Elderly Renters)

www.bchousing.org/housing-assistance/rental-assistance/SAFER

- Provides monthly cash payments to subsidize rents for eligible BC residents who are age 60 or over and who pay rent for their homes.

SAFETY SUPPORT RESOURCES

How to Assist an Adult Who is Abused, Neglected or Self Neglecting: A Decision Tree for Effective Referrals for Adults in BC Who may be Vulnerable and/or Incapable

<https://cnpea.ca/images/decisiontreebc.pdf>

- 2 page poster/info chart

How to Take Care of Yourself When Living With Abuse During a Pandemic

https://foundrybc.ca/stories/how-to-take-care-of-yourself-when-living-with-abuse-during-a-pandemic/?fbclid=IwAR37X9Nf3vkMNUmkDUNuilsJYjG8RoSGnu4-GFXn1JgSAnOkAdZrhEDJg8&fbclid=IwAR1OpXyd_0Xjr8-AFT4aoEc2y8vmMG042ARq1g2o21v0KtOX2D5F2vxY1sM

Privacy Tips for Seniors - Brochure

www.oipc.bc.ca/media/17317/privacy-tips-for-seniors-brochure_oipc_seniors-advocate.pdf

Reporting Financial Elder Abuse:

Elder Financial abuse can be reported to the following agencies.

- RCMP/Local Police
- BC Securities Commission
 - Telephone: 1-800-373-6393 (toll free) or 604-899-6854
 - Email: inquiries@bcsc.bc.ca
 - Website: www.investright.org
- Consumer Protection BC
 - Website: www.consumerprotectionbc.ca/consumer-help/
 - Telephone: 1 888-564-9963
- Seniors First BC
 - Telephone: 1-866-437-1940 (toll-free) or 604-437-1940
 - Website: seniorsfirstbc.ca/
- Seniors Abuse & Information Line (SAIL):
 - TTY: 604-428-3359 TTY Teletype for the deaf
- Regional Health Authorities
 - Their role as designated agency is to respond to all types of seniors' abuse.
 - Website: www2.gov.bc.ca/gov/content/health/about-bc-s-health-care-system/partners/health-authorities/regional-health-authorities
- Government of BC – Scams and Frauds
 - www2.gov.bc.ca/gov/content/family-social-supports/seniors/financial-legal-matters/scams-and-fraud

Seniors' Guidebook To Safety and Security

<https://www.rcmp-grc.gc.ca/wam/media/1971/original/1aad45a3f33f4b16c4f91340a803ae1a.pdf>

- Includes details of scams to be aware of.

OTHER SUPPORT RESOURCES

BC Elders' Guide

[/www.fnha.ca/WellnessSite/WellnessDocuments/BC_EldersGuide.pdf](http://www.fnha.ca/WellnessSite/WellnessDocuments/BC_EldersGuide.pdf)

BC Seniors' Guide

www2.gov.bc.ca/assets/gov/people/seniors/about-seniorsbc/guide/bc-seniors-guide-11th-edition.pdf

Healthy Aging Core

<https://healthyagingcore.ca/>

Healthy Eating Handbook,

www2.gov.bc.ca/assets/gov/people/seniors/health-safety/pdf/healthy-eating-seniorsbook.pdf

- Also available as an audiobook.

Self-Management BC

www.selfmanagementbc.ca

- Online & Mailable Programs for those living with chronic conditions.

Seniors Advocate BC

<https://www.seniorsadvocatebc.ca/> 1-877-952-3181

- The Office of the Seniors Advocate monitors and analyzes seniors services and issues in B.C., and makes recommendations to government and service providers to address systemic issues.

Victoria and BC Senior resources

<https://seniorsservingseniors.bc.ca/resources/>

SUPPLEMENTAL RESOURCE 4

Reports, Guides & Resources

4.1 Local Reports & Highlights

2020 Coming Together Forum

Report available by email request coordinator@coastalcoalition.ca

'Older Adult Support' open conversation break-out room on Zoom:

- Negative impact of losing older adult generation when they leave the community;
- If people are missing family/friends/social supports, then they have to leave;
- Need to support seniors who want to live at home/stay in community longer through programs such as friendly visiting, help with light household chores, grocery shopping, transportation and activities;
- Need for building relationships with seniors so that they are familiar with service providers and comfortable accessing more essential services when the time comes;
- Service providers struggling to access funding for this age group. As outside funders don't see the impact of programming because of the smaller population;
- Amount of caregiving from family members on the coast not being seen/quantified & those caregivers are not receiving the supports that they need.

2018 WC Seniors Hub Fall Forum in Ucluelet

www.westcoastseniorshub.org/information-centre/

PRIORITIES RANKED:

- #1-Enhancing health care options
- #2-Promoting active living
- #3-Socializing & Recreation
- #4-Expanding affordable transportation services
- #5-Improving caregiving options
- #6-Increasing availability of adapted housing
- #7-Expanding affordable transportation services
- #8-Understanding legal issues (wills, PoA, etc)
- #9-Improving financial security
- #10-Learning a new skill

2018 WC Seniors Hub Spring Forum - Roundtable #1 Exploring Ideas

<http://www.westcoastseniorshub.org/information-centre/>

- Themes included: Arts & culture; Emergency preparedness; Fitness; Cooking & nutrition; Health, wellness & selfcare; Respite & Hospice; Education & workshops; Volunteering

2017 Survey for Older Adults 50+ in Tofino Dec 15, 2017

Via Hospice/Rural and Remote Division, BC Palliative Care and Island Health

From 19 participants 65+

- Having to leave Tofino was a huge worry about growing older (also health)
- All wished to / plan to remain in community till they die

- 75% felt a warm meal program would benefit older adults

2016 Community Health Survey - Senior & Elder Health Snapshot

<http://coastalfamilyresources.ca/sites/default/files/content/Communtiy%20Health%20Survey%20-SENIOR%20HEALTH.pdf>

From 35 respondents

- Doctor in community where you live (65%)
- Health good (41%); Health fair (44%)....only 9% said Very Good....0% said Excellent
- Physical, and then mental health, most concerned about
- 82% have a chronic condition
- 62% want to learn more about nutrition
- 62% said services could be added/improved: Physical Therapy & Homecare/ Nursing
- 78% satisfied with primary health care

2016 District of Ucluelet Age Friendly Plan

https://ucluelet.ca/images/2016_Age_Friendly_Plan.pdf

From 83 public survey respondents

10 action steps identified to implement:

- + Communication of information for older adults;
- + Coordination of resources, including volunteerism and support services;
- + Meaningful social, recreational, and wellness activities for seniors;
- + Accessible planning, engineering, and design standards;
- + Identification of small changes that may make a big difference;
- + Strengthening partnerships and relationships; and,
- + Fostering social connectedness and reaching isolated seniors;
- Annual Action Planning needed to revisit ongoing and re-establish priority list.
- A clear need for strengthened connections and better coordination between community partners – the District, Seaview Seniors Society, Island Health, West Coast Community Resource Society, local service providers, and others.

2013 Seniors' Tea at the Legion Feb 27 (Appendix 6)

<https://tofino.civicweb.net/document/20587>

Of many ideas voiced, some included:

- Seniors need space of their own - sense of ownership
- Programming in spaces to make people want to go
- Disconnected from family
- Lack of people to take leadership roles
- Senior's suits (housing)
- Various activities, museum, movies
- Swimming pool, outdoor paths
- Tourism crushing community feel

2013 Age-Friendly Tofino

<https://tofino.civicweb.net/document/27207>

(43 aper survey respondents, 1 public roundtable, 2 focus groups, 8 SP interviews)

- “The biggest gap identified in Tofino services for seniors is **homecare**...of specific need are an improved system of case management, more in-home workers, increase in services offered to include laundry, meal preparation and bathing.” (p.10)
- “The second largest gap lies in **transportation and travel assistance**... to get to social events, in town chores or out-of-town medical appointments.” (p.10)
- Needs ranking all ages (p.7):
 1. Housing
 2. Community Supports & Health Services
 3. Outdoor Spaces & Public Buildings
 4. Transportation
 5. Social participation
- “When asked more specifically what developments would make a big difference in older adults’ and seniors’ ability to age well in Tofino, respondents revealed that **‘Access to Information’ was a top concern**, especially for those 75 years of age and older.” (p.32)

Some community suggested actions:

- “Install more resting places
- Initiate affordable (subsidized) transportation options in and out of town
- Develop a volunteer ‘give a lift’ program
- Assisted living more in home supports
- Seniors discounts
- Elders college (computer support / technology / language)
- Opportunities for elders to share knowledge/stories
- Intergenerational opportunities
- Adopt-a-grandparent
- Social gatherings with transport
- Seniors work options (4 hrs/day 3 days/week)
- Partner with Tourism Tofino to hire seniors as local greeters/ambassadors
- Means of communicating events and opportunities to seniors
- District mailing list just for seniors / senior related info
- Increase scope of fitness classes (walking group, aerobics)
- Navigators program to help seniors go through their health process
- Senior pet services
- Affordable hair and nail maintenance
- Adult daycare / things to do”

“Senior Service Providers Interview Data (Appendix D) (p.38):

- Lack of adult day care/ respite for family caregivers
- Need for “Navigators” program
- An integrated health approach where seniors get help with each step of their health care in an organized and accessible manner
- Limited resources for homecare and case management
- Futile attempts at getting VIHA to understand specific needs of small town transportation
- The need for a volunteer or subsidized service to help seniors get to out-of-town medical appointments as well as around town for chores or to recreational events
- Difficulty obtaining necessary equipment in Tofino- medical scooters, beach wheel chairs, home appliances for those with mobility challenges, etc.

- Education- need for seminars, workshops and classes to educate both older adults and other community members on prevention, health management, chronic disease care and holistic care
- Housing- need for more “cluster housing.” When older adults live close to each other they can take care of each other
- Work programs for seniors- education and strategic planning are needed to enable older adults to continue in the work force. 4/hr days/ 3 days a week is sufficient for many older adults. Possible partnerships with Tourism Tofino to utilize senior residents as Community “greeters” and ambassadors
- Need for a seniors home renovation program to ensure older adults can continue to live, function and thrive in their own homes safely and independently for as long as possible
- Shortage of specialty services in Tofino such as pet grooming services, nail care, personal hygiene and grooming, hair styling, etc.
- Importance of a local committee or sub-committee for seniors of seniors to ensure the interests and needs of older adults continue to be represented in Town planning
- Increase in exercise program offering- seniors need variety and their unique physical needs must be met. Some research and assessment should go into what fitness programs would be valued and attended by Tofino seniors
- Intergenerational exchange- absence of “adopt-a-grandparent’ or ‘elder tutoring’ programs to encourage interaction between Tofino’s seniors and children, to the benefit of both”

4.2 Programming Inspiration from Other Regions

(Connecting with these projects may give insights and guidance for initiating our own.)

GOLDEN CIRCLE

<https://www.goldencircle.ca/>

- Senior Resource Centre (in Red Deer pop over 12,000 x 65yrs +)
- The Golden Circle provides information, resources, programs, activities and Outreach community support services for the purpose of enriching independent healthy lifestyles for ALL older adults, their families and caregivers in Red Deer and surrounding communities., since 1977. A vibrant hub for seniors’ to meet, build community and enjoy the company and support of their peers.
- Includes Frozen Meal outreach program / Red Deer Homeshare / Community Resource List / Elder Abuse Support Brochure / Friendly Visiting / Home Maintenance / Mengagement

HOMESHARING

- <https://www.homesharecanada.org/ON>
- <https://goldenhomesharingconnections.ca/>
- <https://www.silvernest.com/>

MOBILE SENIORS OUTREACH

<https://healthyagingcore.ca/programs/archway-community-services-mobile-seniors-outreach-program>

- Archway Community Services Mobile Seniors Outreach Program in Abbotsford

SENIORS CENTRE WITHOUT WALLS

www.comeshare.ca/community-support--3/seniors-centre-without-walls

- (SCWW)program offers brief 30-minute interactive telephone conference sessions where you can laugh and socialize, learn new skills, and create new connections, FREE.all seniors 55+ living in Surrey or White Rock....All you have to do is download the program guide, decide which programs you are interested in, then call the SCWW Coordinator to register! If a program requires print materials, they will be mailed to you after you register.....On the day of the programs you have registered for, you will receive a phone call from the program to join the conference call.

SOUP DELIVERY & PHONE TREE - Golden

<https://healthyagingcore.ca/programs/golden-seniors-table-seniors-lunch-program>

- During the pandemic Lynne Romano launched a seniors' soup delivery lunch program in April 2020 and created a phone tree from scratch, recruiting volunteers and calling up to 100 seniors (with funding by the BC CRN, Columbia Valley Credit Union, Columbia Basin Trust, United Way, the local Golden District Community Foundation, and New Horizons) "Soup created an avenue for some of our most vulnerable seniors to connect".

4.3 Other Older Adult Relevant Reports

Alberni-Clayoquot - 426 Local Health Area Profile

<https://www.islandhealth.ca/sites/default/files/alberni-clayoquot-local-health-area-profile.pdf>

<https://www.islandhealth.ca/about-us/medical-health-officers/population-health-statistics-publications>

Alberni Valley 2020 Age-Friendly Plan

<https://www.acrd.bc.ca/cms/wpattachments/wpID559atID3492.pdf>

<https://www.acrd.bc.ca/cms/wpattachments/wpID559atID3492.pdf>

and its supporting Appendices:

<https://www.acrd.bc.ca/cms/wpattachments/wpID559atID3493.pdf>

2019 project planning summary:

<https://www.acrd.bc.ca/cms/wpattachments/wpID559atID3346.pdf>

2020-Age Friendly Staff Report June 24:

<https://www.acrd.bc.ca/cms/wpattachments/wpID559atID3495.pdf>

Better at Home Port Alberni 2013

[http://betterathome.ca/wp-](http://betterathome.ca/wp-content/uploads/Port%20Alberni%20Better%20at%20Home%20Final%20Report%20October%202013_0.pdf)

[content/uploads/Port%20Alberni%20Better%20at%20Home%20Final%20Report%20 October%202013_0.pdf](http://betterathome.ca/wp-content/uploads/Port%20Alberni%20Better%20at%20Home%20Final%20Report%20October%202013_0.pdf)

Better at Home Aboriginal Programs Evaluation 2017/2018

<http://betterathome.ca/wp-content/uploads/2019/07/Better-at-Home-First-Nations-Evaluation-Report-MAY.19-FINAL.pdf>

- Video in partnership with Sto:lo First Nations promoting the program produced during the engagement and data collection phase. <https://vimeo.com/237336159>

- Cowichan, Gitksan, Sto:lo, and Tsleil-Waututh (and Squamish) programs participated
- “The First Nations Better at Home programs all share some degree of integration with their community medical services, which is not the case for other Better at Home programs” (p.20)
- “This liaison function must demonstrate cultural safety, humility and be trauma informed. We recommend that the orientation is towards empowerment, reciprocity and leadership versus management.” (p.33)
- “Role it has played in enhancing economic conditions in the community through needed employment.” (p.5)
- “Elders expressed a desire for more connections, especially intergenerational connections and community and cultural events.” (p.5)
- “In contrast with mainstream Better at Home programs, all First Nations programs offer 100% subsidy, meaning they do not have a service fee revenue base.”(p.13)
- “The connection between the Elder and the service provider is always one of ‘visiting.’” (p.17)
- “Hiring members of the community who speak the language and/or understand traditional practices.” (p.17)
- “Volunteers across the programs are paid an honorarium, which is also a cultural norm in First Nations communities.” (p.20)

Better at Home Rural and Remote Pilot Project: Final Evaluation Report (United Way)

http://betterathome.ca/wp-content/uploads/2016/11/Better-at-Home-RRPP-Final-Evaluation-Report_310317.pdf

- “The Better at Home program has reduced the gaps in services for seniors to remain living independently in their homes by: offering non-medical home support services that were not previously available in the communities; providing a point of contact for seniors to reach out to if they need help; offering free/low cost services to low income seniors who cannot typically afford to pay for outside help; and supporting socially isolated seniors who do not have friends and family nearby who can help.”

Some “Key Considerations for Approaches to Serving Seniors in Rural and Remote Program Sites (p.19):

- More funding is required to pay for contractors and rely less on volunteers;
- Streamline reporting requirements for coordinators so they are doing more coordinating of efforts and less reporting
- Add meal preparation and cooking component”

Some “Outcomes and Impacts (pg. 21-30):

- Assess local volunteer capacity; attract more volunteers; provide training for volunteers.
- Provided a Better at Home coordinator in each participating community that seniors can call if they need help.
- Provided low cost and/or free supports to low income seniors who cannot typically afford to pay for outside help.
- It is difficult to manage this program based on[the] the good will of volunteers.
- Rural and remote communities need to be treated differently because the cost of groceries, gas, and transportation is much higher.
- Supports seniors independence by putting local seniors in charge of identifying their own

non-medical home support needs and requesting the necessary supports through the program.

- Bridge the gap between what needs to get done in order for a senior to remain living independently at home and what they are still able to do for themselves.
- Allow seniors to remain living in their homes by keeping] their house clean, safe, and a pleasant environment for them to remain in.
- Is really helping widows and widowers who have recently lost their spouse and don't know how to cope.
- As seniors become less socially isolated, it is also making it easier for some seniors to come forward with their needs and ask for other services through the program.
- Quite often these individuals are socializing and chatting with the seniors as they work,
- Helps to reduce stress for family members who are concerned about their senior relative living alone.
- Has made living alone more safe for participating seniors by removing hazards in their living conditions, offering assistance to seniors so that they are less likely to attempt to do things around their homes that they are no longer able to safely do for themselves, and expanding the network of individuals that they can call upon for help.
- [The] anxiety level of the seniors [has] gone down. Seniors have a backup plan in addition to their families and friends. They have something to rely on.
- A positive impact on the volunteers themselves, since many of the volunteers are also seniors. Feedback from the volunteers suggests that senior volunteers enjoy their work because they meet new people and it gives them a sense of purpose and connection to the community.”

Some “Recommendations (pg. 33-35):

- Offer training to host organizations around volunteer recruitment, training and retention.
- Training for individuals working in caring professions to prevent burnout, and cultural competency training around serving Indigenous communities.
- Recruitment of nearby community champions in extra-remote areas.
- Support funding mileage and/or travel time for volunteers/contractors who are travelling long distances.
- Support the creation of local seniors food programs (e.g., bulk meal preparation in seniors homes, community lunches, community gardens, community kitchens, opportunities for seniors to socialize around food.
- Develop an inventory [about] senior services & existing non-medical home support services (both private and non-profit) to prevent duplication of existing services and identify gaps in existing services.
- Engage local seniors organizations in a discussion of community assets and current gaps (in non-medical home support services) that can make it challenging for local seniors to remain living independently in their homes.
- Develop a simplified seniors survey:
 - a. Make the survey concise and low barrier for seniors (5-10 questions max;
 - b. Make survey accessible and seniors friendly (i.e. large print, plainer language);
 - c. Ask active Better at Home clients to complete this survey once a year”

Federal/Provincial/Territorial Ministers Responsible for Seniors: Rural & Remote Guide for Age - Friendly communities

<https://www.ubcm.ca/assets/Funding~Programs/LGPS/SHSI/afc-rural-remote-guide.pdf>

Monitoring Seniors Services 2019

www.seniorsadvocatebc.ca/app/uploads/sites/4/2020/05/MonitoringReport2019-PP.pdf

Office of the Seniors Advocate 2019-20 ANNUAL REPORT

www.seniorsadvocatebc.ca/app/uploads/sites/4/2020/09/AnnualReport201920.pdf

4.4 Research, Survey & Reporting Resources

Age-Friendly Community Planning

- <https://uwaterloo.ca/environment/finding-the-right-fit>
- https://uwaterloo.ca/environment/sites/ca.environment/files/uploads/files/instrument_database.xlsx
- <http://www.goldenloom.ca/age-friendly.html>

BC NEIHR Community Research Liaison

<https://onlineacademiccommunity.uvic.ca/bcneihr/indigenous-communities-collectives-and-organizations-iccoss/>

- 1 of 9 Indigenous-led networks across Canada that support health and wellness research in culturally relevant & accessible ways to the members meant to be served
- Connections to appropriate funding opportunities; facilitation of grant applications

Community Tool Box

<https://ctb.ku.edu/en/table-of-contents/assessment/assessing-community-needs-and-resources/qualitative-methods/main>

- Excellent resource for qualitative research, and so much more

First Nations principles of OCAP

<https://fnigc.ca/ocap-training/>

- Researchers should be trained in OCAP (Ownership, Control, Access, Possession); OCAP® asserts that First Nations alone have control over data collection processes in their communities, and that they own and control how this information can be stored, interpreted, used, or shared.

FNHA Health and Wellness Planning Toolkit 2019

<https://www.fnha.ca/WellnessSite/WellnessDocuments/FNHA-Health-and-Wellness-Planning-A-Toolkit-for-BC-First-Nations.pdf#search=Primary%20Care%20Initiative>

- Fantastic 174page toolkit document (methodology, surveys, privacy, etc).

FNHA Policy on Mental Health and Wellness, Dec 2018

<https://www.fnha.ca/WellnessSite/WellnessDocuments/FNHA-Policy-on-Mental-Health-and-Wellness.pdf#search=Primary%20Care%20Initiative>

- “Resiliency and wellness of our people must be promoted, facilitated and celebrated and that we must not focus only on the treatment of illness.” (p.3)
- “Wellness approaches must be designed based on an understanding of the deep and ongoing impacts of colonialism.” (p.3)
- “Culturally safe and trauma-informed [services], free of all forms of racism and stigma, and include cultural supports and interventions” (p.3)
- “More capacity building and care for the mental health and wellness workforce (caring for our caregivers, both “professional” care-providers and those who provide care without any compensation)”(p.3)
- “Programs and services to be relational, person and family-centered, supportive of self-determination, and reliant on methods that are wholistic, contextually aware and responsive, strengths-based, and grounded in culture.” (p.6)
- “Welcome and involve families in services to the greatest extent possible.” (p.13)
- “A focus on people’s ability to self-manage and decide what wellness means to them.” (p.13)
- “Sincere community engagement takes time and needs to be approached as an ongoing relationship and not simply focused on a particular output.” (p.14)
- “Care recognizes that people’s physical and mental well-being is an outcome of the context of their lives.” (p.14)
- “First Nations health and wellness has been interrupted through a process of colonialism including aggressive tactics and policies such as the Indian Act, Indian Residential School System and Indian Hospitals, to name a few.” (p.15)
- “The need for a systemic approach to facilitating and restoring the mental health and wellness of Indigenous people is emphasized in Canada’s Truth and Reconciliation Commission (TRC) and the United Nations Declaration on the Rights of Indigenous People (UNDRIP) that both BC and Canada have now committed to implementing.” (16)

Island Health's Cultural Safety Online Course

<https://www.islandhealth.ca/learn-about-health/aboriginal-health/aboriginal-health-cultural-safety>

Project Impact - Healthy Aging- with Dialogues in Action

[https://healthyagingcore.ca/sites/default/files/2019-08/Healthy%20Aging%20FNL HR%20%281%29.pdf](https://healthyagingcore.ca/sites/default/files/2019-08/Healthy%20Aging%20FNL%20HR%20%281%29.pdf)

- British Columbia’s first developmental evaluation course tailored to the needs of its expanding Community-Based Seniors’ Service (or CBSS) sector. With Dialogues in Action’s unique approach to in-depth interview design and interpretation, the teams learned both how to prove the impacts of their programs and how to improve them.



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: May 25, 2021, 3:30 pm

Organization Name: THE TRUCK LOGGERS ASSOCIATION

Name of person(s) to make presentation: Bob Brash, Executive Director

Topic: The value of forestry to Ucluelet citizens

Purpose of Presentation: Information only
 Requesting a letter of support
 Other (provide details below)

Please describe:

Representing the Truck Loggers Association, Bob Brash will present the Municipality of Ucluelet mayor and council with an overview of the value and importance of timber harvesting in Ucluelet and the issues facing the forest industry today.

Contact person (if different from above): Bob Brash

Telephone Number and Email: 604.684.4291 bob@tla.ca

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.

Town of Port McNeill
P.O. Box 728
Port McNeill, B.C. V0N 2R0



Town Office: (250) 956-3111
Fax: (250) 956-4300
reception@portmcneill.ca

SUPPORT WORKING FORESTS ON VANCOUVER ISLAND AND IN BRITISH COLUMBIA

WHEREAS universal ban of Old Growth logging would result in major job losses for forestry-based communities and impact the overall Provincial economy;

AND WHEREAS a sustainably managed, working forest is critical for assisting carbon sequestering, managing climate change, supporting continued Indigenous reconciliation, providing a vibrant economy for forest-based communities, employing British Columbians in direct and indirect forestry related businesses, with millions of dollars of investment directly supporting communities and the overall Provincial economy.

THEREFORE BE IT RESOLVED:

THAT policy on the management of forests in British Columbia should continue to be managed through a rigorous, science-based approach;

AND THAT British Columbia is recognized as having stringent legislation and enforcement related to elements of sustainable forest management, including requirements for wildlife habitat, water quality, and public and First Nations involvement;

AND THAT UBCM calls on the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to continue to support working forests on Vancouver Island and in British Columbia;

AND THAT Council calls on all forest-based communities to develop similar motions to further support working forests in British Columbia;

AND THAT the above motion be sent to the Union of BC Municipalities and AVICC for late submissions;

AND THAT the above motion be distributed to the Council of Forest Industries.

SUPPORT WORKING FORESTS ON VANCOUVER ISLAND AND IN BRITISH COLUMBIA

WHEREAS a ban of Old Growth logging would result in job losses and impact the broader business community;

AND WHEREAS a sustainably managed, working forest is critical for assisting carbon sequestering, managing climate change, supporting continued indigenous reconciliation, providing a vibrant economy for forest-based communities, and employing the hard-working men and women of the forest industry in British Columbia where millions of dollars are invested in the North Island, directly supporting forest-based communities and the overall Provincial economy; British Columbia is recognized as having stringent legislation and enforcement related to elements of sustainable forest management, including requirements for wildlife habitat, water quality, and public and First Nations involvement.

THEREFORE BE IT RESOLVED:

THAT policy on the management of forests in British Columbia should continue to be managed through a rigorous, science-based approach;

AND THAT UBCM calls on the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to continue to support working forests on Vancouver Island and in British Columbia;

AND THAT Council calls on all forest-based communities to develop similar motions to further support working forests in British Columbia;

AND THAT the above motion be sent to the Union of BC Municipalities and AVICC for late submissions;

AND THAT the above motion be distributed to the Council of Forest Industries.

March 29, 2021

Dear Mayor and Council,

RE: Moratorium on recreational wolf hunting on Vancouver Island

On behalf of Coexisting with Carnivores Alliance (CwCA) and the Wild Wise Society, we are writing to express concern regarding the recreational hunting of wolves on Vancouver Island.

CwCA is a non-profit organization that promotes coexistence between people, bears, cougars and wolves on southern Vancouver Island. The Wild Wise Society is a wildlife educational program designed to reduce human-wildlife conflicts in various communities. Both organizations work closely with the Conservation Officer service, provincial government staff and local wildlife officers to teach people the tools needed to coexist so that we can share the landscape.

As a part of this work, we are concerned for the survival of the subspecies of Grey Wolf (*canis lupus nublus*) that live on Vancouver Island. In British Columbia wolves are killed by legal recreational hunting and trapping - the largest source of mortality for wolves. In many cases in BC, there is no limit to the number of wolves that can be killed daily. Wolves play an important ecological role as apex predators. They provide food to other species who scavenge on their kills, cycle nutrients through the environment and regulate populations of deer and elk leading to greater biodiversity and balance of the natural ecosystem. Healthy wolf populations support intact, functional and biodiverse ecosystems. We believe that it is possible for humans to coexist with wolves in a way that is beneficial to both species as well as the ecosystem. This would require a better understanding of wolves and their interactions with their habitat and with humans.

At present, there is very little information available regarding the population of wolves on Vancouver Island, and how the recreational hunting of such species affects the long-term survival of the species and their habitat. Without science-driven decision making there is concern that wolf numbers may drop significantly under current regulations, as experienced on Vancouver Island between 1950s and 1970s.

The District of Oak Bay has put forward a Motion to AVICC as follows:

“Whereas the public and wildlife conservation organizations are concerned about provincial regulations for recreational wolf hunting practices on Vancouver Island, and believe that these practices should be re-examined for scientific and ethical reasons;

And whereas very little scientific evidence exists about the size of Vancouver Island’s wolf population or the sustainability of impacts of unrestricted harvesting levels on the Island’s biodiversity related to habitats and wildlife ecology, especially at the regional level:

Therefore, be it resolved that AVICC and UBCM request the provincial government to implement a moratorium on recreational wolf hunting on Vancouver Island, pending the completion of a scientific, data-driven and evidence-based study that includes consultation with

the Island's Indigenous communities, to re-examine the efficacy of unrestricted wolf harvesting practices and their impacts on the Island's bio-diversity, wildlife ecology and sustainability of the resident wolf population."

The District of Sooke has provided a letter of support to this Motion (see attached). We request a letter from you to Minister Conroy and the AVICC in support of the Resolution by Oak Bay prior to the AVICC AGM on May 28, 2021. Please feel free to contact us at coexcarnivores@gmail.com for any further information.

Thank you for your consideration of this matter.

Sincerely,

Nitya Harris
Chair, Coexisting with Carnivores Alliance
coexcarnivores.org

Samantha Webb, BSc, RVT, WR
Wild Wise President
wildwise123@gmail.com



2205 Otter Point Road, Sooke, British Columbia, Canada V9Z 1J2

Phone: 250-642-1634 Fax: 250-642-0541 Email: info@sooke.ca Website: www.sooke.ca

File No 0400-01

March 8, 2021

Attention: Minister Katrine Conroy
 BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development
 Via email: FLNR.Minister@gov.bc.ca

Re: Moratorium on Recreational Wolf Hunting on Vancouver Island

Dear Minister Conroy,

I am writing today regarding the District of Oak Bay's Feb. 22 resolution asking the memberships of the Association of Vancouver Island and Coastal Communities and the Union of BC Municipalities to request that the Province of BC *"implement a moratorium on recreational wolf hunting on Vancouver Island, pending completion of a scientific, data-driven and evidence-based study that includes consultation with the Island's Indigenous communities, to re-examine the efficacy of unrestricted wolf harvesting practices and their impacts on the Island's biodiversity, wildlife ecology and sustainability of the resident wolf population."*

I am contacting you directly to express my support for this resolution while also sharing some of the outrage expressed within the District of Sooke at last month's news that a Victoria big-game hunter was planning to "trap and kill an entire pack" in the Sooke Hills, according to a report that first appeared in the *Globe and Mail*.

Premier Horgan was duly concerned about this when he first learned of it at a press conference on Feb. 10. And many of us in Sooke were sickened by this callous threat, especially given how all levels of government and many NGOs are working so hard, effectively and strategically to protect wildlife and habitat.

We in Sooke are certainly encouraged to learn of your willingness to consult with the BC Wildlife Federation and the BC Trappers Association to "close the loopholes" in hunting legislation that allows the kind of behaviour illustrated by this regrettable situation. This said, a moratorium on hunting and trapping on Vancouver Island is urgent and essential until we learn more about the island's wolf population.

The Sooke organization Project HOWL (Help Our Wolves Live), founded by local teenagers Finn and Chloe Unger, has reported that no less than nine packs of the genetically distinct Vancouver Island "sea wolf" (*Canis lupis crassodon*) roam the Sooke Hills. The Ungers have documented the role of these remarkable wild creatures in creating a balanced ecosystem -- "if we let them," they add.

The Wild Wise Sooke Society, which receives annual funding from the District of Sooke, has been delivering public education campaigns focused on bears, cougars and other local wildlife, wolves included. Its new "Living with Wolves" working group is a collaboration with Coexisting With Carnivores' Nitya Harris and will involve 20 dedicated volunteers. "We are hoping to not only spread education on the importance of wolves as a keystone species but also encourage

others to support the moratorium on wolf hunting on the island," writes Wild Wise Sooke coordinator Sam Webb. The group intends to consult with First Nations and the BC-SPCA in moving ahead.

Sadly, Ms. Webb reports that one of the Sooke region packs identified by Project HOWL has now seemingly been eradicated according to anecdotal evidence from Sooke wildlife photographer Gary Schroyen. He has been closely studying wolves in East Sooke and Metchosin, and he believes one particular pack has been destroyed with the possible exception of a last remaining member. Wild Wise intends to honour this pack by posting videos and photos on its website as inspiration to protect our Sooke wolves before it's too late.

Given, as the Oak Bay resolution clearly states, that Vancouver Island's sea-wolves are a unique, quite small and therefore extremely vulnerable population about which little is known, I wholeheartedly support its call for a moratorium to be implemented with all due urgency.

Sincerely,



Maja Tait
Mayor

cc Premier John Horgan

cc Mayor Kevin Murdoch, City of Oak Bay mayor@oakbay.ca

cc Ian Morrison, President, AVICC ian.morrison@cvrd.bc.ca

cc Brian Frenkel, President, Union of BC Municipalities bfrenkel13@gmail.com

cc Sam Webb, Wild Wise Sooke Society wildwise123@gmail.com

cc Nitya Harris, Coexisting With Carnivores coexcarnivores@gmail.com

References:

- Wild Wise Sooke: <https://www.wildwisesooke.com>
- Project HOWL: <https://www.facebook.com/ProjectHOWL>
- Sooke Talks ~ Finn & Chloe Unger: <https://www.youtube.com/watch/VjEDue4pODc>
- Coexisting With Carnivores: <https://coexcarnivores.org>
- *The Globe & Mail* (Feb. 12, 2021): <https://www.theglobeandmail.com/canada/british-columbia/article-bc-to-tighten-rules-for-trapping-wolves>
- *Victoria Times Colonist* (Feb. 12, 2021): <https://www.timescolonist.com/news/local/hunter-s-social-media-posts-prompt-outrage-calls-for-more-protection-for-wolves-1.24281261>

Joseph Rotenberg

From: Info Ucluelet
Sent: May 20, 2021 10:07 AM
To: Joseph Rotenberg
Subject: FW: Resolution: Moratorium on Wolf Hunting in B.C.

Best Regards,



Paula Mason
Administration Clerk

Box 999, 200 Main Street
 Ucluelet, BC, V0R 3A0
 Phone: 778-748-8486

From: Barb Murray <bearsmatter@gmail.com>
Sent: May 3, 2021 9:53 PM
Subject: Resolution: Moratorium on Wolf Hunting in B.C.

Dear Mayor and Council,

I am sending you the Resolution regarding the need for a moratorium on recreational hunting of wolves across the province that is currently going thru the municipalities' resolution process.

I have included background materials for the resolution in the link below as well as links to two recent published articles on Wolf killing, one from a wolf conservationist in BC and one from the USA on Idaho's Bill that would allow 90% of their wolves.

My request is for you to read this information carefully. Please consider who we are in British Columbia and what we stand for? Are we going to continue to spend millions of dollars killing wolves from helicopters, allow neck snares and leg-hold traps, bullets and arrows to kill wolves unabated!? What percentage of wolves will be enough for the government, hunters, trophy hunters and trappers? Please ask Minister Conroy, Minister Heyman and Premier Horgan to halt the slaughter of wolves in B.C. until more consultation and science by the 'non-consumptive' users and independent biologists is brought to bear on this highly controversial issue,

Sincerely yours,

Barbara Murray

████████████████████
Nanoose Bay, B.C. V9P 9H5

████████████████████
Bearsmatter@shaw.ca

AVICC Resolution Review of Wolf Hunting Practices in British Columbia

District of Oak Bay

AVICC Resolution

District of Oak Bay

Whereas the public and wildlife conservation organizations are concerned about provincial regulations for recreational wolf hunting practices, and believe that these practices should be re-examined for scientific and ethical reasons;

And whereas very little scientific evidence exists about the size of the wolf population or the sustainability of impacts of unrestricted harvesting levels on the bio-diversity related to habitats and wildlife ecology, especially at the regional level:

Therefore be it resolved that AVICC and UBCM request the Province to implement a moratorium on recreational wolf hunting, pending the completion of a scientific, data-driven and evidence-based study that includes consultation with Indigenous communities, to re-examine the efficacy of unrestricted wolf harvesting practices and their impacts on bio-diversity, wildlife ecology and sustainability of the resident wolf population.

Background & References:

https://drive.google.com/file/d/1ElvNoG3B8D4pl_44L4tl0es-Jzpi6TwB/view

April 15, 2021 ‘Killing wolves is not OK’ Letter to Editor Golden Star by Sadie Parr, Former Executive Director of Wolf Awareness

(2015-2020) in regards to wolves hunted, trapped and culled by shooters out of helicopters in B.C.

No – it is not okay to kill wolves. The harm we are inflicting upon wolves is just plain wrong and must end.

For the past 15 years or so, I have focused my life on learning as much as I can about wolves. I’ve worked with captive wolves and researched wild wolves. I’ve read about wolves in books, government reports and peer-reviewed science papers.

I’ve had countless conversations with other people about their first-hand experiences with wolves. I’ve collected and analyzed wolf poop, I’ve backtracked their steps, I’ve captured their images on remote cameras, and I’ve treasured their howls.

I have been privileged to get a glimpse into the complicated and emotional lives of some wolves, as individuals and also as families trying to survive. These experiences have shaped my views, and more importantly, my values.

B.C. has become a place ripe with carnivore carnage, with wolves as refugees on their own land. The province has completed its seventh consecutive year of aerial-gunning, ostensibly under the guise of caribou conservation.

This past winter, government contractors shot down 237 wolves; chased them

with helicopters and let loose bullets that expand on impact. Read more at: <https://bearmatters.com/killing-wolves-is-not-ok/>

April 27, 2021 BOISE, Idaho (AP) — The Idaho House on Tuesday approved legislation allowing the state to hire private contractors and expand methods to kill wolves roaming Idaho — a measure that could cut the wolf population by 90%.

Lawmakers voted 58-11 to send the agriculture industry-backed bill to Republican Gov. Brad Little. The fast-tracked bill that allows the use of night-vision equipment to kill wolves as well as hunting from snowmobiles and all-terrain vehicles, among other measures, passed the Senate last week. Read more at : <https://www.google.ca/amp/s/www.seattletimes.com/business/bill-to-kill-up-to-90-of-idaho-wolves-heads-to-governor/%3famp=1>

Barb Murray,
Bears Matter Consulting,

[Facebook/twitter/Instagram](#)

[@bearsmatter](#)

BearsMatter@shaw.ca



May 17, 2021

Honourable Katrin Conroy
Minister of Forests, Lands, Natural Resource Operations
and Rural Development
Victoria, BC
Via Email: FLNR.Minister@gov.bc.ca

Dear Minister Conroy,

We write to you today in relation to the letter from the District of Sooke dated March 8, 2021 calling for a Moratorium on Recreational Wolf Hunting on Vancouver Island. The letter references the District of Oak Bay's AVICC resolution to *"implement a moratorium on recreational wolf hunting on Vancouver Island, pending completion of a scientific, data-driven and evidence-based study that includes consultation with the Island's Indigenous communities, to re-examine the efficacy of unrestricted wolf harvesting practices and their impacts on the Island's biodiversity, wildlife ecology and sustainability of the resident wolf population."*

We respect and support our local government peers taking an active role in using their voice to improve provincial policy. We wish to observe, however, that the hunting and trapping of wolves is not unrestricted within Region 1 (Vancouver Island). Rather, the current synopsis specifies harvest limits, methods, dates, closed or restricted geographic areas, as well as guidelines for compulsory inspections, which is required for all wolves harvested in Region 1.

There may be excellent reasons to suspend hunting wolves in a certain geographic location, or for a certain sub-species while the matter is scientifically studied (including to determine if a population is sufficiently distinct to be categorized as a sub-species). However, a blanket moratorium ignores other important issues such as instances of aggressive wolves that threaten humans or agricultural livestock.

Vancouver Island is home to two large game ungulates – Roosevelt elk and Columbia black-tailed deer, while also being home to three big game predators – grey wolves, cougars, and black bears (and, as noted in the synopsis, now some grizzly bears on the north end of the Island). A blanket moratorium on one of our large predators risks creating a negative imbalance on Region 1 big game wildlife management, especially to our deer and elk populations.

The Alberni-Clayoquot Regional District Board of Directors supports a balanced, fact-based, scientific discussion on this matter (a discussion that must be necessarily broad to include First Nations, wildlife interest groups, recreational hunters, biologists, etc.) and we thank our peers in Sooke for raising this issue and the Minister and her staff for their studied approach.

Sincerely,

A handwritten signature in black ink that reads "John Jack". The signature is written in a cursive style with a large initial "J".

John Jack, Chairperson

cc: AVICC
AVICC Local Government Membership



DISTRICT OF TOFINO – OFFICE OF THE MAYOR

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

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

Honourable Katrine Conroy
 Minister of Forests, Lands, Natural Resource Operations and Rural Development
 PO BOX 9049, Stn. Provincial Government
 Victoria BC, V8W9E2

May 11, 2021
 File No. COM-02 FLNRORD
FLNR.Minister@gov.bc.ca

Dear Minister Conroy,

Re: Support for Expedient and Resourced Implementation of the Old-Growth Strategic Review

On behalf of the District of Tofino Council, I write to you expressing support for the expedient and resourced implementation of the 14 recommendations in the report titled “A Strategic Review of How British Columbia Manages for Old Forests Within its Ancient Ecosystems” (the Strategic Review) written by Registered Professional Foresters Garry Merkel and Al Gorley.

We commend the Minister and Premier Horgan for having publicly committed to implement the Strategic Review in its totality. However, to adequately manage and protect BC’s old forest biodiversity, attributes, values and benefits for future generations, we specifically request an expedient Provincial response to recommendations 6 and 7:

6. Until a new strategy is implemented, defer development in old forests where ecosystems are at very high and near-term risk of irreversible biodiversity loss.
7. Bring management of old forests into compliance with existing provincial targets and guidelines for maintaining biological diversity.

The District of Tofino also adds our voice to concerns that BC Budget 2021 shows no allocated funding toward the implementation of the recommendations, or to transitional supports for communities and Indigenous governments as they adapt to changes resulting from new forest management systems.

While BC Budget 2021 does include increased funding for land-use planning modernization, support for negotiations with Indigenous communities, and funds to enact the *Declaration on the Rights of Indigenous Peoples Act*, the budget is missing critical funding pieces needed to fully implement the Old Growth Strategic Review recommendations.

Situated within the Territory of the Tla-o-qui-aht First Nation in the Clayoquot Sound UNESCO Biosphere Reserve, thirty years ago our region was also at a crossroads with respect to the ongoing harvest of timber resources. Since that time, the District of Tofino has continued to engage with the Province and other governments on issues of sustainability and equity, as noted in our most recent Strategic Plan, protocol agreements and other corporate strategies.

Office of the Mayor

Our intention in writing to you, Minister, is to not only show the District of Tofino's support for the expedient implementation of the Strategic Review's recommendations, but also to add our voice to the calls for dedicated funding to enact the recommendations in an economically just manner to build healthier ecosystems, better long-term land management and greater public support for this much needed paradigm shift.

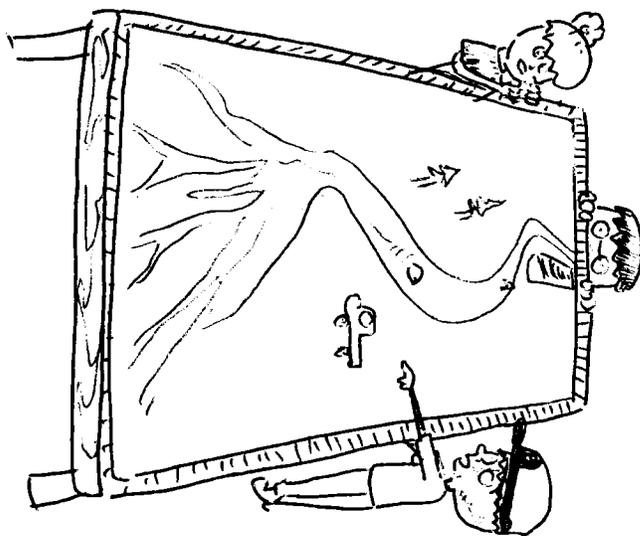
Sincerely,

**Dan Law, Mayor
District of Tofino**

cc. MLA Josie Osborne
Local Governments of British Columbia

Office of the Mayor

Support for Expedient and Resourced Implementation of the Old-Growth Str...



for the Uchelet Council,

We wanted to extend
a heartfelt thank you.

to everyone for
supporting the growth
of our interpretive.

room with the addition
of our new stream
table. The funding

you provided with
the Grant in Aid

contribution brings

us that much closer
to reality at
CWFSS!

Thank you to
Morgan
- Sarita
Mandala + Jessica



STAFF REPORT TO COUNCIL

Council Meeting: MAY 25, 2021

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: RICK GEDDES, FIRE CHIEF

FILE NO: 7380-20

SUBJECT: 4-STOREY BUILDINGS & AERIAL FIRE APPARATUS

REPORT NO: 21-84

ATTACHMENT(S): NONE

RECOMMENDATIONS:

THAT Council receives this report for information.

SUMMARY OF CONCLUSIONS:

An aerial apparatus (a.k.a. ladder truck) is not automatically required in a community prior to approving 4-storey buildings. The BC Building Code does require that all new 4-storey buildings have an approved fire suppression sprinkler system. The ability for the District to require fire sprinklers in buildings less than 4 stories is limited by provincial legislation.

Given the number of larger existing 3- and 4-storey buildings in town, the Fire Underwriters Survey guidance suggests that the District of Ucluelet Fire Department could benefit from an aerial apparatus. Adding that piece of equipment, however, would have considerable implications for initial and ongoing fleet and building costs, plus training requirements for fire department members. Detailed analysis of the pros and cons of acquiring such equipment is not the subject of this report.

The District of Ucluelet will maximize its ability to maintain public safety in new developments by providing clear direction on the maximum allowable size of buildings, based on the District's fire suppression capabilities.

BACKGROUND:

Comments from the public on development proposals have, more than once, raised a question of whether the District is required to have a ladder truck before it can approve any more buildings over 3 stories in height. This report aims at informing any discussion on this topic.

DISCUSSION:

As development progresses within the District of Ucluelet, so do the challenges with the ability of the District of Ucluelet Fire Department to maintain acceptable levels of life safety and fire suppression. Life safety must be a priority in planning future development within the municipality.

Large developments pose unique challenges related to the fire department. Some of these challenges include longer egress times and distances, complex evacuation strategies, fire department accessibility, as well as fire suppression capabilities (or limitations) of the fire department.

With these challenges in mind, it is vital that the District of Ucluelet provide clear, consistent messaging to developers on expectations and requirements, prior to decisions on rezoning applications or the issuance of future development and/or building permits.

Building Code and Fire Underwriters:

The BC Building Code (2018) establishes the requirements for fire and life safety protection in all new construction based on several factors. Two of the main factors are the size of the building and its use (occupancy type). The building code does not limit the amount or size of buildings that are built in a given municipality. The responsibility for controlling the maximum size of building to be permitted in a municipality rests with local government. Fire insurance grades are a comparative measure of a community's fire risk versus the fire protection capacity of the fire department.

As a general rule, three-story residential construction does not require sprinklers. Four-story residential buildings are required to be sprinklered by the BC Building Code.

Through Section 5 of the *Building Act*, local governments are restricted from regulating technical matters that are regulated by the BC Building Code. Some municipalities (approximately 30) in BC had previously been allowed to exceed the BC Building Code and require all new construction to be sprinklered. The jurisdictions that had existing sprinkler bylaws under the previous Provincial government were permitted to retain them. The Ministry of Attorney General and Minister Responsible for Housing has not been able to provide clear direction on whether additional community access to enhanced fire sprinkler regulations will be possible.

At the present, Ucluelet is on the cusp of needing to seriously consider expanding its fleet to include an aerial fire apparatus, according to Fire Underwriters Survey (FUS). FUS is a national organization that provides data on public fire protection for fire insurance statistical work and underwriting purposes of subscribing insurance companies. FUS assigns a residential and commercial insurance for communities. Insurance rates are then calculated using those rates.

We are at a point in time where the District should consider limiting the risk associated with larger, more complex buildings by restricting the height and overall area of buildings (through potential changes within the Zoning regulations), or plan for the purchase of an aerial apparatus in the near future. Besides potentially rescuing people above the reach of ground ladders, aerial apparatus provide elevated fire suppression streams, horizontal reach to buildings where road access and terrain create problems, special rescue scenarios, safer operations at chimney fires, and roof access when adequate personnel are not available to hoist ground ladders. A local example of where an aerial apparatus would be beneficial is a large un-sprinklered building such as the Ucluelet Harbour Seafoods plant.

Some other ways that the District can improve life safety in new construction is to encourage the use of fire resistant or non-combustible exterior cladding on buildings and promote FireSmart principles. Fire Sprinklers are also one of the biggest ways we can increase building safety and our firefighting capacity - and thus improve public safety (by minimizing the risk).

FINANCIAL IMPACTS:

Nanaimo Fire Rescue recently purchased an aerial truck for \$1.56 million. In addition, the existing District of Ucluelet Fire Hall would not accommodate this type of addition to the vehicle fleet and therefore would require significant renovations. On an ongoing basis, the purchase of an aerial apparatus comes with other large commitments such as initial and ongoing training of our firefighters. Safe operation of aerial firefighting apparatus requires very specialized training.

At a some point the District of Ucluelet will need to seriously consider and prepare to purchase an aerial apparatus. This is recognized as a significant undertaking for a small community and will need to be planned well in advance. The Fire Chief is not advocating for an aerial apparatus at this time. District staff are recommending that we maintain and continue to improve on our capacity to provide a safe community for residents and visitors alike.

The purchase of an aerial apparatus, and/or expansion of the fire hall, does not currently appear in the municipal five-year financial plan.

CONCLUSION:

An aerial apparatus (a.k.a. ladder truck) is not automatically required in a community prior to approving 4-storey buildings. The BC Building Code does require that all new 4-storey buildings have an approved fire suppression sprinkler system. The ability for the District to require fire sprinklers in buildings less than 4 stories is limited by provincial legislation.

Given the number of larger existing 3- and 4-storey buildings in town, the Fire Underwriters Survey guidance suggests that the Ucluelet Fire Department could benefit from an aerial apparatus. Adding that piece of equipment, however, would have considerable implications for initial and ongoing fleet and building costs, plus training requirements for fire department members.

Respectfully submitted: Rick Geddes, Fire Chief
Bruce Greig, Manager of Community Planning
Donna Monteith, Director of Finance

BACKGROUND:

An application has been received to locate a mobile vending trailer on the subject property. Ucluelet's Business Regulation and Licensing Bylaw No. 922 requires all mobile vendor licenses to be approved by Council prior to issuance. The subject property also falls within the Official Community Plan (OCP), Peninsula Road Development Permit Area, DPA No.7 and as the addition of a Mobile Vendor changes the form and character of a site, a development permit is required.

DISCUSSION:

The subject property contains the Long Beach Surf Shop with a residence unit above and the T Shepherd Trucking works yard. The subject property's frontage is, for the most part, not landscaped; an expansive gravel parking lot with a wide and undefined vehicle entrance dominates the Peninsula Road frontage. Some of that width can be justified for the ingress and egress of large trucks but there is an opportunity to reduce and define the vehicle entrance to improve pedestrian safety and streetscape aesthetics (see **Figure 2**).



Figure 2 – Current Streetscape

As the applicant is proposing only modest improvement to the streetscape with minimal impact, this application is considered a minor Development Permit (DP) and the approval will be processed, if the business license is approved, by the Manager of Planning under delegated authority. The details of the Development Permit application have been added in this report to assist Council in their review of the business license application.

The applicant is proposing one food trailer unit for the preparation of authentic Mexican street food. The applicant has history of operating in Squamish from 2017 to 2020. The Applicant has obtained a Small Business Recovery Grant and has offered to do \$1,500 to \$2,500 worth of landscaping and site improvements roughly consisting of 4 planter boxes, 3 picnic tables, and a hand washing station. The following is the supplied site/landscaping plan:



Figure 3 – Site and Landscape Plan

As per Ucluelet's Business Regulation and Licensing Bylaw No. 922, mobile vending licensees are regulated as follows:

- *license inspector shall not issue a business license to a Mobile Vendor until the applicant has provided a copy of an insurance policy in the amount of two million dollars (\$2,000,000.00) for personal injury, death and property damages, as well as, if applicable, vehicle insurance. The liability insurance must contain a clause indemnifying the District of Ucluelet from liability in the event of injury or damage to any persons or property as a result of any activity of the business, including fees for solicitors and other professionals. The liability insurance must also contain a clause that the insurance cannot be terminated without a thirty-day notification of such to the District of Ucluelet.*
- *Mobile Vendor businesses must meet all Provincial food handling requirements, provide proof to the License Inspector of such approval and shall be in possession of a valid permit issued by the Provincial Authority having jurisdiction.*
- *Every vehicle used in the operation of a mobile vendor business shall be in good mechanical condition and shall have a dust-tight, well-lighted sanitary interior from which the business is to be carried out.*
- *On Peninsula Road and Main Street only "off-street" vending will be permitted.*
- *At no time will it be permitted for a mobile vending unit to obstruct the free flow of pedestrians or vehicular traffic within the District of Ucluelet.*
- *Mobile Vendors must obtain and have in their possession at all times a letter of written permission from the private land owner/ permitting the business on the landowner's property.*

- *No form of voice amplifying device shall be allowed on the mobile vending unit. All soliciting must be done at a level speaking voice with no shouting or other form of loud noise intended to attract the attention of the public.*
- *The only goods to be sold from a mobile vendor are food and non-alcoholic beverages.*
- *The operator of a Mobile Vending unit is responsible for the clean up of all litter generated within 10 meters of their location and shall be responsible for providing waste receptacles and removal of all collected garbage from such locations.*
- *A maximum of one (1) additional employee will be permitted to assist the operator of a mobile vending unit at any time.*
 - *Mobile vending will be permitted seven (7) days a week commencing at 7:00a.m. and must cease on or before 10:00 p.m. of each day.*
- *Every business license granted shall be deemed to be a personal license to the mobile vendor and non transferable to another person.*

The applicant will be required to follow these regulations if this application is approved.

ZONING:

The subject site falls within the CS-2 Zone – Service Commercial which allows for the proposed Mobile Vending use under section CS-2.1.2:

CS-2.1.2 *For Peninsula Road and Main Street, and for properties fronting either, Mobile Vending is also a principal permitted use.*

With Mobile Vending being defined as follows in the District’s Current Zoning Bylaw:

“Mobile Vending” *means the provision of merchandise, services, or food, while temporarily stationary but primarily on foot, bicycle, vehicle or any other means of transportation or with any type of mobile receptacle, including but not limited to carts, tables, and wagons, other than a delivery vehicle owned and operated by a licensed retailer or wholesaler within the District, and specifically excluding hawkers, hucksters and peddlers;*

The Mobile Vending use does not require parking under the Zoning Bylaw but the subject property has ample parking for the uses occurring on the site. The Mobile Vending use does not require washroom facilities for the public or staff under either the Zoning Bylaw or the Business Bylaw as the intent of Mobile Vending is to be mobile with the food service as takeout only. The applicant has stated that they will have access to a washroom within the Long Beach Surf Shop plus will supply a hand wash station.

OCP:

The subject property falls within the Official Community Plan (OCP) Peninsula Road Development Permit Area, DPA No.7. The objectives that justify this designation include assisting in the revitalization of Peninsula Road as the gateway and main approach into Ucluelet; minimizing adverse effects on the natural environment; and, helping to realize the form and character giving qualities of the street, particularly the quality of the public realm.

At this time the applicant is only proposing minor site improvements. The form and character of the development mainly applies to the modest landscaping, the trailer and its location.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Should the application proceed, staff time will be required to process the Development Permit and business license.

FINANCIAL IMPACTS:

There are no direct financial implications to the District by advancing the proposed Development Permit.

POLICY OR LEGISLATIVE IMPACTS:

The Development Permit aspect of this proposal is consistent with the District of Ucluelet's Official Community Plan.

OPTIONS:

The proposed application would be an improvement to the current gravel parking lot. The condition that within a year the property would see further improvement would ensure that the community would see an investment to improve the aesthetics of this section of Peninsula Road.

Staff recommend approval with one condition, as described at the outset of this report.

Alternatively, Council could proceed as follows:

2. **THAT** Council, approve the issuance of a Business license for Mobile Vending for Flaca's on Lot F, Plan VIP42747, District Lot 284, Clayoquot Land District (2060 Peninsula Road) without any associated conditions; **or**
3. **THAT** Council, provide alternative direction to staff.

Respectfully submitted: John Towgood, Planner 1
 Bruce Greig, Manager of Planning

Appendix A

flaca's

Flaca's District of Ucluelet Business License Application
Submitted April 2021

DISTRICT OF UCLUELET BUSINESS LICENSE APPLICATION: FLACA'S

ATTENTION:

John Towgood

Planner 1 | District of Ucluelet

jtowgood@ucluelet.ca [REDACTED]

SUBMISSION BY:

Robyn Lord | Owner | Flaca's

robyn@flacastacos.com
[REDACTED]

1. LETTER OF INTENT

2. THE TRAILER

3. SITE AND OPERATIONAL PLAN

4. MENU

5. SUPPORTING DOCUMENTS

- 5 - A Owner Authorization Form
- 5 - B Minor Development Permit Application
- 5 - C Business License Application

1. LETTER OF INTENT

OVERVIEW

Flaca's is a self-contained mobile taqueria offering Mexico-inspired street eats and catering services made with fresh, local ingredients. Our small, local business is structured as a sole-proprietorship and is owned and operated by Robyn Lord, a proud new home owner in Ucluelet as of summer 2020. We love working with local suppliers, offering rewarding skill-developing employment for locals, and supporting our community in any way we can. After four years of successful operation in Squamish, B.C. from 2017-2020, we couldn't be more excited to bring our business to the amazing town of Ucluelet that we now proudly call home.

OPERATIONAL PLAN OVERVIEW

We look forward to working closely with the district to ensure all requirements are met and plan to operate within the community of Ucluelet with integrity and respect. We are planning to serve from the proposed location of 2060 Peninsula Road, currently home to Long Beach Surf Shop. We will be working closely with Bill Fend, owner and operator of the shop, to create an outdoor dining/grab and go experience for visitors and locals alike that compliments his business, the area and the town as a whole. We have prepared a comprehensive Operational Plan which addresses pedestrian access, parking, crowd control, garbage collection, customer facilities, and operational waste management to ensure minimal impact on the surrounding area and businesses, all of which are outlined in Section 3.

In addition to vending from 2060 Peninsula Road, we look forward to resuming our mobile catering services once larger gatherings are allowed. Our unit is completely off-grid capable and compact, making our services an ideal solution to both public and private event food service needs.

Proposed Hours at 2060 Peninsula Road:

10am -2pm Tuesday-Friday, 12pm - 8pm on weekends, and closed Monday.

2. THE TRAILER



Our business is a commercial kitchen on wheels. Our set up is compact and self-sufficient. The trailer has everything from power to water and can be operated on or off grid, all while fully complying with VIHA regulations.



Photos highlighting the high quality workmanship of our food grade interior.

2. THE TRAILER



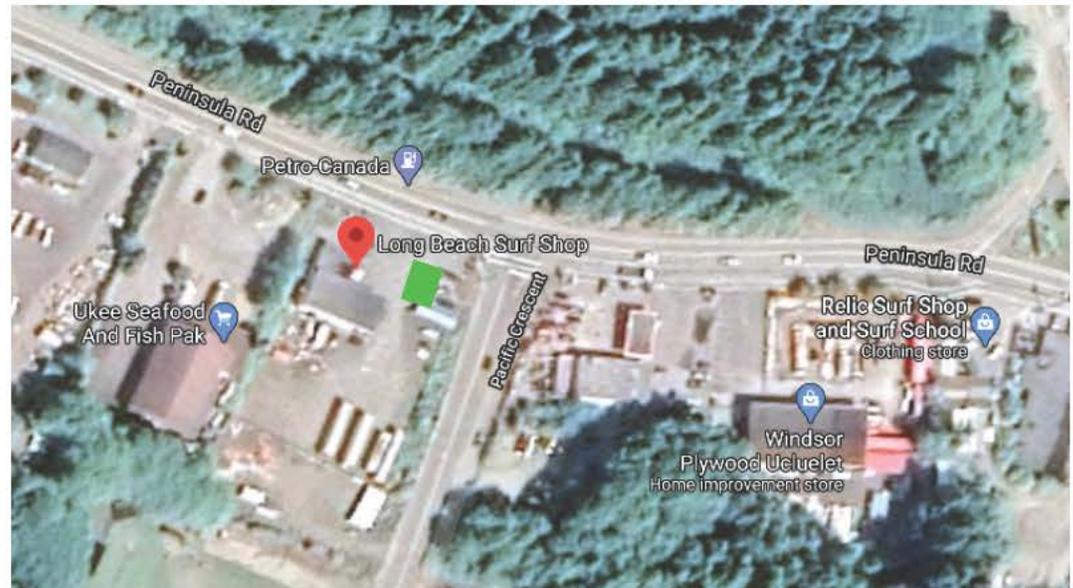
Memories and exterior photos from past years of operation in Squamish from 2017-2020. We proudly served the community at an assortment of events including farmers markets, music festivals, fundraisers, weddings and block parties.

Additional content can be found on our website, instagram account or Facebook page.

Find us @flacastacos or www.flacastacos.com for more memories highlighting our business and what we do best!

3. SITE AND OPERATIONAL PLAN

PROPOSED LOCATION



The proposed location for Flaca's is represented by the green square. We will be sharing the property with Long Beach Surf Shop and have permission from Troy Shepard, owner of the property, to set-up, sell, and park on site (see attached "Owner Authorization form").

Parking and Facilities

There is ample room for parking for customers of both businesses, as well as a proposed 2-4 picnic tables for seating. Customers and staff will have access to a washroom located in Long Beach Surf Shop.

Waste Management

Trash and recycling stations for customers that comply with local recycling guidelines will be set up close to the trailer and a small dumpster located behind both businesses will be available for larger waste collection.

Utilities and Grey Water Solution

Water and power will be available on site. Grey water will be dumped at Island West Fishing Resort.

Storage/Business Support Solution

We will have access to dry storage and back-up food storage at the VIHA approved location of 1363 Victoria Road.

4. MENU

flaca's

2020 Menu

"Baja Style Taco"

Choice of beer-battered local cod or cauliflower / fresh cabbage / honey jalapeño Baja sauce / pico de gallo / served on a grilled flour tortilla
fish \$7.75 or cauliflower \$6.75 per taco

"Pastor Style Taco"

achiote pulled pork / grilled pineapple / cilantro served on a hand-pressed corn tortilla
\$4.75 per taco

"Carne Asada Taco"

grilled skirt steak / white onion / cilantro served on a hand-pressed corn tortilla
\$4.75 per taco

"Flacachos"

Pico de gallo / house-made hot sauce / cotija cheese / honey jalapeño Baja sauce
\$13.50 or \$16 with pastor style pulled pork

"Ice Hibiscus Tea"

Chilled herbal tea with organic hibiscus flowers / agave / lime
\$4.50

5. SUPPORTING DOCUMENTS

5-A OWNER AUTHORIZATION FORM

District of Ucluelet
 Planning Department
 210 Main Street, Ucluelet, BC
 V0E 3A0, PO. Box 999
 Tel: 250-725-4770 Fax: 250-725-7335

Owners Authorization Form

Type of Permit

| | |
|---|---|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Occupant Load |
| <input type="checkbox"/> Duplex | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Accessory Building | <input type="checkbox"/> Alteration/Renovation |
| <input type="checkbox"/> Multi-Family Residential, No. of Units _____ | <input type="checkbox"/> Secondary Suite |
| <input type="checkbox"/> Commercial, No. of Units _____ | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Industrial, No. of Units _____ | <input type="checkbox"/> Excavation |
| <input type="checkbox"/> Public Buildings | <input type="checkbox"/> Occupant Load |
| <input type="checkbox"/> Mobile/Manufactured Home | <input checked="" type="checkbox"/> Other <u>Food Truck</u> |

Description of Property

Civic Address (es): 2060 PENINSULA ROAD Zoning: _____
 Legal Description: Lot F Plan VIP 42747 Block _____ Section _____ DL 284

This document shall serve to notify the District of Ucluelet that I am/we are the legal owner(s) of the property described above and do authorize the person indicated below ("Authorized Agent") to act on my/our behalf on all matters pertaining to any of the Permit Application(s) indicated below for the property described above, including the authority to endorse on my/our behalf application documents.

Property Owner Information

Owner (s) name: T. SHEPHERD HOLDINGS LTD
 Mailing address: _____, UCLUELET, BC Postal Code: V0E 3A0
 Tel: _____ Cell: _____ Email: _____
 Owner Signature: [Signature] Date: MARCH 30, 2021
 Owner Signature: _____ Date: _____

Authorized Agent

Agent's name: TROY SHEPHERD Company Name: T. SHEPHERD HOLDINGS LTD.
 Mailing address: _____, UCLUELET, BC Postal Code: V0E 3A0
 Tel: _____ Cell: _____ Email: _____
 Agent Signature: [Signature] Date: MARCH 30, 2021

Note: All registered owners of the property shall sign this Authorization Form. Use additional sheets if necessary. New Authorization Forms shall be submitted to the District of Ucluelet if the ownership of the property changes prior to issuance of the Permit applied for or before final approval is granted. It is understood that, until the District of Ucluelet is advised in writing that the agent no longer acts on behalf, the District of Ucluelet will deal exclusively with my agent with respect to all matters pertaining to the proposed building permit and are under no obligation to communicate with me or any other person other than my agent with regard to these permits. This authorization supersedes all previous appointments

Office Use Only

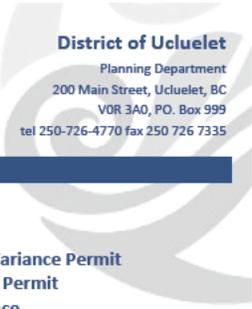
| | | |
|------------|-------------|-------|
| Folio No.: | Permit No.: | Date: |
|------------|-------------|-------|

Owners Authorization Form December 16 2015

5. SUPPORTING DOCUMENTS

5-B MINOR DEVELOPMENT PERMIT APPLICATION

Development Application



District of Ucluelet

Planning Department
200 Main Street, Ucluelet, BC
V0R 3A0, P.O. Box 999
tel 250-726-4770 fax 250 726 7335

Type of Application

An application is submitted for one or more of the following:

- | | |
|--|--|
| <input type="checkbox"/> Official Community Plan Amendment | <input type="checkbox"/> Development Variance Permit |
| <input type="checkbox"/> Zoning Bylaw Amendment | <input checked="" type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Development Permit (no variances) | <input type="checkbox"/> Board of Variance |
| <input type="checkbox"/> Development Permit (with variances) | <input type="checkbox"/> Strata Conversion |
| <input type="checkbox"/> Development Permit Amendment | <input type="checkbox"/> Subdivision |

Description of Property

Civic Address (es): 2060 Peninsula Rd, Ucluelet, BC V0R 3A0

Legal Description: Lot _____ Plan _____ Block _____ Section _____ DL _____

Applicant Information

Notice of Disclosure to Applicant(s): The following contact information will be available to the public and may be posted on the Districts website to allow interested parties to contact you about this application.

Applicant name: Robyn Lord Company name: Flaca's Tacos

Mailing address: [REDACTED] Ucluelet, B.C. Postal Code: V0R3A0

Tel : [REDACTED] Cell : _____

Email : _____ Fax : _____

The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Applicant Signature: _____ Date: _____

Registered Owner(s)

List all registered owners. For strata properties, provide accompanying authorization from all strata owners (not just strata corp.). If the owner is an incorporated company/society, attach a current corporate/society search or "notice of directors".

Registered Owner (s) name: _____

Mailing address: _____ Postal Code: _____

Tel : _____ Cell : _____

Email : _____ Fax : _____

Freedom of Information and Protection of Privacy Act (FOIPPA): Personal information is collected, used and disclosed under the authority of the Local Government Act, and section 26 (c) of the FOIPPA. The information will be used for the purpose of processing this application.

Owner Signature: _____ Date: _____

Office Use Only:

| | | | | |
|------------|-----------|-------|--------------|------|
| Folio No.: | File No.: | Date: | Receipt No.: | Fee: |
|------------|-----------|-------|--------------|------|

5. SUPPORTING DOCUMENTS

5-C BUSINESS LICENSE APPLICATION

**District of Ucluelet
Business Licence Application**

Businesses operating in the District of Ucluelet are required to have a valid business licence. The information requested in this application is necessary to fully evaluate your request for a business licence. **Completion of this form does not guarantee approval of a business licence, nor should business be commenced prior to a licence being issued.**

Date _____ New Licence Reinstatement Address Change Change of Owner Business Name Change
 Home Occupation (work conducted within the home) Home Based (community work based from home)

| | | | |
|--|-----------------------------------|---|-----------------------------------|
| Trade Name of Business Flaca's Tacos | | Type of Business mobile food vendor | |
| Business Address (Civic and Mailing, including postal code) [Redacted], Ucluelet, BC V0R3A0 | | Name of Owner/Licencee (Person or Corporation) Robyn Lord | |
| Owner/Licencee No's: Business: _____ Fax: ∅ Cell: 778 998 7629 Home: ∅ E-mail/Website: robyn@flacastacos.com | | Licencee Home Mailing Address (if different from business) Same | |
| CCRA # _____ | Floor Area - m ² _____ | <input checked="" type="checkbox"/> Vendor <input checked="" type="checkbox"/> Mobile | Number of employees 3-5 |
| Emergency Contacts - for Fire and Police (two, if possible) | | | |
| Name: Betsy McKim | | Number: [Redacted] | |
| Name: Mike Ford | | Number: [Redacted] | |

I, Robyn Lord hereby make application for a licence in accordance with the particulars as stated in this application, and declare the information in this statement to be true and correct and I undertake that if I am granted the licence applied for I will comply with each and every obligation contained in all laws and bylaws now in force or which may hereafter come into force in the District of Ucluelet. I further understand that if this application involves the use of premises for business purposes, they may not be occupied until they have been inspected by the District Department concerned and a licence is issued. I also understand that the payment of the Business Licence fee in advance does not guarantee approval, nor may I commence business until such time as a Business Licence is approved and issued.

Signature: _____ Date: _____

| For Office Use Only | | | | | |
|------------------------|----------|-----------------|------|---------|-------------------------|
| Zoning (if applicable) | | Business Class: | | | |
| Required Checks | Approved | Declined | Date | Initial | |
| Planning | | | | | ANNUAL FEE: _____ |
| Building | | | | | FEE PAID: _____ |
| Health | | | | | DATE PAID: _____ |
| RCMP | | | | | CASH _____ CHEQUE _____ |
| Other | | | | | |

Approved this _____ day of _____, 20____.

District of Ucluelet Approval: _____ Business Licence No. _____

Personal information you provide on this form is collected under the authority of the Community Charter, Freedom of Information and Protection of Privacy Act (FOIPPA) and the Business Licence Bylaw. Your business name, civic address and business telephone number may be released in accordance with FOIPPA. If you have any questions about the collection and use of this information, please contact the District Municipal Office at (250) 726-7744.
 G:\District Staff\CAO-CFO\CFO\Projects\Business Licence\BL Application Form.docx 2/11/2016

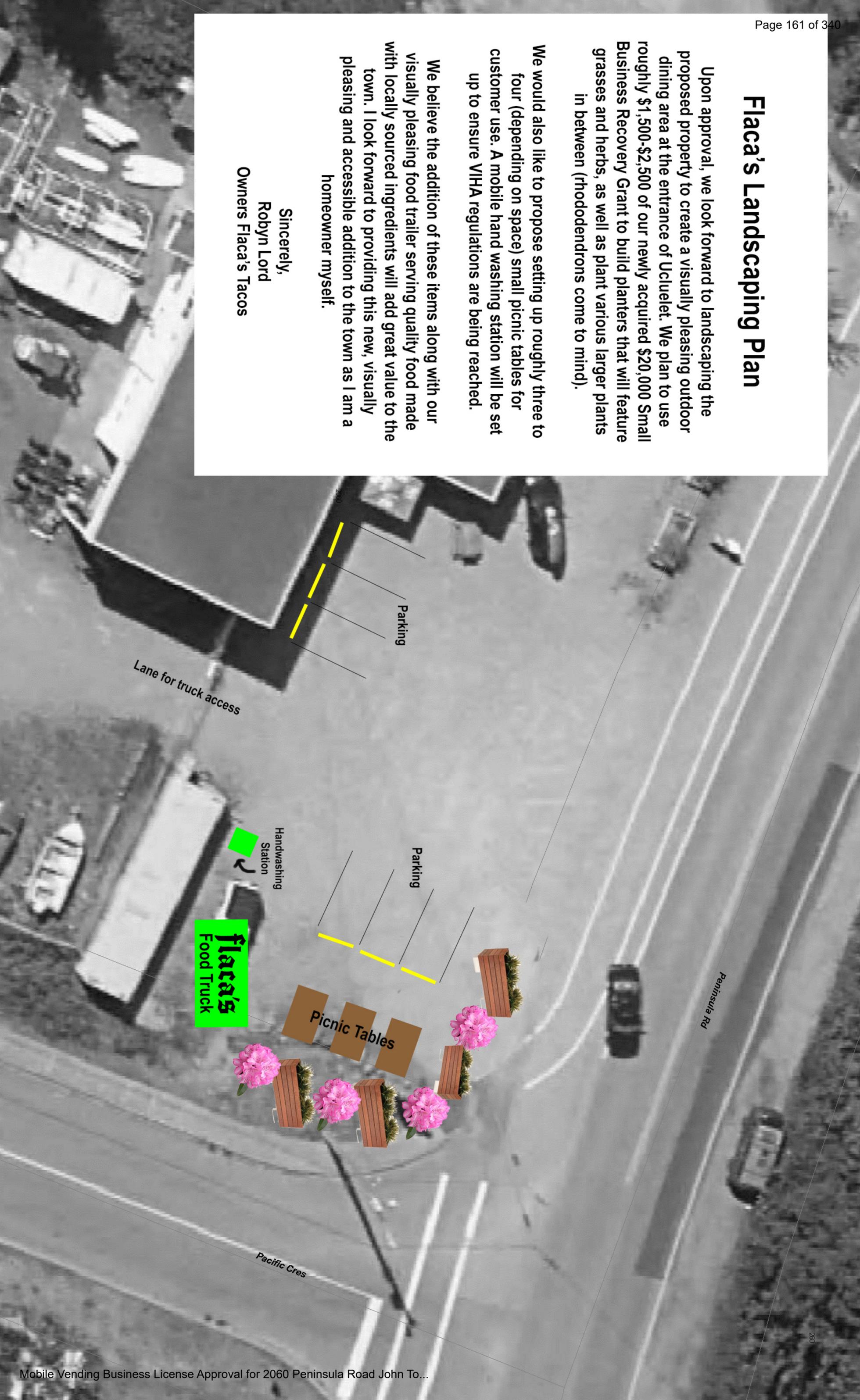
Flaca's Landscaping Plan

Upon approval, we look forward to landscaping the proposed property to create a visually pleasing outdoor dining area at the entrance of Ucluelet. We plan to use roughly \$1,500-\$2,500 of our newly acquired \$20,000 Small Business Recovery Grant to build planters that will feature grasses and herbs, as well as plant various larger plants in between (rhododendrons come to mind).

We would also like to propose setting up roughly three to four (depending on space) small picnic tables for customer use. A mobile hand washing station will be set up to ensure VIHA regulations are being reached.

We believe the addition of these items along with our visually pleasing food trailer serving quality food made with locally sourced ingredients will add great value to the town. I look forward to providing this new, visually pleasing and accessible addition to the town as I am a homeowner myself.

Sincerely,
Robyn Lord
Owners Flaca's Tacos





STAFF REPORT TO COUNCIL

Regular Council Meeting: May 25, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

FILE NO: 6480-20-2020-OCF

SUBJECT: UCLUELET OCP BYLAW NO. 1236, 2020

REPORT NO: 21-86

ATTACHMENTS: APPENDIX A – UCLUELET OFFICIAL COMMUNITY PLAN BYLAW NO. 1236, 2020

RECOMMENDATIONS:

THAT Council, with regard to the 2020 Official Community Plan (OCP) bylaw update, consider the following:

1. that Council discuss what was heard at the public hearing on *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, held May 13, 2021;
2. that Council seek clarification from staff on any questions arising from the discussion;
3. that Council determine whether it wishes to consider third reading of the bylaw at this time; and,
4. that Council direct whether it wishes staff input on any of the following at this time:
 - a. potential edits to the OCP document or map schedules, in response to issues raised by the community in the public hearing process or issues that Council deems timely to address at this point;
 - b. options for next steps including further opportunities for public input on the OCP and any contemplated changes to the current draft; and,
 - c. timing, and impact on other projects and workloads.

BACKGROUND:

The *Ucluelet Official Community Plan Bylaw No. 1236, 2020* (“**the OCP bylaw**”), has been under development since 2016 and most recently was the subject of a public hearing held May 13, 2021.

OPTIONS:

Having held a public hearing on the OCP bylaw, Council is now in a position to consider third reading of the bylaw. As expected, the written and verbal submissions from members of the public to the hearing raised a number of questions for Council to consider about the content and process of developing and adopting the Official Community Plan. Staff suggest that Council discuss what was heard at the public hearing; staff are prepared to answer questions should they be raised by Council.

At this point, after the close of the public hearing, Council cannot receive new information without then giving notice and holding another public hearing; Council can, however, seek clarification on any points it wishes before considering moving forward with the bylaw process.

If Council determines that it wishes to see changes made to the OCP document and/or map schedules then a public hearing on the revised plan would be necessary. If this is the direction of Council, then receiving new information would not be an issue (since a future public hearing would by necessity be part of the process).

Alternatively, Council could consider the following:

5. **THAT** Council give third reading to District of Ucluelet Official Community Plan Bylaw No. 1236, 2020.

Respectfully submitted: Bruce Greig, Manager of Community Planning

Appendix A

DISTRICT OF UCLUELET**Bylaw No. 1236, 2020**

A bylaw to adopt "District of Ucluelet Official Community Plan 2020"

WHEREAS Section 472 of the *Local Government Act* provides that the Council of a local government may, by bylaw, adopt an Official Community Plan;

AND WHEREAS Council has caused an Official Community Plan to be prepared for all areas of the District in accordance with the provisions of Sections 473 and 474 of the *Local Government Act* and other relevant sections as referenced in the Plan;

AND WHEREAS Council has consulted with the board of education and considered and consulted with other persons, organizations and authorities it considers will be affected, including how many and whether appropriate opportunities for consultation should be early and ongoing, all in accordance with Sections 475 and 476 of the *Local Government Act*;

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

1. The document entitled "District of Ucluelet Official Community Plan 2020" and its associated appendices, maps, schedules, tables and figures, all attached as Schedule 1 to this bylaw and made a part of this bylaw, is hereby designated as the Official Community Plan for the entirety of the area within the District of Ucluelet, as depicted on Schedule A of the Official Community Plan.
2. The "District of Ucluelet Official Community Plan Bylaw No. 1140, 2011", and all its schedules and amendments are repealed.
3. This bylaw may be cited for all purposes as the "District of Ucluelet Official Community Plan Bylaw No. 1236, 2020".

READ A FIRST TIME this 18th day of September, 2018.

Considered in conjunction with the District of Ucluelet Financial Plan and the Waste Management Plan under Section 477 of the *Local Government Act*, this 23rd day of February, 2021.

READ A SECOND TIME this 23rd day of February, 2021.

PUBLIC HEARING HELD this 13th day of May, 2021

READ A THIRD TIME this ____ day of _____, 2021.

ADOPTED this ____ day of _____, 2021.

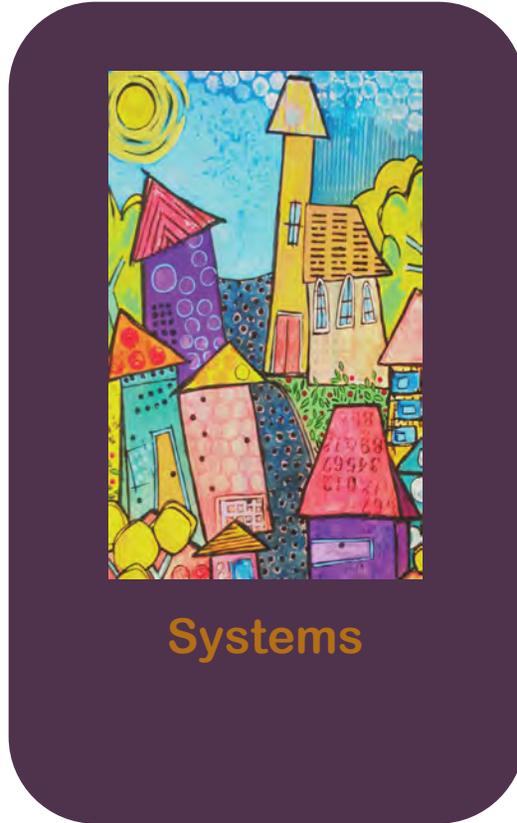
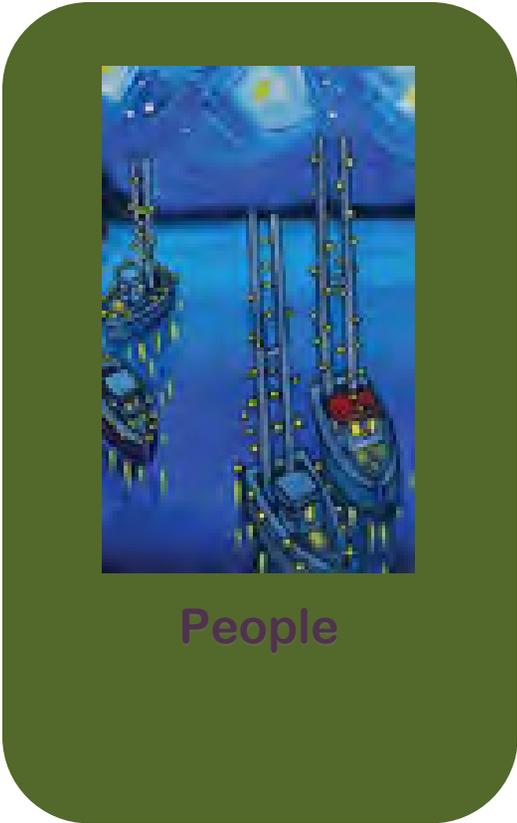
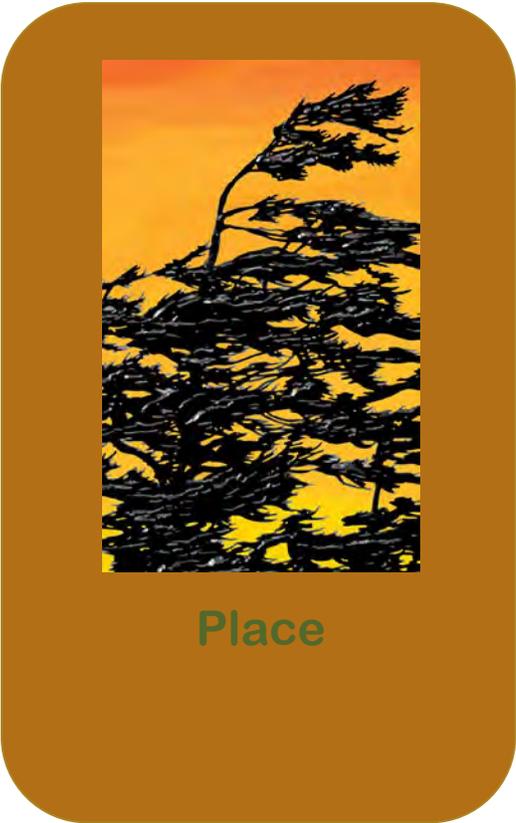
CERTIFIED CORRECT; "District of Ucluelet Official Community Plan Bylaw No. 1236, 2020".

Mayco Noël
Mayor

Joseph Rotenberg
Corporate Officer

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

Joseph Rotenberg
Corporate Officer



DISTRICT OF
UCLUELET

Official Community Plan 2020

This plan would not exist without the hard work and input generously provided by the following:

- Shawn Warner at CGIS for mapping;
- Nicky Ling at Ukee Infotech for proofing and editing;
- Dr. Pam Shaw and the students of the Masters of Community Planning program and Mount Arrowsmith Biosphere Region Research Institute at Vancouver Island University for assistance with community engagement;
- the staff from all departments of the District;

...and most importantly, all the community members who shared their ideas, concerns, vision and passion for the community of Ucluelet.

Thank you! ̣eekoo!

Cover artwork by Katsumi Kimoto and Marla Thirsk

Title: District of Ucluelet Official Community Plan
Prepared By: Department of Community Planning, District of Ucluelet
Status: Draft 7
Contact: Planning Department
District of Ucluelet
200 Main Street, Ucluelet BC V0R 3A0
☎ 250-726-7744

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The District of Ucluelet acknowledges that we are located on the traditional territory (ḥaaḥuuli) of the Yuuḷuḡiḡath (Ucluelet First Nation). We are neighbouring communities who share interests in the Ucluth Peninsula and surrounding area. Our long-standing relationship is built upon mutual respect and many individual, personal ties.

The District aims to broaden and strengthen this relationship to better the lives of all community members. Discussion of the municipality's relationship with indigenous people and communities follows in Part One of this plan.

Part One: Introduction

What is an Official Community Plan & Why Plan

An Official Community Plan, or “OCP”, is a statement of objectives and policies adopted by a local government to guide decisions on land use planning, land use management and municipal operations within the area covered by the plan. The OCP sets out a road map for the community, to let everyone know where we’re headed in the long term. The scope of this OCP looks 30 years down the road. It is a living document and should be changed from time to time as the community evolves, as new issues come up or as new opportunities arise. The OCP is adopted by bylaw, by the elected Council of the District of Ucluelet; once the OCP is adopted any subsequent bylaws enacted or works undertaken by Council must be consistent with the plan.

For details on the legislative context, community profile, public consultation and process which went into developing this OCP, please refer to the appendices in Part 7.

Following this introductory foundation chapter, the bulk of the plan is organised under three broad headings of Place, People and Systems – followed by a chapter on Implementation and appendices.

Ucluelet is:

COMMUNITY CHARACTER AND IDENTITY

Ucluelet is a diverse, active and welcoming community which has been shaped over time by the energy of the place and the people drawn here to the natural setting of the rugged outer west coast of Vancouver Island.

Located on the narrow Ucluth Peninsula between Barkley Sound and the exposed Pacific Ocean, Ucluelet’s name (“safe harbour” in the Nuu-chah-nulth language) points to the key position of the town in this spectacular landscape. Poised on the edge of the Pacific, the community draws its energy from the interplay of the contrasting and complementary qualities of the landscape and the people. A short stroll takes you from Big Beach and the surge of the wild Pacific to the Whiskey Dock in the centre of the village and the calm waters of the harbour. Layered through the community are pairs of influences which add to its richness: land / sea; indigenous / settler; ancient / modern; resident / visitor; small town / world class; energizing / restoring; raw / refined – the interplay of these forces makes for a community which is complex, balanced and dynamic.

The people who make up the town of Ucluelet are known for being a friendly, hardworking, resourceful and welcoming group of citizens who are fiercely protective of the land and sea, and the resources which have sustained the community for generations. Ucluelet has been recognised as a town committed to carefully managing its growth to ensure that, as it changes over time, the natural environment is protected, the social fabric of the community is strengthened, and the local economy becomes more diverse and vibrant. This plan builds on the careful work of the past, and has been shaped by input from the engaged and passionate citizens of Ucluelet.

COMMUNITY VISION

Vision

Ucluelet's built and natural environment reflects, above all, the value we place on the outstanding beauty and diverse natural habitat of this place, which support the well-being of all members of the community. Ucluelet residents and visitors enjoy a high quality of life built upon a sustainable, diverse and vibrant local economy.

Guiding Principles

The policy directions contained within the OCP aim to realise this vision of Ucluelet as a vibrant, natural and active community. The following guiding principles reflect components of the vision and will be used to guide decision making.

1. Protect natural areas and ecological function
2. Maintain and enhance Ucluelet's unique character and preserve its heritage
3. Foster a welcoming and complete community
4. Build a diverse and dynamic local economy
5. Create a compact and vibrant Village Square
6. Develop and maintain top quality parks, trails, recreation and community services for residents and visitors
7. Broaden the spectrum of housing options to improve the availability of appropriate, affordable housing for all
8. Increase transportation choice and reduce automobile trips
9. Manage growth in balance with jobs, infrastructure investments, and the provision of services
10. Embrace the challenge of addressing the causes and impacts of climate change

The Visitor Experience

The tourism sector is a strong and growing part of its economy yet Ucluelet remains a working town first, and a resort second.

Importantly this is one of the town's strengths as a visitor destination. Ucluelet is the kind of town where not only does your yoga instructor live next door to a forklift operator, but there's a good chance that she *is* a forklift operator.

Interactions with the creative and colourful locals are an essential part of how our community leaves an impression on the visitor. By continuing to strengthen and grow as a diverse working town, by fostering small businesses and local innovators, and by improving the town facilities, programs and infrastructure to benefit all community members, we will also expand and improve the visitor experience.

Remaining genuinely Ukee in the face of growth and change will be key to maximising the quality of life for both residents and visitors.

CONTEXT

Region and Neighbours

The District of Ucluelet is located on the Ucluth Peninsula, at the entrance to Barkley Sound on the west coast of Vancouver Island. The town is situated just south of the Long Beach unit of the Pacific Rim National Park Reserve. The municipality is located within the Alberni Clayoquot Regional District (ACRD); other nearby west coast communities are the town of Tofino at the northern end of Long Beach, and the unincorporated community of Bamfield on the opposite side of Barkley Sound.

Ucluelet is situated in the traditional territory of the Yuułuᑦiᑦᑦᑦᑦᑦᑦ (Ucluelet First Nation), whose community is based immediately across the harbour at Hitacu. The Yuułuᑦiᑦᑦᑦᑦᑦᑦ are one of the five Maa-Nuulth Treaty First Nations along with the nearby 'tuk^waaᑦᑦᑦᑦᑦᑦ (Toquaht Nation). The administrative office of the Toquaht Nation is located on Peninsula Road in the town of Ucluelet. The Toquaht Nation and the District of Ucluelet are partners in the Barkley Community Forest.

The economies of the Yuułuᑦiᑦᑦᑦᑦᑦᑦ First Nation, the Toquaht Nation and the District of Ucluelet are inexorably linked and all share a close tie to the area forests, fisheries and visitor economy. Citizens of all three communities regularly intermingle in town where many live, work, go to school, shop and access services.

Nearby residents of the Millstream and Port Albion unincorporated areas of the ACRD Area C are also an integral part of the fabric of the Ucluelet community.

The District provides drinking water to the Yuułuᑦiᑦᑦᑦᑦᑦᑦ First Nation at Hitacu, and back-up water supply and fire protection to Millstream. Ucluelet and its neighbours benefit from a history of mutual respect and assistance.



YFN: Relationship and Reconciliation

“The Yuułuᑲıᑲaᑲ First Nation asserts that we have occupied, benefited from and governed our traditional territory, lands, waters and resources since time immemorial.

The traditional territory of the Yuułuᑲıᑲaᑲ First Nation has in the past provided the resources necessary to sustain the Yuułuᑲıᑲaᑲ First Nation and we honour its connection to the lands, waters and resources of its traditional territory which provide for our physical and spiritual needs.

Through our inherent right to self-government, the Yuułuᑲıᑲaᑲ First Nation has preserved and protected our traditional territory and we accept the obligations and responsibilities inherent in governing Yuułuᑲıᑲaᑲ lands and pledge to protect Yuułuᑲıᑲaᑲ lands for future generations of our citizens.

We promote a healthy and prosperous future that ensures the continued existence of the Yuułuᑲıᑲaᑲ First Nation as a strong political, social and cultural community that aspires to grow as an organized, determined, successful and self-reliant people.

The Yuułuᑲıᑲaᑲ First Nation values the need to respect, protect and promote our heritage, culture and traditions which form the basis of our success and destiny while understanding that these practices may change and require contemporary expression.

It is the desire of the Yuułuᑲıᑲaᑲ First Nation that our Yuułuᑲıᑲaᑲ lands continue to provide the resources necessary to sustain us, preserve our traditional ways and culture, encourage self-sufficiency and security through economic development and growth and to provide a home for the Yuułuᑲıᑲaᑲ people forever.

It is also the desire of the Yuułuᑲıᑲaᑲ First Nation that economic development and growth on our Yuułuᑲıᑲaᑲ lands will be conducted in a way that is transparent and accountable and that will foster a safer, stronger, healthier, more financially secure and more sustainable community. To this end, the Yuułuᑲıᑲaᑲ First Nation encourages our citizens to participate in the planning process for development and growth in order to create the type of community we want to live in and be a part of and that meets our needs.

Economic development and growth on Yuułuᑲıᑲaᑲ lands will be carried out in a way that ensures our economic development and growth is socially, economically and environmentally sustainable.”

(Source: YFN Planning & Land Use Management Act 2011)

The District of Ucluelet and the Yuułuʔiłʔatḥ Government have adopted a protocol agreement, most recently updated in 2014, as a framework within which to advance our working relationship. The vision put forward in the protocol agreement is as follows:

Protocol Context

Our community vision is:

- A healthy community where the citizens of our population are united and share a sense of civic pride.
- A year round, diversified and healthy economy that yields growth which doesn't compromise the environment or what makes our communities unique.

Our collaborative organizational vision is:

- Effective governments, working towards common issues, as partners.

Shared Values

Our common values will serve as a foundation for our conduct and decision-making, and will guide us when prioritizing our interests, and determining the methods used to advance those interests. These values include:

Relationships

- trust
- integrity
- authentic communication
- cooperation
- transparency
- respect
- honesty

- mutual benefit
- patience
- fairness

Culture

- appreciation and celebration of different cultures
- traditions
- history

Social

- sense of community
- family
- reciprocity and giving back
- life long learning

Environment

- sustainability
- do no harm
- interconnectedness
- renewable energy

Objective 1A To recognise the interests and heritage of local indigenous people and communities.

Objective 1B To build and strengthen the relationship between the municipality and indigenous communities with a spirit of neighbourliness and mutual support, in this time of reconciliation.

The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) was adopted by the UN General Assembly in 2007. In 2015 the Truth and Reconciliation Commission listed as the first principle for reconciliation that the UNDRIP, “is the framework for reconciliation at all levels and across all sectors of Canadian Society.” The UNDRIP was officially adopted by the Government of Canada in 2016. In November of 2019 the Government of British Columbia passed the *Declaration on the Rights of Indigenous Peoples Act*; BC is the first Canadian province to start bringing its legislation in alignment with the UNDRIP.

Note that the District of Ucluelet is not a “State” and does not carry the legal weight of “the Crown”; the responsibilities of the Crown can not be delegated downward to local government by the Province. At the same time, as noted in the Truth and Reconciliation Commission *Calls to Action*, all levels of government - including local municipalities - have a role to play in healing relationships, building community and addressing the ongoing legacies of colonialism to create a more equitable and inclusive society.

Policy 1.1 The District of Ucluelet adopts the *United Nations Declaration on the Rights of Indigenous Peoples* as the framework for reconciliation (see Appendices).

Policy 1.2 Make every effort to build on the history of respect and mutual assistance which characterises the relationship between the municipality and the Yuułuᑭifᑦath̓ and ‘tukʷaaᑦath Nations.

Policy 1.3 Endeavour to ensure that municipal facilities, functions and programs are welcoming and accessible to Indigenous members of the community.

Policy 1.4 Seek opportunities for mutual benefit when exploring topics of housing, economic development, transportation, utilities, tourism, emergency services and other matters which affect the wellbeing of our communities.

Policy 1.5 Use the protocol agreement between the District of Ucluelet and Yuułuᑭifᑦath̓ Government as an avenue for dialogue and action on matters of mutual interest, where we come to the table as equal parties.

What is a ‘policy’?

Policy statements say what the District means to do. The policies in this plan should be read as if preceded by the words “The District of Ucluelet will...”

Policy 1.6 Explore the potential benefit of establishing a protocol agreement with the Toquaht Nation.

Policy 1.7 Provide education to municipal employees on the history of Indigenous peoples, including the history of residential schools, the *United Nations Declaration on the Rights of Indigenous Peoples*, Treaties (including the *Maa-nulth Treaty*) and Aboriginal Rights, Indigenous law, and Aboriginal-Crown relations. This will include skills-based training in intercultural competency, conflict resolution, human rights and anti-racism.

The District acknowledges that the Yuułuʔiłʔatḥ have a relationship with the lands of their traditional territory which now fall within the District of Ucluelet, and that this connection extends back in time over thousands of years. The District respects that the relationship the Yuułuʔiłʔatḥ have to the land and surrounding sea goes deeper than the typical land use issues encountered by a municipality.

Policy 1.8 Endeavour to understand and consider Indigenous perspectives when making decisions on land-use issues.

Policy 1.9 Develop, in partnership with the Yuułuʔiłʔatḥ Government, a protocol for referral and input on proposed developments and/or operations which might impact Yuułuʔiłʔatḥ lands, resources and/or culture.

Policy 1.10 Develop, in partnership with the Yuułuʔiłʔatḥ Government, a stewardship protocol for lands within the municipal parks network to achieve a respectful balance between ecological conservation and opportunities for indigenous cultural activities including harvest.

This chapter is considered a work in progress, and the District welcomes input and ideas for improving communication and our understanding of the ongoing history between the municipality and indigenous communities.

Point in Time & History; View to 2050

This OCP takes a 30-year view, looking ahead to how the community of Ucluelet will evolve to the year 2050 and beyond.

Written in 2020, this plan is a complete policy document to guide the community at this point in time, but also acknowledges specific areas where further work is necessary in the short term to adjust or more clearly define the community direction and priorities.

The following work, some of which is already underway (or budgeted and scheduled), will allow the District to update this plan in the near future to provide a true long-term vision:

- continued conversations with local indigenous communities
- priority housing actions including a community housing needs assessment
- completion of the long-term land use demand study, currently underway
- review and refinement of environmental development permit areas
- storm surge and tsunami modeling and refinement of flood construction levels, currently underway
- completion of the sewer master plan
- completion of an integrated stormwater management plan
- implementation of the Community Climate Change Adaptation Plan

An OCP attempts to take the long view, projecting a vision for how the community might evolve over the next decades. Written in 2020, in the midst of the COVID-19 pandemic, the long-range view is even less clear than it might have been – unprecedented and unforeseen change has challenged local priorities and upended global economies.

Some things have become clearer:

- The importance of community.
- The resiliency and adaptability of local businesses and workers.
- The fragility of supply chains and the benefit of diverse local economies.
- The restorative value of fresh air, open spaces and wild places.
- Ucluelet is a desirable place to live, visit, work and play – and will only become more so as time goes on. The pressures which come with increased visitation and migration can be balanced if Ucluelet maintains a clear view of those things that define, support and benefit the community.

Part Two: Place

Natural Environment

Ucluelet is characterised by the beauty of its landscapes and unique natural features including rocky beaches, old growth forests and a rich diversity of wildlife. This magnificent setting positioned on the edge of the Pacific Ocean greatly enhances the quality of life in Ucluelet by providing recreation areas, beautiful scenery and a healthy habitat for fish, wildlife and humans.

ECOLOGY

Ucluelet is home to rich plant and animal habitat due to the peninsula's interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest.

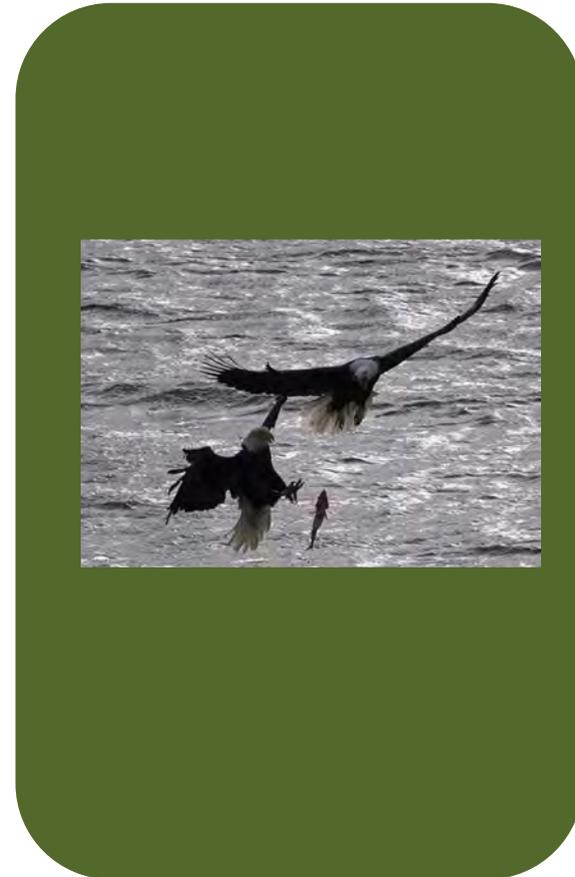
Terrestrial ecosystems provide a home to many large mammals such as bears, cougars and wolves. Bald eagles can be seen regularly soaring the air currents in skies above town.

The marine ecosystem surrounding the peninsula includes salmon, sea lions, otters, migratory and resident grey, humpback and orca whales, seabirds, and an additional 240 species of birds.

The backshore, intertidal zones and network of streams support an incredible diversity of life, providing habitat and spawning conditions which support both terrestrial and marine food chains.

The rich forests include coniferous species of Sitka Spruce, Balsam, Cedar, Western Hemlock, Douglas Fir and deciduous trees including Red Alder. Forest health and age is a critical component of the natural life and biodiversity of the area.

The moderate climatic conditions provide significant moisture, sufficient sunlight and mild winters resulting in abundant vegetative growth year-round.



WILDLIFE

Ucluelet and the surrounding region share the natural environment with an array of wildlife, including bears, cougars and wolves. The frequency of human contact with these large mammals increases as new lands are developed. As human development spreads out and encroaches upon wildlife habitat, the wildlife and human interaction increases.

As the foraging areas, migration paths and game trails for wildlife are overlain with human development and contact increases, normally submissive species such as bears, cougars and wolves can begin to become habituated to human activities. They may become accustomed to odours and noises and less afraid of cars, bicyclists and runners.

Game trails and migration pathways in the area that have existed for hundreds or even thousands of years are encroached upon by development causing animals to learn, evolve and cope with human activity. Within town limits bears are particularly drawn to berry patches and trash which is not bear-proofed.

Development in Ucluelet's future raises the potential for increased wildlife and human contact. Ucluelet promotes prevention measures to reduce wildlife impacts through a wildlife smart program.

Prevention methods include keeping garbage inside until the day of pick up, bear proof dumpsters, properly functioning compost and networks of communication between friends and neighbours about sightings. Prevention is a win-win situation because both people and wildlife benefit. It will be beneficial to the District of Ucluelet to continue working with the National Park Reserve on wildlife programs.

The District participated in a 'Human-Bear Conflict Management Plan' in 2005/2006. The priority actions identified in this plan are to bear-proof garbage and food attractants, and to identify and set aside habitat and corridors for wildlife as lands are developed within the District.

ENVIRONMENTAL PROTECTION

The District of Ucluelet is committed to the responsible stewardship of its natural resources and preservation of the local environment for future generations.

Respect for the natural environment is a key feature of Ucluelet's Official Community Plan vision. It provides the guiding framework upon which the following policies have been developed to further enhance and protect Ucluelet's diverse natural habitat.

Objective 2A To develop carefully and use land wisely to ensure that the most sensitive and valuable environmental features are protected, and ecological functions are not irreparably disturbed.

Objective 2B To manage municipal infrastructure and operations in ways that responsibly minimise impacts on the natural environment.

Objective 2C To encourage conservation of District and Regional resources.

Objective 2D To work with and support other agencies and groups who share the community's goal of protecting our environment.

New Development Permit Areas for the protection of the environment have been established by this OCP (see Schedule E and Section 6).

Policy 2.1 Use the regulatory tools available to local governments to ensure new development responds to the community's goal of maintaining a healthy, diverse natural environment.

Policy 2.2 Maintain significant areas of natural green space and forest cover. Large scale clearing to accommodate development is not supported.

Policy 2.3 Convene a community mapping workshop to capture local knowledge of locations and routes which are particularly important for local wildlife.

Policy 2.4 Identify natural corridors for public and wildlife use or as natural landscapes.

Policy 2.5 Foster and support local environmental stewardship and heritage protection groups.

Policy 2.6 Collaborate with non-profits, provincial and federal agencies on research, education and enforcement efforts aimed at protecting the environment.

Policy 2.7 Support efforts to establish an Indigenous-led landscape-scale West Coast Stewardship Corridor extending from the Southern to Northern regions of Vancouver Island.

Policy 2.8 Promote solid waste management practices - such as WildSafe BC bin closure protocols - to discourage attraction of wildlife.

Policy 2.9 Explore bylaw amendments and education for options to allow backyard husbandry of poultry while avoiding attracting wildlife by using appropriate electric fencing.

Policy 2.10 Explore, with public input, the merits of defining and initiating a system of municipal permitting prior to removal of the most significant, mature trees in the community.

Policy 2.11 Given that all land in the community is proximate to watercourses and the ocean, and given the significant rainfall experienced in Ucluelet, discourage the cosmetic use of pesticides anywhere in the District.

Policy 2.12 Lobby the provincial government to institute a province-wide system of regulating the cosmetic use and sale of pesticides.



CLIMATE ACTION

Mitigating greenhouse gas emissions and adapting to the impacts of climate change is viewed as one of the greatest challenges of our time. At the same time as communities throughout the world are struggling to prepare for a future without abundant, low-cost fossil fuels, the Greenhouse Gases (GHG) created by the world’s current dependence on fossil fuels are creating devastating impacts on global ecosystems that are expected to last for many generations.

For our community the potential for sea-level rise, impacts to our water system increasing intensity of storm events, and impacts to fish stocks have a direct influence on our residents and businesses.

To address this challenge, provincial legislation requires that an Official Community Plan include targets for the reduction of greenhouse gas emissions and transition to renewable energy, and policies and actions the local government has proposed with respect to achieving those targets.

In establishing these targets, policies, and actions, it is important to understand the role and ability of local government to effect GHG reductions.

In 2018, Council committed to the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) milestones program. The municipality achieved Milestone 2 for District emissions and Milestone 4 for community emissions in 2019 and is committed to achieving Milestone 5 for both categories by 2022.

The District will support emissions reductions through policies and programs in the following areas:

- Land Use and Development
- Transportation
- Renewable Energy
- Solid Waste and Waste Management
- Awareness, Education, and Outreach
- buildings
- public infrastructure and facilities
- community energy systems

Our Goals:

- Ucluelet residents are resilient to climate change and energy scarcity and costs.
- Transportation options reduce greenhouse gas emissions, fossil fuel dependence and the creation of air contaminants.
- New and existing buildings are energy efficient and use 100% renewable energy.
- The waste stream to the regional landfill is reduced to a minimum, with recovery, re-use, recycling and composting of resources undertaken as standard practice.
- Ucluelet relies on clean, renewable, and efficient energy sources.

The following are goals (objectives) identified in the recently adopted Ucluelet mitigation and adaptation plans.

Transportation

Objective 2E – Ucluelet attracts businesses so residents can access key services close to home.

Objective 2F – Ucluelet residents can safely move around town by foot, bike, scooter, or other low-carbon transportation modes.

Objective 2G – Ucluelet is connected to the region by reliable transit and an extended EV charging network.

Objective 2H – Ucluelet residents and visitors can charge electric vehicles at home, work, and popular destinations.

Buildings

Objective 2I – Ucluelet is connected to the region by reliable transit and an extended EV charging network.

Objective 2J – Existing residential and commercial buildings become energy efficient, comfortable, durable, and cheaper to operate through whole-building energy retrofits.

Objective 2K – Ucluelet transitions away from heating oil by 2030 in favour of renewable sources of heat such as heat pumps.

Waste

Objective 2L – Organic waste is diverted from the landfill due to a curbside collection program and on-site composting

Objective 2M – Single-use plastics are eliminated in favour of reusable and biodegradable alternatives.

Leadership

Objective 2N – The District integrates climate action into all municipal processes.

Objective 2O – The District leads by example by ensuring all buildings are energy efficient, by transitioning to a low-carbon fleet, and establishing zero-waste policies for operations and events.

Objective 2P - The District meets the community's 80% GHG reduction and 100% renewable energy targets for its municipal operations.

Adaptation

Objective 2Q – Strengthen infrastructure resilience and reduce risk to buildings and property.

Objective 2R – Enhance resilience of ecosystems and protect natural areas.

Objective 2S – Improve public safety and preparedness to climate-related events.

Greenhouse Gas Targets

Policy 2.13 The District will align its community targets with those established by the Province of BC in 2018. Using a 2007 baseline, those targets are:

40% GHG reduction by 2030

60% GHG reduction by 2040

80% GHG reduction with 100% renewable energy by 2050

Policies to positively influence the community's energy use and GHG emissions are found throughout the OCP, where the plan covers areas of land use, transportation, infrastructure and operations.

Part 6 of this plan also discusses GHG reductions and climate change adaptation policy in detail.

GHG Policies - Land Use and Development

Policy 2.14 Support the walkability and bike-ability of the community.

Policy 2.15 Require development planning for new areas to include infrastructure to support electric vehicle charging in residential, commercial and public places.

Policy 2.16 Support infill development near the Village Square to create a complete and compact core that is walkable, vibrant and attractive as a place to live, work and play without the need for a car.

Policy 2.17 Focus municipal and other government facilities within this compact core.

Policy 2.18 Support re-development to enhance Peninsula Road as the District's primary corridor, to promote the introduction of

local transit service (and higher transit frequencies than is possible with lower density development), including a potential transit connection between Tofino and Ucluelet, as well as Port Alberni.



GHG Policies - Transportation

Policy 2.19 Encourage pedestrian and bicycle facilities as part of all new development projects.

Policy 2.20 Expand infrastructure to support vehicle and cycling electrification in public places, businesses and residences.

Policy 2.21 Encourage and support regional organizations to convert their fleets to Zero Emission Vehicles.

Policy 2.22 Convert all light-duty vehicles to zero-emission vehicles in municipal operations including the integration of e-bikes where possible.

Policy 2.23 Expand the Wild Pacific Trail network as opportunities arise.

Policy 2.24 Work with other local communities to establish more frequent regional transit connections, including to Tofino, First Nations communities, the Tofino airport, and Port Alberni.

Policy 2.25 Encourage BC Transit to create local transit routes to serve most destinations within the community with a high level of service, and focus development along this transit corridor.

Policy 2.26 Work towards a future multi-modal transportation centre near the Village Square area to better link the District with air, water, and transit service providers with local transit, taxi, walking, and cycling facilities.

Policy 2.27 Provide weather protection at stops for future local and regional transit buses.

Policy 2.28 Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

Policy 2.29 Support bike-sharing within the community, such as locating bike share racks within the Village Square area and at resort locations.

Policy 2.30 Encourage adequate, secure bicycle parking facilities at major destinations within the District.

Policy 2.31 Pursue opportunities to create bike lanes and multi-use paths within existing road allowances.

GHG Policies - Buildings

Policy 2.32 Require high-efficiency buildings in new developments and major renovations of existing buildings, with an aim to implement the provincial Step Code to raise the bar on energy efficiency.

Policy 2.33 Promote multi-unit, mixed-use buildings with shared walls that reduce energy losses.

Policy 2.34 Establish and undertake the work, as necessary, to refine Flood Construction Levels to ensure new development and infrastructure avoids the impact of rising sea levels.

Policy 2.35 Support the transition from heating oil to lower-carbon building heating systems.

GHG Policies - Public Infrastructure and Facilities

Policy 2.36 Review municipal infrastructure and assets for vulnerability to rising sea levels and increased storm events.

Policy 2.37 Establish policies that focus light energy only onto areas where illumination is required and restrict the spillover of light to the night sky and intrusion into adjacent properties.

Policy 2.38 Implement external lighting technologies that reduce energy consumption including a shift to LED lighting for all District and BC Hydro streetlighting

Policy 2.39 Where feasible, strive to design new public facilities with leading edge energy technologies that demonstrate leadership and provide local examples that can be applied to private sector buildings and facilities.



GHG Policies - Renewable Energy

Policy 2.40 Support the development of 100% renewable energy systems including a variety of energy sources, including biomass, solar voltaic, solar hot water, geothermal and sewer and wastewater heat recovery sources.

Policy 2.41 Maximise energy efficiency through district energy and heat recovery from industrial or commercial sources.

Policy 2.42 Explore the feasibility of renewable District Energy systems including potential pilot projects demonstrating technologies such as geothermal, tidal and wave energy.

GHG Policies - Solid Waste and Waste Management

Policy 2.43 To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible aiming for a goal of zero waste.

Policy 2.44 Work with the regional district to explore opportunities to promote individual or collective composting systems to reduce methane emissions from organic waste.

Policy 2.45 – Implement a single-use plastics bylaw in favour of reusable and biodegradable alternatives.

GHG Policies - Awareness, Education and Outreach

Policy 2.46 Distribute information on measures and incentives that individuals and businesses can take to reduce GHGs on the District's web site and public mailings, tax notices, etc.

Policy 2.47 Regularly communicate information on the issue of climate change and GHG reduction measures at public facilities, meetings and through electronic sources.

Policy 2.48 Support the sustainability goals of Tourism Ucluelet including their adopted 2020 strategy statement: *“By 2023 Tourism Ucluelet will lead Ucluelet's vibrant and sustainable tourism industry through industry collaboration, responsible and authentic promotion, visitor and community education, support for community priorities and accountability in our operations.”*

Climate Adaptation - Policies

Policy 2.49 Address vulnerabilities to electrical distribution infrastructure.

Policy 2.50 Conduct flood risk mapping for sea level rise and use results to communicate and manage risks.

Policy 2.51 Assess vulnerabilities of the Highway 4 transportation link.

Policy 2.52 Study current water systems and explore resiliency measures to make the existing water system more resilient.

Policy 2.53 Create an Invasive Species Action Plan.

Policy 2.54 Support local activities to maintain wild fish stocks and habitat.

Policy 2.55 Develop a Biodiversity Network Plan to ensure priority ecosystems are protected in municipal land-use planning bylaws.

Policy 2.56 Through the Integrated Stormwater Management Plan, create bylaws, policies or plans to protect habitats.

Policy 2.57 Complete Emergency Operations Centre (EOC) training and update EOC to continue to be prepared for extreme events.

Policy 2.58 Participate in a region-wide climate change dialogue and planning process with municipalities, First Nations, Parks Canada and BC Parks to expand and integrate the Ucluelet Climate Change Adaptation Plan into future projects.

Actions Plans – Mitigation and Adaptation Plans

Policy 2.59 Implement the *Clean Energy for the Safe Harbour District of Ucluelet 100% Renewable Energy Plan* (2019).

Policy 2.60 Implement the Ucluelet Climate Change Adaptation Plan.

Policy 2.61 Report to Council annually on the progress of mitigation and adaptation efforts in the Annual Report.

Policy 2.62 By 2022, achieve Milestone 5 for Community and Corporate emissions in the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) milestones program.

Parks, Trails and Open Space

Our Goals:

A connected and legible parks and trails network which supports:

- active, healthy and connected ways of living
- an unparalleled experience of the natural and cultural landscapes of the Ucluth Peninsula
- the further development and diversification of the town's economy

The parks, trails and open spaces within the District of Ucluelet contribute to the unique character and sense of place which defines our community. The parks network includes nature parks, community parks, neighbourhood parks, trails, beach accesses, greenbelts and road edges.

Key parks, trails and open spaces in Ucluelet are identified on Schedule C: Parks and Trails Network.

Objective 2T Recognize, enhance and protect key areas for biodiversity and sensitive marine, terrestrial, and riparian ecosystems within the parks and trails network.

Objective 2U Build on the success of the Wild Pacific Trail and expand the experience of this unique ribbon of the coastal landscape, ultimately connecting beyond the municipal border to Pacific Rim National Park Reserve.

Objective 2V Anticipate growth in the community and tourism sector, and respond by expanding the parks and trails network to meet the needs and demands of residents and visitors.

Objective 2W Provide a diverse, inclusive range of activities and experiences among the parks and trails network, accessed and enjoyed by people of all ages and abilities.

Objective 2X Develop a municipal network of parks, trails and open spaces designed, constructed and maintained to strike a balance between:

- maximum experience for citizens and visitors
- infrastructure affordable to our small-town tax base
- appropriate "Ukee" character which reflects our west coast setting

PARKS

The 2013 Parks and Recreation Master Plan (PRMP) identifies a number of strategies to guide the future of the municipal parks and recreation functions. The following policies incorporate the recommendations of the PRMP:

Policy 2.63 Park land dedication and acquisition is a key strategy in conserving the District’s natural areas and ecosystems.

Policy 2.64 Existing parks and trails are to be maintained and protected for public use and environmental preservation.

Policy 2.65 When acquiring new park land, facilities, or trails include the operational and maintenance costs in long-term financial planning and budgeting.

Policy 2.66 Budget for the continued maintenance and replacement of parks equipment and assets.

Policy 2.67 Review and set standards for signage, access and site furnishings at trailheads, trail connections and beach accesses.

Policy 2.68 Develop an integrated plan for improving and connecting public open spaces and pathways.



Policy 2.69 The priorities for new parks & trails projects are:

- improve sidewalks, pathways and connected public realm areas in the vicinity of the Village Square
- extend the Wild Pacific Trail as shown on Schedule C
- create and extend the Safe Harbour Trail as shown on Schedule C
- create a connected pedestrian route along the Small Craft Harbour connecting to the Village Square
- improve the Coast to Coast Connection between the Village Square and Big Beach
- improve accessible, safe viewing opportunities and re-purpose the Lightkeeper’s House at Amphitrite Point
- improve signage and wayfinding to identify pathways, key locations and public facilities

Future parks & trails projects could include:

- new parks in the former Forest Reserve areas
- improved public access to harbor via end-of-road parks
- hard sports surface / fieldhouse / concession / foodbank / emergency staging area at Tugwell Field
- a new park and perimeter trail on Hyphocus Island
- a Japanese Memorial Garden
- a new park near the terminus of Peninsula Road
- additional active recreation facilities (e.g., frisbee golf course, fitness trail, etc.)
- a community boathouse supporting opportunities for kayak / canoe / row / sail programs
- explore feasibility of alternative energy (geothermal / tidal / wave) outdoor pool and/or hot pool

TRAILS

Visitors and residents alike experience Ucluelet by moving through the landscape of the peninsula on a network of world-class trails. This expanding network is the result of the vision, commitment and hard work of the community. The trails serve as a public amenity and also as an economic driver – bringing visitors to the community and enticing them to return. Continued expansion and improvement of the trail network will be key to achieving the goals of this plan.

Wild Pacific Trail

Objective 2Y A continuous Wild Pacific Trail following the exposed outer shore along the length of the peninsula.

Policy 2.70 As development extends into former Forest Reserve lands, it is the District’s aim to see the Wild Pacific Trail extend along the entire shoreline of the municipality.

Policy 2.71 Explore with property owners, the Alberni Clayoquot Regional District and the Yuułu?if?ath First Nation the opportunity to extend the Wild Pacific Trail northward beyond the municipal boundary to connect with the Pacific Rim National Park Reserve.

Policy 2.72 Trails created in new development areas should be located in a network of dedicated public land (highway or park dedication) of sufficient width to maintain the character and experience of the landscape for both trail users and neighbours. Creating public access through statutory rights-of-way over private land should be seen as a next-best solution to be used only in extenuating circumstances.

Safe Harbour Trail

Objective 2Z A continuous Safe Harbour Trail following the shore of the Ucluelet Inlet wherever possible and, where interrupted by

existing residential or marine commercial activities, connecting seamlessly with town pathways.

Policy 2.73 Use existing and new rights-of-way to create new sections of trail along the shoreline of Spring Cove, Hyphocus Island, the Inner Boat Basin and Olsen Bay.

Policy 2.74 As development extends northward along the inlet, create a connected Safe Harbour Trail along the shoreline wherever possible.

Policy 2.75 Make pedestrian pathway connections and improvements a priority in the vicinity of the Village Square and extending outward along Peninsula Road and Matterson Drive. Once sections of sufficiently safe and connected pathways are linked, identify and promote these sections to form a walking tour connecting the Village Square to the Inner Boat Basin, Imperial Lane, Big Beach and other parts of town.

Regional Trails

Objective 2AA A connected network of trails linking Ucluelet with the broader regional landscape.

Policy 2.76 Support the Alberni Clayoquot Regional District area 'C' OCP policy of developing the West Coast Telegraph Trail connecting Ucluelet to Toquart Bay.

Policy 2.77 Support regional efforts to create a seamless Multi-Use Pathway traversing the west coast, and continue to maintain (through updated servicing agreement) the section of pathway between the Ucluelet municipal boundary and the Pacific Rim National Park Reserve.



OPEN SPACE & GREENBELTS

Significant areas of public land are found on the edges of roads (legally termed areas of “highway” dedication). Some are maintained as more manicured boulevards while many are less formal, containing ditches, natural vegetation and sometimes trails. These spaces provide green space and also important habitat and movement corridors for birds, insects and other wildlife.

Policy 2.78 Minimise driveway cuts and pavement within public highways to the areas necessary for safe pedestrian and vehicle movements and parking.

Policy 2.79 Develop a program for planting street trees in the vicinity of the village centre, with Peninsula Road being a priority.

Policy 2.80 Develop a program and budget for gradually upgrading public access to the ocean (physical or visual) wherever possible, including the undeveloped road ends of Matterson Drive, Alder Street and Norah Street.

Transportation and Movement

By land, Provincial highway #4 connects Ucluelet and the Ucluth Peninsula to the eastern side of Vancouver Island. The Tofino-Ucluelet Airport, located approximately 24km to the northeast within the Pacific Rim National Park Reserve, serves people traveling by private and commercial airplanes.

The Francis Barkley provides marine passenger and cargo ferry service from Port Alberni to Ucluelet Harbour. Canada Customs Service provides customs clearance in the harbour for marine visitors.

People travel to and within Ucluelet predominantly by car. Transportation is a key factor of how residents and visitors experience community life and the landscape.

Transportation is a key policy area from a broader community planning perspective, as the greatest component of the District's greenhouse gas emissions with the best potential for GHG reductions.

The 2011 Transportation Plan concludes that additional vehicle capacity is not required on District roads for the foreseeable future, recommending that capital projects be focused on safety upgrades and strategic improvements to pedestrian and cycling infrastructure.

The eventual extension of Marine Drive to create a parallel collector route will be pursued as development occurs on the former Forest Reserve lands.

Ucluelet's long narrow peninsula has contributed to an accessible walking environment as one can walk to most places in the community in approximately 15 minutes. The relatively

short distances between the Village Square, most retail services, the Community Centre and beaches (within one kilometre of most homes) fosters walking and cycling throughout the community.

Given the unique outdoor setting of this area, walking and cycling will continue to be encouraged and supported, and will be a significant component of future transportation improvements within the District.

Recognising that Ucluelet is a small town with limited financial capacity for capital improvements, construction of new sidewalks and extension of the multi-use pathway will be prioritised with a focus on key functional requirements, such as circulation within the Village Square, and access to schools and the Community Centre with their associated recreation, culture and sports activities.

Our Goals:

- People rely less on fossil-fueled private automobiles
- People enjoy more and safer walking and cycling on an expanded network of active transportation pathways and facilities
- Harbour facilities protect the marine environment while providing even better access and support for both commercial and recreational boat traffic

Objective 2BB Develop a transportation network which enables people to move throughout the community safely, conveniently and beautifully.

Objective 2CC Prioritise transportation infrastructure needs and capital spending to maximise value for local residents, businesses and visitors.

Objective 2DD In order to reduce GHG emissions, encourage active and electric forms of transportation as a viable and routine alternative to the private automobile.

Objective 2EE Develop a network of safe bicycle and pedestrian routes throughout the District;

Objective 2FF Integrate transportation and land use management to help sustain a compact and walkable community.

Objective 2GG Create a safe and efficient transportation system for the movement of people and goods within the District.

GENERAL TRANSPORTATION NETWORK

Policy 2.81 Given that road capacities are sufficient for the foreseeable future, shift attention from roads and road capacity to prioritise pedestrians and cycling.

Policy 2.82 Promote mobility opportunities which minimise greenhouse gas emissions.

Policy 2.83 Within the 5-year Financial Plan, prioritise transportation needs while recognising funding constraints and managing expectations.

Policy 2.84 Incorporate low impact design principles and minimise paved cross-sections in an updated Subdivision and Development Servicing Standards bylaw.

Policy 2.85 When reviewing development applications consider low-impact street standards, which could include narrower travel lanes, parking bays/pull-outs, low design speeds (tighter radii, steeper curves and some sight line restrictions) and heavily landscaped boulevards.

Policy 2.86 Initiate a 30 km/hour speed limit on Peninsula Road and Matterson Drive.

Policy 2.87 Ensure new development improves connections to Peninsula Road and the Pacific Rim Highway as the District's primary corridor, to promote improved local and regional transit service.

Policy 2.88 As the former Forestry Reserve lands develop, extend Marine Drive to the northwest to provide a secondary parallel route along the length of the Peninsula. A connected network and enhanced access for emergency services is a community priority.

Policy 2.89 Acquiring the ability to extend Marine Drive, by dedication of sufficient public highway, is a community priority and may be pursued ahead of the construction or development of adjacent public lands.



NETWORK IMPROVEMENTS - VILLAGE CENTRE

Policy 2.90 Ensure that safe, barrier-free access for all is provided in the design and modification of new streets, sidewalks, and pathways.

Policy 2.91 Partnering with the Ministry of Transportation and Infrastructure where possible, complete a detailed roadway and intersection design for streets in the village core to develop “shovel ready” streetscape segments in preparation for future capital budgeting and grant opportunities.

Policy 2.92 As identified in the Parks and Recreation Master Plan, complete a detailed review and prioritised plan for improvements to the parks, pedestrian walkways and open spaces in the vicinity of the Village Square for consideration in the 5-year financial plan.

Policy 2.93 Include landscaped boulevards, traffic calming measures and continuous pedestrian pathways on Peninsula Road and Main Street.

Policy 2.94 Pursue streetscape improvements on Main Street down to the Government Wharf, i.e. move parked cars away from the existing sidewalk and formalise parking through line painting and signage;

Policy 2.95 Upgrade Peninsula Road in phases in the following sequence:

- Main Street to Bay Street
- Bay Street to Lyche Road
- Lyche Road to Seaplane Base Road
- Seaplane Base Road to Forbes Road
- Main Street to Marine Drive

Policy 2.96 Improve the efficiency, safety and on-street parking opportunities of Peninsula Road in the long term by:

- reducing the number of access points by sharing between adjoining property owners wherever possible
- reducing the width of access points to 6 metres
- removing as many driveway access points to Peninsula Road as practical

Policy 2.97 As development occurs, connect Cedar Road to Lyche Road.

Policy 2.98 Maximise on-street parking through street improvements on Cedar Road, Helen Road and Larch Street.

Policy 2.99 Explore phase 2 improvements to the newly acquired Cedar Road visitor hub to link air, water, and transit services with local transit, taxi, walking, and cycling facilities.



MARINE TRANSPORTATION

Policy 2.100 Support the Harbour Authority in providing improved public access for commercial and recreational use of the Ucluelet Harbour and surrounding marine areas.

Policy 2.101 Encourage the Harbour Authority to continually improve the environmental performance of its operations, and to encourage mariners to respect and protect the marine environment.

Policy 2.102 Improve options for boat trailer parking near the ramp at Seaplane Base Road.

Policy 2.103 Recognise the need for safe and environmentally responsible marine fueling services which support the local economy. Ensure existing marine fuel services are zoned appropriately.

Policy 2.104 Recognise the contribution marine services industries make to the local economy and ensure existing marine service businesses are zoned appropriately.

Policy 2.105 Explore the feasibility of establishing a regular water taxi service between key points on both sides of the Ucluelet Inlet.

Policy 2.106 Explore opportunities to improve public access to the ocean via District-owned lands.

PEOPLE ON FOOT

Our Goals:

The District endorses the following pedestrian charter:

- Ucluelet recognises that walking is a key indicator of a healthy, efficient, socially inclusive and sustainable community
- Ucluelet acknowledges universal rights of people to be able to walk safely and to enjoy high quality public spaces at any time
- Ucluelet strongly supports community design and the provision of adequate infrastructure and facilities that foster safe, convenient, direct and comfortable pedestrian travel
- Ucluelet is committed to reducing physical, social, safety and institutional barriers that limit walking activity

Policy 2.107 Prioritise pedestrian improvements which provide safe routes to the schools and the Ucluelet Community Centre.

Policy 2.108 Update the subdivision and development standards to require construction of appropriate vehicle, pedestrian and bicycle facilities as part of all new development projects.

Policy 2.109 Focus pedestrian and cycling improvements along Peninsula Road, Matterson Drive and Marine Drive, as shown on Schedule B: Transportation Network.

Policy 2.110 Develop a prioritised plan for pedestrian improvements in the Village Square area and links to other parts of the community to maximise the comfort and safety of residents, and so that a safe and legible Walking Tour can be offered to visitors.

PEOPLE ON BICYCLES

Policy 2.111 Work to implement the bicycle route network as shown on Schedule B: Transportation Network

Policy 2.112 Support the development of recreational walkways and/or multi-use trails throughout the municipality, providing links between major park and open space areas. These walkways may be off-road or adjacent to roadways, and generally follow the alignment of the trail system shown on Schedule C.

Policy 2.113 Ensure adequate, secure bicycle parking facilities at major destinations within the District.

Policy 2.114 Support extension of the paved multi-use trail to Tofino, in partnership with the District of Tofino, Parks Canada, the Alberni Clayoquot Regional District, local First Nations and other agencies.

Policy 2.115 Encourage local efforts to expand mountain biking trails, access and mapping in the vicinity of Ucluelet, including lands in the Barkley Community Forest.

PEOPLE ON TRANSIT

Policy 2.116 Identify priority locations for improved bus stop facilities including weather protection.

Policy 2.117 Advocate with BC Transit for service connecting the entire community, spanning the length of the peninsula to the Amphitrite Point lighthouse.

Policy 2.118 Work with other local communities, BC Transit and Tofino Bus Services to establish higher frequency regional transit services including Tofino, the airport, and Port Alberni.

PEOPLE IN AUTOMOBILES

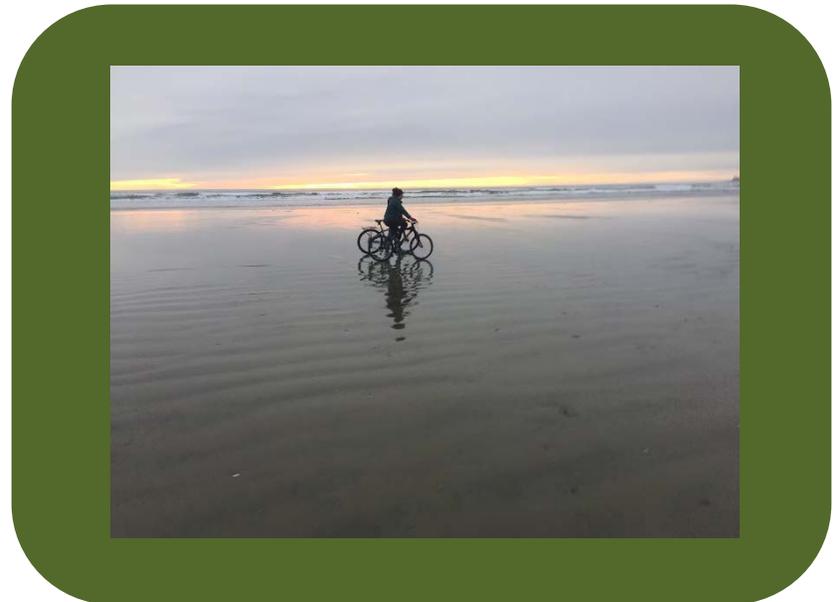
Policy 2.119 Include electric vehicle charging facilities at municipal parking lots, where feasible.

Policy 2.120 Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

Policy 2.121 Explore overnight visitor parking solutions for people using Ucluelet as a launching point for marine tours.

Policy 2.122 Identify and provide directional signage to appropriate seasonal RV parking locations in the vicinity of the Village Square.

Policy 2.123 Discuss with the School District options for permitting time-limited RV parking at the Elementary and High Schools during the summer months.



PEOPLE MOVING FISH

Policy 2.124 Recognising the value provided by truck delivery and hauling services, aim to ensure safe use of District roads by all road users while enabling appropriate truck access.

Policy 2.125 Explore alternatives to improve truck movements and pedestrian safety in the vicinity of the Village Square.

Policy 2.126 While recognising the need for short-term truck staging on Alder Street to access the active marine industries on Eber Road, work to improve road surface and pedestrian safety in this area.

Policy 2.127 Encourage truck staging and storage on appropriately zoned light industrial lands.



Part Three: People

Community Health, Safety and Wellbeing

Our Goals:

- a thriving community of healthy, active, engaged citizens of all ages
- a resilient and prepared community of neighbours who help one another
- a vibrant cultural scene – inclusive of all cultures and walks of life
- equitable access to a variety of recreation and lifelong learning opportunities

FIRE AND EMERGENCY SERVICES

Fire and Emergency Services supports and maintains a community emergency management system through mitigation, preparedness, response and recovery initiatives for emergencies and disasters.

The Ucluelet Volunteer Fire Brigade has been providing fire protection services for the community for over 70 years. Each year the UVFB responds to an average of 110 callouts for fire, motor vehicle accidents and medical first responder calls.

The Emergency Support Services team is responsible for coordinating efforts to provide shelter, food, clothing, transportation, medical services and reunification services to victims of emergencies and disasters.

Ucluelet and the entire west coast of Vancouver Island are isolated. Road access is via Highway # 4, a difficult road to travel under normal conditions. As a result, the District will consider local responses to emergency situations and not rely on Highway # 4 or Peninsula Road to evacuate the community elsewhere.

A tsunami triggered by a local earthquake could reach Ucluelet within 10 – 15 minutes; therefore emergency personnel will not have sufficient time to warn residents of the impending danger. The District will work to raise awareness of immediate evacuation plans, which should consider evacuation routes to areas of high ground.

The Ucluelet Emergency Network (UEN) utilises a “four pillar” approach of mitigation, preparedness, response and recovery.

The UEN is a multi-jurisdictional committee that consists of representatives from:

- BC Ambulance Service
- Canadian Rangers
- District of Ucluelet
- Emergency Support Services
- Pacific Rim National Park
- Royal Canadian Mounted Police
- Royal Canadian Marine Search and Rescue
- School District 70
- ‘tukwaa?ath (Toquaht Nation)
- Ucluelet Volunteer Fire Brigade
- West Coast Inland Search and Rescue
- Yuułu?if?ath (Ucluelet First Nation)

The areas identified as high ground in Ucluelet are:

- High School and associated fields;
- Tugwell fields;
- Top of Hyphocus island;
- Upper parts of Millstream; and
- High points on Reef Point and Coast Guard Roads.

Objective 3A Support, recognise and celebrate the contributions made by the members of the Ucluelet Volunteer Fire Brigade and other community organizations.

Objective 3B Increase community capacity to respond to emergencies.

Policy 3.1 Complete a community risk assessment and identify current and future needs for emergency services.

Policy 3.2 Analyse future growth potential and infrastructure needs to ensure the community can sustain and afford the necessary emergency and infrastructure services.

Policy 3.3 Provide emergency services facilities, equipment and resources that are adequate and affordable for the size of the local and visitor populations.

Policy 3.4 Identify and prioritise any infrastructure gaps which could affect the ability to respond to emergencies.

Policy 3.5 Explore opportunities for efficiency and funding of a combined new community safety facility (i.e., serving fire, ambulance, police).

Policy 3.6 Work with neighbouring communities to maximise efficiency and capacity for providing appropriate regional

emergency services, by exploring opportunities for shared services and/or servicing agreements.

Policy 3.7 Support the Ucluelet Emergency Network's efforts to continuously improve community training, awareness and preparedness for emergency events.

Policy 3.8 Support regular practice including evacuation drills utilizing the existing road network and facilities within the community.

Policy 3.9 Improve tsunami evacuation route signage for prone areas, directing people to the closest high ground area.

COMMUNITY SAFETY

The municipal Building Inspection, Bylaw Enforcement and Business Licencing functions ensure that land uses, building construction and activities in the community are conducted in ways which are safe, equitable and respectful of potential impacts on neighbours.

These functions, in coordination with the level of service provided by local Fire and Emergency Services, also affect land values and insurance rates within the community.

Objective 3C Ensure all buildings within the municipality meet the minimum health and safety standards set by the BC Building Code to ensure they are safe for their intended use.

Objective 3D Ensure the use of land and buildings within the municipality complies with provincial and municipal standards, in order to lower risks to the community, protect the environment and ensure the safety of first responders.

Objective 3E Ensure land uses and business activities protect the environment, respect neighbours and foster a positive welcoming impression among residents and visitors.

Policy 3.10 Implement a system of appropriate regular fire inspections tailored to building uses, community capacity and level of risk.

Policy 3.11 Provide a thorough and efficient system of building permitting and inspections.

Policy 3.12 Provide an efficient and equitable system of business licensing, and explore opportunities to promote licensed businesses through a local business registry.

Policy 3.13 Foster increased awareness and local knowledge of building and fire safety codes, standards and bylaws through such means as providing permit checklists, application guides and educational opportunities.

Policy 3.14 Develop a municipal bylaw enforcement policy to clearly communicate expectations and priorities for the monitoring and enforcement of bylaws to ensure community health, safety, wellbeing and positive visitor experience.

Policy 3.15 Regularly review municipal policies and bylaws with an aim to minimise regulation to only that which is necessary to achieve community objectives of maintaining health, safety, wellbeing, protection of the environment and reducing situations of conflict and nuisance.



HEALTH AND WELLBEING

Ucluelet residents are served locally by the Tofino General Hospital and the Ucluelet Medical Clinic.

More comprehensive, extended medical care is available in Port Alberni and Nanaimo. A range of massage, chiropractic, physiotherapy and other health-related services are also available in Ucluelet and Tofino.

Health and fitness classes are provided by local private providers and at the Ucluelet Community Centre – all supporting active lifestyles and community health.

Objective 3F Foster improved local health resources serving all citizens, including vulnerable populations.

Objective 3G Provide inclusive and equitable municipal services and recreation programs.

Objective 3H Pursue the five goals from the “pathways to wellbeing” by the Canada Parks and Recreation Association to foster:

- active living
- inclusion and access
- connecting people and nature
- supportive environments
- recreation capacity

Objective 3I provide the best in recreation, tourism and parks services to positively affect the overall health and well-being of the community.

Objective 3J Provide inclusive opportunities for quality recreational services, community events, conferences,

workshops, and gatherings through outstanding programs, facilities and customer service.

Objective 3K Work to make District programs, services and events more accessible, following the recommendations of the Age-Friendly Action Plan.

Policy 3.16 Support efforts to retain and improve local medical facilities, specialist options and improve transportation options to out-of-town medical services.

Policy 3.17 Support the expansion of convenient and affordable transportation options to access medical and other essential services for people of all ages and abilities.

Policy 3.18 Design and improve public facilities and spaces to be inclusive. Make accessible design a priority for major facilities within the walkable core of town (i.e., between the community centre and the Village Square).

Policy 3.19 Continuously look for opportunities to improve access to community buildings and programs.

Policy 3.20 Look for opportunities to improve access to public washroom facilities in strategic locations.

Policy 3.21 Improve the pedestrian environment with a priority emphasis on sidewalks, crosswalks, seating, lighting and visibility in the vicinity of the Village Square and UCC.

Policy 3.22 Develop and maintain all-ages accessible facilities, trails and/or viewpoints in appropriate key locations within the parks and trails network.

Policy 3.23 Explore avenues to better communicate opportunities for all members of the public to participate in civic events, programs, services and discussions.

RECREATION

The District operates the Ucluelet Community Centre (UCC) as the hub of recreation programs, civic engagement, cultural and special events. This gathering place has been developed with the goal of offering something of value to everyone in the community.

The Ucluelet Parks and Recreation Master Plan and Age Friendly Action Plan guide the continual re-evaluation of District facilities and programs, to provide program excellence and high participation by community members and visitors.

Objective 3L Continually evaluate and adjust to meet the needs of the community through recreation programs, Arts and Culture initiatives and event support.

Objective 3M Continue to invest in and present the District's diverse arts and heritage mosaic.

Objective 3N Continue to evaluate trends in facility use, community needs and resources necessary to serve the interests of a diverse population.

Objective 3O Deliver and support excellent services in partnership with aligned organizations, including the School District, non-profit organizations and the private sector.

Objective 3P Ensure that recreation programs, cultural activities and special events remain relevant and responsive to the needs and interest of Ucluelet area residents.

Policy 3.24 Continue to undertake a comprehensive assessment of recreation and cultural programs and special events.

Policy 3.25 Support and celebrate the strong local spirit of volunteerism by fostering connections to volunteer opportunities, and by celebrating and recognizing volunteer contributions.

Policy 3.26 Review the grant-in-aid policy to provide an appropriate level of support to organizations providing services to the community.

Policy 3.27 Continue to use the UCC as the inclusive focal point for delivering universal programs for people of all ages and abilities.

Policy 3.28 Provide space and support for programs provided by other community agencies including:

- West Coast Community Resources Society
- Ucluelet Children's Daycare Centre
- Vancouver Island Regional Library



FOOD SECURITY

Objective 3Q Residents have access to healthy food and opportunities to grow, harvest and buy local food.

Policy 3.29 Encourage and support opportunities for direct seafood sales at appropriate facilities in the Harbour.

Policy 3.30 Support community gardens on appropriate public lands.

Policy 3.31 Encourage opportunities for food production and gathering on appropriate lands in the Barkley Community Forest.

Policy 3.32 Support appropriate wildlife-smart organic waste composting.

Policy 3.33 Support the implementation of the Coastal Addendum to the Alberni Agriculture Plan.

Policy 3.34 Identify, build and maintain food storage and processing facilities which can serve to provide duplicate capacity in case of community emergencies (e.g., food bank, UCC kitchen, schools, etc.).

Policy 3.35 Explore the feasibility of a combined fieldhouse, emergency muster station and foodbank at Tugwell Field.

Policy 3.36 Explore opportunities for teaching food growing, preparation and preserving within educational and recreation programs, including after-school kids' programs.

HERITAGE AND CULTURE

Heritage and Cultural Conservation

The Ucluth Peninsula has been inhabited for thousands of years by the Yuułuᑭᑦᑭᑦᑭᑦ (Ucluelet First Nation). Many ancient sites and artefacts are scattered throughout the District.

There is a legal and moral obligation to conserve these sites and materials. Archaeological sites are managed under the provincial *Heritage Conservation Act*. This Act provides for the protection and conservation of British Columbia’s archaeological resources. Under the legislation, archaeological sites are protected whether their location is documented or not.

Cultural heritage resources are different than archaeological sites, and are also of significant value. These sites will often lack the physical evidence of human-made artefacts or structures, but will retain cultural significance to one or more living groups of people.

Examples include such things as ritual bathing pools and resource gathering sites. Effective implementation will require a positive working relationship between the Yuułuᑭᑦᑭᑦᑭᑦ and the District.

The Yuułuᑭᑦᑭᑦᑭᑦ Government has provided archaeological and cultural potential mapping which highlights areas considered to be of very high archaeological potential (see Map 3); this includes the marine foreshore and all areas 150m inland around the shore of the Ucluth Peninsula, plus old-growth forest ecosystems.

Known affectionately by locals as “Ukee,” Ucluelet’s rich history is commemorated today in place names, local events and built environments. A number of sites are recognised as having heritage value, including:

- St. Aidan on the Hill church site at Main Street and Peninsula Road
- Plank roads and boardwalks that once connected parts of the community (and recalled in signage installed by the Ucluelet and Area Historical Society along portions of the Wild Pacific Trail)
- Japanese community post-war settlement at Spring Cove and other locations
- Seaplane Base Road and Recreation Hall area
- George Fraser property, gardens and farm south of Peninsula Road
- Imperial Lane and the Whiskey Dock

Ucluelet boasts a vibrant artistic community, being home to many artists and cultural events. In addition to showcasing the area’s culture, history and natural wonders, these events provide important social gatherings for residents and draw large numbers of visitors.

Heritage and culture together form a strong part of Ucluelet’s identity and also generate tourism and other economic development opportunities.

Objective 3R To preserve archaeological, historical and cultural features.

Objective 3S To identify areas of the Ucluth Peninsula with major potential for archaeological and cultural sites.

Objective 3T To celebrate the local culture of the Ucluelet community.

Policy 3.37 Develop, in partnership with the Yuułuʔiłʔatḥ Government, a protocol for referral and input on development proposals within the areas of high archaeological and cultural potential identified on Map 4.

Policy 3.38 Develop, in partnership with the Yuułuʔiłʔatḥ Government, a joint Heritage Alteration Permit and protocol / servicing agreement for archaeological and cultural guidance on municipal works and operations within the areas of high archaeological and cultural potential identified on Map 4.

Policy 3.39 Work with the Yuułuʔiłʔatḥ First Nation, the Heritage Conservation Branch and local historians to identify archaeological and cultural sites, features and place names.

Policy 3.40 Work with local historians and the Heritage Conservation Branch to locate, identify and record all significant heritage and cultural features and sites.

Policy 3.41 Development proposals will be reviewed in relation to existing and possible archaeological sites, and where sites are apparent, the owner will be notified of their responsibility for complying with the requirements of the provincial Heritage Conservation Branch.

Policy 3.42 Support the documentation and build awareness of heritage places (natural or cultural), buildings, artefacts and landscapes in the community.

Policy 3.43 Seek First Nations' input on District heritage and cultural matters and events.

Policy 3.44 Invite input from the Yuułuʔiłʔatḥ on the use of traditional names in areas of significance to the indigenous community, and to find opportunities to highlight the Nuu-chah-nulth language where appropriate.

Policy 3.45 Roughly half of the existing street names in Ucluelet are nouns; invite input from the Yuułuʔiłʔatḥ on Nuu-chah-nulth translations of these names, and explore opportunities for a bilingual street sign program.

Policy 3.46 Work with property owners through the Development Permit process to encourage building and site design that reflects Ucluelet's west coast and fishing village heritage.

Policy 3.47 Facilitate the provision of gathering spaces throughout the community, with particular emphasis on the Village Square and the Community Centre.

Policy 3.48 Support the Ucluelet and Area Historical Society in planning for a future museum and/or venues for historical cultural displays and archives.

Policy 3.49 Support heritage preservation and stewardship of District-owned heritage resources.

Policy 3.50 Encourage the preservation of privately-owned heritage properties and consider incentives for heritage conservation, by means such as zoning bonuses through Heritage Revitalisation Agreement.

Policy 3.51 Identify and connect places of historical significance as part of the future Ucluelet walking tour;

Policy 3.52 Support community cultural events that celebrate and build cultural experiences for residents and visitors and foster further understanding and connection to this place.

Policy 3.53 Surfing is good.



Policy 3.54 Artwork illustrating this document was generously provided by local artists Katsumi Kimoto and Marla Thirsk. To seek illustrations for future updates to this plan, the District will issue a broad call for submissions by local citizens and artists to “draw your community”.

Land Use, Housing and Managed Growth

LAND USE CATEGORIES

To put the guiding principles of this OCP into effect, the long-range land use for all areas of the municipality have been designated as shown on Schedule A, “Long-Range Land Use Plan”. Descriptions of each land use designation are summarised below. Note that current land uses and zoning may differ from the long-range designation for any given property. Over time, as properties redevelop the zoning and use of the land should align with the designated uses noted in this plan.

Also note the District may consider requests to down-zone properties to recognize existing non-conforming land uses (brought about by past blanket rezonings), without triggering an amendment of this OCP even if the existing / interim use does not match the long-range uses anticipated on Schedule A.

Commercial

Village Square Commercial

This designation applies to the village square and includes a broad range of mixed uses.

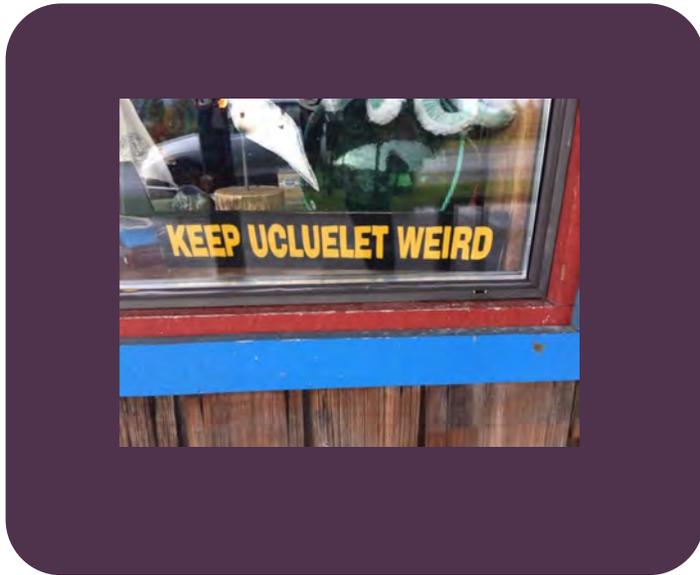
These may include retail uses, offices, restaurants, tourist accommodation, financial, cultural and community services, and

multi-family residential (e.g. apartments and residential units above retail stores).

Compact, high density, mixed-use buildings which respect the existing character of the neighbourhood are encouraged

Service Commercial

This designation generally applies to portions of Peninsula Road between Forbes Road and Bay Street. It includes uses such as motels, restaurants, personal and retail services, service stations and automobile repair.



Tourist Commercial

This designation includes visitor accommodation (e.g. hotels, motels, hostels, guesthouses), marinas and other supporting uses such as kayak and bike rentals.

Long-term residential uses in the vicinity of the centre of town is supported, therefore a mix of residential uses, including

employee housing, may also be included in the zoning of areas designated Tourist Commercial in this location.

Neighbourhood Commercial

This designation applies to individual lots or small commercial nodes providing small-scale commercial services compatible with surrounding land uses and primarily serving lands within convenient walking distance.

Parks and Open Space

This land use designation applies to the District's parks, playgrounds, trail network and green spaces. This includes nature parks, community parks, neighbourhood parks, trails and greenbelts. Lands with this designation may also include a variety of public institutional uses such as the Coast Guard facilities at Amphitrite Point, water towers, the Ucluelet Community Centre, etc., which are compatible with the surrounding public park context.

Note that the Schedule 'A Longe-Range Land Use Plan may indicate Parks and Open Space designation across areas of private land; these generally indicate areas with high habitat values, flood potential and/or potential for pathway connections. This may indicate where there are existing rights-of-way, or where desired open space areas should be considered and could be determined in detail at the time of future development approvals.

Single-Family Residential

This designation includes detached single-family homes and duplexes. Single-family properties may include secondary suites, accessory dwelling units, home occupations and guest accommodation.

Some small-scale multi-family land uses exist within single-family neighbourhoods. Further small-scale development of multi-family uses - which demonstrate how they fit within the neighbourhood context specific to their location - may also be approved within these areas without amendment of this OCP

Multi-Family Residential

This designation includes multi-family residential housing of medium to high-density. This includes row houses, cluster housing, townhouses and apartment buildings.

This designation may also include small-lot single-family subdivision or cluster developments which achieve similar densities.



Industrial

Light Industrial

This designation provides for a variety of light and medium industrial uses, such as food processing and wood-based manufacturing industries, including service commercial and light industrial uses. This designation applies to lands along Forbes Road.

Marine Industrial

This designation applies to the upland side of commercial marine properties and provides for a variety of water-dependent and supportive light and medium industrial uses, such as fish processing and unloading, ice plants, marine repair and manufacturing industries, marine fuel services and other marine light industrial uses.

This designation generally applies to lands with existing marine infrastructure fronting the harbour.

Public Institutional

This designation includes community and institutional uses, such as schools, libraries, recreation areas, health facilities, supportive housing, policing and emergency services, municipal buildings and facilities (e.g. the sewage lagoon on Hyphocus Island) and religious institutions. This category also includes lands supporting public utilities such as electrical and data transmission networks.

Water Areas

Water Lots

This designation applies to all areas of current and anticipated foreshore leases as designated in Schedule A.

Uses are subject to future review but may include docks, moorage of fishing vessels, loading/unloading of marine vessels, fish processing and support industry, tourist and recreation facilities including marinas and boat launches, marine residential, environmental protection, utilities and log storage.

Small Craft Harbour

These foreshore leases are held by the Department of Fisheries and Oceans and are managed by the District. A range of activities are permitted, including private boat moorage and other recreational pursuits, commercial fishing and guiding enterprises.

Marine Conservation

This designation applies to marine areas intended for conservation and transient recreational uses only; expansion of foreshore tenures and long-term vessel moorage are not supported within the Marine Conservation areas.

Village Square and Commercial Core

Village Square

The Ucluelet Village Square area is the heart of the community and Ucluelet's main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk (500 metre radius) of Main Street and Peninsula Road.

The Village Square area is oriented toward the waterfront acknowledging the critical role the harbour continues to play in the community's identity and prosperity. Access and views to the water are a community priority.

As the main commercial and mixed-use area of Ucluelet, the Village Square area is a welcoming place for community members and visitors alike.

Other designations also located within the core area of Ucluelet include Institutional, Multi-Family Residential, Residential and Parks and Open Space.

The Village Square designation contains the broadest range of services and land uses in the District. This includes retail, professional offices, health care, administrative, financial, tourist accommodation and supporting uses, cultural and community services and residential.

Marine Industrial uses that require access to the harbour are also permitted in key locations, including the UHS fish plant.

Service commercial uses (e.g. gas stations and other similar uses oriented toward the automobile) are located outside of the Village Square in order to maintain its strong pedestrian focus.

The Village Square provides for multi-family residential options in and around the core. This housing is located in mixed-use buildings and expands the community's affordable housing choices.

The Village Square has the community's highest densities and building forms, yet is designed to respect views and existing character. It is appealing and safe for pedestrians of all ages.

The architectural style and urban design of the Village Square reflects Ucluelet's unique history and coastal context. High quality urban design enhances the public realm and the pedestrian environment. Village Square uses are designed to transition sensitively to adjoining areas.



Village Square Policies:

Policy 3.55 The area bounded by the Harbour, Bay Street, Larch Road and Otter Street is to be designated as the Village Square. This area is also designated as the Village Square Development Permit Area for form and character (see Schedule ‘F’ for form and character DP mapping and Section 6 Implementation for details of the DP designation, applicability and guidelines.)

Policy 3.56 New retail, service and office development shall be concentrated in the Village Square designation to maximise pedestrian access for employees and customers and maintain the vitality of the village core.

Policy 3.57 Tourist accommodation (e.g. boutique hotels) and supporting uses are encouraged (e.g. eating and drinking establishments) to locate in the Village Square designation.

Policy 3.58 The District of Ucluelet continues to recognise the importance of the harbour to the District’s economy by designating employment uses that require access to the water (e.g. fish plant, boat repair) to locate within the Village Square area. Such uses shall be sensitively integrated into the community.

Policy 3.59 Encourage residential growth within the Village Square designation in the form of apartments and residential over commercial to provide for greater housing diversity and affordability.

Policy 3.60 Properties fronting Main Street must be mixed-use, with residential above commercial uses, or standalone commercial; stand-alone multi-family may be permitted within other areas of the Village Square designation. Arrange vehicular

access in a way that gives priority to pedestrian and cyclist comfort and safety.

Policy 3.61 Cultural and institutional uses are permitted within and adjacent to the Village Square designation, to support the mixed-use, cultural heart of the community. This is the preferred location for a District Museum. The acquisition of key properties by the District, or other public agency, may be required to establish more cultural and heritage uses in the Village Square.

Policy 3.62 The District encourages Canada Post to maintain the community post office within the Village Square area.

Policy 3.63 Emphasize the Village Square as the focal point for commercial and socio-economic activity in Ucluelet.

Policy 3.64 Main Street Dock is a key public gathering place in the community. It provides public access to the waterfront that is safe and accessible.

Main Street Dock may be framed by buildings and contain uses that fit within the mixed-use vision of the Village Square (e.g. cultural, recreation, commercial) and provide interest and variety to the area.

Policy 3.65 Enhance and improve public access to the water by encouraging access or viewpoints within all new developments that are adjacent to the water, including those adjacent to water lots.

Policy 3.66 Enhance and improve the network of public open spaces and trails that connect and cross the Village Square. Specific network improvements and elements include:

- enhance existing parks including Municipal Hall Park (e.g. reducing pavement) and Waterfront Park

- retain outdoor open space along Peninsula Road (e.g. existing patio northeast of the intersection of Main Street and Peninsula Road) in order to provide overlook and views to the Harbour
- explore creation or acquisition of new public open space opportunities where feasible (e.g. including the informal green space along Cedar Road on the existing fish plant site)
- require and formalise mid-block pedestrian connections in large block areas (e.g. north side of Peninsula Road, between Bay and Main Streets)
- develop a walking tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town, to create a continuous pedestrian link with the Safe Harbour Trail (see Schedule 'C')
- encourage the provision of cycling end-of trip facilities, such as bike parking
- explore options for a connection between Lyche and Cedar Roads. This connection is desirable, and the location can be flexible to accommodate existing uses and future redevelopment of the parcel.

Policy 3.67 Support the operating fish plant and associated industry; consider opportunities such as guided tours through the fish plants, a museum to showcase the industry and sports fishing opportunities;

Policy 3.68 Village Square Pedestrian Walkway Improvements – work to improve the following sidewalk and pathway segments in the following prioritised list:

- stair / ramp at corner of Main Street and Helen Road
- pedestrian walkway on Fraser Lane
- reconstruct municipal hall parking entrance and tot lot

- pedestrian walkway on Helen Road: Main to Matterson
- pedestrian walkway on north side of Peninsula Road: Main to Bay
- pedestrian walkway on Cedar Road: Main to Bay

Commercial

Ucluelet's business community provides a range of commercial facilities and services for the convenience of residents and visitors.

Commercial uses strengthen the municipal tax base, provide employment opportunities and accommodate the twin pillars of Ucluelet's economy; fishing and tourism.

Commercial land uses are also recognised for their contribution to a complete community through the provision of services and shopping close to home.

The broadest mix of commercial uses (including offices and retail stores) is permitted in the Village Square. As the community's main gathering place and with the highest residential densities, the Village Square is the main working and shopping destination in Ucluelet.

Commercial uses are also permitted in other parts of the community. Automobile-oriented uses (e.g. service stations and building supply establishments) are permitted primarily along Peninsula Road in the Service Commercial designation.

Commercial uses oriented toward tourist accommodation are located in Tourist Commercial designations. This hierarchy of commercial designations supports a compact and vibrant Village Square, while accommodating other needed services in the community.

General Commercial Policies:

Policy 3.69 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.

Policy 3.70 Continue to support the work of the Ucluelet Economic Development Corporation, the Barkley Community Forest, the Ucluelet Chamber of Commerce and Tourism Ucluelet, and the formation of partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

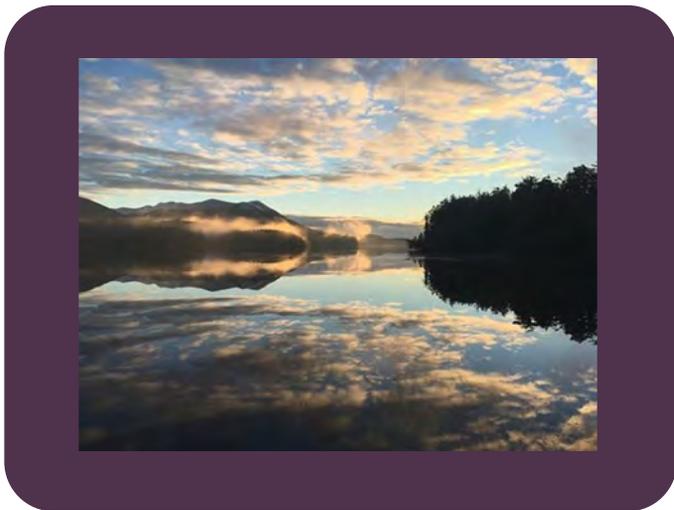
Policy 3.71 Promote and support locally owned small businesses, including those oriented to arts and artisans, home occupation uses, and - where appropriate - bed and breakfasts, vacation rentals and guest houses.

Policy 3.72 Review permitted uses in all commercial zones, including the merits of allowing permanent residential uses in the Tourist Commercial (CS-5) zone in the vicinity of the Village Square and residential units above service commercial uses (CS-2 zone).

Policy 3.73 Connect commercial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show commercial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of the District.

Policy 3.74 Support climate action strategies by:

- locating commercial uses within proximity of Peninsula Road, the District’s primary corridor for development. This will promote the early introduction of local transit-service and higher transit frequencies than is possible with lower density development
- situating commercial areas within walking distance of potential future transit routes
- supporting home-based businesses that have minimal impact on neighbouring land uses
- encouraging environment-friendly commercial development, building energy and efficiency upgrades
- encouraging development in a manner that promotes energy efficiency. This may include orienting buildings for maximum solar gain, maximizing glazing, requiring overhangs that protect from summer sun and rain but allow winter sunlight in, and providing landscaping that shades in summer and allows sunlight in during the winter



Service Commercial

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

Service Commercial Policies:

Policy 3.75 Designate properties along Peninsula Road for service commercial uses to accommodate existing uses as well as future uses that require automobile-oriented access and visibility.

Policy 3.76 Accommodate automobile repair uses in the Service Commercial designation. Consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the Service Commercial zones (i.e., not within the Village Square).

Policy 3.77 Recognise the strategic location and high visibility of Peninsula Road and implement high quality urban design for service commercial uses in the area, as set out in the Peninsula Road DP Area guidelines.

Policy 3.78 Work with the Ministry of Transportation and Infrastructure to enhance landscaping along Peninsula Road through the development process, allocation of capital funds and other mechanisms (e.g. DCCs and grants).

Policy 3.79 Work with property owners to increase the supply of visitor parking in commercial areas along Peninsula Road, while minimizing the number and width of curb cuts crossing the pedestrian and bike paths.

Tourist Commercial

Ucluelet’s appeal as a tourist destination for all ages is based largely on the wide range of recreation opportunities available in the community. These include hiking the Wild Pacific Trail, sea kayaking, boating, fishing, surfing and cycling.

The town serves as a gateway to Pacific Rim National Park Reserve, Clayoquot Sound, Barkley Sound and the Broken Group Islands. Visitors are able to enjoy Ucluelet’s small town charm, working harbour, parks, trails and other recreational and cultural amenities.

The Tourist Commercial designation focuses primarily on providing for visitors’ accommodation, together with marinas and other supporting uses, creating areas distinct from residential neighbourhoods.

Tourist Commercial Policies:

Policy 3.80 Concentrate large scale tourist commercial developments within the following general areas:

- Reef Point Area
- Inner Boat Basin
- Former Forest Reserve Lands

Policy 3.81 Encourage accommodation types that may not be provided for in other areas in order to enhance visitor options and strategically manage supply (e.g. boutique hotels are encouraged in the Village Square designation, while vacation rentals, hotel/spas are permitted in the Tourist Commercial designation.).

Policy 3.82 Allow limited and accessory commercial uses (e.g. kayak rental) within the Tourist Commercial designation in order to support a wider range of commercial uses within a compact

and complete Village Square. Limited restaurant uses are appropriate in the Inner Boat Basin area. Visitors are encouraged to access offices and retail uses in the Village Square. Transportation options to the Village Square will include pedestrian and cycling infrastructure.

Policy 3.83 Encourage the redevelopment of properties fronting onto Ucluelet Inlet ensuring:

- the provision of public access to the waterfront
- a continuous waterfront walkway connecting the Inner Boat Basin to the Village Square
- high quality architectural design reflecting the fishing village heritage of Ucluelet
- the identification, protection and enhancement of view corridors
- the inclusion of natural landscaping

Policy 3.84 Encourage development forms that maximise tree retention for undeveloped sites.



Industrial

Ucluelet has developed as a working community, supported by a strong fishing industry. Fishing and other industrial activities needing access to the waterfront continue to be important directions for the future. While forestry perhaps played a more prominent role in the past, its contribution to the local economy is ongoing and anticipated to grow with the potential for wood-based value-added enterprises.

Industrial land use, both water and land-based, provide a solid foundation for the community's economic livelihood. Industrial land use enhances the economic viability of Ucluelet through the diversification of the local economy and the provision of employment opportunities. Industrial land provides space for the supply, storage, distribution and repair functions which support other "front line" enterprises.

Local industrial land can also support the District's policies and actions to reduce greenhouse gas (GHG) emissions and respond to climate change. This is achieved through the promotion of innovative and clean industrial uses that are appropriately located and designed to maximise energy efficiency. Securing an adequate supply of local industrial land also reduces travel to access service and supply industries.

The Industrial Designation encompasses two main areas – lands at Seaplane Base Road and lands along Forbes Road. These two areas are expected to meet the industrial land needs of the District for the medium to long term. Uses within the industrial designation are designed to provide a neighbourly transition to adjoining non-industrial areas.



Industrial Policies:

Policy 3.85 Support the protection of the District’s industrial land base as a vital community and economic asset that can be used to create significant local employment, property taxes and other benefits to Ucluelet.

Policy 3.86 Encourage industrial uses that will achieve higher employment and land use densities.

Policy 3.87 Guide industrial development off Peninsula Road and into the Forbes Road and Seaplane Base Road areas.

Policy 3.88 Industrial land uses must be compatible with adjoining land uses (e.g. industrial / tourist commercial / residential); use the rezoning process (e.g. siting, layout) to minimise conflicts.

Policy 3.89 Give priority to industrial uses at the Seaplane Base Road area that require water access in areas with sufficient navigational depth (e.g. north side in proximity of existing water lots).

Policy 3.90 Protect and enhance the sensitive ecosystem associated with the waters on the west side of the Seaplane Base road industrial area by maintaining a naturalised shoreline.

Given the site’s unique water access, proximity to industrial and tourist commercial areas, a comprehensive plan of development will be required at the time of redevelopment. Public access to the water will be provided in a manner that is commensurate with the permitted land uses.

Policy 3.91 Create an employment-intensive area in the Forbes Road industrial area, while acknowledging the existing mixed-use nature of the area. Review the range of uses permitted in the

CD-1 (“Eco-Industrial Park”) Zone. Residential uses (e.g., employee housing) should only be considered on upper storeys above appropriate light industrial space. Explore the inclusion of live/work light industrial uses within this area.

Policy 3.92 Continue to recognise the importance of the harbour to the Ucluelet’s economy by allowing industrial uses that require access to the water to locate within other appropriate designations (e.g. Village Square, Water Lot and the Small Craft Harbour).

Policy 3.93 Support the creation of more detailed plan for Ucluelet’s Harbour, focusing on lands in the vicinity of the Village Square, existing water lots, and appropriate locations for water-based industrial uses.

Policy 3.94 Enhance and improve public access to the water in industrial areas while recognising that the safety and operational needs of industrial businesses are not to be compromised.

Policy 3.95 Support the fish plant and supporting industry located within the Village Square designation.

Policy 3.96 Support the long-term presence of the ice plants and marine service industries located on Eber Road. Recognising the surrounding residential neighbourhood context, continue to mitigate conflicts in this area.

Policy 3.97 Support the expansion of the District’s industrial land base, where appropriate, in a manner that is sensitive to adjoining land uses and helps to achieve other District objectives.

Policy 3.98 Work in partnership with the Ucluelet Economic Development Corporation (UEDC), the Barkley Community Forest and the Ucluelet Chamber of Commerce to form partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

Policy 3.99 Continue to support the Village Square as the location for most commercial and retail uses. Review accessory retail and office use provisions in industrial zones.

Policy 3.100 Connect industrial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show industrial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town.

Policy 3.101 Encourage the provision of cycling end-of trip facilities, such as bike parking, in industrial areas.

Policy 3.102 Provide a safe pedestrian environment to and from industrial areas and support ability of employees to walk to work while avoiding conflicts from trucks and vehicles, for instance, by providing separated sidewalks.

Policy 3.103 Minimise detrimental effects of industrial development on the natural environment and surrounding areas. Encourage water conservation, re-use of building materials and waste products, reduced energy consumption, alternate energy sources and high air quality and water treatment standards.

Policy 3.104 Strive for a high quality of site and building design in industrial areas. This may include extensive landscaping and visual buffers between industrial and non-industrial uses. Explore

the designation of properties fronting Forbes Road as a development permit area to improve the streetscape over time.

Policy 3.105 Support climate action strategies by providing infrastructure to support electric vehicle charging and encouraging the reduction of vehicle trips.

Policy 3.106 Encourage the provision of employee amenities within industrial developments that support a healthy working environment. This may include accessory retail uses (e.g. restaurants, cafes, pharmacy), places to sit, rest or eat, exercise facilities and connections to multi-use pathways, sidewalks or trails.

Policy 3.107 Accommodate automobile repair uses in the industrial designation; consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the light industrial zones.

Policy 3.108 There are no significant gravel deposits within the boundaries of the District of Ucluelet, and no foreseen quarry or gravel extraction operations. Significant gravel resources are available within the region, however, including in the adjacent Area C of the ACRD.

Institutional

Community and institutional uses in Ucluelet include schools, libraries, recreation areas, health facilities, policing and emergency services, municipal buildings, public utilities and religious institutions.

These places meet many needs: educational, health, spiritual, and safety. They contribute to the wellbeing of the community and to a sense of permanence and stability.

The heart of Ucluelet’s civic life is located within the Village Square. This area contains the District Hall and Waterfront Park, George Fraser Memorial Park and the Main Street Dock.

A second cluster of institutional uses is located approximately 1.5 kilometres away along Matterson Drive. This cluster includes Ucluelet Elementary and Senior Secondary Schools, the BMX Bike Track and school playgrounds, the Ucluelet Community Centre, including a branch of the Vancouver Island Regional Library and the adjoining skateboard park and basketball court.

The District recognises that providing cultural and recreation facilities within close proximity to each other is essential to creating a complete community and cultivating a dynamic relationship between the different facilities.

Connections between the two institutional nodes are facilitated by transportation and infrastructure improvements along Main Street, Peninsula Road and Matterson Drive. Walking and cycling between the two areas is encouraged.

Other institutional uses with the community include:

- Recreation Hall on Seaplane Base Road
- Sewage treatment facility on Hyphocus Island
- Forest Glen Seniors Housing (St. Jacques Boulevard)
- Ucluelet Volunteer Fire Brigade;
- Food Bank on the Edge
- Canada Post community post office
- Army Navy & Air Force Club (Peninsula Road)
- RCMP detachment
- Telus and Hydro facilities
- Water and waste water facilities (reservoirs, pump stations)
- School District 70 (Pacific Rim) facilities

At the time of writing, the Ucluelet Elementary School is receiving significant seismic upgrades and renovations - including new day care facilities - and a new Ucluelet Secondary School is under construction. The school is designed to accommodate future expansion if necessary. These new and upgraded facilities will serve the needs of the west coast for the foreseeable future.



Institutional Policies

Policy 3.109 Support improvements to the Village Square that increase its attractiveness and enhance its accessibility, usefulness, and security as a venue for public uses and events.

Improvements may include signage, planting of trees, provision of street furniture, adding pedestrian and building lighting, public art, and other aesthetic and functional items that make the Village Square more desirable to pedestrians.

Policy 3.110 Facilitate improvements, which include sidewalks and multi-use pathways to Main Street, Peninsula Road and Matterson Drive to encourage walking and cycling between key community public spaces.

Policy 3.111 Maintain a close, collaborative relationship with School District 70 to maximise the use of school facilities and services for the benefit of the community and to facilitate current and anticipated school needs.

Policy 3.112 Encourage any future rebuilding of the schools to be oriented toward Matterson Drive to emphasize the importance of this intersection, the proximity to the Village Square and the connecting function that Matterson Drive plays (e.g. connecting Village Square to key community locations (community centre, Big Beach)).

Policy 3.113 Recognise and support the role of schools as neighbourhood focal points and social centres.

Policy 3.114 Encourage Canada Post to maintain a location for the community post office within the Village Square area.

Policy 3.115 a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range

Land Use Plan. Create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their future conversion to a possible variety of community care, shelter, supportive and/or affordable housing uses.

Marine

Small Craft Harbour/ Marine

The jurisdictional boundary for the District of Ucluelet extends approximately 200 metres (ten surveyor's chains, or 660 feet) into the Pacific Ocean surrounding the Ucluth peninsula, as shown on Schedule A. It is the intent of the District to regulate uses contained within the water areas to the full extent of its jurisdiction.

The Harbour (Ucluelet Inlet) has historically and continues to play an important role in the life and well being of residents in the District.

Currently a range of activities occur, such as fishing (commercial and sport), private boat moorage, guides and outfitters and other recreational pursuits, including launching points for excursions on the water along the West Coast, particularly the Broken Group of Islands.

A number of leases of provincial Crown foreshore have been created over the years. To date, the development of these water lots has not been regulated by the municipality through tools such as Development Permit designations.

The calm waters in this natural inlet have provided refuge for mariners for a long period of time.

The harbour has potential to maintain and promote what makes Ucluelet a great place – a place that services the fishing and sport fishing industries, the tourist industry, inspires artists and photographers and supports daily recreational enjoyment by many within the community.

The harbour is an asset worth protecting for the future economic prosperity and livability in the District.



The water areas of Ucluelet are generally designated as either:

- Small Craft Harbour (three public water lots)
- Water Lot (primarily privately-held foreshore leases)
- Marine Conservation (remaining water areas not in registered water lots)

In addition to these three designations, several water lots are designated in conjunction with the adjacent land-based designation (e.g. Village Square or Residential).

Each registered water lot is inextricably linked to various adjacent land uses; hence the relationship between land and water requires careful consideration, which could include parking needs, water and sewer servicing and visual impacts.

Following the guiding principles of this OCP, the District has designated environmentally sensitive areas and shoreline habitat as environmental Development Permit areas. See Schedule E for DP area mapping and Part 6 Implementation for DP guidelines.

General Policies:

Policy 3.116 Adopt new zoning designations for water areas to define permitted uses, servicing and parking requirements, etc.

Policy 3.117 Prohibit the following uses in the Water Lot, Small Craft Harbour and Marine Conservation designations:

- Commercial aquaculture
- Boat, vessel or aircraft storage
- Landfills

Policy 3.118 Identify environmentally sensitive areas and protect marine ecosystems by establishing marine shoreline Development Permit areas: see Development Permit Area - Schedule E.

Policy 3.119 Support marine ecology and marine education facilities within the Harbour.

Policy 3.120 Consider enhancing public access to the District-leased water lot at the foot of Alder Street, including facilities for launching canoes and kayaks.

Policy 3.121 Support transient boat moorage provided adequate sanitation facilities are located nearby.

Policy 3.122 Require all water lot uses to properly treat and dispose sanitary sewer waste and connect into the District’s sewer collection system and access District potable water.

Policy 3.123 Develop guidelines for marina and marine-based commercial DP areas, including requirements for publicly-accessible vessel sewage pump-out facilities in all marina operations.

Policy 3.124 Explore new means of generating revenue to fund Harbour infrastructure.

Small Craft Harbours

The Small Craft Harbour is owned by the Department of Fisheries and Oceans, and it is managed by the District. The Small Craft Harbour manages three water lots. These are:

- Lot 2084, known as the inner harbour
- Lot 1977, known as the outer harbour
- Lot 1877, known as 52 steps

Small Craft Harbour Policies:

Policy 3.125 Ensure the continued viability of the Small Craft Harbour in Ucluelet through sound management practices;

Policy 3.126 Consider changes to the size and configuration of the Small Craft Harbour; giving priority to water lots near existing and proposed industrial areas (e.g. Lot 610 near foot of Seaplane Base Road);

Policy 3.127 Encourage water-based industrial uses to locate in the vicinity of Seaplane Base Road.

Water Lot Policies:

Policy 3.128 A comprehensive review of all existing water lots and the appropriate location of potential marine uses will be carried out by the District. Possible uses include:

- docks and moorage of fishing vessels
- loading and unloading of marine vessels
- fish processing and support industry
- tourist and recreation facilities, including marinas and boat launches
- float homes
- live-aboards and houseboats

- pier residential housing
- environmental protection
- passive recreation and opportunities to view and experience the harbour from key locations on land
- utilities
- log storage

Policy 3.129 The Main Street Dock (Lot 1689), the Whiskey Dock, is considered appropriate for specific marine uses, such as net mending, specialty catch off-loading, Francis Barkley passengers and ferrying, fish markets, and arts, entertainment and tourist functions.



Generally vessel off-loading and other heavy industrial uses are not encouraged at Main Street Dock. Other existing public and private wharfs within the harbour may be more suitable for such activities.



Marine Conservation

All water areas located between the shoreline and the District boundaries, excluding areas designated as water lots, are designated as “Marine Conservation”.

Marine Conservation Policies:

Policy 3.130 Invite regional partners to participate in developing a comprehensive “Healthy Inlet / Safe Harbour” management plan for the Ucluelet Inlet, including:

- habitat sensitivity, protection and enhancement;
- co-ordinated approach to cleanup and avoiding future contamination (sewage, plastics, derelict vessels, etc.);
- coordinated policy for liveaboard moorage and sewage disposal;
- overview of type, amount and location of landing and moorage facilities.

Residential

The Official Community Plan provides a framework to meet the diverse housing needs of residents in Ucluelet.

Residential land use is permitted in the Village Square, Multi-Family and Residential designations. Each land use designation varies in the range and density of permitted housing types.

Generally, the highest density uses (apartments and residential units above retail stores) are found in the Village Square, with medium density forms (townhouses) on the edge of the core area and single family uses located beyond a 400-metre walk of the Village Square.

The 2016 Census counted a resident population of 1,717 people in Ucluelet, and a total of 735 occupied private dwellings. This represents 1.36% annual population growth, or 23 new residents per year, over the past decade; this could be considered strong, positive growth. Over the same period, visitor growth and non-resident home ownership has also expanded considerably.

The advent of on-line advertising and bookings for short-term vacation rentals is depleting the supply of rental housing available to long-term residents in Ucluelet (and many other communities in BC). This is having a negative effect on both business viability and community well-being.

Over the past few years the District has actively monitored and enforced its bylaws on short-term vacation rentals. At the time of writing, approximately 300 vacation rental units are active in the municipality, many in existing residential neighbourhoods. A number of long-term rental units – including secondary suites –

have been converted to short-term rentals, displacing this supply of vital housing stock.

Affordable Housing is defined as:

housing costing 30% or less of annual household income suitable for households of low and moderate income, equal to 80% or less than the median household income in the District of Ucluelet, as reported by Statistics Canada and as defined by Canada Mortgage Housing Corporation, CMHC.

Affordable Housing

Ucluelet attracts a large number of visitors yearly given its spectacular scenery and opportunities for recreation, including hiking, cycling, whale watching, kayaking, winter storm watching, surfing and fishing. As a popular tourist destination, the District strives to ensure that adequate housing is available for residents, visitors, and seasonal employees alike.

Ucluelet's challenges with a lack of affordable housing began to escalate in 2001 as tourism activity increased. The affordable housing issue in Ucluelet also has ramifications on other growing industries and the changing needs of the community.

Other industries are growing in Ucluelet and struggle to house a local work force. Youth looking to leave home are forced to leave the community because of escalating housing costs. Seniors

looking to downsize their accommodation needs are faced with a shortage of housing supply and increased prices.

Ucluelet also houses many residents who work in the neighbouring tourism destination of Tofino. This puts added strain on the existing supply of affordable housing.

Approximately 9% of Ucluelet residents identify as Indigenous (2016 census). This includes both homeowners and renters. There are a handful of housing units owned by the Yuułu?if?ath Government in town, as well as homes owned and operated by non-profit housing providers.

A combination of strategies that includes smaller lots, secondary suites, detached accessory dwelling units (e.g. cottages), seasonal employee housing, inclusionary zoning, and residential mixed-use development can positively contribute to the broadening of housing choices and affordability within the District of Ucluelet, as well as providing for rental housing and a greater variety of options for seniors.

In April of 2018, the provincial government introduced two new pieces of legislation affecting how local governments address housing issues.

Part 14 Division 22 of the *Local Government Act* now requires local governments to commission a housing needs assessment, and update the report every 5 years. It is expected that a completed assessment report will be a pre-requisite to provincial grant funding for affordable housing projects.

Section 481.1 of the *Local Government Act* now enables local governments to designate properties in their zoning bylaws exclusively for rental housing.

In response to the current housing situation, to better understand the dynamics of the housing market and supply in Ucluelet, and to enable the municipality to be proactive on balancing the community housing needs as new development occurs, the District has adopted the following short-term housing action plan.

Policy 3.131 Short-term Housing Action Plan:

- A. continue the program to actively monitor and enforce short-term rentals
- B. commission a community Housing Needs Assessment report
- C. identify and explore the feasibility of creating temporary seasonal employee housing on at least one municipally-owned property
- D. look for opportunities to update inclusionary zoning and density bonusing, particularly on lands previously designated as Comprehensive Development under a Master Development Agreement, to ensure a mix of affordable housing types are delivered with each phase of new development in the community
- E. amend the zoning bylaw to ensure that the first rental unit on single-family residential lots is for long-term tenancy, with any additional short-term rental uses to depend on the continued existence of the long-term rental
- F. amend the zoning bylaw to remove standalone short-term rental of single-family homes from the VR-2 zoning designation (completed 2019)
- G. explore zoning opportunities for infill of compact, more affordable units in existing and new neighbourhoods (e.g., small lots, rental cottages, etc.)
- H. a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range Land Use Plan; create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their continued use as employee housing or future conversion to a possible variety of

community care, shelter, supportive and/or affordable housing uses;

- I. explore the use of the new rental zoning powers proposed in Bill 23
- J. explore the use of Development Cost Charges for affordable housing
- K. develop a municipal Affordable Housing Strategy – identifying the best focus of municipal resources when addressing housing issues
- L. develop a District land and development strategy and explore the options for an ongoing affordable housing program

It is expected that these actions will be revisited following completion of a community Housing Needs Assessment in 2021, which may result in amendment of this OCP.



Affordable Housing Policies:

Policy 3.132 Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square,

seniors' housing, small-lot single family housing, detached accessory dwelling units (cottages) and secondary suites.

Policy 3.133 Support development of multi-family housing above retail in the Village Square to encourage a mixed-use core in the District.

Policy 3.134 Ensure larger developments are required to provide affordable housing as a portion of each development phase. Completion of the Land Use Demand Study (underway) and Housing Needs Assessment (2021) should provide guidance for the District to adopt targets for percentages of affordable housing in new developments.

Policy 3.135 Permit secondary suites in single-family dwellings with sufficient off-street parking.

Policy 3.136 Encourage the retention and development of mobile/manufactured home parks with high quality site design, screening and landscaping.

Policy 3.137 Encourage alternative housing options, including small lot subdivisions.

Policy 3.138 Zone land using low to moderate densities and use density bonusing to secure affordable housing in any larger development.

Policy 3.139 Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.

Policy 3.140 Encourage land use and building design which results in liveable but smaller, more affordable housing units.

Policy 3.141 Continue to encourage developers to provide 15% to 20% staff housing for employees needed to staff new developments in tourist commercial developments.

Policy 3.142 Encourage private, non-profit and co-operatively run housing units.

Policy 3.143 Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.

Policy 3.144 The District does not support strata conversion of previously-occupied rental housing units.

Policy 3.145 Include Indigenous housing needs in the development of a community Affordable Housing Needs Assessment.

Policy 3.146 Work with regional First Nations and housing providers to identify where opportunities may exist to support and/or partner on meeting all community housing needs.

Residential – Multi Family

Smaller units in higher density, multi family areas are an important component of the District’s affordable housing strategy.

Residential uses within and in close proximity to the Village Square help create a more vibrant and compact community where residents can walk to services and amenities.

Multi Family Residential Policies:

Policy 3.147 Encourage the development of multi-family residential units within an approximate five-minute walk of the Village Square;

Policy 3.148 Encourage residential development above or below the first floor in the Village Square and the Service Commercial Area;

Policy 3.149 Encourage higher density forms of multi-family development to locate along main roads, including Matterson Drive and Peninsula Road;

Policy 3.150 Explore the use of coach houses and forms of low-to medium density multi-family housing that address both street frontages in the area south of Peninsula Road, between Yew Street and Matterson Drive; and

Policy 3.151 Encourage the provision of underground or concealed parking and affordable housing units.

Residential – Single Family

The majority of housing in the District of Ucluelet is made up of detached single-family homes.

Single Family Residential Policies

Policy 3.152 Continue to acknowledge the role that single-family housing plays in terms of appeal and lifestyle choice and encourage sensitive intensification (e.g. smaller lots, secondary suites, coach houses,) where appropriate.

Policy 3.153 Retain the area along Imperial Lane as single family and encourage the character of the existing buildings to be retained during any re-development.

Policy 3.154 Designate those portions of District Lots 281 and 282 that have been developed as low density, single family as Residential, while acknowledging that the existing zoning in these areas permits a broad range of land uses.

Policy 3.155 Designate Hyphocus Island as low density rural reserve, until such time as a comprehensive proposal is received identifying cluster residential development with significant tree retention, preservation of the island in its natural state and dedication of lands for public access, including the high ground and a perimeter waterfront trail.

This area is not intended for private marina or significant commercial, tourist commercial or resort development. Some light industrial uses may be introduced as a compatible transition between the sewage lagoons and residential areas.

Policy 3.156 Encourage residential development adjacent to Spring Cove (e.g. former BC Packers site) in ways that maximise preservation of environmental and cultural values, fit with the natural setting and extend public access through the Safe Harbour Trail along the shoreline.

Residential – General

General Housing Policies

Policy 3.157 Explore early adoption of more energy-efficient building construction through the step code and seek industry input into the impact of implementing such requirements in this remote market.

Policy 3.158 Explore density bonuses for incorporating energy efficiency in existing and new buildings.

Policy 3.159 Cluster residential units to preserve natural areas where possible.

Policy 3.160 Advocate for the development of adaptable housing standards within the BC Building Code and guidelines for future development.



Future Comprehensive Planning Areas

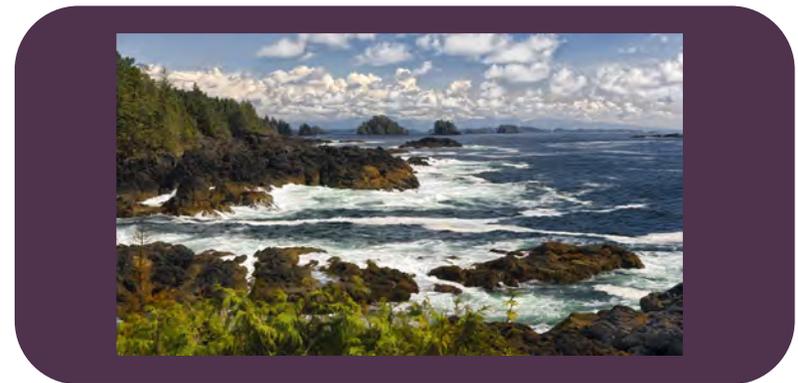
Areas on Schedule A indicated as Future Comprehensive Planning areas applies to larger lots with development potential, where it is anticipated that future rezoning, and potentially subdivision, will occur prior to development. The land uses shown within these areas indicate the general pattern of expected land use, but final location and density of uses will be subject to the future approval processes and detailed analysis of these sites.

Former Forest Reserve Lands

The Former Forest Reserve Lands cover the largest of Ucluelet's undeveloped areas. Special conditions of this vast landscape include some of the district's richest forested habitat and the potential for spectacular residential and commercial development. Covering roughly half of Ucluelet's entire land base, the area is largely unexploited by development. Objectives of this OCP include protecting the natural qualities that make this place so special. Protecting the most sensitive and rich features of this area, and following the built form, character and material guidelines outlined in this plan, the Former Forest Reserve Lands will successfully add to the character of Ucluelet.

The coastal environment within this area is characterized by rocky bluffs and headlands along the exposed western shoreline, while a gentler rocky coast - along with sensitive marine wetlands, predominates along the protected eastern shoreline of Ucluelet inlet. This rugged and wild coast, along with the extensive forest that carpets the rolling and often steep terrain contribute immeasurably to the character of the site. There is therefore a demonstrated need to ensure that development

within this area should be protected from hazardous conditions and makes adequate provision for fitting itself harmoniously into the existing natural environment while maintaining a balance between the need for such protection and development of this land. The area contains archaeological and cultural uses and resources which must be understood and considered with any development plan. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical in maintaining these values. All development should extend the Wild Pacific Trail and Safe Harbour Trail, and the network of connecting corridors, that make their way through the area.



In addition to development being sensitive to significant natural features worthy of protection, this area is designated for a mix of uses which will require a high standard of design cohesion to reflect the natural heritage of the area.

Master Development Agreements were established to guide the development of the former forest reserve lands. Signed in 2005

and 2006, these agreements committed the owners to additional information requirements including native vegetation management plans, full environmental impact assessments and archaeological assessments. Development subsequently stalled and in the intervening years it has become clear that a different approach may be necessary to enable development of these sites while retaining the initial vision of promoting the natural attributes and culture of the community, attracting investment, tourism and employment opportunities while demonstrating responsible stewardship of the natural environment.

Land uses on the former forest reserve lands was anticipated to include:

- single family with a range of lot sizes
- multi-family residential and commercial resort condominiums
- vacation rentals and Guest House lots
- affordable housing
- hotel/spa, motel and staff housing units
- golf course/clubhouse and marina
- limited commercial facilities restricted to servicing the tourist sector
- parks and natural space
- Wild Pacific Trail

The golf course use is no longer considered a viable component of the plan but a mix of the other uses is indicated on Schedule A.

The Wild Pacific Trail is a crucial, integral component of the former forest reserve land areas. Amendments to each Master Development Agreement may be considered without amendment of the OCP provided the Wild Pacific Trail is not compromised.

The District may also reconsider the Master Development Agreement (MDA) approach and revert zoning to a low-density Rural designation without amendment of the OCP. Future development could then proceed on application for new zoning based on the policies in this section and OCP, and the land uses generally indicated on Schedule A.

Specific policies for the lands included within the Future Comprehensive Planning areas are noted below:

Policy 3.161 Future development proposals may be considered under phased development agreements per section 516 of the *Local Government Act*.

Policy 3.162 Clear-cutting tracts of land greater than 0.5 hectare is prohibited; habitat protection and tree retention is to guide and form the character of the development.

Policy 3.163 A 30-metre wide tree buffer with no development must be provided along both sides of the Pacific Rim Highway;

Policy 3.164 The layout of the proposed extension of Marine Drive which runs parallel to the Pacific Rim Highway must respond to the natural conditions and topography of the land. Adequate vegetative buffering along the frontage of the road should also be retained to provide an attractive entrance into the community. A tree preservation plan should be a major priority to preserve this spectacular natural environment.

Policy 3.165 Low-impact design principles should prevail. This may include limited areas of impermeability, open drainage, high retention and replacement of natural vegetation, ecological landscaping, slow traffic speeds and comfortable, auto-tolerant streets, pedestrian and cyclist connectivity, end-of-trip facilities (e.g. bike lockers, showers), site and lot grading which follows existing topography, environmental protection and enhancement, wide natural buffers and retention of significant natural features.

Policy 3.166 The Wild Pacific Trail is predominantly a waterfront, natural pathway. Future subdivision must include sufficient highway dedication to allow for the continuity of the trail and vegetated buffer.

The minimum width of the Wild Pacific Trail corridor should be 10 metres, with an average width of at least 15 metres.

Access to the Wild Pacific Trail should be provided at intervals not exceeding 400 metres. Small parking areas should be provided at trail heads.

Policy 3.167 Gates, guard houses, and other means of restricting public access are not permitted.



Policy 3.168 Additional parkland, open space, trails and affordable and staff housing are some of the features and amenities that may be secured through agreement, bylaw or other mechanisms.

General Future Comprehensive Planning Area Policies

Policy 3.169 Public access to the water in all areas is supported, encouraged and intended to be secured including through agreement and dedication.

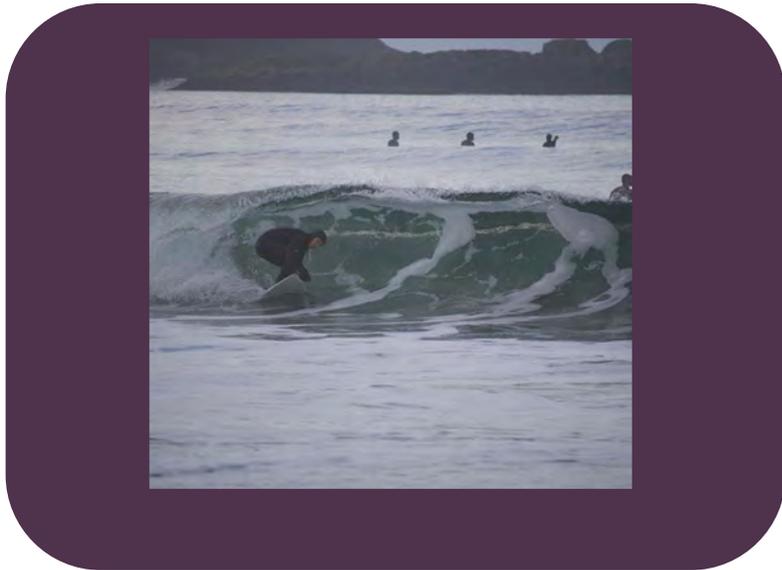
Policy 3.170 The area on Seaplane Base Road, surrounding the Recreation Hall, is designated for Future Comprehensive Planning and identified as a potential Industrial expansion area. Industrial uses that need water access will be considered for this area.

Policy 3.171 The area on Minato Road north of Peninsula Road is designated for Future Comprehensive Planning. This area is envisioned as a residential community with potential for guest accommodation, with significant tree retention. The shoreline and marine wetlands of Olsen Bay is recognised as having important ecosystem values. No development should approach within 30m of the high water mark of Olsen Bay. A greenbelt should be maintained along stream corridors and the shoreline.

Policy 3.172 All development proposals are to address and include measures that mitigate or manage the human-wildlife interface.

Policy 3.173 Developers are to retain an arborist to examine and assess the impact of development and any land clearing on tree/forest cover during subdivision development with the

intention to retain and protect as many healthy trees or pockets of forest cover as possible.



Policy 3.174 Hyphocus Island is currently zoned as Rural Reserve. The zoning of these lands should allow for limited residential development. This reflects the desired future use as primarily clustered residential pattern with substantial tree retention and significant public open space and institutional (i.e., sewage treatment) uses. This area is not intended for private marina or significant tourist commercial or resort development. Compatible light industrial uses may be considered adjacent to the sewage treatment plant. The community may consider re-designation on advancement of a comprehensive plan that addresses the policies and guidelines of this OCP. The high point of the island should be considered for its potential for emergency evacuation (e.g., in conjunction with a future park or open space at the summit of the island);

Policy 3.175 Francis Island is recognised as the symbolic entrance to the Harbour. It should not be developed, without intensive investigation of environmental, hazard and archaeological considerations. Access to the beach on the island and a trail around the edge of the Island for recreational purposes may be further explored.

The Island is zoned as Rural Reserve. Acknowledge the private ownership of Francis Island by permitting up to one single family residential dwelling, without secondary suite, B&B, vacation rental or tourist commercial uses.

Encourage and explore means of preservation, and maximum tree retention, with limited public access, including as an amenity for more intensive development of adjacent lands. Potential acquisition for designation as park land is also supported.

Policy 3.176 The area referred to as District Lot 281 has evolved into a premier location for tourist commercial development as

well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes this a valuable and defining neighbourhood requiring attention in the form and character of developments. The spectacular landscape sloping gently to the ocean allows impressive vistas for visitors and home owners alike. A sensitive approach must be exercised to avoid over-cutting trees at the expense of the area's natural beauty, for enjoyment by all residents and visitors, and to protect the natural environment.

Policy 3.177 For areas of land higher than 20 to 30 metres above sea level, development, park dedication and public/open space should be coordinated with the District's Emergency Plan when considering the potential for public vistas, integrated with the multi-use pathway, trail and road network, as well as muster areas within a close walk of development areas.

Policy 3.178 All new or additional development, including campsites with no individual water supply or no individual sewage disposal facilities, must be connected to the municipal sanitary sewer system.

Part Four: Systems

Servicing and Infrastructure

The District maintains a network of municipal roads, sidewalks, water treatment and distribution, storm drainage, sewer collection and treatment infrastructure. These are monitored and maintained to meet a series of federal and provincial standards. The District plans, develops and maintains these municipal infrastructure systems to enhance the community's health, safety and overall quality of life, and to protect the local environment.

Objective 4A To protect community health and the environment by developing and maintaining efficient and highly-functioning water and sewer systems.

Objective 4B To ensure an orderly pattern of utility services and avoid premature or unnecessary public expenditures on municipal infrastructure.

Objective 4C To use water resources efficiently to ensure a safe and reliable supply over the long term.

Objective 4D To adapt municipal infrastructure systems to remain resilient to the impacts of a changing climate.

Objective 4E To reduce the use of fossil fuels and other resources in municipal operations through improved efficiency and conservation.

Objective 4F To adopt an environmentally sound, integrated stormwater management strategy.

Objective 4G To ensure that the costs of upgraded services are borne primarily by those who benefit.

Objective 4H To ensure that new development contributes toward the costs of infrastructure improvements.

Water Supply

The District of Ucluelet has two domestic water sources. The Lost Shoe Creek Aquifer supply currently consists of four wells which produce approximately 9,450 m³/day (at 90% capacity). Drier summer weather patterns potentially limit this supply, as the aquifer is drawn down to the level of the deepest well. Active water licenses also allow the District to draw up to 3,239 m³/day from Mercantile Creek; of this approximately 500 m³/day is allocated to the Ucluelet First Nations. Additional surface water cannot be taken from this source, to protect the Mercantile Creek fish habitat resource.

In the medium to long term an alternate source of water will be needed to support growth and industry within the District. Two approaches have been identified. The first would require an additional well at the Lost Shoe Creek Aquifer and/or a new well located at Mercantile Creek, expanding the current system capacity. The second approach would develop a new water supply from Kennedy Lake, identified as a source of sufficient volume to sustain the entire region. The feasibility, costs and treatment options have been analysed for the Kennedy Lake system. Ongoing discussions with regional partners will be key to determining the ultimate approach to providing a resilient, healthy source of domestic water to the community.

Water Storage

Water reservoirs are necessary to retain enough water volume and pressure for fire protection, peak hour water balancing and emergency storage purposes. The District operates two water storage reservoirs; one located along the Pacific Rim Highway

(1,400 m³ of storage) and a second reservoir located off Matterson Drive behind the schools (1,300 m³ of storage) for a total capacity of 2,700 m³.

There is a current shortfall in recommended storage volume requirements with the two existing reservoirs to meet fire flow standards, therefore the District should plan for constructing a new facility. A new reservoir could be partially funded through the Development Cost Charge bylaw.



Sanitary Sewer

The District's wastewater collection system consists of a network of gravity and forcemain sewers feeding into one of 15 municipal pump stations. All sewers are pumped through the Helen Road Pump Station before discharging to the District of Ucluelet's Wastewater Treatment facility located on Hyphocus Island.

The wastewater treatment facility is a 3-cell aerated lagoon. Each cell is lined with a high-density polyethylene membrane with a baffling curtain system which maximizes the retention time of the effluent water, allowing the system to provide a high degree of treatment. To expand lagoon capacity into the future, cell # 3 may be expanded and deepened, additional cells may be constructed if land is secured by the District, and a tertiary treatment plant may be constructed.

The District's lagoon system discharges into a marine outfall system. This outfall is located under Ucluelet Inlet to Alpha Passage near George Fraser Islands (1,480 metres in length) and accommodates the treated effluent from the District's lagoon. The outfall is sized to also handle untreated waste from up to three fish processing plants.

Pumping wastewater is expensive to maintain. However it is unavoidable, due to Ucluelet's topography. The District is pursuing strategies to reduce reliance on sewage pumping in the long term. This may include redirection and extension of specific collectors and forcemains. Additionally, the District should carefully evaluate the long-term financial operating costs before assuming responsibility for future infrastructure as a result of new development.

Heavier rainfall events in recent years have caused the maximum daily flows to exceed permit allowances approximately three to

four times a year. These extraordinary flows are attributable to high levels of inflow and infiltration (I & I), combined with more intense storm events. The District has an ongoing program to identify and address I&I incidents.

Stormwater Management

Situated in a coastal rainforest, Ucluelet is blessed with an abundance of rainfall (3,300 mm per year of precipitation). Stormwater collected in pipes and discharged directly to watercourses or the foreshore creates a potential for erosion and discharge of contaminants, which can be harmful to fish and the environment. The existing system in Ucluelet includes a mixture of pipes and open drainage ditches and swales. Several projects in Ucluelet have shown rainfall can be collected in gravel filled trenches and topsoil to dissipate stormwater run-off in a more natural way into the ground. The District will explore options to expand this approach, when updating municipal servicing standards. In addition, the District encourages developers to retain forest cover during subdivision development (i.e. only clear what is necessary to construct the infrastructure and roads) and retain pockets of forest land to the extent possible.

Solid Waste and Recycling

In 2007 the Alberni Clayoquot Regional District (ACRD) commissioned a Solid Waste Management Plan, which was endorsed by District Council. The plan’s objectives are to:

Objective 4I Reduce the amount of waste requiring disposal.

Objective 4J Increase the level of recycling activity throughout the regional district.

Objective 4K Ensure that any residual waste is disposed of in a manner that protects the environment and social well-being.



In the West Coast Landfill catchment area, waste reduction targets are based on recycling rates, as the disposal rate may not be an accurate reflection of progress since it is highly affected by the annual success of the tourism industry. It is anticipated that the West Coast Landfill will be the central delivery area for recyclables collected on the west coast

Currently, there is no suitable local location to dispose of land-clearing debris and household organic waste. The District expects to continue to work with the Alberni Clayoquot Regional District on regional solutions to organic waste recycling.

The 2006 ‘Human-Bear Conflict Management Plan’ guides consideration of development proposals and necessary actions

to reduce potential wildlife conflicts. The priority actions identified in this plan are to bear-proof garbage and food attractants and to set aside habitat and critical animal corridors as lands are developed within the District.

Servicing Policies

Policy 4.1 Require developers to pay for the full servicing costs associated with growth.

Policy 4.2 Commission, and update as necessary, infrastructure master plans for municipal water, sewer, roads, building facilities, parks, and integrated stormwater systems.

Policy 4.3 Initiate long-range financial planning to account for both the costs of replacing aging infrastructure and the expected expansion of utilities to serve a growing community.

Policy 4.4 Maintain a 5-year capital works plan for the construction and upgrading of municipal utilities, based on the infrastructure master plans and long-range financial plan.

Policy 4.5 Adopt updated Subdivision and Development Servicing Standards to require low-impact development standards, minimize long-term operational and maintenance costs, reduce the environmental impact of development, and provide the network of pedestrian, bicycle and vehicle facilities shown in this plan.

Policy 4.6 Plan for water conservation as a necessary part of future development in order to reduce peak demand requirements and meet funding criteria from Provincial and Federal governments.

Policy 4.7 Explore options for providing a second barrier water treatment system for surface water sources, as directed by the Ministry of Health, if continued use of the Mercantile Creek source is needed.

Policy 4.8 Plan for the construction of a third water reservoir, to meet future pressure and capacity needs.

Policy 4.9 Continue an active program to reduce inflow and infiltration into the sewage system.

Policy 4.10 Continue an active program for detecting leaks and unauthorized water use.

Policy 4.11 Continue the program to repair, upgrade and install SCADA on each municipal sewage pump station.

Policy 4.12 Maintain appropriate portable emergency generators to service key municipal infrastructure during power outages.

Policy 4.13 Investigate the feasibility of retrofitting existing piped systems, when replacing aging infrastructure, in favor of alternate practices for accommodating run-off.

Policy 4.14 Develop a program for reviewing the municipal systems and securing rights-of-way for all utility infrastructure where presently not secured.

Policy 4.15 Require oil and grease separators to be installed and maintained for all new or upgraded paved parking lots and service station properties.

Policy 4.16 Continue to explore the feasibility of the Kennedy Lake Regional Supply, and seek support from regional partners, as the long-term secure water source for the west coast.

Policy 4.17 Work with the Ministry of Environment to update the municipal sewage discharge permit to reflect the current level of waste water treatment.

Policy 4.18 Refer major development proposals to the Alberni Clayoquot Regional District for comments relating to solid waste and recycling.

Policy 4.19 Encourage community waste reduction and recycling.

Policy 4.20 Explore options for handling local land-clearing waste and household organic waste recycling with the ACRD.

Policy 4.21 To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible, and promote composting systems that reduce the amount of methane from organic waste.

Policy 4.22 Encourage the use of sustainable energy systems and utilities where improved energy efficiency and/or reduced GHG emissions will result.

Policy 4.23 The number of District-owned and operated sewer pump stations should be minimised.

Policy 4.24 Encourage the harvesting of waste heat from industrial, commercial or institutional sources, such as refrigeration equipment and sewer systems, where practical.

Policy 4.25 Utilize energy-efficient street lighting to reduce energy use.



Municipal Finance, Governance and Operations

A primary task of the municipal organization is to maintain the business functions which support the community's local government.

Taxation, utility billing, infrastructure financing, budgeting, contracting and seeking grants are all core functions of the District. Providing timely, accurate information and support enables good decision making by the elected Council.

Municipal staff are charged with ensuring the District functions meet legislated requirements and strive to adopt appropriate best practices to further Council's strategic directions for the community.

Clear communication with Ucluelet residents and other agencies on the ongoing operations, events and functions of the municipality ensures accountability and transparency in all of the District's practices.

Objective 4L To be a healthy, accountable, progressive organisation that is outstanding in the provision of service to the public.

Objective 4M Deliver excellent customer service.

Objective 4N Provide best value for money.

Objective 4O Provide right-sized government services and infrastructure which will be affordable to the community over the long term.

Objective 4P Strengthen relationships within the community and with neighbours.

Objective 4Q Provide streamlined services for residents, businesses and investors in the community.

Policy 4.26 Develop and institute a long-range financial planning approach which anticipates the costs of developing, operating, maintaining and replacing municipal infrastructure and assets over their serviceable lifespan.

Policy 4.27 Commission a long-range land use demand study to inform infrastructure decisions, development reviews and long-range budgeting efforts.

Policy 4.28 Assess municipal resources and strategize the appropriate approaches to most efficiently delivering the level of service expected by the community.



The District recognises that information is another piece of key infrastructure for the community. Land, building, demographic and business data are important information sources which can support community functions, economic development and the work of other agencies.

Policy 4.29 Continue to pursue corporate records management strategies to develop efficient and resilient information storage and retrieval systems.

Policy 4.30 Continue to review District methods of internal and external communication to provide transparency while maintaining an appropriately efficient allocation of resources and staff time.

Policy 4.31 Provide educational materials and opportunities for engaging citizens and expanding awareness, knowledge and participation in civic functions.

Economic Development

Ucluelet prides itself as being a working town. The economy has traditionally been based on the forest, fishing and mining industries up until the nineteen nineties.

Today Ucluelet and Tofino serve a trading population of roughly 4,000 in addition to an increasingly large number of tourists attracted by the area’s pristine scenic beauty.

The District works with Tourism Ucluelet and the Chamber of Commerce to further promote the unique attributes of the town, while differentiating the visitor experience between the west coast communities of Tofino and Ucluelet.

Ucluelet continues to improve its image and appeal to visitors. This is achieved through promoting the community as a working harbour and drawing attention to the Wild Pacific Trail, the area’s heritage and cultural values and access to the Broken Group Islands.

A new fiber-optic data network serving Ucluelet supports businesses and individuals who increasingly live locally but interact with a far-flung network of clients, customers and suppliers.

Strategic improvements to the public realm in the Village Square area is a priority for enhancing the safety, comfort and experience of both locals and visitors. These pathways and gathering places act as the backbone to the community and also support the further development of the Ucluelet economy.

The District of Ucluelet commissioned an Economic Development Strategy Update in 2017. The study identified strategic directions which are reflected in the following economic objectives.

It remains important that Ucluelet maintains a diversified economy, so that it does not concentrate solely on tourism, while retaining its traditional small-town character.

“As of the 2011 National Household Survey, the concentration of tourism-based jobs in the Ucluelet area was about 2.5 times the provincial average. These are a combination of jobs in accommodation services, food and beverage services, recreation, transportation, retail, and others.

This underlies the importance of tourism to the Ucluelet economy and is impressive considering that every community in the province has at least a small tourism industry.

But the real outlier in the Ucluelet economy is the fishing sector. Including fishing, aquaculture and fish processing, the concentration of employment in Ucluelet is 64 times the provincial average. Fishing jobs are naturally more concentrated because they are mostly limited to coastal communities, but this is still a remarkable result.

About 18% of all jobs with a fixed place of work in Ucluelet were in fishing, and this does not include all the various suppliers to the industry.”¹

Objective 4R Sustain a local economic development structure and tools.

Objective 4S Invest in Ucluelet’s human potential.

Objective 4T Enhance physical infrastructure for economic development.

Objective 4U Support and build on the twin pillars of the Ucluelet economy – harbor-related industries and tourism.

Objective 4V Pursue targeted economic development opportunities.



The updated Economic Development Strategy identifies the following strategic polices which the District is pursuing:

Policy 4.32 As part of an overall strategic review of the long-term demand for municipal resources, assess the level of staffing and/or financial commitment to economic development.

Policy 4.33 Continue to support a business and employment retention and expansion (UBERE) program.

Policy 4.34 Communicate Ucluelet’s attributes and opportunities for economic development.

Policy 4.35 Maintain a collaborative relationship on economic development projects with Yuuluᑭiᑭᑭᑭᑭᑭ and ‘tukwaaᑭᑭᑭᑭᑭ First Nations.

Policy 4.36 Continue to support the development of a range of housing options, including dedicated staff housing if the need arises.

Policy 4.37 Continue working to improve the municipal water system.

Policy 4.38 Continue to work with the Department of Fisheries and Oceans (DFO) and industry to maximise the effectiveness of the harbor for commercial fishing operations.

Policy 4.39 Support the expansion and diversification of tourism amenities and attractions.

Policy 4.40 Support ongoing community input into Economic Development.

Policy 4.41 Continue to support new and expanded post-secondary education and/or advanced research institutions.

Policy 4.42 Continue to support health service improvements in Ucluelet and the region.

Policy 4.43 Continue to support programs and events that enhance Ucluelet’s unique sense of place and high quality of life.

Policy 4.44 Explore alternative uses of the Coast Guard lands.

Policy 4.45 Ensure sufficient supply of industrial land is designated and, when appropriate, serviced for future use.

Policy 4.46 Support continued improvement to regional transportation infrastructure.

Policy 4.47 Support the continued operation and expansion of marine support services.

Policy 4.48 Support the commercial fishing, aquaculture, and processing sectors in the development of new and higher-value seafood products.

Policy 4.49 Target technology and energy-related entrepreneurs.

Policy 4.50 Support the expansion of forestry and wood products manufacturing.

Policy 4.51 Explore marketing synergies among tourism providers in the west coast region.

Policy 4.52 Support closer ties between local educational institutions and the business community.

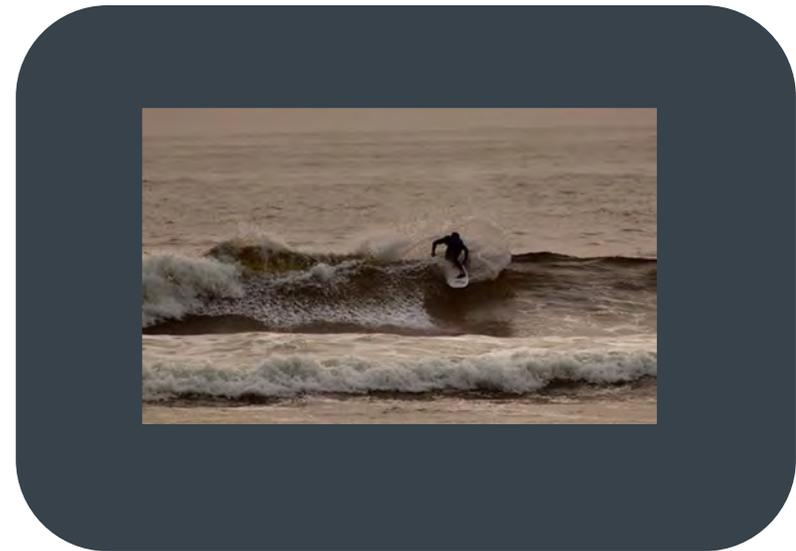
Policy 4.53 Develop a business resource package, including referral service, to support entrepreneurs and small businesses.

Policy 4.54 Explore the potential to partner with other agencies to beautify the Highway 4 junction, including undergrounding or relocating power lines, coordinating (and minimizing) signage, and installing new landscaped medians befitting the coastal forest environment. Consider providing maintenance to median landscaping, should its installation be accepted by the Ministry of Transportation and Infrastructure.

Policy 4.55 A major draw and economic opportunity lies in the trails by which visitors experience the beauty of the Ucluth Peninsula. Approach funding for extension and upgrade to the Wild Pacific Trail and Safe Harbour Trail equally as an investment

in economic development as well as a recreational amenity for residents.

Policy 4.56 Capitalize on the growing recognition of Ucluelet as a prime destination for active recreational pursuits including surfing, kayaking, sport fishing, hiking and mountain biking.



Part Five: Schedules & Maps

SCHEDULE A: LONG-RANGE LAND USE PLAN

SCHEDULE B: TRANSPORTATION NETWORK

SCHEDULE C: PARKS & TRAILS NETWORK

SCHEDULE D: WATER & SEWER INFRASTRUCTURE

SCHEDULE E: DEVELOPMENT PERMIT AREAS – ENVIRONMENTAL PROTECTION

SCHEDULE F: DEVELOPMENT PERMIT AREAS – FORM & CHARACTER

SCHEDULE G: DEVELOPMENT PERMIT AREAS – STEEP SLOPES

MAP 1: REGIONAL CONTEXT

MAP 2: REGIONAL INFRASTRUCTURE

MAP 3: ARCHAEOLOGICAL POTENTIAL

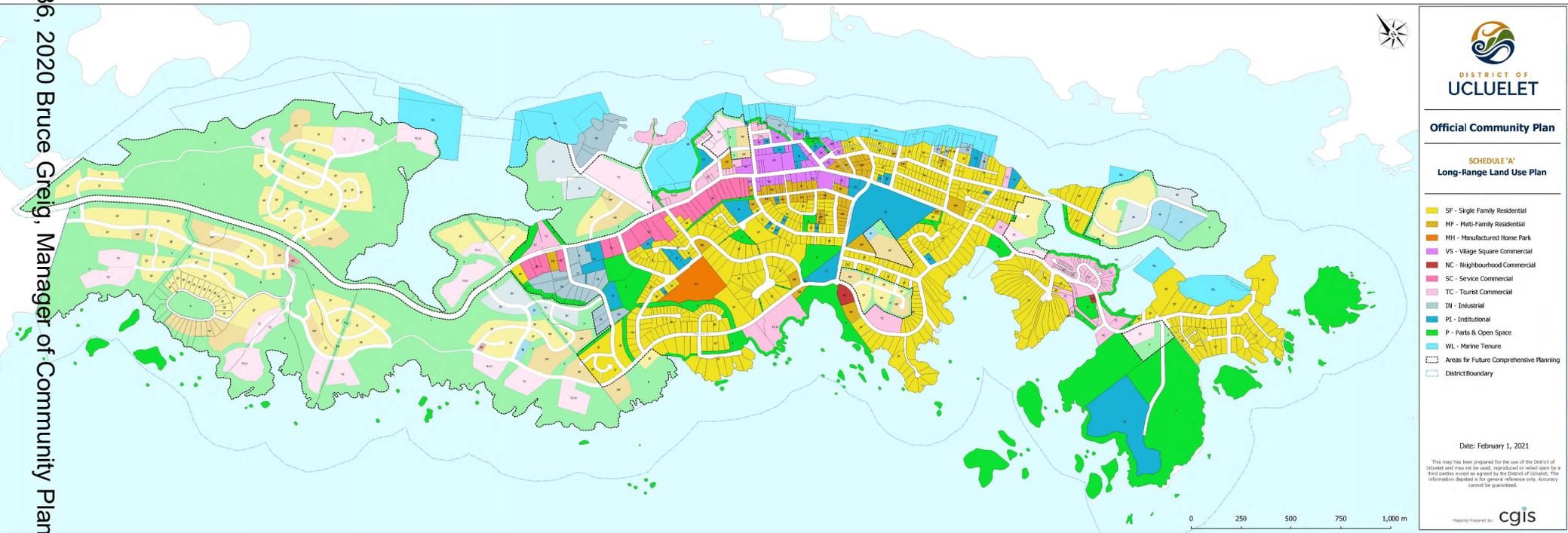
MAP 4: COASTAL STORM – FLOOD CONSTRUCTION LEVELS

MAP 5: TSUNAMI FLOOD VULNERABILITY

MAP 6: TSUNAMI FLOOD PLANNING

MAP 7: CURRENT LAND USE

MAP 8: ENVIRONMENTAL BASE INFORMATION




DISTRICT OF UCLUELET

Official Community Plan

SCHEDULE 'A'
Long-Range Land Use Plan

- SF - Single Family Residential
- MF - Multi-Family Residential
- MH - Manufactured Home Park
- VS - Village Square Commercial
- NC - Neighbourhood Commercial
- SC - Service Commercial
- TC - Tourist Commercial
- IN - Industrial
- PI - Institutional
- P - Parks & Open Space
- WL - Marine Tenure
- Areas for Future Comprehensive Planning
- District Boundary

Date: February 1, 2021

This map has been prepared for the use of the District of Ucluelet and may not be used, reproduced or relied upon by a third party unless so agreed by the District of Ucluelet. The information depicted is for general reference only. Accuracy cannot be guaranteed.

Map prepared by 



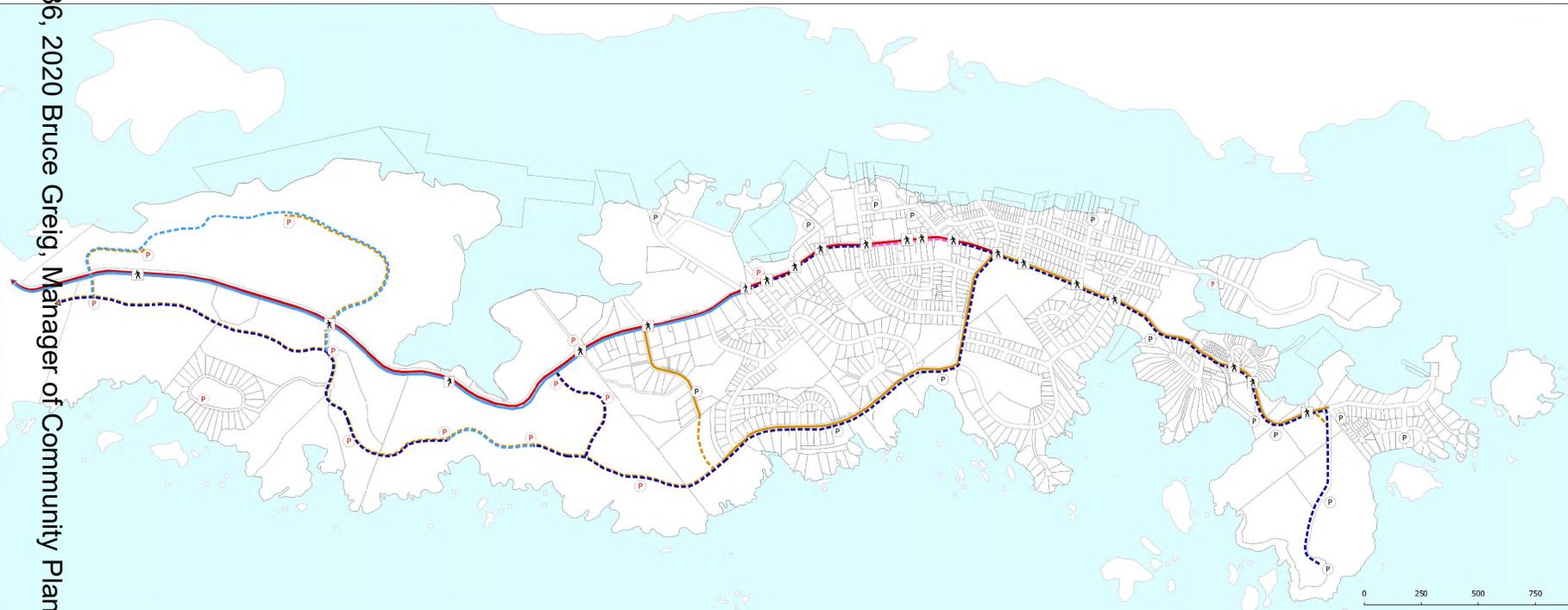
Official Community Plan

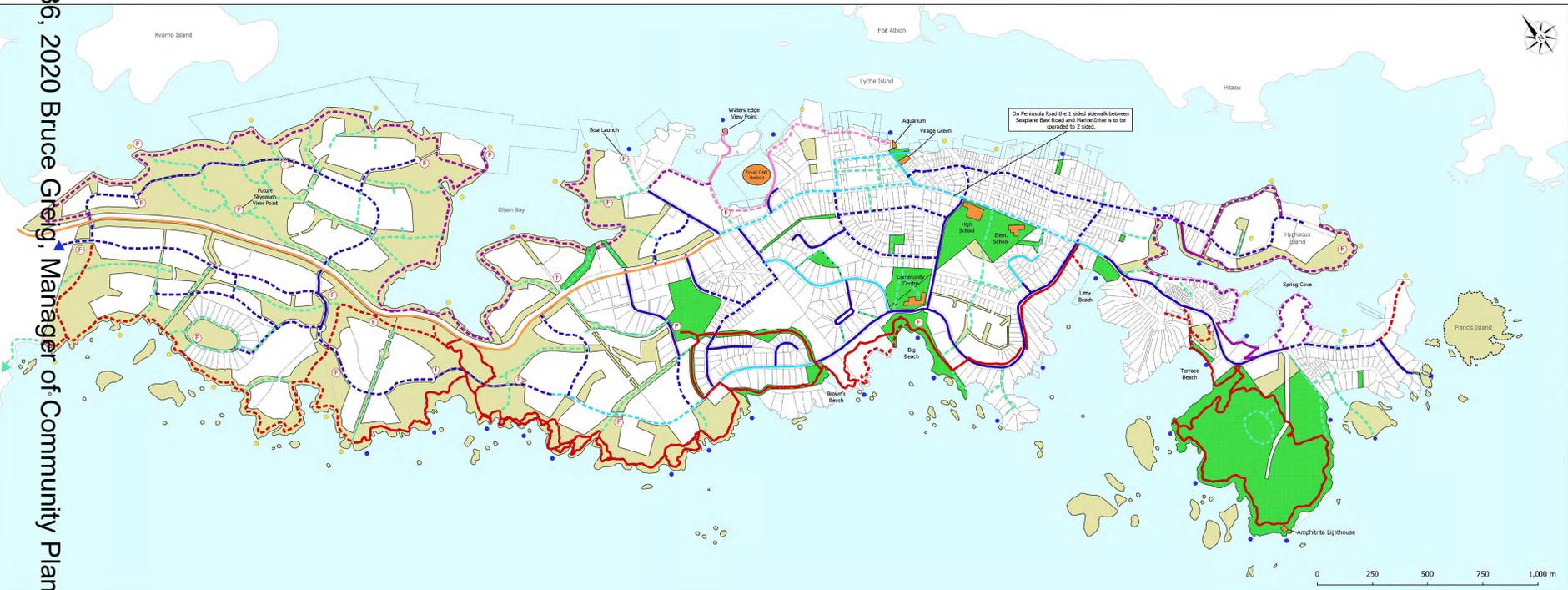
SCHEDULE 'B'
Transportation Network

- Existing Roads**
 - Arterial
 - Collector
- Future Roads**
 - Arterial
 - Collector
- Multi-Use Trails**
 - Existing
 - Future
- Bike Lanes**
 - Shared Lane (Car/Bike)
 - Dedicated Bike Lane
 - Future Shared Lane (Car/Bike)
 - Future Dedicated Bike Lane
- Crosswalks**
 - Existing Crosswalk
 - Proposed Crosswalk
- Parking**
 - Existing Parking
 - Proposed Parking

Date: December 18, 2020
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Map prepared by cgis





Official Community Plan

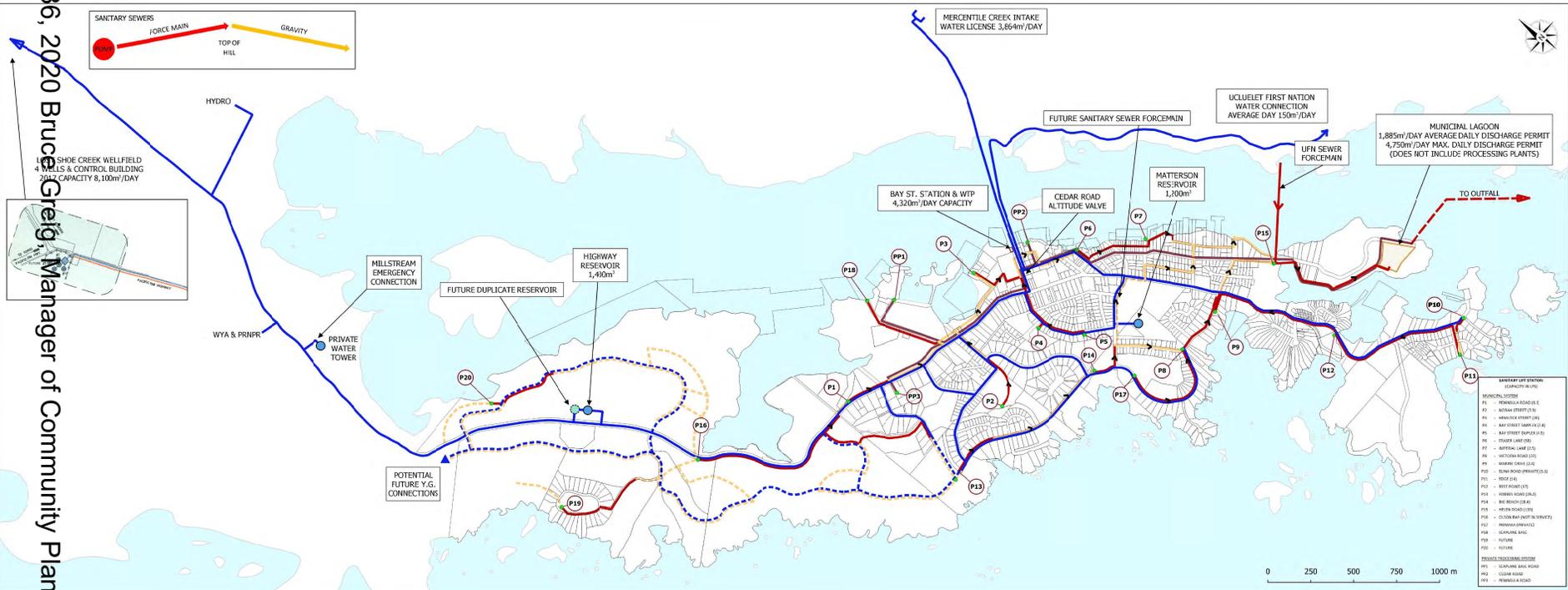
**SCHEDULE 'C'
Parks & Trails Network**

- Sidewalk - 2 Sides
- - - Future Sidewalk - 2 Sides
- Sidewalk - 1 Side
- - - Future Sidewalk - 1 Side
- - - Wild Pacific Trail
- Future Wild Pacific Trail
- Safe Harbour Trail
- - - Future Safe Harbour Trail
- Harbour Walk
- - - Future Harbour Walk
- Pedestrian Connectors
- Key Active Transportation Generators
- Park / Open Space
- - - Future Park / Open Space
- View Point
- Future View Point
- Ⓜ Future Park Facility

Date: February 2, 2021

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Map prepared by **cgis**



Official Community Plan
SCHEDULE 'D'
Water & Sewer Infrastructure

- Water System**
- Watermain
 - - - Future Watermain
- Sanitary System**
- Sewer Gravity Main
 - Sewer Forcemain
 - - - Future Gravity Sewer
 - Pump Station
- Processing Plant System**
- Processing Plant Force Main

SANITARY SEWER SYSTEM (PLAN ONLY IN PPT)

MUNICIPAL SYSTEM

- P1 - WINDY LAKE ROAD
- P2 - WINDY LAKE ROAD
- P3 - WINDY LAKE ROAD
- P4 - WINDY LAKE ROAD
- P5 - WINDY LAKE ROAD
- P6 - WINDY LAKE ROAD
- P7 - WINDY LAKE ROAD
- P8 - WINDY LAKE ROAD
- P9 - WINDY LAKE ROAD
- P10 - WINDY LAKE ROAD
- P11 - WINDY LAKE ROAD
- P12 - WINDY LAKE ROAD
- P13 - WINDY LAKE ROAD
- P14 - WINDY LAKE ROAD
- P15 - WINDY LAKE ROAD
- P16 - WINDY LAKE ROAD
- P17 - WINDY LAKE ROAD
- P18 - WINDY LAKE ROAD
- P19 - WINDY LAKE ROAD
- P20 - WINDY LAKE ROAD

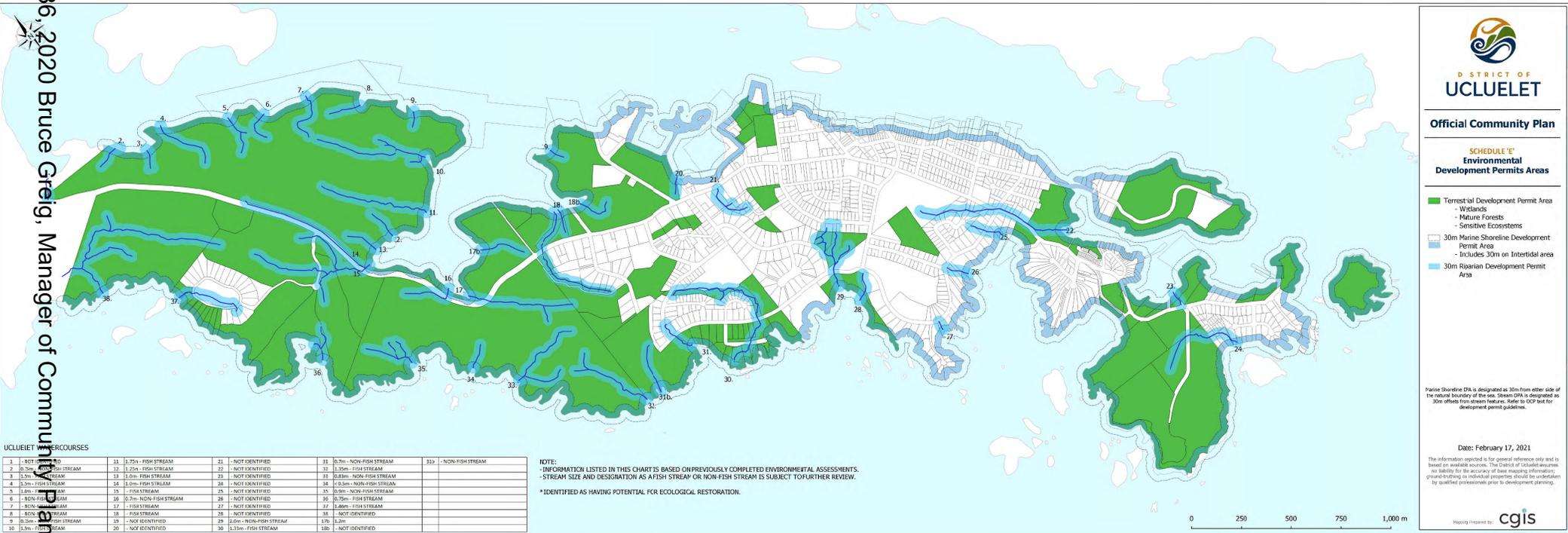
PRIVATE PROCESSING SYSTEM

- PP1 - WINDY LAKE ROAD
- PP2 - WINDY LAKE ROAD
- PP3 - WINDY LAKE ROAD

Date: December 17, 2020

This map has been prepared for the use of the District of Ucluelet and may not be used, reproduced or relied upon by a third party without an agreement by the District of Ucluelet. The information depicted is for general reference only. Accuracy cannot be guaranteed.





Official Community Plan
SCHEDULE 'E'
Environmental Development Permits Areas

- Terrestrial Development Permit Area
 - Wetlands
 - Mature Forests
 - Sensitive Ecosystems
- 30m Marine Shoreline Development Permit Area
 - Includes 30m on Intertidal area
- 30m Riparian Development Permit Area

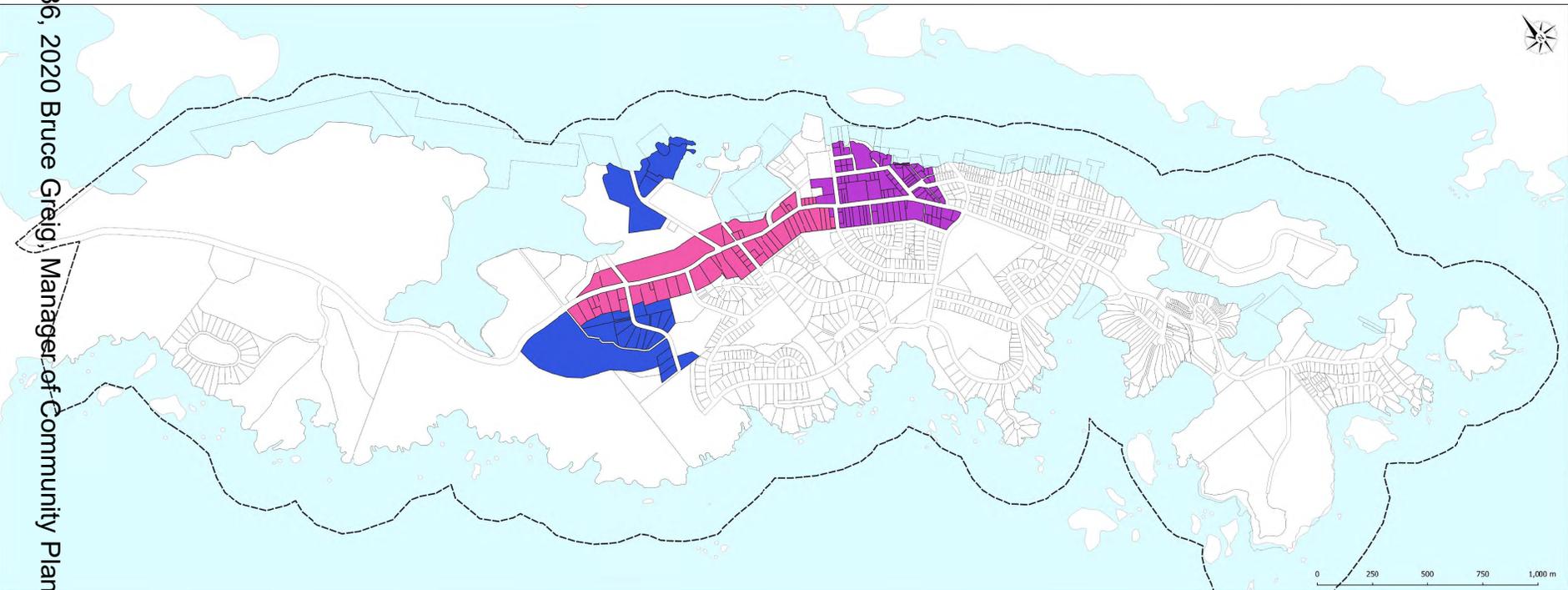
Marine Shoreline DPA is designated as 30m from either side of the natural boundary of the sea. Stream DPA is designated as 30m offset from stream feature. Refer to OCP text for development permit guidelines.

Date: February 17, 2021

The information reported is for general reference only and is based on available sources. The District of Ucluelet assumes no liability for the accuracy of base mapping information; ground truthing at individual properties should be undertaken by qualified professionals prior to development planning.

Prepared by **cgis**






DISTRICT OF UCLUELET

Official Community Plan

SCHEDULE 'F'
Development Permit Areas for Form and Character

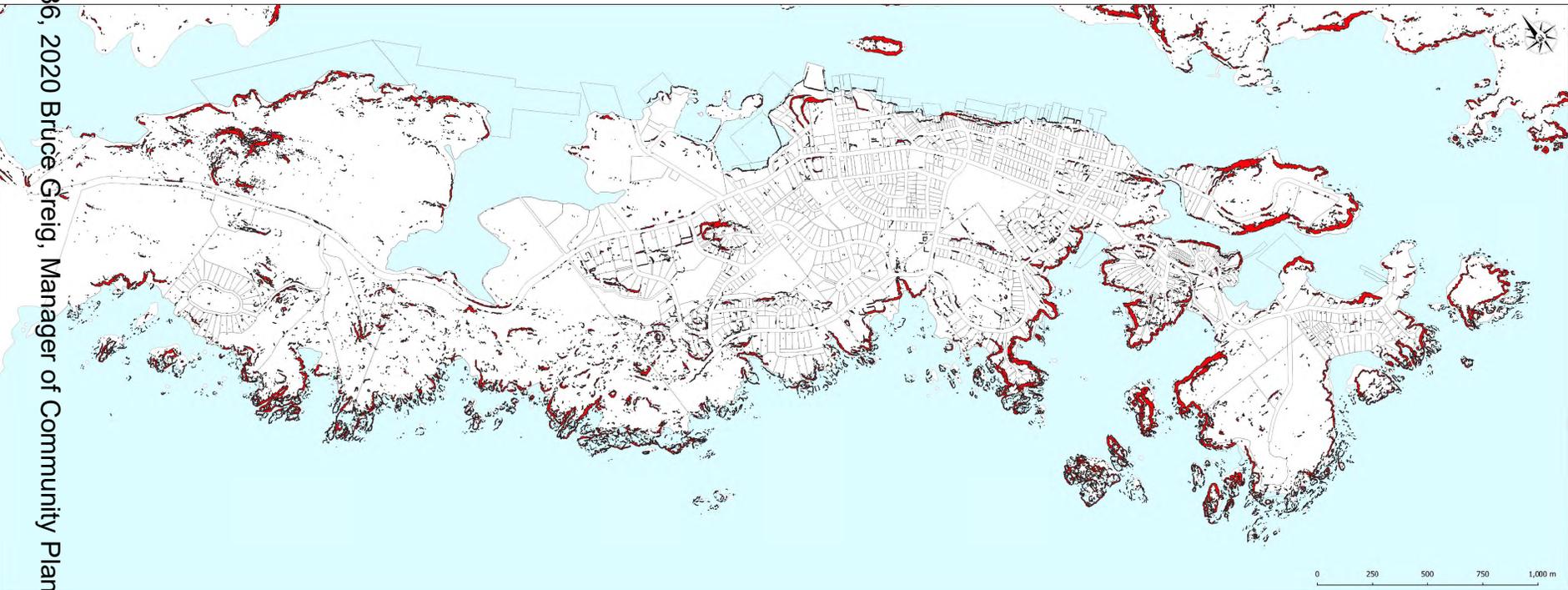

■ DPA I - Village Square
■ DPA II - Peninsula Foreshore
■ DPA III - Industrial
■ DPA IV - Multi-Family, Mixed Use, Commercial

NOTE: All lands within the boundaries of Ucluelet are also designated as a Development Permit Area for the regulation of form and character when being developed for any Multi-Family Residential, Mixed-Use and/or Commercial uses (DPA IV).

Date: February 1, 2021

This map has been prepared for the use of the District of Ucluelet and may not be used, reproduced or relied upon by a third party except as agreed by the District of Ucluelet. The information depicted is for general reference only, accuracy cannot be guaranteed.

Map prepared by 




DISTRICT OF UCLUELET

Official Community Plan

**SCHEDULE 'G'
Development Permit Areas
for Hazardous Conditions**

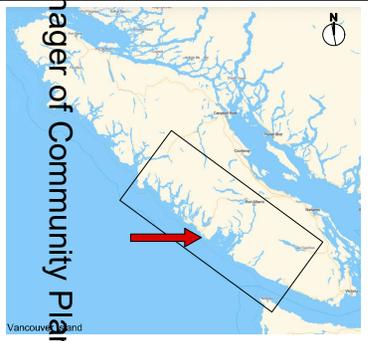
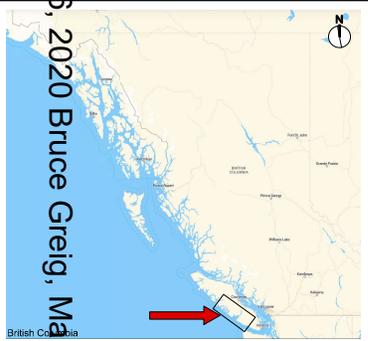
 Steep Slopes (>30 degrees)

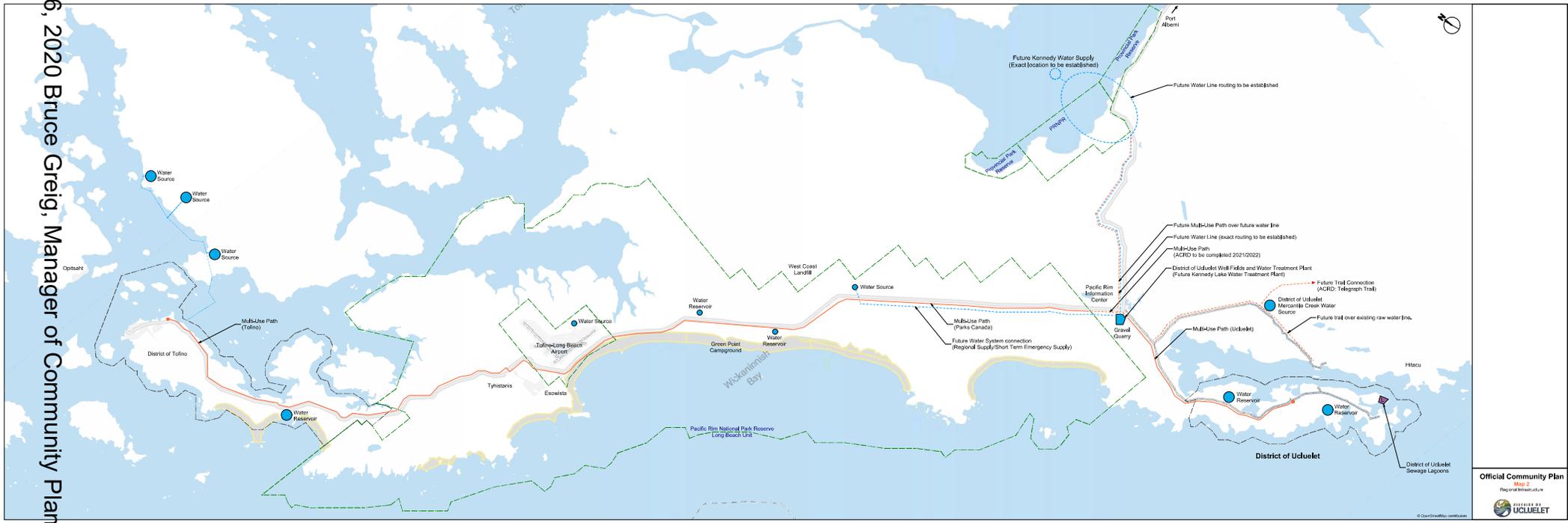
NOTE: For information on lands which may be subject to flooding please refer to Maps 4, 5 and 6.

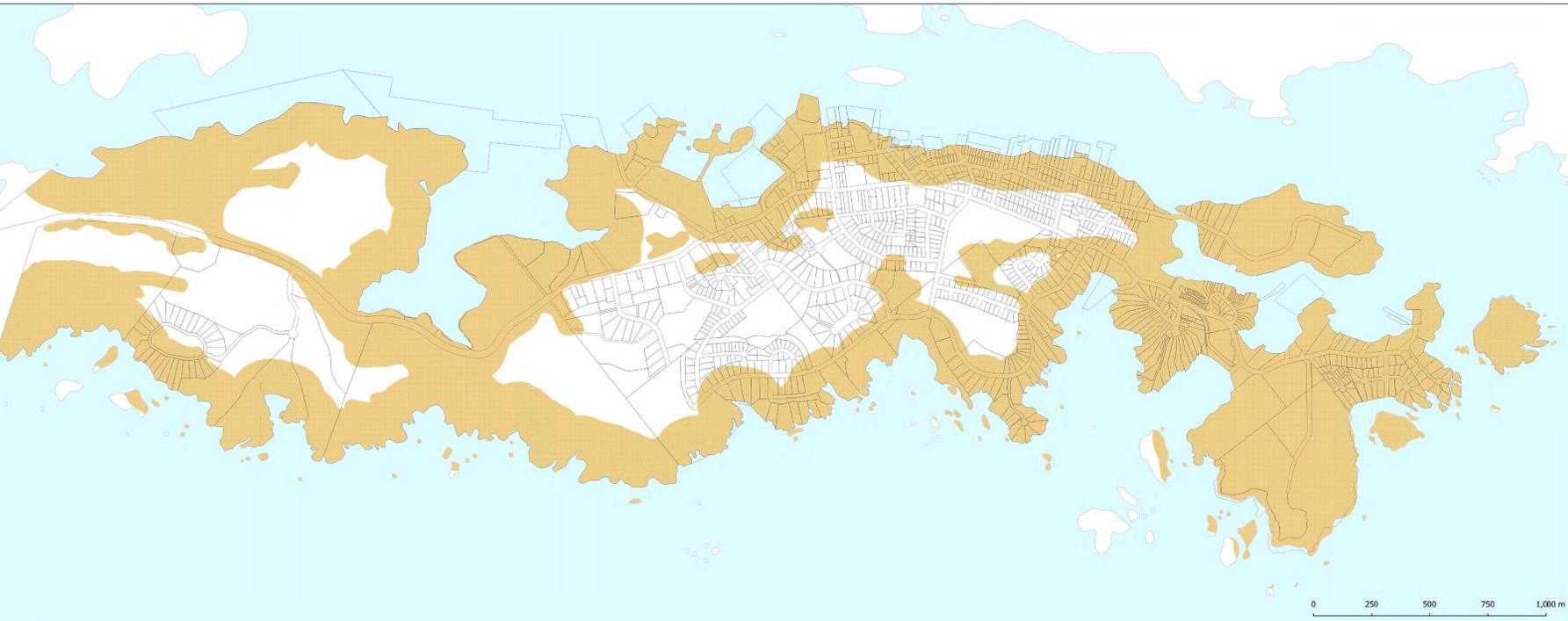
Date: February 2, 2021

This map has been prepared for the use of the District of Ucluelet and may not be used, reproduced or relied upon by a third party except as agreed by the District of Ucluelet. The information depicted is for general reference only, accuracy cannot be guaranteed.

Map prepared by 








DISTRICT OF UCLUELET

Official Community Plan

Map 3
Archaeological & Cultural Potential

■ Areas of High Archaeological and Cultural Potential

Areas of highest archaeological and cultural potential include the native foresters, lands 150m inward from the natural boundary of the sea, and stands of trees which may contain old growth. Part of the District's heritage includes archaeological sites—the physical evidence of how and where people lived in the past. For 95% of the time people have lived in this area, no written records were made. Archaeological sites are treasured and continued cultural practices connect to the rich history extending back many thousands of years. The South Peninsula as well as multiple traditional territory, contains numerous recorded archaeological sites and has the potential to contain more. The Province protects these sites, whether known or concealed, through the Heritage Conservation Act. This protection applies to both private and Crown land and means that you must have a provincial heritage permits investigate, alter or develop within an archaeological site.

Archaeological sites/objects are not identified in this plan due to their sensitivity. However, areas shown here have significant potential to contain unknown archaeological sites that are protected under the Heritage Conservation Act. For more information contact the BC Archaeology Branch.

Date: February 2, 2021
The information depicted is for general reference only and is based on available sources. The District of Ucluelet assumes no liability for the accuracy of base mapping information. ground truthing on individual properties should be undertaken by qualified professionals prior to development planning.

Maping prepared by 

Notes to Users

- This map is designed to accompany the District of Ucluelet Coastal Flood Mapping report (Ebbwater Consulting Inc. and Cascadia Coast Research Ltd., 2020) and is intended for the purposes of that report only. See the report for further details on the methodology, results, and limitations.
- Flood water levels were developed using a 0.5% AEP flood and 1.0 m freeboard to represent future flood levels. This is based on guidelines from Ausenco Sandwell (2011). Each value is subject to change and may need to be reassessed in the future.
- A 0.6 m freeboard allowance is included in flood construction levels (FCL) in accordance with Ausenco Sandwell (2011).
- The Flood Construction Levels (FCL) have been divided into zones based on similar flood level values (FCL values are given relative to CGVD 2013).
- The color-coded zone polygons show flood hazard extent areas as defined by the indicated FCL.
- FCLs were developed by the District of Ucluelet (DOU) and Francis Island.
- The FCLs represent a specific planning level as defined by Ausenco Sandwell (2011). This map should not be interpreted to mean that flooding will be limited to the FCLs indicated for each zone or parcel.
- Applications presented in this map should be done in accordance with current policy and regulations by a suitably qualified engineer.
- The extent of the western (outer) coastline means that care must be taken in interpreting these FCLs for specific sites. Floodings may occur outside the FCLs for specific sites. Floodings with steep forebays are subject to more wave run-up and experience higher flood levels.

Limitations

- The accuracy of the presented FCLs is limited by available data and modeling techniques. The FCLs are based on 1D cross-shore transects. They have been simplified by merging areas of similar transects into zones. Please refer to the report for a detailed discussion of zones.
- The accuracy of the flood hazard extent is limited by the accuracy of the surveys and mapping data. The flood hazard extents were established on the ground by legal survey.
- This map was produced by Ebbwater Consulting Inc. using generally accepted best practice and guidelines for the province of British Columbia. However, flooding may still occur outside the defined flood hazard boundary, and Ebbwater Consulting Inc. and Cascadia Coast Research Ltd. do not assume any liability by reason of this map to delineate flood hazard areas on this map.
- The flood depths and levels shown on this map are to provide an assessment of current and future flooding to help inform decisions on future land use policy. Under the provisions of the Local Government Act, 2004, these flood extents only take effect when adopted, approved or implemented via another planning tool (such as a development permit area). They therefore do not currently have any legal or planning standing.
- Base map general layers were provided by different data owners and are subject to differences.

Data Sources

- Flood Construction Reference Plane (FCRP) values were provided by Cascadia Coast Research Ltd.
- Water levels were interpolated from a limited number of transects and relative to offshore topography.
- Digital Elevation Model (DEM) was created based on LIDAR data surveyed in 2014 and obtained from the DOU.
- Mapping Files and Land Parcels were received from the DOU.
- Base map was based on CARTO's Postmon, created using geospatial data from openstreetmap.org (© OpenStreetMap contributors; cartography license CC BY-SA).

References

- Ebbwater Consulting Inc. and Cascadia Coast Research Ltd. (2020). District of Ucluelet Coastal Flood Mapping (Final Report).
- Ausenco Sandwell (2011). Climate Change Adaptation Guidelines for Sea Dredging and Coastal Flood Hazard Land Use - Guidelines for Management of Coastal Flood Hazard Land Use. Prepared for the British Columbia Ministry of Environment.





DISTRICT OF UCLUELET



Coastal Flood Mapping

Coastal Storm Flood Planning Support Map 3/5
Flood Construction Level - Zones for Rare Event (Future)
 0.5% AEP, 1 m FSLR, with 0.6 m freeboard

Flood Construction Level (CGVD 2013, m)

| |
|-------------|
| 4.0 - 6.0 |
| 6.0 - 8.0 |
| 8.0 - 10.0 |
| 10.0 - 12.0 |
| 12.0 + |

Land Parcels
 Flood Hazard Boundary

Official Community Plan
 Map 4
 Coastal Storm Flood Planning Support Map 3/5
 PREPARED BY UCLUELET

Date Created: June 26, 2020
 Map 4
 Coastal Storm Flood Planning Support Map 3/5
 Coordinate System: NAD83, UTM 10N
 Vertical Datum: CGVD 2013

Stamp provided in original version



Notes to Users

- This map was designed to accompany the District of Ucluelet Coastal Flood Hazard Mapping report (EBBwater Consulting Inc. and Cascadia Coast Research Ltd., 2020) and is intended for the purposes of that report only. See the report for further details on methodology, results and limitations.
- Flood hazard vulnerability levels were determined based on a simulation of tsunami waves generated by a modeled rupture (Coe et al., 2010).
- Water levels were conservatively assumed a tide equal to higher high water (HHW) (RSLR), equal to 2 m at Ucluelet, and 1 m of relative sea level rise (RSLR), to provide results for a potential worst-case.
- Based on the findings for the management of coastal flood hazard (see Cascadia Coast Research (2011), 1) or of one level rise approach corresponds to the year 2100. However, these projections are subject to changes in climate projections and may likely require reassessment in the future.
- Flood damage and thresholds are based on ADR Guidelines for Flood Hazard (2017).

Limitations

- The accuracy of the presented tsunami flood hazard vulnerability zones is limited by available data and the modeling approach used. Users refer to the report for detailed data and limitations.
- This map shows results for one possible tsunami wave (based on rupture type and source). Flood characteristics and associated responses could vary based on different tsunamis.
- The accuracy of the tsunami flood hazard vulnerability zones is limited by the accuracy of the base mapping data and data. The flood hazard limits were not established on the ground by any.
- No field data was used for the province for mapping of tsunamis. This map was produced by EBBwater Consulting Inc. and Cascadia Coast Research Ltd. using guidance documents and approaches identified from a literature review of other similar studies (EBBwater Consulting Inc. and Cascadia Coast Research Ltd. do not assume any liability by reason of the failure to conduct field data on this map).
- The map provides an assessment of current and future flooding under different decisions on future land use policy. Under the provisions of the Local Government Act (2004), these flood hazard maps only take effect when adopted by Order or implemented in another planning tool (such as a development official order). They therefore do not currently have any legal or planning standing.
- Flood hazard limits are presented for all areas inland of the coastal shoreline layer (as provided by the District of Ucluelet), including a small buffer to ensure all exposed areas are captured.
- Base mapping data were provided by different data owners and may be subject to differences.

Data Sources

- Tsunami wave depths and velocities were provided by Cascadia Coast Research Ltd.
- Mapping data, including Shoreline Layer, and Land Parcels were received from ECU.
- Base map was based on CARTO's Position, created using derivative OpenStreetMap data - openstreetmap.org (© OpenStreetMap contributors, cartography license CC BY-SA).

References

- EBBwater Consulting Inc. and Cascadia Coast Research Ltd. (2020). District of Ucluelet Coastal Flood Mapping (Final Report).
- Australian Government (2011). Climate Change Adaptation Guidelines for Disaster and Coastal Flood Hazard Land Use. Prepared for the British Columbia Ministry of Environment.
- ADR Australian Disaster Resilience Guidelines
- 7-3 Flood Hazard Australian Institute for Disaster Resilience, Australian Government Attorney General's Department. <https://www.austlii.edu.au/au/other/dfat/special/7-3/>
- Co et al. (2010). Nat. Haz. (2010) 94:445-460.



Tsunami Flood Hazard Vulnerability Zones - Definition:

- H1 - generally safe for people, vehicles and buildings
- H2 - unsafe for small vehicles
- H3 - unsafe for vehicles, children and the elderly
- H4 - unsafe for people and vehicles
- H5 - unsafe for people and vehicles. Buildings require special engineering design and construction
- H6 - unsafe for vehicles and people. All building types considered vulnerable to failure



DISTRICT OF UCLUELET



Coastal Flood Mapping

Tsunami Flood Planning Support Map 6/6

Tsunami Flood Hazard Vulnerability Zones - Splay Faulting Rupture (Future) G2018-S-A model, 1 m RSLR

Legend:

- Land Parcels
- Tsunami Flood Hazard Vulnerability Zones
 - H1
 - H2
 - H3
 - H4
 - H5
 - H6

Official Community Plan

Map 6
 Coastal Flood Planning Support Map 6/6
 DISTRICT OF UCLUELET

Stamp provided in original version

Date Created: June 26, 2020
 Map Scale: 1:12,500
 Coordinate System: NAD83, UTM 10N
 Vertical Datum: CGVD 2013

CASCADIA COAST RESEARCH LTD. ebbwater

Notes to Users

- This map was designed to accompany the District of Ucluelet Coastal Flood Mapping report (Ebbwater Consulting Inc. and Cascadia Coast Research Ltd. 2020) and is intended for the purposes set out in that report only. See that report for further details on the methodology and limitations.
- The tsunami inundation elevation was developed based on the highest elevation of the simulated tsunami (runup) elevations (including rupture from Gao et al., (2018)) for a 1 m relative sea level rise (RSLR). The extent of the tsunami planning level of 18 m (without safety factor) are shown on the map.
- Water levels for observatory assume a 2 m subsidence, a tide equal to the high water stage (HWST), equal to 2 m at low tide (LWT), and 1 m of relative sea level rise (RSLR), which results for a potential future flood event.
- Based on the plan for the management of coastal flood hazard (Aisencio Sandwell 2011), 1 m of sea level rise is estimated to correspond to the year 2050. However, this time period is subject to changes in climate projections and may require reassessment in the future.

Limitations

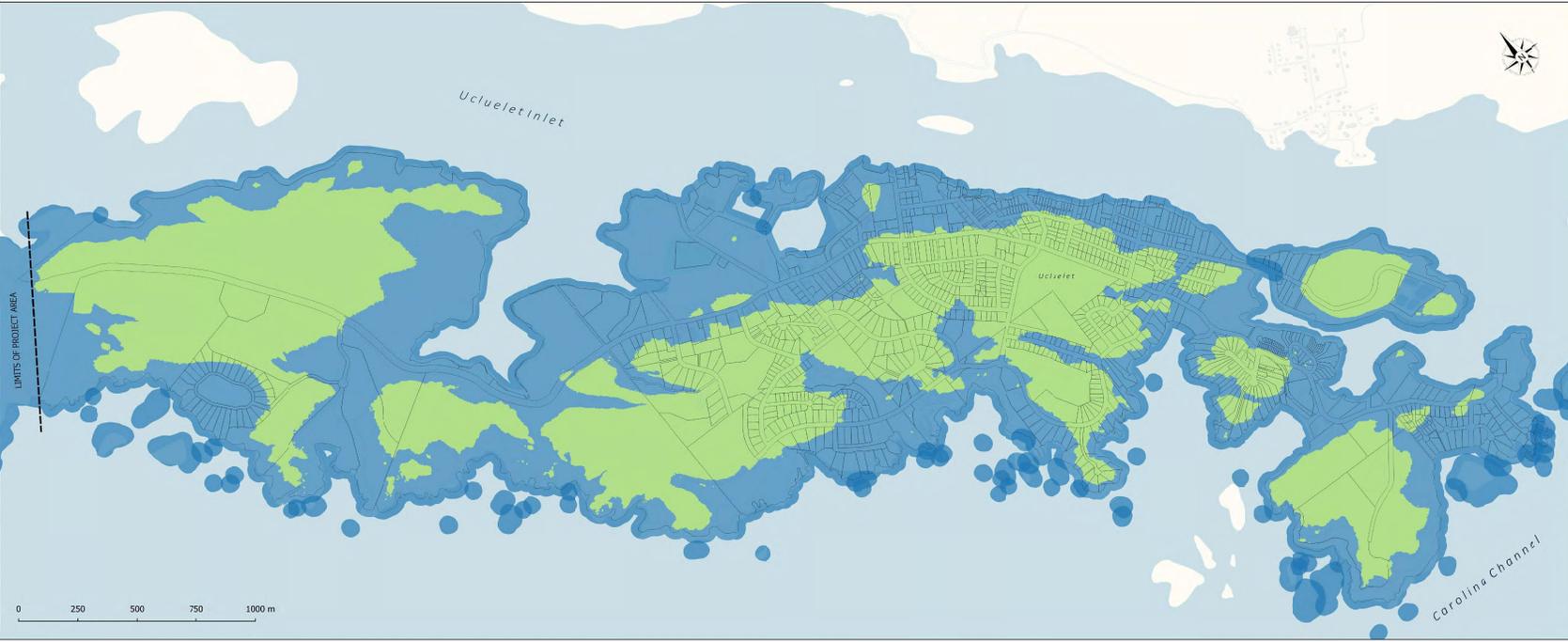
- The accuracy of the presented tsunami flood planning level is limited by available data and the modeling approach used. Please refer to the report for detailed discussions.
- This map shows results for one possible tsunami wave (direction, runup type and source). Flood characteristics and associated responses could vary based on different tsunamis.
- The accuracy of the tsunami flood planning level extent is limited by the accuracy of the base mapping data and DEM. The flood limits were not established on the ground by field surveys.
- No formal policies exist for the province for mapping of tsunami flood planning level extents shown on this map. The flood planning level extents shown on this map are based on the provisions of the Local Government Act (2009), which has only take effect when adopted by bylaw or imposed via another planning tool (such as a development permit area). They therefore do not currently have any legal or planning standing.
- Flood extent limits are presented for all areas landward of the coastal shoreline layer (as provided by the District of Ucluelet (DOU)), including a small buffer to ensure all affected areas are captured.
- Base mapping and flood layers were provided by different data owners and are subject to differences.

Data Source

- Tsunami inundation data were provided by Cascadia Coast Research Ltd.
- Mapping data, Shoreline layer, and Land Parcels were received from the DOU.
- Base layer created on CARTO's Position, created using derivatives from OpenStreetMap data - openstreetmap.org (© OpenStreetMap contributors; cartography license CC BY-SA).

References

- Ebbwater Consulting Inc. and Cascadia Coast Research Ltd. (2020) District of Ucluelet Coastal Flood Mapping Final Report.
- Aisencio Sandwell (2011). Climate Change Adaptation Guidelines for the District and Coastal Flood Hazard Land Use - Guidelines on Management of Coastal Flood Hazard Land Use. Prepared for the British Columbia Ministry of Environment.
- Gao et al. (2018). Nat. Haz. (2018) 94:445–469.





DISTRICT OF UCLUELET



Coastal Flood Mapping
Tsunami

Tsunami Flood Planning Support
Map 2 / 6
Tsunami Flood Planning Level – Splay
Faulting Rupture (No Safety Factor)
G2018-S-A model, 1 m RSLR

Land Parcels

Tsunami Flood Planning Level:

- Areas below 18 m CGVD 2013
- Areas at or above 18 m CGVD 2013

Official Community Plan

Map 6
District of Ucluelet
Tsunami Flood
Planning Support Map 6-6
DISTRICT OF UCLUELET

| | |
|---|--------------------------------------|
| Stamp provided in original version | Issue Created: June 26, 2020 |
| | Map Scale: 1:10,000 |
| | Coordinate System: NAD83, UTM 10N |
| | Vertical Datum: CGVD 2013 |

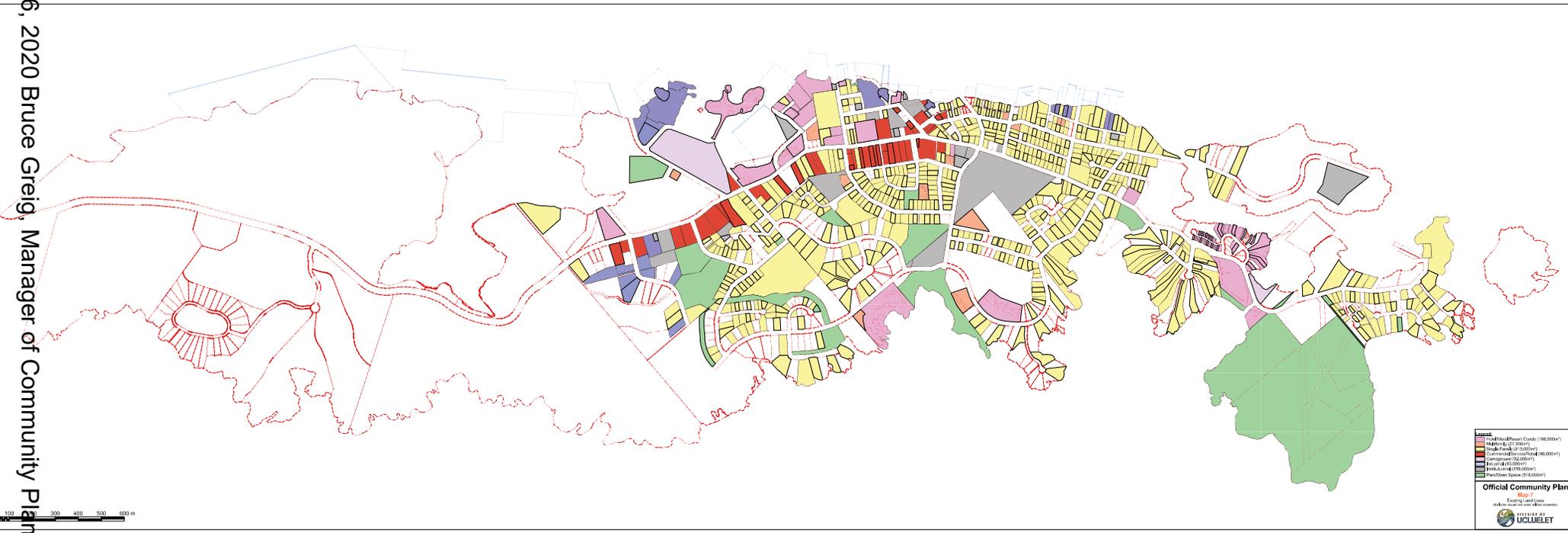


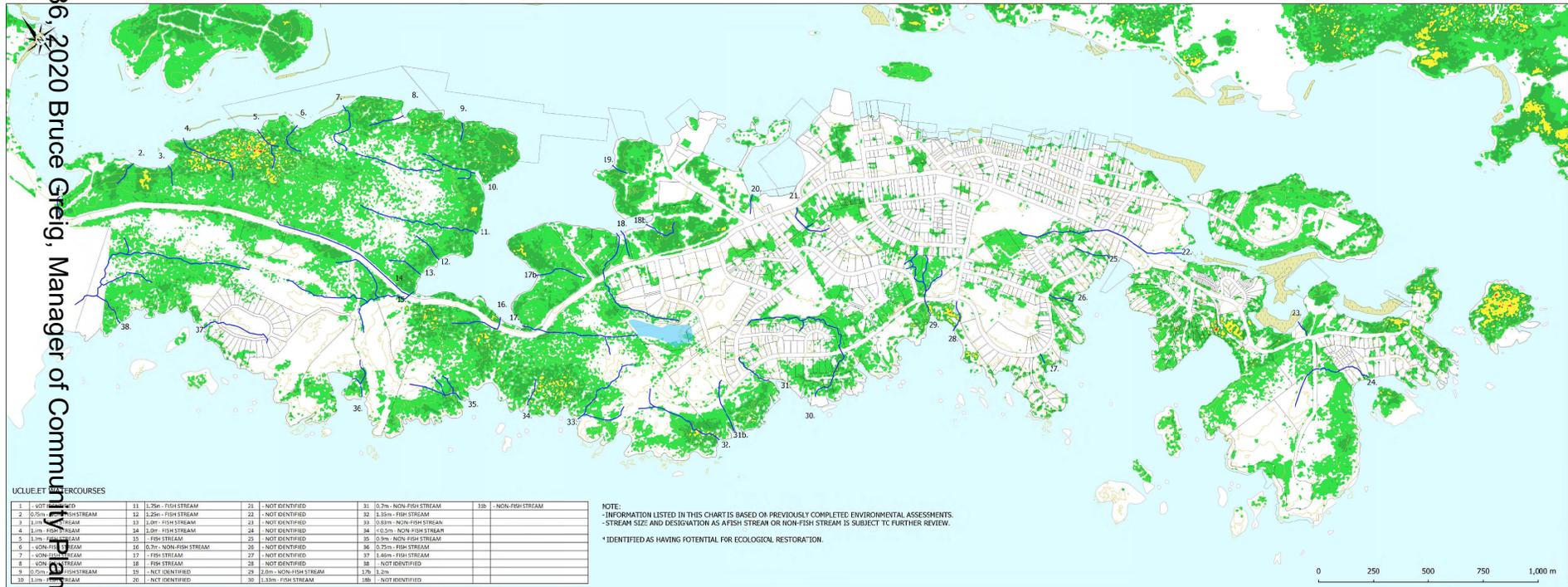

Legend

- Industrial (Reserve) (218,000m²)
- Highway (27,000,000m²)
- Local Road (27,000,000m²)
- Commercial (Reserve) (48,000,000m²)
- Community (20,000,000m²)
- Public (40,000,000m²)
- Public Space (20,000,000m²)
- Private Space (20,000,000m²)

Official Community Plan

Map of
Existing Land Uses
and Proposed Land Use Changes





Official Community Plan

**MAP 5
Environmental
Base Information**

- Eel grass
 - Wetland
 - Parcel boundaries
 - Contours (5m)
 - Stream
- Tree Canopy - Height (m)**
- 10 - 20
 - 20 - 30
 - 30 - 40
 - 40 - 50
 - Over 50

This map shows environmental features based on best available information, and is not a substitute for the investigation by qualified professionals. For information on environmental Development Permit Areas refer to Schedule E.

Date: February 17, 2021

The information reported is for general reference only and is based on available sources. The District of Ucluelet assumes no liability for the accuracy of base mapping information; ground truthing on individual properties should be undertaken by qualified professionals prior to development planning.

Prepared by **cgis**



UCLUELET WATERCOURSES

| | | | | | | | | | |
|----|--------------------|----|------------------------|----|------------------------|-----|-------------------------|----|-----------------|
| 1 | NOT IDENTIFIED | 11 | 1.75m - FISH STREAM | 21 | NOT IDENTIFIED | 31 | 0.2m - NON-FISH STREAM | 38 | NON-FISH STREAM |
| 2 | 0.5m - FISH STREAM | 12 | 1.25m - FISH STREAM | 22 | NOT IDENTIFIED | 32 | 1.35m - FISH STREAM | | |
| 3 | 1.1m - FISH STREAM | 13 | 1.0m - FISH STREAM | 23 | NOT IDENTIFIED | 33 | 0.85m - NON-FISH STREAM | | |
| 4 | 0.1m - FISH STREAM | 14 | 1.0m - FISH STREAM | 24 | NOT IDENTIFIED | 34 | 0.5m - NON-FISH STREAM | | |
| 5 | 1.1m - FISH STREAM | 15 | FISH STREAM | 25 | NOT IDENTIFIED | 35 | 0.5m - NON-FISH STREAM | | |
| 6 | NON-FISH STREAM | 16 | 0.2m - NON-FISH STREAM | 26 | NOT IDENTIFIED | 36 | 0.2m - FISH STREAM | | |
| 7 | NON-FISH STREAM | 17 | FISH STREAM | 27 | NOT IDENTIFIED | 37 | 1.65m - FISH STREAM | | |
| 8 | NON-FISH STREAM | 18 | FISH STREAM | 28 | NOT IDENTIFIED | 38 | NOT IDENTIFIED | | |
| 9 | 0.2m - FISH STREAM | 19 | NOT IDENTIFIED | 29 | 2.0m - NON-FISH STREAM | 37b | 1.4m | | |
| 10 | 1.1m - FISH STREAM | 20 | NOT IDENTIFIED | 30 | 1.33m - FISH STREAM | 38b | NOT IDENTIFIED | | |

NOTE:
 - INFORMATION LISTED IN THIS CHART IS BASED ON PREVIOUSLY COMPLETED ENVIRONMENTAL ASSESSMENTS.
 - STREAM SIZE AND DESIGNATION AS A FISH STREAM OR NON-FISH STREAM IS SUBJECT TO FURTHER REVIEW.
 * IDENTIFIED AS HAVING POTENTIAL FOR ECOLOGICAL RESTORATION.

Part Six: Implementation

Implementation

As noted in Part 1, this OCP takes a 30-year view, looking ahead to how the community of Ucluelet will evolve to the year 2050 and beyond.

An Official Community Plan is a statement of objectives and policies adopted by a local government to guide decisions on land use planning, land use management and municipal operations within the area covered by the plan.

The OCP sets out a road map for the community, to let everyone know where we're headed in the long term. The timing of individual actions and steps to implement any area of the OCP depend on future budget discussions, decisions and priorities of the community's elected Council.

Written in 2020, this plan is a complete policy document to guide the community at this point in time, but also acknowledges specific areas where further work is necessary to adjust or more clearly define the community direction and priorities.

The following work, some of which is already underway (or budgeted and scheduled), will allow the District to update this plan in the near future to provide a true "2020" vision:

- further conversation with indigenous communities;
- priority housing actions including a housing needs assessment;
- incorporating the results of a long-term land use demand study;
- review and refinement of environmental development permit areas;
- consideration of a floodplain bylaw to clarify expectations for flood construction levels;

- completion of the sewer master plan;
- completion of an integrated stormwater management plan;
- implementing asset management program;
- development of a community monitoring and reporting process

It is anticipated that the further work noted above could result in specific amendments to this OCP (e.g., adoption of new and updated mapping). The OCP is a living document and such amendments should be seen as a healthy function for an engaged community. It is generally recommended that a community review and update its OCP every five to ten years.

Monitoring

Implementation and monitoring are critical elements to realizing the goals of an Official Community Plan over the duration of the plan.

A regular monitoring process will also benefit future updates to the OCP.

Objective 6A Ensure the OCP is implemented in a timely manner consistent with the goals, objectives and policies identified herein.

Objective 6B Monitor the plan and identify any shortcomings or amendments required to address community-endorsed changes or needs.

Policy 6.1 Develop a process for monitoring and reporting progress on the OCP which dovetails with the excellent work of the Clayoquot Biosphere Trust in producing their regular Vital Signs report.

Climate Action Monitoring

The District's Annual Reporting will include a section on Climate and Energy, which will include progress updates on actions and indicators in the 2019 Climate Action Plan.

The District will track and report on the 2030 greenhouse gas emissions reduction target of 40% by 2030 based on 2007 levels, and also report on additional indicators identified in the Climate Action Plan.

Relationship to Other Plans

The OCP builds on and references a number of other plans. More detailed background, discussion and analysis can be found in these plans. The primary recommendations from these inform the policy statements adopted in this OCP.

- Transportation Plan (2011)
- Economic Development Strategy (2012)
- Harbour Plan (2012)
- Parks and Recreation Master Plan (updated 2013)
- Traffic Control Review (2013)
- Age-Friendly Action Plan (2016)
- Economic Development Strategy Update (2017)
- Clean Energy for the Safe Harbour – District of Ucluelet 100% Renewable Energy Plan (2019)
- Community Climate Change Adaptation Plan (2020)

In turn, the direction set by the OCP influences a number of bylaws enacted by Council. Adoption of a new or updated OCP is a good catalyst for reviewing and if necessary updating regulatory bylaws of the municipality. This OCP may influence minor, or in some cases significant, amendments or replacement to bylaws such as:

- Annual Budget and 5-year Financial Plan
- Council Procedures Bylaw
- Zoning Bylaw
- Development Application Procedures Bylaw
- Development Cost Charges Bylaw
- Subdivision and Development Servicing Standards Bylaw

A number of these bylaws are long in the tooth, and their review and update is supported by the policies in this OCP. The

process, timing and prioritization of this work will be the subject of strategic planning by Council and annual budget decisions.

Regional Context

The Alberni Clayoquot Regional District has not adopted a Regional Growth Strategy. A Regional Context Statement is therefore not required as part of the municipal OCP. Nevertheless, the municipality is fortunate to have a history of strong working relationships with nearby jurisdictions and will benefit from even greater cooperation in the future. Developing a local Regional Context Statement would provide an opportunity for continued dialogue and a clear statement of expectations among neighbours.

The west coast has experienced rapid visitor growth and change in recent years. Acknowledging that the entire west coast sub-region overlaps the traditional territories of Nuu-Chah-Nulth peoples and nations, a co-developed regional strategy for sustainable development will include consideration of:

- environmental resilience and diversity
- social and cultural resilience for both indigenous and non-indigenous members of the community
- carrying capacity
- equity and opportunities for the economic development aspirations of both indigenous and non-indigenous communities

This may mean throttling back on the amount, and/or adjusting the types, of development within the municipal boundaries of Ucluelet and Tofino. At the same time the benefits of keeping towns compact can include reduced impact on the environment,

efficient service delivery, and achieving the “critical mass” that can increase community energy, interactions and character. Developing a strategy to meet the needs of the environment and the aspirations of all communities will be a balancing act.

Objective 6C Consider municipal matters in the context of the whole west coast subregion and be a good neighbour to the communities of Tofino, First Nations, the Pacific Rim National Park Reserve and ACRD Electoral Area “C”.

Policy 6.2 In consultation with neighbouring jurisdictions, develop and adopt a Regional Context Statement for Ucluelet to further define the long-term role of the community within the west coast subregion.

Policy 6.3 In partnership with all neighbouring jurisdictions, develop a regional strategy for sustainable development of the west coast to meet the needs of the community and protect the ecology of this special place.

Policy 6.4 Call on the ACRD to implement the policies of the adopted South Long Beach (Area C) Official Community Plan Bylaw No. P1166, 2007, to maintain the environmental values and rural character expressed in the plan.

Policy 6.5 Explore with the ACRD options for expanded services for the west coast including the role of regional planning and regional parks to meet the needs of local communities and visitors.

Development Permit (DP) Area Designations and Guidelines

Authority

Section 488(1) of the *Local Government Act* allows local governments to designate Development Permit Areas (DPAs) for one or more of the following purposes:

- a) protection of the natural environment, its ecosystems and biological diversity;
- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which a commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- h) establishment of objectives to promote energy conservation;
- i) establishment of objectives to promote water conservation;
- j) establishment of objectives to promote the reduction of greenhouse gas emissions.

The **form and character** DPAs, the locations of which are identified on Schedule F, are:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family, Commercial & Mixed-Use (DPA IV)

The **environmental** DPAs, the locations of which are identified on Schedule E, are:

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

The **hazardous conditions** DPAs, the approximate locations of which are identified on Schedule G, are:

- Steep Slopes (DPA VIII)

DPA General Guidelines

The following General Guidelines apply to DPAs:

Guideline 1 Where land is subject to more than one DPA designation, only a single development permit is required and only one permit fee will be charged. However, the application is subject to the requirements of all applicable DPAs.

Guideline 2 On existing lots that meet or are less than minimum lot area standards, the location of which limits the opportunity to fully meet development permit requirements, the development permit guidelines should be addressed to the fullest extent within the constraints of the site and lot.

Guideline 3 The District may consider issuing a development permit to supplement a bylaw or to set standards in accordance with Section 490 of the *LGA*.

Form and Character Development Permit Areas

Objective: to guide the development of a pedestrian-oriented, compact and vibrant town which maintains its coastal village character and does the following: protect important public views, create buildings at a scale which is comfortable and inviting to pedestrians, reflect and adapt to the climate and coastal weather, and acknowledge the heritage of Ucluelet.

Designation: the following Development Permit Areas (DPAs) are designated under section 488 of the *Local Government Act* to

control the form and character of the built environment within Ucluelet, to guide commercial, industrial and multi-family residential development, and development in the resort region.

The following Development Permit Areas are identified on Schedule F, Form and Character Development Permit Areas map:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family / Commercial / Mixed-Use (DPA IV)

Development Permit Area Guidelines specify the District's objectives and regulations for each area. All developments within a designated Development Permit Area require a Development Permit to be issued by the District.

Development Permit Area Exemptions

The following are exempt from requiring a form and character Development Permit:

1. construction of a single-family dwelling unit on a property where single-family dwelling is a principal permitted use under the property's designation in the zoning bylaw.
2. development of Institutional buildings and uses - nevertheless these uses are encouraged to meet the intent of these guidelines;

3. public works undertaken or authorized by the District of Ucluelet, or provincial or federal agencies;
4. interior construction or renovations which do not affect the exterior form and character of a building;
5. renovations which do not impact the overall appearance of the exterior of a building. This would include repainting or refinishing, roof repair, replacement of windows and doors, replacement of exterior materials that comply with these guidelines, and replacement or addition of awnings. To clarify, building alterations such as the restoration or reconfiguration of a building's whole façade, or additions to the front of a building would require a Development Permit.
6. an addition to a principal building, provided that:
 - a. The value of the proposed construction is less than \$75,000; and
 - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
7. construction of an accessory building or structure provided that:
 - a. The value of the proposed construction is less than \$75,000; and
 - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
8. replacement or alteration of existing signs or canopies or the construction of new signs and canopies provided they are in full compliance with the Sign Bylaw or an existing Development Permit;
9. new landscaping and/or landscape maintenance which complies with these design guidelines; and,

10. construction, building improvements or site improvements associated with an approved temporary use permit.

General Guidelines applying to all Form and Character Development Permit Areas

All development applications need to meet the underlying objectives for the building design, landscape design, streetscape and signage (as applicable).

- F1. Building design, layout, finish and colour should be of a high quality that reflects traditional (e.g., fishing village) or contemporary West Coast architectural styles;
- F2. Larger development should be broken up into smaller components. The image of any new larger building should be as a grouping of smaller pieces. Break up building massing by articulated building faces, stepping back whole or partial upper floors, and landscaping to soften the building appearance and present a human-scale presence at the pedestrian level;
- F3. 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.



F4. Parking shall be located at the rear of lots, if possible, and screened from street view with either a structure or landscaping, or where feasible, below grade;

F5. Parking areas with more than 10 spaces should be broken into smaller groups, divided by landscaped areas and trees;

F6. Awnings, deep roof overhangs or colonnades should be incorporated into buildings to provide weather protection along sidewalks and at building entrances. These devices must be an integral part of the overall design;

F7. On corner sites, buildings must be designed with consideration for their visual prominence, potential function as landmarks and their ability to contain and define streets. Additionally, developments occurring at corner lots must consider their prominence within the streetscape hierarchy and include architectural detailing or massing which reflects this. All developments located at a corner must occupy that corner on both sides;

F8. The extensive use of blank walls, regardless of the material used, must be avoided. The visual impact of blank walls should be softened by using one or more of the following:

- Architectural details and/or articulated façade;
- Graphic or artistic illustration;
- Placement of doors and/or windows; and



- Public seating and/or planters integrated into the façade.

F9. Where adjoining properties have uses of different intensity (e.g. single family next to multi-family residential) or different types (e.g. residential next to commercial) an appropriate architectural, building and landscaping transition must be provided;

F10. Buildings should provide protection from rain (e.g. awnings, overhangs, canopies);

F11. The following exterior materials are encouraged:

- Wooden posts and beams with visible fastenings;
- Wood siding, planks, board-and-batten, shakes or shingles;
- Corrugated or standing-seam sheet metal;
- Weathering steel (e.g., Core-ten), aluminum, galvanized, zinc, copper or other non-reflective architectural metal elements,
- Finished concrete;
- Cementitious composite siding (e.g., Hardi-plank) when detailed to avoid large areas of flat panels; and,
- Limited use of brick or local stone.

F12. As part of the building vernacular, not only of Ucluelet but the BC coast in general, sloped roofs are indicative of the climate and weather of the region. Sloped roofs with an angle no less than 30 degrees (7:12 pitch) are strongly encouraged. Exceptions may be considered for flat or curved roofs for significant sites and landmark buildings displaying exceptional architectural design;



F13. Roof materials must be in keeping with the character of Ucluelet. This includes the use of cedar shake and shingle, asphalt roof tile, standing-seam or corrugated sheet metal.



F14. As a major contributor to the feel and character of the street, wood – particularly Red Cedar, is the preferred material for exterior cladding. The use of cedar shake or shingle applications is especially favoured. Cedar lap siding and vertical board-and-batten are also preferred.



F15. The use of vinyl siding, stucco, pebble dash or artificial stone is not supported.

F16. 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;



F17. Exterior illumination of signage (e.g., gooseneck fixtures) is encouraged;

F18. Carved or painted wooden signs and individual letters are encouraged;

F19. Interior-lit plastic sign panels are not supported;

F20. 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;

F21. Landscape plans submitted for a development permit shall illustrate type, size, and location of proposed planting, and shall detail all hard and soft landscaping elements to convey a comprehensive design for the site;

F22. Landscape planting schemes must provide definition and clarity within the public realm. Plant material should be used to:

- a. Define the edges of outdoor space such as a café seating area;
- b. Signify a particular spot such as an entrance or gateway;
- c. Highlight pedestrian corridors;
- d. Delineate private and semi-private space from public space;
- e. Beautify a streetscape; and,
- f. Soften the transition of adjacent land uses.



F23. Planting should be designed so that drivers' sight lines are maintained at intersections, maneuvering aisles and parking lots;

- F24. Native trees and plants should be used where appropriate;
- F25. All landscaping shall be provided in accordance with British Columbia Society of Landscape Architects /British Columbia Nursery Trade Association landscape standards;
- F26. When laying out new parking areas, integrate vegetated bioswales to collect and filter stormwater;
- F27. Hardscape materials must be of a "non-skid" type and of durable quality;
- F28. Building and site design shall take into account CPTED (Crime Prevention Through Environmental Design) principles;

- F29. Site design should show functional, screened areas for waste and recycling in appropriate wildlife-smart containers.
- F30. All developments shall respect archaeological resources and comply with all relevant statutes for the protection thereof;
- F31. When locating buildings allow space for the Wild Pacific Trail, Safe Harbour Trail and Harbour Walk within vegetated corridors along the coastline, as an integrated part of the design for properties located on the waterfront, as shown on Schedule 'C' Parks and Trails Network.
- F32. In order to preserve Ucluelet's dark skies, minimize impacts on adjacent land uses and avoid unnecessary impacts on nocturnal wildlife, outdoor lighting should be shielded so that all light is directed towards the ground.



Development Permit Area I (Village Square)

The Village Square Development Permit Area (DPA I) is established for the following purposes:

revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,

establishing objectives for the form and character of development in the resort region.

The Village Square DP Area I corresponds to the area designated as Village Square in the Official Community Plan and generally surrounds Main Street, Cedar Road, Bay Street and the section of Peninsula Road in this vicinity, as shown on Schedule F; Development Permit Areas for Form and Character. The Village Square is the heart of the community, the site of the District municipal hall, Aquarium and Village Green. The square is Ucluelet’s main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk of Main Street and Peninsula Road. The Village Square has the community’s highest densities and built forms, yet is designed to respect public views and the community character.

The objectives which 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. Ucluelet is designated a “resort municipality” under Provincial legislation, and seeks to distinguish itself from nearby Tofino and other resort regions through its distinctive location, historical development and local attributes, much of which is characterized by its core Village Square. The DPA guidelines are intended to strengthen a high quality and distinct character that celebrates the community’s history, culture, and natural landscape. A key strategy of the OCP is to create a vibrant and mixed-use Village Square by concentrating new retail,

service and office development in the area, complemented by specific residential uses.

Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area I:

- F.I.1. Maintaining views of the harbour from Peninsula Road and Main Street is critical. The height of new buildings in DPA I must be carefully considered, and the building mass designed to avoid blocking views of the water from the public streets.
- F.I.2. Assessed on a site-by-site basis, general views to the harbour are to be maintained along the shoreline and include those depicted in Figure DPA 1.1 and from the north side of Peninsula Road. This may be done through considerations in building massing and height in key locations;



Figure DPA I.1 Important Views - Inlet



F.I.3. Developments shall strive to create openness, connections, or views to the waterfront areas through open spaces or pathways. New development shall avoid impeding public access to the foreshore beyond private property

boundaries;

F.I.4. New developments should enhance and connect to the network of adjacent public open spaces, walkways and trails which connect and cross through the area;

F.I.5. Properties fronting Peninsula Road and Main Street must be designed to create an eclectic, inviting and pedestrian-friendly streetscape by carefully considering scale, massing and character;

F.I.6. New buildings should be sited close (e.g. 0 to 1.5m) to the property line fronting the street, with parking located to the side or rear. Covered porches, canopies or awnings are encouraged.

F.I.7. Some variation in the location of the building frontage relative to neighbouring buildings is encouraged, which will preserve the sense of informality and allow for the creation of useful outdoor areas facing the street.

F.I.8. Zero setbacks from side property lines is supported to create a continuous pedestrian streetscape. Gaps between buildings are to be minimized; therefore, avoid

placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.

F.I.9. The block bound by Peninsula Road to the south, Cedar Road to the north, Main Street to the east and Bay Street to the west should be considered for its long-range redevelopment potential. This centrally located area is well positioned to become Ucluelet's core block, having strong connective qualities to other central areas. Situated between street-oriented development, a series of alleys should lead to an internal system of courtyard and mews type developments with a mix of uses clustered around groups of existing trees and central green. Pursue opportunities for connection and access in this area as the design of the Cedar Road parking lot / pedestrian hub is developed:



F.I.10. Improve the character of the streetscape adjacent to the existing Co-op Store by:

- Retain and enhance landscaping;
- Explore improved use of the plaza space for pedestrian and vehicle movements, and visual interest;
- Reduce the width of the existing driveway access;
- Screen adjacent parking area to the north; and
- Rethink the function and character of the lane on the east side of the property.

Development Permit Area II (Peninsula Road)

The Peninsula Road Development Permit Area (DPA II), as shown on Schedule C, is established for the purposes of:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- assisting in the revitalization of Peninsula Road as the gateway and main approach into Ucluelet;
- improving the form and character of the area and public realm as experienced on street and public pathways;
- maintaining and improving the views and experience of the Inner Harbour from public places, as a key landmark and focal point to the image of Ucluelet;

Special conditions that warrant these DPA guidelines include the emergence of tourism and its related services alongside the district's established but changing industrial edge. Efforts to beautify Ucluelet's main streets and associated public realm need not lose sight of the town's past industrial flavour, but should become more inviting and accessible.

The entrance to town on Peninsula Road and the nearby Inner Boat Basin is an area of concentrated tourist commercial development. This means the types of activities that occur here are attractive to tourists seeking a west-coast fishing village experience. This includes developments in the form of hotel/motel or vacation rentals, tourist facilities such as information centres, galleries and specialty retail stores, but also marine-related light industrial uses that are attractive to tourists such as commercial fishermen vending straight off the dock and boat building/repairs.

Successful marinas and related retail and commercial developments are natural draws for people. Ucluelet is in a strong position to capture the vitality of the waterfront by building welcoming places that evoke the character of coastal life.

Pedestrian connectivity along Peninsula Road and around the Inner Boat Basin to the rest of central Ucluelet and the Village Square is extremely important. Having easy walking access that is both obvious (way-finding) and attractive entices residents and visitors to stroll. This type of activity engages people to meet and is good for community spirit; but it is also good for the local economy as it brings people in contact with those businesses that rely on pedestrian traffic.

As a key focal point for the District’s image, the form and character described above needs to translate to the area’s architecture and associated landscape and public realm. Attractive quality design which evokes the natural beauty and history of Ucluelet must be sought to achieve cohesion and continuity throughout the Inner Boat Basin. Concentrating uses and offering attractive walking routes along the main roads and along the water’s edge, is also greatly encouraged.

Development Permit Area guidelines exist to promote and manage these community-led aspirations to achieve developments of high quality and character.

Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area II:

- F.II.1. Views to the harbour from public streets, pathways and along the shoreline, generally shown on Figure DPA II.1, must be retained by adjusting building massing and height in key locations including the north side of Peninsula Road;

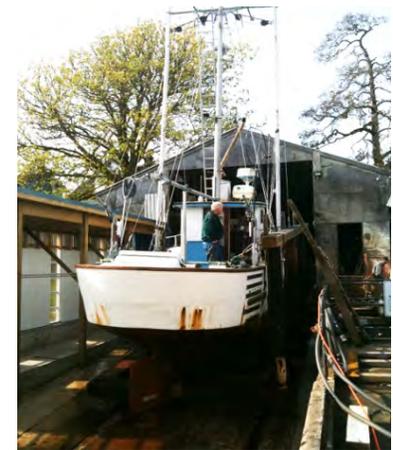




Figure DPA II.1 Important Views - Small Craft Harbour

- F.II.2. A continuous pedestrian pathway should follow the shoreline, wherever possible, across the entire Inner Boat Basin. This pathway should continue through and connect to the Safe Harbour Trail and the Village Square.
- F.II.3. Gaps between buildings are to be minimized; therefore, avoid placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.

- F.II.4. Buildings, structures and roads should be located to minimize alterations to treed areas and other environmentally sensitive areas;
- F.II.5. Parking should be located at the rear of lots if possible and screened from street view with either a structure or landscaping, or where feasible, below grade;
- F.II.6. Continuous accessible pedestrian sidewalks, planted boulevards and bicycle lanes should be provided along the length of Peninsula Road, on both sides, from Forbes Road to Marine Drive as shown on Schedules 'B' and 'C';
- F.II.7. Street trees should be used along the entire length of Peninsula Road, on both sides, thereby creating a sense of enclosure and cohesion to the street;

Development Permit Area III (Industrial)

The Industrial Development Permit Area (DPA II), as shown on Schedule F, is established for the purposes of:

- A. revitalizing an area in which commercial and industrial uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- ensuring that light industrial uses do not detract from the form and character of the area or experience of the public realm in the community;
- ensure compatibility between commercial and light industrial land uses and activities in this area and adjacent parks, trails, residential and tourist commercial uses;
- maintaining and improving the views and experience of the working Harbour, and improve visibility so that people can experience and appreciate the activities of various marine industries safely from public places, as a key part of the image of Ucluelet;

Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area III:

- F.III.1. Monolithic structures and long expanses of blank walls facing the roadway should be avoided;
- F.III.2. Landscaped screening strips should be provided:
 - Along the property edge next to roadways;
 - Between parking areas, roadways and buildings;
 - Between different parking areas; and,
 - Between buildings and parking areas.
- F.III.3. Wildlife-proof garbage and recycling containers must be provided for all new developments;
- F.III.4. Support service structures such as loading bays, storage areas and waste bins should be located to minimize visibility from view of public roads and pathways and/or screened with walls, planting, solid wooden fencing or a combination;
- F.III.5. New industrial development should be accessed, wherever possible, from secondary roads;
- F.III.6. Transitions between light industrial areas and adjacent residential or tourist commercial properties should ensure privacy and avoid the impacts of noise and glare.
- F.III.7. New Marine Industrial development should incorporate sections of the Harbour Walk and Safe Harbour Trail. It is recognized that continuous pedestrian access along the waterfront will not be possible in every location, to ensure the safe operation of marine industries and access to vessels and machinery; where trails must divert away from the shoreline provide opportunities for viewing and include signage to explain marine activities, their history and economic importance.

Development Permit Area IV (Multi-Family, Commercial, and Mixed-Use)

The Multi-Family, Commercial, and Mixed-Use Development Permit Area (DPA IV) is established for the following purposes:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The natural beauty and rich ecological qualities of this place are of utmost value to Ucluelet, its residents, and future generations. It is these qualities – beautiful, natural, and wild – which create the character residents cherish and people from afar come to experience. The District’s objective is to make every effort to preserve and enhance this experience. The *primary* character-giving qualities of the area are:

- The immediacy of the ocean and the marine environment;
- The presence of significant stands of forest, including old-growth;
- The sights, sounds and smells of a working harbour; and,
- The human-scale, walkable, funky and welcoming village atmosphere.

These qualities result in a real sense of a town inhabiting a coastal rainforest “on the edge”.

Two general multi-family residential typologies are anticipated:

Medium Scale – Ground oriented units usually having multiple floors and are attached by way of shared walls (e.g. duplex, triplex, terrace housing, townhouses);



Higher Scale – Units are a part of a larger multi-storied shared building (e.g. apartments), but may also include townhouses and coach houses.



Mixed-use developments, particularly including ground-floor commercial with housing behind and/or above, are also expected particularly along major roads and in the centre of town.

Objectives include ensuring that new multi-family areas are compatible and complementary in form and character to adjacent traditional single-family areas. It is important to establish suitable regulations to govern this transition. As these housing types expand in Ucluelet, sensitivity around issues such as scale, height, and style must be addressed. Generally, higher scale building forms are encouraged along major roads such as Peninsula Road, with medium scale building forms providing a transition to single-family areas.

Guidelines:

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area IV:

F.IV.1. All buildings, structures and additions thereto must be designed and coordinated in a comprehensive manner considering efficient site circulation, the relationship between buildings, visual impact and design compatibility with its context;

F.IV.2. Sloped roofs, rather than flat roofs, are preferred;

F.IV.3. Where internal roadways are required, they should provide efficient circulation, encourage appropriate speed through physical design, and the pedestrian realm should be clearly defined by using alternative materials, landscaping and physical design;

F.IV.4. Buildings or groups of buildings placed adjacent to a public street must face that street (or streets), with each unit having its own individual and distinct front entry from the street. Excessive use of blank walls must be avoided;



F.IV.5. Higher scale building forms may be located along Matterson Drive and Peninsula Road. Heights up to 12m (39 feet) may be permitted;

F.IV.6. Medium scale building forms are preferred in other areas zoned for multi-family uses, to provide sensitive transitions to single family areas;

F.IV.7. Where buildings are in very close proximity to the street or other public realm feature such as a pathway or courtyard, the finished floor level of that building should be raised by two feet as a minimum, to aid in privacy;

F.IV.8. Garages and garage doors must not dominate the street-front façade of multi-family buildings. All attempts must be made to accommodate integrated parking at the side or rear of units. If garage doors *must* be placed at the front of a building, they should be well integrated and subtle in appearance;

F.IV.9. Where visitor parking or common parking areas are required, small groupings of parking stalls interspersed with tree planting should be employed rather than 1 uninterrupted lot wherever possible. Native plants are preferred;

F.IV.10. Parking areas that are visible from the street and/or adjacent to residential buildings should be screened by substantial landscaping.

F.IV.11. A reasonable amount of common area must be included in all multi-family developments in the form of native landscaping, courtyards or the like;

F.IV.12. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical to maintaining the character of the

community. All development must recognise these values and strive to minimize the adverse effects on the natural environment development can often bring. The form and character of buildings should reflect the natural beauty of the area. This can be achieved through:



F.IV.13. The sensitive siting of buildings;

F.IV.14. Producing architectural designs that are naturally inspired; and,

F.IV.15. Using materials and building methods that are inherent to the area and its natural and man-made history.

F.IV.16. New development with areas of high ground in the



District should be designed to accommodate areas for evacuation in extraordinary cases of emergency. Access, parking areas and parks or other open space at the highest points should be designed with thought to how they could double as muster points, if needed;

F.IV.17. Clear-cutting forested sites is prohibited. Developments must present plans showing tree retention and measures to ensure protection of existing significant trees and shrubs, clearly delineated limits of disturbance during construction, along with new plantings. The plans shall show pre- and post-development conditions to

prevent over-cutting. Protection of adequate root zone buffers around retained trees shall be identified by a qualified professional and shown on the plans;

F.IV.18. Mature Western Red Cedar and Sitka Spruce must be identified by a qualified arborist and, where they are determined to be healthy, preserved;

F.IV.19. The siting of new buildings, extensions to existing buildings as well as campsites and roads etc., must work sensitively around established existing vegetation and must be located to minimize alterations to the foreshore and other environmentally sensitive areas. As part of the efforts to maintain and enhance the landscape character of the area, all efforts must be made to retain landscape and ecological integrity;



F.IV.20. Minimal blacktop and hardscape paving should be used for driveways and patio areas, particularly in front yards. Gravel or grass driveways and wood decks are preferred;



F.IV.21. Architectural form and character must be site-sensitive to both the physical environment, as well as to the qualities of natural beauty in the area. Buildings should work with the natural environment on all levels;

F.IV.22. All developments must provide robust visual buffers of parking, loading and service areas by way of retained and enhanced native vegetation along all boundaries. In the case of those boundaries fronting the road, reasonable efforts must be made to retain significant trees and shrubs between driveways;



F.IV.23. Wildlife-proof garbage and recycling containers must be provided for all new developments;

F.IV.24. All waste bins must located at the rear of buildings or screened from view of public roads and pathways with solid wooden fencing.

Environmental Development Permit Areas

Objective: to guide development and use land wisely to ensure that the most sensitive environmental features of a site are protected and ecological functions are not needlessly disturbed by development activities.

Designation: the following Development Permit Areas (DPAs), identified on Schedule E, Environmental Development Permit Areas map, are designated under section 488(1)(a) of the *Local Government Act* protection of the natural environment, its ecosystems and biological diversity):

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

Development Permit Area Guidelines specify the District’s objectives and regulations for each area.

General Guidelines Applicable to all Environmental DPAs:

- E1. For all land lying within an Environmental DP area, an assessment of the site, its natural features and the development shall be undertaken and a report prepared by a Qualified Environmental Professional (QEP) shall be submitted with the DP application;
- E2. The QEP report must contain any records listed in the BC Conservation Data Centre and must include data obtained from a search of the Ministry of Environment’s BC Species and Ecosystems Explorer for the categories

“plants and animals” and “Ecological Communities” that includes all potential red listed, blue listed, and SARA listed species along with their Conservation Framework priority.

- E3. In cases of reporting after the fact due to managing emergency situations, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP), describing follow-up works to restore environmentally sensitive areas which were present prior to the emergency.
- E4. For all non-emergency circumstances, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP). The report must include:
 - a. A site plan certified by a B.C. Land Surveyor that locates:
 - i. the proposed development relative to DPA boundaries shown on Schedule E and property lines;
 - ii. the environmental sensitive areas as defined under the general definitions and any other significant or rare species or species assemblages found in the DPA as identified by the QEP;
 - iii. the applicable buffer or setback recommended by the QEP to separate the proposed development from the environmentally sensitive feature.
 - b. For activity or construction within the stream channel, documentation of Provincial and Federal approval, with supporting technical reports.

- E5. If the QEP report identifies environmentally sensitive areas (ESAs) not shown on Schedule E, then the applicant and the District shall treat those values as if they are shown on Schedule E for the purposes of applying requirements of the more specific environmental DPAs.
- E6. If the QEP report confirms that an environmental value relating to a DPA shown on Schedule E is not present or does not affect the subject property, then the applicant and the District shall treat the property as though it is not in the applicable DPA. This includes the case where a QEP determines that there is a physical barrier between the environmental feature and the subject property that creates a functional separation between the two.
- E7. Clustering of density is encouraged as a means for preserving environmentally sensitive areas.
- E8. For all projects that involve development within an ESA, the District shall require the applicant to post security at 125% of the cost of protection and/or restoration works.
- E9. The District may, as part of the development permit, vary the setback requirements from an ESA where it can be demonstrated in a less than desirable existing situation that a “net positive improvement” for fish or wildlife habitat will result, or, in a more desirable existing situation that “no net loss” will result, subject to municipal, Provincial and or Federal agency review and comment. Any reduction of setback distances within an ESA shall occur in accordance with the findings and recommendations of the technical/environmental report.

Development Permit Area Exemptions

The following are exempt from requiring an environmental Development Permit. Despite the exemption provisions, owners must also satisfy themselves that they meet the requirements of any applicable federal or provincial regulations:

1. Development that is shown to be outside of all designated DPAs on a plan prepared by a registered BC Land Surveyor.
2. Interior or structural exterior alterations, renovations or repair to a permanent building or structure on an existing foundation to an extent that does not alter, extend or increase the building’s footprint or height.
3. Planting or replanting of native trees, shrubs or ground cover for slope stabilization, habitat improvement, soil stabilization and/or erosion control.
4. Routine maintenance of existing landscaping, lawn, paths or developed areas.
5. Actively manage priority invasive plants and noxious weeds listed on the Coastal Invasive Species Committee website www.coastalisc.com/priority-invasive-plants.
6. The removal of trees determined by a Certified Arborist or Registered Professional Forester, or another professional certified to do tree-risk assessments, as presenting an imminent safety risk.
7. Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals or notifications, and on provision of evidence of such approvals to the District.
8. Emergency procedures to prevent, control or reduce immediate threats to life or property including:

- a. emergency actions for flood protection and erosion protection;
 - b. removal of hazard trees characterized by a Certified Arborist;
 - c. clearing of an obstruction from bridge, culvert or drainage flow;
 - d. bridge and safety fence repairs in accordance with the *Water Act*;
 - e. pruning trees where a minimum of 60% of the original crown of any tree is retained to maintain tree health and vigour as prescribed by a Certified Arborist.
9. Public works and services constructed by or on behalf of the municipality, or by provincial or federal agencies, following best management practices.
10. Forestry activities on private lands that are managed under the *Private Managed Forest Land Act*.
11. Activities permitted by the provincial government on provincial Crown lands.
12. Paths for pedestrian use up to 1.5 metres in width provided all of the following are satisfied:
- a. Constructed exclusively of previous natural materials with no concrete, asphalt, or pavers;
 - b. Do not entail structural stairs;
 - c. Entail no removal of streamside or shoreline vegetation;
 - d. Do not impair stream bank or shoreline stability;
 - e. Do not impact sensitive habitat;
 - f. Avoid wildlife corridors and nesting sites; and
 - g. Are specifically designed to discourage motorized vehicle use.

13. Development in sites which have been previously assessed and where a Section 219 Restrictive Covenant has already been registered on the title of the property identifying areas and measures necessary to protect environmental values.

DPA V – Terrestrial Ecosystems (Mature Forest)

Category

In accordance with Section 488(1)(a) of the *LGA*, the District establishes objectives for the protection of the natural environment, ecosystems and biological diversity. These areas are designated as DPA V, generally as shown on Schedule E.

Justification

This Development Permit Area includes mature forests and wildlife habitat that could be subject to degradation due to development or harmful uses. Ucluelet is home to rich plant and animal habitat due to the peninsula’s interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest. Forest health and age is a critical component of the natural life and biodiversity of the area. There are also high aesthetic values in mature forest areas.

Guidelines

- E.V.1. Development should be planned to avoid intrusion into DPA V areas of the site and to minimize the impact of any activity on these areas.
- E.V.2. Development permit applications that encroach on areas designated as DPA V should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the location of property lines, proposed development and natural features including any Sitka Spruce, krummholz tree forms, nesting trees or wildlife corridors;
- b. an impact statement describing effects of proposed development on the natural features and ecosystems on the site;
- c. measures necessary to avoid wildlife conflict and any adjustments to the development plan where necessary to avoid established wildlife corridors;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas;
- e. recommendations for timing, construction standards, and where further assessment is necessary (e.g., seasonal nesting bird surveys),
- f. habitat compensation alternatives, where compensation is approved.

DPA VI - Stream and Riparian Areas Protection

Category

In conformance with the objectives of the provincial *Fish Protection Act*, the District wishes to ensure sufficient water for fish, to protect and restore fish habitat, and to improve riparian protection and enhancement. Therefore, pursuant to Section 488(1)(a) of the *LGA*, the District designates all riparian areas as DPA VI: Riparian Areas Protection.

DPA VI areas include the lands within 30 metres of streams and watercourses and include watercourses, lakes, streams, ponds and wetlands identified as fish-supportive habitat or connected to watercourses:

a) for a stream, a 30-metre strip on both sides of the watercourse measured from the high-water mark; and,

b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high-water mark to a point that is 30 metres beyond the top of the ravine bank.

For purposes of clarity, the above descriptions should be relied upon rather than the riparian areas shown on Schedule E. The latter is intended as a visual aid to help locate these areas. Within the Plan area, “stream” includes all named and unnamed watercourses, ponds, and wetlands.

Justification

The natural environment is a significant feature of the Plan area. It includes wet aquatic ecosystems that consist of and surround watercourses: streams, ponds, wetlands and in some cases, ditches. Some of these ecosystems may only be wet during the winter months, drying up in the summer. The geography and vegetation that surrounds, protects and interacts with the aquatic environment is called the riparian area.

Together, the water and the riparian area form aquatic habitat which are critical for the survival of fish, fish supportive processes and are important to maintain biodiversity and essential for many species. Unnecessarily disturbing these sensitive and important aquatic environments may harm their vitality and the ecological services they provide and can have downstream consequences on fish habitat.

Aquatic ecosystems are also critical for the survival of wildlife and form necessary travel corridors between habitats. Water is an important part of maintaining biodiversity and is essential for many species. Many rare species are associated with aquatic environments. Aquatic ecosystems are natural water purifiers and pollution filtration systems. Healthy aquatic ecosystems have a capacity to retain stormwater runoff, maintain water quality by reducing levels of sediment, nutrients and contaminants in outflow water, to slow water flow and to prevent erosion.

A development permit is required for any development within DPA VI to ensure that the ecological values of sensitive riparian and wetland habitats have been considered prior to development, and that measures will be taken to limit or avoid damage to these ecosystems. The objectives of having these Development Permit requirements include:

- Planning and guiding new development in a manner that preserves and protects fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems;
- Protecting, restoring and enhancing fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems in a relatively natural state while supporting adjacent land uses;
- Meeting the objectives of the *Fish Protection Act*; and
- Protecting water quality and quantity.

Guidelines

E.VI.1. Development or alteration should be planned to avoid intrusion into DPA VI areas of the site and to minimize the impact of any activity on these areas.

E.VI.2. Development permit applications that would encroach on areas designated as DPA VI should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the natural boundary and a line 30 metres from the natural boundary;
- b. an impact statement describing effects of proposed development on the natural conditions;
- c. measures deemed necessary to protect the integrity of streamside protection and enhancement areas from the effects of development;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas; and,
- e. habitat compensation alternatives, where compensation is approved.

E.VI.3. Development permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.

E.VI.4. Based on the biophysical assessment of the site within an area designated DPA VI, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance stream, watercourses, fish habitat or riparian areas.

E.VI.5. In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres should be preserved between the high water mark of the watercourse and any building or structure.

- E.VI.6. The total amount of impervious cover on property adjacent to a watercourse should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas, exceeding the minimum riparian setback where feasible, and use of on-site infiltration.
- E.VI.7. The construction of a small accessory building such as a pump house, gazebo, garden shed or play house may be permitted if all the following apply:
 - a. The building is located within an existing landscaped area;
 - b. No native trees are removed; and
 - c. The area of the structure is not more than 10 m².

DPA VII – Marine Shoreline

Category

In accordance with Section 488(1)(a) of the *LGA*, the District establishes objectives for the protection of the natural environment, its ecosystems and biological diversity. These areas are designated as DPA VII, generally as shown on Schedule E.

Justification

This Development Permit Area includes shoreline waters and natural fish and wildlife habitat that could be subject to degradation due to development or harmful uses. Shoreline areas and beaches may contain unstable slopes and soils subject to erosion, land slip and rock falls. In addition, the tidal

waters are habitat to a wide range of fish, wildlife, and plant species: eelgrass, in particular, is highly sensitive to negative impacts from intensive uses or development. There are also high aesthetic values along shoreline areas.

Guidelines

- E.VII.1. This DPA applies to all lands within 30 metres, measured horizontally in both landward and seaward directions, from the natural boundary of the ocean.
- E.VII.2. Unless otherwise exempt, prior to undertaking any development on the lands within DPA VII, the owner of the lands must obtain a Development Permit, the application for which must include an assessment report that has been prepared by a Qualified Environmental Professional, with demonstrated experience regarding the subject matter. The assessment report will identify how the proposed development will affect aquatic resources, and recommend measures to reduce or mitigate any negative impacts, such as the:
 - i. Appropriate siting of buildings, structures, roads, driveways, parking areas, trails, paths, and utilities;
 - ii. Retention or restoration of native vegetation and soils;
 - iii. Removal of invasive species;
 - iv. Designation of buffer areas to protect environmentally sensitive features or habitat;
 - v. Specification of any activities that may occur within the buffer areas; and
 - vi. Must state that the proposal is suitable for the area intended for development.
- E.VII.3. Land shall be retained in its natural state where possible, preserving indigenous vegetation and trees. If an adequate suitable building envelope exists on a parcel

outside of the DPA, the proposed development should be directed to that site or area. Encroachment into the DPA shall only be permitted where the applicant can demonstrate that the encroachment is necessary to protect environmentally sensitive features, due to hazardous conditions or topographical considerations, or to relate the development to surrounding buildings and structures.

- E.VII.4. The removal of trees and vegetation within DPA VII is discouraged and must be limited to only those areas that must be cleared to support the development. Any clearing required to accommodate roads, buildings, structures, and utilities, with the exception of necessary hydraulic, percolation, or geotechnical testing, shall not occur until after the issuance of a Development Permit to minimize the potential for soil erosion, runoff and spread of invasive species.
- E.VII.5. Shoreline stabilization devices are not supported on parcels that are not subject to active erosion nor are they supported on parcels that erode more rapidly as a result of vegetation removal that is not recommended or supervised by a Qualified Coastal Professional.
- E.VII.6. Shoreline stabilization devices are supported where a Qualified Coastal Professional, with experience to advise on such matters, has determined that a softer approach to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, tree anchoring or gravel placement are not appropriate given site-specific conditions.
- E.VII.7. Shoreline stabilization devices are only permitted for the protection of existing structures when threatened by erosion due to natural forces as recommended by a

Qualified Coastal Professional and must be located entirely within the property boundary. New development and structures should be sited to avoid the need for shoreline stabilization devices over the expected lifespan of the structure.

- E.VII.8. The assessment for siting a shoreline stabilization device prepared by a Qualified Coastal Professional must include:
 - a. Assesses the risk of erosion on the subject property and the suitability of the subject property for a shoreline stabilization device;
 - b. Analyses of the potential impacts on coastal geomorphologic processes as a result of installing or not installing the device;
 - c. Analyses of the potential impacts on adjacent properties as a result of installing and not installing the device;
 - d. Recommendation measures to ensure that the subject property is protected while mitigating potential negative impacts on marine riparian areas, coastal geomorphologic processes or neighbouring properties.
- E.VII.9. Shoreline stabilization measures, pilings, floats, wharves and other structures which disrupt light penetration to the water column or obstruct public access to the foreshore are discouraged.
- E.VII.10. Impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum.
- E.VII.11. Parking areas should be equipped with oil/water separators and be landscaped to absorb runoff, and proof of a maintenance program for these will be provided.

- E.VII.12. New piers, docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.
- E.VII.13. Docks and wharves shall not extend over marshes or other productive foreshore areas, including critical areas such as eelgrass and kelp beds, shellfish beds, and fish habitats. Wharves shall not, in any case, extend over the water beyond the mean low-water mark, except as necessary to access floats or for public viewing access. Construction which minimizes disturbance of shoreline sediments and enables light penetration is encouraged.
- E.VII.14. Piers on pilings and floating docks are preferred over solid-core piers or ramps.
- E.VII.15. Boat launch ramps are discouraged and will only be considered for shared or public use, and only where they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary.
- E.VII.16. Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
- E.VII.17. All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
- E.VII.18. Any plastic foams or other non-biodegradable materials used in construction of floats and docks shall be encased to prevent escape into the natural environment.
- E.VII.19. Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.

- E.VII.20. Piers should be constructed with a minimum clearance of 0.5 m above the elevation of the natural boundary of the sea.
- E.VII.21. Preference is given to the placement of mooring buoys and floats instead of docks.
- E.VII.22. New shoreline residential development of two or more dwellings shall provide joint use or community dock facilities rather than individual docks for each residence.
- E.VII.23. No more than one facility for mooring boats shall be located on or fronting any single parcel.
- E.VII.24. The consideration of the issuance of a Development Permit by the District in no way exempts the property owner from obtaining all necessary permits and approvals from provincial and federal agencies.

DPA VIII– Natural Hazard Areas Protection (Steep Slopes)

Category

In accordance with Section 488(1)(b) of the *LGA*, areas of steep slopes with an incline of 30 degrees or more are designated as DPA VIII, as shown on Schedule G.

Justification

Ucluelet experiences significant rainfall and storm events; soils on steeper slopes carry a higher hazard of failure from the effects of runoff and erosion, once disturbed or exposed by development.

Steep slopes tend to constitute high-risk areas for erosion and slippage if the tree cover is substantially altered. Potentially hazardous conditions on steep slopes may be avoided if adequate tree cover is retained and surface water runoff is minimized.

In order to protect development from these hazardous conditions, development permits are required for areas designated as DPA VIII.

Exemptions

The following development is exempted from the requirement to obtain a development permit for Hazardous Conditions:

In a steep slope area:

1. Development, where a geotechnical report has been received in conjunction with an application for building permit or subdivision approval.
2. Erecting fencing;

For trees:

3. Cutting down dead trees provided that the stump and roots remain undisturbed;
4. Planting new trees;
5. Removal of trees where the tree trunk diameter is less than 5cm (measured 1m from the base); and,
6. Where the tree trunk diameter is greater than 5cm (measured 1m from the base) pruning and limbing of trees provided a Certified Arborist provides a written opinion stating that the activity will not kill the tree.

Domestic yard maintenance, gardening and planting, including:

7. Planting new vegetation and maintaining existing vegetation through mowing, pruning, and similar activities;

8. Removing any dead vegetation provided the root structure is not disturbed; and

9. Removing any vegetation with stem diameter less than 5cm (measured 1m from the base), and not resulting in areas of exposed soil on a steep slope.

Guidelines

- E.VIII.1. The development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA VIII areas and to minimize the impact of any activity on these areas.
- E.VIII.2. Prior to any development or alteration of land within DPA VIII areas, a development permit application must be issued that includes an assessment or report by a qualified, licensed professional engineer or other qualified professional addressing the following:
 - a. Contain a description of the methodology and assumptions used to undertake the assessment. The methodology should be described in sufficient detail to facilitate a professional peer review.
 - b. Identify any hazards which may affect the safe development of the land including, but not limited to:
 - i. flooding;
 - ii. slopes with an incline of 30 degrees or more;
 - iii. subsidence; and
 - iv. ground water flows.
 - c. Identify the location of all proposed buildings or development sites by specifying setback distances from a natural boundary, property boundary or feature or

hazard area. Areas depicted on maps must be delineated with sufficient accuracy and detail to allow the preparation of a legal reference plan for attachment to a restrictive covenant.

- d. Where applicable, flood construction levels should be provided by prescribing an elevation above the natural boundary of the sea or watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of both.
- e. An application should identify the location of all proposed buildings and structures on the development site and specify the setback distances from the natural boundary, property boundary, land features, and hazard areas.
- f. The applicant should consider the suitability of the land to accommodate the use intended.
- g. Plans should establish a safe setback line from any watercourses and shorelines to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of an engineer or qualified professional, be caused by the hazards of flooding, erosion, subsidence earthquake, mud flows or any combination thereof.

E.VIII.3. The professional’s recommendations and the conclusion of the report should:

- a. acknowledge that the Approving Officer may rely upon the report when reviewing subdivision applications and/or that the District may review the report prior to making land development decisions;
- b. certify that the land is safe for the use intended, with probability of a geotechnical failure, flooding or any other substantial hazard resulting in property

damage of less than two per cent (2%) in 50 years or as specified by the most recent edition of the “APEGBC Guidelines for Legislated Landslide Assessments for Residential Developments in BC”;

- c. identify any deficiency in the location or design of the buildings, the proposed water, sewer, drainage, access and road works or the construction standards intended for the development;
- d. prescribe the geotechnical works and any changes in the standards of the design of the development which are required to develop land, buildings, structures and infrastructure safely for the use intended and to maintain the safety of the land, buildings, structures and infrastructure as a condition of the approval of the development; and
- e. where mitigation works and actions are proposed, describe the effects that the proposed works and actions may have on other properties, including public infrastructure or lands.

E.VIII.4. Where mitigation works and actions designed to reduce hazards or impacts are contemplated, the applicant’s professional engineer should confirm that the works and actions will be acceptable to local government, and that they would meet regulatory requirements, prior to completing the report and a detailed design.

E.VIII.5. where mitigation works and actions are proposed, the qualified professional should identify whether ongoing maintenance or periodic replacement measures are necessary, and specify what ongoing measures are necessary for the property to remain safe for its intended use.

E.VIII.6. Plans should include the retention of significant stands of trees, as well as native vegetation, within DPA VIII areas, as recommended by a QEP.

A note on Flood Hazards:

This OCP bylaw does not designate Development Permit areas for protection from coastal flooding; the District has commissioned detailed flood risk mapping and exercises its ability to require professional assessment and certification of construction under section 56 of the *Community Charter*. Map 4 shows minimum Flood Construction Levels for detailed reaches of the shoreline of the Ucluth Peninsula.

Lands in the vicinity of the coastal shoreline can be susceptible to flood hazard and, in certain areas, to erosion or sloughing. Lands that are or may be flooded represent a hazardous condition for people and permanent structures.

One of the effects of climate change is a rise in sea level. While experts using the best available science are still grappling with a range of possible impacts, current expectations are that the sea level on the west coast of Vancouver Island will rise somewhere in the vicinity of one metre by the year 2100. Any development along the coastline must take this into consideration in an attempt to anticipate and minimize any negative impacts that rising sea levels may have on the built environment and the safety of residents.

The west coast of Vancouver Island, identified as Zone C by the provincial Ministry of Public Safety and Solicitor General, is also a high-risk seismic zone, known to be vulnerable to flooding in the event of a tsunami. The District wishes to protect the community against the loss of lives and to minimize property damage, injury

and trauma associated with flooding events. Maps 5 and 6 show Tsunami Flood Vulnerability and Tsunami Flood Planning areas.

It is District policy that it is in the public interest for new subdivisions and developments to be planned to avoid areas of potential flood risk. Many of these areas are also of great habitat value and natural beauty, and have been incorporated into the potential future parks and open spaces shown on Schedules A and C.

Enforcement

No person shall do any act or suffer or permit any act or thing to be done in contravention of the Development Permit Area Designations and Guidelines adopted in Part 6 of this bylaw.

Every person who violates any of the provision of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw, is liable on summary conviction to a fine of not more than ten thousand dollars (\$10,000.00) and costs, including the costs of the committal and conveyances to the place of imprisonment, for each offence, and in default of payment therefore, to imprisonment of a term not exceeding six (6) months in jail, and each day that such violation is permitted to continue shall be a separate offence.

The Bylaw Enforcement Officer is authorized to inspect all work regulated by Development Permit Area designation under this bylaw, and compel and require compliance with the provisions of this bylaw. No person shall prevent or obstruct, or attempt to prevent or obstruct, the Bylaw Enforcement Officer, or any other employee of the District authorized to enforce the provisions of this bylaw.

A person who fails to comply with an order or notice issued by a Bylaw Enforcement Officer who allows a violation of this bylaw to continue, despite that order or notice, commits an offence.

A Bylaw Enforcement Officer may order the cessation of work that is proceeding in contravention of this bylaw by posting a Stop Work notice on the site of the work.

The Owner of property on which a Stop Work notice has been posted, and every other person, shall cease all construction or

development work immediately and shall not do any work on the property, except for such work as is necessary to remedy the reasons for the Stop Work notice with the agreement of the Bylaw Enforcement Officer, until all applicable provisions of the Development Permit Area Guidelines of this bylaw are substantially complied with and the Stop Work notice is rescinded in writing by a Bylaw Enforcement Officer.

Ticketing

Tickets for offences against the Development Permit Area Designations and Guidelines of this OCP bylaw may also be issued in accordance with the Municipal Ticket Information Bylaw in force at the time of the offence.

Part Seven: Appendices

Boilerplate (required content, legislation)

The purpose of the Official Community Plan (OCP) is to provide a long-term vision for the District of Ucluelet. It sets out broad objectives and policies that will guide planning and land use decisions within the District, while respecting the community's existing character.

The OCP charts a growth management course that supports Ucluelet's quality of life, enhances economic prosperity and advances environmental sustainability.

The Province of British Columbia's *Local Government Act* provides the authority and direction for the preparation of the Official Community Plan. Once adopted as a bylaw, an Official Community Plan has a legal status that requires that all subsequent bylaws enacted and works undertaken be consistent with the plan.

This Official Community Plan replaces the previous Official Community Plan, adopted in 2011.

Section 473 of the *Local Government Act* requires that an OCP include statements and map designations for the area covered by the plan for the following:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;

- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal site;
- housing policies of the local government respecting affordable housing, rental housing and special needs housing;
- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets;

Section 474 of the *Local Government Act* allows that an OCP may also include statements on the following:

- policies of the local government relating to social needs, social well-being and social development;
- a regional context statement, consistent with the rest of the plan, of how matters referred to in a regional growth strategy, and other matters dealt with in the plan, apply in a regional context;
- policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;
- policies of the local government relating to the preservation, protection, restoration and enhancement of

the natural environment, its ecosystems and biological diversity.

An OCP may also include general statements on matters outside the jurisdiction of a local government, dealing with issues of advocacy or general interest.

Planning Process

The Village of Ucluelet was incorporated in 1952 and became a District Municipality in 1997. The community adopted its first Official Community Plan (OCP) bylaw in 1971. The history of OCP's in Ucluelet is as follows:

- OCP Bylaw No. 235 (1971)
- OCP Bylaw No. 407 (1981)
- OCP Bylaw No. 498 (1988)
- OCP Bylaw No. 772 (1998)
- OCP Bylaw No. 900 (2004)
- OCP Bylaw No. 1140 (2011)

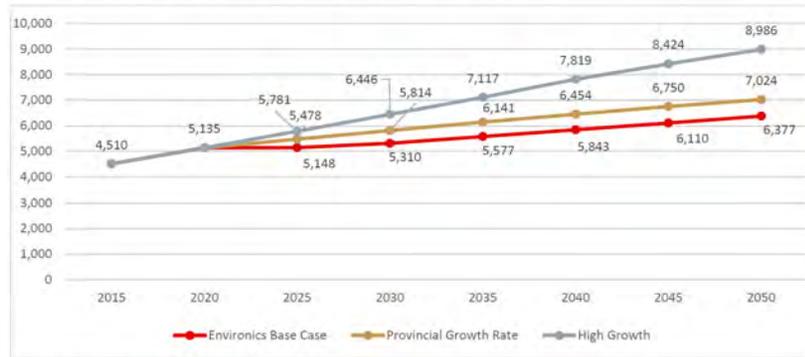
A review of the Ucluelet OCP bylaw was initiated by Council in 2016.

From 2016 through 2018 the District, along with students and faculty from Vancouver Island University's (VIU) Master of Community Planning program, collected community opinions on the OCP and the broad range of issues of interest to the community. A series of public engagement activities and events were held during this time, including "planning on the streets" events, pop-up planning workshops, stakeholder workshops with community groups and classes from the local schools. A three-day public consultation blitz in the spring of 2018, culminating in a large public open house, connected with 256 local residents.

Council initially received the draft OCP bylaw in September of 2018, at which point the bylaw received first reading. The 2018 municipal election, focus on pressing affordable housing issues and a robust community debate on new non-medical cannabis retail regulations – and then the onset of a global pandemic – all

Population Projections (low, medium and high growth projections):

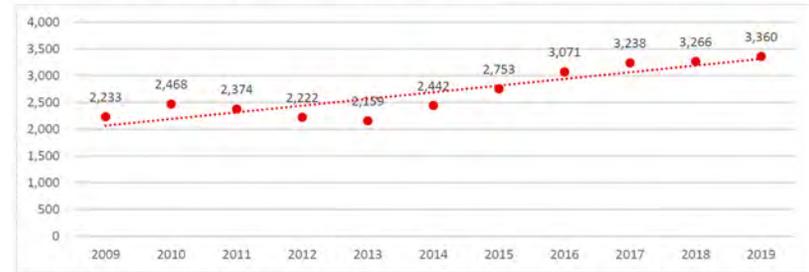
Figure 2: Estimated and Projected Population, West Coast Region, 2015 – 2050



Source: Environics, 2020, BC Stats, and custom projections

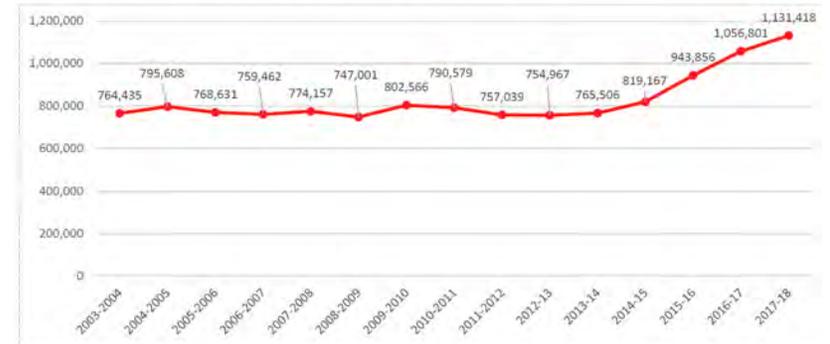
Annual visitors

Figure 7: Average Annual Daily Traffic on Tofino-Ucluelet Hwy South of Ucluelet Junction, 2009 – 2019



Source: Ministry of Transportation and Infrastructure, 2020

Figure 14: Visitors, Pacific Rim National Park Reserve (Long Beach), 2003 – 2018



Source: Parks Canada, 2019

Definitions

“Bylaw Enforcement Officer”: means the Chief Administrative Officer of the District of Ucluelet and her or his designate.

“Development” includes:

- a) Removal, alteration, disruption, or destruction of vegetation;
- b) Disturbance of soils;
- c) Construction or erection of buildings and structures;
- d) Creation of non-structural impervious or semi-impervious surfaces;
- e) Flood protection works;
- f) Construction of roads, trails, docks, wharves, and bridges;
- g) Provision and maintenance of sewer and water services;
- h) Development of drainage systems;
- i) Development of utility corridors; and
- j) Subdivision as defined in the *Local Government Act*.

“Qualified Environmental Professional” (QEP): means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

- 1) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under the association’s code of ethics and subject to disciplinary action by that association;
- 2) the individual is acting within that individual’s area of expertise; and,
- 3) the individual is acceptable to the District of Ucluelet.

With respect to item 2), above:

a) for Riparian Development Permit Areas: the individual’s area of expertise is recognized in the BC Riparian Areas Regulation assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal;

b) for Marine Shoreline Development Permit Areas, coastal and shoreline erosion aspects: a coastal geomorphologist, or a marine or metocean engineer with experience in coastal zone engineering; other professionals with experience in coastal processes and soft shore restorations may be considered on a case-by-case basis.

c) for Hazardous Conditions Development Permit Areas: a professional engineer with experience in geotechnical and slope stability engineering, or in flood protection design as the project may warrant.

Per the *Riparian Areas Protection Regulation* BC Reg 178/2019, s 21, a QEP may be:

- (i) an agrologist;
- (ii) an applied technologist or technician;
- (iii) a professional biologist;
- (iv) a professional engineer;
- (v) a professional forester;
- (vi) a professional geoscientist;
- (vi.1) a registered biology technologist;
- (vii) a registered forest technologist,

Stream: means the same as defined under the *Riparian Areas Protection Regulation*.

United Nations Declaration on the Rights of Indigenous Peoples

(Resolution adopted by the General Assembly on 13 September 2007)¹

The General Assembly,

Guided by the purposes and principles of the Charter of the United Nations, and good faith in the fulfilment of the obligations assumed by States in accordance with the Charter,

Affirming that indigenous peoples are equal to all other peoples, while recognizing the right of all peoples to be different, to consider themselves different, and to be respected as such,

Affirming also that all peoples contribute to the diversity and richness of civilizations and cultures, which constitute the common heritage of humankind,

Affirming further that all doctrines, policies and practices based on or advocating superiority of peoples or individuals on the basis of national origin or racial, religious, ethnic or cultural differences are racist, scientifically false, legally invalid, morally condemnable and socially unjust,

Reaffirming that indigenous peoples, in the exercise of their rights, should be free from discrimination of any kind,

Concerned that indigenous peoples have suffered from historic injustices as a result of, inter alia, their colonization and dispossession of their lands, territories and resources, thus

¹ See Official Records of the General Assembly, Sixty-first Session, Supplement No. 53 (A/61/53), part one, chap. II, sect. A.

preventing them from exercising, in particular, their right to development in accordance with their own needs and interests,

Recognizing the urgent need to respect and promote the inherent rights of indigenous peoples which derive from their political, economic and social structures and from their cultures, spiritual traditions, histories and philosophies, especially their rights to their lands, territories and resources,

Recognizing also the urgent need to respect and promote the rights of indigenous peoples affirmed in treaties, agreements and other constructive arrangements with States,

Welcoming the fact that indigenous peoples are organizing themselves for political, economic, social and cultural enhancement and in order to bring to an end all forms of discrimination and oppression wherever they occur,

Convinced that control by indigenous peoples over developments affecting them and their lands, territories and resources will enable them to maintain and strengthen their institutions, cultures and traditions, and to promote their development in accordance with their aspirations and needs,

Recognizing that respect for indigenous knowledge, cultures and traditional practices contributes to sustainable and equitable development and proper management of the environment,

Emphasizing the contribution of the demilitarization of the lands and territories of indigenous peoples to peace, economic and social progress and development, understanding and friendly relations among nations and peoples of the world,

² See resolution 2200 A (XXI), annex.

Recognizing in particular the right of indigenous families and communities to retain shared responsibility for the upbringing, training, education and well-being of their children, consistent with the rights of the child,

Considering that the rights affirmed in treaties, agreements and other constructive arrangements between States and indigenous peoples are, in some situations, matters of international concern, interest, responsibility and character,

Considering also that treaties, agreements and other constructive arrangements, and the relationship they represent, are the basis for a strengthened partnership between indigenous peoples and States,

Acknowledging that the Charter of the United Nations, the International Covenant on Economic, Social and Cultural Rights² and the International Covenant on Civil and Political Rights, as well as the Vienna Declaration and Programme of Action,³ affirm the fundamental importance of the right to self-determination of all peoples, by virtue of which they freely determine their political status and freely pursue their economic, social and cultural development,

Bearing in mind that nothing in this Declaration may be used to deny any peoples their right to self-determination, exercised in conformity with international law,

Convinced that the recognition of the rights of indigenous peoples in this Declaration will enhance harmonious and cooperative relations between the State and indigenous peoples,

³ A/CONF.157/24 (Part I), chap. III.

based on principles of justice, democracy, respect for human rights, non-discrimination and good faith,

Encouraging States to comply with and effectively implement all their obligations as they apply to indigenous peoples under international instruments, in particular those related to human rights, in consultation and cooperation with the peoples concerned,

Emphasizing that the United Nations has an important and continuing role to play in promoting and protecting the rights of indigenous peoples,

Believing that this Declaration is a further important step forward for the recognition, promotion and protection of the rights and freedoms of indigenous peoples and in the development of relevant activities of the United Nations system in this field,

Recognizing and reaffirming that indigenous individuals are entitled without discrimination to all human rights recognized in international law, and that indigenous peoples possess collective rights which are indispensable for their existence, well-being and integral development as peoples,

Recognizing that the situation of indigenous peoples varies from region to region and from country to country and that the significance of national and regional particularities and various historical and cultural backgrounds should be taken into consideration,

⁴ Resolution 217 A (III).

Solemnly proclaims the following United Nations Declaration on the Rights of Indigenous Peoples as a standard of achievement to be pursued in a spirit of partnership and mutual respect:

Article 1

Indigenous peoples have the right to the full enjoyment, as a collective or as individuals, of all human rights and fundamental freedoms as recognized in the Charter of the United Nations, the Universal Declaration of Human Rights⁴ and international human rights law.

Article 2

Indigenous peoples and individuals are free and equal to all other peoples and individuals and have the right to be free from any kind of discrimination, in the exercise of their rights, in particular that based on their indigenous origin or identity.

Article 3

Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development.

Article 4

Indigenous peoples, in exercising their right to self-determination, have the right to autonomy or self-government in matters relating

to their internal and local affairs, as well as ways and means for financing their autonomous functions.

Article 5

Indigenous peoples have the right to maintain and strengthen their distinct political, legal, economic, social and cultural institutions, while retaining their right to participate fully, if they so choose, in the political, economic, social and cultural life of the State.

Article 6

Every indigenous individual has the right to a nationality.

Article 7

1. Indigenous individuals have the rights to life, physical and mental integrity, liberty and security of person.
2. Indigenous peoples have the collective right to live in freedom, peace and security as distinct peoples and shall not be subjected to any act of genocide or any other act of violence, including forcibly removing children of the group to another group.

Article 8

1. Indigenous peoples and individuals have the right not to be subjected to forced assimilation or destruction of their culture.
2. States shall provide effective mechanisms for prevention of, and redress for:
 - (a) Any action which has the aim or effect of depriving them of their integrity as distinct peoples, or of their cultural values or ethnic identities;

- (b) Any action which has the aim or effect of dispossessing them of their lands, territories or resources;

- (c) Any form of forced population transfer which has the aim or effect of violating or undermining any of their rights;

- (d) Any form of forced assimilation or integration;

- (e) Any form of propaganda designed to promote or incite racial or ethnic discrimination directed against them.

Article 9

Indigenous peoples and individuals have the right to belong to an indigenous community or nation, in accordance with the traditions and customs of the community or nation concerned. No discrimination of any kind may arise from the exercise of such a right.

Article 10

Indigenous peoples shall not be forcibly removed from their lands or territories. No relocation shall take place without the free, prior and informed consent of the indigenous peoples concerned and after agreement on just and fair compensation and, where possible, with the option of return.

Article 11

1. Indigenous peoples have the right to practise and revitalize their cultural traditions and customs. This includes the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts, designs, ceremonies, technologies and visual and performing arts and literature.

2. States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs.

Article 12

1. Indigenous peoples have the right to manifest, practise, develop and teach their spiritual and religious traditions, customs and ceremonies; the right to maintain, protect, and have access in privacy to their religious and cultural sites; the right to the use and control of their ceremonial objects; and the right to the repatriation of their human remains.

2. States shall seek to enable the access and/or repatriation of ceremonial objects and human remains in their possession through fair, transparent and effective mechanisms developed in conjunction with indigenous peoples concerned.

Article 13

1. Indigenous peoples have the right to revitalize, use, develop and transmit to future generations their histories, languages, oral traditions, philosophies, writing systems and literatures, and to designate and retain their own names for communities, places and persons.

2. States shall take effective measures to ensure that this right is protected and also to ensure that indigenous peoples can understand and be understood in political, legal and administrative proceedings, where necessary through the provision of interpretation or by other appropriate means.

Article 14

1. Indigenous peoples have the right to establish and control their educational systems and institutions providing education in their own languages, in a manner appropriate to their cultural methods of teaching and learning.

2. Indigenous individuals, particularly children, have the right to all levels and forms of education of the State without discrimination.

3. States shall, in conjunction with indigenous peoples, take effective measures, in order for indigenous individuals, particularly children, including those living outside their communities, to have access, when possible, to an education in their own culture and provided in their own language.

Article 15

1. Indigenous peoples have the right to the dignity and diversity of their cultures, traditions, histories and aspirations which shall be appropriately reflected in education and public information.

2. States shall take effective measures, in consultation and cooperation with the indigenous peoples concerned, to combat prejudice and eliminate discrimination and to promote tolerance, understanding and good relations among indigenous peoples and all other segments of society.

Article 16

1. Indigenous peoples have the right to establish their own media in their own languages and to have access to all forms of non-indigenous media without discrimination.

2. States shall take effective measures to ensure that State-owned media duly reflect indigenous cultural diversity. States, without prejudice to ensuring full freedom of expression, should encourage privately owned media to adequately reflect indigenous cultural diversity.

Article 17

1. Indigenous individuals and peoples have the right to enjoy fully all rights established under applicable international and domestic labour law.

2. States shall in consultation and cooperation with indigenous peoples take specific measures to protect indigenous children from economic exploitation and from performing any work that is likely to be hazardous or to interfere with the child's education, or to be harmful to the child's health or physical, mental, spiritual, moral or social development, taking into account their special vulnerability and the importance of education for their empowerment.

3. Indigenous individuals have the right not to be subjected to any discriminatory conditions of labour and, inter alia, employment or salary.

Article 18

Indigenous peoples have the right to participate in decision-making in matters which would affect their rights, through representatives chosen by themselves in accordance with their own procedures, as well as to maintain and develop their own indigenous decision-making institutions.

Article 19

States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free, prior and informed consent before adopting and implementing legislative or administrative measures that may affect them.

Article 20

1. Indigenous peoples have the right to maintain and develop their political, economic and social systems or institutions, to be secure in the enjoyment of their own means of subsistence and development, and to engage freely in all their traditional and other economic activities.

2. Indigenous peoples deprived of their means of subsistence and development are entitled to just and fair redress.

Article 21

1. Indigenous peoples have the right, without discrimination, to the improvement of their economic and social conditions, including, inter alia, in the areas of education, employment, vocational training and retraining, housing, sanitation, health and social security.

2. States shall take effective measures and, where appropriate, special measures to ensure continuing improvement of their economic and social conditions. Particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities.

Article 22

1. Particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities in the implementation of this Declaration.
2. States shall take measures, in conjunction with indigenous peoples, to ensure that indigenous women and children enjoy the full protection and guarantees against all forms of violence and discrimination.

Article 23

Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development. In particular, indigenous peoples have the right to be actively involved in developing and determining health, housing and other economic and social programmes affecting them and, as far as possible, to administer such programmes through their own institutions.

Article 24

1. Indigenous peoples have the right to their traditional medicines and to maintain their health practices, including the conservation of their vital medicinal plants, animals and minerals. Indigenous individuals also have the right to access, without any discrimination, to all social and health services.
2. Indigenous individuals have an equal right to the enjoyment of the highest attainable standard of physical and mental health. States shall take the necessary steps with a view to achieving progressively the full realization of this right.

Article 25

Indigenous peoples have the right to maintain and strengthen their distinctive spiritual relationship with their traditionally owned or otherwise occupied and used lands, territories, waters and coastal seas and other resources and to uphold their responsibilities to future generations in this regard.

Article 26

1. Indigenous peoples have the right to the lands, territories and resources which they have traditionally owned, occupied or otherwise used or acquired.
2. Indigenous peoples have the right to own, use, develop and control the lands, territories and resources that they possess by reason of traditional ownership or other traditional occupation or use, as well as those which they have otherwise acquired.
3. States shall give legal recognition and protection to these lands, territories and resources. Such recognition shall be conducted with due respect to the customs, traditions and land tenure systems of the indigenous peoples concerned.

Article 27

States shall establish and implement, in conjunction with indigenous peoples concerned, a fair, independent, impartial, open and transparent process, giving due recognition to indigenous peoples' laws, traditions, customs and land tenure systems, to recognize and adjudicate the rights of indigenous peoples pertaining to their lands, territories and resources, including those which were traditionally owned or otherwise occupied or used. Indigenous peoples shall have the right to participate in this process.

Article 28

1. Indigenous peoples have the right to redress, by means that can include restitution or, when this is not possible, just, fair and equitable compensation, for the lands, territories and resources which they have traditionally owned or otherwise occupied or used, and which have been confiscated, taken, occupied, used or damaged without their free, prior and informed consent.
2. Unless otherwise freely agreed upon by the peoples concerned, compensation shall take the form of lands, territories and resources equal in quality, size and legal status or of monetary compensation or other appropriate redress.

Article 29

1. Indigenous peoples have the right to the conservation and protection of the environment and the productive capacity of their lands or territories and resources. States shall establish and implement assistance programmes for indigenous peoples for such conservation and protection, without discrimination.
2. States shall take effective measures to ensure that no storage or disposal of hazardous materials shall take place in the lands or territories of indigenous peoples without their free, prior and informed consent.
3. States shall also take effective measures to ensure, as needed, that programmes for monitoring, maintaining and restoring the health of indigenous peoples, as developed and implemented by the peoples affected by such materials, are duly implemented.

Article 30

1. Military activities shall not take place in the lands or territories of indigenous peoples, unless justified by a relevant public interest or otherwise freely agreed with or requested by the indigenous peoples concerned.
2. States shall undertake effective consultations with the indigenous peoples concerned, through appropriate procedures and in particular through their representative institutions, prior to using their lands or territories for military activities.

Article 31

1. Indigenous peoples have the right to maintain, control, protect and develop their cultural heritage, traditional knowledge and traditional cultural expressions, as well as the manifestations of their sciences, technologies and cultures, including human and genetic resources, seeds, medicines, knowledge of the properties of fauna and flora, oral traditions, literatures, designs, sports and traditional games and visual and performing arts. They also have the right to maintain, control, protect and develop their intellectual property over such cultural heritage, traditional knowledge, and traditional cultural expressions.
2. In conjunction with indigenous peoples, States shall take effective measures to recognize and protect the exercise of these rights.

Article 32

1. Indigenous peoples have the right to determine and develop priorities and strategies for the development or use of their lands or territories and other resources.
2. States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative

institutions in order to obtain their free and informed consent prior to the approval of any project affecting their lands or territories and other resources, particularly in connection with the development, utilization or exploitation of mineral, water or other resources.

3. States shall provide effective mechanisms for just and fair redress for any such activities, and appropriate measures shall be taken to mitigate adverse environmental, economic, social, cultural or spiritual impact.

Article 33

1. Indigenous peoples have the right to determine their own identity or membership in accordance with their customs and traditions. This does not impair the right of indigenous individuals to obtain citizenship of the States in which they live.

2. Indigenous peoples have the right to determine the structures and to select the membership of their institutions in accordance with their own procedures.

Article 34

Indigenous peoples have the right to promote, develop and maintain their institutional structures and their distinctive customs, spirituality, traditions, procedures, practices and, in the cases where they exist, juridical systems or customs, in accordance with international human rights standards.

Article 35

Indigenous peoples have the right to determine the responsibilities of individuals to their communities.

Article 36

1. Indigenous peoples, in particular those divided by international borders, have the right to maintain and develop contacts, relations and cooperation, including activities for spiritual, cultural, political, economic and social purposes, with their own members as well as other peoples across borders.

2. States, in consultation and cooperation with indigenous peoples, shall take effective measures to facilitate the exercise and ensure the implementation of this right.

Article 37

1. Indigenous peoples have the right to the recognition, observance and enforcement of treaties, agreements and other constructive arrangements concluded with States or their successors and to have States honour and respect such treaties, agreements and other constructive arrangements.

2. Nothing in this Declaration may be interpreted as diminishing or eliminating the rights of indigenous peoples contained in treaties, agreements and other constructive arrangements.

Article 38

States in consultation and cooperation with indigenous peoples, shall take the appropriate measures, including legislative measures, to achieve the ends of this Declaration.

Article 39

Indigenous peoples have the right to have access to financial and technical assistance from States and through international cooperation, for the enjoyment of the rights contained in this Declaration.

Article 40

Indigenous peoples have the right to access to and prompt decision through just and fair procedures for the resolution of conflicts and disputes with States or other parties, as well as to effective remedies for all infringements of their individual and collective rights. Such a decision shall give due consideration to the customs, traditions, rules and legal systems of the indigenous peoples concerned and international human rights.

Article 41

The organs and specialized agencies of the United Nations system and other intergovernmental organizations shall contribute to the full realization of the provisions of this Declaration through the mobilization, inter alia, of financial cooperation and technical assistance. Ways and means of ensuring participation of indigenous peoples on issues affecting them shall be established.

Article 42

The United Nations, its bodies, including the Permanent Forum on Indigenous Issues, and specialized agencies, including at the country level, and States shall promote respect for and full application of the provisions of this Declaration and follow up the effectiveness of this Declaration.

Article 43

The rights recognized herein constitute the minimum standards for the survival, dignity and well-being of the indigenous peoples of the world.

Article 44

All the rights and freedoms recognized herein are equally guaranteed to male and female indigenous individuals.

Article 45

Nothing in this Declaration may be construed as diminishing or extinguishing the rights indigenous peoples have now or may acquire in the future.

Article 46

1. Nothing in this Declaration may be interpreted as implying for any State, people, group or person any right to engage in any activity or to perform any act contrary to the Charter of the United Nations or construed as authorizing or encouraging any action which would dismember or impair, totally or in part, the territorial integrity or political unity of sovereign and independent States.

2. In the exercise of the rights enunciated in the present Declaration, human rights and fundamental freedoms of all shall be respected. The exercise of the rights set forth in this Declaration shall be subject only to such limitations as are determined by law and in accordance with international human rights obligations. Any such limitations shall be non-discriminatory and strictly necessary solely for the purpose of securing due recognition and respect for the rights and freedoms of others and for meeting the just and most compelling requirements of a democratic society.

3. The provisions set forth in this Declaration shall be interpreted in accordance with the principles of justice, democracy, respect for human rights, equality, non-discrimination, good governance and good faith.

Credits

Community profile data (p. 126) compiled by Urban Systems Ltd. for the *West Coast Land Use Demand Study (2020)*

All photographs by Russel Roper (© Ropervision) except:

Photos pages 36, 37, 47, 48, 62, 71, 79 & 80 by DoU staff

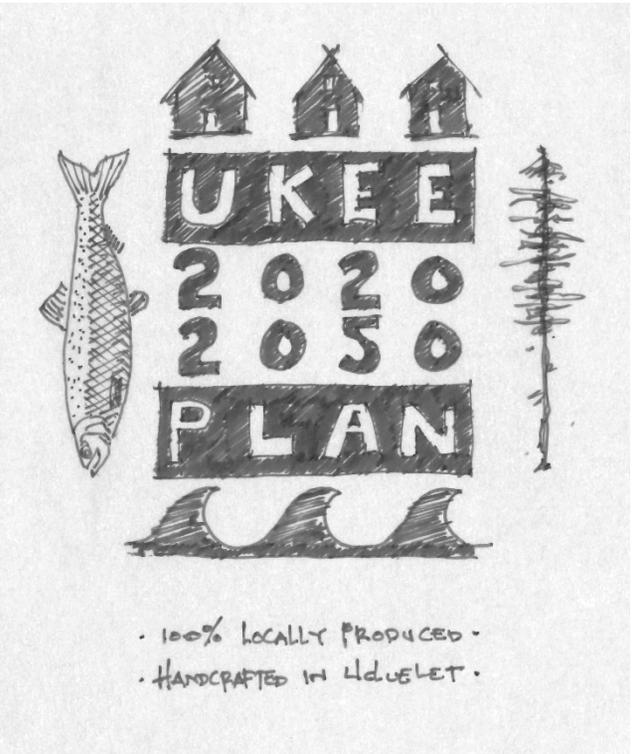
Kayaking photo (p. 56) by Majestic Ocean Kayaking

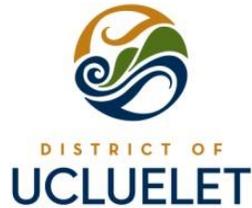
SkyCouch photo (p. 74) by Ian Riddick

Images within DP Guidelines are from various sources, including the 2011 Ucluelet OCP.

Thank you! ̄eekoo!

Cuu





STAFF REPORT TO COUNCIL

Council Meeting: MAY 25, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: ABIGAIL FORTUNE, MANAGER OF RECREATION & TOURISM

FILE NO: 8700-30

SUBJECT: UCLUELET SMALL CRAFT HARBOUR SIX-MONTH RATES

REPORT NO: 21-83

ATTACHMENT(S): APPENDIX A - UCLUELET MOORAGE RATES

RECOMMENDATION(S):

1. **THAT** Council add no further options than what is currently available for Ucluelet Small Craft Harbour Moorage Rates.

BACKGROUND:

On May 11th the Harbour Authority directed staff to provide Council with a report regarding the introduction of a six-month (semi-annual) moorage rate. Staff reviewed the rate structures at the Small Craft Harbour Ports of Tofino, Port Alberni, Port Hardy, Campbell River and Ucluelet, to prepare this report.

PAYMENT OPTIONS:

In terms of the payment options, Ucluelet currently has more options than the reviewed Harbours:

- Vancouver Island Moorage rates structures:
 - Commercial Vessels: Daily, Monthly, Annually
 - Recreation Vessels: Daily, Weekly, Monthly, Annually
- Ucluelet Moorage Rate structures *:
 - Commercial Vessels: Daily, Monthly, Quarterly, Annually
 - Recreation Vessels: Daily, Weekly, Monthly, Quarterly, Annually

Staff view adding further options as unnecessary.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Staff and Council time would be required to amend District of Ucluelet Harbour Regulation Bylaw No. 1276, 2020 to introduce a semi-annual moorage rate.

FINANCIAL IMPACTS:

If Council elects to introduce a semi-annual moorage rate, Staff would monitor uptake for the remainder of 2021 to determine the financial impact.

POLICY OR LEGISLATIVE IMPACTS:

District of Ucluelet Harbour Regulation Bylaw No. 1276, 2020 would need to be amended to introduce a semi-annual moorage rate.

OPTIONS REVIEW:

1. **THAT** Council add no further options than what is currently available for Ucluelet Small Craft Harbour Moorage Rates. **(Recommended)**

OR

2. **THAT** Council direct Staff to present an amendment to the Ucluelet Harbour Regulation Bylaw No. 1276, 2020 at a future Council meeting which introduces an additional category of Semi-Annual for Recreational, Commercial and Charter Vessels with the following rates per lineal foot:

- a. Recreational Vessels \$29
- b. Commercial Vessels \$10.25
- c. Charter Vessels \$34.68

3. **THAT** Council provides alternative direction to Staff.

Respectfully submitted:

Abigail Fortune, Manager of Recreation & Tourism

APPENDIX A

MOORGAE RATES & STRUCTURE (with Semi-annual)

| Charter Vessel Operator | Ukee | Avg Island* |
|-------------------------|----------------|-------------|
| Daily | | |
| Weekly | | |
| Monthly | \$7.30 | |
| Quarterly | | |
| Semi-Annual | \$34.68 | |
| Annual | \$46.50 | |

| Commercial Vessel | Ukee | Avg Island* |
|--------------------|----------------|-------------|
| Daily | \$0.20 | \$0.15 |
| Weekly | | \$0.63 |
| Monthly | \$3.00 | \$2.24 |
| Quarterly | \$5.50 | |
| Semi-Annual | \$10.25 | |
| Annual | \$15.00 | \$21.26 |

| Recreational Vessel (high) | Ukee | Avg Island* |
|----------------------------|----------------|-------------|
| Daily | \$0.90 | \$1.22 |
| Weekly | \$5.30 | \$6.02 |
| Monthly | \$7.00 | \$18.04 |
| Quarterly | \$17.60 | |
| Semi-Annual | \$29.00 | |
| Annual | \$44.55 | \$76.77 |

| Recreational Vessel (low) | Ukee | Avg Island* |
|---------------------------|----------------|-------------|
| Daily | \$0.60 | \$0.45 |
| Weekly | \$3.65 | \$2.80 |
| Monthly | \$5.45 | \$10.50 |
| Quarterly | \$8.50 | |
| Semi-Annual | \$29.00 | |
| Annual | \$44.55 | \$76.77 |

* Tofino, Port Alberni, Port Hardy, Campbell River, Ukee



STAFF REPORT TO COUNCIL

Council Meeting: MAY 25, 2021

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: ABIGAIL FORTUNE, MANAGER OF RECREATION & TOURISM

FILE NO: 8700-30

SUBJECT: UCLUELET SMALL CRAFT HARBOUR RATES UPDATE & INFORMATION

REPORT NO: 21-82

ATTACHMENT(S): APPENDIX A: RATES COMPARISON CHART

RECOMMENDATION(S):

1. **THAT** Council direct Staff to present an amendment to the Ucluelet Harbour Regulation Bylaw No. 1276, 2020 at a future Council meeting which sets applicable Electricity (Power) Connection Fees for the Ucluelet Small Craft Harbour at:
 - a. 30 watt daily \$5.56
 - b. 30 watt monthly \$85.23
 - c. 50 watt daily \$11.45
 - d. 50 watt monthly \$130.20

2. **THAT** Council direct staff to present a report at the September 7, 2021 Harbour Authority Meeting that reviews current moorage rates.

PURPOSE:

To update and provide information to Council regarding fees set by the Ucluelet Harbour Regulation Bylaw No. 1276, 2020 (the "Bylaw").

BACKGROUND:

On May 11th the Harbour Authority directed staff to provide Council with a report regarding the introduction of a six-month moorage rate. To prepare this report, Staff compared local fees to the fees charged at the Small Craft Harbour Ports in Tofino, Port Alberni, Port Hardy, and Campbell River. Significant fee discrepancies were identified.

POWER:

The fees charged for Electrical Connections at the Ucluelet Small Craft Harbour are much lower than other harbours on Vancouver Island.

| Power Rates | Ukee | Avg Island* |
|--------------------|-------------|--------------------|
| 30 watt daily | \$3.00 | \$6.56 |
| 30 watt monthly | \$50.00 | \$85.23 |
| 50 watt daily | \$6.00 | \$11.45 |
| 50 watt monthly | \$100.00 | \$130.20 |

In 2020 Small Craft Harbour electrical expenses were \$64,872 and revenues were \$43,975. Whiskey Dock electrical expenses for 2020 were \$1,548 and revenues were \$1,513. Although the taxpayer does not cover this significant short fall, current electrical rates negatively effect the Harbour Reserve Fund.

OUTDATED MOORAGE RATES:

Staff research regarding average Island moorage rates shows that Ucluelet Small Craft Harbour is charging less than other harbours. Annual Moorage Rates are particularly low. Please see attached Appendix A for further information.

Staff recommend that these rates be revisited through the Harbour Authority in the fall.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Staff and Council time would be required to introduce the bylaw amendment required to update the Electricity (Power) Connection Fees.

Additional Staff and Harbour Authority time would be required to review and update the moorage rates.

FINANCIAL IMPACTS:

Increasing electrical fees to align with average rates on the Island would significantly impact the discrepancy between associated revenues and expenses. With less loss to the Small Craft Harbour other potential upgrades and projects could occur.

POLICY OR LEGISLATIVE IMPACTS:

The Electricity (Power) Connections Fees are set by the Bylaw. Therefore, the Bylaw would have to amended by Council to update these fees.

OPTIONS REVIEW:

1. **THAT** Council direct Staff to present an amendment to the Ucluelet Harbour Regulation Bylaw No. 1276, 2020 at a future Council meeting which sets applicable Electricity (Power) Connection Fees for the Ucluelet Small Craft Harbour at:

| | |
|--------------------|-------------------------------|
| a. 30 watt daily | \$5.56 |
| b. 30 watt monthly | \$85.23 |
| c. 50 watt daily | \$11.45 |
| d. 50 watt monthly | \$130.20 (Recommended) |
2. **THAT** Council direct staff to present a report at the September 7, 2021 Harbour Authority Meeting that reviews current moorage rates. **(Recommended)**
3. **THAT** Council provides alternative direction to Staff.

Respectfully submitted:

Abigail Fortune, Manager of Recreation & Tourism

APPENDIX A

Ucluelet Small Craft Harbour Issues

- 1 Electricity (power) connection Fees
- 2 Outdated moorage rates per lineal foot

Power

| | Ukee | Avg Island* | over/under |
|-----------------|-------------|--------------------|-------------------|
| 30 watt daily | \$3.00 | \$6.56 | -\$3.56 |
| 30 watt monthly | \$50.00 | \$85.23 | -\$35.23 |
| 50 watt daily | \$6.00 | \$11.45 | -\$5.45 |
| 50 watt monthly | \$100.00 | \$130.20 | -\$30.20 |

Charter Vessel Operator

| | Ukee | Avg Island* | over/under | 20 ft |
|-------------|-------------|--------------------|-------------------|--------------|
| Daily | | | | |
| Weekly | | | | |
| Monthly | \$7.30 | | | |
| Quarterly | | | | |
| Semi-Annual | | | | |
| Annual | \$46.50 | | | |

Commercial Vessel

| | Ukee | Avg Island* | over/under | 20 ft |
|-------------|-------------|--------------------|-------------------|--------------|
| Daily | \$0.20 | \$0.15 | \$0.05 | \$1.00 |
| Weekly | | \$0.63 | | |
| Monthly | \$3.00 | \$2.24 | \$0.76 | \$15.20 |
| Quarterly | \$5.50 | | | |
| Semi-Annual | | | | |
| Annual | \$15.00 | \$21.26 | -\$6.26 | -\$125.20 |

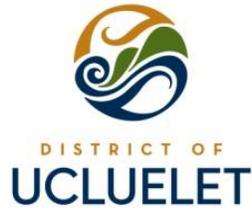
Recreational Vessel (high)

| | Ukee | Avg Island* | over/under | 20 ft |
|-------------|-------------|--------------------|-------------------|--------------|
| Daily | \$0.90 | \$1.22 | -\$0.32 | -\$6.40 |
| Weekly | \$5.30 | \$6.02 | -\$0.72 | -\$14.40 |
| Monthly | \$7.00 | \$18.04 | -\$11.04 | -\$220.80 |
| Quarterly | \$17.60 | | | |
| Semi-Annual | | | | |
| Annual | \$44.55 | \$76.77 | -\$32.22 | -\$644.40 |

Recreational Vessel (low)

| | Ukee | Avg Island* | over/under | 20 ft |
|-------------|-------------|--------------------|-------------------|--------------|
| Daily | \$0.60 | \$0.45 | \$0.15 | \$3.00 |
| Weekly | \$3.65 | \$2.80 | \$0.85 | \$17.00 |
| Monthly | \$5.45 | \$10.50 | -\$5.05 | -\$101.00 |
| Quarterly | \$8.50 | | | |
| Semi-Annual | | | | |
| Annual | \$44.55 | \$76.77 | -\$32.22 | -\$644.40 |

* Tofino, Port Alberni, Port Hardy, Campbell River, Ukee



STAFF REPORT TO COUNCIL

Council Meeting: MAY 25, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOSEPH ROTENBERG, MANAGER OF CORPORATE SERVICES **FILE NO:** 3900-25 BYLAW 1294
SUBJECT: FEES AND CHARGES AMENDMENT BYLAW – ADOPTION **REPORT NO:** 21-80
ATTACHMENT(S): APPENDIX A – FEES AND CHARGES AMENDMENT BYLAW NO. 1294, 2021

RECOMMENDATION(S):

1. **THAT** the District of Ucluelet Fees and Charges Amendment Bylaw No. 1294, 2021 be adopted.

PURPOSE:

The purpose of this report is to request that Council consider adopting the District of Ucluelet Fees and Charges Amendment Bylaw No. 1294, 2021 (the “Bylaw”).

BACKGROUND:

On May 11, 2021 Council gave the Bylaw first, second and third reading. As a result, Council is now in a position to adopt the Bylaw.

FINANCIAL IMPACTS:

The proposed fee changes were built into the 2021 – 2025 Five-Year Financial Plan and become effective immediately, except for Water Fees, which is effective September 1, 2021. At this time, it is unknown the extent of the impact the COVID-19 pandemic will have on the District of Ucluelet. Sales of service revenues will be monitored regularly and form part of the quarterly financial reports to Council.

POLICY OR LEGISLATIVE IMPACTS:

Adopting this Bylaw aligns with the goals set out in the 2021-2025 Five-Year Financial Plan by modernizing the General and Administrative, Filming, Parks and Recreation, and Water fees. The recommended Bylaw also repeals “Schedule J – Harbours” as these fees are set out in the District of Ucluelet Harbour Regulation Bylaw No. 1276, 2020, which is under review.

A full review of the rates pertaining to Building Inspection, Planning and Development, and Business Licenses will occur later in 2021. This will allow for a comprehensive report and fulsome discussion and participation with Council.

OPTIONS REVIEW:

1. **THAT** the District of Ucluelet Fees and Charges Amendment Bylaw No. 1294, 2021 be adopted. **(Recommended)**

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

Respectfully submitted: Joseph Rotenberg, Manager of Corporate Service
Donna Monteith, Chief Financial Officer

Appendix A

DISTRICT OF UCLUELET

Bylaw No. 1294, 2021

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

WHEREAS the Council of the District of Ucluelet wishes to amend “District of District of Ucluelet Fees and Charges Bylaw No. 1186, 2016” under the provisions of the *Community Charter*.

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

Citation

1. This bylaw may be known and cited for all purposes as the “District of Ucluelet Fees and Charges Amendment Bylaw No. 1294, 2021”.

Application

2. Where there is a discrepancy between this Bylaw and any or all amendment bylaws enacted prior to this bylaw and affecting the District of Ucluelet Fees and Charges Bylaw No. 1186, 2016, then this Bylaw shall be deemed to supersede the prior bylaw(s) in the matter of the discrepancy.

Amendments

3. District of Ucluelet Fees and Charges Bylaw No. 1186, 2016 is hereby amended by:
 - a. Deleting “Schedule ‘A’ General and Administrative” in its entirety and replacing it with “Schedule ‘A’ General Administrative Fees – 2021” as attached to and forming part of this Bylaw.
 - b. Deleting “Schedule ‘E’ Filming Fees” in its entirety and replacing it with “Schedule ‘E’ Filming Fees – 2021” as attached to and forming part of this Bylaw.
 - c. Deleting “Schedule ‘I’ Parks & Recreation” in its entirety and replacing it with “Schedule ‘I’ Parks & Recreation – 2021” as attached to and forming part of this Bylaw.
 - d. Deleting “Schedule ‘J’ Harbours” in its entirety.
 - e. Deleting “Schedule ‘L’ Water” in its entirety and replacing it with “Schedule ‘L’ Water – 2021” as attached to and forming part of this Bylaw.

Severability

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

READ A FIRST TIME this 11th day of May, 2021.

READ A SECOND TIME this 11th day of May, 2021.

READ A THIRD TIME this 11th day of May, 2021.

ADOPTED this day of , 2021.

CERTIFIED CORRECT; "District of Ucluelet Fees and Charges Amendment Bylaw No. 1294, 2021".

Mayco Noël
Mayor

Joseph Rotenberg
Corporate Officer

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

Joseph Rotenberg
Corporate Officer

Schedule 'A' General and Administrative Fees - 2021

| | |
|--|--|
| <i>Financial Services</i> | |
| N.S.F. Charges | \$35.00 |
| N.S.F. Charges - US Funds Cheques | Current Bank Charge |
| Financial Notice reprints - Invoices, & Utility Notices | \$5.00 |
| Certificates of Outstanding taxes (to other than the owner) | \$40.00 |
| Copy of Tax notice | \$40.00 |
| BC online Searches | \$40.00 |
| <i>Miscellaneous Services</i> | |
| Ucluelet Logo Pins | Free |
| Ucluelet Logo Key Chains - each | Free |
| <i>Photocopying/Printing/Electronic Copies</i> | |
| 8 1/2 x 11 | \$0.50/page |
| 8 1/2 x 14 | \$0.50/page |
| 11 x 17 | \$0.75/page |
| 8 1/2 x 11 Colour | \$1.00/page |
| 8 1/2 x 14 Colour | \$1.00/page |
| 11 x 17 Colour | \$1.50/page |
| Official Community Plan Bylaw (Includes copy of map) | \$50.00 |
| Subdivision Bylaw | \$60.00 |
| Zoning Bylaw | \$50.00 |
| Zoning Map (Large, Colour) | \$50.00 |
| Aerial Maps | \$70.00 |
| Scanned electronic copy of paper record | \$0.25/page |
| Faxing (to send a fax) | \$4.00 (first Page) |
| | \$1.00 (each additional page) |
| Faxing (to receive a fax) | \$2.00 (first page) |
| | \$0.50 (each additional page) |
| <i>Document Retrieval and Shipping</i> | |
| Routine Releasable Information Searches and Production of Information that involves staff time in excess of 15 minutes | \$10.00 per subsequent 15 minutes of Staff time or portion thereof |
| Postage and Shipping - per available shipping method | Actual cost of shipping plus 20% |

* All fees are subject to applicable taxes

Schedule 'E' Filming Fees - 2021

| | |
|---------------------------------------|---------------|
| <i>Filming Fees Schedule</i> | |
| Film Application Fee | \$150.00 |
| Daily Use Fee per location | \$250.00 |
| <i>Staff time, if provided</i> | |
| General Services | \$65.00/hour |
| Fire Crew | \$65.00/hour |
| <i>Equipment</i> | |
| Fire Tanker Truck | \$100.00/hour |
| Rescue Vehicle | \$100.00/hour |
| Service Vehicle | \$50.00/hour |
| Clean-up/Damage Deposit | \$500.00 |

* All fees are subject to applicable taxes

Schedule 'I' Parks & Recreation - 2021

Commercial fee

Non-commercial Non-Profit Fee

| | Commercial fee | Non-commercial Non-Profit Fee |
|---------------------------------------|----------------|-------------------------------|
| <i>Council Chambers</i> | | |
| Day rate | \$500.00 | \$400.00 |
| <i>Community Room</i> | | |
| Per hour | \$45.00 | \$35.00 |
| Half day (4 hours) | \$85.00 | \$60.00 |
| Gull day (8 hours) | \$150.00 | \$100.00 |
| <i>Activity Room 1</i> | | |
| Per hour | \$40.00 | \$25.00 |
| Half day (4 hours) | \$65.00 | \$45.00 |
| Full day (8 hours) | \$120.00 | \$75.00 |
| <i>Activity Room 2</i> | | |
| Per hour | \$40.00 | \$25.00 |
| Half day (4 hours) | \$65.00 | \$45.00 |
| Full day (8 hours) | \$120.00 | \$75.00 |
| <i>Activity Room 1 & 2</i> | | |
| Per hour | \$50.00 | \$35.00 |
| Half day (4 hours) | \$95.00 | \$75.00 |
| Full day (8 hours) | \$180.00 | \$135.00 |
| Event/Dance * | \$250.00 | \$185.00 |
| <i>*Damage Deposit</i> | \$150.00 | \$150.00 |
| Child's Birthday Party (3-4 hrs) | \$50.00 | \$50.00 |
| Wedding* | \$550.00 | \$500.00 |
| Event* | \$350.00 | \$250.00 |
| Kitchen (booked with Activity Rooms) | \$150.00 | \$150.00 |
| Funeral | \$200.00 | \$200.00 |
| <i>*Damage Deposit</i> | \$150.00 | \$150.00 |
| <i>Fitness Studio</i> | | |
| Per hour | \$45.00 | \$30.00 |
| Half day (4 hours) | \$75.00 | \$55.00 |
| Full day (8 hours) | \$135.00 | \$80.00 |

Schedule 'T' Parks & Recreation - 2021, continued

| | | |
|---|------------|------------|
| Main Hall | | |
| Per hour | \$100.00 | \$60.00 |
| Half day (4 hours) | \$250.00 | \$220.00 |
| Full day (8 hours) | \$425.00 | \$375.00 |
| Child's Birthday Party (3-4 hrs) | \$80.00 | \$65.00 |
| Wedding Reception ** | \$1,275.00 | \$1,275.00 |
| Event* | \$525.00 | \$425.00 |
| Funeral | \$300.00 | \$300.00 |
| **Damage deposit | \$500.00 | \$500.00 |
| *Damage deposit | \$350.00 | \$350.00 |
| Per hour | \$100.00 | \$60.00 |
| Kitchen | | |
| Per hour | \$75.00 | \$50.00 |
| Half day (4 hours) | \$100.00 | \$80.00 |
| Full day (8 hours) | \$150.00 | \$105.00 |
| Seaplane Base Rec Hall - 160 Seaplane Base Rd. | | |
| Per hour | \$35.00 | \$25.00 |
| Half day (4 hours) | \$80.00 | \$75.00 |
| Full day (8 hours) | \$160.00 | \$130.00 |
| Child's Birthday party | \$50.00 | \$50.00 |
| Event * (subject to approval) | \$180.00 | \$150.00 |
| *Damage deposit | \$150.00 | \$150.00 |
| UAC Hall - 1510 Peninsula Rd. | | |
| Per hour | \$50.00 | \$35.00 |
| Half day (4 hours) | \$95.00 | \$75.00 |
| Full day (8 hours) | \$180.00 | \$135.00 |
| Child's Birthday party (3 - 4 hrs) | \$50.00 | \$50.00 |
| Event * | \$230.00 | \$180.00 |
| *Damage Deposit | \$150.00 | \$150.00 |

Schedule 'T' Parks & Recreation - 2021, continued

| | | |
|--|--|--|
| | | |
|--|--|--|

| Equipment - Other Fees and Charges | | |
|--|----------|-----------|
| Coffee Service (per service up to 20 people) | \$35.00 | \$35.00 |
| • additional 10 people | \$15.00 | \$15.00 |
| Table Cloth Rental Charge | \$10.00 | \$10.00 |
| Tent (10' x 10') ** | \$25.00 | \$25.00 |
| Projector Rental | \$35.00 | \$35.00 |
| Microphone (for PA system) | \$25.00 | \$25.00 |
| Lapel Mic (for PA system) | \$35.00 | \$35.00 |
| BBQ - onsite only ** | \$100.00 | \$100.00 |
| Beverage Dispenser | \$15.00 | \$15.00 |
| Table * | \$10.00 | \$10.00 |
| Chair - portable * | \$2.00 | \$2.00 |
| * <i>Damage Deposit</i> - Tables and Chairs (per Item) | \$10.00 | \$10.00 |
| ** <i>Damage Deposit</i> - Tent & Barbeque | \$50.00 | \$50.00 |
| Fitness Equipment | \$5.00 | \$5.00 |
| Cleaning Fee - Event | \$125.00 | \$125.00 |
| Cleaning Fee - Activity Room (Per hour) | \$65.00 | \$65.00 |
| Staff call out to event or wedding (Per hour) | \$98.00 | \$98.00 |
| Field Fees | | |
| Events | \$500.00 | \$ 500.00 |
| Damage Deposit | \$150.00 | \$ 150.00 |
| Tournaments Per day | \$100.00 | \$ 100.00 |
| Damage deposit for activity with a liquor License | \$250.00 | \$ 250.00 |
| Beach Weddings | | |
| Ucluelet Beaches, Parks and Trail locations | \$50.00 | \$50.00 |
| Advertising | | |
| 1/6 page advertisement in Supplement | \$50.00 | \$50.00 |

* All fees are subject to applicable taxes

Schedule 'L' Water – 2021

Fixed Water Rates - per Trimester

| Effective | Sept 1/21 | Jan 1/22 | Jan 1/23 | Jan 1/24 | Jan 1/25 |
|--|----------------------|---------------------|---------------------|---------------------|---------------------|
| Dwelling Unit, per unit (single family, duplex unit, apartment, suites, Guesthouses, etc.) | \$104.50 | \$109.20 | \$114.12 | \$119.25 | \$124.62 |
| Mobile Home Park - per pad | \$104.50 | \$109.20 | \$114.12 | \$119.25 | \$124.62 |
| Schools | \$104.50 | \$109.20 | \$114.12 | \$119.25 | \$124.62 |
| • plus, per classroom | \$104.50 | \$109.20 | \$114.12 | \$119.25 | \$124.62 |
| Bed & Breakfast, Boarding, Lodging & Rooming Houses | \$104.50 | \$109.20 | \$114.12 | \$119.25 | \$124.62 |
| • plus, per room | \$52.25 | \$54.60 | \$57.06 | \$59.63 | \$62.31 |
| Hotels & Motels | \$200.64 | \$209.67 | \$219.10 | \$228.96 | \$239.27 |
| • plus, per room for let | \$52.25 | \$54.60 | \$57.06 | \$59.63 | \$62.31 |
| • plus, pool charge | \$112.86 | \$117.94 | \$123.25 | \$128.79 | \$134.59 |
| Restaurants, Cafes, Dining Room, Lounges, Beer Parlours, Pubs | | | | | |
| • up to 60 seats | \$685.52 | \$716.37 | \$748.60 | \$782.29 | \$817.50 |
| • over 60 seats | \$819.28 | \$856.15 | \$894.67 | \$934.93 | \$977.01 |
| Churches | \$200.64 | \$209.67 | \$219.10 | \$228.96 | \$239.27 |
| Clubs | \$351.12 | \$366.92 | \$383.43 | \$400.69 | \$418.72 |
| Home Occupations – Hairdressers, Salon/Spa/Beauty Services, Health Services, Daycares, Catering/Food and/or Food, Preparation Services, and other like classifications | \$104.50 | \$109.20 | \$114.12 | \$119.25 | \$124.62 |
| • plus flat rate | \$33.44 | \$34.94 | \$36.52 | \$38.16 | \$39.88 |
| Retail Establishments, Banks, Offices & Others not classified herein | \$234.08 | \$244.61 | \$255.62 | \$267.12 | \$279.14 |
| • plus, per square foot gross area | \$0.0368 | \$0.04 | \$0.04 | \$0.04 | \$0.04 |
| Garage & Service Stations | \$267.52 | \$279.56 | \$292.14 | \$305.28 | \$319.02 |
| Laundromats | \$234.08 | \$244.61 | \$255.62 | \$267.12 | \$279.14 |
| • plus, per washing machine | \$33.44 | \$34.94 | \$36.52 | \$38.16 | \$39.88 |

Schedule 'L' Water – 2021, continued

Metered Water Rates

Water Volume Allotment 20 Cu. M per month

| Effective | Sept 1/21 | Jan 1/22 | Jan 1/23 | Jan 1/24 | Jan 1/25 |
|---|----------------------|---------------------|---------------------|---------------------|---------------------|
| Minimum monthly rate for all meters | \$18.03 | \$18.84 | \$19.69 | \$20.57 | \$21.50 |
| When monthly allotment is exceeded, additional charges per cubic meter will be | \$0.89 | \$0.93 | \$0.97 | \$1.01 | \$1.06 |
| Monthly rate for fire lines, per month (Plus water meter charges/day) | \$15.00 | \$15.00 | \$15.00 | \$15.00 | \$15.00 |
| Rates for outside municipal boundaries, the above minimum monthly rates are multiplied by 1.4 | | | | | |

Fees for Use of District's Hydrant for Water Supply

| | |
|--|---------|
| Fee for the initial application for a permit to use a District hydrant | \$75.00 |
| For further extension of the initial permit period | \$25.00 |
| For Water usage from hydrant (Plus water meter charges/day) | \$10.00 |

Turning Off and Turning On of Services

| | |
|---|---------------------|
| Permanent turn off (Disconnection) (at water main) (Actual cost including all costs of pavement and sidewalk cut & repairs) | 100% of actual cost |
| Temporary turn off (Disconnection) (at property line) (Actual cost including all costs of pavement and sidewalk cut & repairs) | 100% of actual cost |

Temporary turn off / on

| | |
|--|-------------------|
| • during regular District working hours | \$30.00 / \$30.00 |
| • outside regular District working hours | \$75.00 / \$75.00 |

Schedule 'L' Water – 2021, continued

Testing of Water Meters

| | |
|--------------------------------|----------|
| For 16mm and 19mm (3/4") meter | \$110.00 |
| For 25mm (1") meter | \$110.00 |
| For 38 (1 1/2") meter | \$110.00 |
| For 50 mm (2") meter | \$410.00 |
| For 75 mm (3") meter | \$600.00 |
| For 100 mm (4") meter | \$600.00 |
| For 150 mm (6") meter | \$600.00 |
| For meters over 150mm (6") | \$600.00 |

Removal of Water Meter

| | |
|--|---------------------|
| For 19mm water meter | 100% of actual cost |
| For meter larger than 19mm (Actual cost incl. all costs of pavement and sidewalk cut & repairs) | 100% of actual cost |

| | |
|---|----------|
| Non-Emergency Service Call, after hours | \$200.00 |
|---|----------|

Water Service Connections

The following fees shall be charged for all water service connections and shall be payable in advance and prior to connection:

Water tie-in

| | |
|--|------------|
| Installation of water line new connections 19mm (3/4") - 50mm (2") <ul style="list-style-type: none"> plus cost of meter, pavement and sidewalk cut repairs | \$3,500.00 |
| Over 50mm (2") <ul style="list-style-type: none"> plus cost of meter, pavement and sidewalk cut repairs | \$4,000.00 |

Chargeable to 3rd party repairs

| | |
|----------------------|--|
| Water system repairs | 100% of actual cost plus 20% Administration fee |
|----------------------|--|

Except where specified, all rates apply whether occupied or not, whether operating or not.

* All fees are subject to applicable taxes