



REGULAR MEETING OF COUNCIL
Tuesday, August 17, 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 THE YUULU?I?ATH	
	Council would like to acknowledge the Yuulu?i?ath, on whose traditional territories the District of Ucluelet operates.	
3.	NOTICE OF VIDEO RECORDING	
	Audience members and delegates are advised that this proceeding is being video broadcast on YouTube and Zoom, which may store data on foreign servers.	
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16.	CLOSED SESSION	

16.1 Procedural Motion to Move In-Camera

THAT the meeting be closed to the public in order to address agenda items under Section 90(1)(c),(e) and (k) of the Community Charter related to:

- *labour relations or other employee relations;*
- *the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and*
- *negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;*

17. RECONVENE FROM CLOSED SESSION

18. ADJOURNMENT

DISTRICT OF UCLUELET
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, June 22, 2021 at 3:30 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Hoar, Kemps, and McEwen
 Staff: Joseph Rotenberg, Manager of Corporate Services
 Paula Mason, Administration Clerk

Regrets:

1. CALL TO ORDER

The meeting was called to order at 3:34 pm.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council acknowledged the Yuułu?ił?ath, 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. LATE ITEMS

There were no late items.

5. APPROVAL OF AGENDA

5.1 June 22, 2021, Committee of the Whole

2021.2021.COW **It was moved by Councillor McEwen and seconded by Councillor Cole**
 THAT Council approve the June 22, 2021 Committee of the Whole Agenda as
 presented.

CARRIED.

6. MAYOR'S ANNOUNCEMENTS

7. PUBLIC INPUT AND DELEGATIONS

7.1 Delegations - Community Group Presentations

A representative from each community group was invited to provide an update on group activities.

Laurie Filgiano - Ucluelet Chamber of Commerce

- Common Ground Market Launched in March, 2021.
- The Chamber will host night markets in July, August and September 2021.
- Edge to Edge Marathon will occur on October 17, 2021 with virtual options.
- The Chamber is investigating implementing the Junior Achiever programming.

Laurie Filgiano - Ucluelet Mountain Biking Association (UMBA)

- UMBA received a Tourism Association Vancouver Island grant in 2020, which allowed UMBA to hire three youth from Hitatsu to build trails on Ucluelet First Nations lands. The trail should be open in July.
- New trails on the South Side of Mount Ozzard in the Barkley Community Forest are subject to provincial approval.
- UMBA hosts trail building events on the first Sunday of each month.
- Group rides will start in late June, and will continue on Thursday evenings.

Nicole Holman - Surfrider Pacific Rim - Chapter Coordinator

- Surfrider recently wrapped up the Hold Onto Your Butt campaign. A surfboard will be constructed out of collected butts.
- The Wetsuit Reincarnation Program is ongoing. Wetsuits are being repurposed to create neoprene products, such as surf change mats.
- The Rise Above Plastics Program will wrap up in the fall of 2021.
- The Take Back the Tap program is ongoing. Over 70 businesses have signed-on and agreed to stop selling plastic water bottles.

Council encouraged Surfrider to coordinate with local volunteers to do beach cleanups in Ucluelet.

Wild Pacific Trail Society - Don Ferris - President

- Pedestrian traffic on the trails was down over the weekend.
- The Society has enjoyed great cooperation with the District of Ucluelet Staff and District maintenance on the trail is excellent.
- Noted concerns with vandalism and property security on the trail.
- The Society hopes to hold an in-person event to celebrate the opening of the Spring Cove Trail.
- The Society has hired a new interpreter for the summer season.

Julie Beeley - Toast Masters

- Toast Masters is looking forward to hosting hybrid meetings, with some members attending in-person.

Cathy Whitcomb - Seaview Seniors Housing Society

- Residents and staff at Forest Glen have come together socially during the COVID-19 pandemic.
- Many new volunteers have been contributing to the well-being of the residents in COVID-19 safe ways.
- The Society received grant funding through CBT to establish the Forest Glen Warming Centre project. They have now completed the project and are ready to provide warming services.
- Looking forward to getting back to the luncheons.

Kathy de Vries - Ucluelet and Area Childcare Society

- 75 children are enrolled in Ucluelet Children Centre programs.
- Daycare hours had to be reduced to maintain staffing levels.
- The Daycare is seeking additional staff, to provide additional programming.
- The Society were not awarded the Co-op grant they had hoped to use, to update their outdoor facility by replacing the pea gravel and building a covered area.
- They are currently fundraising to replace the pea gravel and will be seeking matching grant funds in January.

Pacific Rim Hospice Society - Tarni Jacobsen

- The Society offers clinical, family, and young adult counselling. It also offers a peer education program for youth.

West Coast Multiplex Society - Mischele Gagne

- The Society has been focusing on education campaigns, to provide information about the reasoning behind constructing an ice rink before a pool, and about the tax consequences associated with operating a pool and an ice rink.
- The Society is waiting to hear if they were awarded the capital funding grant that they applied for.

Girl Guides - Heather Riddick

- Noted synergies with other local community group activities.

Ucluelet and Area Historical Society- Barb Gudbranson

- The Society continues to work towards cataloging materials and will be republishing a book about Will Sutton, an settler to the area.

Cristine Martin - Food Bank on the Edge - President

- The Society has an ongoing capital project to construct a new building for the Food Bank. A location at Tugwell Field has been secured.
- The Society is seeking grant funding for construction of this facility.
- There have been increases in demand for food products and the Society is improving its freezer storage area.
- The Society's AGM is scheduled for June 23rd, 2021.

Westcoast Community Resource Society - Margaret Morrison

- The Society has launched its updated website.
- The 2020 Tax Program was a success. Tax assistance is still available.
- The Society adopted a new mission, vision and value statement.
- The Weekly Soup Lunch program is ongoing. Soup is being delivered to participants for now.
- Received a overdose prevention grant which provides funding to address stigma.
- The Society conducted a seniors forum on June 8th. It was a virtual forum.
- The Society is working towards bringing the Better at Home Program to the region.

Central Westcoast Forest Society - Sarita Mielke

- The Society has a number of restoration and environmental projects ongoing.
- It currently employees 25 people.

Tourism Ucluelet - Denise Stys-Norman

- TU is working with the District to develop a Tourism Master Plan.
- TU is seeking a new Visitor Services Manager. The Visitor Centre is now open seven days a week.
- TU's new website is live and includes a history of Ucluelet page.
- TU's paid promotions will be focused on Responsible Tourism/Travel to the area this summer.
- TU is positioned to provide sponsorship to charitable and society events.

Council noted that the BC Emergency Health Services Community Paramedics program has been expanded from 20 hours a week to 56 hours a week.

8. ADJOURNMENT

The meeting was adjourned at 5:00 PM.

CERTIFIED CORRECT: Minutes of the Committee of the Whole Meeting held on Tuesday, June 22, 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

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, June 29, 2021 at 3:30 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Hoar, and McEwen
 Staff: Andy Laidlaw, Acting Chief Administrative Officer
 Donna Monteith, Chief Administrative Officer
 Bruce Greig, Director of Community Planning
 Joseph Rotenberg, Manager of Corporate Services

Regrets: Councillor Kemp

1. CALL TO ORDER

The meeting was called to order at 3:30 pm.

2. ACKNOWLEDGEMENT OF YUULU?IŁ?ATH - UCLUELET FIRST NATION

Council acknowledged the Yuulu?ił?ath, on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

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4. LATE ITEMS

There were no late items.

5. APPROVAL OF AGENDA

5.1 June 29, 2021 Regular Council Agenda

2021.2211.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**

THAT Council approve the June 29, 2021, Regular Council Agenda as presented.

CARRIED.

6. ADOPTION OF MINUTES

6.1 May 4, 2021 Special Minutes

2021.2212.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**

THAT Council adopt the May 4, 2021, Special Minutes as presented.

CARRIED.

6.2 May 25, 2021 Regular Minutes

2021.2213.REGULAR **It was moved by Councillor Cole and seconded by Councillor McEwen**

THAT Council adopt the May 25, 2021 Regular Minutes as presented.

CARRIED.

6.3 June 15, 2021 Regular Minutes

2021.2214.REGULAR **It was moved by Councillor Cole and seconded by Councillor McEwen**

THAT Council adopt the June 15, 2021 Minutes as presented.

CARRIED.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. MAYOR'S ANNOUNCEMENTS

There were no announcements.

9. PUBLIC INPUT, DELEGATIONS & PETITIONS

9.1 Public Input

Public input via Zoom.

There was no input via Zoom.

Public input via communityinput@ucluelet.ca.

There was no input via email.

9.2 Delegations

Gary Marks, Pacific Rim Foundation

Re: Dick Close Scholarship

Mr. Marks presented the Dick Close Scholarship to Tristan Hinder-Hohlweg. He noted Mr. Hinder-Hohlweg's volunteer activities, personal achievements and passions.

Mr. Hinder-Hohlweg received the scholarship and thanked Mr. Marks, the Pacific Rim Foundation, his family, and his community for their support. Mr. Hinder-Hohlweg will be attending the Emily Carr University of Art and Design.

10. CORRESPONDENCE**10.1 Seeking your endorsement for Motion M-84 Anti-Hate Crimes and Incidents & Private Member's Bill C-313 Banning Symbols of Hate Act**

Peter Julian, MP, New Westminster-Burnaby

11. INFORMATION ITEMS**11.1 Truth and Reconciliation Commission's Call to Action 75
*Bill Dingwall, Mayor, City of Pitt Meadows*****12. COUNCIL COMMITTEE REPORTS****12.1 Councillor Marilyn McEwen
*Deputy Mayor January - March 2021***

- Attended numerous CAO interviews over a number of days.
- June 22 - Attended the District Committee of the Whole.
- June 29 - Attended the Barkley Community Forest AGM. The following Directors were appointed:
 - Garry Johnson
 - Noah Plonka
 - Ken Matthews
 - Dario Corlazzoli
 - Julian Ling
 - Geoff Lyons

**12.2 Councillor Lara Kemp
*Deputy Mayor April - June 2021*****12.3 Councillor Jennifer Hoar
*Deputy Mayor July - September 2021***

- Attended numerous CAO interviews over a number of days.
- June 22 - Attended the District Committee of the Whole.

**12.4 Councillor Rachelle Cole
*Deputy Mayor October - December 2021***

- Attended numerous CAO interviews over a number of days.
- June 22 - Attended the District Committee of the Whole.
- June 23 - Attended Regular ACRD Meeting and Personnel Committee Meeting regarding hiring a new CAO.
- Attended an Alberni Clayoquot Health Network Meeting.

12.5 Mayor Mayco Noël

- Attended numerous CAO interviews over a number of days.
- June 22 - Attended the District Committee of the Whole.
- June 29 - Attended the Barkley Community Forest AGM.

13. REPORTS

13.1 2020 Financial Information Report

Donna Monteith, Chief Financial Officer

Ms. Monteith presented the 2021 Statement of Financial Information Report. She noted due to payroll cut-offs and CRA requirements, there was an extra bi-weekly pay period in the employee remunerations.

2021.2215.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Cole**
THAT Council approve the District of Ucluelet 2020 Statement of Financial Information as attached.

CARRIED.

13.2 West Coast Housing Needs Assessment

Sandy Mackay, M'akola Development Services

Mr. Greig noted that the West Coast Housing Needs Assessment is a regional project and introduced the project coordinator Sandy Mackay, of the M'akola Development Services. He outlined the project objectives and deliverables, data approach, engagement strategy, timeline and next steps.

Council noted the importance of the data of addressing local housing issues and recommended distributing materials through Tourism Ucluelet and the District's Societies listserv.

13.3 Development Permit for 2094 Peninsula Road

John Towgood, Planner 1

The Mayor recused himself at 4:21 PM because he owns neighbouring lots. Councillor Hoar chaired the meeting in his absence.

Mr. Greig presented this report. He noted that the proposal complies with the zoning and development permit guidelines. He also explained that trees along the property road frontage will be retained.

Council discussed the aesthetic of the development and the zoning of neighbouring properties. Council also discussed the guest parking and single staff accommodation unit planned for the development. Staff noted that parking availability will be further reviewed during the building permit process.

- 2021.2216.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**
Hoar
THAT Council, approve the issuance of a Development Permit for a 17-unit motel and 1 staff housing unit development on Lot 7, District Lot 284, Clayoquot Land District, Plan VIP58757 (2094 Peninsula Road).

CARRIED.

13.4 2020 Annual Report
Joseph Rotenberg, Manager of Corporate Services

The mayor returned to the meeting at 4:31 pm. Mr. Rotenberg presented this report. He identified the purpose of an Annual Report in general and the topics that this report covers.

- 2021.2217.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Cole**
Hoar
THAT Council adopt the District of Ucluelet 2020 Annual Report as attached.

CARRIED.

14. LEGISLATION

14.1 Zoning Bylaw Amendment (829 Rainforest Dr.) - Adoption
Joseph Rotenberg, Manager of Community Planning

- 2021.2218.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**
Hoar
THAT Council adopt District of Ucluelet Zoning Amendment Bylaw No. 1291, 2021.

CARRIED.

14.2 District of Ucluelet Harbour Amendment Bylaw No. 1295, 2021 - Adoption
Joseph Rotenberg, Manager of Corporate Services

Council noted that they requested information about the electrical billing of the Float House which has not been provided.

- 2021.2219.REGULAR **It was moved by Mayor Noël and seconded by Councillor McEwen**
McEwen
THAT Council defer consideration of District of Ucluelet Harbour Amendment Bylaw No. 1295, 2021 until the next Regular Council meeting.

CARRIED.

15. OTHER BUSINESS

The Mayor noted that a meeting with Ministry of Transportation and Infrastructure representatives is scheduled to discuss the new Kennedy Hill road closure schedule. Council discussed challenges with the new schedule.

16. QUESTION PERIOD

16.1 Questions via Zoom.

There were no questions via Zoom.

16.2 Questions via communityinput@ucluelet.ca.

There were no questions via email.

17. CLOSED SESSION**17.1 Procedural Motion to Move In-Camera**

THAT the meeting be closed to the public in order to address agenda items under Section 90(1)(a),(e),(g) and 90(2)(b) of the Community Charter.

2021.2220.REGULAR **It was moved by Mayor Noël and seconded by Councillor Cole**

THAT the meeting be closed to the public in order to address agenda items under Section 90(1)(a),(e),(g) and 90(2)(b) of the Community Charter related to:

- *labour relations or other employee relations;*
- *the acquisition, disposition or expropriation of land or improvements;*
- *litigation or potential litigation affecting the municipality; and,*
- *the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both.*

CARRIED.

18. RECONVENE FROM CLOSED SESSION

The Regular Meeting was reconvened from Closed session at 6:00 pm.

19. ADJOURNMENT

The meeting was adjourned at 6:00 pm.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, June 29, 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

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, July 13, 2021 at 3:30 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Hoar, Kemps, and McEwen
 Staff: Andy Laidlaw, Acting Chief Administrative Officer
 Donna Monteith, Chief Financial Officer
 Bruce Greig, Director of Community Planning
 Abby Fortune, Director of Parks and Recreation
 Joseph Rotenberg, Manager of Corporate Services
 Paula Mason, Administration Clerk

Regrets:

1. CALL TO ORDER

The meeting was called to order at 3:31 pm.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

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

3. NOTICE OF VIDEO RECORDING

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4. LATE ITEMS

4.1 Add "2021-07-11 Moss R 3 1.2." to Report Item 12.2. as Appendix D to that report after page 54 of the Agenda.

4.2 Add "It's Happening! Up Close AND Virtual - State of the Island Economic Summit" as Information Item 10.3. after page 33 of the Agenda.

5. APPROVAL OF AGENDA

5.1 July 13, 2021, Regular Agenda

2021.2221.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**

THAT Council approve the July 13, 2021, Regular Agenda as amended.

CARRIED.

6. UNFINISHED BUSINESS

- 6.1 **District of Ucluelet Harbour Amendment Bylaw No. 1295, 2021 - Adoption**
Abby Fortune, Director of Parks and Recreation

Ms. Fortune noted that Staff would provide information about the Float House Lease and electrical billing at a later date.

- 2021.2222.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**

THAT Council adopt District of Ucluelet Harbour Regulation Amendment Bylaw No. 1295, 2021.

CARRIED.

7. MAYOR'S ANNOUNCEMENTS

The Mayor noted that Council Chambers are now open to the public for in-person attendance.

8. PUBLIC INPUT, DELEGATIONS & PETITIONS

- 8.1 Public Input

Public input from the audience.

There was no public input from the audience.

Public input via Zoom.

There was no public input via Zoom.

Public input via email.

There was no public input via email.

9. CORRESPONDENCE

- 9.1 **UBCM Resolution on a Replacement BC Climate Action Revenue Incentive Program**
Fred Haynes, Mayor, District of Saanich
- 9.2 **UHS**
Lynn Dawson-Summerfeldt

10. INFORMATION ITEMS

- 10.1 **BC Climate Action Revenue Incentive Program (CARIP)**
Cindy Fortin, Mayor, District of Peachland
- 10.2 **Yuułu?ił?ath Standardized Language**

Melissa Boucha, Manager of Communications and Public Relations, Yuułu?i?atḥ Government

11. COUNCIL COMMITTEE REPORTS

11.1 Councillor Marilyn McEwen
Deputy Mayor January - March 2021

11.2 Councillor Lara Kemps
Deputy Mayor April - June 2021

- October 13 - 21 - The Ucluelet Chamber of Commerce will hold the Edge to Edge Marathon as a virtual marathon. The Chamber is also seeking a new Executive Director.

11.3 Councillor Jennifer Hoar
Deputy Mayor July - September 2021

- Attended Wild Pacific Trail regular Board meeting.

11.4 Councillor Rachelle Cole
Deputy Mayor October - December 2021

11.5 Mayor Mayco Noël

- Met with Minister Osborne, the Ministry of Transportation and Infrastructure representatives and other local stakeholders to discuss the Kennedy Hill Safety Improvement highway closure schedule.

12. REPORTS

12.1 Five Year Financial Plan 2021-2025 Bylaw Variance Report Q1 - Q2
Donna Monteith, Chief Financial Officer

Ms. Monteith noted that this report addresses the revenue and expenses from the first half of 2021. She highlighted a number of financial variances and provided rationale.

2021.2223.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Hoar**
THAT Council receive the Five Year Financial Plan 2021-2025 Variance Report for the First and Second Quarters ending June 30, 2021.

CARRIED.

12.2 Development Permit and Development Variance Permit for 1049 Helen Road
John Towgood, Planner 1

Bruce Greig, Director of Community Planning, presented this report. He noted that the Development Permit is for the construction of two

additional guests cottages, two auxiliary buildings, and associated landscaping and tree retention. Mr. Greig explained that the Development Variance Permit would apply to the proposed two new cabins and two auxiliary buildings, as well as two existing cabins on site. The variance allows these buildings to be located in front of the front face of the principal building.

The Mayor called for public input on the Variances. There was no input other than the letter from Mr. Moss included in the late agenda.

2021.2224.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**

THAT Council, with regard to 1049 Helen Road (Lot 7, District Lot Native Island, Clayoquot District, Plan VIP76238):

- a) authorize issuance of Development Variance Permit DVP21-01 to allow a total of 4 guest cottages and two auxiliary buildings located to the front of the front face of the principal building whereas section GH.6.2(1) of the District of Ucluelet Zoning Bylaw No. 1160, 2013, requires guest cottages and auxiliary buildings to be located to the rear of the front face of the principal building; and,
- b) authorize issuance of Development Permit DP21-05 for two new guest cottages on the property, plus associated auxiliary buildings, and landscaping.

CARRIED.

12.3 Night Market Series

Abby Fortune, Director of Parks and Recreation

Councillor Kemps recused herself at 3:56 pm as she is a Chamber of Commerce Board member.

Ms. Fortune noted that the recommended resolution should be amended to read "...Wednesday, August 25th and Wednesday, September 29th..." She also explained that there would be a beer garden at these events and security options will be addressed at a later date.

2021.2225.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**

THAT Council approve the Special Events Permit for the Night Market Series organized by Ucluelet Chamber of Commerce for Wednesday, August 25th and Wednesday, September 29th from 4:00 pm – 9:00 pm at Seaplane Base Recreation Hall field.

CARRIED.

12.4 Amphitrite House: Project Update Options

Abby Fortune, Director of Parks and Recreation

Councillor Kemp returned to the meeting at 4:05 pm after discussion regarding item 12.3. concluded.

Ms. Fortune presented this report. She provided background on the Amphitrite House project and noted that the building needs extensive work. She explained that either extensive renovation or the demolition and reconstruction of the main floor is required.

Ms. Fortune outlined the three options to proceed identified in the report and recommended that the foundation be retained and the wood framed structure be demolished and replaced (Option 2B). This option includes no significant improvements to the basement of the building. Ms. Fortune outlined the advantages of taking this approach along with preliminary costing.

Councillor Cole entered the meeting at 4:07 PM. Council discussed the recommended option, 2B.

2021.2226.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**

THAT Council direct staff to work with the consultants to refine Option 2B for the Amphitrite House Project, (Retain Existing Foundation, Build New Main Floor, No Basement Improvements) for a further report to Council on August 17th.

CARRIED.

12.5 Endorsement of the 2023 Peninsula Road Safety and Beautification Project for Multiple Grant Applications
John Towgood, Planner

Bruce Greig, Director of Community Planning, presented a PowerPoint presentation which outlined the 2023 Peninsula Road Safety and Beautification Project. This project, which involves significant improvements on Peninsula Road from Forbes Road to Main Street, is intended to make this roadway more inviting and comfortable for pedestrians, cyclists, and vehicles. The project would be financed through Gas Tax funds, RMI funding and grant funding. Staff are seeking authorization to apply for the BC Active Transportation Infrastructure Grant and Canadian Community Revitalization Funds.

Mr. Greig outlined the District's initial approach to this project and noted that Staff are recommending that Council change their approach to meet new funding opportunities. Under the new approach the project would not address the intersections of Bay Street and Peninsula Road, or Main Street and Peninsula Road to the extent previously proposed. Further improvements to these intersections could be future projects for the District of Ucluelet and Ministry of Transportation and Infrastructure.

The proposed project would involve the construction of new bicycle and pedestrian infrastructure, as well as boulevard green space along Peninsula Road and Larch Road.

Council discussed the proposal and the possibility of continuing to lobby the Ministry of Transportation to fund the project as originally conceived.

Council further discussed the importance of the proposed improvements along Larch Road.

2021.2227.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**

THAT Council, with regard to the 2023 Peninsula Road Safety and Beautification Project as described in this report and shown in Appendix–A Peninsula Road Concept Drawings – July 6, 2021, direct Staff to:

- a) Apply for both the BC Active Transportation Grant and the Canadian Community Revitalization Fund.
- b) Prepare a letter of endorsement from the District of Ucluelet to the two grant funders to highlight the following points:
 - i) That creating a safe and welcoming environment for people on foot and on bicycles in Ucluelet’s commercial core is of high importance to the community and its livability.
 - ii) That making this core area of Ucluelet’s public realm more accessible is important to achieving the community’s goal to be more inclusive and equitable.
 - iii) That the proposed works are critical to safely integrate the expected increase in cycling traffic from the new Pacific Rim National Park Reserve’s ʔapsčiiik tá šii multi-use pathway.
 - iv) That the improvements in the project area’s pedestrian and cycling movement and the beautification of the project area, would enhance the visitor experience and better support Ucluelet businesses.
 - v) That the proposed improved and revitalized economic conditions that the project would create would be essential in helping the community rebound from the effects of COVID-19.
- c) Request letters of support for the grant applications from the Yuuluʔifʔath Government, the Ucluelet Chamber of Commerce, Parks Canada, and Tourism Ucluelet.

CARRIED.

12.6 UBCM Convention - 2021

Joseph Rotenberg, Manager of Corporate Services

Mr. Rotenberg noted that the Union of BC Municipalities annual convention is scheduled to occur virtually in September. He further

noted that the State of the Island Summit is scheduled to occur virtually and in-person in October. Mr. Rotenberg sought instruction regarding which Council Members would attend these conferences.

Council noted that an invitation has been received to meet with BC Assessments before the UBCM conference.

- 2021.2228.REGULAR **It was moved by Mayor Noël and seconded by Councillor McEwen**
THAT Councillors McEwen, Cole and Hoar represent the District of Ucluelet by attending the 2021 Annual UBCM Conference virtually.
 CARRIED.
- 2021.2229.REGULAR **It was moved by Mayor Noël and seconded by Councillor McEwen**
THAT Councillors McEwen, Cole, Kemps, and Mayor Noël represent the District of Ucluelet by attending the 2021 State of the Island Summit in-person and Councillor Hoar attend virtually.
 CARRIED.
- 2021.2230.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**
THAT Council direct Staff to request a meeting with BC Assessments.
 CARRIED.

12.7 Cheque Listing - June 2021
Paula Mason, Administration Clerk

13. LEGISLATION

13.1 Lot 16 Marine Drive
Bruce Greig, Director of Community Planning

Mayor Noël recused himself at 4:12 PM as he lives in the vicinity of Lot 16. Councillor Hoar chaired the meeting in his absence.

Mr. Greig presented this report. He noted that the Applicant's letter attached to the report as Appendix A which responds to questions identified by Council at a previous meeting.

Council discussed the property's current zoning. Staff noted that there is some debate regarding the permitted number of vacation units and a previous owner's commitment to build a swimming pool.

- 2021.2231.REGULAR **It was moved by Councillor Kemps and seconded by Councillor McEwen**
THAT Council refer this report to a special Committee of the Whole meeting, to be held on August 10, 2021.
 CARRIED.

14. OTHER BUSINESS

The Mayor returned to the meeting at 4:46 PM.

15. QUESTION PERIOD**15.1 Questions via Zoom.**

There were no questions via Zoom.

15.2 Questions via communityinput@ucluelet.ca.

There were no questions via email.

15.3 Questions from the audience.

There were no questions from the audience.

16. CLOSED SESSION**16.1 Procedural Motion to Move In-Camera**

2021.2232.REGULAR **It was moved by Mayor Noël and seconded by Councillor McEwen**

THAT the meeting be closed to the public in order to address agenda items under Section 90(1)(c),(i) and (j) of the Community Charter to discuss matters related to:

- *labour relations or other employee relations;*
- *receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and,*
- *information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act.*

CARRIED.

17. RECONVENE FROM CLOSED SESSION

The meeting reconvened from closed session at 6:30 pm.

18. ADJOURNMENT

The meeting was adjourned at 6:30 pm.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, July 13, 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

Social Procurement**INITIATIVE**

August 3, 2021

Mayor Mayco J. Noel
District of Ucluelet
PO Box 999
Ucluelet BC V0R 3A0

Re: British Columbia Social Procurement Initiative

Dear Mayor Noel,

Further to our letter of January 2021, we are writing to let you know about exciting new developments with the [British Columbia Social Procurement Initiative \(BCSPI\)](#).

Previously only available to governments in the Vancouver Island and Coastal Communities region, BCSPI has recently received support from the BC Government to expand province-wide, providing the opportunity for governments and institutional purchasers in communities across British Columbia to join.

BCSPI is a low cost, high value program that provides local governments with the training, expertise, and support they need to integrate social procurement practices and add social value to their existing purchasing. For an annual membership fee equivalent to local area of government association dues, participating local governments get access to a full suite of professional development and training, templates, case studies, impact measurement tools and expert consultation support at no additional cost.

Significantly, now is the best possible time to join. Building on the successes of the first two years, new members will join with all of the foundational work in place: over 50 pilot projects undertaken, a comprehensive library of templates and tools developed, best practice examples and thriving community of practice all available to support social procurement implementation.

BCSPI (formerly CCSPI) started as a two-year pilot in the Vancouver Island and Coastal Communities region in 2019 and, since its inception, has already grown in membership from 6 to 30 local governments and institutional purchasers. BCSPI members have now procured over \$200 million of goods, services and construction with added social value to the benefit of their local economies. This means that additional local business, employment and skills & training opportunities are being generated from existing procurement dollars at a time when our local economies need it most. (The CCSPI Phase 1 report is attached for your information).

.../

Page 2
Mayor Mayco J. Noel
August 2, 2021

Social procurement is a key economic recovery and stability consideration for local governments. Joining BCSPi now will ensure that your organization has access to the training and expertise required to implement social procurement best practices, and the ability to take advantage of the opportunity to create additional community benefit from your existing spending.

We would be happy to discuss this opportunity with you directly, or to schedule a presentation for your Council or Board to provide more information about the Initiative. If you have any questions or would like to set up a meeting or presentation, please contact Robert Fisher, BCSPi Project Coordinator by email at rfisher@scalecollaborative.ca or by phone on (250) 886-3063.

Sincerely,

Karen Elliot
Mayor, District of Squamish
Co-Chair, BCSPi Steering Committee



Colleen Evans,
Councillor, Campbell River
Co-Chair, BCSPi Steering Committee



Cc: Mark Boysen, Chief Administrative Officer
Donna Monteith, Director of Finance

Attached: CCSPI Phase 1 Report

PHASE 1 REPORT

Coastal Communities Social Procurement Initiative (CCSPI) 2019—2021

Procurement for Community Wellbeing.

The regional initiative that's changing the culture of procurement to
create community benefits.

British Columbia Social Procurement Initiative Karen Elliot, Mayor, Dist...

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Executive Summary

The Coastal Communities Social Procurement Initiative (CCSPI) was established in 2018 by and for local governments on Vancouver Island and in the Coastal Communities.

In just two years, CCSPI members have realized over \$200 million in social procurement spend by adding social value to their purchasing practices, generating significant community benefits from existing procurement dollars at a time when local economies need it most.

The initiative, which is unique in Canada as a regional approach, is delivered by a partnership team of social procurement, community impact and industry experts who provide the training, tools and quality assurance required to support CCSPI members on their journey towards integrating social procurement practices. These are new practices that can help to unlock additional social value from an organization's existing spending that can align with strategic objectives and community goals.



LISA HELPS

Mayor, City of Victoria
Co-Chair, CCSPI Steering Committee

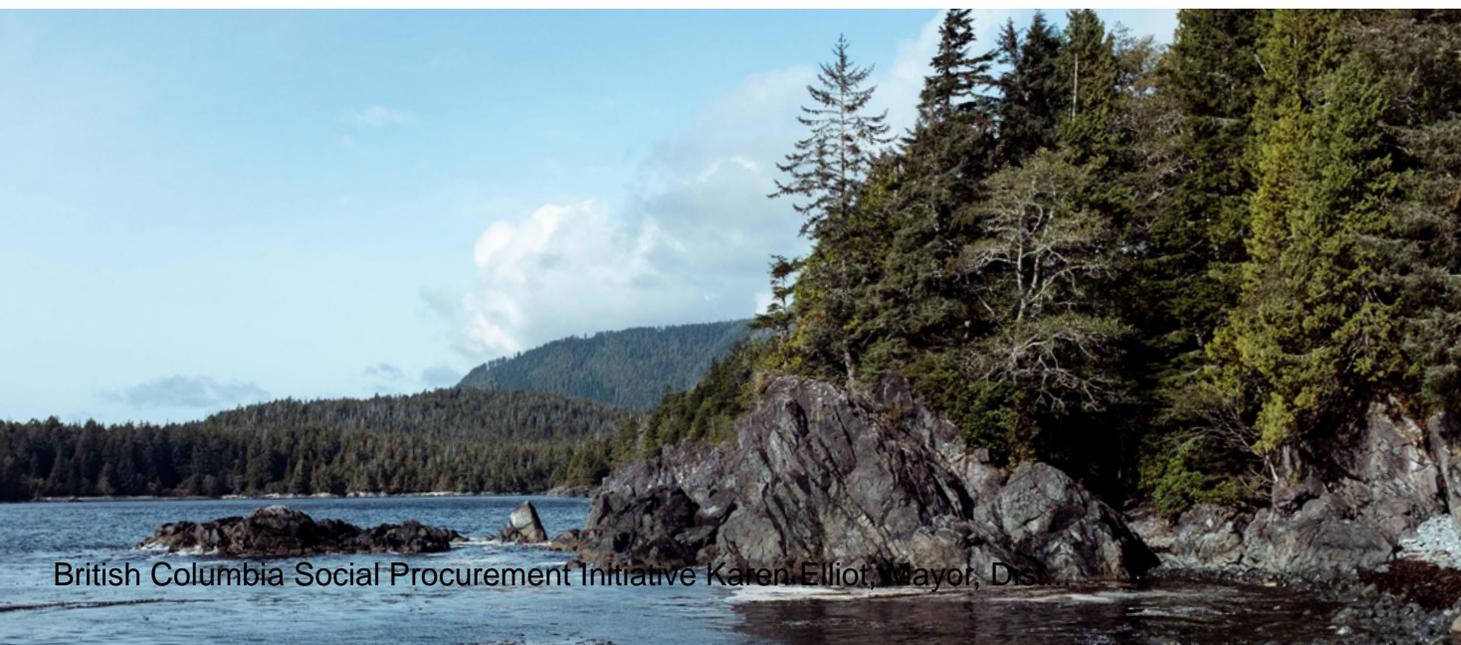
It's been wonderful to see CCSPI grow from an idea and a small collaboration among six local governments to a fully functioning social procurement initiative with almost 30 members. CCSPI provides significant value to our procurement staff by empowering them to use procurement to the benefit of our local economies and communities. We look forward to working to scale CCSPI across British Columbia to help more communities and other public agencies to align their spending with the values of their communities.



COLLEEN EVANS

Councillor, City of Campbell River
Co-Chair, CCSPI Steering Committee

Getting to this point has been a truly collaborative effort and the lessons learned, models, and templates CCSPI has developed are playing a vital role in creating healthy communities, supporting social inclusion and enhancing the wellbeing of local residents. As CCSPI membership continues to grow, we're encouraged by the enthusiasm and commitment of elected representatives and members who are actively considering what could be achieved if even just a small percentage of public spend was focused on 'value adding' to generate positive community benefits.



CCSPI Goals & Outcomes

01

GOAL: Local governments in the Vancouver Island and Coastal Communities region are embracing and implementing social procurement.

OUTCOME: 27 local governments are members of CCSPI and working towards social procurement implementation.

02

GOAL: Standardized approach to social procurement across local government, while each community has the ability to create community-specific social value.

OUTCOME: Standardized practices for procurement, vendor outreach and impact measurement are being adopted across the region. Members' strategic planning and policy inform community-specific needs.

03

GOAL: Procurement staff are trained in social procurement and have the ability to issue tenders and RFPs that result in community benefits.

OUTCOME: Over 150+ staff from CCSPI member organizations have taken part in training sessions and have access to a comprehensive library of examples, templates and other resources.

04

GOAL: Product and service suppliers are fully engaged, bidding on contracts, and responding to RFPs issued by local governments.

OUTCOME: CCSPI members are engaging with suppliers, creating a culture shift and building the capacity that allows them to respond to bid opportunities.

CCSPI Goals & Outcomes

05

GOAL: The provincial government is aware of and supportive of CCSPI.

OUTCOME: The BC Government has been represented at the CCSPI Steering Committee since its inception and is supporting the initiative's phase 2 expansion across the Province.

06

GOAL: A robust monitoring and reporting framework is in place.

OUTCOME: CCSPI has partnered with Royal Roads University to develop a standardized impact measurement framework, informed by both buyers and vendors, and connected to regional SDG targets.

07

GOAL: CCSPI is a long-term, sustainable initiative.

OUTCOME: CCSPI will be expanded through 2021-24 to advance the adoption and integration of social procurement policies and practices across British Columbia.

08

GOAL: Interest is demonstrated by the wider Municipal, Academic Institutions, Schools and Hospitals (MASH) sector.

OUTCOME: Recent CCSPI members include academic institutions and school boards. Interest is also being demonstrated by other institutional purchasers across the MASH sector.



What is Social Procurement & Why is it Important?

Social procurement is an emerging best practice that represents a significant shift from 'lowest price' to 'best value'.

Governments and other large purchasers like hospitals and post-secondary institutions collectively procure billions of dollars of goods and services. By implementing social procurement practices, these organizations can leverage a significant amount of additional social value and community benefit from this existing purchasing.

Social procurement takes into consideration not only price and quality, but also the community outcomes and potential benefits that can be generated through purchasing practices. It allows for procurement to become a tool for building healthy communities and local

economies by valuing local employment, training opportunities, social value supply chains and other community outcomes.

Social procurement can help to integrate social outcomes right across an organization's spending, from small spends that are made on a day-to-day basis, to integrating social value criteria into requests for proposals and tenders for goods and services, to major construction and infrastructure projects. Purchasing decisions can be measured against pre-determined criteria that are connected to an organization's community goals and strategic plans.

British Columbia Social Procurement Initiative Karen Elliot, Mayor, Dist...

CCSPI is Delivered in Partnership by:



BUY SOCIAL CANADA

Buy Social Canada believes in building community capital: healthy communities that are rich in human, social, cultural, physical, and economic capital. By building relationships between social suppliers and purchasers, Buy Social Canada is leading the movement for community capital creators across the country.



David LePage — Managing Partner, Buy Social Canada

“CCSPI has become the showcase for community collaboration - leveraging shared resources to build resilient local economies, create local jobs, and provide opportunities for all the members of the community.”



PRESENTATIONS PLUS TRAINING & CONSULTING INC.

Presentations Plus provides expert consulting and advice on social procurement to both public and private sector organizations, and has assisted many leading Governments and companies in the implementation of social procurement best practices.



Larry Berglund — Principal, Presentations Plus

“The awareness of social procurement options, within the communities, has led to more responsive and effective outcomes.”



SCALE COLLABORATIVE

Scale Collaborative’s mission is to create a thriving, connected, and financially resilient social change sector. Scale Collaborative works with nonprofits, social enterprises, and other social purpose organizations to explore how they can become more independent, innovative, resilient, and impactful.



Kristi Fairholm Mader — Co-Founding Partner, Scale Collaborative

“It is exciting to work with local governments and buyers who are using purchasing power to help support inclusive and sustainable communities.”



VANCOUVER ISLAND CONSTRUCTION ASSOCIATION (VICA)

Vancouver Island Construction Association (VICA) serves the construction community on Vancouver Island, the Gulf Islands, and other coastal areas of British Columbia.



Rory Kulmala — CEO, Vancouver Island Construction Association

“CCSPI is the model for working locally and together across the Island and along the coast.”

CCSPI Statistics

\$200m

Procurement spend with added social value.

150+

Individual staff members trained.

50+

Pilot projects undertaken.

40+

Training sessions and webinars held.

29

Participating governments and organizations.

25+

Resources, case studies, and templates developed.

Social Procurement Myths vs. Facts

Although many governments and organizations across the world are already seeing tangible and measurable results from implementing social procurement practices, moving to this new way of buying things still represents a significant change from the status quo. Common myths and questions about social procurement exist.

These types of questions are indicators of the change taking place at a broader level, and the growing voices calling for a shift from practices that harm people and the planet. Historically, procurement has excluded smaller businesses and diverse suppliers, and has viewed environmental and social outcomes as a cost, not a benefit. Social procurement represents systemic change.

Is it legal?

Yes! It is.

Is the quality lower?

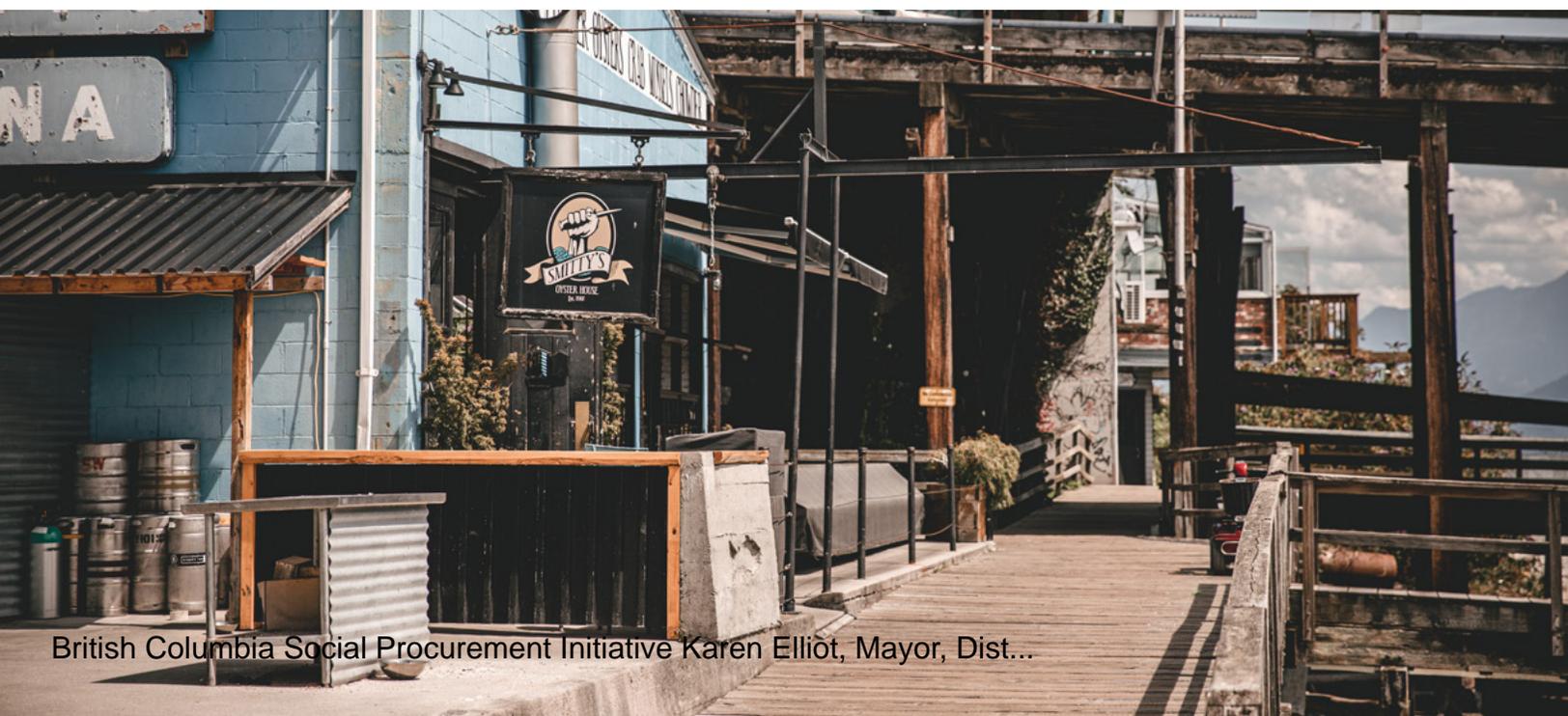
No! It isn't.

Does it cost more?

No! It doesn't.

Are the social value suppliers out there?

Yes! They are.



“Are the dollars we spend gaining the best value and outcomes for our communities?”

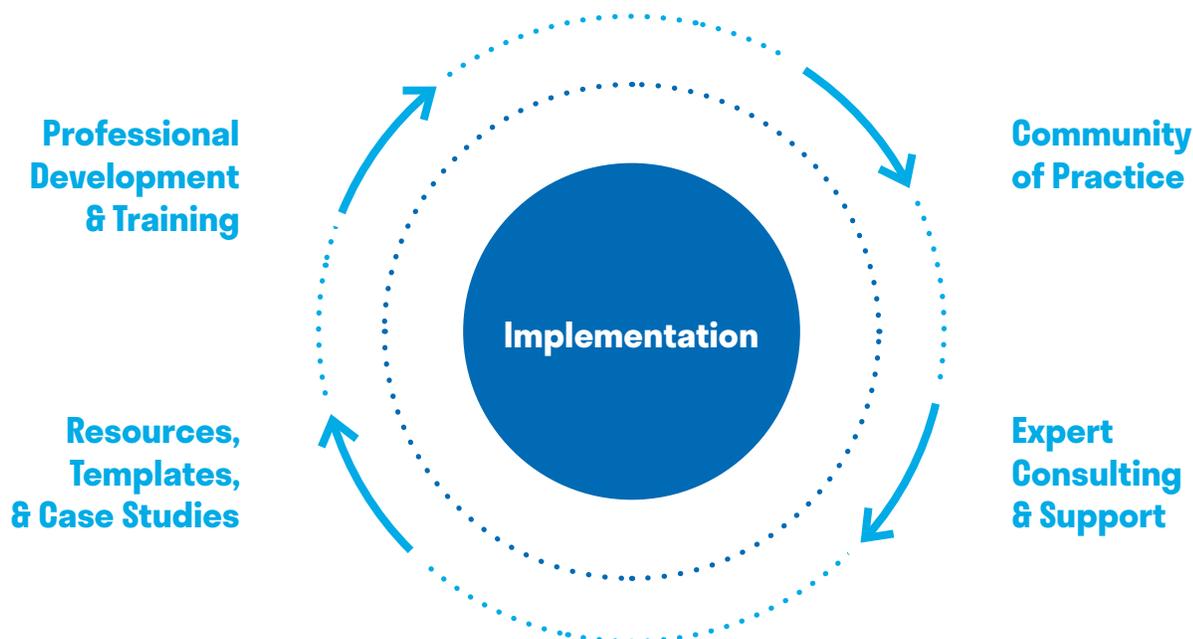
CCSPI Program Timeline

In 2016, a group of community leaders looked at the billions of dollars being spent across Vancouver Island and the Coast, and asked, “are these dollars gaining the best value and outcomes for our communities?”. Two years of development later, six local governments launched CCSPI as a 2-year pilot. Since then, CCSPI has grown to include almost 30 members (and counting) that have access to professional development and training, expert consulting and advice, a rich library of resources and tools, and a thriving community of practice.

Using these tools and resources, CCSPI members have piloted social procurement in over 50 projects across the region, from smaller credit card spends, to goods and services tenders to major construction projects.

Collectively, the membership is building a regional social value supplier database and other resources to build the capacity of suppliers to be able to bid on and deliver on government and institutional procurement opportunities.

In order to measure the important impact of this work, CCSPI is collaborating with Royal Roads University to develop a common measurement framework for CCSPI members to use that aligns with the United Nations Sustainable Development Goals (SDGs).





The Member Journey: From Onboarding to Implementation

CCSPI members are leading the way in changing the systems and culture of institutional procurement. This type of systemic and culture change can be challenging; it needs to be supported at multiple levels, including political, organizational leadership and staff level. These elements contribute to the successful adoption of social procurement:

- Support from both political and staff-level representatives
- “Champions” in positions of leadership that can set the vision for and support the implementation of social procurement practices
- Social procurement outcomes are aligned with community strategic plans and directions
- Representatives across organizational departments participate in education and training together
- Procurement and other staff are supported to learn and develop new practices
- Pilot projects are manageable and provide an opportunity for local suppliers and vendors to bid on
- Anticipation of learning and adaptation from pilot project outcome
- Support, in staff time, to learn and develop new practices

British Columbia Social Procurement Initiative Karen Elliot, Mayor, Dist...

CCSPI CORE TRAINING:

SP101— Introduction to Social Procurement

SP201— Social Procurement Implementation

SP 301— Social Procurement in Construction Projects

Select Member Highlights:



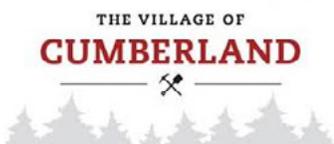
Alberni Clayoquot Regional District (ACRD)

The ACRD has trained staff in implementation of social procurement practices, and piloted social procurement in several projects. They included creating a social procurement policy as an objective in their 2021-2024 strategic plan.



Comox Valley Regional District (CVRD)

The CVRD has trained staff, and piloted social procurement in a variety of projects of different sizes with successful outcomes. CVRD has social procurement included in their purchasing policy and have included social procurement as a key service outcome in their corporate plan.



Village of Cumberland

Cumberland was the first municipality in BC to adopt a social procurement framework. Social procurement is included in the Village's purchasing policy.



City of Nanaimo

The City has trained staff and included social procurement in their sustainable procurement policy. They now intend to move ahead with pilot projects and supplier engagement.



City of Campbell River

The City has trained their staff in social procurement implementation and is piloting social procurement in a number of goods and services contracts. Moving forward they plan to add social procurement to their purchasing policy.



City of Courtenay

The City has trained staff in social procurement implementation and are intending to include social procurement in their purchasing policy before moving ahead with piloting social procurement in purchasing projects.



Cowichan Valley Regional District (CVRD)

The CVRD has trained staff and piloted social procurement practices in several projects. They released a Request for Information (RFI) to collect information about social value suppliers in the region. Developing procurement policies to promote social equity was included as an objective in their 2020 – 2022 strategic plan.



District of Port Hardy

The District has trained staff and included social procurement in their general purchasing policy. They have successfully trialed social procurement in a number of projects including their arena revitalization.

Select Member Highlights:



City of Powell River

The City has trained its staff in social procurement implementation and is currently working towards including social procurement in their purchasing policy.



qathet Regional District

The Regional District has trained staff in social procurement implementation and updated its purchasing policy to include social procurement. They are piloting social value criteria in a number of projects some of which have led to some good local employment outcomes.



Town of Qualicum Beach

Qualicum Beach has included social procurement in their purchasing policy and have piloted social value criteria in a variety of projects, leading to excellent outcomes that align with their community social objectives and goals.



District of Sooke

Sooke has included social procurement in their purchasing policy and intends to move ahead with staff training and social procurement implementation.



City of Duncan

The City has included social procurement in their purchasing policy. They are moving towards staff training and social procurement implementation.



District of Squamish

The District has included social procurement in their purchasing policy and have trained their staff in social procurement implementation. Squamish has also created an internal working group to focus on supplier outreach.



City of Victoria

The City has trained their staff in social procurement implementation. They are including social value criteria in many of their tender documents and in mandatory training for their corporate purchasing card holders. The City has also released a Request for Information (RFI) to collect information about social value suppliers in the region.



District of Tofino

Tofino has trained staff in social procurement implementation. They included social value criteria in a major streetscape revitalization project that allowed local contractors to be employed for some portions of the work and they are integrating community benefit outcomes within an upcoming wastewater treatment plant project.

British Columbia Social Procurement Initiative Karen Elliot, Mayor, Dist...



Social Procurement In Action

CCSPI members have now successfully piloted social procurement in over 50 projects across the region. These include small spends like corporate purchasing card procurement, RFPs for goods and services like maintenance, and large construction & infrastructure projects. These snapshots of three of the pilot projects are taken from full case studies which are available at www.ccspi.ca

CASE STUDY #1

City of Victoria: Small Spends for Community Benefit

In 2019, the City of Victoria spent approximately \$3.9M using corporate purchasing cards on purchases under \$1500. There are over 600 purchasing card holders working at the City who have discretion on where and what they purchase and regularly make purchases related to catering, travel, restaurants and office supplies

By educating and empowering these staff, the City identified an opportunity to achieve many small wins that add up quickly and significantly. Now, when making purchases, staff consider supply chains, local jobs and living wages.

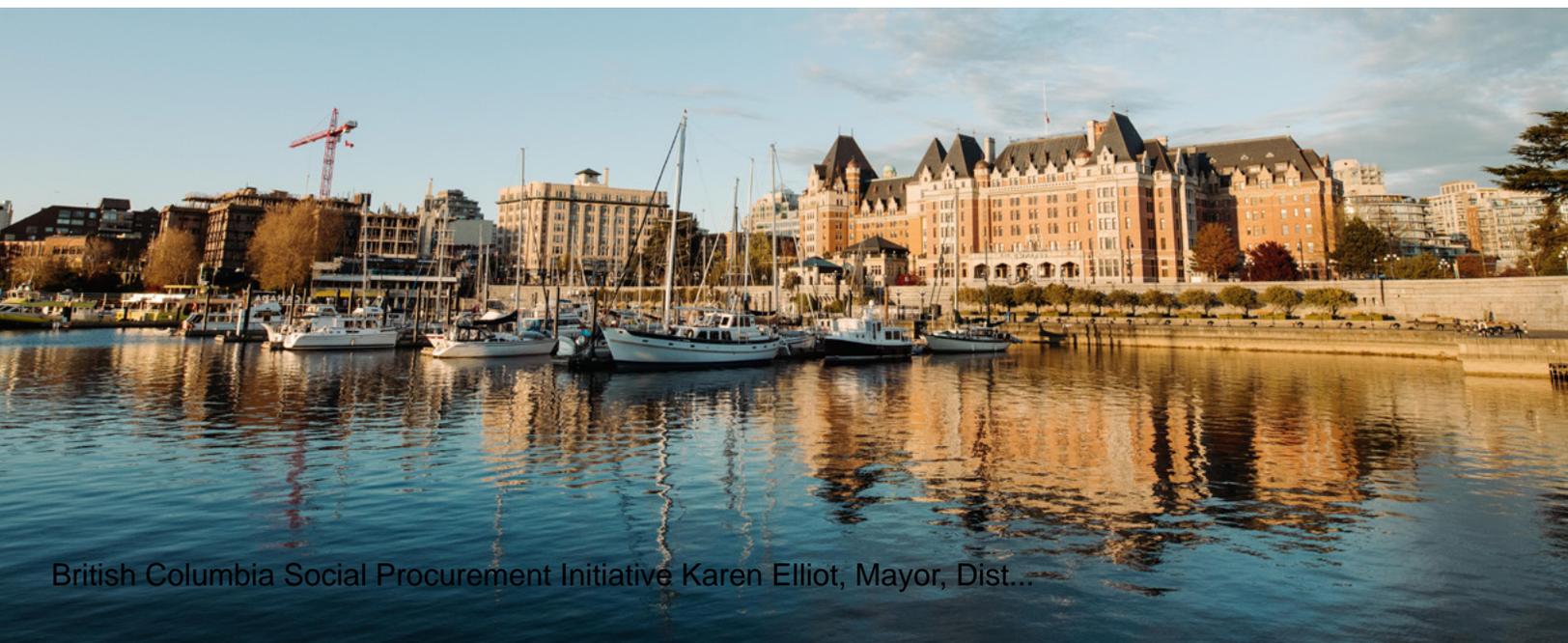
“

When people are making small purchases, they don't think they can make a difference. However, telling them that the City makes a 3.9M collective purchase made them think they could do some good. This was exciting and empowering.

—Leah Hamilton
Buyer, City of Victoria

When the economic multiplier effect is applied, there is significant community benefit that can be generated from these purchasing decisions. Encouraging staff to consider social value in addition to price is a key shift and empowers them to make decisions that have positive outcomes in the community.

Moving forward, the City is continuing with mandatory internal training and building a dedicated resource site for its staff that is populated with a list of local social value suppliers and success stories.





CASE STUDY #2

District of Port Hardy: Test-Driving Community Value

Port Hardy's recreation centre is the beating heart of its community, providing health and wellness services and a place for people to gather. In 2019 the District identified various renovation work was required that included the refrigeration system, a new roof, and other work inside the arena. Working with one of CCSPI's sample templates, the District was able to incorporate social value definitions and used a 'descriptive' process so that proponents could describe how they wanted to achieve community benefits including any anticipated associated costs.

The resulting Request for Proposals (RFP) aimed to integrate local employment, local supply chain management and local living outcomes. One of the goals was that project managers would look for suppliers that also embody and create social value and community benefit. With respect to social value the proponents varied their responses, which included environmental conscience, employment of local labour force and individuals facing barriers, apprenticeships offered, involvement with and financial support of local community non-profit groups and unique methods of tracking energy savings upon completion of the project.

One of the key project outcomes was increased engagement with local First Nations, who use the recreation services regularly. The District consulted with local First Nations on how they would like to be involved in the project and also related business and employment opportunities.



Social procurement is about being inclusive, about the environment, and about the community, workforce and local economy.

—Allison McArrick, CAO (fmr), District of Port Hardy



How we spend taxpayer dollars should be reflective of the universal values of the communities we serve. In many cases social procurement can improve the overall value to the taxpayer by generating positive outcomes for the community without materially impacting cost.

—Scott Hainsworth, Manager of Operating and Capital Procurement (fmr), Comox Valley Regional District

CASE STUDY #3

Comox Valley Regional District: Keeping It Simple

The Comox Valley Regional District is constructing a new water treatment system with a project value of \$126M. The Regional District was able to obtain funding from a Federal grant that included Infrastructure Canada's Community Employment Benefits Program, and the project proved to be a good opportunity to incorporate social procurement concepts that included employment and skills training and apprenticeship opportunities for local marginalized people.

Proponent evaluation criteria was structured to maximize value. Response requirements included commitments of proposed community employment benefits for target groups which were evaluated alongside cost, experience and quality. The Regional District also held commercially confidential meetings with each proponent that allowed for a more collaborative process and an opportunity for engagement on desired social procurement outcomes.

The project is now well underway and on track for its original completion date. Per the latest project updates, community employment benefit hours are tracking well above the committed totals, with forecasts projecting almost twice the committed hours for underrepresented populations. Notably, there were no additional cost implications associated with the social procurement concepts that were included in the request for proposals.

Supplier & Industry Engagement



CCSPI works with its members to help identify and connect with the social value suppliers and vendors in their communities.

The initiative provides supplier education, support and resources to help social value suppliers build their capacity to respond to and deliver on institutional procurement opportunities.

Working with Chambers of Commerce and Economic Development Organizations, CCSPI members are building a regional social value supplier directory that will allow them to identify those suppliers in the region who have a social value component to their business or enterprise.

This 'whole ecosystem' approach recognizes that both purchasers and suppliers need to speak the same language, foster common understanding, and helps build bridges to lasting business relationships that can support local economies.



Social procurement, primarily through the Community Employment Benefits initiative, is important in our industry. While it can be more challenging for contractors to make community employment commitments during the tendering phase, the initiative is enabling the industry to improve and progress. I am proud of the Aecon team here at the Comox Valley Water Treatment Project as we were able to double all of our employment commitments to date (e.g., Indigenous Peoples, Under-represented Populations, and apprentices) while maintaining a workforce almost entirely local to the Island.

—Jamie Abernethy, Project Director
Aecon Water Infrastructure

AECON



Achieving meaningful, positive, social value, while remaining financially prudent, is a challenging balancing act for any organization. With the resources and best practices CCSPI has developed, through continued consultation with local suppliers and vendors, we are optimistic their members will be well equipped to realize measurable social benefits with their spending.

—Yosef Suna AScT, GSC
General Manager, Knappett Industries

 **Knappett**
INDUSTRIES

“

A regional measurement framework will provide certainty for suppliers while also creating opportunities for CCSPI members to share best practices and improve the implementation of their social procurement policies.

—Heather Hachigian, Assistant Professor, Royal Roads University



Impact Measurement

CCSPI has partnered with Royal Roads University to develop a region-wide impact measurement framework that aligns with the United Nations Sustainable Development Goals (SDGs).

Both procurement officials and the supplier community are engaged in developing meaningful and effective impact metrics and processes.

Looking Ahead

As Phase 1 draws to a close, this is a moment to reflect on all that has been achieved, and set our sights collectively on next steps.

Phase 2 will see CCSPI expand across British Columbia. The initiative will build on existing training, resources and learning and expand on supplier and vendor outreach and capacity building. BCSPi will create a connected network of local governments and institutional purchasers across the Province, who are implementing social procurement best practices. Phase 2 will also focus on the impact measurement tools and resources required to measure the impact of their social procurement, both by organization as well as across the region.



Next Steps:

→ 2021

Expand CCSPI membership on Vancouver Island and in the Coastal Communities, inviting participation from institutional purchasers like school boards, post-secondary institutions and health authorities.

→ 2022—2024

Expand CCSPI membership to more communities across British Columbia.

What Could Be Possible If...?

- 

By 2024 at least 100 local governments and institutional purchasers in BC have participated in CCSPI membership offerings
- 

Member governments and institutional purchasers are including social value outcomes in at least 50% of their procurement
- 

Suppliers have been engaged and submitted RFPs or other bid documents that meet or exceed local government and purchaser objectives and expectations
- 

Suppliers with no previous engagement with institutional purchasers have gained the capacity to bid and deliver on contracts
- 

CCSPI members are utilizing a common impact measurement framework, demonstrating in full the local community impacts and benefits of their purchasing practices.

Participating Organizations



Acknowledgements

CCSPI is supported by ICET. We acknowledge the leadership shown by the steering committee and local governments, organizations and institutions who are pioneering social procurement practices in our region and beyond.



Learn more about CCSPI at www.ccspi.ca

Become a member of CCSPI:
Contact Robert Fisher, Project Coordinator at
rfisher@scalecollaborative.ca



725 - 815 West Hastings St.
Vancouver, BC V6C 1B4
Canada
tel: 604.684.4291
fax: 604.684.7134

July 19, 2021

Dear Mayor and Council,

Re: Collaboration in the Forestry Sector's Turbulent Times

Recently, on behalf of the Truck Loggers Association (TLA), I had the honour and privilege of presenting to your council about the current issues facing the forestry sector, which were followed by great discussions. We sincerely appreciated the opportunity.

These days, the forestry sector is certainly experiencing some challenges. To many of us, that is an understatement. In our discussions with your council, there was certainly a keen interest in these challenges and an obvious desire for more information, credible data, and an overall concern with the plans for dialogue and consultation with the provincial government as they drift towards some decisions. As I mentioned, the TLA is doing its best to keep informed on how government will engage those of us truly dependent upon the ongoing prosperity of the forest industry but, frankly, we remain very uncertain and uninformed about their plans for such engagement moving forward.

Having said that, one of our core intentions for engaging with municipal mayors and councils is to strengthen our collaboration on common interests, of which we suspect there are many. So, while the TLA can only influence to the best of our abilities, the manner in which government chooses to engage, we can work on providing better information and data. We can also do a better job at informing and educating the people of BC about the good people, families, and communities dependent on a successful forest industry.

On that front, the TLA will be using significant additional resources over the next few months to embark on a campaign that will communicate these very interests and concerns. The delivery of this information will be varied but will contain the following core messaging:

- BC's forestry sector remains vital to the provincial economy and many resource communities are dependent on its ongoing success.
- Over 100,000 people in BC are dependent on the forestry sector continuing to succeed.
- Government decisions on old growth and other protections will potentially impact the industry dramatically with consequential impacts to jobs, families, and communities (we will soon present you with information to confirm this).
- BC's forests are the most sustainably and independently certified forests in the world.
- BC's forests provide one of the most significant sources for climate mitigation and sustainable buildings.

- BC's forestry sector and those working in it can and will change to meet ever evolving expectations.
- There are ample opportunities to provide a balanced solution.
- The development of new products and markets do not materialize overnight, and reasonable transition strategies and timelines must be considered.
- If decisions are made that seriously erode the forestry sector in certain regions, real and measurable transition plans must be in place with appropriate funding to implement.
- In the decision-making process, it is critical for government to ensure those truly dependent upon the forest resource have opportunity for real input and the necessary socio-economic studies are done in advance of any final decisions by government.
- Decisions that impact the land base supporting BC's forest sector need to be based on credible data and science.

The main purpose of this letter is to inform you of our general intentions and more importantly work with you on either refining such messaging or finding other means for collaboration. There is already significant lobbying towards government from many different directions on forestry sector matters. In this regard, if your council is amenable, we would like an opportunity to further discuss these matters at your earliest convenience to explore how we can work together. I will contact you in the near future to explore any possibilities.

Thank you very much again for your consideration.

Yours truly,



W.R. (Bob) Brash
Executive Director

From: [REDACTED]
Cc: [REDACTED]
Subject: Follow up to Collaboration in the Forestry Sector's Turbulent Times
Date: August 4, 2021 11:44:12 AM

[External]

Hello Mayor and Council,

Once again, thank you for the opportunity to speak to your council about the current issues facing the forestry sector. As a follow up to our July 19, 2021 letter, I'm sharing this [recently produced, independent video](#) as a source of information, which presents a significantly different perspective than what is currently portrayed the media and on social media channels.

The TLA looks forward to the opportunity to working collaboratively together to discuss the importance and future of forestry in your community.

Sent on behalf of,

BOB BRASH

Executive Director

THE TRUCK LOGGERS ASSOCIATION

725 - 815 West Hastings St., Vancouver, BC V6C 1B4

[REDACTED]
www.tla.ca *Our strength is in our roots.*

From: [Fish Farms Out](#)
Subject: Asking your support for Fish Farms Out of Coastal Waters campaign by Council Of Canadians
Date: August 3, 2021 2:48:37 PM
Attachments: [Letter 1 COUNCIL OF CANADIANS SUPPPORTS GETTING FISH FARMS OUT OF COASTAL WATERS ONTO LAND.docx](#)

[External]

Please find attached important information about our Council of Canadians 'Fish Farms Out Of Coastal Waters' campaign. We are requesting that this letter and the attached document be forwarded to your City or Municipality's Mayor and City Council for their consideration about publicly endorsing our campaign.

We are seeking your support and official endorsement of our campaign regarding fish farms in B.C. We advocate moving all open-net fish farms in coastal waters to closed-containment on land. We also call for immediate direct financial support for all impacted net-pen workers and workers in dependent and related businesses to retrain and transition to sustainable jobs. We hope that you will support our campaign by emailing us at fishfarmsoutpacificcoc@gmail.com with an official endorsement statement that we can use publicly, including sending to media.

Council of Canadians 'Fish Farms Out Of Coastal Waters' Campaign

COUNCIL OF CANADIANS SUPPORTS GETTING FISH FARMS OUT OF COASTAL WATERS ONTO LAND

The Council of Canadians 'Fish Farms Out Of Coastal Waters' campaign is committed to protecting wild fish and the ecosystems that support them. To this end, it is our firm belief that the open net-pen fish farm industry must move its operations out of the ocean and onto land, with immediate funding from federal and provincial governments for direct and indirect industry workers to help them transition to sustainable employment.

Wild salmon are at the heart of many First Nation communities, and a primary food source. Their protection is vital for sustaining people, cultures, and all related ecosystems and species. And yet, wherever in the world open-net fish farms operate, they spread parasites, viruses, bacteria, disease, and pollution – endangering and destroying wild fish and the marine ecosystem.

In B.C, the harm caused by open-net fish farms to wild salmon is undeniable, and many salmon runs are dangerously low and at risk of extinction. The open-net fish farm industry must take its operations out of the path of all wild salmon migrations –out of the oceans and onto land-based containment, shutting down the marine-based industry and immediately funding workers to transition to sustainable jobs.

For these reasons, we believe that the recent decision by Fisheries and Oceans Canada (DFO) Minister Bernadette Jordan to close open-net fish farms in the Discovery Islands must stand. As biologist Alexandra Morton recently said, “Already this year, [fish farm company] Mowi has exceeded sea lice thresholds set to protect wild salmon in the Discovery Islands. They simply can’t control their lice and we cannot lose another generation of wild salmon to this industry. If they are allowed to restock farms in this region, we will lose the Fraser River sockeye. It is that simple.”

On paper, the Fisheries Act, the Species at Risk Act, and the Canadian Environmental Protection Act all include safeguards to protect fish, fish habitat, endangered species, and the marine environment. But in practice, the fish farm industry has too often violated the protective laws of these Acts without any penalty by the DFO. Meanwhile, the DFO continues to advocate for an expansion of the aquaculture industry. Shannon Arnold (Ecology Action Centre, Halifax, NS) and Karen Wristen (SeaChoice, Sointula BC) feel this is “making a mockery of Canada’s commitment to protect biological diversity and pursue sustainability.”

Proposed new laws are also seriously flawed. The new federal Aquaculture Act will exclude aquaculture activities from the application of the Fisheries Act.

There is some merit in the recently announced Pacific Salmon Strategy Initiative which includes the formation of a Pacific Salmon Secretariat. However, that initiative is in effect asking the fox to watch the chicken coop because it continues to rely on the dysfunctional, top-down model of the DFO overseeing data collection and operations.

First Nations leader Bob Chamberlin advocates “working at a government to government level” by inviting First Nations to fill DFO director-level positions affecting wild salmon and by creating a Director of Wild Salmon (Pacific Region) in partnership with First Nations. This proposal has been whole heartedly endorsed by many First Nations and environmentalists including Alexandra Morton.

If wild Pacific salmon are to survive, we need action now.

The Council of Canadians ‘Fish Farms Out Of Coastal Waters’ campaign calls on all affected people – First Nations, municipal and regional councils, businesses and local entrepreneurs, non-profits, and citizen groups – to work together to:

- Protect the migratory routes of wild Pacific salmon by removing all open-net fish farms from the ocean and replacing them with closed-containment fish farms on land
- Support federal and provincial government legislation and policies to provide immediate funding for all impacted open-net fish farm workers and others involved with the industry to help them transition to sustainable jobs
- Create a path towards a just recovery for the wild salmon economy
- Protect ocean ecologies from sewage and pollutants, and remove ocean debris
- Support sustainable green ocean initiatives and planning in recreation, transportation and jobs
- Ask for the world-class marine accident recovery service promised by provincial and federal governments
- Require the new Aquaculture Act to include aquaculture activities in the application of the Fisheries Act
- Invite First Nations to fill DFO director level positions that affect wild salmon and advocate for the creation of a new Director of Wild Salmon (Pacific Region) position in partnership with First Nations
- Support a Green New Deal

From: [Julian, Peter - M.P.](#)
To: [Info Ucluelet](#)
Subject: It's time for a made-in-Canada Green New Deal - Nouveau pacte vert
Date: July 20, 2021 11:51:18 AM

[External]

Dear Mayor NOEL,

UCLUELET

Climate change is here.

The dangerously high temperatures we saw in B.C. recently claimed the lives of more than 700 people, who died during the extreme heatwave. That same week, the B.C. community of Lytton, and people living on surrounding Nlaka'pamux First Nation territory and rural areas, became one of the hottest places on Earth, with a killing temperature of 49.5 C on June 29, 2021. The catastrophic fire that came subsequently burned down this B.C. village.

The climate emergency is the most pressing challenge of our time – Indigenous people and other impacted front-line communities are experiencing the impacts of the climate crisis often far more profoundly than other communities.

As the planet warms, the pathway to net zero by 2050 is narrow but clear. We must raise our ambitions and spend more time working to solve the climate emergency by curbing the drivers of climate change and putting forward proposals for a clear path to resolving the climate crisis. Science and indigenous knowledge provide a complex understanding about how to address the climate crisis and it is critical for developing a climate emergency action framework.

We need to supercharge our climate action ambitions now to reduce emissions, close the socio-economic gaps and ramp up the shift toward a clean energy low-carbon economy. I need your help to make a greater impact for this change on the federal government, as we continue to impress upon them the need for Canada to act with urgency to address the climate crisis and the growing socio-economic inequalities at the same time.

Here are two legislative tools that I've proposed in Parliament to get us to where we need to go in helping us to resolve these intersectional crises with the urgency with which we must act: [Motion M-1 for a Green New Deal](#) and [Motion M-94](#) to stop the Trans Mountain pipeline project.

I am seeking your endorsement of these legislative initiatives.

We know the next 10 years are the most critical to fighting the climate crisis. The world's top scientists are telling us we must dramatically reduce our emissions if we want to avoid the worst consequences of severe climate change. Canada, and other industrialized countries, must plan to drastically scale back fossil fuels and not build any new oil, gas or coal

infrastructure.

Recently, an unprecedented decision by the International Energy Agency (IEA) recommended no new fossil fuel infrastructure if we're to avoid catastrophic climate change.

We need to examine what that means now for Canada's climate and energy policies going forward, including plans for the Trans Mountain pipeline expansion project, which contradict the Trudeau government's own climate plans. Canada must immediately stop the construction of the TMX pipeline as outlined in M-94 and instead invest in a Green New Deal.

According to the Intergovernmental Panel on Climate Change (IPCC), building a world that can thrive will require "rapid, far-reaching and unprecedented changes in all aspects of society." The IPCC estimates that for the global economy to move onto a viable climate stabilization path, global emissions of carbon dioxide (CO₂) will have to fall by 45 percent as of 2030 and be at zero emissions by 2050.

M-1 would promote a reorientation of our economy to consider the needs of the climate emergency we are facing. The investments required in the Green New Deal framework would, by necessity, require every level of governments to adopt a range of socio-economic and energy-efficiency policies. The Green New Deal advocates that the issues related to the climate crisis are also social, referring to economic inequalities, lack of job security and the rise of racism and xenophobia. A fair and just made-in-Canada Green New Deal, includes required public investments in key sectors such as clean and renewable energy, energy retrofit buildings, sustainable public transit, sustainable agriculture and water systems, health care, affordable housing, education, childcare and more.

Our ultimate goal is to move quickly and actively address the issues addressed in these motions by growing our national campaign to get M-1 and M-94 adopted in Canada's Parliament. This would lead to the production of a number of Bills to enact those measures and as a result real transformational change where no one is left behind, as we turn our focus away from fossil fuels and on investing in clean renewable energy and a more just economy to avert climate catastrophe, where no one is left behind.

It is still achievable if governments act now and fast as extreme weather events become increasingly common. We are in a climate emergency. Canada's climate is warming twice as fast as the global average. The Arctic is currently warming two to three times faster than the rest of the globe. It's clear there's no time to waste. We are on perilous ground and have a duty to act to address climate change.

Thank you for your careful consideration of this matter. I urge you to join the call of the many who have endorsed these important legislative initiatives. Please let me know if you have questions at all. I hope to receive your endorsement.

I look forward to hearing from you soon.

Stay healthy and safe in these challenging times.

Sincerely,
Peter Julian, MP (New Westminster-Burnaby)

NDP House Leader
NDP Finance Critic
New Democratic Party | Nouveau Parti démocratique

I acknowledge that I work on the unceded traditional territory of the Algonquin, Haudenosaunee and Anishinabek peoples.
Je reconnait que je travaille sur le territoire non-cédé des nations Algonquine, Haudenosaunee et Anishinabek.

(TEL) 613.992.4214 | (CELL) 613.222.4074 | FAX) 613.947.9500

UFCW | TUAC

 **Help save paper - do you need to print this email?**

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*"My friends, love is better than anger. Hope is better than fear.
Optimism is better than despair. So let us be loving, hopeful and optimistic. And we'll change the world."*

-Jack Layton, 1950-2011

*« Mes amis, l'amour est cent fois meilleur que la haine. L'espoir est meilleur que la peur.
L'optimisme est meilleur que le désespoir. Alors aimons, gardons espoir et restons optimistes. Et nous changerons le monde. »*

-Jack Layton, 1950-2011

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From: [Ebony Johnson](#)
To: [Info Ucluelet](#)
Subject: Seasonal temporary solutions needed now
Date: August 12, 2021 10:07:46 AM

[External]

Dear council,

I am writing as a business owner and member of the Ucluelet community regarding the lack of temporary accommodations for seasonal workers. Please consider the interim solutions for camping with shower/bathroom facilities being put forward by some. I myself used to run 3 vacation rental units but have switched them to be long term housing rentals so as not to be part of the problem any longer.

While there are some longer term projects on the horizon, something needs to be done now to prevent yet another season similar to this one. We will soon be dealing with the influx of international tourists eager to visit.

Our wildlife is paying part of the price as we've seen several bears euthanized due to too many people not disposing of garbage and human waste properly in these makeshift back roads camps.

Please streamline this process and don't let it get bogged down in process and paperwork.

Thank You

Ebony Johnson

From: [Mady MacDonald](#)
To: [Community Input Mailbox](#)
Subject: In support of Sea Plane Base Road temporary workers camp location
Date: August 12, 2021 10:54:22 AM

[External]

Dear council,

I am in support of Matthew Harbridge's recommendation:

"Every year for 3-4 months we see a giant influx of tourists and tourist commercial employees. Younger underpaid jobs that need to get done, this is absolutely no secret, we need to stop being surprised by this every year and start be proactive. We as a town through the district have spent millions on attracting tourists through advertising, throwing money at Tourism Ucluelet yet we put Zero dollars towards a positive temporary solutions, the answer is always enforcement.

We have giant empty parking lots at seaplane base away from homes and almost out of sight. We need to set up a 4-5 month camp site run by the district, leased to local businesses as staff accommodations. This will create a paid camp host position and by looking at the size of land 30-40 sites. 4 month leases to 20 year olds in a basement suites don't exist anymore, small businesses can't afford to build anymore. Temporary camp sites are affordable and a solution.

Atco trailers leases camp shower and bathrooms similar to the ones used by Black Rock before there staff accommodations. We will have to spend a small amount of money to set it up but will recoup the costs in site rental. Who knows This actually may eventually raise money towards fixing up the building we refuse to maintain. This happens every year and yet we usually have no solutions. This summers temporary staff are almost done but can we plan for next year before we are caught with our pants down yet again. Thanks for reading."

In addition, I recommend it's gated in some way for (a) security (b) to ensure it's purpose to house temporary workers does not become a free place to camp for tourists.

Kind regards,
Mady

Mady MacDonald


"If we all did the things we are capable of doing, we would literally astound ourselves." -- Thomas Edison

"Success is stumbling from failure to failure with no loss of enthusiasm." -- Winston Churchill

From: [Matt Harbidge](#)
To: [Info Ucluelet](#)
Subject: Letter to council
Date: August 12, 2021 8:41:00 AM

[External]

Dear council, every year for 3-4 months we see a giant influx of tourists and tourist commercial employees. Younger underpaid jobs that need to get done, this is absolutely no secret, we need to stop being surprised by this every year and start be proactive. We as a town through the district have spent millions on attracting tourists through advertising, throwing money at Tourism Ucluelet yet we put Zero dollars towards a positive temporary solutions, the answer is always enforcement.

We have giant empty parking lots at seaplane base away from homes and almost out of sight. We need to set up a 4-5 month camp site run by the district, leased to local businesses as staff accommodations. This will create a paid camp host position and by looking at the size of land 30-40 sites. 4 month leases to 20 year olds in a basement suites don't exist anymore, small businesses can't afford to build anymore. Temporary camp sites are affordable and a solution.

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--

Matt Harbidge
Green World Building


File: 0110.00

July 29, 2021

Honourable Premier John Horgan
 Province of British Columbia
 PO Box 9422 Stn Prov Govt
 Victoria, BC V8W 9V1

Email: premier@gov.bc.ca

The Honourable Adrian Dix, M.L.A.
 Minister of Health
 PO Box 9050, Stn Prov Govt
 Victoria, BC V8W 9E2

Email: HLTH.Minister@gov.bc.ca

Dear Premier Horgan and Minister Dix:

Re: Improvement to Pre-Hospital Care System

At its July 26, 2021 Regular Council meeting, the Council for the City of Langley adopted the following resolution regarding the above-referenced subject.

WHEREAS local governments have been raising concerns of long delays with ambulance response time and First Responders responding to increasing number of Medical Emergency Service Alarm (MESA) calls due to lack of inadequate number of ambulances being available.

WHEREAS the recent heat wave exacerbated the shortcoming of the pre-hospital care system which created unacceptable delays in ambulance response time.

WHEREAS First Responders had to respond to extraordinary number of Medical Emergency Service Alarm (MESA) calls during the recent heat wave and endured unreasonable delays in response time by the ambulance to release them from the calls.

WHEREAS First Responders play an essential role in the pre-hospital care system and in supporting BC Emergency Health Services (BCEHS) with the delivery of the quickest possible response to patients requiring time-critical care.

WHEREAS the Auditor General of British Columbia's report, published in February 2019, on Access to Emergency Health Services provided recommendations to make transformational changes to the pre-hospital care system.

WHEREAS Health Minister Adrian Dix announced on July 14, 2021 to improve ambulance response time by providing funding for 85 new full-time paramedics, 30 fulltime dispatchers, 22 new ambulances, and converting 22 rural ambulance stations to 24/7 ALPHA stations.

THEREFORE, BE IT RESOLVED that the Province of BC and BC Emergency Health Services (BCEHS) immediately allocate the funding to improve ambulance response

time; and to improve coordination with fire departments to support consistent application of medical standards, information sharing, an integrated dispatch system, and improvements to patient care as recommended in the Auditor General report.

BE IT FURTHER RESOLVED that Minister Dix take concrete actions to treat First Responders as an equal and an integral partner of the pre-hospital care system with adequate support (e.g. training) and resources (e.g. cost recovery) in order to achieve this goal; and that this motion be forward to Premier John Horgan; Minister Adrian Dix, Minister of Health; Andrew Mercier, MLA Langley, Susan Wannamaker, Executive Vice President, Clinical Service Delivery, Provincial Health Services Authority; and All municipalities in BC.

Yours truly,
CITY OF LANGLEY



Paula Kusack
Deputy Corporate Officer

cc: Andrew Mercier, MLA Langley
Susan Wannamaker, Executive Vice President, Clinical Service Delivery,
Provincial Health Services Authority
All municipalities in BC.

HELP CITIES LEAD



CLIMATE CAUCUS

Re: Update on Help Cities Lead

Dear Mayor and Council,

We want to thank your Council for supporting the [Help Cities Lead](#) (HCL) initiative earlier this year - our Steering Committee would like to share some exciting updates on the campaign.

To date, 40 local and regional governments around BC have formally endorsed the campaign - communities large and small from Kitimat to Vancouver. Resolutions supporting Help Cities Lead were endorsed by the executives of both the [Lower Mainland Local Government Association](#) (LMLGA) and the [Association of Vancouver Island and Coastal Communities](#) (AVICC). We were pleased to see that both resolutions were then passed by the members at Convention and will proceed to the Union of B.C. Municipalities (UBCM).

The five policies of the HCL campaign were designed prior to last year's provincial election. We were very pleased to see three of our five policies outlined in post-election mandate letters to the new cabinet.

Local governments which have endorsed the campaign will have received a letter of response from Minister Ralston confirming: the development of a PACE roadmap; ongoing work to develop policy options for home energy labeling; and a commitment to "support local governments to set their own carbon pollution standard for new buildings". The letter also affirmed that "the Attorney General and Minister responsible for Housing is currently developing an Existing Buildings Renewal Strategy, which will include actions to improve energy efficiency and reduce greenhouse gas emissions". Of HCL's five policy asks, building GHG benchmarking is the only policy that has not yet been supported by the Province.

The HCL Steering Committee has also had very positive meetings with Ministers Eby, Osbourne, Ralston, and Heyman, acknowledging the importance of working collaboratively across levels of government to ensure building decarbonization actions are designed and implemented to meet our emissions reduction targets. Comments also reinforced the need to act with urgency. These Ministerial meetings were followed by a meeting between the HCL Steering Committee and members of the Climate Action Secretariat (CAS) to discuss our policy proposals. Further meetings with CAS are planned.

Our next steps include:

- LGLMA and AVICC resolutions supporting HCL will move forward to the UBCM convention. We ask that you watch for Help Cities Lead in the UBCM package and resolution discussion and make sure your vote is counted
- Building our [list of supporters](#). If you know of a fellow elected official in BC, whose municipality hasn't already endorsed HCL, and who might support the work we are doing, please let us know as we would like to reach out to them
- Continuing to meet with Ministers and Provincial officials to advance the policies of HCL

Help Cities Lead will continue working to provide local governments with the tools we need to address our single greatest source of greenhouse gas emissions: our buildings. Thank you for your support of our campaign this year, we will continue to keep you updated on further progress.

HCL Steering Committee

info@helpcitieslead.ca



BRITISH COLUMBIA

VIA EMAIL

Ref. 620571 / 265612

July 8, 2021

His Worship Mayor Dennis Dugas and Co-signers
 District of Port Hardy
 and Co-signers
 PO Box 68
 Port Hardy BC V0N 2P0
 Email: ddugas@porthardy.ca

Dear Mayor Dugas and Co-signers:

Thank you for your letter of March 3, 2021, regarding emergency fire equipment and facilities funding for small rural communities. We apologize for the delay in responding.

First responders, including firefighters, make valuable contributions to communities throughout BC, and the Province of British Columbia recognizes and appreciates the challenges that small municipalities and rural communities within regional districts face in delivering fire and rescue services. The purpose of this letter is to respond directly to your request that the Province consider dedicating a portion of the insurance premium tax to local governments and to provide information on how the Province supports local government fire protection and road rescue services.

The Province relies on taxation revenue to fund the public services we all benefit from, including health, education and social services. In general, revenues generated from taxes, including revenues from the insurance premium tax, are directed into the Consolidated Revenue Fund, which provides government with the greatest flexibility to respond to BC's needs. The government does not generally dedicate revenues to specific programs. This is because revenue rarely aligns with program spending requirements and tend to constrain government's ability to adjust spending priorities as circumstances change.

The Province appreciates the importance of appropriately trained and equipped fire services throughout BC. As you know, the Community Charter provides municipalities with broad authority for long-term financial planning and independence to set their own tax rates necessary to sustainably fund core services like fire protection. We understand that local governments must balance the costs of adequate fire protection with the benefits of reduced risk to life and property and reduced property insurance rates, and we recognize that changing standards and regulations, while increasing the safety and protection of firefighters and first responders, also come at a cost which can result in increased property tax requisitions.

.../2

Ministry of
 Public Safety
 and Solicitor General

Office of the Minister

Mailing Address:
 Parliament Buildings
 Victoria BC V8V 1X4

His Worship Mayor Dennis Dugas and Co-signers

Page 2

In addition to core service funding that local governments provide, we note that the Province has provided a number of funding programs that local governments have been able to access to support a wide variety of fire protection and road rescue services:

- In December 2020, the Office of the Fire Commissioner partnered with the Fire Chiefs' Association of BC (FCABC) to launch the Road Rescue Grant program. Under this grant, BC fire organizations were able to apply for up to \$50,000 to fund equipment or train emergency responders in road rescue.
- In late 2020 and early 2021, the Ministry of Municipal Affairs provided \$425 million in direct grants to local governments under the COVID-19 Safe Restart Grant. Included in the eligible use of these funds is additional cost of protective services (such as fire protection) to deal with direct and indirect community impacts from the COVID-19 pandemic.
- On December 1, 2020, the federal and provincial governments committed up to \$80.29 million towards the intake of Canada Infrastructure Program – COVID-19 Resilience Infrastructure Stream (CVRIS) to support cost-sharing of infrastructure projects in communities across the province. Among other benefits, CVRIS supported projects that provide retrofits, repairs, and upgrades to local government and Indigenous government buildings, including fire halls.
- In May 2019, the Province provided \$5 million to the UBCM Community Emergency Preparedness Fund to develop a stream of funding for volunteer and composite fire departments to facilitate the delivery of firefighter training and to purchase new or replacement equipment.

If your fire department provides services outside your municipal boundaries, there may be an opportunity to establish a “fire protection contribution service” in co-operation with the regional district, which would provide a source of rural revenue to fund your fire department.

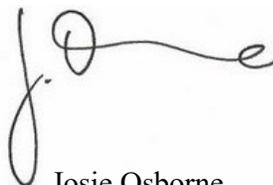
In closing, we note that many organizations continue to collaborate on funding and training initiatives that can assist fire departments and local authorities that have fewer resources. For example, Emergency Management BC and the Office of the Fire Commissioner continue to work collaboratively with Union of BC Municipalities, the Local Government Management Association, BC Wildfire Service, and the Fire Chiefs' Association of BC.

Your feedback is appreciated, and we will continue to take it into consideration. Thank you again for writing.

Sincerely,



Mike Farnworth
Minister of Public Safety
and Solicitor General



Josie Osborne
Minister of Municipal Affairs



MISSISSAUGA

RESOLUTION 0155-2021
 adopted by the Council of
 The Corporation of the City of Mississauga
 at its meeting on June 30, 2021

0155-2021

Moved by: P. Saito

Seconded by: C. Parrish

WHEREAS The City of Mississauga operates on the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation and Anishinaabe peoples, the Haudenosaunee Confederacy and the Huron-Wendat First Nation. We recognize that these peoples, and their ancestors live and lived on these lands since time immemorial on these lands called Turtle Island. The City of Mississauga is home to many First Nations, Métis and Inuit peoples; and

WHEREAS the residents of the Town, now City, of Mississauga chose for their name an anishinaabemowim name which speaks to the shared settler and Indigenous history within these lands; and

WHEREAS the City of Mississauga has committed to a path towards Reconciliation with Indigenous Peoples and has responded to the Truth and Reconciliation Commission's Calls to Action; and

WHEREAS the City of Mississauga is committed to speaking truths about our history to further our collective understanding of the past to help create a better future; and

WHEREAS the terrible uncovering of over one thousand unmarked and forgotten children burials at residential schools which have been reported over the past month is a truth about Canada's past; and

WHEREAS because of these truths the government of Canada has declared this year's Canada Day should be a time of reflection and focus on reconciliation; and

WHEREAS Gimaa Stacey LaForme of the Mississaugas of the Credit First Nation has called for this to be a time for supporting each other and contemplating the legacy and future of Canada; and

THEREFORE BE IT RESOLVED that the City of Mississauga will mark Canada Day virtually this year in a manner that provides an opportunity for reflection on our shared history and commitment to a better future:

- Singing of National Anthem
- Greetings and Opening Remarks, Mayor Bonnie Crombie
- Comments from Mayor of Kariya, Japan Takeshi Inagaki
- Comments from Gimaa Stacey LaForme
- Oath of Reaffirmation performed by Members of Council
- Closing Remarks, Mayor Bonnie Crombie
- Lighting the Clock Tower orange to remember those lives lost and changed forever as a result of residential schools

- Changing the digital signage at the Square to “As we mark Canada Day, the City of Mississauga stands in solidarity with Indigenous communities across Canada.”

AND FURTHER to mark this Canada Day:

That the Council of the City of Mississauga call upon the Government of Canada to terminate its appeal of the 2019 Human Rights Tribunal Ruling, ordering Ottawa to pay compensation to First Nations Children and their families, separated in a chronically underfunded child welfare system that sees Indigenous children making up more than half the children in foster care even though they comprise only 7% of all the children under the age of 15 in Canada.

AND That this Resolution be sent to all municipalities in Canada.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Unanimous (12, 0)

From: [Julia Martin](#)
 Subject: ACRD - Around our Region Newsletter - July 2021
 Date: July 30, 2021 11:57:18 AM

[External]



Around our Region



Highlights from the Alberni-Clayoquot Regional District (ACRD) Board of Directors' Meeting - July 2021



JULY 28TH MEETING

MINUTE OF SILENCE

The Board of Directors conducted a minute of silence in honour of Captain Rob Favel who passed away on July 1, 2021. Captain Favel served on the Beaver Creek Volunteer Fire Department for 28 years.

DELEGATION

Tawney Lem, Executive Director, West Coast Aquatic. Ms. Lem provided an overview of West Coast Aquatic and the refresh of their governance board. She also discussed the Blue Economy Strategy and local government input into the Strategy. Her presentation can be viewed on our website at www.acrd.bc.ca/events/28-7-2021/

BOARD & COMMITTEE MEETINGS

In-person/Hybrid Meetings: Following Step 3 of the COVID-19 Restart Plan, Regional District staff have been instructed to prepare for returning to in-person/hybrid board & committee meetings and public hearings in September 2021. Once arrangements are finalized, information will be posted on the Regional District website.

Electronic Meetings: On September 29th, the Provincial Government will amend legislation to permanently allow local governments to hold electronic board and committee meetings and public hearings, if they so wish. Regional District staff have been instructed to make amendments to their procedures bylaw to allow the option of holding electronic meetings. Regional District staff will bring an amendment to the procedure's bylaw for consideration by the Board at the September 8th meeting.

SPROAT LAKE VOLUNTEER FIRE DEPARTMENT (SLVFD) - DECOMMISSIONING FIRE HALL #2 FABER ROAD

The Board approved the SLVFD Fire Hall Assessment report prepared by Dave Mitchell & Associates Ltd and will be moving to a two-hall model from the current three-hall model for the SLVFD, while continuing to meet or exceed the Dwelling Protection Grade rating from the Fire Underwriters thereby not affecting coverage that the residential fire protection rating is based. Fire Hall #2 on Faber Road will be retained for training and storage until the end of its useful life. Visit the ACRD website at www.acrd.bc.ca to read the full press release including a link to the report by Dave Mitchell and Associates Ltd.

BYLAW R1035 ALBERNI VALLEY REGIONAL AIRPORT FEES AND CHARGES

The Board adopted Bylaw R1035 to establish a funding mechanism to support upcoming infrastructure improvement projects at the Alberni Valley Regional Airport (AVRA). This bylaw will come into effect on September 1, 2021 and can be viewed on our website <https://www.acrd.bc.ca/bylaws>

LETTER OF SUPPORT – TSESHAHT FIRST NATION GRANT SUBMISSION

The Board of Directors will forward a letter to the Tseshaht First Nation supporting their submission to Canada's Green & Inclusive Community Buildings Fund to assist in replacing the two remaining Alberni Indian Residential School buildings.

UPCOMING MEETINGS – input on upcoming meetings may be emailed to: responses@acrd.bc.ca

West Coast Committee – August 24th, 1:30 pm; via Zoom

Committee of the Whole – August 25th, 10:00 am; via Zoom

Board of Directors – August 25th, 1:30 pm, followed by the **Regional Hospital District**; via Zoom

This is not the official minutes, but an information report summarizing the Regular Board of Directors Meeting. For more information visit the ACRD Website at www.acrd.bc.ca or contact the General Manager of Administrative Services at 250-720-2706 or e-mail wthomson@acrd.bc.ca.

Board of Directors

Chair: John Jack
(Huu-ay-aht First Nation)

Vice-Chair: John McNabb
(Electoral Area "E"
Beaver Creek)

Director Bob Beckett
(Electoral Area "A"
Bamfield)

Director Tanya Shannon
(Electoral Area "B"
Beaufort)

Director Kel Roberts
(Electoral Area "C"
Long Beach)

Director: Penny Cote
(Electoral Area "D"
Sproat Lake)

Director Dianne Bodnar
(Electoral Area "F"
Cherry Creek)

Mayor Sharie Minions
(City of Port Alberni)

Councillor Ron Paulson
(City of Port Alberni)

Councillor Tom Stere
(District of Tofino)

Councillor Rachelle Cole
(District of Ucluelet)

Councillor Kirsten Johnsen
(Toquaht Nation)

Councillor Wilfred Cootes
(Uchucklesaht Tribe
Government)

Councillor Alan McCarthy
(Yuulu?il?ath Government)

SPROAT LAKE MARINE PATROL

The SLMP will be out around Sproat Lake again this summer to promote public awareness and safe boating practices. For info in Boating Safety go to:

<https://www.tc.gc.ca/eng/marinesafety/debs-obs-menu-1362.htm>

Click [here](#) to open newsletter in pdf format.

To **UNSUBSCRIBE** from this newsletter please reply with UNSUBSCRIBE as the subject.

Julia Martin

Administrative Assistant

Phone: (250) 720-2702

Fax: (250) 723-1327

Email: jmartin@acrd.bc.ca



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STAFF REPORT TO COUNCIL

Council Meeting: AUGUST 17, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: ABBY FORTUNE, DIRECTOR OF PARKS & RECREATION

FILE NO: 6240-20

SUBJECT: AMPHITRITE HOUSE: PROJECT UPDATE OPTIONS

REPORT NO: 21-120

ATTACHMENT(S): N/A

RECOMMENDATION:

1. **THAT** Council support the Amphitrite House Project schematic design in order to advance to design development and to verify the proposed project costs.

PURPOSE:

To move the project forward to design development by providing Council with updated information on the Amphitrite House project based on the schematic design package prepared by the consulting team.

BACKGROUND:

The District of Ucluelet has been working on the redevelopment of the former Lightkeeper's Residence into an interpretive storm watching center and community gathering place. The intent is to maintain the iconic look and feel of the Lighthouses of the past with an updated more functional space for the future. The retention of the current building character is a key component of the upgrades, which includes exterior improvements such as a wrap-around deck, outdoor amphitheater, accessible pathways, and upgraded water and sanitary site improvements.

At the July 2021 Council meeting, Staff were directed to work with the consultants to prepare a schematic design package that retains the existing house foundation but includes demolition of the existing above grade structure and replacement with a new wood framed structure, including the floor and roof. No significant basement improvements are proposed within the initial phase of improvements, though additional upgrades can be phased in at a later date.

The prime consultant, Urban Systems and their subconsultant Architect, (Public) have prepared a schematic design package that includes:

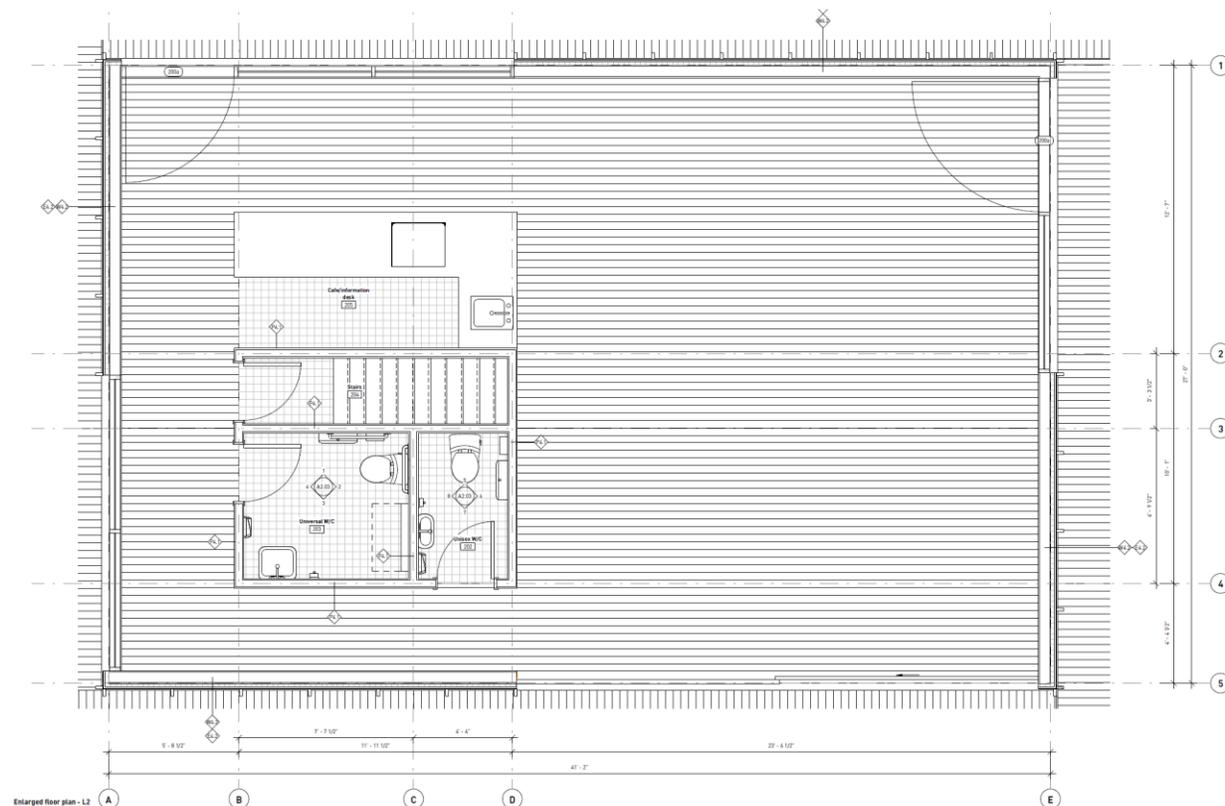
1. 3D Rendering

A 3D rendering is to display the exterior of the House taken from the South-east side.



2. Building Improvements - Architectural Schematic Design Package

FLOOR PLAN

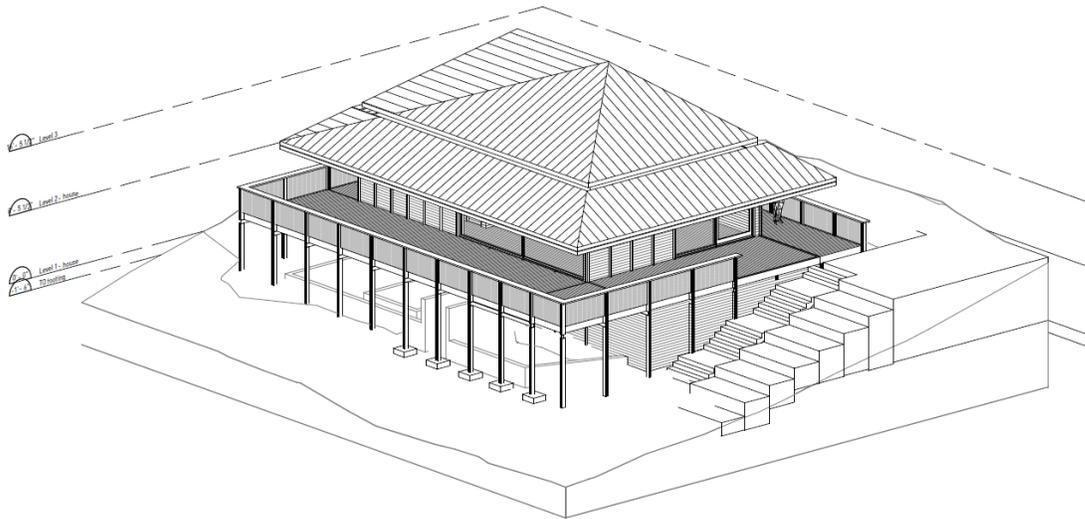


The Architectural schematic package shows the proposed floorplan for the main level, wrap around deck, and basement.

As you enter the House from the north entrance, visitors will pass a proposed multi-purpose café and tourist/naturalist information desk. The area will include display cases, a sink and space for two staff. Two washroom facilities are proposed. One is a universally accessible and family washroom with sink, toilet, and change table. The other washroom is a smaller unisex bathroom with toilet and sink. A new enclosed staircase is provided for access to the basement. The basement includes the storage space that is approximately 84m² (900 sq.ft) for supplies and portable furnishings.

The open multipurpose space is 55m² (600 sq. ft) and is envisioned to provide space for multiple uses. This 50-person public assembly space could include café seating for indoor storm watching, naturalist's presentations for the public, space for functions and events, community programming and meetings, and space for displays. Open circulation is provided throughout the main floor with access to the wrap around deck provided at the north and east access points.

AMPHTRITE HOUSE SOUTH/EAST VIEW



The wrap around deck is partially covered by the roof overhang on the east side and on the south side of the House. The deck provides opportunity for seating and lounging outside with views to the east, south and west. The exterior of the house is designed to celebrate the former Lighthouse residence with finishes and color choices that are typical of the traditional innkeeper residence. The design includes a wood structure, thermal insulated metal roof panels, with exterior powder coated finish in a deep red colour. The exterior cladding is proposed as a wood with thermal insulation and finished in white paint coating.

3. Site Improvements - Landscape Schematic Design Package

The proposed site plan includes a 3.0m wide accessible asphalt trail from the parking lot to the north entrance of the House, and lookout point at the top of the proposed amphitheater. The lookout point is provided at the top of slope and level with the proposed wrap around deck of the House. The lookout provides space for visitors to gather as groups, enjoy the views from a high vantage point, and is intended as an accessible access point. The lookout point can include seating and site furnishings such as tables and/or picnic tables. It is also a safe vantage point to enjoy the seasonal coastal storms.

The south side of site can be accessed from the existing trail from the parking lot. A new asphalt trail and open space area is proposed that includes an area designated for a large size tent (6m x 6m). The tent space is intended to provide opportunity for the District and/or private rentals to use to host functions, education opportunities and events at the park.

The amphitheater is an eight-tear structure with concrete seat walls approximately 0.5 meters in height. A staircase on the west side of amphitheater provides access to each tear of the amphitheater as well as to the east entrance of the House.

The area beneath the proposed deck will be partially enclosed on the east and north side of the House.

AMPHTRITE HOUSE LANDSCAPE SITE PLAN



4. Next Steps

The next step to advance the schematic design to design development and to verify the project costs. Final Design for Construction Tender documents to go out early fall.

TIME REQUIREMENTS – STAFF:

Staff will continue to work with the consultants to refine costs and to maintain the integrity of the project based on Council direction.

FINANCIAL IMPACTS:

Once the final design has been completed, based on the decision by Council to *Retain Existing Foundation, Build New Main Floor, No Basement Improvements* (option 2B), and the project costs have been verified, Council will be updated.

Options for the allocation of additional funds will be presented to Council at that time. As Council is aware the original project budget was costed out at \$1,360,800 (2018) and is comprised of the ICIP grant (approx. \$998,000) District funds through RMI (approx. \$363,000). The current estimated project cost is approximately \$1,831,000.

OPTIONS REVIEW:

1. **THAT** Council supports the Amphitrite House Project schematic design in order to advance to design development and to verify the proposed project costs. **(Recommended)**
2. **THAT** Council provides alternative direction to staff.

Respectfully submitted: Abigail K. Fortune, Director of Parks & Recreation
Andy Laidlaw, Acting CAO



STAFF REPORT TO COUNCIL

Council Meeting: August 17th, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

FILE NO: 1290-03 VILLAGE GREEN

SUBJECT: CONTRACT AWARD – VILLAGE GREEN DESIGN & ENGINEERING SERVICES **REPORT NO:** 21-123

ATTACHMENT: APPENDIX A – PROJECT SLIDE FROM BUDGET PRESENTATIONS AND SKETCHES OF PROJECT LIMITS

RECOMMENDATIONS:

1. **THAT** Council authorize staff to enter into a consulting contract with Lanarc Consultants and Herold Engineering to complete the planning, design, tendering and construction management of the Village Green Revitalization project, for a maximum fee of \$149,955.

PURPOSE:

The purpose of this report is to seek Council authorization to engage a consulting team of landscape architects and civil engineers to complete the design development, tendering and construction management phases of the Village Green revitalization project, including public engagement.

BACKGROUND AND SCOPE:

The Village Green is located at the heart of the community and is Ucluelet's only prominent public space in the centre of town. Fronting the District's office, this small greenspace is currently disconnected from the nearby ocean inlet by an excess of roadway and parking. Adjacent to the greenspace is a popular playground that is too small for the use it receives and unsafe due to its proximity to traffic.

In spite of its challenges, there are diverse activities and functions taking place at Village Green that are supported by the adjacent restaurants, businesses, the Ucluelet Aquarium, and Public Dock. Driven by public input, the expansion and revitalization of the Village Green has become a priority for the District of Ucluelet. Village Green beautification and amenity improvements are identified in the District's 2019 to 2022 strategic plan and the Official Community Plan. The District hosted a public open house on December 11, 2019, to showcase and seek input on the preliminary analysis and design ideas. The open house presentation boards remain on the District's website and can be viewed at the following link:

<https://ucluelet.ca/community/planning-building-bylaw/public-realm-projects>

This and previous engagement activities have shaped the District's vision for the Village Green. The vision includes:

- A prominent pedestrian-oriented community space without vehicles.
- Connections to the ocean through views and universal access.
- Improved connections to existing businesses.
- A safe and unique new playground for locals and visitors.
- Space and amenities to support festivals, events, and the farmers' market.
- Diverse sitting, viewing, and eating places.
- A welcoming and safe outdoor space where visitors can observe the activities of the local marine industries such as fishing vessel unloading.

The planned improvements are intended to embrace and build on Ucluelet's distinct identity and character through the design approach, furnishings, and materials.

Public engagement and input informed the conceptual design direction for the Village Green project. The scope of work for the design team will include developing materials and opportunities to inform the public of the project progress. Contact with adjacent property owners and businesses (both early in the design development and once construction schedules are clear) will be a key part of the project's success. Construction in this area will be avoided in the busiest summer months.

PURCHASING POLICY AND FINANCIAL IMPACTS:

In March the District was successful in obtaining a Tourism Dependent Community Fund grant for \$700,000 toward the total project cost of \$1,100,000. In June the District issued a Request for Proposals from qualified consulting teams. Seven proposals were submitted; the proposal from the Lanarc / Herold team presents the greatest value for the District based on the team's experience and proposal, and aligns with the project budget.

The municipal purchasing policy states that Council holds the purchasing authority for items over \$100,000.

The total Village Green project budget is \$1,177,000 based on the conceptual design and class 'C' cost estimate prepared by Urban Systems Ltd. Funding for the project is in the 2021 Budget and five-year Financial Plan, allocated as follows:

Gas Tax:	\$116,775
RMI:	\$400,000
<u>TDCF grant:</u>	<u>\$700,000</u>
VG revitalization:	\$1,177,000 project budget
Playground equipment:	\$39,775

Note the current allocation for playground equipment was kept separate from the Village Green Revitalization project budget but will be a coordinated part of the total park design and construction.

OPTIONS REVIEW:

1. **THAT** Council authorize staff to enter into a consulting contract with Lanarc Consultants and Herold Engineering to complete the planning, design, tendering and construction management of the Village Green Revitalization project, for a maximum fee of \$149,955.
(Recommended)

or;

2. That Council direct staff to reassess options and funding as identified in this Council meeting.

Respectfully submitted: Bruce Greig, Director of Community Planning

Downtown Core (Village Green)

2019-2021

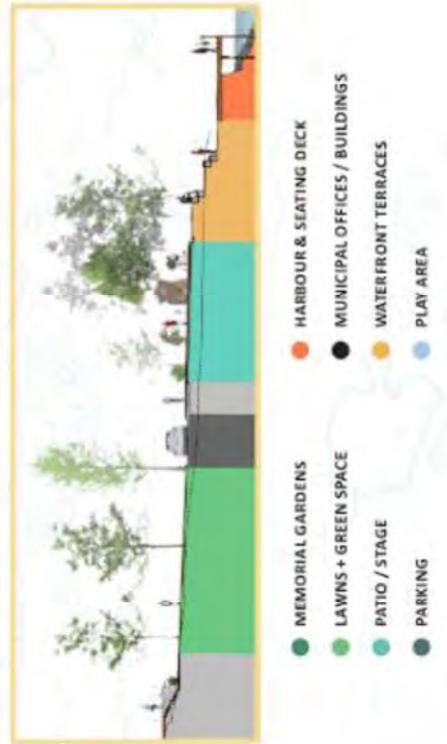
Allocated Funds	\$225,000 Design (Gas Tax)
Design Project Costs	\$400,000 Implementation (RMI)
Invoiced in 2019/2020	\$103,100
	\$108,255

Work Completed

Site analysis, staff engagement, concept options.
 Open House engagement.
 Identified preferred site plan and phases.
 Class C cost estimates for Phase 1.
 Consultant assisted with grant application
 Tourism-Dependent Communities Grant request: \$777,000

Next Steps

- Phase 1: detailed design & contracting, pending grant response from Province.
- Future Phase 2: dependent on status of Peninsula Road upgrades and truck traffic flow.



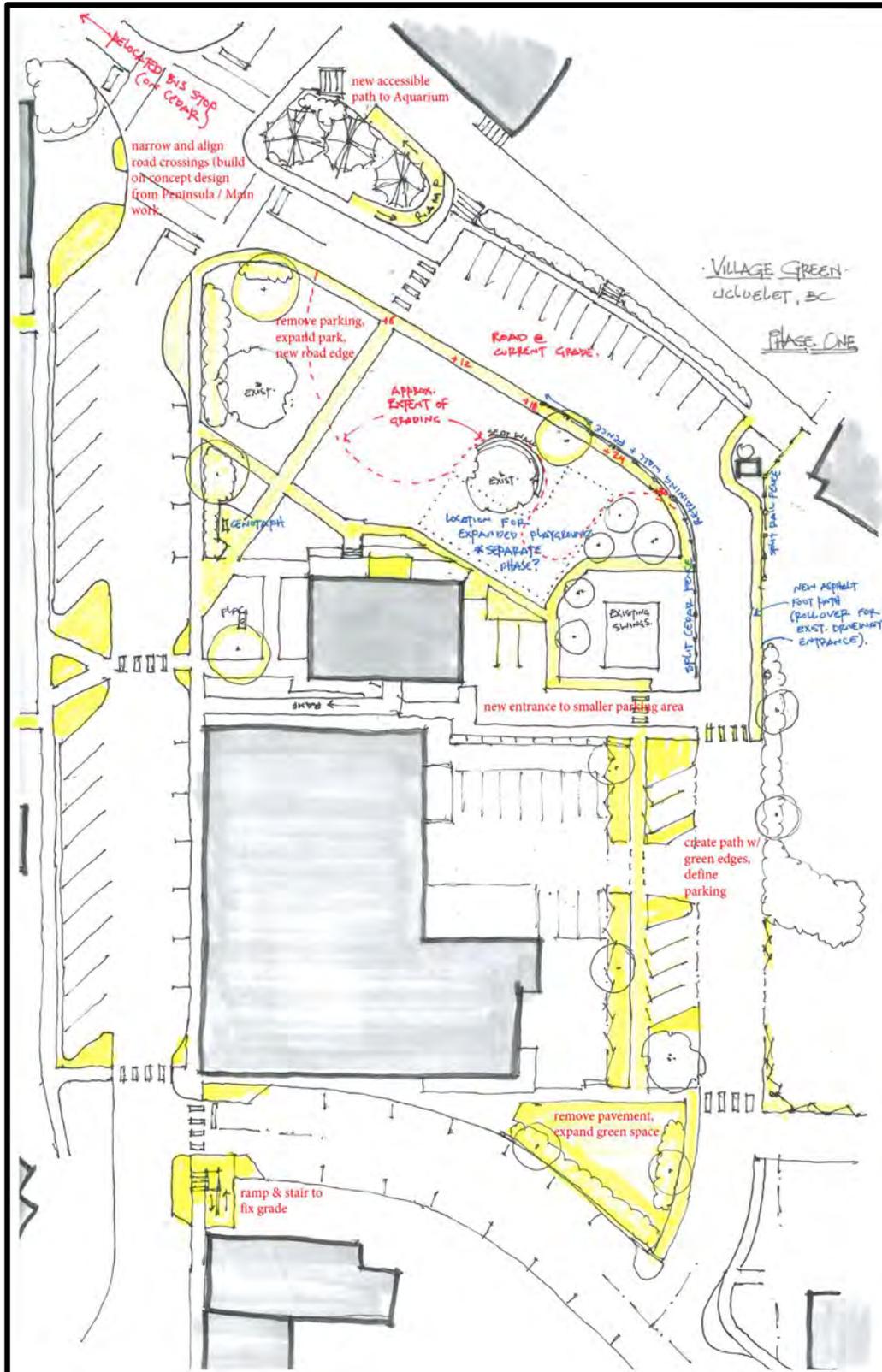
Sketch 1

Sketch 1 below further details the projects civil and park design plus it indicates the boundaries of the expected civil and landscape detailed design. The successful proponent is to design the scope of the constructed project elements to suit the available budget prioritising elements on the inside of the block, safety, completeness, and usability.



Sketch 2

Sketch 2 is a reference highlighting the boundaries of the civil and landscape design works for this phase of the Village Green revitalization.





STAFF REPORT TO COUNCIL

Council Meeting: August 17th, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

FILE NO: 3090-20-DVP21-02
3060-20-DP20-17

**SUBJECT: 1082 PENINSULA ROAD – THE CABINS AT TERRACE BEACH:
DEVELOPMENT VARIANCE PERMIT DVP21-02 &
DEVELOPMENT PERMIT DP20-17**

REPORT NO: 21-122

ATTACHMENT(S): APPENDIX A – DEVELOPMENT VARIANCE PERMIT DVP21-02
APPENDIX B – DEVELOPMENT PERMIT DP20-17
APPENDIX C – LETTER FROM YUULUŪŪLĀTHĀ GOVERNMENT DATED JUNE 14, 2021
APPENDIX D - LETTER FROM YUULUŪŪLĀTHĀ GOVERNMENT DATED JANUARY 25, 2021
APPENDIX E – S.219 COVENANT TO BE REGISTERED ON TITLE OF THE CABINS PROPERTIES

RECOMMENDATIONS:

That with respect to the proposed development of 13 new guest cabins on the properties located at 1082 Peninsula Road, Council provide an opportunity for public comment on the requested Development Variance Permit and then, subject to the public comment received, consider the following:

1. **THAT** Council authorize issuance of Development Variance Permit 3090-20-DVP21-02; and,
2. **THAT** Council authorize issuance of Development Permit 3060-20-DP20-17.

PURPOSE:

The purpose of this report is to bring the Development Variance Permit (DVP) and Development Permit (DP) for the proposed construction of 13 guest cabins on the old Peninsula Road property by the Cabins at Terrace Beach to Council for consideration. This item is also an opportunity for Council to seek public comment on the requested variances in the DVP.

BACKGROUND

The property where the proposed new guest cabins would be located is a portion of 9 parcels and parcel fragments including the old, closed right-of-way for Peninsula Road. To meet a condition indicated by Council, the owner has committed (by signing a S.219 restrictive covenant) to completing a subdivision / consolidation to clean up the property boundaries. The result will be one lot for the Lodge and associated uses ("Lodge Parcel"), a lot containing the existing cabins and

office ("Cabins Parcel 1"), a lot containing the new cabins, two future mixed-use buildings and a covenanted green space wetland preservation area ("Cabins Parcel 2"), a new lot containing the midden protected by covenant EK67879 ("Midden Parcel") and a remainder lot which is physically separate and located adjacent to Tye Terrace. A site plan indicating the location of the boundaries of these new parcels (refer to the thick black lines) is found in Figure 1:

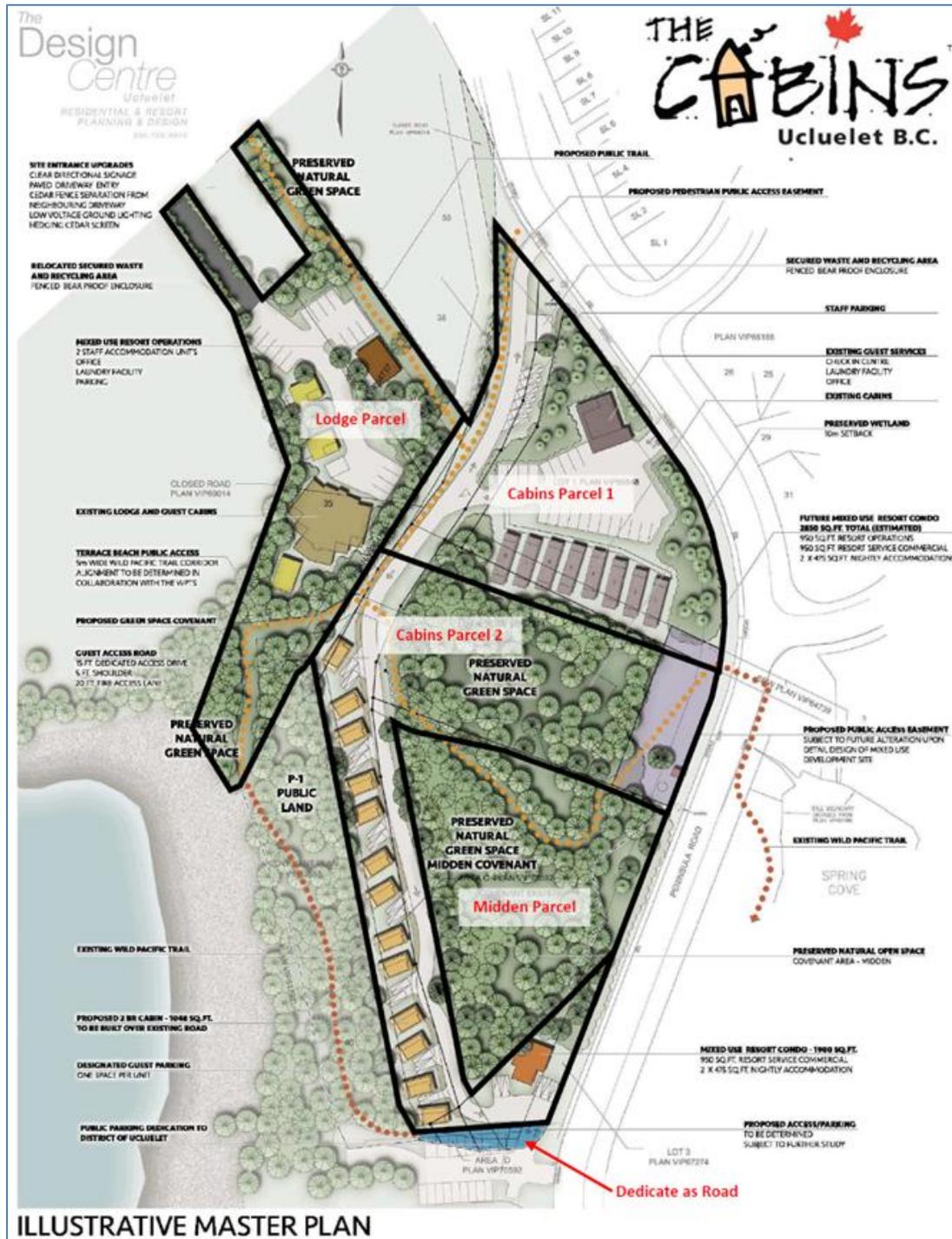


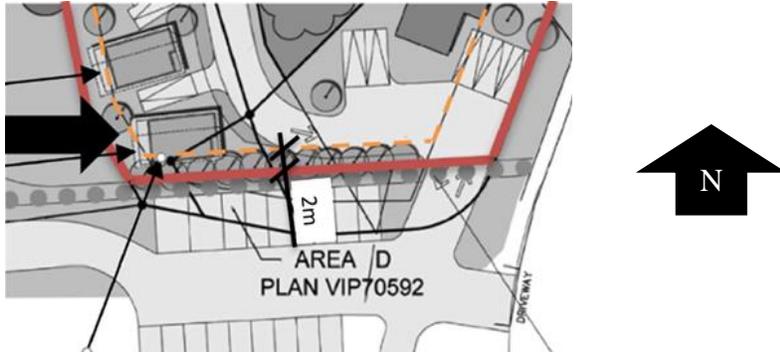
Figure 1: proposed new parcel configuration

DISCUSSION:

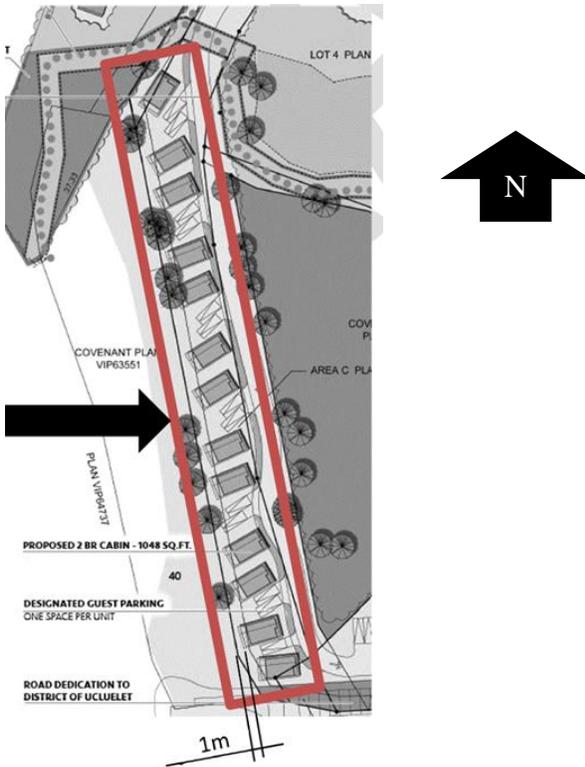
Variances:

As part of a development proposal the applicant has submitted a request for a Development Variance Permit to authorize four specific variances to the District of Ucluelet Zoning Bylaw 1160, 2013 as follows:

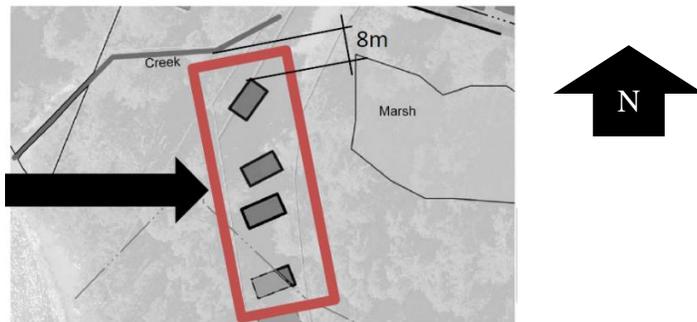
- A. The southernmost cabin would require an exterior side yard setback of 2m from the new lot line (after a portion of land is dedicated for public road), whereas section CS-5.6.1 (1) (d) of Ucluelet Zoning Bylaw No. 1160, 2013, requires 6m:



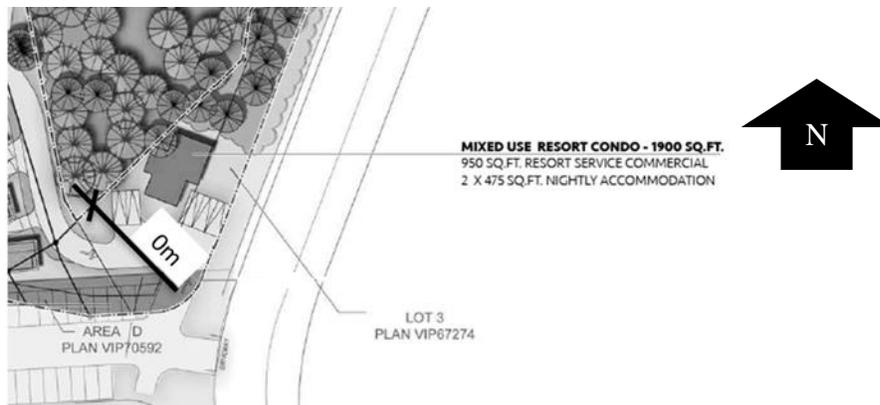
- B. Multiple cabins along the old Peninsula Road alignment would require a rear yard setback of 1m, whereas section CS-5.6.1 (1) (b) of Ucluelet Zoning Bylaw No. 1160, 2013, requires 3m (to avoid encroaching on the root system of trees to the east):



- C. Four of the proposed cabins on the northern end would require a minimum setback from a watercourse of 8m (for a watercourse identified by the project biologist as a ditch), whereas section 306.2 (1) (b) requires 30m:



- D. The proposed future mixed-use building would require a 0m setback (from the new property line next to the preserved midden parcel) whereas section CS-5.6.1. (1) (c) requires 3m. Note this variance is subject to the condition that a certified arborist must confirm that the construction of any structure in this location would not harm the root systems of trees on the adjacent parcel, or else a greater setback would apply:



Notification has been completed for the DVP, and Council should provide an opportunity for members of the public to provide comment prior to making a decision on the requested variances.

SEQUENCE OF PROCESSES:

For this application the sequence is as follows:

1. First and Second Reading of:
 - a. OCP Amendment Bylaw No. 1281
 - b. Zoning Amendment Bylaw No. 1282
2. First three readings of:
 - a. Housing Agreement Bylaw No. 1283
3. Public Hearing for input on:
 - a. OCP Amendment Bylaw No. 1281
 - b. Zoning Amendment Bylaw No. 1282

- c. Variances in DVP20-06
4. Third Readings, Adoption or Approval of:
 - a. Third reading to OCP Amendment Bylaw No. 1281
 - b. Third reading to Zoning Amendment Bylaw No. 1282
 - c. Adoption of Housing Agreement Bylaw No. 1283
 - d. Approval of DVP for the Lodge property.
5. Before adoption of the Zoning and OCP amendment Bylaws the applicant would need to:
 - a. register a restrictive covenant to ensure:
 - i. that, prior to obtaining an occupancy permit for the proposed new cabins, the subdivision to consolidate the lots and resolve the parcel boundaries will have been registered (note this would allow for building permits to be issued while the subdivision process is underway); and,
 - ii. that the development and use of the Lodge and Staff Housing will conform to the plans presented;
 - b. register Section 218 Statutory Rights-of-Way to allow for construction and maintenance of the public access trails by the District, as proposed on the submitted plans.
 - c. execute the Housing Agreement for the staff housing units.
6. Adoption of OCP and Zoning amendment bylaws;
7. Following notification and subject to public input, approval of DVP for the Cabins property;
8. Approval of a DP for the proposed new cabins;
9. Application for building permits for cabins;
10. Registration of subdivision; and,
11. Occupancy of cabins.



You are here

Development Permit:

The staff report received by Council at its March 23, 2021, meeting addressed the separation of the Development Permit (“DP”) and associated variances for the 13 proposed new cabins from the Public Hearing, noting the following:

“To respect the timing of discussion between the property owner and the Yuułu?iġ?ath Government, the Development Permit and variances for the 13 proposed new cabins on “The Cabins” property can be left for Council to consider another day. Staff have discussed this timing with the Yuułu?iġ?ath Government and the property owner and both are in agreement with this approach.

Staff expect that the Development Permit and variances for the 13 proposed new cabins will make it to a Council agenda in the near future. Staff will undertake the necessary notification for that Development Variance Permit at that time and the public will be given an opportunity to comment on the Cabins’ variances during that Council meeting.”

The owner has concluded discussions with the Yuułu?iġ?ath Government. A letter of support for proceeding is attached in **Appendix “C”**.

Transfer of the Midden Parcel:

As a result of their discussions, the owner of the Cabins at Terrace Beach has offered to transfer ownership of the new Midden parcel to the Yuułu?i?at? Government (YG). This lot would contain the eastern portion of the archaeological site protected by covenant EK67879 (the western portion being located within the municipal park adjacent to Terrace Beach). The western portion is also recognized by the Province as the Terrace Beach Cultural Heritage Site.

The creation of the new parcels, the protection of the forested midden and the transfer of ownership are laid out in the restrictive covenant (see **Appendix “D”**). With the owners signing the covenants, there is no barrier to the covenants being registered on title – a process staff and the municipal solicitors will complete with the Land Title Office.

Section 3 of the covenant would restrict the Midden parcel as follows:

3. *“The area of the Land outlined in heavy black and labelled “Midden Parcel” shall not be developed or used for any purpose except for conservation, protection, public education and enjoyment of the natural and cultural features of this area of the Land, including the continued cultural practices of the Yuułu?i?at?. No tree removal is permitted in this area of the Land except when necessary for the removal of a hazard, and with written notice provided to the District. For greater clarity, no commercial activities, development, construction or placement of buildings, structures, vehicle access, parking, signage or other constructed features is permitted in this area of the Land except for the following:*
 - (a) *pedestrian pathways and trails;*
 - (b) *pedestrian-scale interpretive signs and wayfinding markers; and,*
 - (c) *benches, boardwalks and decks,*

all of which must be suitable for providing safe and accessible pedestrian access, and a gathering space, in a natural public park-like setting.”

This section, along with 4(c) effectively sets aside the lot including the midden as park, but fittingly under Yuułu?i?at? ownership.

The owners have also agreed to provide a new Statutory Right-of-Way (SRW) for the public trails as shown on the development plans, and registration of those SRW’s are ensured by the covenant. The Yuułu?i?at? Government provided a letter in January confirming support to work together with the District to ensure the siting and design of the trail is appropriate in this setting. Staff from the District and the Yuułu?i?at? Government walked the alignment of the proposed trail as shown on the development plans at the outset of that discussion. Under the standard conditions of a trail SRW the construction, maintenance and acceptance of liability for the trail would be the responsibility of the District – as is the case with many other segments of trail within the municipal parks and trails network. Ownership of the land would remain with the Yuułu?i?at?. The trail connection between Terrace Beach and Spring Cove presents an exciting opportunity to add to the

trail network and introduce people to the natural and cultural history of this site. Staff are pleased to see how this arrangement has come together, and can recommend without hesitation that this creates a unique opportunity for Ucluelet to work with the Yuułuʔiłʔatḥ Government as well as adjacent land owners and the Wild Pacific Trail Society to ensure that we proceed in a way that appropriately respects all interests.

The owner is now committed to developing the site following the development plans, which are attached to the restrictive covenant. The DP being requested at this point would allow for the development of the 13 new guest cabins, including access and parking. The owner would need to apply for future Development Permits for the small mixed-use buildings shown on the development plans, once detailed designs have been worked out for those buildings and their immediate surrounding areas of the site.

Should the DP be issued, the owners would also need to apply for individual building permits for each of the structures. As well, all work would need to comply with the conditions of the Site Alteration Permit issued by the provincial Heritage Branch.

OPTIONS REVIEW:

Council held off further consideration of this development proposal out of respect for ongoing discussions between the owner and the Yuułuʔiłʔatḥ Government. Those discussions have successfully concluded. Subject to public comment, Council could now consider authorizing the requested variances. Once a decision is made on the requested DVP, Council could then also consider issuing the Development Permit.

Alternatively, Council could defer or reject the DVP and/or DP - but in the latter case provide specific reference to unmet Development Permit guidelines which would need to be better addressed.

Respectfully submitted: Bruce Greig, Director of Community Planning

Appendix A

DEVELOPMENT VARIANCE PERMIT DVP21-02

Pursuant to section 498 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Development Variance Permit is issued to:

**LOUGHEED ENTERPRISES LTD., INC.NO. BC0998092, 102 2455 DOLLARTON HIGHWAY,
NORTH VANCOUVER, BC, V7H 0A2; and,**

**GO CABIN VACATION PROPERTY MANAGEMENT INC., INC.NO. BC0647673, 1566
PENINSULA ROAD, UCLUELET, BC, V0R 3A0**

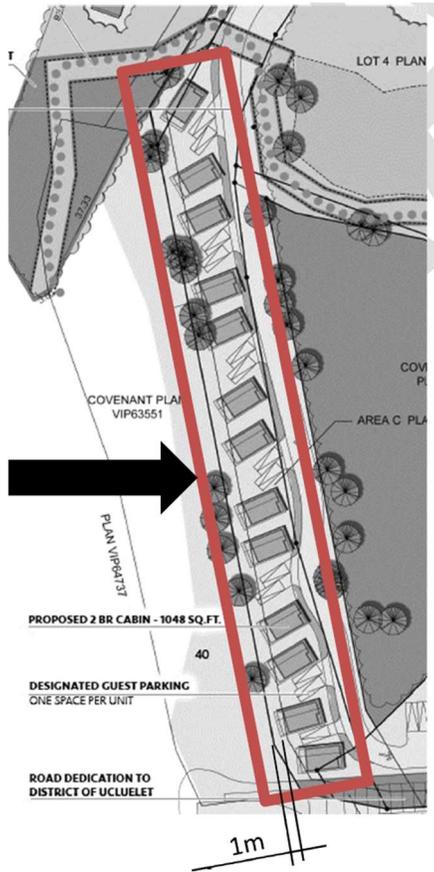
2. This Development Variance Permit applies to, and only to, those lands within the District of Ucluelet described below, and the buildings, structures, and other development thereon:

PID	Legal Description
024-167-509	LOT 3 SECTION 21 CLAYOQUOT DISTRICT PLAN VIP67274
024-769-215	THAT PART OF SECTION 21 CLAYOQUOT DISTRICT SHOWN AS AREA C ON PLAN VIP70592
024-769-223	THAT PART OF SECTION 21 CLAYOQUOT DISTRICT SHOWN AS AREA D ON PLAN VIP70592
024-531-651	THAT PART OF SECTION 21 CLAYOQUOT DISTRICT INCLUDED WITHIN PLAN VIP69014, ADJACENT AND FRONTING LOT 35 PLAN VIP64737, LYING SOUTH OF A LINE AND SAID LINE PRODUCED AND EXTENDED FROM THE MOST SOUTHERLY NORTHEASTERN BOUNDARY OF SAID LOT 35 HAVING A BEARING OF 145 DEGREES 00'00"

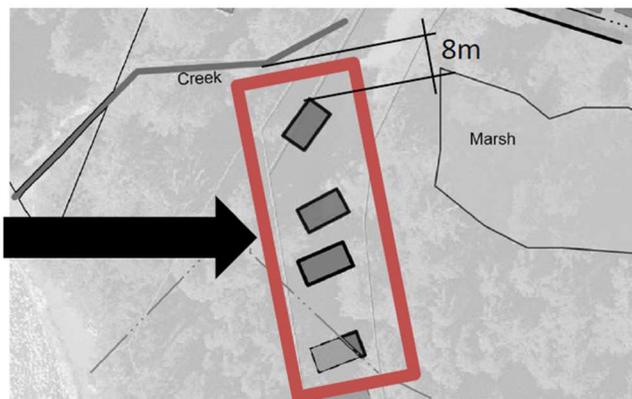
3. The work authorized by this Permit may only be carried out in compliance with the requirements of the District of Ucluelet Zoning Bylaw No. 1160, 2013, except where specifically varied or supplemented by this development variance permit and in compliance with all federal, provincial, and municipal statutes, regulations, and bylaws.
4. This Permit authorizes the following variances specific to the plans and details attached as Schedule "A":
- The southernmost cabin will require an exterior side yard setback of 2m from the new lot line (after a portion of land is dedicated for public road), whereas section CS-5.6.1 (1) (d) of Ucluelet Zoning Bylaw No. 1160, 2013, requires 6m; and,



- b. Multiple cabins along the old Peninsula Road alignment will require a rear yard setback of 1m, whereas section CS-5.6.1 (1) (b) of Ucluelet Zoning Bylaw No. 1160, 2013, requires 3m (to avoid encroaching on the root system of trees to the east); and,

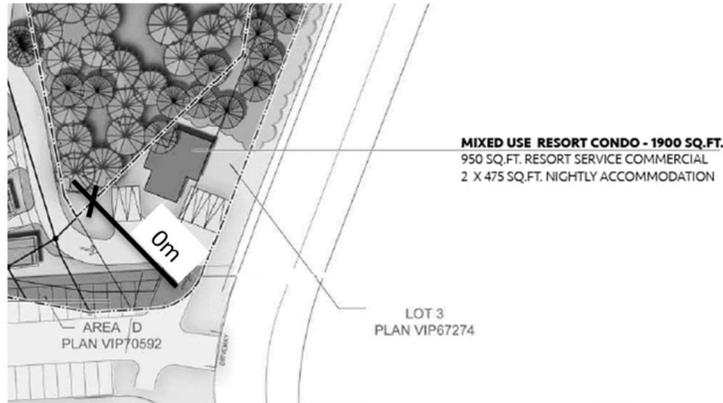


- c. Four of proposed cabin to the north will require a minimum setback from a watercourse of 8m, whereas section 306.2 (1) (b) requires 30m; and





- d. The proposed future mixed-use building will require a 0m setback (from the new property line next to the preserved midden parcel) whereas section CS-5.6.1. (1) (c) requires 3m. Note this variance is subject to the condition that a certified arborist must confirm that the construction of any structure in this location would not harm the root systems of trees on the adjacent parcel, or else a greater setback would apply.



5. The above variances are granted for the proposed structures and use of the land as shown on Schedule A. Should the buildings be later removed or destroyed, this Development Variance Permit shall cease to apply and the zoning requirements in effect at the time shall apply.
6. 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.
7. This Permit is NOT a Building Permit.

AUTHORIZING RESOLUTION passed by the Municipal Council on the day of , 2021.

ISSUED the day of , 2021.

Bruce Greig - Director of Community Planning



Appendix B

DEVELOPMENT PERMIT DP20-17

Pursuant to section 488 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Development Permit is issued to:

**LOUGHEED ENTERPRISES LTD., INC.NO. BC0998092, 102 2455 DOLLARTON HIGHWAY,
NORTH VANCOUVER, BC, V7H 0A2; and,**

**GO CABIN VACATION PROPERTY MANAGEMENT INC., INC.NO. BC0647673, 1566
PENINSULA ROAD, UCLUELET, BC, V0R 3A0**

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

Over multiple lots as follows:

- a) Lot 1, Plan VIP66548, Section 21, Clayoquot Land District, Except Plan VIP70592.
 - b) Plan VIP70592, Section 21, Clayoquot Land District, that part shown as area B.
 - c) Lot C, Plan VIP70592, Section 21, Clayoquot Land District, shown as area C on Plan VIP70592.
 - d) Lot D, Plan VIP70592, Section 21, Clayoquot Land District, shown as area D on plan VIP70592.
 - e) Lot 3 and 4, Plan VIP67274, Section 21, Clayoquot Land District.
 - f) Lot 4, Plan VIP67274, Section 21, Clayoquot Land District.
 - g) Section 21, Clayoquot Land District, that part incl within Plan VIP69014, adjacent & fronting Lot 1 Plan VIP66186, lying N of a line & said line produced & extended from the SW boundary of said Lot 1 having a bearing of 295 degrees 40'23".
 - h) Plan VIP69014, Section 21, Clayoquot Land District, that part adjacent to & fronting lot 35 Plan VIP64737, lying S of a line & said line produced & extended from the mostly NE boundary of said Lot 35 having a bearing of 145 degrees 00'00".
 - i) Section 21, Clayoquot land district, that part incl within Plan VIP69014 adjacent & fronting Lot 37 Plan VIP64737, lying S of a line produced & extended from the NE boundary of said lot 37 having a bearing of 145 degrees 00'00" & lying M of a line produced & extended from the mostly SW boundary of said lot 37 having a bearing of 145 degree.
3. This Development Permit is issued subject to compliance with all bylaws of the District of Ucluelet.
4. This Permit authorizes the following improvements on the Lands:
- a) **The reconfiguration and amalgamation of the properties listed above plus road dedication.**
 - b) **The construction of thirteen (13) 1,048 sq.ft. motel buildings each consisting of two one-bedroom motel units and associated road, parking, and landscaping.**
 - c) **Paved circulation driveways and access driveway access to Seabridge Way.**
 - d) **Paved or gravel parking area.**
 - e) **Underground water, sewer, storm drain, electrical and private utilities.**



- f) Landscaping of the road edges and on any disturbed area.
- g) All exterior lighting to be full cut-off and night sky compliant (lighting/electrical plan to be approved prior to construction).
- h) All existing trees and understory to be retained where possible.
- i) The establishment of a Statutory Right-of-Way for a pedestrian pathway system.

These improvements apply only in the locations indicated, and otherwise in accordance with, the drawings and specifications attached to this Permit as **Schedule A** and **Schedule B**.

5. The work authorized by this Permit may only be carried out in compliance with all federal, provincial, and municipal statutes, regulations, and bylaws. The owner is responsible for ensuring that the timing of the work and any required permits or notifications by other agencies are obtained as required to comply with all applicable regulations.
6. The work authorized by this permit must be done following all recommendations of the QEP detailed in the report by Aquaparian Environmental Consulting Ltd., dated March 18, 2020. A letter from the QEP confirming that construction has complied with all requirements will be required at the project completion.
7. This development permit is subject to the owner providing, prior to the issuance of a building permit, complete landscape drawings including detailed design for any interior pathway connections to public paths and sidewalks, for review and approval by the District.
8. This development permit is subject to the owner providing a security deposit, prior to any site disturbance or clearing, for 125% of the estimated cost of the landscaping adjacent to public roads or rights-of-way, erosion control and tree protection measures.
9. Tree protection fencing is to be installed to the satisfaction of the District prior to mobilization on site and is to be maintained by the owner for the duration of construction.
10. 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.
11. This Permit is NOT a Building Permit.
12. **Schedules A** attached hereto shall form part of this Permit. The Municipality's Chief Administrative Officer is hereby authorized to approve minor amendments to the plans provided that such amendments are consistent with the overall character and intent of the original plans.

AUTHORIZING RESOLUTION passed by the Municipal Council on the day of , 2021 .

ISSUED the day of , 2021.

Bruce Greig - Director of Community Planning

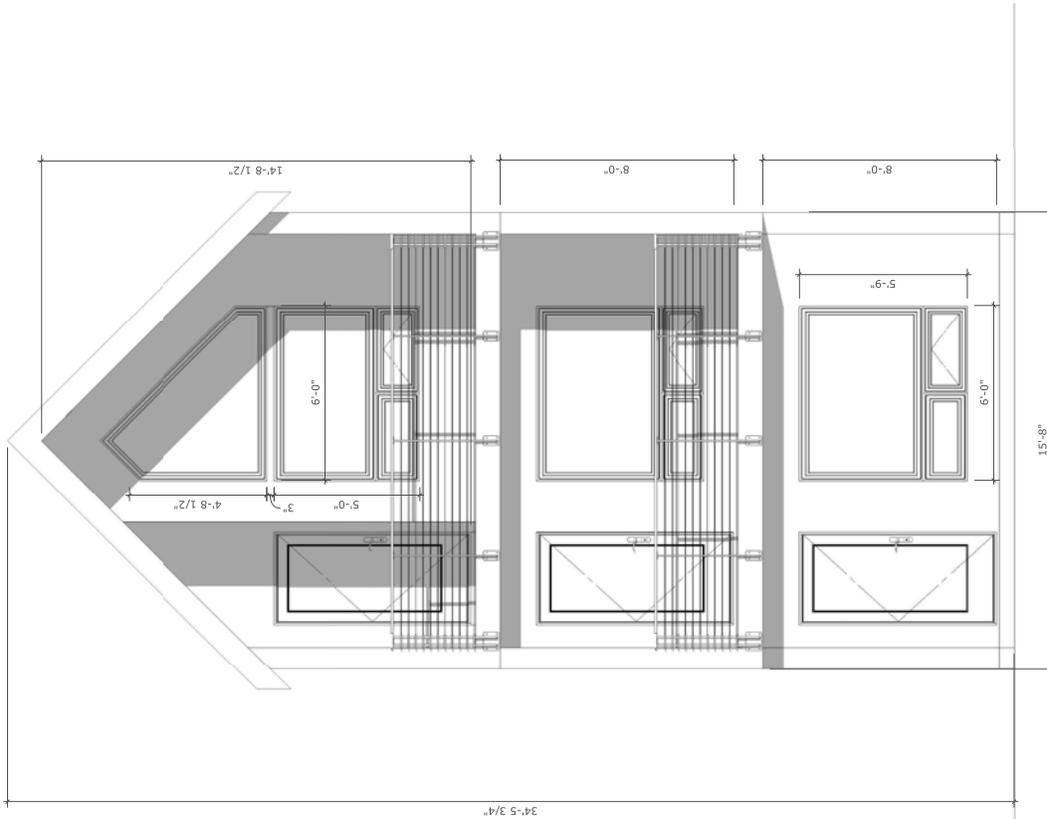


Prepared by:
Ian Kennington, BIA
 The Design Centre Uclulet
 1082 Peninsula Road, Uclulet, BC
 PO Box 1243, Uclulet, BC
 V0R 3A0
 250.726.3973

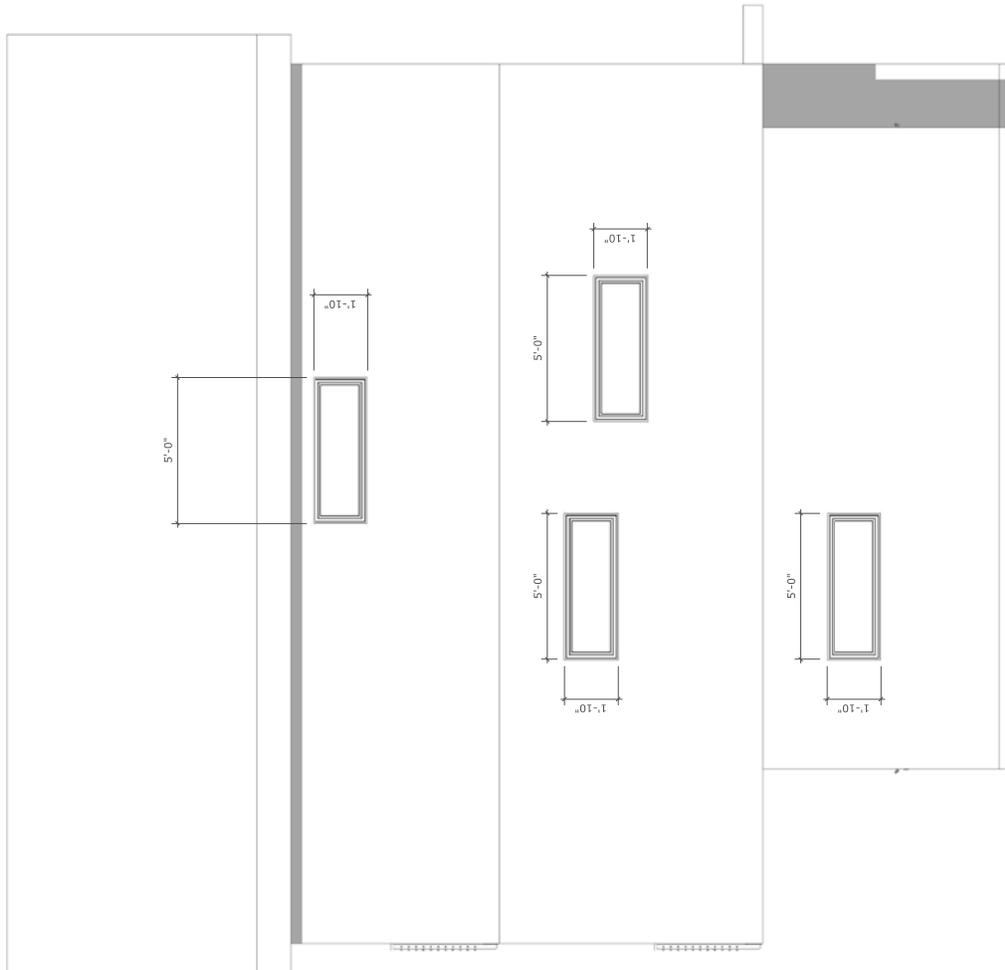
The Cabins at Terrace Beach







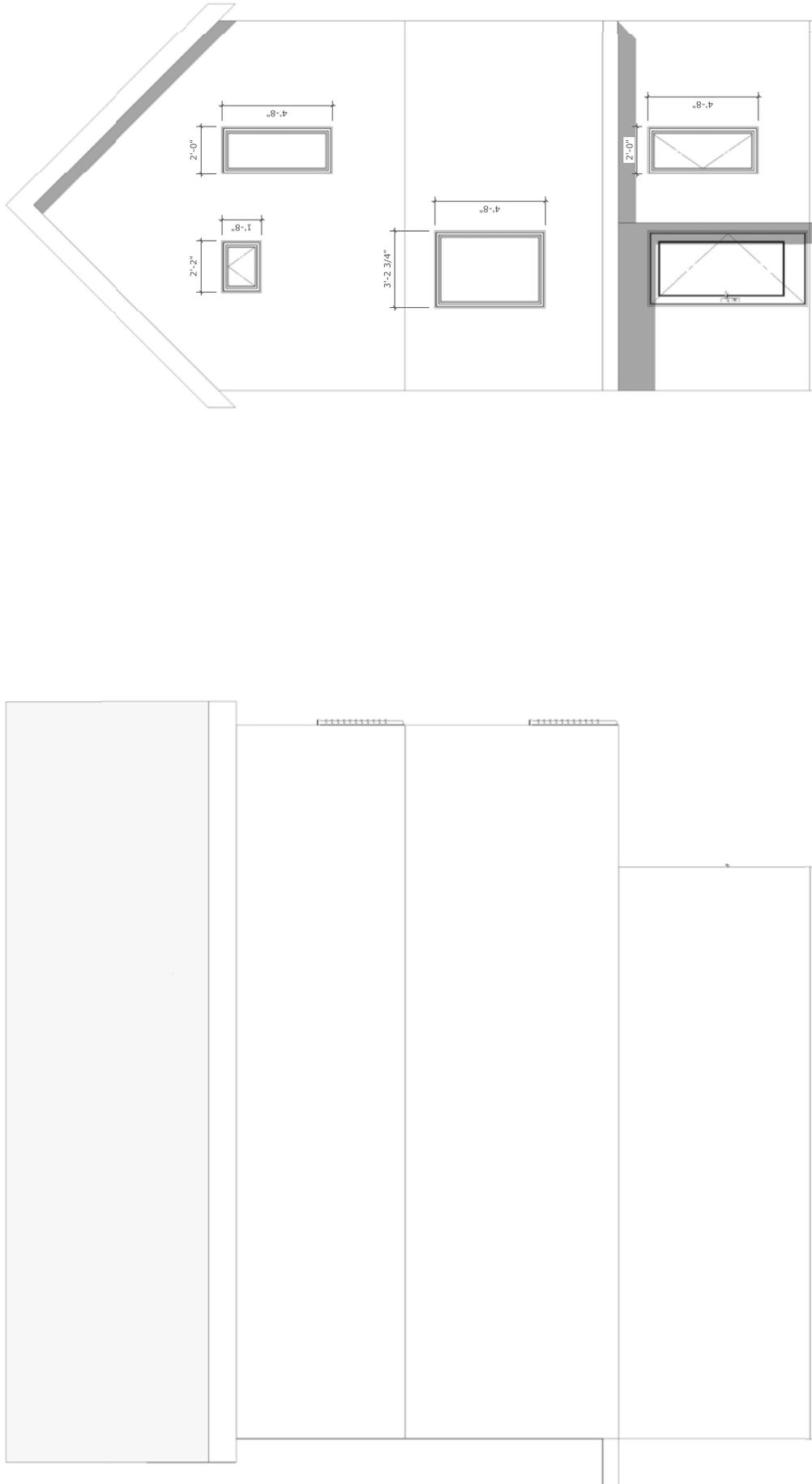
WEST ELEVATION - SCALE: 1/2" = 1'-0"



SOUTH ELEVATION - SCALE: 1/2" = 1'-0"

ELEVATIONS

1.090 Peninsula Road, Ucluelet, BC | The Cabins at Terrace Beach



NORTH ELEVATION - SCALE: 1/2" = 1'-0"

EAST ELEVATION - SCALE: 1/2" = 1'-0"



SECTION VIEW FROM ACCESS LANE TOWARDS TERRACE BEACH



DISTRICT LANDS

MIDDEN COVENANT AREA



DISTRICT LANDS

MIDDEN COVENANT AREA

EXISTING CABINS



June 14, 2021

Lougheed Properties
102 - 2455 Dollarton Hwy
North Vancouver BC
V7H 0A2

RE: The Cabins Ucluelet, BC

Dear Ross

The YFN government and executive have reviewed your proposal to develop Cabins located in the District of Ucluelet which are in our traditional territory.

This letter gives support to your proposal on the conditions that the AIA report completed by Terra will be followed and that Covenant EK67879 as identified on the master plan which is approximately 1.1 acres will be transferred to the YFN government as part of this support.

We would expect the next steps is to have a formal agreement in place with you before any Occupancy Permits are issued by the District of Ucluelet.

Yours truly,



Charles McCarthy
President

Cc Mayco Noel Mayor District of Ucluelet
Zoltan Schafer, Director of Lands and Resources YFN



Yuutu?it?ath

January 25, 2021

District of Ucluelet
P.O. Box 996
Ucluelet, BC
V0R 3A0

Attention: John Towgood

Dear John,

Re: Letter of Support for

Please accept this letter as the Yuutu?it?ath Government – Ucluelet First Nation’s confirmation in favour of working with the District of Ucluelet in developing a trail at the Terrace Beach Cultural Heritage Site.

If you have any questions, please do not hesitate to call me or email me at charles.mccarthy@ufn.ca.

Best regards,

Charles McCarthy
President

Cc: Carey Cunneyworth,
Manager of Culture, Language and Heritage

Appendix E

TERMS OF INSTRUMENT – PART 2

COVENANT (Section 219 *Land Title Act*)

THIS COVENANT dated for reference the 11th day of August, 2021 is

BETWEEN:

LOUGHEED ENTERPRISES LTD., Inc. No. BC998092
102- 2455 Dollarton Highway
North Vancouver BC V7H 0A2

(the "Grantor")

AND:

DISTRICT OF UCLUELET
Box 999
200 Main Street
Ucluelet BC V0R 3A0

(the "District")

WHEREAS:

- A. The Grantor is the registered owner of land located at 1082 Peninsula Road in Ucluelet, British Columbia and more particularly described as:

PID	Legal Description
024-008-648	LOT 1 SECTION 21 CLAYOQUOT DISTRICT PLAN VIP66548 EXCEPT THAT PART IN PLAN VIP70592
024-531-651	THAT PART OF SECTION 21 CLAYOQUOT DISTRICT INCLUDED WITHIN PLAN VIP69014, ADJACENT AND FRONTING LOT 35 PLAN VIP64737, LYING SOUTH OF A LINE AND SAID LINE PRODUCED AND EXTENDED FROM THE MOST SOUTHERLY NORTHEASTERN BOUNDARY OF SAID LOT 35 HAVING A BEARING OF 145 DEGREES 00'00"
024-531-758	THAT PART OF SECTION 21 CLAYOQUOT DISTRICT INCLUDED WITHIN PLAN VIP69014, ADJACENT AND FRONTING LOT 37 PLAN VIP64737, LYING SOUTH OF A LINE PRODUCED AND EXTENDED FROM THE NORTHEASTERN BOUNDARY OF SAID LOT 37 HAVING A BEARING OF 145 DEGREES 00'00" AND LYING NORTH OF A LINE PRODUCED AND EXTENDED FROM THE MOST SOUTHERLY SOUTHWESTERN BOUNDARY OF SAID LOT 37 HAVING A BEARING OF 145 DEGREES 00'00"
024-531-774	THAT PART OF SECTION 21 CLAYOQUOT DISTRICT INCLUDED WITHIN PLAN VIP69014, ADJACENT AND FRONTING LOT 1 PLAN VIP66186, LYING NORTH OF A LINE AND SAID LINE PRODUCED AND EXTENDED FROM THE SOUTHWESTERN BOUNDARY OF SAID LOT 1 HAVING A BEARING OF 295 DEGREES 40'23"

024-769-207	THAT PART OF SECTION 21 CLAYOQUOT DISTRICT SHOWN AS AREA B ON PLAN VIP70592
-------------	---

(together, the “Land”);

- B. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the District, in respect of the use of land or buildings, or the building on land;
- C. The Grantor has applied to the District for a rezoning of the Land to permit development of the Land, and in connection with the Grantor’s application for rezoning the Grantor has offered to grant this Covenant to the District;
- D. The Grantor wishes to grant this Covenant to the District to confirm it will only develop the land in compliance with plans previously presented to Council in support of the Grantor’s rezoning application, and that it will not use or occupy the Land except on the terms and conditions agreed to by the parties and set out in this Covenant;

THIS COVENANT is evidence that in consideration of the payment of TWO DOLLARS (\$2.00) by the District to the Grantor, and other good and valuable consideration (the receipt and sufficiency of which are acknowledged by the parties), the Grantor covenants and agrees with the District, in accordance with section 219 of the *Land Title Act*, as follows:

Definition

- 1. In this Agreement, “Development Plans” means the plan attached to this agreement as Schedule A.

Restrictions on Use and Development of the Land

- 2. The siting, design and construction of the new tourist accommodation cabins proposed to be constructed on the area of land marked “Cabins Parcel 2” on the Development Plans must be consistent with the drawings attached to this agreement as Schedule B.
- 3. The area of the Land outlined in heavy black and labelled “Midden Parcel” shall not be developed or used for any purpose except for conservation, protection, public education and enjoyment of the natural and cultural features of this area of the Land, including the continued cultural practices of the Yuułu?if?ath. No tree removal is permitted in this area of the Land except when necessary for the removal of a hazard, and with written notice provided to the District. For greater clarity, no commercial activities, development, construction or placement of buildings, structures, vehicle access, parking, signage or other constructed features is permitted in this area of the Land except for the following:

- (a) pedestrian pathways and trails;
- (b) pedestrian-scale interpretive signs and wayfinding markers; and,
- (c) benches, boardwalks and decks,

all of which must be suitable for providing safe and accessible pedestrian access, and a gathering space, in a natural public park-like setting.

4. The Grantor will not use or occupy any residential or tourist accommodation building on the area of the Land marked "Cabins Parcel 2" on the Development Plans, nor request any occupancy permit from the District in respect of any such building on the Land, until and unless:
 - (a) The parcels comprising the Land have been subdivided, or consolidated, or both, such that the configuration of the parcel boundaries is in accordance with Development Plans;
 - (b) the Grantor, at its sole cost, has registered as a charge against the title to the Land, a statutory Right of Way with a minimum width of 5m on terms satisfactory to the District's Manager of Planning authorizing construction and maintenance of pedestrian trails, and public access to and through all areas of the Land shown in dashed lines and labelled "Terrace Beach Public Access", "Proposed Pedestrian Public Access", "Proposed Public Access Easement", or "Proposed Public Trail" on the Development Plans;
 - (c) The Grantor has transferred title to the Yuuṭuṭiṭṭath Government - Ucluelet First Nation (UFN), subject only to this Covenant, and such other encumbrances as may be approved by the UFN in its sole discretion, of the area of the Land outlined in heavy black and labelled "Midden Parcel" on the Development Plans;
 - (d) The Grantor, at its sole cost, has registered as a charge against the title of the new "Cabins Parcel 1" an easement in favour of "Cabins Parcel 2", both as shown on the Development Plans, for vehicle access in the area labelled as "guest access road";
 - (e) The Grantor, at its sole cost, has registered as a charge against the title to the Land, a covenant restricting the use of the are of the Land located within the proposed "Cabin Parcel 2" and labelled as "Preserved Natural Green Space" on the Development Plans as green space, and prohibiting the no removal of trees or other vegetation (except to remove a hazard), any grading, disturbance, construction or alteration of that area of the Land, except as reasonably required

for the development of public pedestrian trails as authorized by the statutory Right of Way in 4(b);

- (f) The Grantor has dedicated as highway the area shaded in blue and labelled as “Public Parking Dedication to District of Ucluelet” on the Development Plan.

Amendments to Development Plans

5. The Grantor may request, and the District’s Manager of Planning may, in his or her sole discretion approve, minor deviations from the Development Plan(s), provided that any such requests or approvals must be made in writing.

Discharge

6. If the District does not adopt the bylaw necessary for the rezoning mentioned in recital C by October 31, 2021, this agreement shall be of not further force and effect and the District shall, at the Grantors request, sign a discharge of this Covenant and return it to the Grantor for registration at the Grantor’s expense.
7. The District further agrees that if the Grantor:
- (a) completes the development of the land in accordance with the Development Plans(s); and,
 - (b) delivers to the District a registrable discharge of this Covenant from the title to the “Cabins Parcel 1”, “Cabins Parcel 2” and the remainder parcel fronting Boardwalk Boulevard created by the subdivision of the Land

the District will execute the discharge, and return the executed discharge to the Grantor, and the Grantor may apply to register it in the Victoria land title office.

Subject to Bylaws

8. This Covenant does not relieve the Grantor in any way from complying with all applicable bylaws of the District or other enactments applicable to the Land.

Inspections

9. The District and any of its officers and employees may enter on the Land at all reasonable times, to inspect the Land for the purpose of ascertaining compliance with this Covenant.

Amendment

10. This Covenant may be altered or amended only by an agreement in writing signed by the parties.

No Public Law Duty

11. Whenever in this Covenant the District is required or entitled to exercise any discretion in the granting of consent or approval, or is entitled to make any determination, take any action or exercise any contractual right or remedy, the District may do so in accordance with the contractual provisions of this Covenant only and will not be bound by any public law duty, whether arising from the principles of procedural fairness or the rules of natural justice or otherwise.

No Obligations on District

12. The rights given to the District by this Covenant are permissive only and nothing in this Covenant:
- (a) imposes any duty of care or other legal duty of any kind on the District to the Grantor or to anyone else;
 - (b) obliges the District to enforce this Covenant, which is a policy matter within the sole discretion of the District; or
 - (c) obliges the District to perform any act, or to incur any expense for any of the purposes set out in this Covenant.

No Effect on Laws or Powers

13. This Covenant does not,
- (a) affect or limit the discretion, rights or powers of the District under any enactment or at common law, including in relation to the use or subdivision of the Land;
 - (b) affect or limit any law or enactment relating to the use or subdivision of the Land; or
 - (c) relieve the Grantor from complying with any law or enactment, including in relation to the use or subdivision of the Land.

District's Right to Equitable Relief

14. The Grantor agree that the District is entitled to obtain an order for specific performance or a prohibitory or mandatory injunction in respect of any breach by the Grantor of this Covenant.

Covenant Runs With the Land

15. Every obligation and covenant of the Grantor in this Covenant constitutes both a contractual obligation and a covenant granted under section 219 of the *Land Title Act* in respect of the Land and this Covenant burdens the Land and runs with it and binds the successors in title to the Land. For certainty, unless expressly stated otherwise, the term "Grantor" refers to the current and each future owner of the Land. This Covenant burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated.

Registration

16. The Grantor agrees to do everything necessary, at the Grantor's expense, to ensure that this Covenant is registered against title to the Land with priority over all financial charges, liens and encumbrances registered, or the registration of which is pending, at the time of application for registration of this Covenant.

Waiver

17. An alleged waiver by the District of any breach of this Covenant by the Grantor is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver by the District of a breach by the Grantor of this Covenant does not operate as a waiver of any other breach of this Covenant.

Notice

18. Any notice to be given pursuant to this Covenant must be in writing and must be delivered personally or sent by prepaid mail. The addresses of the parties for the purpose of notice are the addresses on the first page of this Covenant and in the case of any subsequent owner, the address will be the address shown on the title to the Land in the Land Title Office.

If notice is delivered personally, it may be left at the relevant address in the same manner as ordinary mail is left by Canada Post and is to be deemed given when delivered. If notice is sent by mail, it is to be deemed given 3 days after mailing by deposit at a Canada Post mailing point or office. In the case of any strike or other event causing disruption of ordinary Canada Post operations, a party giving notice for the purposes of this Covenant must do so by delivery as provided in this section.

Either party may at any time give notice in writing to the other of any change of address and from and after the receipt of notice the new address is deemed to be the address of such party for giving notice.

Enurement

19. This Covenant binds the parties to it and their respective corporate successors, heirs, executors, administrators and personal representatives.

Joint and Several

20. If at any time more than one person (as defined in the *Interpretation Act* (British Columbia) owns the Land, each of those persons will be jointly and severally liable for all of the obligations of the Grantor under this Covenant.

Further Acts

21. The Grantor must do everything reasonably necessary to give effect to the intent of this Covenant, including execution of further instruments.

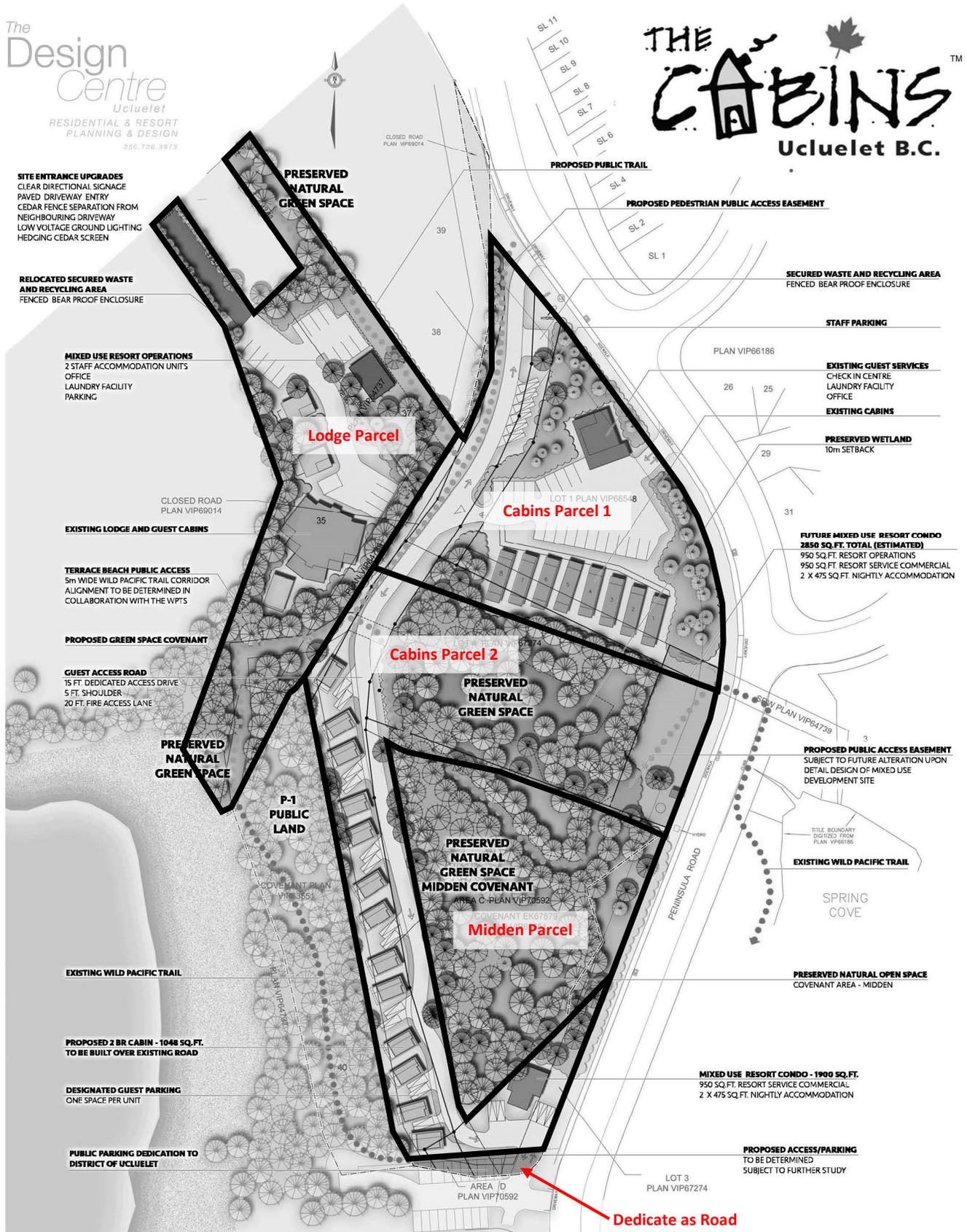
As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the Land Title Office Form C which is attached hereto and forms part of this Covenant.

Schedule A – Development Plans

Schedule B – New Cabins Drawing Set

The Design Centre
 Ucluelet
 RESIDENTIAL & RESORT
 PLANNING & DESIGN
 250.726.3973

THE CABINS™
 Ucluelet B.C.



ILLUSTRATIVE MASTER PLAN

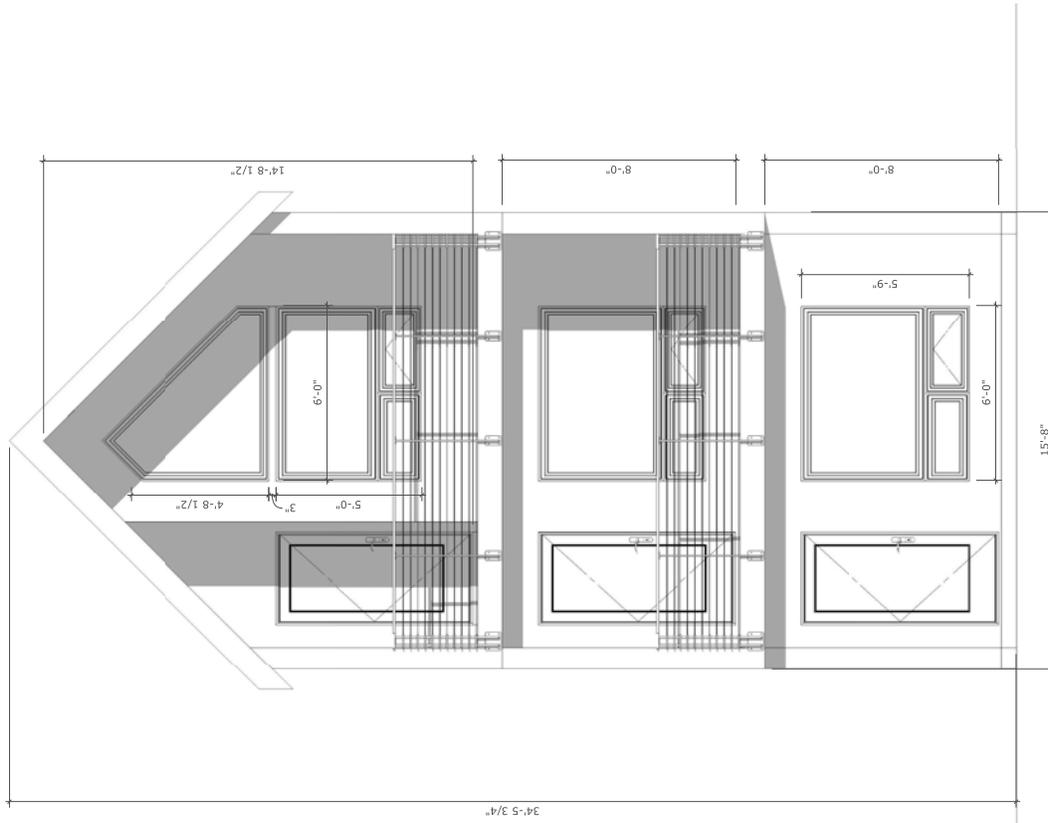


Prepared by:
Ian Kennington, BIA
 The Design Centre Okulelet
 1082 Peninsula Road
 PO Box 1243, Okulelet, BC
 V0R 3A0
 250.726.3973

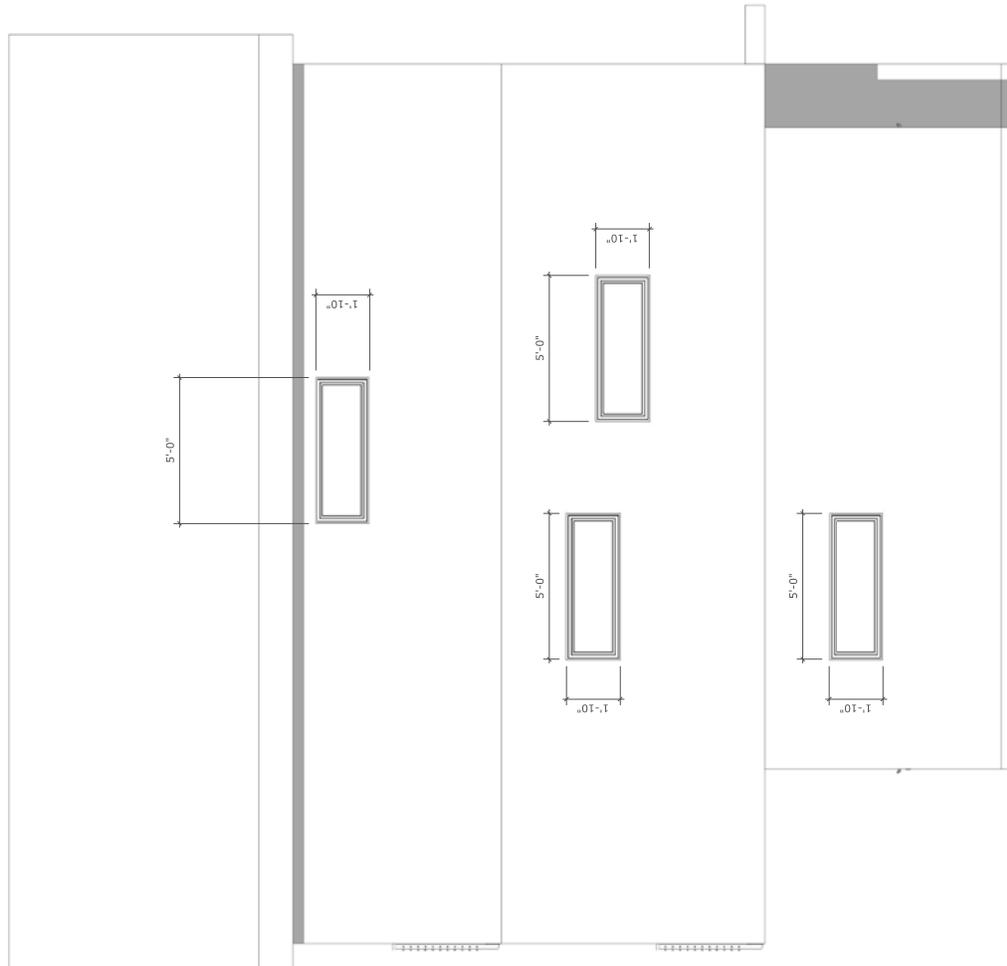
The Cabins at Terrace Beach







WEST ELEVATION - SCALE: 1/2" = 1'-0"

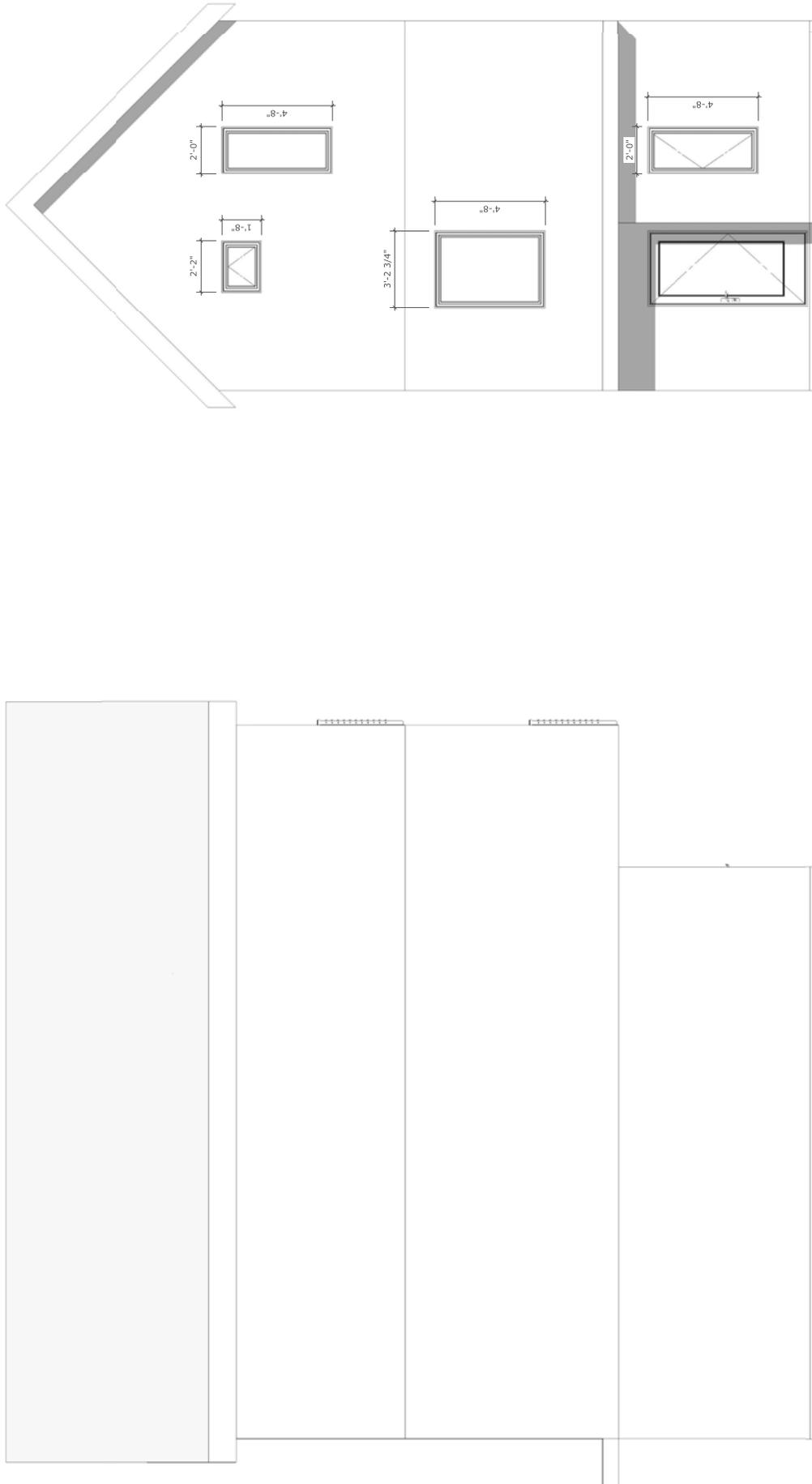


SOUTH ELEVATION - SCALE: 1/2" = 1'-0"

ELEVATIONS

1.090 Peninsula Road, Ucluellet, BC | The Cabins at Terrace Beach

ELEVATIONS



NORTH ELEVATION - SCALE: 1/2" = 1'-0"

EAST ELEVATION - SCALE: 1/2" = 1'-0"



SECTION VIEW FROM ACCESS LANE TOWARDS TERRACE BEACH



DISTRICT LANDS

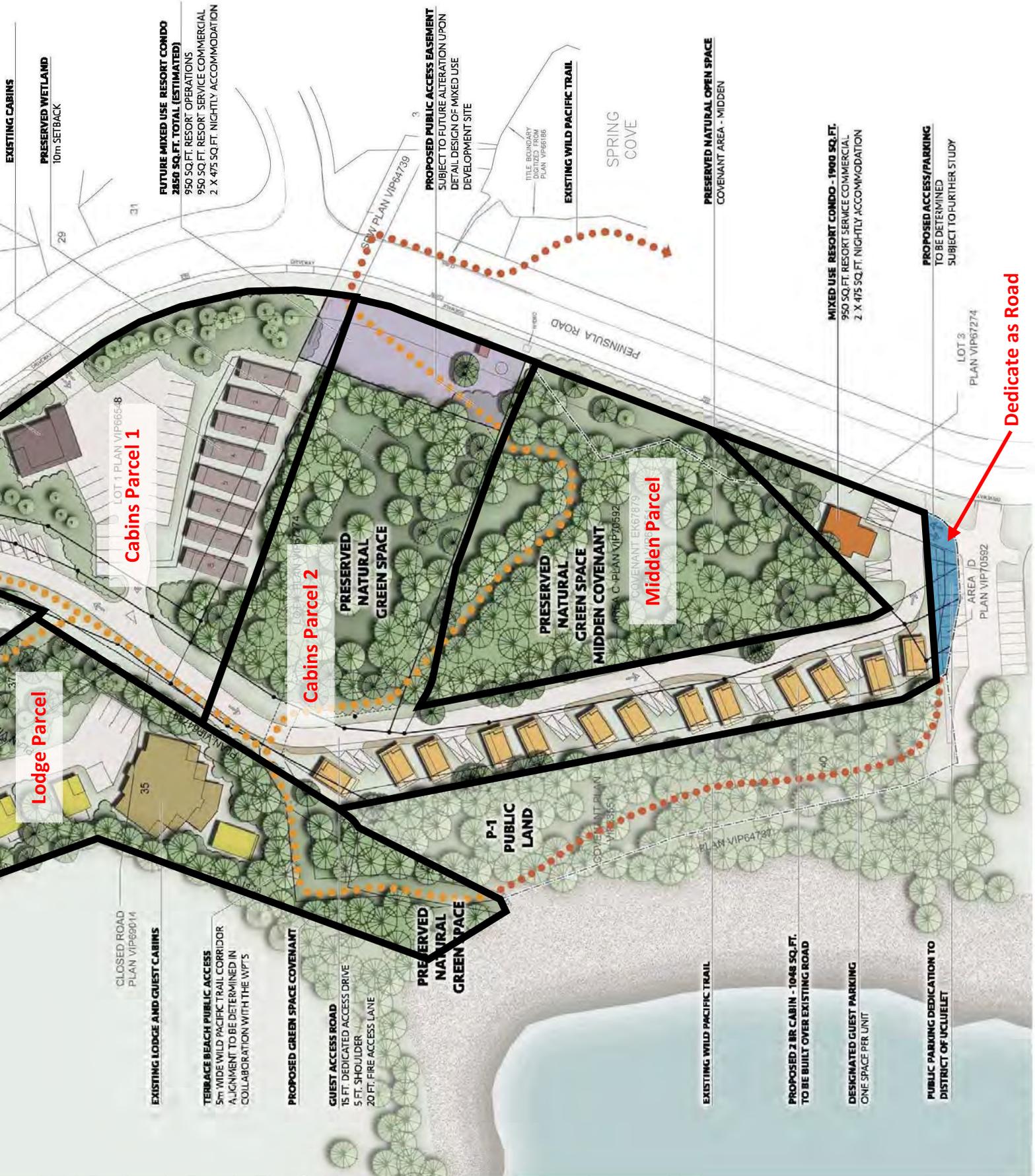
MIDDEN COVENANT AREA



DISTRICT LANDS

MIDDEN COVENANT AREA

EXISTING CABINS



Dedicate as Road

ILLUSTRATIVE MASTER PLAN

TERMS OF INSTRUMENT – PART 2COVENANT (Section 219 *Land Title Act*)

THIS COVENANT dated for reference the 11th day of August, 2021 is

BETWEEN:

GO CABIN VACATION PROPERTY MANAGEMENT INC., Inc. No. BC0647673
1566 Peninsula Road
Ucluelet BC V0R 3A0

(the “Grantor”)

AND:

DISTRICT OF UCLUELET
Box 999
200 Main Street
Ucluelet BC V0R 3A0

(the “District”)

WHEREAS:

- A. The Grantor is the registered owner of land located at 1082 Peninsula Road in Ucluelet, British Columbia and more particularly described as:

PID	Legal Description
024-167-509	LOT 3 SECTION 21 CLAYOQUOT DISTRICT PLAN VIP67274
024-167-517	LOT 4 SECTION 21 CLAYOQUOT DISTRICT PLAN VIP67274
024-769-215	THAT PART OF SECTION 21 CLAYOQUOT DISTRICT SHOWN AS AREA C ON PLAN VIP70592
024-769-223	THAT PART OF SECTION 21 CLAYOQUOT DISTRICT SHOWN AS AREA D ON PLAN VIP70592

(together, the “Land”);

- B. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the District, in respect of the use of land or buildings, or the building on land;

- C. The Grantor has applied to the District for a rezoning of the Land to permit development of the Land, and in connection with the Grantor's application for rezoning the Grantor has offered to grant this Covenant to the District;
- D. The Grantor wishes to grant this Covenant to the District to confirm it will only develop the land in compliance with plans previously presented to Council in support of the Grantor's rezoning application, and that it will not use or occupy the Land except on the terms and conditions agreed to by the parties and set out in this Covenant;

THIS COVENANT is evidence that in consideration of the payment of TWO DOLLARS (\$2.00) by the District to the Grantor, and other good and valuable consideration (the receipt and sufficiency of which are acknowledged by the parties), the Grantor covenants and agrees with the District, in accordance with section 219 of the *Land Title Act*, as follows:

Definition

1. In this Agreement, "Development Plans" means the plan attached to this agreement as Schedule A.

Restrictions on Use and Development of the Land

2. The siting, design and construction of the new tourist accommodation cabins proposed to be constructed on the area of land marked "Cabins Parcel 2" on the Development Plans must be consistent with the drawings attached to this agreement as Schedule B.
3. The area of the Land outlined in heavy black and labelled "Midden Parcel" shall not be developed or used for any purpose except for conservation, protection, public education and enjoyment of the natural and cultural features of this area of the Land, including the continued cultural practices of the Yuułu?i?ath. No tree removal is permitted in this area of the Land except when necessary for the removal of a hazard, and with written notice provided to the District. For greater clarity, no commercial activities, development, construction or placement of buildings, structures, vehicle access, parking, signage or other constructed features is permitted in this area of the Land except for the following:
 - (a) pedestrian pathways and trails;
 - (b) pedestrian-scale interpretive signs and wayfinding markers; and,
 - (c) benches, boardwalks and decks,

all of which must be suitable for providing safe and accessible pedestrian access, and a gathering space, in a natural public park-like setting.

4. The Grantor will not use or occupy any residential or tourist accommodation building on the area of the Land marked “Cabins Parcel 2” on the Development Plans, nor request any occupancy permit from the District in respect of any such building on the Land, until and unless:
- (a) The parcels comprising the Land have been subdivided, or consolidated, or both, such that the configuration of the parcel boundaries is in accordance with Development Plans;
 - (b) the Grantor, at its sole cost, has registered as a charge against the title to the Land, a statutory Right of Way with a minimum width of 5m on terms satisfactory to the District’s Manager of Planning authorizing construction and maintenance of pedestrian trails, and public access to and through all areas of the Land shown in dashed lines and labelled “Terrace Beach Public Access”, “Proposed Pedestrian Public Access”, “Proposed Public Access Easement”, or “Proposed Public Trail” on the Development Plans;
 - (c) The Grantor has transferred title to the Yuułu?iŋ?ath Government - Ucluelet First Nation (UFN), subject only to this Covenant, and such other encumbrances as may be approved by the UFN in its sole discretion, of the area of the Land outlined in heavy black and labelled “Midden Parcel” on the Development Plans;
 - (d) The Grantor, at its sole cost, has registered as a charge against the title of the new “Cabins Parcel 1” an easement in favour of “Cabins Parcel 2”, both as shown on the Development Plans, for vehicle access in the area labelled as “guest access road”;
 - (e) The Grantor, at its sole cost, has registered as a charge against the title to the Land, a covenant restricting the use of the are of the Land located within the proposed “Cabin Parcel 2” and labelled as “Preserved Natural Green Space” on the Development Plans as green space, and prohibiting the no removal of trees or other vegetation (except to remove a hazard), any grading, disturbance, construction or alteration of that area of the Land, except as reasonably required for the development of public pedestrian trails as authorized by the statutory Right of Way in 4(b);
 - (f) The Grantor has dedicated as highway the area shaded in blue and labelled as “Public Parking Dedication to District of Ucluelet” on the Development Plan.

Amendments to Development Plans

5. The Grantor may request, and the District's Manager of Planning may, in his or her sole discretion approve, minor deviations from the Development Plan(s), provided that any such requests or approvals must be made in writing.

Discharge

6. If the District does not adopt the bylaw necessary for the rezoning mentioned in recital C by October 31, 2021, this agreement shall be of not further force and effect and the District shall, at the Grantors request, sign a discharge of this Covenant and return it to the Grantor for registration at the Grantor's expense.

7. The District further agrees that if the Grantor:

- (a) completes the development of the land in accordance with the Development Plans(s); and,
- (b) delivers to the District a registrable discharge of this Covenant from the title to the "Cabins Parcel 1", "Cabins Parcel 2" and the remainder parcel fronting Boardwalk Boulevard created by the subdivision of the Land

the District will execute the discharge, and return the executed discharge to the Grantor, and the Grantor may apply to register it in the Victoria land title office.

Subject to Bylaws

8. This Covenant does not relieve the Grantor in any way from complying with all applicable bylaws of the District or other enactments applicable to the Land.

Inspections

9. The District and any of its officers and employees may enter on the Land at all reasonable times, to inspect the Land for the purpose of ascertaining compliance with this Covenant.

Amendment

10. This Covenant may be altered or amended only by an agreement in writing signed by the parties.

No Public Law Duty

11. Whenever in this Covenant the District is required or entitled to exercise any discretion in the granting of consent or approval, or is entitled to make any determination, take any action or exercise any contractual right or remedy, the District may do so in accordance

with the contractual provisions of this Covenant only and will not be bound by any public law duty, whether arising from the principles of procedural fairness or the rules of natural justice or otherwise.

No Obligations on District

12. The rights given to the District by this Covenant are permissive only and nothing in this Covenant:
- (a) imposes any duty of care or other legal duty of any kind on the District to the Grantor or to anyone else;
 - (b) obliges the District to enforce this Covenant, which is a policy matter within the sole discretion of the District; or
 - (c) obliges the District to perform any act, or to incur any expense for any of the purposes set out in this Covenant.

No Effect on Laws or Powers

13. This Covenant does not,
- (a) affect or limit the discretion, rights or powers of the District under any enactment or at common law, including in relation to the use or subdivision of the Land;
 - (b) affect or limit any law or enactment relating to the use or subdivision of the Land; or
 - (c) relieve the Grantor from complying with any law or enactment, including in relation to the use or subdivision of the Land.

District's Right to Equitable Relief

14. The Grantor agree that the District is entitled to obtain an order for specific performance or a prohibitory or mandatory injunction in respect of any breach by the Grantor of this Covenant.

Covenant Runs With the Land

15. Every obligation and covenant of the Grantor in this Covenant constitutes both a contractual obligation and a covenant granted under section 219 of the *Land Title Act* in respect of the Land and this Covenant burdens the Land and runs with it and binds the successors in title to the Land. For certainty, unless expressly stated otherwise, the term

“Grantor” refers to the current and each future owner of the Land. This Covenant burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated.

Registration

16. The Grantor agrees to do everything necessary, at the Grantor’s expense, to ensure that this Covenant is registered against title to the Land with priority over all financial charges, liens and encumbrances registered, or the registration of which is pending, at the time of application for registration of this Covenant.

Waiver

17. An alleged waiver by the District of any breach of this Covenant by the Grantor is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver by the District of a breach by the Grantor of this Covenant does not operate as a waiver of any other breach of this Covenant.

Notice

18. Any notice to be given pursuant to this Covenant must be in writing and must be delivered personally or sent by prepaid mail. The addresses of the parties for the purpose of notice are the addresses on the first page of this Covenant and in the case of any subsequent owner, the address will be the address shown on the title to the Land in the Land Title Office.

If notice is delivered personally, it may be left at the relevant address in the same manner as ordinary mail is left by Canada Post and is to be deemed given when delivered. If notice is sent by mail, it is to be deemed given 3 days after mailing by deposit at a Canada Post mailing point or office. In the case of any strike or other event causing disruption of ordinary Canada Post operations, a party giving notice for the purposes of this Covenant must do so by delivery as provided in this section.

Either party may at any time give notice in writing to the other of any change of address and from and after the receipt of notice the new address is deemed to be the address of such party for giving notice.

Enurement

19. This Covenant binds the parties to it and their respective corporate successors, heirs, executors, administrators and personal representatives.

Joint and Several

C:\Users\Lholberg\AppData\Local\Microsoft\Windows\Inetcache\Content.Outlook\0ESP8U12\Cov-Occupancy-The Cabins Go Cabins V3 JXT Edits (003).Docx

Aug 12, 2021 10:21 AM/bg

20. If at any time more than one person (as defined in the *Interpretation Act* (British Columbia) owns the Land, each of those persons will be jointly and severally liable for all of the obligations of the Grantor under this Covenant.

Further Acts

21. The Grantor must do everything reasonably necessary to give effect to the intent of this Covenant, including execution of further instruments.

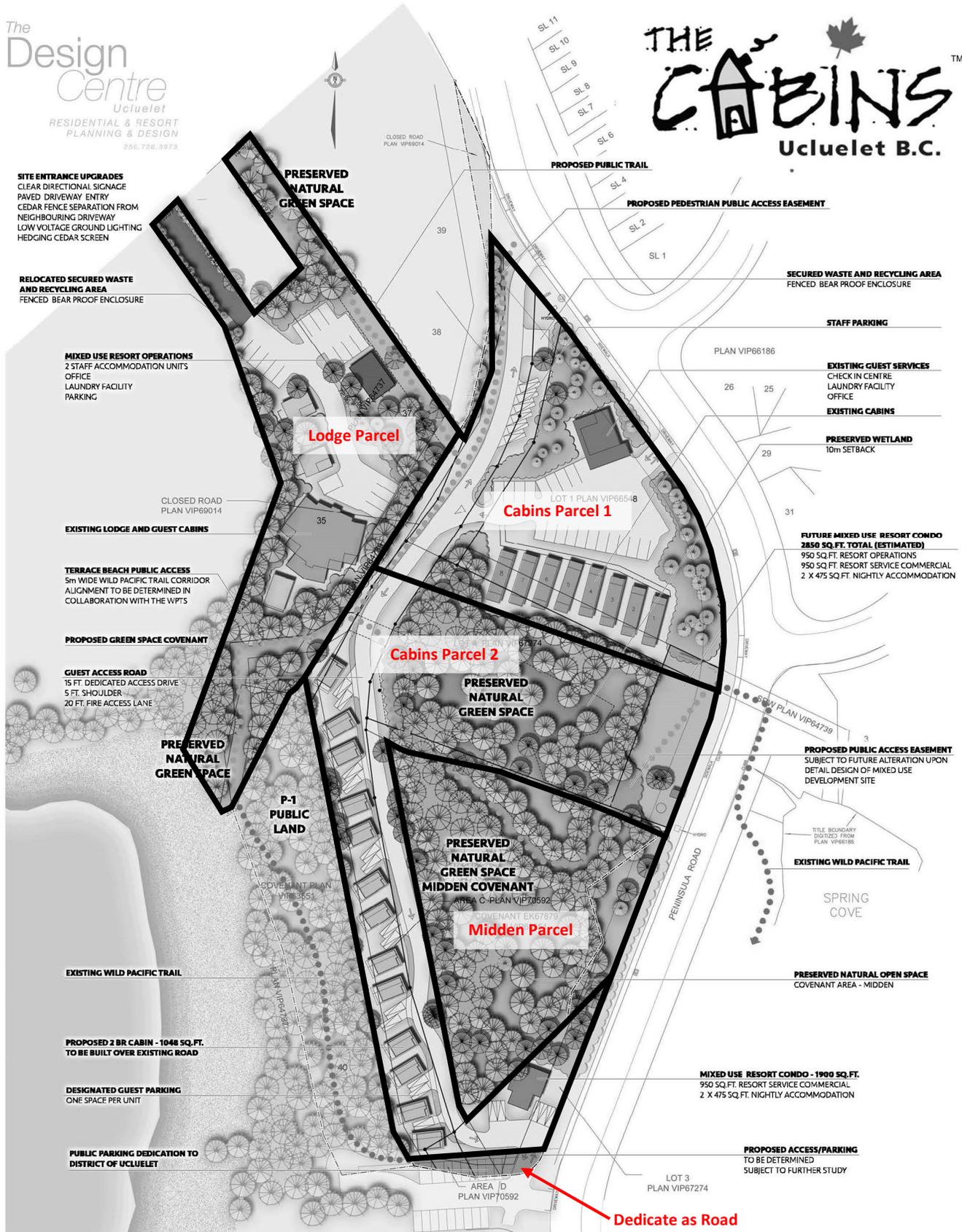
As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the Land Title Office Form C which is attached hereto and forms part of this Covenant.

Schedule A – Development Plans

Schedule B – New Cabins Drawing Set

The Design Centre
 Ucluelet
 RESIDENTIAL & RESORT
 PLANNING & DESIGN
 250.726.3973

THE CABINS™
 Ucluelet B.C.



ILLUSTRATIVE MASTER PLAN

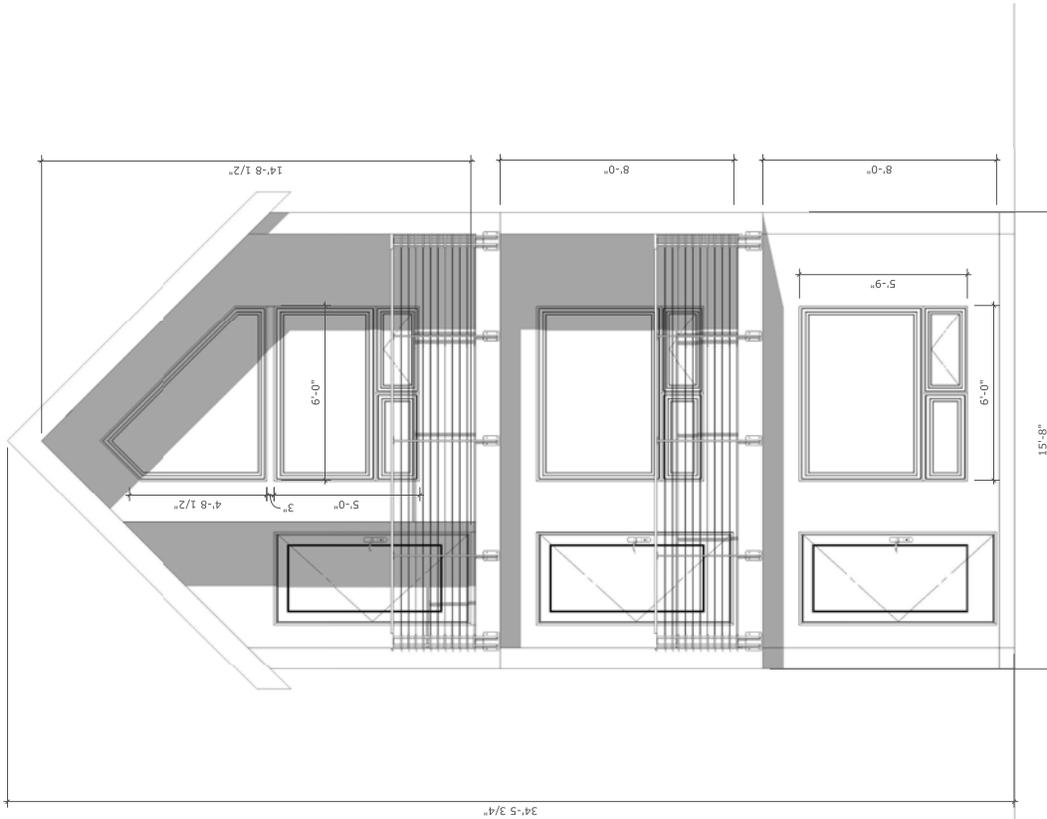


Prepared by:
Ian Kennington, BIA
 The Design Centre Uclulet
 1082 Peninsula Road
 PO Box 1243, Uclulet, BC
 V0R 3A0
 250.726.3973

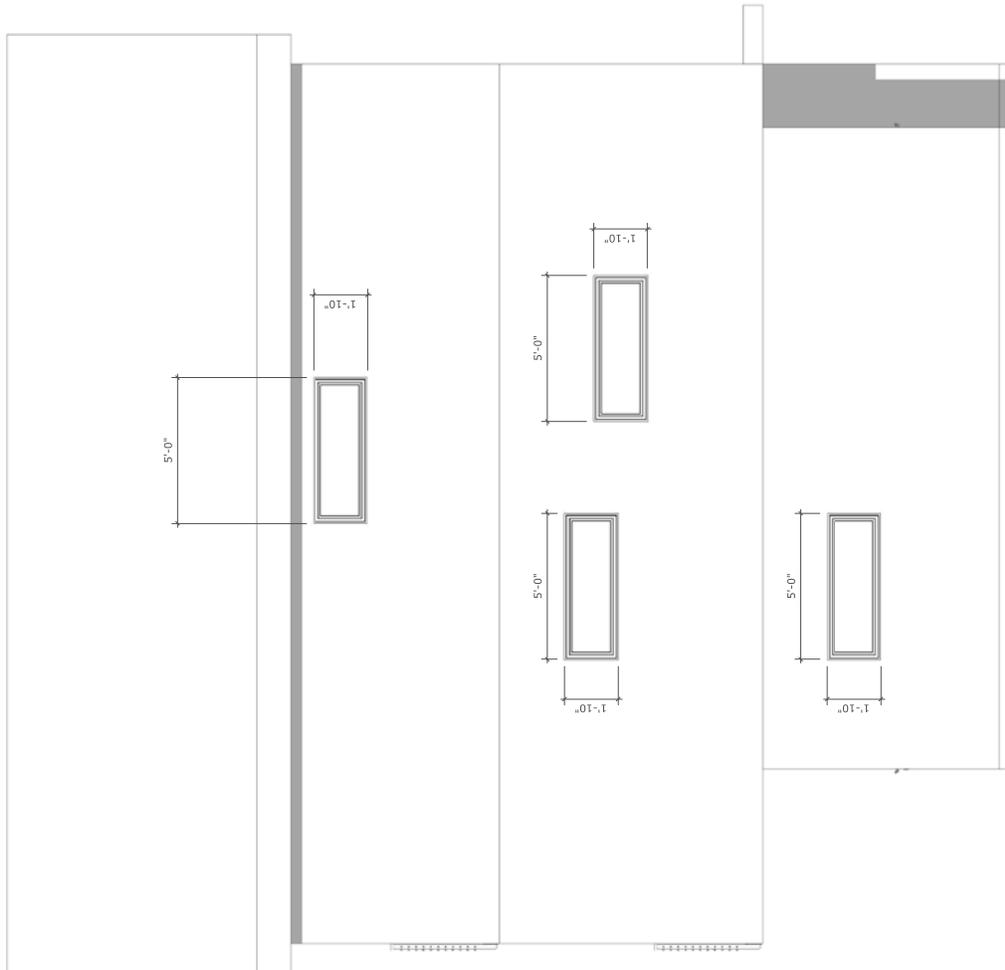
The Cabins at Terrace Beach







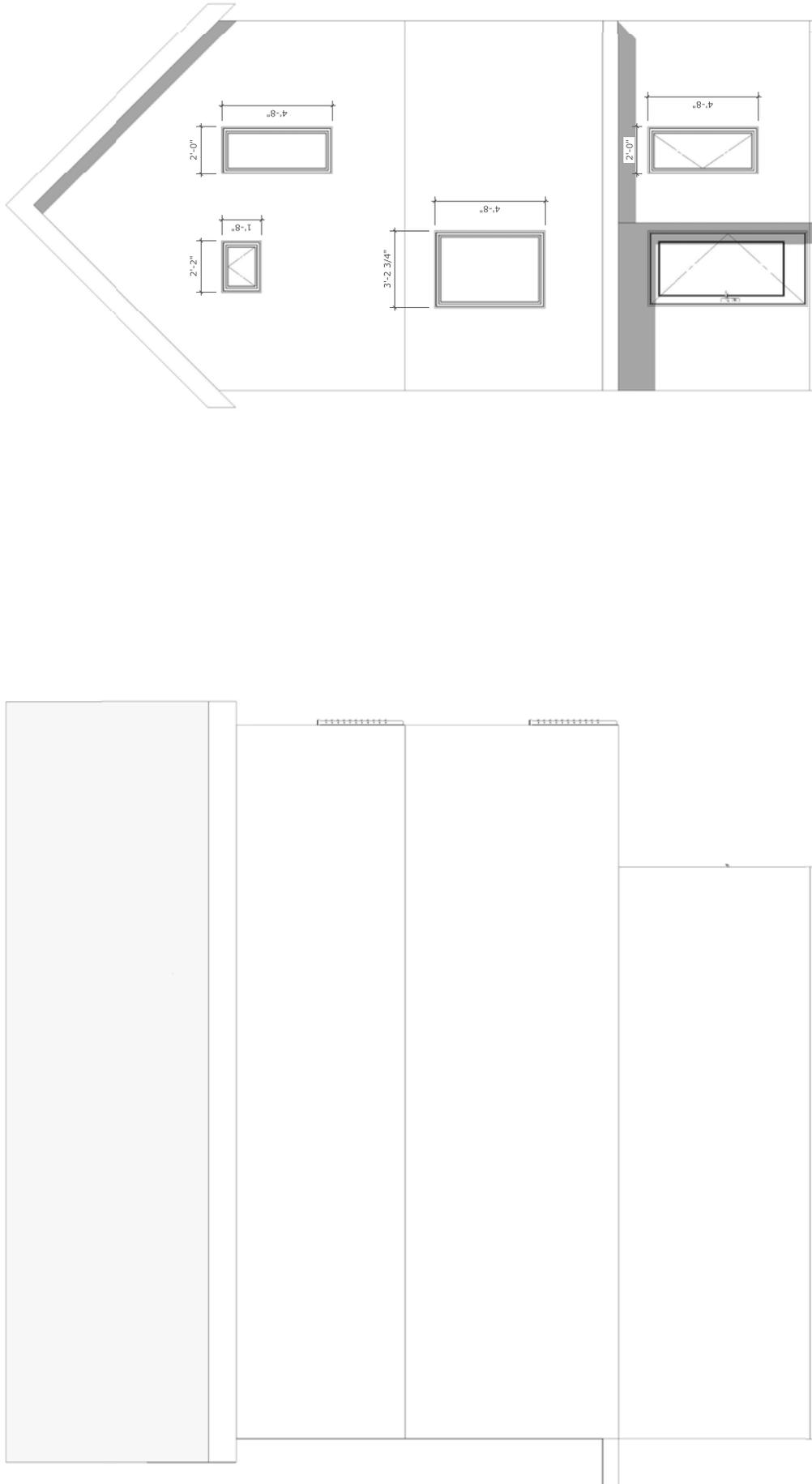
WEST ELEVATION - SCALE: 1/2" = 1'-0"



SOUTH ELEVATION - SCALE: 1/2" = 1'-0"

ELEVATIONS

1.090 Peninsula Road, Ucluellet, BC | The Cabins at Terrace Beach



NORTH ELEVATION - SCALE: 1/2" = 1'-0"

EAST ELEVATION - SCALE: 1/2" = 1'-0"



SECTION VIEW FROM ACCESS LANE TOWARDS TERRACE BEACH

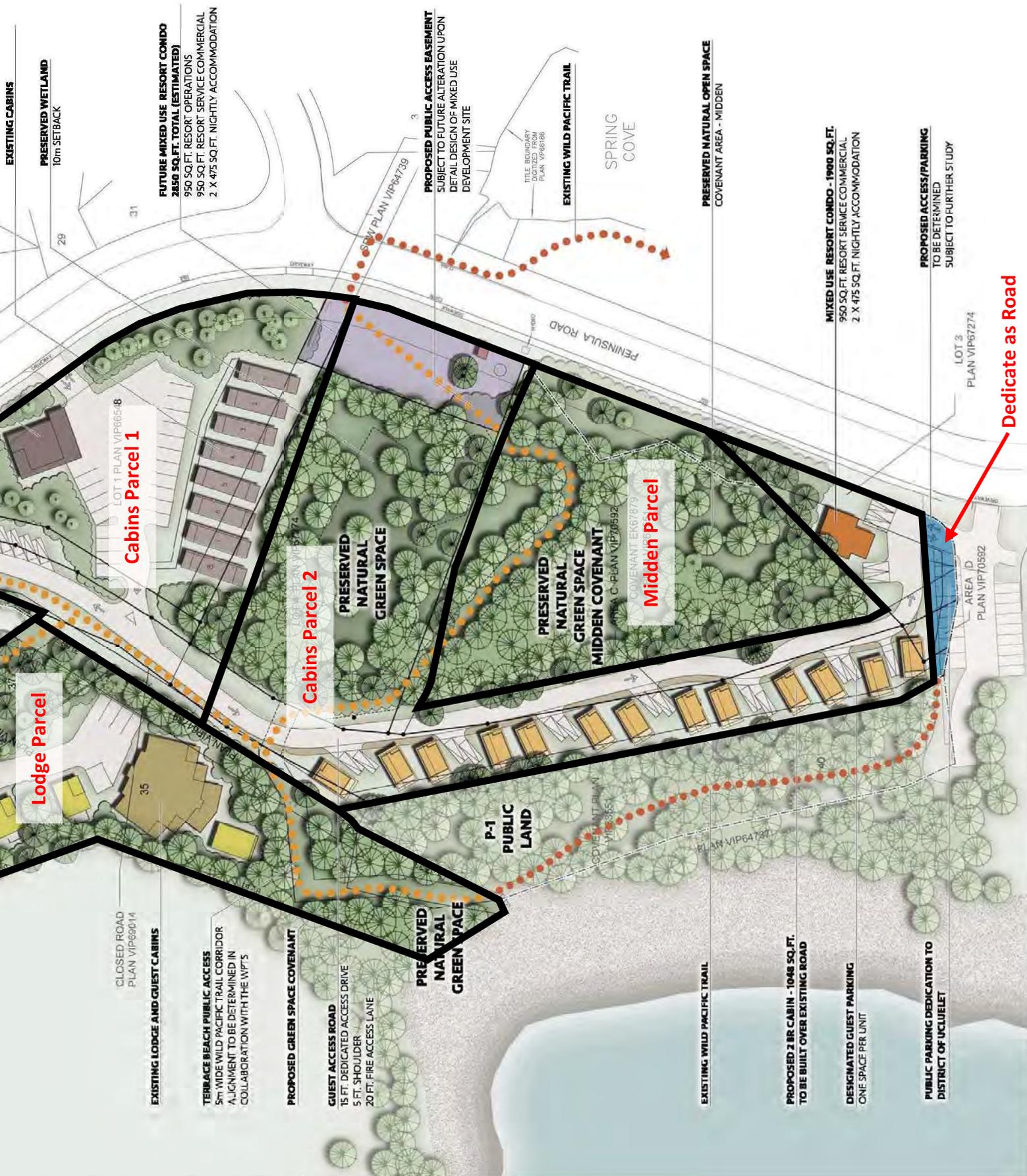


DISTRICT LANDS

MIDDEN COVENANT AREA

EXISTING CABINS





Dedicate as Road

ILLUSTRATIVE MASTER PLAN

From: [Joseph Rotenberg](#)
To: [Joseph Rotenberg](#)
Subject: FW: DVP21-02
Date: August 12, 2021 11:01:22 AM

From: Michelle Belanger [REDACTED]
Sent: August 10, 2021 5:55 PM
To: John Towgood <JTowgood@ucluelet.ca>
Subject: DVP21-02

[External]

Hi,

We received a Public Notice at our doorstep last Friday re the revised DVP application (DVP21-02) for the proposed new cabins by GO CABINS VACATION PROPERTY MANAGEMENT INC, which is to be considered at an upcoming Aug. 17, 2021 Council Meeting.

I checked online, and cannot find this Public Notice on the ucluelet.ca website, nor can I find any mention of an Aug. 17 meeting, or its agenda. I also checked with my neighbours on Coral Way, and they did not receive the Public Notice, nor is it posted in the neighbourhood.

I understand that you are accepting written submissions and that people will have the opportunity to be heard at the Council Meeting, but this meeting is only a week away, and information re this matter does not seem to be available. This proposal, if accepted, will forever change the landscape at Terrace Beach, and there should be an adequate opportunity for community input.

Can you kindly post the information on the website as soon as possible, or send me the link if it's there and I have simply missed it? I would also request that this matter be postponed to a later meeting, so that community stakeholders have the opportunity to review the proposal and prepare their written submissions.

I have further questions about other aspects of this development. Could you kindly let me know when you might be available for a phone call?

Best regards,

Michelle Belanger
[REDACTED]

11 August 2021

Mayor and Council
District of Ucluelet
Box 999, 200 Main Street
Ucluelet, B.C. V0R 3A0

Dear Sir and Mesdames:

Re: DVP 21-02, Variances requested by Go Cabins for consideration at the Regular Council meeting on 17 August 2021

Please reject all four of these variance requests, and ask Go Cabins to rethink and redraft its proposal for these three lots to conform to existing zoning standards and setbacks. The zoning is there to prevent developments that are inappropriate for their setting, that would impinge on neighbouring properties, and that would negatively impact the community as a whole. This one ticks all the boxes.

When this proposal was first presented, just before Christmas last year (see Regular Council Agenda of 15 December 2020) as part of the larger proposal to rezone and develop lots 35 and 37 in the Reef Point Beach Estates subdivision, it attracted a lot of negative attention from the owners of nearby properties (see letters attached to the Public Hearing Agenda of 8 April 2021). Planning staff subsequently removed the Go Cabins proposal from the larger proposal, stating that it “can be left for Council to consider another day” (see Regular Council Agenda of 23 March 2021). The Regular Council meeting of 17 August 2021 appears to be that other day, but we only found out about it by accident. The Agenda for that meeting was still not posted on the District website when I wrote this letter, less than a week before the meeting. Briefly, here are my objections to the proposal as it stands now.

Inappropriate for its setting

The three-storey structures proposed (not cabins) would tower over Terrace Beach, blocking the view of the woods from the beach and the view of the beach from the road. Think Vancouver’s English Bay Beach without the buffer of Beach Avenue and civic green space between the apartment blocks and the beach.

Impinges on neighbouring properties

The neighbouring properties include an archaeological site, land proposed for heritage designation, and a creek, in addition to the beach itself and residential properties nearby. A creek in a ditch is still a creek.

Negatively impacts the community as a whole

Terrace Beach is one of our few publicly accessible beaches, enjoyed by visitors and residents alike. Visitors are already intimidated from exploring it from end to end by the development at the south end. They feel they are trespassing on someone’s front yard. The Go Cabins proposal extends halfway across the beach frontage from the north end. Those “cabins” are not all on the hill coming down from The Cabins existing

location, as one of our Councillors was told. They are right above the beach itself, effectively blocking it from public use despite the access alley from the parking lot (will there even be a parking lot?) to the sand.

This development will spoil one of the “west coast wild” attractions that tourists come all the way out here to see. Please don’t destroy it, not for them, not for the rest of us who came and stayed.

Sincerely,

Ann Turner
1160 Coral Way

From: [David White](#)
To: [Community Input Mailbox](#)
Subject: Objection to Variance Request - "Cabins" , Terrace Beach - Council Agenda August 17 - please distribute to Mayor and Council, and publish on Council website.
Date: August 11, 2021 11:24:10 AM

[External]

1148 Coral Way
Ucluelet.


12 August 2021

Dear Mayor, Councillors,
District of Ucluelet.

Variance request - The Cabins, Terrace Beach: proposal for 13 "cabins" , Council meeting August 17, 2021

It is distressing to see this development proposal before the Council, yet again, with minor changes. It is hugely intrusive and promises severe reduction of the natural and peaceful attraction of Terrace Beach.

Let us state that we are not anti-promoter. In fact, we tend to believe that the existing phase of development is not bad and even among the less obtrusive developments in Ucluelet, in terms of landscaping, tidy maintenance etc. That's on the positive side.

This **second phase of development as now proposed** (13 close, 3-storey high "cabins "in a line) would make a **gross impact**, completely changing the nature of the area.

Terrace Beach is an asset to the whole community - please read that again.

It is not just for those who can come on vacation. It is a little **jewel for the community** as a quiet refuge with distinct calm, appropriate to a nature site of historic and cultural significance. It has suffered some development but that is still manageable. Do you really want now to burden it so that it slides into something akin to a busy beach resort?? Is this what is decent and needed for Ucluelet?

Of course there are recreational needs for busier holiday areas. But there are also **needs - more precious, difficult to find and keep, and rarer all the time - for areas of tranquility, where people can communicate with peace, nature, the memory of the past extending into the present.**

Does everything have to be **measured in terms of how much more business to cram into any given space? Is this the standard Ucluelet wants to adopt?** Another 80 or 90 people on that little strand?? A trade-off of frisbee and volleyball against respect for peace, beauty?

The proposed 1m setback from public park boundary would be a frankly horrible precedent. And why are these "special deals" asked for? A skinny setback, then non-observance of normal distance from riparian features? And what is happening with regard to the historic midden?? Encroachment on that, also? Why the deals??

The developers and council have stated their wish to mitigate where possible more intense environmental disturbance. But let's be honest: this is not about a few "cabins" tucked between trees ...nice folksy image, comfy, rustic, right?

The reality is 13 townhouses. That's what they would be called in Nanaimo or Victoria. You can play around with names, but most people can see this as 13 townhouses, plonked down very close to the public beach, dominating the area.

It is clear that the whole Terrace Beach area is very fragile. **Any further development has to be set well back from the beach, modest in density, modest in height.**

These plans - in the present project and variance sought by the developers - need to go back for a complete re-think.

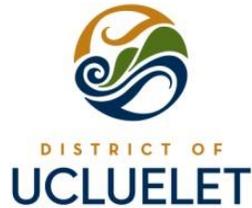
The Council has long sought to project itself as championing a modern view of **environmental concern and stewardship**, reflecting more and more the sentiment of people in the area. It does grave damage to this if it entertains the present proposal. **How can Council boast on its website front page about protecting "pristine coast" if it allows 13 townhouses right, slap bang next to a community "icon" beach of natural and historical significance?** Please, hold back.

By the way, in this discussion, we see no reference to **light emission** from existing and proposed increased activity. A great beauty of this area is the ability to see the stars at night, **the Universe as our roof**. Ucluelet is still able to offer this, to its residents, to its visitors... so rare in the world today. But this gift is being teased away from our eyes by the glare of development, in which there is a lot of glare of money.

All illumination should be in conformity with the standards of the International Dark Skies Association. This should also apply to the entire Reef Point Estate area (where ludicrously high, fake Georgian street lights currently beam 360 degrees sideways and upwards instead of down onto the ground), indeed **the whole area south of Little Beach**. This is not just a matter of LED lights, which reduce energy consumption, but progressively to change lamp housings so as to concentrate the beam downwards from height that is not excessive.

Yours faithfully,

David and Elisa White



STAFF REPORT TO COUNCIL

Council Meeting: Aug 17, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOSEPH ROTENBERG, MANAGER OF CORPORATE SERVICES

FILE NO: 0550-20

SUBJECT: RESOLUTION TRACKING – JUNE/JULY 2021

REPORT NO: 21-112

ATTACHMENT(S): APPENDIX A: RESOLUTION TRACKER

RECOMMENDATION(S):

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

PURPOSE:

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

BACKGROUND:

The resolution follow-up status categories are:

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

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

OPTIONS REVIEW:

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

Respectfully submitted: Joseph Rotenberg, Manager of Corporate Services

Date	Meeting Item Description	Resolution	Description	Department Responsible	Follow-Up Status
September 25, 2018	Lease with Ucluelet & Area Historical Society	THAT Council approve recommendation 1 of report item, "Lease with Ucluelet & Area Historical Society", which states: THAT Council enter into a lease agreement with the Ucluelet and Area Historical Society that is similar to their original Provincial Lease #111228 – Block A District Lot 1507, Clayoquot Land District for approximately 2.4 hectares	Meet with UAHS looking at options. UAHS to get back to Ms. Fortune to confirm the direction they would like to proceed	Parks & Recreation	In Progress: Met with Historical Society January 2021 - waiting for feedback on the lease.
May 14, 2019	Zoning Amendment, Housing Agreement & DVP (354 Forbes Road)	THAT Council, with regard to the proposal to renovate the building on Lot 17, District Lot 281, Clayoquot District, Plan VIP76147 (354 Forbes Road) and request for zoning amendments to permit commercial tourist accommodation on the property: give third reading to the "District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1248, 2019"; give third reading to the "Ucluelet Housing Agreement Bylaw No. 1249, 2019"; and issue Development Variance Permit DVP19-03	Bring Bylaw No. 1248 & No. 1249 for adoption, once all subject to conditions being met	Planning	In Progress - waiting for applicant to meet conditions prior to adoption
December 10, 2019		THAT Staff provide Council with options for rejuvenating the Frank Jones Memorial site.	Staff to provide Council with options for rejuvenating the Frank Jones Memorial site	Parks & Recreation	In Progress - This will be part of overall master plan for Tugwell Field Area - Planning 2021
January 14, 2020	Zoning Bylaw Amendment for 2100 Peninsula Road	That staff prepare a report that identifies options for the regulation of odor and noise, including a covenant	Staff to prepare a report	Planning	In Progress- awaiting information from applicant
January 14, 2020		THAT Staff work with Black Rock Oceanfront Resort & Spa to identify unique solutions for navigation to the resort	A.) Staff to incorporate options for directional landmarks in designs for Peninsula Road B.) Staff to follow up with Black Rock to discuss options for appropriate directional signs	Planning	Assigned
February 11, 2020	West Coast Multi-Use Path Extension Bruce Greig, Manager of Community Planning West Coast Multi-Use Path Extension	THAT the District of Ucluelet make application to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to expand Licence of Occupation File 1407317, to allow for the extension of the West Coast Multi Use Path and other associated utility uses, between the existing Multi Use Path and Pacific Rim National Park Reserve	Apply to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development	Planning / Public Works	ACRD is the lead on this project.
March 12, 2020	Reporting and Request for Funding Letter from the Ucluelet Chamber of Commerce	THAT Council directs Staff to present a report that explores options for the use of the \$10,000 allocated to explore economic development options including the future location of Tourism Ucluelet	Draft report regarding future locations for Tourism Ucluelet	Planning	In Progress
March 12, 2020	Operating and Project Review - Draft 5 Year Financial Plan	That Council direct Staff to provide a report on options for investing the remaining Community Forest Funds that have not been allocated for the 2020 budget	Draft report	CAO	Assigned
March 17, 2020	Water Treatment Loan Authorization Donna Monteith, Chief Financial Officer	3. THAT District of Ucluelet Loan Authorization Bylaw No. 1268, 2020 be given third reading and referred to the Inspector of Municipalities for approval	Staff to refer bylaw to the Inspector for Municipalities for approval	Administration / Finance	Assigned: this project is on hold until we receive information about a related grant application

Appendix A

June 23, 2020	District of Ucluelet Flood Mapping Project Bruce Greig, Manager of Community Services	THAT Council earmark the results of the flood mapping project for upcoming discussions in the Strategic Planning update and subsequent Budget preparations, for next steps to: update Emergency Preparedness plans; consider resiliency in long-term Asset Management planning; consider changes to development regulations, including a process for public consultation, as they relate to existing properties; and, consider new policy on future developments to avoid areas of flood risk.	Use report findings to update strategic planning, emergency preparedness plans, asset management planning, development regulations, policies related to development and subsequent budget preparation.	Administration	Assigned: this will be brought back during strategic and budget planning.
July 14, 2020	Audio Visual Upgrades for the Main Hall	THAT Council approve using up to \$60,000 RMI funds for Audio Visual (AV) upgrades to the Main Hall at the Ucluelet Community Centre.	Implement AV upgrades.	Parks & Recreation	In Progress - Final installation underway
October 13, 2020	Revised Covenant and Option to Purchase - Lot 13 Marine Drive Bruce Greig, Manager of Community Planning	THAT Council indicate that the offer to provide funding in the amount of \$320,000.00 to support the servicing and infrastructure of the development to reduce the cost of units to qualifying households would remain valid until September 1, 2025, and would be payable upon the owner obtaining a final occupancy permit for the last of the 33 houses to be built on the proposed lots.	Pay funds to the developer if and when occupancy permits are issued.	Finance	Assigned: Long Term Project Subject to Developer performance.
December 15, 2020	Development of "The Cabins" Properties in the Reef Point Area John Towgood, Planner 1	11. THAT Council authorize the following: a. discharge of Statutory Right-of-Way EL10355 from the Cabins Property, as defined in this report, at the time the subdivision is registered to redefine the parcel boundaries for the subject properties; and, b. removal of section 3.a from Statutory Right-of-Way EL10354 from the Lodge and the Staff Housing Property, as defined in this report, at the time the subdivision is registered to redefine the parcel boundaries for the subject properties; and,	Discharge and amend the Statutory Rights of Way at the appropriate time.	Planning	In Progress
December 15, 2020	Karen Laine and Christine Brice Re: Utility Charges Increase	THAT Staff work with Ardent Properties to identify options and present a report to Council in 2021.	Draft report regarding the water fees applicable to Whiskey Landing and other Strata Buildings.	Finance	Complete
February 9, 2021	Development Permit and Rezoning Request for 1672 Cedar Road John Towgood, Planner 1	1. THAT Council, with regard to the proposed development of a 4-unit mixed-use building at 1672 Cedar Road, authorize issuance of the requested Development Permit, subject to the applicant providing the following for review and approval by staff: i. revised building plans to articulate the front face of the building and/or side walls at the corners to reduce the appearance of the building mass - given the close proximity to the street and relationship to adjacent properties; ii. confirmation that the siting of the proposed building is acceptable to BC Hydro given the nearby overhead power lines and their distance from the proposed building; iii. confirmation of suitability of the proposed emergency access and/or additional fire	Issue development permit w/ conditions.	Planning	Complete
March 9, 2021	Food Bank on the Edge - Lease Agreement Cris Martin, Food Bank on the Edge	THAT Staff provide a report to Council with options for the Food Bank lease.	Provide report to Council regarding lease options.	Planning	Complete

Appendix A

March 23, 2021	Zoning Amendment: Lot 16 Marine Drive Bruce Greig, Manager of Community Planning	THAT Council Indicate to the applicant and the public that adoption of District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021, would be subject to registration of a Section 219 restrictive covenant on the title of the subject property to ensure, as a matter of public interest, that the following conditions and offers be satisfied as the property is subdivided and developed: a. construction and development of the rental apartment building on proposed Lot 'A' (the "Apartment site") be in the first phase of the development; b. dedication of a 10m wide park greenbelt along the eastern (Victoria Drive side) boundary of the property, as proposed; c. dedication of a park area of approximately 1,300m ² on the western (Marine Drive) side of the property, as proposed; d. registration of a greenspace covenant on a 10m wide strip along the Marine Drive frontage of the subject property to retain vegetation and preclude driveway access along this road corridor, as proposed; e. extension of the proposed new road to connect to Victoria Drive in the general location as shown in Figure 7 of the staff report; f. vehicle access to the proposed Lot 'B' ("Townhouse site") be from the new internal road only; g. the proposed amenity contributions of \$1,000 per multi-family unit or single-family lot be payable prior to approval of a subdivision plan creating the corresponding development parcels; h. the proposed transfer of ownership of one small serviced residential lot to the District at the time of subdivision approval; i. registration of the Housing Agreement on the title of proposed Lot 'A' (the "Apartment site") at the time of subdivision approval to ensure that the apartments are rental tenure only and will not be subject to strata conversion; and j. despite the zoning of proposed Lot 'A', the maximum building height be limited to 11m (3 storeys) unless first approved by the District Council upon submission of detailed architectural plans.	Draft and provide covenant after 3rd reading and prior to adoption of bylaw.	Planning	Assigned
March 23, 2021	Covenant Modification - 858 Barkley Place John Towgood, Planner 1	THAT Council authorize the discharge of the Section 219 Restrictive Covenant EJ96930 registered on Lot 30, Section 1, Barclay District (situated in Clayoquot District), Plan VIP61995 (858 Barkley Place) and replace it with a new Section 219 covenant based on the January 22, 2021, Geotechnical Report by Lewkowich Engineering and Associates Ltd.	Register modified covenant.	Planning	Complete
April 14, 2021	Request to Open Florencia Drive and Re-Commissioning Municipal Services to Signature Circle; Onni Group Bruce Greig, Manager of Community Planning	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.	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.	Planning	In Progress
April 14, 2021	Request to Open Florencia Drive and Re-Commissioning Municipal Services to Signature Circle; Onni Group Bruce Greig, Manager of Community Planning	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; and,	Seek advice from the Municipal Solicitor on the status of opening Florencia Drive under Covenant FB128264.	Planning	Complete
April 14, 2021	Request to Open Florencia Drive and Re-Commissioning Municipal Services to Signature Circle; Onni Group Bruce Greig, Manager of Community Planning	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;	Present a report regarding the cost and timing of providing the requested flushing, testing and re-commissioning of water, hydrant and services for Signature Circle.	Public Works	In Progress

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April 14, 2021	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	THAT Council authorize issuance of Development Variance Permit 20-06.	Issue Variance Permit 20-06.	Planning	complete
April 14, 2021	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	THAT District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020, be given third reading.	Update bylaw and bring back to Council for Adoption.	Planning	Complete
April 14, 2021	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	THAT District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020, be given third reading.	Update bylaw and bring back to Council for Adoption.	Planning	Complete
April 27, 2021	Matterson Drive Speeding Concern Warren Cannon, Manager of Operations	1. THAT Council direct Staff to install the removable rubber speed calming device, initially purchased for the school zone area improvement project, west of Victoria Road along Matterson Drive; and, 2. THAT Council direct Staff to purchase and install removable rubber raised crosswalk device at the crosswalk located along Matterson Drive east of Bay Street utilizing funds from the Community Works Fund (Gas Tax) estimated at \$12,000.	Install traffic calming devices along Matterson Drive.	Public Works	In Progress: Calming devices ordered and signage received.
May 11, 2021	Temporary Use Permit TUP21-13 (636 Marine Drive) John Towgood, Planner 1	THAT , Council authorize the issuance of Temporary Use Permit TUP21-13 for a period of six months, to allow for one seasonal RV camping spaces for local workers.	Issue TUP 21-13.	Planning	In Progress - waiting for applicant to meet conditions
May 11, 2021	Temporary Use Permit TUP21-15 (317 Forbes Road) John Towgood, Planner 1	That , Council authorize the issuance of Temporary Use Permit TUP21-15 for a period of six months, to allow for 3 seasonal RV camping spaces for local workers.	Issue TUP 21-15.	Planning	In Progress - waiting for applicant to meet conditions
May 11, 2021	Request for a Temporary Use Permit for Seasonal RV camping space for Worker Accommodation at 2066 Peninsula Road. John Towgodd, Planner 1	THAT , Council authorize the issuance of Temporary Use Permit TUP 21-01 for a period of up to six months, to allow for a single seasonal recreational vehicle (RV) camping space use for a local worker, to the rear of the Far West Distribution building.	Issue TUP 21-01.	Planning	Complete
May 11, 2021	Temporary Use Permit TUP21-07 (337 Forbes Road) John Towgood, Planner 1	THAT , subject to public comment, with regard to 337 Forbes Road (Lot 7, District Lot 284, Clayoquot District, Plan VIP76147) Council consider the following: That, Council authorize the issuance of Temporary Use Permit TUP21-07 for a period of six months, to allow for 2 seasonal RV camping spaces for local workers.	Issue TUP 21-07.	Planning	Complete
May 11, 2021	Temporary Use Permit TUP21-09 (1682 Peninsula Road) John Towgood, Planner 1	That , Council authorize the issuance of Temporary Use Permit TUP21-09 for a period of six months, to allow for one (1) seasonal RV camping space for local workers.	Issue TUP 21-09.	Planning	In Progress - waiting for applicant to meet conditions
May 11, 2021	Temporary Use Permit TUP21-11 (2074 Peninsula Road) John Towgood, Planner 1	That , Council authorize the issuance of Temporary Use Permit TUP21-11 for a period of six months, to allow for three (3) seasonal RV camping spaces for local workers.	Issue TUP 21-11	Planning	In Progress - waiting for applicant to meet conditions

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May 11, 2021	Temporary Use Permit TUP21-12 (1947 St. Jacques) John Towgood, Planner 1	That , Council authorize the issuance of Temporary Use Permit TUP21-12 for a period of six months, to allow for one seasonal RV camping space for local workers.	Issue TUP 21-12.	Planning	In Progress - waiting for applicant to meet conditions
May 25, 2021	Temporary Use Permit TUP21-06 (221 Minato Road) John Towgood, Planner 1	THAT , Council authorize the issuance of Temporary Use Permit TUP21-06 for a period of six months, to allow for 8 seasonal RV camping spaces for local workers under the conditions that: a. each RV on the site be equipped with washroom facilities, toilet, sink and shower; b. 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 between the hours of 7 am and 8 pm; and c. 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.	Issue TUP 21-06	Planning	In Progress - waiting for applicant to meet conditions
May 25, 2021	Support Working Forests on Vancouver Island and British Columbia Town of Port McNeill and Village of Gold River	THAT Council direct Staff to draft a letter of support for the resolution adopted by Gold River in support of working forests on Vancouver Island and British Columbia and forward the same to AVICC and UBCM.	Draft Resolution for submission to UBCM.	Administration	Complete
May 25, 2021	Mobile Vending Business License Approval for 2060 Peninsula Road John Towgood, Planner 1	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) with the following condition: a) That prior to the renewal of the business license the applicant or the owner of the subject property shall first apply for and obtain a Development Permit for more extensive landscaping along the Peninsula Road and Pacific Crescent frontages.	Issue business license.	Administration	Complete
May 25, 2021	Ucluelet Small Craft Harbour Rates Update & Information Abigail Fortune, Manger of Recreation & Tourism	2. THAT Council direct staff to present a report at the September 7, 2021 Harbour Authority Meeting that reviews current moorage rates.	Present report regarding moorage rates at September 7, 2021, Harbour Authority Meeting.	Parks & Recreation	In Progress - Report to HA Sept. 7, 2021
June 15, 2021	District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021 (Lot 16 Marine Drive) - 3rd Reading Bruce Greig, Manager of Community Planning	THAT Council: a. direct Staff to prepare a report providing the information, analysis, and recommendations on how those items will be addressed, with input from the applicant as necessary; b. hold a Committee of the Whole meeting to provide an opportunity for the Applicant and Staff to address the report; c. provide an opportunity for further public input at the Committee of the Whole meeting; d. at that point consider whether Council deems it necessary to make changes to the bylaw or conditions of final approval, prior to considering referral of the bylaw to another public hearing; and, e. direct Staff to publish notice of the Special Committee of the Whole meeting as widely as possible.	Publish notice of the Special Committee of the Whole, distribute notice widely, and host this meeting.	Administration	Complete

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June 15, 2021	District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021 (Lot 16 Marine Drive) - 3rd Reading Bruce Greig, Manager of Community Planning	THAT Council identifies the following items that it wishes to resolve prior to further consideration of the Bylaw: a. Is there an environmental assessment and can we see that report? b. I saw one lot available for affordable housing, how do we figure out that percentage, and how can we work with BC Housing? c. Water runoff onto Victoria Road and Marine Drive. d. What is the width of the roads in the proposed development and will there be sidewalks? e. What are the total DCC's paid for the development? f. What is the buffer (set back) on the Marine Drive side of the development? g. What are the rental caps for the apartment building? What percentage is for affordable housing in the apartment building? h. What do the upgrades look like for Matterson Road? i. Would the developer/owner entertain the idea of focusing on the apartment building first, and then moving over to the rest of the development, to make sure that the apartment is constructed first? j. Who is paying for the sewer upgrades at the corner of Marine Drive and Victoria Road and who is paying for sewer and water upgrades associated with the development in general? k. What is the timeline for this development? l. How does this development help our community? m. Is blasting required at this site? If so, what is the extent of the blasting? n. Is there an archeological study and can we see that study? o. Is this still an archeological site? p. Is a three story apartment building an option? q. How are patios addressed in the setback requirements in the zoning? r. Are there alternative access roads other than off of Victoria Road, and the corner of Victoria Road and Marine Drive. What other options are available? s. Requests that a traffic study be conducted.	Draft report that addresses these questions to be presented at a Committee of the Whole.	Planning	Complete. CoW meeting scheduled Aug.10
June 15, 2021	Resolution Tracking - May 2021 Paula Mason, Administration Clerk	THAT staff provide a report to Council with options for the investment of Barkley Community Forest Funds at an upcoming Council Meeting.	Staff to provide report.	CAO	Assigned
June 15, 2021	Food Bank on The Edge - proposed new location Bruce Greig, Manager of Community Planning	THAT Council supports contributing to the project to offset site servicing and construction costs, with confirmation of the amount and source of funding to be determined in the 2022 budget process.	Bring forward during budget 2022 budget discussions.	Administration	Assigned
June 29, 2021	May 4, 2021 Special Minutes	THAT Council adopt the May 4, 2021, Special Minutes as presented.	Print, sign, post and file.	Administration	Complete
June 29, 2021	May 25, 2021 Regular Minutes	THAT Council adopt the May 25, 2021 Regular Minutes as presented.	Print, sign, post and file.	Administration	Complete
June 29, 2021	June 15, 2021 Regular Minutes	THAT Council adopt the June 15, 2021 Minutes as presented.	Print, sign, post and file.	Administration	Complete
June 29, 2021	Development Permit for 2094 Peninsula Road John Towgood, Planner 1	THAT Council, approve the issuance of a Development Permit for a 17-unit motel and 1 staff housing unit development on Lot 7, District Lot 284, Clayoquot Land District, Plan VIP58757 (2094 Peninsula Road).	Issue Development Permit 21-04.	Planning	Complete
June 29, 2021	Zoning Bylaw Amendment (829 Rainforest Dr.) - Adoption Joseph Rotenberg, Manager of Community Planning	THAT Council adopt District of Ucluelet Zoning Amendment Bylaw No. 1291, 2021.	Sign and file Bylaw 1291, 2021.	Administration	Complete
June 29, 2021	District of Ucluelet Harbour Amendment Bylaw No. 1295, 2021 - Adoption Joseph Rotenberg, Manager of Corporate Services	THAT Council defer consideration of District of Ucluelet Harbour Amendment Bylaw No. 1295, 2021 until the next Regular Council meeting.	Bring back Bylaw 1295, 2021 for the July 13, 2021 Regular Meeting.	Administration	Complete
July 13, 2021	District of Ucluelet Harbour Amendment Bylaw No. 1295, 2021 - Adoption Abby Fortune, Director of Parks and Recreation	THAT Council adopt District of Ucluelet Harbour Regulation Amendment Bylaw No. 1295, 2021.	Print, sign and file bylaw.	Administration	Complete
July 13, 2021	Development Permit and Development Variance Permit for 1049 Helen Road John Towgood, Planner 1	THAT Council, with regard to 1049 Helen Road (Lot 7, District Lot Native Island, Clayoquot District, Plan VIP76238): a) authorize issuance of Development Variance Permit DVP21-01 to allow a total of 4 guest cottages and two auxiliary buildings located to the front of the front face of the principal building whereas section GH.6.2(1) of the District of Ucluelet Zoning Bylaw No. 1160, 2013, requires guest cottages and auxiliary buildings to be located to the rear of the front face of the principal building; and, b) authorize issuance of Development Permit DP21-05 for two new guest cottages on the property, plus associated auxiliary buildings, and landscaping.	Issue DP 21-05 and DVP 21-01.	Planning	Complete

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July 13, 2021	Night Market Series Abigail K. Fortune, Director of Parks and Recreation	THAT Council approve the Special Events Permit for the Night Market Series organized by Ucluelet Chamber of Commerce for Wednesday, August 25th and Wednesday, September 29th from 4:00 pm – 9:00 pm at Seaplane Base Recreation Hall field.	Issue the special events permit upon receipt of all relevant information and documentation.	Recreation	Complete
July 13, 2021	Amphitrite House: Project Update Options Abby Fortune, Director of Parks & Recreation	THAT Council direct staff to work with the consultants to refine Option 2B for the Amphitrite House Project, (Retain Existing Foundation, Build New Main Floor, No Basement Improvements) for a further report to Council on August 17th.	Provide report to Council regarding Amphitrite House Project on August 17.	Recreation	Complete
July 13, 2021	Endorsement of the 2023 Peninsula Road Safety and Beautification Project for Multiple Grant Applications John Towgood, Planner	THAT Council, with regard to the 2023 Peninsula Road Safety and Beautification Project as described in this report and shown in Appendix-A Peninsula Road Concept Drawings – July 6, 2021, direct Staff to: a) Apply for both the BC Active Transportation Grant and the Canadian Community Revitalization Fund. b) Prepare a letter of endorsement from the District of Ucluelet to the two grant funders to highlight the following points: i) That creating a safe and welcoming environment for people on foot and on bicycles in Ucluelet's commercial core is of high importance to the community and its livability. ii) That making this core area of Ucluelet's public realm more accessible is important to achieving the community's goal to be more inclusive and equitable. iii) That the proposed works are critical to safely integrate the expected increase in cycling traffic from the new Pacific Rim National Park Reserve's ʔapsčiiik tá šii multi-use pathway. iv) That the improvements in the project area's pedestrian and cycling movement and the beautification of the project area, would enhance the visitor experience and better support Ucluelet businesses. v) That the proposed improved and revitalized economic conditions that the project would create would be essential in helping the community rebound from the effects of COVID-19. c) Request letters of support for the grant applications from the Yuułuʔiłʔatḥ Government, the Ucluelet Chamber of Commerce, Parks Canada, and Tourism Ucluelet.	Submit grant applications.	Planning	In Progress
July 13, 2021	Endorsement of the 2023 Peninsula Road Safety and Beautification Project for Multiple Grant Applications John Towgood, Planner	THAT Council, with regard to the 2023 Peninsula Road Safety and Beautification Project as described in this report and shown in Appendix-A Peninsula Road Concept Drawings – July 6, 2021, direct Staff to: a) Apply for both the BC Active Transportation Grant and the Canadian Community Revitalization Fund. b) Prepare a letter of endorsement from the District of Ucluelet to the two grant funders to highlight the following points: i) That creating a safe and welcoming environment for people on foot and on bicycles in Ucluelet's commercial core is of high importance to the community and its livability. ii) That making this core area of Ucluelet's public realm more accessible is important to achieving the community's goal to be more inclusive and equitable. iii) That the proposed works are critical to safely integrate the expected increase in cycling traffic from the new Pacific Rim National Park Reserve's ʔapsčiiik tá šii multi-use pathway. iv) That the improvements in the project area's pedestrian and cycling movement and the beautification of the project area, would enhance the visitor experience and better support Ucluelet businesses. v) That the proposed improved and revitalized economic conditions that the project would create would be essential in helping the community rebound from the effects of COVID-19. c) Request letters of support for the grant applications from the Yuułuʔiłʔatḥ Government, the Ucluelet Chamber of Commerce, Parks Canada, and Tourism Ucluelet.	Request letters of support.	Planning	Complete

Appendix A

July 13, 2021	Endorsement of the 2023 Peninsula Road Safety and Beautification Project for Multiple Grant Applications John Towgood, Planner	<p>THAT Council, with regard to the 2023 Peninsula Road Safety and Beautification Project as described in this report and shown in Appendix–A Peninsula Road Concept Drawings – July 6, 2021, direct Staff to:</p> <p>a) Apply for both the BC Active Transportation Grant and the Canadian Community Revitalization Fund.</p> <p>b) Prepare a letter of endorsement from the District of Ucluelet to the two grant funders to highlight the following points:</p> <p>i) That creating a safe and welcoming environment for people on foot and on bicycles in Ucluelet’s commercial core is of high importance to the community and its livability.</p> <p>ii) That making this core area of Ucluelet’s public realm more accessible is important to achieving the community’s goal to be more inclusive and equitable.</p> <p>iii) That the proposed works are critical to safely integrate the expected increase in cycling traffic from the new Pacific Rim National Park Reserve’s ʔapsčik tá šii multi-use pathway.</p> <p>iv) That the improvements in the project area’s pedestrian and cycling movement and the beautification of the project area, would enhance the visitor experience and better support Ucluelet businesses.</p> <p>v) That the proposed improved and revitalized economic conditions that the project would create would be essential in helping the community rebound from the effects of COVID-19.</p> <p>c) Request letters of support for the grant applications from the Yuuʔiʔath Government, the Ucluelet Chamber of Commerce, Parks Canada, and Tourism Ucluelet.</p>	Draft letters of support.	Administration	Complete
July 13, 2021	UBCM Convention - 2021 Joseph Rotenberg, Manager of Corporate Services	THAT Councillors McEwen, Cole and Hoar represent the District of Ucluelet by attending the 2021 Annual UBCM Conference virtually.	Register Councillors McEwen, Cole and Hoar to attend the UBCM Annual Conference.	Administration	Complete
July 13, 2021	UBCM Convention - 2021 Joseph Rotenberg, Manager of Corporate Services	THAT Councillors McEwen, Cole, Kemps, and Mayor Noël r epresent the District of Ucluelet by attending the 2021 State of the Island Summit in-person and Councillor Hoar attend virtually.	Register Council to attend the State of the Island Conference.	Administration	Complete
July 13, 2021	UBCM Convention - 2021 Joseph Rotenberg, Manager of Corporate Services	THAT Council direct Staff to request a meeting with BC Assessments.	Request meeting with BC Assessments.	Administration	Complete
July 13, 2021	Lot 16 Marine Drive Bruce Greig, Director of Community Planning	THAT Council refer this report to a special Committee of the Whole meeting, to be held on August 10, 2021.	Conduct COW regarding Lot 16 Marine Drive on August 10, 2021.	Administration	Complete



STAFF REPORT TO COUNCIL

Council Meeting: Aug 17, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: PAULA MASON, ADMINISTRATION CLERK

FILE NO: 1630-01

SUBJECT: CHEQUE LISTING – JULY 2021

REPORT NO: 21-111

ATTACHMENT(S): Appendix A - District of Ucluelet AP Cheque Listing

RECOMMENDATION(S):

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

PURPOSE:

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

BACKGROUND:

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

POLICY OR LEGISLATIVE IMPACTS:

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

OPTIONS REVIEW:

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

Respectfully submitted: PAULA MASON, ADMINISTRATION CLERK

Appendix A

AP Cheque Listing

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
56686883	2	2021-07-01	BRA01	BRAKER DEVELOPMENTS LTD	2021-07	4-313 FORBES RD RENT	2100		2100	
031853	2	2021-07-12	ACE92	ACE COURIER SERVICES	14305619	PRAIRIE COAST B158007	34.67		34.67	
031854	2	2021-07-12	RD205	ACRD	REQ2021 PILT2021	2021 REQUISITION 2021 PILT REQUISITION	384156 5904.08		390060.08	
031855	2	2021-07-12	RH204	ALBERNI-CLAYOQUOT REGIONAL HOSPITAL DIST	REQ2021 PILT2021	2021 REQUISITION 2021 PILT REQUISITION	171218 2631.38		173849.38	
031856	2	2021-07-12	AEL78	ALBION ELECTRIC LTD	749751	SCH ELECTRICAL PLUG INSTALL	724.68		724.68	
031857	2	2021-07-12	ALS21	ALS CANADA LTD.	3311135805	WATER TREATABILITY STUDY	1954.42		1954.42	
031858	2	2021-07-12	AFS01	ASSOCIATED FIRE & SAFETY	29141	TURNOUT GEAR REPAIR	188.23		188.23	
031859	2	2021-07-12	BC206	BC ASSESSMENT AUTHORITY	REQ2021 PILT2021	2021 REQUISITION 2021 PILT REQUISITION	37954.46 589.44		38543.9	
031860	2	2021-07-12	AS311	BUNZL CANADA INC.	7738565 7737503 7737504	CLEANING SUPPLIES SCRUB PADS PERCEPT URINAL SWABS	581.88 23.24 214.49		819.61	
031861	2	2021-07-12	MA952	BUREAU VERITAS CANADA (2019) INC.	VA10386858 VA10377486 VA10382633	WATER TESTING C146113 WATER TESTING C141831 WATER TESTING C143828	270.9 270.9 270.9		812.7	
031862	2	2021-07-12	BUS01	BUSTON, TONI	123392	YOUTH FOOD/WILD COAST JUN/21	655.5		655.5	
031863	2	2021-07-12	TLM38	CAMLOCK LOCKSMITHS	CH14002	PADLOCK	398.65		398.65	
031864	2	2021-07-12	CGISC	CGIS CENTRE	44392	FLOOD MAPPING	498.75		498.75	
031865	2	2021-07-12	ct002	CLEARTECH INDUSTRIES INC	210220 877611	CONTAINER RETURN SODIUM HYPOCHLORITE	-315 846.89		531.89	
031866	2	2021-07-12	CF005	COLUMBIA FUELS	01375121985111	CLOTHING FOR WASTE COLLECTOR	227.36		227.36	
031867	2	2021-07-12	CS334	CONTROL SOLUTIONS	W33491	ROOM TEMP SENSOR	94.4		94.4	
031868	2	2021-07-12	CE004	CORPORATE EXPRESS CANADA INC	56504005 56570693 56477597 56482234 56465640 56510172	DRY ERASE MARKERS PARKS OFFICE SUPPLIES BATTERIES MESH FILE HOLDERS OFFICE SUPPLIES LYCHE OFFICE PENS	38.07 189.78 192.39 68.76 91.46 101.37		704.27	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
					56548245	MESH WALL FOLDER	22.44			
031869	2	2021-07-12	DWS54	DOGWASTE SOLUTIONS	1746	DOG WASTE BAGS	756.4		756.4	
031870	2	2021-07-12	DC001	DOLAN'S CONCRETE LTD.	UK51487	CEDAR PARKING LOT	552.7		552.7	
031871	2	2021-07-12	DJ002	DRAESEKE JAN	123395	PARTICIPACTION PER DIEM	50		287.8	
					123396	CHI GONG SPRING/21	237.8			
031872	2	2021-07-12	DFC01	DUMAS FREIGHT COMPANY	75165	TO CLEARTECH	183.75		280.99	
					81534	FROM FOUR STAR WATERWORKS	97.24			
031873	2	2021-07-12	EB295	E.B. HORSMAN & SON	13017808	EMERGENCY LIGHTS SEAPLANE BASE	147.35		147.35	
031874	2	2021-07-12	EP047	ENGINEERED PUMP SYSTEMS LTD.	69547	LIFT STATION MAINTENANCE/REPAIR	2129		2129	
031875	2	2021-07-12	fw050	FAR WEST DISTRIBUTORS LTD	F003864	UCC PAPER TOWEL DISPENSERS	184.15		542.29	
					F003677	GARBAGE BAGS	241.3			
					F003762	TOILET PAPER/SOAP DISPENSER	116.84			
031876	2	2021-07-12	GB059	GIBSON BROS. CONTRACTING LTD.	25338	WATER LEAK REPAIR	1312.5		1872.5	
					25037	CRUSH GRAVEL	560			
031877	2	2021-07-12	G9263	GUDBRANSON, BARB	123397	UCC REIMBURSEMENTS	237.6		237.6	
031878	2	2021-07-12	IB275	ISLAND BUSINESS PRINT GROUP LTD	176384	VEHICLE PRE-TRIP REPORTS	591.36		591.36	
031879	2	2021-07-12	JD79	J & D WEAVER HOLDINGS LTD	595045	WATER TIMERS/BATTERY TESTER	255.71		255.71	
031880	2	2021-07-12	JR381	J. ROBBINS CONSTRUCTION LTD	5183	GRAVEL TRANSPORT	82.21		82.21	
031881	2	2021-07-12	CK608	KASSLYN CONTRACTING	D781	D781	8686.19		19425.22	
					D782	D782	1319.18			
					D783	D783	9419.85			
031882	2	2021-07-12	KL923	KERDMAN LINDSAY	123398	PARTICIPACTION PER DIEM	100		100	
031883	2	2021-07-12	I9436	LAIDLAW ANDY	123399	JUN/21 TRAVEL & EXPENSES	1046.66		1046.66	
031884	2	2021-07-12	LB002	LB WOODCHOPPERS LTD.	386600	PARKS PPE	423.78		423.78	
031885	2	2021-07-12	MEC01	MEC PROJECTS LTD	3085	ELECTRICAL WORK	809.7		898.95	
					2770	DISTRICT AQUIFER ALARMS	89.25			
031886	2	2021-07-12	MF007	MINISTER OF FINANCE	94822002	V-VAC HANDLE REPLACEMENT	255.81		348.01	
					94822003	NECK IMMOBILIZERS	92.2			

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
031887	2	2021-07-12	MISC		123391	PAAB4 TX ADJ	1751.66		1751.66	
031888	2	2021-07-12	MISC	CLARKE, PAUL W.	123393	CEDAR RD BOARDWALK CONNECTOR	6900.7		6900.7	
031889	2	2021-07-12	misc		123394	CANCELLED WEDDING PERMIT	52.5		52.5	
031890	2	2021-07-12	MISC	NEWLANDS JIM	123400	CEDAR RD BOARDWALK CONNECTOR	6545.84		6545.84	
031891	2	2021-07-12	MISC	PERCEVAULT LYLE	123401	CEDAR RD PARKING BOARDWALK	7544		7544	
031892	2	2021-07-12	MISC	PERCEVAULT ELIZABETH	123402	CEDAR RD PARKING BOARDWALK	1072.5		1072.5	
031893	2	2021-07-12	MISC		123404	RECRUITING TRAVEL EXPENSE	1268		1268	
031894	2	2021-07-12	MISC	CUSTOM TUBE IND.	258	ESS TRAILER CARPORT	4289.6		4289.6	
031895	2	2021-07-12	MF207	MUNICIPAL FINANCE AUTHORITY of BC	REQ2021 PILT2021	2021 REQUISITION 2021 PILT REQUISITION	177.97 2.74		180.71	
031896	2	2021-07-12	NP156	NORTH PACIFIC REPAIR	128447 128442	VENT TOP RAMPS FOR TRAILER	69.43 808.73		878.16	
031897	2	2021-07-12	PB104	PIONEER BOAT WORKS	80922	BOOTS STEEL TOE	121.28		121.28	
031898	2	2021-07-12	PC650	PRAIRIE COAST EQUIPMENT	P33870	BLADE/OIL FILTERS	245.09		245.09	
031899	2	2021-07-12	PI110	PUROLATOR INC	447893608 447951998 447779307 447835499	BV LABS BV LABS BV LABS/ASSOCIATED FIRE JAL DESIGN/YOUNG ANDERSON	42.17 40.14 208.73 81.56		372.6	
031915	2	2021-07-12	WP166	WINDSOR PLYWOOD - UCLUELET DIV.	65678A	KEY COPIES	3.36		3.36	
031914	2	2021-07-12	WP166	WINDSOR PLYWOOD - UCLUELET DIV.	63423A 63427A 63651A 63931A 64141A 64125A 64404A 64916A 65263A 66388A 66389A	LOCKER ROOM PROJECT LOCKER ROOM PROJECT RETURNS SCH BATHROOM RENO PICTURE HANGING KEY COPIES KEY COPIES PW MATERIALS LUMBER SCH PAINT PARKS JUNE MATERIALS CEDAR RD PARKING BOARDWALK	122.13 -25.33 72.39 8.25 10.08 3.36 9.99 117.6 290.6 147.14 17926.06		18682.27	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
031913	2	2021-07-12	VI200	VANCOUVER ISLAND REGIONAL LIBRARY	PILT2021	2021 PILT REQUISITION	1961.64		1961.64	
031912	2	2021-07-12	UI923	UKEE INFO TECH	12390	IT SUPPORT JUN/21	6811.48		6811.48	
031911	2	2021-07-12	UB034	UKEE BIKES	1561	E-BIKE REPAIR	139.78		139.78	
031910	2	2021-07-12	UV146	UCLUELET VOLUNTEER FIRE BRIGADE	Q3/21	Q3 CONTRIBUTION	2500		2500	
031909	2	2021-07-12	UR849	UCLUELET RENT-IT CENTER LTD	42083	MAIN ST AT CO-OP VAC TRUCK	252		3005.44	
					42080	MARINE DR SEWER TRUCK	173.6			
					42074	BOAT BASIN CARDBOARD MAY	391.65			
					42232	UCC FAN RENTALS	241.92			
					42271	JUN/21 PORTABLES	1848			
					42029	PARKS TRIMMER LINE	98.27			
031908	2	2021-07-12	UP459	UCLUELET PETRO-CANADA	12531	KEY TAGS	50.4		50.4	
031907	2	2021-07-12	TU428	TOURISM UCLUELET	04/21	APR/21 MRDT	14449.72		14449.72	
031906	2	2021-07-12	VIFST	THE FLAG SHOP - VICTORIA	3564	FEATHER FLAGS/BASE SPIKES	734.83		734.83	
031905	2	2021-07-12	TAI01	TAIJI COMMUNICATIONS CORP	3213	ANNUAL REPORT PUBLICATION	1433.25		1433.25	
031904	2	2021-07-12	SUN02	SUN LIFE ASSURANCE COMPANY OF CANADA	112364	JUL/21 EAP	121.28		121.28	
031903	2	2021-07-12	NS003	SIGMUND, NORANND	123405	FLOW YOGA SPRING/21	424		424	
031902	2	2021-07-12	SD199	SCHRAMM DESIGN	3012	EIGHT BOAT LAUNCH SIGNS	1799.84		2732.87	
					3010	SIREN EMERGENCY GRAPHICS	99.75			
					3011	HUMIIS PARKING SIGN	833.28			
031901	2	2021-07-12	RTOWN	RTOWN COMMUNICATIONS	210601	USS GRAD CONGRATS-COUNCIL/MAYOR	210		210	
031900	2	2021-07-12	rou01	ROUILLARD TONY	123403	TAI CHI SPRING/21	320		320	
031916	2	2021-07-23	CC508	A-MAIS TECHNOLOGIES INC.	2021094	REMOTE DB MGMT 2021-2022	941.51		941.51	
031917	2	2021-07-23	AL001	ACKLANDS - GRAINGER INC.	9964692934	REUSABLE DEPOSIT BAGS	83.24		83.24	
031918	2	2021-07-23	AGS11	AGS BUSINESS SYSTEMS INC	337296	COPIER USAGE 05/29-06/28	1176.17		1176.17	
031919	2	2021-07-23	AS311	BUNZL CANADA INC.	7739509	URINAL SCREENS	76.16		76.16	
031920	2	2021-07-23	MA952	BUREAU VERITAS CANADA (2019) INC.	VA10341410	WATER TESTING C127158	270.9		812.7	
					VA10397292	WATER TESTING C149832	270.9			

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
					VA10391861	WATER TESTING C147864	270.9			
031921	2	2021-07-23	CIS12	CANCADD IMAGING SOLUTIONS LTD.	71433	PLOTTER SERVICE/TONER	1752.63		1752.63	
031922	2	2021-07-23	CGISC	CGIS CENTRE	44391 44390	2019 AERIAL IMAGERY OCP SCHEDULES	299.25 2992.5		3291.75	
031923	2	2021-07-23	CN411	CITY OF NANAIMO	AR011642 AR011625	FR INSTRUCTOR COURSE UFR EXAMS	288.75 456.75		745.5	
031924	2	2021-07-23	CE004	CORPORATE EXPRESS CANADA INC	56507168 56515934 56493141 56626323 56576993 56605243 55969752 56599979	TAPE MEASURE PRINTER TONER WHITE BOARD OFFICE SUPPLIES KEY TAGS STAPLER SANITIZER-UCC SANITIZER-RETURNED	26.93 472.39 193.05 189.9 11.52 44.98 143.56 -143.56		938.77	
031925	2	2021-07-23	DH143	DURWARD HEATHER	123406	YOGA SPRING/21	629.34		629.34	
031926	2	2021-07-23	fw050	FAR WEST DISTRIBUTORS LTD	F004134 F004202 F004219 F004208 F004448	BATHROOM SUPPLIES GARBAGE BAGS NITRILE GLOVES TOILET PAPER/HAND SOAP GARBAGE BAGS	492.35 135.73 67.18 280.08 394.44		1369.78	
031927	2	2021-07-23	FSC10	FOUR STAR COMMUNICATIONS INC	59528	ANSWERING SERVICES JUL/21	162.75		162.75	
031928	2	2021-07-23	GAR05	GARAVENTA (CANADA) LTD	1724972-0	ANNUAL MAINTENANCE CONTRACT	1550		1550	
031929	2	2021-07-23	HEL01	HELLO NATURE ADVENTURE TOURS	NJJK-140521	YOUTH KAYAKING MAY/JUN	1890		1890	
031930	2	2021-07-23	HEM01	HEMMERA ENVIROCHEM INC.	2304202	MARINE FORESHORE ECOL ASSMT	3997.5		3997.5	
031931	2	2021-07-23	IC130	INFOSAT COMMUNICATIONS	475109	JUL/21 SAT PHONE	65.12		65.12	
031932	2	2021-07-23	JD79	J & D WEAVER HOLDINGS LTD	595151	UFR TOOLS/EQUIPMENT	112.83		112.83	
031933	2	2021-07-23	JAL42	JAL DESIGNS AND GRAPHICS INC.	40502671	BYLAW SHIRTS	176.96		176.96	
031934	2	2021-07-23	JER01	JERRY BERRY CONSULTANTS INC.	2104	CAO RECRUITMENT	24494.25		24494.25	
031935	2	2021-07-23	CK608	KASSLYN CONTRACTING	D784 D785	D784 D785	4109.8 7402.85		11512.65	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
031936	2	2021-07-23	KL923	KERDMAN LINDSAY	123409	GYMNASTICS JUL/21	3352.8		3352.8	
031937	2	2021-07-23	KA001	KOERS & ASSOCIATES ENGINEERING LTD.	2138-001 0361-090 0361-091 9601-164	2138 PENINSULA RD SANITARY/STORM 9601 REVIEWS MARINE DR LOT 16 0361 REVIEWS 239 BOARDWALK BLVD 9601 SERVICES 212 PORT ALBION	3439.17 400.68 300.51 787.5		4927.86	
031938	2	2021-07-23	LB002	LB WOODCHOPPERS LTD.	387333	FIRE EXTINGUISHERS	396.9		396.9	
031939	2	2021-07-23	MW002	MAJESTIC OCEAN KAYAKING	123410	PADDLE CLUB/WED NIGHT PADDLE	2598.75		2598.75	
031940	2	2021-07-23	MJ001	MILLAR, JOHN	123412	REIMBURSEMENT UFR MATERIALS	149.59		149.59	
031941	2	2021-07-23	MISC	DAMANT MARC	123407	CANCELLED VET VISIT 2021	262.5		262.5	
031942	2	2021-07-23	misc	[REDACTED]	BP20-61	BP20-61 DMG DEP RETURN	1000		1000	
031943	2	2021-07-23	MISC	[REDACTED]	TX115236-2021	ROLL# 115236 TAX OVERPYMT	1402.78		1402.78	
031944	2	2021-07-23	MISC	[REDACTED]	TX126086-2021	ROLL#126086 TAX OVERPYMT	2803.67		2803.67	
031945	2	2021-07-23	MISC	[REDACTED]	TX128009-2021	ROLL# 128009 TAX OVERPYMT	1045		1045	
031946	2	2021-07-23	MISC	[REDACTED]	TX128100-2021	ROLL# 128100 TAX OVERPYMT RETURN	1784.66		1784.66	
031947	2	2021-07-23	MISC	[REDACTED]	TX61039-2021	ROLL 61039 TAX OVERPYMT	770		770	
031948	2	2021-07-23	MISC	[REDACTED]	TX62035-2021	ROLL #62035 TAX OVERPYMT	1985.41		1985.41	
031949	2	2021-07-23	MISC	[REDACTED]	TX99002-2021	ROLL# 99002 TAX OVERPYMT	1670.43		1670.43	
031950	2	2021-07-23	N9371	NOEL MAYCO	123411	NOEL-JUNE MEETING EXPENSES	230.52		230.52	
031951	2	2021-07-23	NP156	NORTH PACIFIC REPAIR	128489	AERATOR LAGOON	10789.28		10789.28	
031952	2	2021-07-23	PBX12	PBX ENGINEERING LTD	11826 11836	14282-01 SCADA MAINT SUPPORT 17451-05 LOST SHOE CREEK WELL 3	6039.8 5462.1		11501.9	
031953	2	2021-07-23	PC285	PETTY CASH - LYVIER RIVERA	07/2021	COFFEE/POSTAGE/COUNCIL SNACKS	71.15		71.15	
031954	2	2021-07-23	pi110	PUROLATOR INC	448007936	BV LABS	82.08		82.08	
031955	2	2021-07-23	SBR01	SONBIRD REFUSE & RECYCLING LTD.	42526	PW GARBAGE JUN/21	1631.67		1631.67	
031956	2	2021-07-23	UC142	UCLUELET CONSUMER'S CO-OPERATIVE ASSN	71474530 07JUN2021#3684	PROPANE-PARKS YOUTH FOOD INIT	22.4 46.88		4748.39	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
					11JUN2021#4890	UVFB MILK/WATER	32.9			
					16JUN2021#5465	PW MISC SUPPLIES	101.93			
					09JUN2021#4077	LYCHE-COFFEE	42.17			
					21JUN2021#4560	YOUTH FOOD INIT	25.02			
					71485297	BYLAW FUEL	61.68			
					71485165	SILVERADO FUEL (PARKS)	125.33			
					7083	CARDLOCK JUN/21	4290.08			
031957	2	2021-07-23	UP459	UCLUELET PETRO-CANADA	12642	#1 FLAT TIRE REPAIR	24.93		24.93	
031958	2	2021-07-23	UR849	UCLUELET RENT-IT CENTER LTD	42217	VAC TRUCK FRASER LANE	1008		1046.88	
					42188	AIR FILTER	38.88			
031959	2	2021-07-23	UKE01	UKEE AUTO SERVICE	0753127	#10 BATTERY REPLACEMENT	100.8		257.6	
					0753189	2021 COLORADO OIL & FILTER	156.8			
031960	2	2021-07-23	US001	URBAN SYSTEMS LTD.	190298	1427.0013.01 AMPHITRITE PARK	13218.98		36436.51	
					190297	1427.0009.01 AMPHITRITE PT	15840.65			
					190471	1427.0015.01 WPT IMPROVEMENTS	5925.36			
					190990	1427.0011.01 CEDAR RD PARKING	1451.52			
031961	2	2021-07-23	WCC28	WESTCOAST CONNECT	6162	BV LABS	140.1		140.1	
031962	2	2021-07-23	WM275	WHITE MAGNOLIA RESORT CO LTD	243	MAY-JUN/21 POOL RENTAL	1310.4		1310.4	
031963	2	2021-07-23	XC300	XPLOARNET COMMUNICATIONS INC	38188780	JUL/21 SAT PHONE	76.15		76.15	



STAFF REPORT TO COUNCIL

Council Meeting: AUGUST 17, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: DONNA MONTEITH, CHIEF FINANCIAL OFFICER

FILE NO: 1820-02

SUBJECT: STRATA PLAN VIS6411 - WHISKEY LANDING UTILITY BILLING

REPORT NO: 21-118

ATTACHMENT(S): APPENDIX A – EXCERPTS FROM BYLAW 1136, 2011 (SCHEDULE B)
APPENDIX B – EXCERPTS FROM BYLAW 1186, 2016 (SCHEDULE L & M)

RECOMMENDATION(S):

1. **THAT** Council authorize a special exemption for uninhabitable units SL 1,2,3 and 17 in Strata Plan VIS6411 - Whiskey Landing. **(Recommended)**

PURPOSE:

The purpose of this report is to request that Council provide direction on the utility account billing for Strata Plan VIS6411 - Whiskey Landing (the “Whiskey Landing”).

BACKGROUND:

On November 12, 2020, an email from the District’s Manager of Finance, Tamara Nelson, was sent to the Strata Manager, Christine Brice, which included the following:

The utility account for Whiskey Landing has been underbilled since the inception of the water meter. Per our Bylaw 1136, 2011, Schedule B, II, 1. and current rates Bylaw 1186, 2016 Schedules L & M (both attached), “When a building containing multiple units is being supplied metered service through a common connection line, if each unit has its own certificate of indefeasible title, the minimum usage charge will apply to each unit. Should the building be under one title, only one minimum usage charge will apply.

According to BC Assessment’s 2020 Revised Roll, there are 33 individual rolls assessed, which translates into 33 units with indefeasible title. The District had only been billing for 1 unit plus consumption over 20 cubic metres, rather than 33 units plus consumption over 20 cubic metres.

The email indicates the District would not be back billing, but would bill properly according to the bylaws starting December 2020.

Following this email representatives from the Strata Plan VIS6411 - Whiskey Landing attended the December 15, 2020, Council meeting to request a review of the utility billing. Council directed staff to work with the strata to see if any alternatives to billing by indefeasible title could be brought forward.

Strata representatives met with Ms. Nelson, and Donna Monteith, CFO, on February 8, 2021. During the meeting it was understood that the strata is not contesting the used or habitable units.

However, they would like an exemption on the Whiskey Landing units listed as SL 1, 2, 3, and 17 because they are uninhabitable.

Whiskey Landing's situation is unusual because common and uninhabitable areas in stratas do not typically hold indefeasible titles. When the regulatory bylaw was written it likely did not contemplate this scenario.

FINANCIAL IMPACTS:

Under current bylaws the base rate should be \$28.25 x 33 units (\$932.25/mo) plus consumption over 20 cubic meters. The value to exempt 4 units totals \$28.25 x 4 (\$133/mo). It should be noted that fees will increase 4.5% as of September 1, 2021. Due to the District's error we do not recommend back billing previous to December of 2020.

POLICY OR LEGISLATIVE IMPACTS:

The District has two bylaws in effect which lay the course under which we bill for utilities. *Bylaw 1136, 2011, Schedule B, II, 1.* and current rates *Bylaw 1186, 2016 Schedules L & M.*

If Council decides to exempt certain titles from billing, Staff could receive exemption requests from other stratas. Finance Staff are unaware of any common or uninhabitable units holding an indefeasible title as these details are not recorded on title. Therefore, there could be unintended financial implications from exempting units SL 1, 2, 3, and 17 because they are uninhabitable.

OPTIONS REVIEW:

1. **THAT** Council authorize a special exemption for uninhabitable units SL 1,2,3 and 17 in Strata Plan VIS6411 - Whiskey Landing. **(Recommended)**
2. **THAT** Council direct staff to bill the utility account for Strata Plan VIS6411 - Whiskey Landing as per *Bylaw 1136, 2011, Schedule B, II, 1.* and current rates *Bylaw 1186, 2016 Schedules L & M.*
3. **THAT** Council provides alternate direction to staff.

Respectfully submitted: Donna Monteith, Chief Financial Officer

Appendix A

**"DISTRICT OF UCLUELET WATERWORKS REGULATION
AND CHARGES BYLAW NO. 1136, 2011"**

SCHEDULE "B"

WATER RATES AND FEES FOR METERS

II. METERED RATES

	Minimum Monthly Rate*** Effective Date	Minimum Monthly Rate*** Effective Date	Water Volume Allotment**
	1 Sep/11	1 Jan/12	
Minimum for all meters	\$17.55	\$14.25	23 Cu. M.
** When monthly allotment is exceeded, additional charges per cubic meter will be	\$.7539	\$.6119	

Monthly rate for Fire Lines shall be \$15.00 per month.

For areas outside municipal boundaries, the above minimum monthly rates are multiplied by 1.4.

1. When a building containing multiple units is being supplied metered service through a common connection line, if each unit has its own certificate of indefeasible title, the minimum usage charge will apply to each unit. Should the building be under one title, only one minimum usage charge will apply.

2. Adjustment Due to Faulty Meter
Where a meter is found defective when read, and has not indicated correctly the volume of water which has passed through it, the provision of Section 55. of this Bylaw shall apply, and the rates billed for that period or month shall be computed accordingly.

3. Undetected Leaks
Notwithstanding the provision of Sections 61 through 63 of this Bylaw, where an underground leak is discovered in a consumers waterworks system, and where the consumer could not reasonably have been expected to be aware of such a leak, the District shall be entitled to charge for such water a rate which does not exceed the average of the rates billed for the preceding twelve (12) months plus a rate of 50 cents per cubic meter for all water which, as recorded by the meter, has passed through the meter since the previous reading thereof, and which is in excess of the average consumption or use over the preceding twelve (12) months and provided that repairs of the consumer's waterworks system have been carried out to the Superintendent of Public Works' satisfaction within 96 hours of discover of the leak.

* Except where specified, all rates apply whether occupied or not, whether operating or not.

Appendix B

District of Ucluelet Fees and Charges Bylaw No. 1186

Schedule 'L' Water

Fixed Water Rates	Trimester	Plus GST
Dwelling Unit, per unit (single family, duplex unit, apartment, suites, Guesthouses, etc.)	\$100.00	No
Mobile Home Park - per pad	\$100.00	No
Schools	\$100.00	No
plus, per classroom	\$100.00	No
Bed & Breakfast, Boarding, Lodging & Rooming Houses	\$100.00	No
plus, per room	\$50.00	No
Hotels & Motels	\$192.00	No
plus, per room for let	\$50.00	No
plus, pool charge	\$108.00	No
Restaurants, Cafes, Dining Room, Lounges, Beer Parlours, Pubs		
up to 60 seats	\$656.00	No
over 60 seats	\$784.00	No
Churches	\$192.00	No
Clubs	\$336.00	No
Home Occupations – Hairdressers, Salon/Spa/Beauty Services, Health Services, Daycares, Catering/Food and/or Food, Preparation Services, and other like classifications	\$100.00	No
Plus flat rate	\$32.00	No
Retail Establishments, Banks, Offices & Others not	\$224.00	No
Plus, per square foot gross area	\$0.0352	No
Garage & Service Stations	\$256.00	No
Laundromats	\$224.00	No
plus, per washing machine	\$32.00	No

Metered Water Rates	Minimum Monthly Rate ***	Water Volume Allotment	
Minimum for all meters	\$17.25	20 Cu. M.	No
When monthly allotment is exceeded, additional charges per cubic meter will be	\$0.85		No
Monthly rate for fire lines, per month (Plus water meter charges/day)	\$15.00		No
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		No
For further extension of the initial permit period	\$25.00		No
For Water usage from hydrant (Plus water meter charges/day)	\$10.00		No

District of Ucluelet Fees and Charges Bylaw No. 1186

Schedule 'L' Water cont'd

Turning Off and Turning On of Services	Fees	Plus GST
Permanent turn off (Disconnection) (at water main) (Actual cost including all costs of pavement and sidewalk cut & repairs)	100% of actual cost	No
Temporary turn off (Disconnection) (at property line) (Actual cost including all costs of pavement and sidewalk cut & repairs)	100% of actual cost	No
Temporary turn off / on		
- during regular District working hours	\$30.00 / \$30.00	No
- outside regular District working hours	\$75.00/ \$75.00	No

Testing of Water Meters

For 16mm and 19mm (3/4") meter	\$110.00	No
For 25mm (1") meter	\$110.00	No
For 38 (1 1/2") meter	\$110.00	No
For 50 mm (2") meter	\$410.00	No
For 75 mm (3") meter	\$600.00	No
For 100 mm (4") meter	\$600.00	No
For 150 mm (6") meter	\$600.00	No
For meters over 150mm (6")	\$600.00	No

Removal of Water Meter

For 19mm water meter	100% of actual cost	Yes
For meter larger than 19mm	100% of actual cost	Yes
Non-Emergency Service Call, after hours	\$200.00	No

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") - plus cost of meter, pavement and sidewalk cut repairs	\$3,500.00	Yes
Over 50mm (2") - plus cost of meter, pavement and sidewalk cut repairs	\$4,000.00	Yes

District of Ucluelet Fees and Charges Bylaw No. 1186

Schedule 'M' Sewer

Fixed Sewer Rates	Fees Trimester	Plus GST
Dwellings, per unit (single family, duplex unit, apartment, suites, Guesthouses, etc.)	\$84.00	No
Mobile Home Park, per pad	\$84.00	No
Schools	\$84.00	No
- plus, per classroom	\$84.00	No
Bed & Breakfast, Boarding, Lodging, Rooming Houses,	\$84.00	No
- plus, per room	\$42.00	No
Hotels & Motels	\$84.00	No
- plus, per room for let	\$42.00	No
Restaurants, Cafes, Dining Rooms, Lounges, Beer Parlours, Pubs	\$272.00	No
- plus, per square foot gross area	\$0.0392	No
Churches	\$108.00	No
Clubs, Recreation and Public Halls	\$140.00	No
- plus, per square foot gross area	\$0.0392	No
Home Occupations - Hairdressers, Salon, Spa, Beauty Services, Health, Services, Daycares, Catering/Food, and/or Food Preparation Services, and other like classifications in addition to flat rate for residential	\$28.00	No
Retail Establishments, Banks, Offices and Others not classified herein	\$92.00	No
- plus, per square foot gross area	\$0.0392	No
Garages & Service Stations	\$106.00	No
Laundromats	\$95.00	No
- plus, per washing machine	\$28.00	No
Campgrounds, per site	\$12.00	No
Sani-Stations	\$112.00	No

District of Ucluelet Fees and Charges Bylaw No. 1186

Schedule 'M' Sewer cont'd

Metered Sewer Rates Fees Plus GST

Metered sewer rates apply whenever the consumption of water to a connected user is measured and billed by the readings of a water meter.

Volume of waste water is deemed to be 75% of metered water consumption for the period being billed.

Minimum Monthly Rate	\$11.00	No
Sewage volume allotment per month	15 cu/m.	No
The rate charged is applied per cubic meter of waste water after the allotment has been reached	\$0.80	No

Sewer Connection/Disconnection Fees

Sanitary Sewer Tie-in	\$2,500.00	Yes
Installation of sanitary sewer 4" pipe or less	\$3,000.00	Yes
Installation of sanitary sewer 6" pipe or less	\$4,000.00	Yes
Over 6 inch pipe - \$ all costs associated with cutting pavement, sidewalks, repairs, plus 10%.		

Disconnection Fee - including pavement/sidewalk repairs	Actual Cost	Yes
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Tipping Fee for Trucked Waste, per occasion	\$82.50	No
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Inspection Fees: per inspection	\$75.00	No
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When a building containing multiple units is being supplied metered service through a common connection line, if each unit has its own certificate of indefeasible title, the minimum usage charge will apply to each unit. Should the building be under one title, only one minimum usage charge will apply.

In the event of a faulty meter or undetected leaks, sewage consumption billing will be calculated on the estimated water consumption per the provisions of the Waterworks Regulation and Charges Bylaw considered together with any current amendments to that bylaw.

Metered water for a dedicated fire service is not subject to sewage charges unless the Metered water for a dedicated fire service is not subject to sewage charges unless the user is drawing water from the fire service connections for purposes other than firefighting. In such a case the sewage will be calculated per the charges laid out in tills bylaw for metered water consumption. The charges will date to the first evidence of such use.



STAFF REPORT TO COUNCIL

Council Meeting: AUGUST 17TH, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

FILE NO: 3360-20-RZ21-04

SUBJECT: APPLICATION FOR BUILDING PERMITS ON SIGNATURE CIRCLE LOTS **REPORT NO:** 21-115

ATTACHMENTS: APPENDIX A – SITE PLAN EXCERPT FROM BUILDING PERMIT APPLICATION MATERIALS
SUBMITTED BY ONNI WYNDANSEA HOLDINGS LTD. JULY 29, 2021
APPENDIX B – UCLUELET OCP AMENDMENT BYLAW NO. 1292, 2021
APPENDIX C – UCLUELET ZONING AMENDMENT BYLAW NO. 1293, 2021

RECOMMENDATIONS:

1. **THAT** pursuant to section 463 of the *Local Government Act* Council direct that building permits be withheld in relation to each of the building permit applications submitted on July 29, 2021, in relation to the Signature Circle properties Strata Lots 1 - 4 and 6 - 30, District Lots 471, 472 and 473, Clayoquot Land District, Strata Plan VIS6504 for a period of 30 days as the development proposed in the building permit applications exceed the maximum permitted building size, do not comply with the permitted uses and encroach within minimum setbacks under the *District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021*, and the use and density of the lots would not comply with the low-density rural residential designation under the *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*, both of which bylaws are currently under consideration by Council, and Council direct staff to provide a report on the building permit applications for further consideration by Council within the 30-day period in accordance with section 463(3) of the *Local Government Act*.

PURPOSE:

The purpose of this report is to provide information on building permit applications made by Onni Wyndansea Holdings Ltd. on July 29, 2021, in relation to Official Community Plan bylaw and Zoning bylaw amendments currently under consideration by Council.

BACKGROUND:

At its April 14, 2021, regular meeting Council passed the following motion:

“THAT Council direct staff to prepare a zoning amendment bylaw to return the zoning of the CD-5A 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.”

Official Community Plan (OCP) and Zoning amendment bylaws were subsequently presented to Council at its May 4, 2021, meeting at which time Council passed the following motions:

1. **“THAT** Council introduce and give first reading to District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021;
2. **THAT** Council introduce and give first reading to District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021; and,
3. **THAT** Council direct staff to advise all owners of land affected by the amendments in Bylaw Nos. 1292 and 1293 of the proposed changes, and provide 30 days to provide written comment before bringing the bylaws back for consideration of second reading.”

In response to the 3rd motion of Council on May 4th, 2021, above, a letter was sent to owners of affected properties. One response was received on June 15th, 2021, from Onni Wyndansea Holdings Ltd. expressing their objections to the zoning amendment.

On July 29, 2021, Onni Wyndansea Holdings Ltd. submitted 29 separate building permit applications; one for each of their Signature Circle lots (Lots 1 - 4 and 6 - 30, District Lots 471, 472 & 473, Clayoquot Land District, Strata Plan VIS6504).

DISCUSSION:

The recent submission of 29 building permits by Onni Wyndansea Holdings Ltd. requires consideration of the *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*, and *District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021*, in an expeditious manner.

None of the buildings shown in the 29 permit applications would comply with the “RU Zone - Rural Residential” zoning designation which would apply to the properties if zoning amendment Bylaw No. 1293, 2021, were adopted. The RU zoning amendment would allow a single-family residential principal use in a building with a maximum of 100m² (1,076 ft²) gross floor area. The smallest of the buildings shown in the permit drawings submitted by Onni would be approximately 410m² (4,418 ft²) in area. The RU zoning amendment would also provide a minimum setback of 30m from the shoreline, and it appears that a number of the proposed buildings and structures would contravene this regulation (see site plan - **Appendix “A”**).

The OCP amendment Bylaw No. 1292, 2021, would add the following Land Use Policy to the current (2011) OCP bylaw:

“3.9(i)(10) *Despite any other policies or designations in this OCP, the 30 strata lots known as Signature Circle, which were subdivided by the deposit of Strata Plan VIS6504, together with any common property shown in the strata plan, are designated for low-density rural residential development, with no more than one dwelling per parcel to a maximum size of 100m², no ancillary commercial tourist accommodation*

or vacation rental uses, and a minimum setback of 30m from the natural boundary of the sea”.

A cursory review of the 29 building permit packages indicates that 13 of the proposed buildings are designed to include commercial tourist accommodation under the Vacation Rental (VR-2) use.

Section 463 of the *Local Government Act* provides Council the ability to direct that a building permit be withheld for a period of 30 days if it passes a resolution identifying what it considers to be a conflict between a development proposed in the application for a building permit and an OCP or zoning bylaw under preparation.

If a withholding resolution is passed by Council, then during the 30-day period the local government must consider the application for the permit and may direct the permit be withheld for a further 60 days. In that case, if the local government does not adopt the OCP or zoning bylaw within the 60-day period, the owners of the land for which a building permit was withheld would be entitled to compensation for damages arising from the withholding of the building permit. Council could also within the 60-day period grant the permit but impose conditions in it that would be in the public interest, having regard to the plan or bylaw that is under preparation.

Staff recommend that Council consider passing a resolution to withhold building permits for 30 days on the Signature Circle lots. Staff review of the 29 building permit applications and their consistency with the OCP and zoning amendments would be presented to Council at a special Council meeting to be scheduled prior to the 30 day withholding period.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Staff time will be necessary for reviewing and reporting out on the 29 building permit applications for the Signature Circle lots, and for scheduling and holding a special Council meeting to consider the matter.

SUMMARY AND OPTIONS:

At this point staff recommend that Council consider a resolution to withhold building permits for 30 days for the Signature Circle lots, to enable further review of the application materials and preparation of a report to be considered by Council for further direction.

Alternatively, Council could consider the following:

2. **THAT** Council direct staff to continue the review of the 29 Signature Circle building permit applications under the current bylaws;

or,

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

Respectfully submitted: Bruce Greig, Director of Community Planning
Andy Laidlaw, Acting CAO

Appendix A



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION NO.	DATE	DESCRIPTION

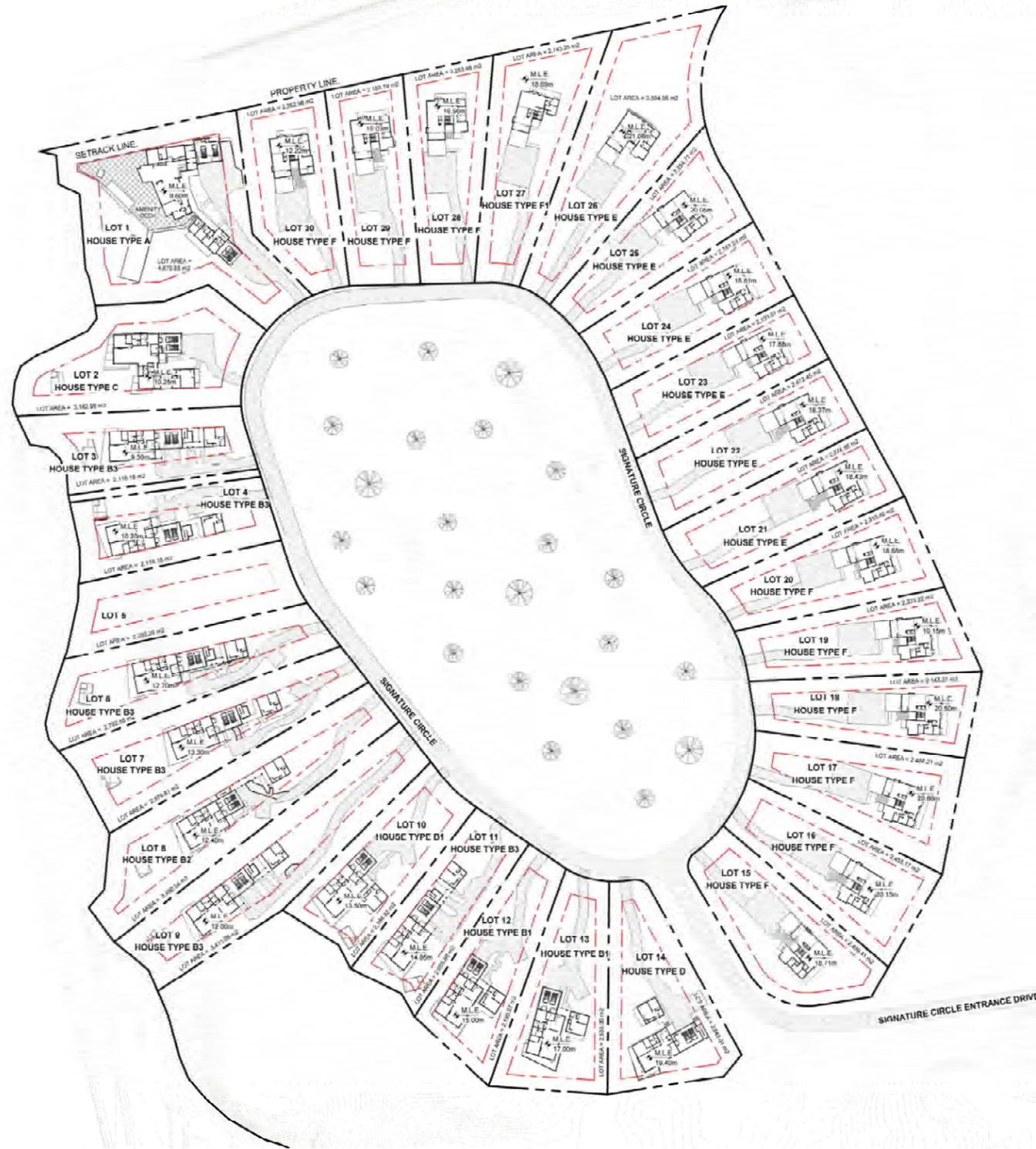
ISSUE DATE	DESCRIPTION
29/07/2021	ISSUED FOR BUILDING PERMIT



CICOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M5
TEL: 604 687-4741

onni
group



DRAWN BY: Author	CHECKED BY: Checker
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SCALE: 1" = 80' 0"	PROJECT NO.:
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SHEET TITLE:
OVERALL SITE PLAN

REV. NO.:	SHEET NO.:
	A1.0

Appendix B

DISTRICT OF UCLUELET

Official Community Plan Amendment Bylaw No. 1292, 2021

A bylaw to amend the District of Ucluelet Official Community Plan
(Rural Land Use designation change – Signature Circle lands).

WHEREAS Section 471 of the Local Government Act identifies the purposes of an Official Community Plan as “a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government”, and the District has adopted an Official Community Plan;

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

1. Text Amendments:

Schedule “1” of *District of Ucluelet Official Community Plan Bylaw No. 1140, 2011*, as amended, is hereby further amended by inserting the following policy in alphanumerical order within section 3 Land Use Policies:

“3.9(i)(10) Despite any other policies or designations in this OCP, the 30 strata lots known as Signature Circle, which were subdivided by the deposit of Strata Plan VIS6504, together with any common property shown in the strata plan, are designated for low-density rural residential development, with no more than one dwelling per parcel to a maximum size of 100m², no ancillary commercial tourist accommodation or vacation rental uses, and a minimum setback of 30m from the natural boundary of the sea”.

2. Citation:

This bylaw may be cited as “District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021”.

READ A FIRST TIME this 4th day of May, 2021.

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

READ A SECOND TIME this day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME this day of , 2021.

ADOPTED this day of , 2021.

CERTIFIED A TRUE AND CORRECT COPY of “Official Community Plan Amendment Bylaw No. 1292, 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

Appendix C

DISTRICT OF UCLUELET

Zoning Bylaw Amendment Bylaw No. 1293, 2021

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

(Zoning amendments to the RU zone - Rural Residential and areas of CD-5A and CD-6 zoned lands).

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

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

1. Text Amendment:

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A.** within the regulations for the RU Zone – RURAL RESIDENTIAL in Schedule B – The Zones by inserting the following in alphanumeric order:

RU.7.1 “Supplementary Regulations (Signature Circle):

In relation to Strata Lots 1 through 30, Plan VIS6504, District Lot 473, Clayoquot Land District (the “Signature Circle Land”), the following regulations shall prevail, but otherwise the Signature Circle Land shall be subject to the regulations of this RU Zone, and any generally applicable provisions of this Bylaw:

- (1) The sole principal use shall be *Single Family Dwelling*;
- (2) *Home Occupation is permitted as a secondary use in conjunction with a principal permitted use*;
- (3) The following regulations shall apply:
 - (i) **Maximum Density:** 1 *single family dwelling per lot*
 - (ii) **Maximum Size (Gross Floor Area):**
 - (A) Principal Building: 100 m² (1,076 ft²)
 - (B) Accessory Buildings: 100 m² (1,076 ft²) combined total

(iii) The following minimum setbacks apply, as measured from the *front lot line, rear lot line and side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback
(1) Principal	10 m (33 ft)	10 m (33 ft)	5 m (16 ft)	15 m (49 ft)
(2) Accessory	10 m (33 ft)	10 m (33 ft)	5 m (16 ft)	15 m (49 ft)

(iv) The minimum setback from the natural boundary of the sea for all buildings and structures is 30m (98 ft).”;

B. by deleting section CD-5A SubZone (Development Area #1) WYNDANSEA / SIGNATURE CIRCLE including the CD-5A SubZone Plan and Sections CD-5A.1 through CD-5A.7; and,

C. by deleting section CD-6 Zone – OLSEN BAY (Lot 5, Plan VIP75113) including the CD-6 Plan and Sections CD-6.2 through CD-6.7.

2. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of the following parcels to “RU Zone - Rural Residential” as outlined in black on the map attached to this Bylaw as Appendix “A”:

Legal Description	PID	Zoning
Lot A, Plan VIP77604, District Lot 472, Clayoquot Land District	026-046-024	CD-5A
Lot A, Plan VIP80031, District Lot 286, Clayoquot Land District, Except Plan VIP84561, & OF DL 471, 472 & 473	026-508-486	CD-5A
Lot 1, Plan VIP84561, District Lot 286, Clayoquot Land District, & DL 473	027-416-046	CD-5A
Lot 2, Plan VIP84561, District Lot 286, Clayoquot Land District	027-416-054	CD-5A
Lot 3, Plan VIP84561, District Lot 286, Clayoquot Land District	027-416-062	CD-5A
Strata Lots 1 through 30, Plan VIS6504, District Lot 473, Clayoquot Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		CD-5A
Lot 5, Plan VIP75113, District Lot 286, Clayoquot Land District, Except Plan VIP79908, & DLS 471, 472 & 473	025-635-751	CD-6

3. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021”.

READ A FIRST TIME this 4th day of May, 2021.

READ A SECOND TIME this day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME this day of , 2021.

ADOPTED this day of , 2021.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1293, 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

APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021
(CD-5A and CD-6 lands rezoned to RU Rural Residential)

From: CD5-A and CD-6
To: RU





STAFF REPORT TO COUNCIL

Council Meeting: August 17, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

FILE NO: 3360-20-RZ21-04

**SUBJECT: OCP AND ZONING AMENDMENTS: CD-5A AND CD-6 AREAS TO
RU RURAL RESIDENTIAL**

REPORT NO: 21-114

ATTACHMENTS: APPENDIX A – UCLUELET OCP AMENDMENT BYLAW No. 1292, 2021
APPENDIX B – UCLUELET ZONING AMENDMENT BYLAW No. 1293, 2021
APPENDIX C – LETTER TO OWNERS OF CD5-A AND CD-6 LANDS MAY 10, 2021
APPENDIX D – LETTER FROM ONNI GROUP DATED JUNE 8, 2021
APPENDIX E – STAFF REPORT 21-58 DATED MAY 4, 2021

RECOMMENDATIONS:

It is recommended that Council consider the following resolutions:

1. **THAT** Council has considered the consultation requirements under Section 475 of the *Local Government Act* in relation to *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*;
2. **THAT** Council is satisfied that consultation with owners of land affected by the amendments in *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*, as previously directed, is sufficient for the purpose of consultation under Section 475 of the *Local Government Act*;
3. **THAT** Council is satisfied that consultation under Section 475 of the *Local Government Act* in relation to *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*, does not need to be early and ongoing;
4. **THAT** Council is satisfied that, given its narrow focus, specific consultation on *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*, with the persons, organizations, and authorities identified in section 475(2)(b) of the *Local Government Act*, including the Yuułuꞵıꞵath Government, Alberni-Clayoquot Regional District, District of Tofino, SD70 Board of Education or provincial Agencies, is not required;
5. **THAT** Council has reviewed the correspondence received from Onni Wyndansea Holdings Ltd. dated June 8th, 2021;
6. **THAT** Council has consulted with the boards of education of those school districts whose area includes the area covered by *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*.

7. **THAT** Council has considered *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*, in conjunction with the District of Ucluelet Financial Plan;
8. **THAT** Council has considered *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*, in conjunction with the Waste Management Plan;
9. **THAT** Council give second reading to *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*;
10. **THAT** Council give second reading to *District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021*; and,
11. **THAT** Council refer *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*, and *District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021*, to a public hearing.

PURPOSE:

The purpose of this report is to provide information on next steps for Official Community Plan (OCP) and Zoning amendment bylaws which were given initial readings by Council at its May 4, 2021, meeting.

BACKGROUND:

At its April 14, 2021, regular meeting Council passed the following motion:

“THAT Council direct staff to prepare a zoning amendment bylaw to return the zoning of the CD-5A 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.”

Official Community Plan (OCP) and Zoning amendment bylaws were subsequently presented to Council at its May 4, 2021, meeting at which time Council passed the following motions:

1. **“THAT** Council introduce and give first reading to *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*;
2. **THAT** Council introduce and give first reading to *District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021*; and,
3. **THAT** Council direct staff to advise all owners of land affected by the amendments in Bylaw Nos. 1292 and 1293 of the proposed changes, and provide 30 days to provide written comment before bringing the bylaws back for consideration of second reading.”

In response to the 3rd motion of Council on May 4th, 2021, above, a letter was sent to owners of affected properties (see **Appendix “C”**). One response was received on June 15th, from Onni Wyndansea Holdings Ltd. (see **Appendix “D”**). The letter from Onni expresses their objection to the zoning amendment.

DISCUSSION:

Under Section 475 of the *Local Government Act*, when adopting or amending an Official Community Plan (OCP) bylaw, Council must consider what the appropriate level of consultation is with persons, organizations and authorities it considers will be affected. For a new or significantly updated OCP it is common to include extensive and ongoing public engagement opportunities - as is appropriate for what is ultimately the community's plan. For minor amendments, Council should consider what impacts the amendment might have on the community or external agencies. For a narrow amendment the degree of consultation and input may be quite focussed on specific property owners or occupants. In such cases a public hearing is still a part of the bylaw adoption process, providing an opportunity for external agencies and all community members to provide input to Council.

District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021, is specific to the Signature Circle properties. If adopted, it would present no likely impact to the interests of external agencies warranting specific consultation. As directed by Council in May, staff have sent correspondence to the registered address of all owners of affected properties alerting them to the proposed bylaw amendments and seeking their feedback.

Staff recommend that Council consider giving second reading to *Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*, and *Ucluelet Zoning Amendment Bylaw No. 1293, 2021*, found in **Appendices 'A' and 'B'**, and refer the bylaws to a public hearing. The tentative date for the public hearing would be September 7th, 2021.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Staff time will be necessary for coordinating next steps in the bylaw process including a public hearing.

SUMMARY AND OPTIONS:

Staff recommend that Council consider second reading of Bylaw Nos. 1292 and 1293, and thereafter refer the bylaws to a public hearing.

Alternatively, Council could indicate whether amendments to the bylaws are desired, and/or provide alternative direction to staff.

Respectfully submitted: Bruce Greig, Director of Community Planning
Andy Laidlaw, Acting CAO

Appendix A**DISTRICT OF UCLUELET****Official Community Plan Amendment Bylaw No. 1292, 2021**

A bylaw to amend the District of Ucluelet Official Community Plan
(Rural Land Use designation change – Signature Circle lands).

WHEREAS Section 471 of the Local Government Act identifies the purposes of an Official Community Plan as “a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government”, and the District has adopted an Official Community Plan;

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

1. Text Amendments:

Schedule “1” of *District of Ucluelet Official Community Plan Bylaw No. 1140, 2011*, as amended, is hereby further amended by inserting the following policy in alphanumerical order within section 3 Land Use Policies:

“3.9(i)(10) Despite any other policies or designations in this OCP, the 30 strata lots known as Signature Circle, which were subdivided by the deposit of Strata Plan VIS6504, together with any common property shown in the strata plan, are designated for low-density rural residential development, with no more than one dwelling per parcel to a maximum size of 100m², no ancillary commercial tourist accommodation or vacation rental uses, and a minimum setback of 30m from the natural boundary of the sea”.

2. Citation:

This bylaw may be cited as “District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021”.

READ A FIRST TIME this 4th day of May, 2021.

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

READ A SECOND TIME this day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME this day of , 2021.

ADOPTED this day of , 2021.

CERTIFIED A TRUE AND CORRECT COPY of “Official Community Plan Amendment Bylaw No. 1292, 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

Appendix B

DISTRICT OF UCLUELET

Zoning Bylaw Amendment Bylaw No. 1293, 2021

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

(Zoning amendments to the RU zone - Rural Residential and areas of CD-5A and CD-6 zoned lands).

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

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

1. Text Amendment:

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A.** within the regulations for the RU Zone – RURAL RESIDENTIAL in Schedule B – The Zones by inserting the following in alphanumeric order:

RU.7.1 “Supplementary Regulations (Signature Circle):

In relation to Strata Lots 1 through 30, Plan VIS6504, District Lot 473, Clayoquot Land District (the “Signature Circle Land”), the following regulations shall prevail, but otherwise the Signature Circle Land shall be subject to the regulations of this RU Zone, and any generally applicable provisions of this Bylaw:

- (1) The sole principal use shall be *Single Family Dwelling*;
- (2) *Home Occupation is permitted as a secondary use in conjunction with a principal permitted use*;
- (3) The following regulations shall apply:
 - (i) **Maximum Density:** 1 *single family dwelling per lot*
 - (ii) **Maximum Size (Gross Floor Area):**
 - (A) Principal Building: 100 m² (1,076 ft²)
 - (B) Accessory Buildings: 100 m² (1,076 ft²) combined total

(iii) The following minimum setbacks apply, as measured from the *front lot line, rear lot line and side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback
(1) Principal	10 m (33 ft)	10 m (33 ft)	5 m (16 ft)	15 m (49 ft)
(2) Accessory	10 m (33 ft)	10 m (33 ft)	5 m (16 ft)	15 m (49 ft)

(iv) The minimum setback from the natural boundary of the sea for all buildings and structures is 30m (98 ft).”;

B. by deleting section CD-5A SubZone (Development Area #1) WYNDANSEA / SIGNATURE CIRCLE including the CD-5A SubZone Plan and Sections CD-5A.1 through CD-5A.7; and,

C. by deleting section CD-6 Zone – OLSEN BAY (Lot 5, Plan VIP75113) including the CD-6 Plan and Sections CD-6.2 through CD-6.7.

2. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of the following parcels to “RU Zone - Rural Residential” as outlined in black on the map attached to this Bylaw as Appendix “A”:

Legal Description	PID	Zoning
Lot A, Plan VIP77604, District Lot 472, Clayoquot Land District	026-046-024	CD-5A
Lot A, Plan VIP80031, District Lot 286, Clayoquot Land District, Except Plan VIP84561, & OF DL 471, 472 & 473	026-508-486	CD-5A
Lot 1, Plan VIP84561, District Lot 286, Clayoquot Land District, & DL 473	027-416-046	CD-5A
Lot 2, Plan VIP84561, District Lot 286, Clayoquot Land District	027-416-054	CD-5A
Lot 3, Plan VIP84561, District Lot 286, Clayoquot Land District	027-416-062	CD-5A
Strata Lots 1 through 30, Plan VIS6504, District Lot 473, Clayoquot Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		CD-5A
Lot 5, Plan VIP75113, District Lot 286, Clayoquot Land District, Except Plan VIP79908, & DLS 471, 472 & 473	025-635-751	CD-6

3. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021”.

READ A FIRST TIME this 4th day of May, 2021.

READ A SECOND TIME this day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME this day of , 2021.

ADOPTED this day of , 2021.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021.”

Mayco Noël
Mayor

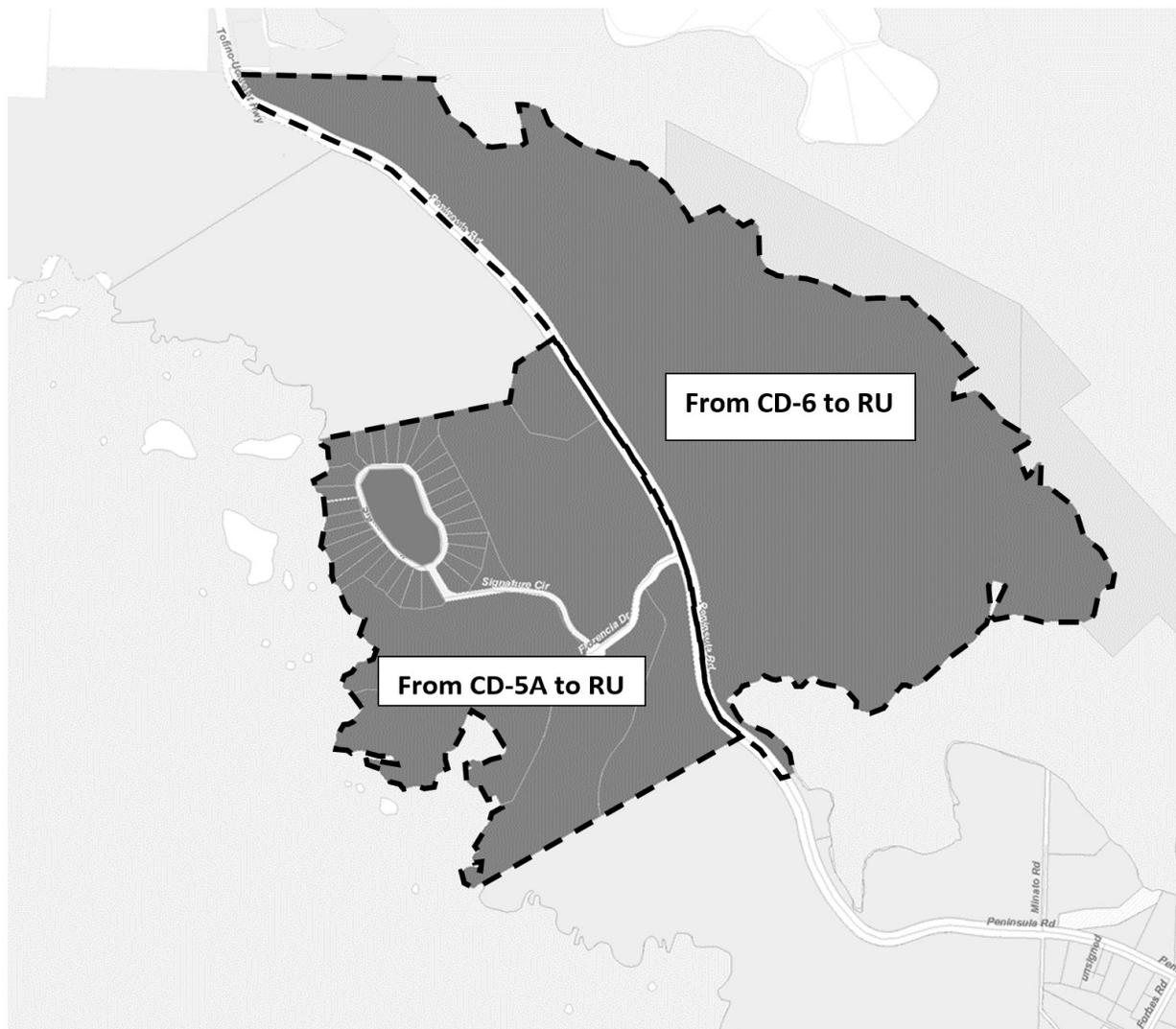
Joseph Rotenberg
Corporate Officer

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

Joseph Rotenberg
Corporate Officer

APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021
(CD-5A and CD-6 lands rezoned to RU Rural Residential)

From: CD5-A and CD-6
To: RU





Appendix C

10 May 2021

Wyndansea Hotel Inc., Inc. No. BC070763
 300 – 550 Robson Street
 Vancouver, BC
 V6B 2B7

File No. 3360-20 RZ21-04

Dear Wyndansea Hotel Inc., Inc. No. BC0707631,

RE: Rural Land Use Designation of CD-5A and CD-6 lands

We write to you at this time to advise you of proposed changes to the zoning of property for which you are named as registered owner.

At the April 14, 2021, regular meeting, Ucluelet Council adopted the following motion:

“THAT Council direct staff to prepare a zoning amendment bylaw to return the zoning of the CD-5A 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.”

At a subsequent special meeting on May 2, 2021, Council introduced and gave first reading to District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021 and District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021.

Council also passed a motion to direct staff to advise all owners of land affected by the amendments in Bylaw Nos. 1292 and 1293 of the proposed changes, to provide an opportunity for landowners to submit written comment before Council considers second reading. Written comments received over the next 30 days will be placed on an upcoming Council agenda.

Enclosed are copies of the bylaws for your reference. If you have questions, please feel free to reach out to me or our Manager of Community Planning, Bruce Greig.

Sincerely,

A handwritten signature in cursive script that reads "A. M. Laidlaw".

Andy Laidlaw, Acting Chief Administrative Officer

District of Ucluelet . Life on the Edge[®]

200 Main Street, PO BOX 999, Ucluelet, British Columbia V0R 3A0
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Appendix D

June 8, 2021

District of Ucluelet

200 Main Street, PO BOX 999
Ucluelet, British Columbia V0R 3A0

Attention: Andy Laidlaw, Acting Chief Administrative Officer

Re: File No. 3360-20 RZ21-04 Rural Land Use Designation of CD-5A and CD-6 lands

Onni Wyndansea Holdings Ltd (fka Wyndansea Hotel Inc) (“Onni”) is the registered owner of 29 lots zoned CD-5A and VR2 under the District’s Zoning Bylaw. We write in response to the District’s 10 May 2021 letter advising Onni of proposed changes to the Zoning Bylaw and Official Community Plan and requesting our comments in advance of second reading.

Onni is opposed to the proposed rezoning. By way of background, the lands in issue were subdivided in 2008, resulting in 30 bare land residential strata lots (the “Lots”). The infrastructure required to serve the new subdivision, known as Signature Circle, was installed by the then owner and in July of 2012, the District accepted the dedication of those services, including municipal water and sewer infrastructure, as was required by the District.

The development of the Lots subsequently stalled and the District shut off the water service and temporarily blocked the road access. In 2014, Onni acquired the registered owner of 29 of the 30 Lots, with one of the Lots having already sold to another individual. When Onni acquired the 29 Lots, its intention was to complete the Signature Circle development.

As confirmed in a recent staff report by Mr. Greig, the manager of community planning, “since late 2020, staff have been in discussion with the Onni, answering questions regarding the steps necessary to re-instate the services to Signature Circle.” In early 2021, following those discussions, Onni submitted a formal request to re-activate the previously dedicated services and open Florencia Drive. Onni also submitted a letter to the District requesting approval for a temporary real estate sign and related encroachment agreement.

Onni’s application to reinstate the services and the request for an encroachment agreement were considered by Council on 14 April 2021. The staff report in support of the application to re-instate the services explains:

The municipal services were installed and accepted by the municipality in 2012. Water and sewer services should therefore be re-instated as requested; staff recommend the budget and time requirements should be identified to deliver these services within a reasonable timeframe.

However, instead of dealing with the request to reinstate the services that would allow Onni to complete the previously approved project under the current zoning and MDA, the Mayor put forward the following motion in an attempt to try and thwart its completion:

“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 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.” (the “**Motion**”)

The Motion was adopted by Council and on 2 May 2021 Council gave first reading to District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021 and District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021 (the “**Amending Bylaws**”) the purpose of which is to effectively downzone the properties and significantly limit the developability of the Lots.

Although Onni’s intended use and development of the Lots is protected under Part 14, Division 14 of the *Local Government Act*, such that the Amending Bylaws won’t apply to the Lots in any event, Onni is nevertheless strongly opposed to the rezoning. There are certain disadvantages to having a lawful non-conforming use (as opposed to a lawfully conforming use) and Onni therefore wishes to keep the current zoning in place. Further, if it is the District’s intention to withhold or deny the issuance of any permits based on the Amending Bylaws, Onni will challenge the adoption of the bylaws and the District’s decision(s) to withhold approvals. Alternatively, Onni will pursue a claim for damages against the District for unjust enrichment since it obtained various benefits, including services and amenities, as part of the previous approvals.

Although Onni will take whatever legal steps are available to defend its rights, we remain committed to working with the District to ensure the completion of the Signature Circle subdivision and the remaining stages of the development. Accordingly, we urge the District to abandon the proposed Amending Bylaws and work with us to ensure the successful completion of a project both Onni and the District can be proud of.

Sincerely,



Onni Wyndansea Holdings Ltd

Appendix E



STAFF REPORT TO COUNCIL

Council Meeting: MAY 4TH, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING **FILE NO:** 3360-20-RZ21-04

**SUBJECT: OCP AND ZONING AMENDMENTS: CD-5A AND CD-6 AREAS TO
RU RURAL RESIDENTIAL** **REPORT NO:** 21-58

ATTACHMENTS: APPENDIX A – UCLUELET OCP AMENDMENT BYLAW NO. 1292, 2021
APPENDIX B – UCLUELET ZONING AMENDMENT BYLAW NO. 1293, 2021
APPENDIX C – DESCRIPTIVE EXCERPTS FROM EXISTING CD-5A AND CD-6 SECTIONS OF ZONING
BYLAW NO. 1160, 2013
APPENDIX D – EXCERPT OF RU ZONE FROM BYLAW NO. 800, 1999

RECOMMENDATIONS:

1. **THAT** Council introduce and give first reading to *District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*;
2. **THAT** Council introduce and give first reading to *District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021*; and,
3. **THAT** Council direct staff to advise all owners of land affected by the amendments in Bylaw Nos. 1292 and 1293 of the proposed changes, and provide 30 days to provide written comment before bringing the bylaws back for consideration of second reading.

PURPOSE:

The purpose of this report is to provide information on draft Official Community Plan (OCP) and Zoning amendment bylaws in response to the following motion passed by Council at its April 14, 2021, regular meeting:

“THAT Council direct staff to prepare a zoning amendment bylaw to return the zoning of the CD-5A 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.”

BACKGROUND:

The District of Ucluelet Official Community Plan Bylaw No. 1140, 2011, contains the following in the discussion of Comprehensive Development areas in section 3.9(i):

“...Projects must not become exclusive but rather allow ease of public access to the extent experienced in the rest of the community.

The Wild Pacific Trail is a crucial, integral component of the comprehensive development areas. The Wild Pacific Trail is a first-class, world renowned facility, similar in stature to Stanley Park in Vancouver.

Amendments to each Master Development Agreement may be considered without amendment of the OCP provided the overall density is not increased and the Wild Pacific Trail is not compromised. MDA amendments may become necessary in response to, for example, changing market conditions, demise of the original developer(s), preparation of environmental, archaeological and other studies, public consultation or further consideration of the community's vision. Where development has not proceeded in accordance with MDAs in a timely manner (within 5 years of execution), has stalled for extended periods of time (5 years or longer) or the original landowner has not fulfilled obligations in the expected timeframes expected, the District may, but is not obligated to, reconsider the MDA-approach and revert zoning to pre-MDA conditions without amendment of the OCP; future development can then proceeding either in accordance with pre-CD zoning or on application for new zoning based on the policies in this section and OCP.

MDAs are identified as only one approach to achieve comprehensive development goals and policies. The District may also consider and implement density-for-amenity bonusing bylaws under section 904 of the *Local Government Act*, or phased development agreements under LGA s.905.1, or other mechanisms and authority and combinations thereof, without further amendment of this OCP..."

[emphasis added]

The motion passed by Council at its April 14, 2021, meeting directed staff to begin the process of acting on the underlined section of the 2011 OCP, above. This section of the OCP also highlights flexibility in considering other approaches to achieve the community's comprehensive development goals and policies.

Some background narrative on the CD-5 and CD-6 Comprehensive Development zones is included in the zoning bylaw (see excerpts in **Appendix 'C'** for reference,). The Rural District RU Zone regulations were originally found in Zoning Bylaw No. 800, 1999; an excerpt is included in **Appendix 'D'**.

DISCUSSION:

The majority of land within the CD-5A and CD-6 zoned areas is owned by the Onni Group. Presenting a comprehensive plan and rezoning application is anticipated as the next step for the developer, as noted within the "next steps" presented by Onni to the community in a Public Information Meeting held in 2018. At that time, Onni's concept plan showed the following:

- extension of the Wild Pacific Trail to the north through Signature Circle;
- development of inland portions of the site (previously disturbed by the former gold course development) would be the first phase of their development, with Signature Circle and the remaining coastal portions to the west following as a second phase.

The letters from the Onni Group received by Council at its April 14, 2021, meeting indicate that selling the Signature Circle bare land strata lots is now a priority for the developer.

The Vacation Rental (VR-2) use permitted under the CD-5A zoning of the 30 Signature Circle lots could allow up to three units on each parcel: a residential unit and two short-term vacation rental units.

Correspondence from the Ministry of Transportation and Infrastructure confirms that intersection improvements to ensure safety are necessary where the CD lands are accessed from the Peninsula Highway via Florencia Drive. Until a comprehensive development plan is approved, and the highway connection to these lands has been resolved, reducing the allowable density of uses would lessen the potential for negative impacts from traffic or other activities.

The development of these lands has clearly stalled for more than 5 years, and the original landowner did not fulfill its obligations. Until such time as a comprehensive plan has been developed for this area which achieves approval from the community and its elected Council, Council could consider a zoning amendment to revert the zoning to Rural Residential to lessen the potential for negative impact.

Staff have prepared the attached zoning amendment bylaw. Included in the bylaw are text amendments to reduce the uses on the Signature Circle lots to a single modest residential use. This is consistent with the April 14th Council motion. The draft new RU zone regulations as they would apply to Signature Circle would permit one residence per lot with a maximum area of 100m². The minimum setback from the natural boundary would be 30m.

Also, because the existing RU regulation include a large (10m) side setback, reducing the minimum side yard interior setbacks to 5m within the RU zone is necessary to ensure that no existing lots within the Signature Circle subdivision are left without a buildable area. The draft Bylaw No. 1293 includes these zoning text amendments specific to Signature Circle – see **Appendix 'B'**.

The 2011 OCP policy refers to “revert zoning to pre-MDA conditions”. Because the Signature Circle lots are smaller than other RU-zoned parcels, the side yard setbacks would need to be reduced to maintain the ability for these lots to be used under the RU designation. This is not as simple as “reverting” the zoning as the 2011 OCP anticipates. Following the advice of the municipal solicitors, amending the OCP bylaw to clarify this amendment as it applies to Signature Circle would remove potential doubt about consistency with the OCP. The draft Bylaw No. 1292 provides this amendment for Council to consider ahead of Bylaw No. 1293.

Staff recommend that Council consider giving first reading to the draft *Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021*, and *Ucluelet Zoning Amendment Bylaw No. 1293, 2021*, found in **Appendices 'A' and 'B'**. Rather than considering second reading immediately and referring the bylaw to a public hearing, staff recommend that these changes be brought to the attention of all owners of lands which would be affected. This would enable input from property owners early in the process.

TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:

Staff time will be necessary for collecting and presenting feedback to Council, and for coordinating next steps in the bylaw process including a public hearing.

SUMMARY:

Staff recommend that Council could consider the initial reading of Bylaw Nos. 1292 and 1293, and referral to property owners for feedback as recommended at the outset of this report.

Alternatively, Council could consider the following:

4. **THAT** Council give first and second readings to District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021;
5. **THAT** Council give first and second readings to District of Ucluelet Zoning Amendment Bylaw No. 1292, 2021; and,
6. **THAT** the Bylaws be referred to a public hearing;

or,
7. **THAT** Council direct amendments to the draft bylaw(s) before considering reading(s) as amended;

or,
8. **THAT** Council provide alternative direction to staff.

Respectfully submitted: Bruce Greig, Manager of Community Planning
Andy Laidlaw, Acting CAO

DISTRICT OF UCLUELET**Official Community Plan Amendment Bylaw No. 1292, 2021**

A bylaw to amend the District of Ucluelet Official Community Plan
(Rural Land Use designation change – Signature Circle lands).

WHEREAS Section 471 of the Local Government Act identifies the purposes of an Official Community Plan as “a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government”, and the District has adopted an Official Community Plan;

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

1. Text Amendments:

Schedule “1” of *District of Ucluelet Official Community Plan Bylaw No. 1140, 2011*, as amended, is hereby further amended by inserting the following policy in alphanumerical order within section 3 Land Use Policies:

“3.9(i)(10) Despite any other policies or designations in this OCP, the 30 subdivided lots known as Signature Circle (Strata Lots 1 through 30, Plan VIS6504, District Lot 473, Clayoquot Land District, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V) are designated for low-density rural residential development, with no more than one dwelling per parcel to a maximum size of 100m², no ancillary commercial tourist accommodation or vacation rental uses, and a minimum setback of 30m from the natural boundary of the sea”.

2. Citation:

This bylaw may be cited as “District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021”.

READ A FIRST TIME this day of , 2021.

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

READ A SECOND TIME this day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME this day of , 2021.

ADOPTED this day of , 2021.

CERTIFIED A TRUE AND CORRECT COPY of “Official Community Plan Amendment Bylaw No. 1292, 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

DISTRICT OF UCLUELET**Zoning Bylaw Amendment Bylaw No. 1293, 2021**

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

(Zoning amendments to the RU zone - Rural Residential and areas of CD-5A and CD-6 zoned lands).

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

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

1. Text Amendment:

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A.** within the regulations for the RU Zone – RURAL RESIDENTIAL in Schedule B – The Zones by inserting the following in alphanumeric order:

RU.7.1 “Other Regulations:

Despite any other regulations within this Bylaw, the following shall apply to lots 1 through 30, Signature Circle (Strata Lots 1 through 30, Plan VIS6504, District Lot 473, Clayoquot Land District, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V):

- (1) The sole principal use shall be *Single Family Dwelling*;
- (2) *Home Occupation is permitted as a secondary use in conjunction with a principal permitted use*;
- (3) The following regulations shall apply:
 - (i) **Maximum Density:** 1 *single family dwelling per lot*
 - (ii) **Maximum Size (Gross Floor Area):**
 - (A) Principal Building: 100 m² (1,076 ft²)
 - (B) Accessory Buildings: 100 m² (1,076 ft²) combined total

(iii) The following minimum setbacks apply, as measured from the *front lot line, rear lot line and side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback
(1) Principal	10 m (33 ft)	10 m (33 ft)	5 m (16 ft)	15 m (49 ft)
(2) Accessory	10 m (33 ft)	10 m (33 ft)	5 m (16 ft)	15 m (49 ft)

(iv) The minimum setback from the natural boundary of the sea for all buildings and structures is 30m (98 ft).”;

B. by deleting section CD-5A SubZone (Development Area #1) WYNDANSEA / SIGNATURE CIRCLE including the CD-5A SubZone Plan and Sections CD-5A.1 through CD-5A.7; and,

C. by deleting section CD-6 Zone – OLSEN BAY (Lot 5, Plan VIP75113) including the CD-6 Plan and Sections CD-6.2 through CD-6.7.

2. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of the following parcels to “RU Zone - Rural Residential” as outlined in black on the map attached to this Bylaw as Appendix “A”:

Legal Description	PID	Zoning
Lot A, Plan VIP77604, District Lot 472, Clayoquot Land District	026-046-024	CD-5A
Lot A, Plan VIP80031, District Lot 286, Clayoquot Land District, Except Plan VIP84561, & OF DL 471, 472 & 473	026-508-486	CD-5A
Lot 1, Plan VIP84561, District Lot 286, Clayoquot Land District, & DL 473	027-416-046	CD-5A
Lot 2, Plan VIP84561, District Lot 286, Clayoquot Land District	027-416-054	CD-5A
Lot 3, Plan VIP84561, District Lot 286, Clayoquot Land District	027-416-062	CD-5A
Strata Lots 1 through 30, Plan VIS6504, District Lot 473, Clayoquot Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		CD-5A
Lot 5, Plan VIP75113, District Lot 286, Clayoquot Land District, Except Plan VIP79908, & DLS 471, 472 & 473	025-635-751	CD-6

3. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021”.

READ A FIRST TIME this day of , 2021.

READ A SECOND TIME this day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME this day of , 2021.

ADOPTED this day of , 2021.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021.”

Mayco Noël
Mayor

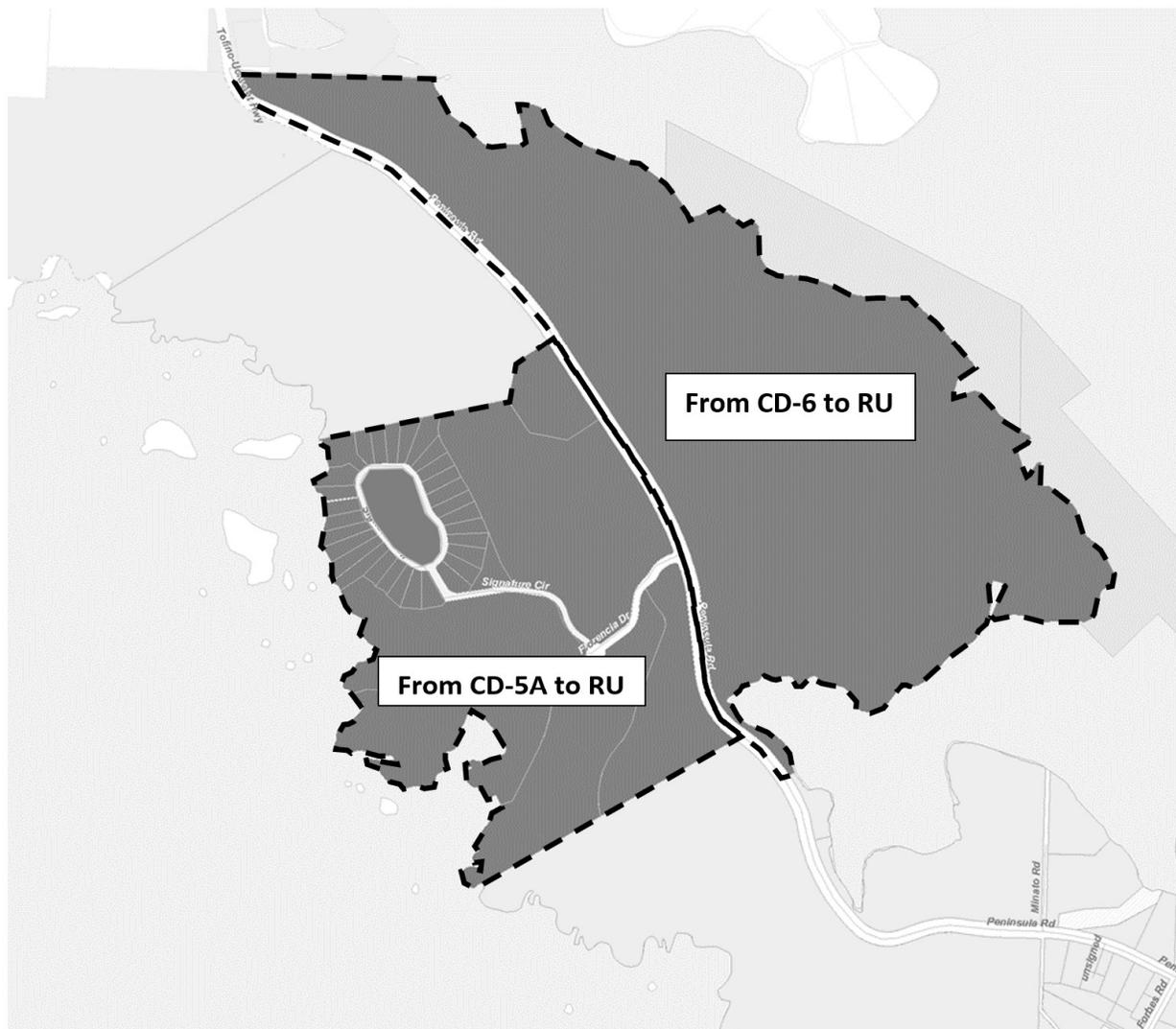
Joseph Rotenberg
Corporate Officer

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

Joseph Rotenberg
Corporate Officer

APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1292, 2021
(CD-5A and CD-6 lands rezoned to RU Rural Residential)

From: CD5-A and CD-6
To: RU



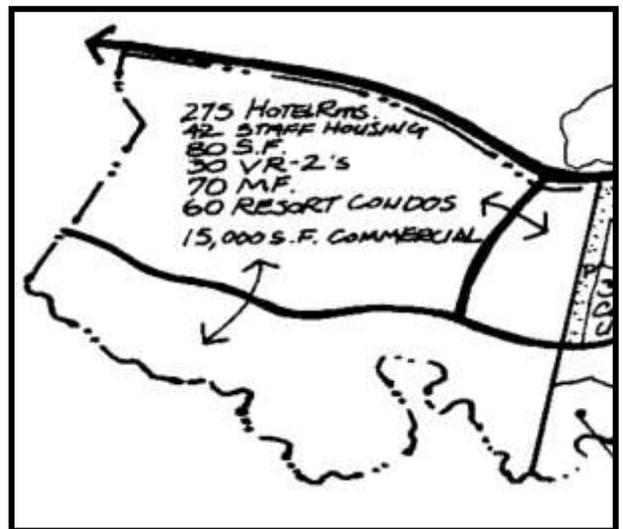
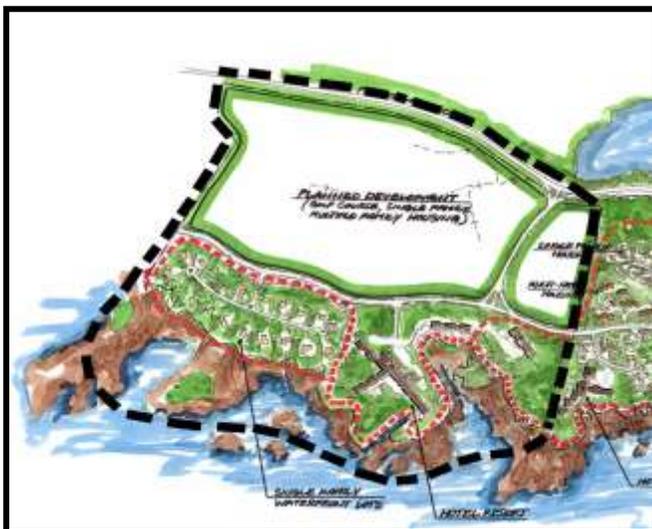
**CD-5A SubZone (Development Area #1)
 WYNDANSEA/ SIGNATURE CIRCLE**

2014 Update: Most of this area was subdivided into 5 development parcels being Lots 1-4, Plan VIP84561 and Remainder Lot A. As detailed below:

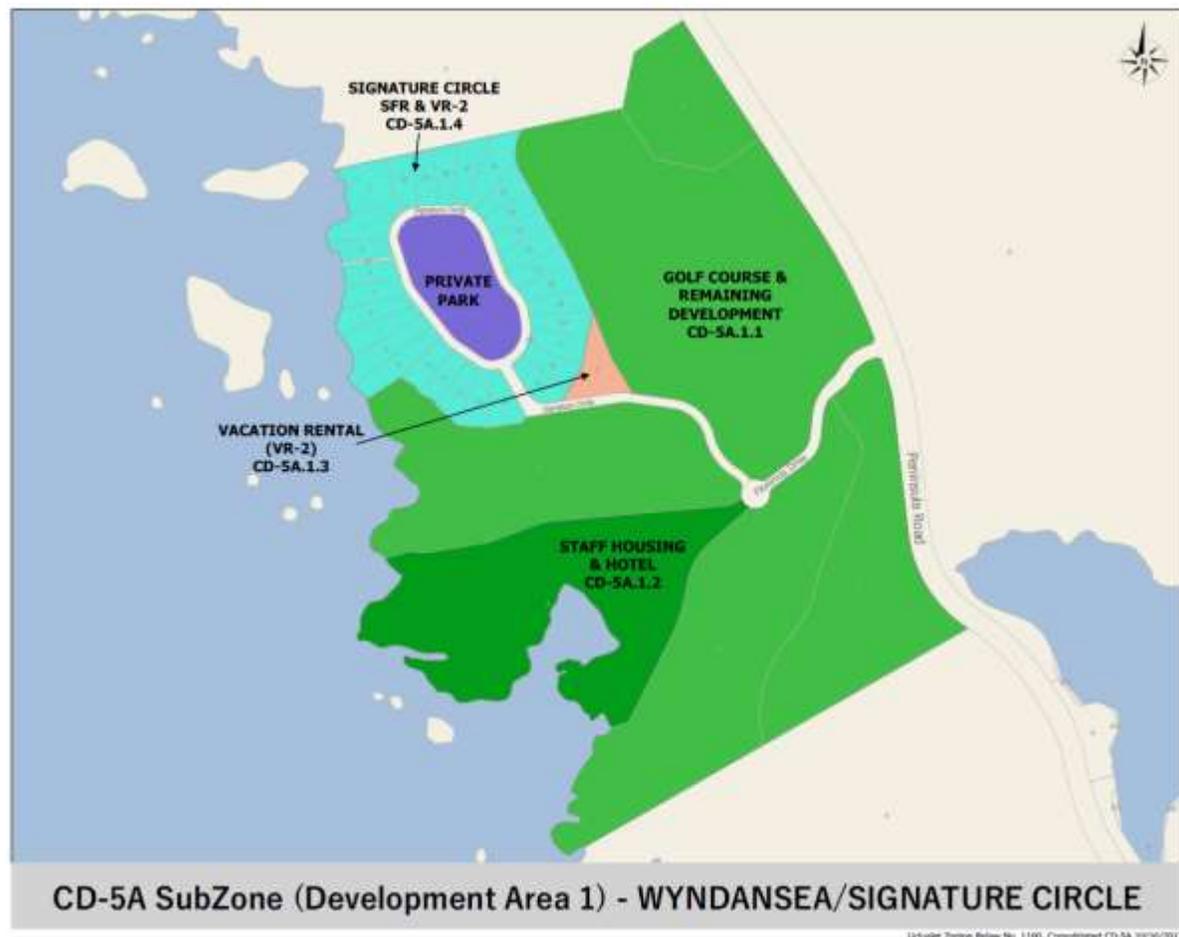
- Lot 2 was designated for a Hotel development with on or off-site Staff Housing.
- Lot 3 was designated for a Vacation Rental (VR-2) lot.
- Lot 4 was subdivided as the 30-lot "Signature Circle" bare land Strata Plan VIS6504, for single family residential lots, though could also contain Vacation Rental (VR-2) lots.
- Lot 1, the Remainder Lot A and the Adjacent Lot A, Plan VIP77604 is intended to include the proposed golf course (with holes also on CD-6 Zone), and may include further single family residential lots and/or VR-2s, multiple family residential and resort condominium. Note that density is limited for the multiple family residential, resort condo or combination, until affordable housing is provided off-site (in the CD-5C SubZone, on either Lot 13 Plan VIP84686, or another yet-to-be created lot appropriately zoned for affordable housing or both)

The development stalled, and went into receivership, after initial subdivision. In 2013, the developer made arrangements to reacquire control and proposed amendments were expected in 2014, in particular with respect to anticipated road configurations, but this appears in doubt.

CD-5 Development Area #1 Plan - Original



CD-5A SubZone Plan (Development Area #1) - Updated



CD-5A.1 Permitted Uses:

CD-5A.1.1 The following uses are permitted on Lot 1, Plan VIP84561, Remainder Lot A, Plan 80031 and Adjacent Lot A, Plan VIP77604, in the areas of the CD-5A SubZone Plan labeled "Golf Course & Remaining Development", but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal #1:
 - (a) Golf Course
- (2) Secondary to Subsection (1) *Golf Course*:
 - (a) Golf Course Clubhouse
 - (b) *Retail*

CD-6 Zone - OLSEN BAY (Lot 5, Plan VIP75113)

This Comprehensive Development Zone was intended as an extension of and complement to Development Area #1 of the CD-5 Zone (now CD-5A SubZone), with golf course crossing Peninsula Road into both zones and trails expected to connect, but can be developed on its own. The densities identified below were bonused and based on a 15% open space dedication/ amenity contribution, provided in the form of the park dedication (minimum 12.9 ha), cash contributions, public recreational amenities and open space, green space and trail areas secured by either dedication on a plan of subdivision or statutory right of way, further to Section 203 of this Bylaw, along with requirements for staff housing, with development (other than the golf course) at 5 units/hectare base density if amenities not provided.

2014 Update: There has been no subdivision or development and amenities remain outstanding and, in some cases, overdue. In 2013, the original developer made arrangements to reacquire control, but as of the date of Second Reading the matter has not been advanced and the amenities have not been provided.

The regulations and requirements of this Zone are supplemented with Master Development Agreement and S.219 Covenant registered on title under FA102255 (August 22, 2006) as amended.

The below Overall Land Use Concept Plan, intended as the CD-6 Comprehensive Development Plan ("CD-6 Plan"), dictates and confines the location of permitted uses and density, with variations to require amendment of the Zoning Bylaw. However, exact configuration of roads and buildings may be determined at subdivision and development permit stage of development without bylaw amendment.

CD-6 Plan per Zoning Amendment Bylaw 1030, 2006



2.17 **Rural District** **RU Zone**

This zone provides for residential uses and activities requiring large parcels of land.

2.17.1 **Permitted Land Uses**

Permitted Uses	Minimum Lot Size
Single Family Dwelling	10 Ha.
Kennel	
Home Occupation	
Secondary Suites	
Accessory Buildings	

2.17.2 **Building and Structure Specifications**

Maximum number of Single Family Dwellings (excluding secondary suites)	Two (2) per lot
Total Floor Area for all Accessory Buildings	100 m ² (1076 ft ² .)
Maximum Height and Storey's of Principle Building	8.5 m (28 ft.)/2½ storey's
Maximum Height of Accessory Buildings and Structures	5.5 m (18 ft.)
Maximum Lot Coverage	3%
Minimum Lot Frontage	60 m (196 ft.)
Maximum Floor Area Ratio	0.50

2.17.3 **Minimum Building Setbacks**

Use	Front lot line setback	Rear lot line setback	Exterior lot line setback	Interior lot line setback
Principle Building	10 m (33 ft.)	10 m (33 ft.)	15 m (50 ft.)	10 m (33 ft.)
Accessory buildings and structures	10 m (33 ft.)	10 m (33 ft.)	15 m (50 ft.)	10 m (33 ft.)

2.17.4 **Off-Street Parking and Loading**

Off-street parking and loading shall be provided according to Part IV of this Bylaw.

2.17.5 **Landscaping and Screening**

Landscaping and Screening shall comply with the requirements outlined in Part VI of this Bylaw.



STAFF REPORT TO COUNCIL

Council Meeting: August 17, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

FILE NO: 3360-20-RZ19-02

**SUBJECT: DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW
No. 1284, 2021 (LOT 16 MARINE DRIVE) – RESULTS OF CoW**

REPORT NO: 21-121

ATTACHMENTS: APPENDIX A – LETTER FROM CODY DREGER, NORED DEVELOPMENTS, AUGUST 12, 2021
APPENDIX B - ZONING AMENDMENT BYLAW No. 1284, 2021, (SHOWING PROPOSED
AMENDMENTS TRACKED)
APPENDIX C - ZONING AMENDMENT BYLAW No. 1284, 2021 (CLEAN)

RECOMMENDATION:

1. **THAT** Council rescind second reading of *District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021*;
2. **THAT** Council amend *District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021*, to incorporate the following changes as found in Appendices “B” and “C” to the staff report dated August 17, 2021:
 - a. on Proposed Lot ‘A’ (Apartment site) in the new section R-3.8.1(1) remove subsection (c) allowing a maximum height of 16m (in which case the 11m maximum height regulation in the existing R-3 zoning regulations would apply);
 - b. on Proposed Lot ‘B’ (Townhome site) in the new section R-3.8.1(5) increase the minimum setback from 10m (33ft) to 15m (49ft);
3. **THAT** Council give second reading to *District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021*, as amended; and,
4. **THAT** Council refer *District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021*, to a Public Hearing; and,
5. **THAT** Council indicate that adoption of District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021, would be subject to registration of a Section 219 restrictive covenant on the title of the subject property to ensure, as a matter of public interest, that the following additional offer be satisfied as the property is subdivided and developed:
 - k. dedication of an additional 280m² area of park land.

PURPOSE:

The purpose of this report is to bring District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021 (the “Bylaw”) back to Council for discussion, for consideration of the public input from the Committee-of-the-Whole meeting held August 10, 2021, and subsequent changes to the proposal by the applicant.

BACKGROUND:

At the March 23, 2021, Regular Meeting, Council gave the Bylaw first and second reading and referred it to Public Hearing which was conducted on June 8, 2021.

At its June 15th meeting, Council identified a list of 19 questions arising from the public hearing, and directed staff to prepare a report providing information, analysis, and recommendations on how those items will be addressed, with input from the applicant as necessary. At its July 17, 2021, Regular Meeting, Council referred a staff report addressing those questions to a Committee-of-the-Whole meeting held August 10, 2021.

Subsequent to the Committee-of-the-Whole meeting, the applicant suggested changes to their proposal to address a number of issues discussed in the meeting (see **Appendix ‘A’**).

DISCUSSION:

The changes to the proposal now being offered by the applicant are as follows:

- a. reduce the height of the apartment building to 3 storeys;
- b. increase the minimum setback of the townhomes from 10m to 15m; and,
- c. dedicate an additional 280m² (3,000ft²) of park land.

The series of recommendations above would incorporate these changes into the rezoning bylaw and conditions of approval, as appropriate, and send it to another Public Hearing. A copy of the bylaw showing these changes tracked is found in **Appendix “B”**, and a clean version incorporating those same changes in found in **Appendix “C”**.

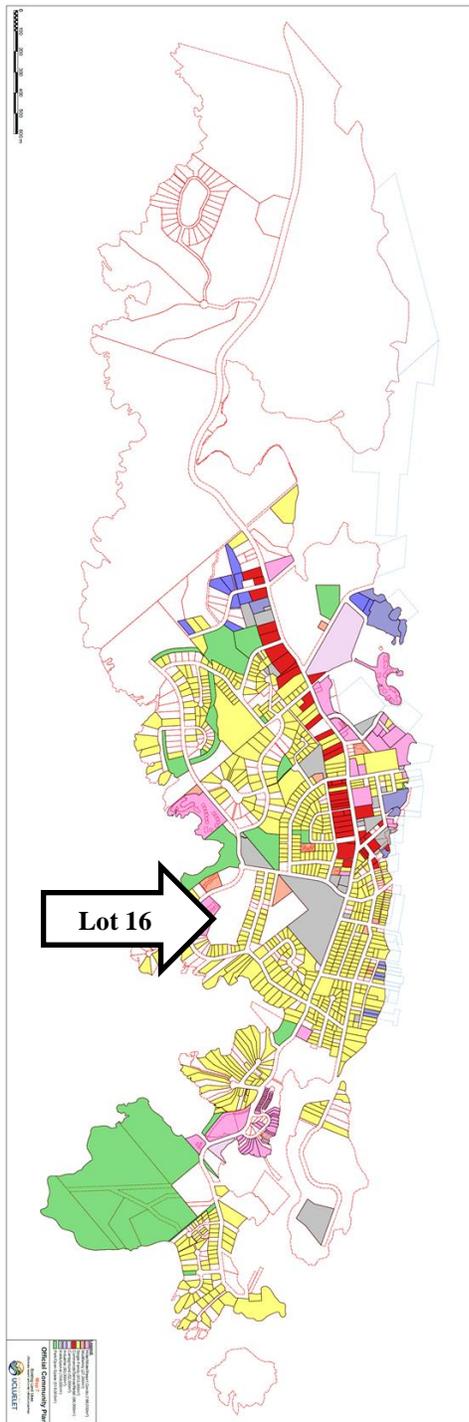
The fifth recommendation, above, would add the new additional park dedication to the conditions that would be assured by registration of a restrictive covenant on the title of the property. Under the *Land Title Act*, the location and configuration of proposed park land dedication must be accepted by Council as part of the subdivision process. The developers propose to dedicate the park land; the municipality would provide any upgrades to the park (such as installing play equipment) as it sees fit.

At the March 23, 2021, meeting Council passed a resolution indicating that final adoption of a rezoning bylaw for the proposed development would be subject to the following:

“THAT Council Indicate to the applicant and the public that adoption of District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021, would be subject to registration of a Section 219 restrictive covenant on the title of the subject property to ensure, as a matter of public interest, that the following conditions and offers be satisfied as the property is subdivided and developed:

- a. construction and development of the rental apartment building on proposed Lot ‘A’ (the “Apartment site”) be in the first phase of the development;*
- b. dedication of a 10m wide park greenbelt along the eastern (Victoria Road side) boundary of the property, as proposed;*
- c. dedication of a park area of approximately 1,300m² on the western (Marine Drive) side of the property, as proposed;*
- d. registration of a greenspace covenant on a 10m wide strip along the Marine Drive frontage of the subject property to retain vegetation and preclude driveway access along this road corridor, as proposed;*
- e. extension of the proposed new road to connect to Victoria Road in the general location as shown in Figure 7 of the staff report;*
- f. vehicle access to the proposed Lot ‘B’ (“Townhouse site”) be from the new internal road only;*
- g. the proposed amenity contributions of \$1,000 per multi-family unit or single-family lot be payable prior to approval of a subdivision plan creating the corresponding development parcels;*
- h. the proposed transfer of ownership of one small serviced residential lot to the District at the time of subdivision approval;*
- i. registration of the Housing Agreement on the title of proposed Lot A’ (the “Apartment site”) at the time of subdivision approval to ensure that the apartments are rental tenure only and will not be subject to strata conversion; and*
- j. despite the zoning of proposed Lot ‘A’, the maximum building height be limited to 11m (3 storeys) unless first approved by the District Council upon submission of detailed architectural plans.”*

With the proposed removal of the fourth storey, and the changes to Bylaw No. 1284 as now drafted, condition “j” would no longer be necessary.



Other Issues:

In the Committee-of-the-Whole meeting, a number of comments and questions raised by members of the public touched on issues that reach beyond the Lot 16 proposed development. Some notable topics raised in the meeting include:

- the rate and impact of overall community growth and development;
- concern for the capacity of the community's infrastructure to handle increased demand from residential and visitor growth;
- the impact on the natural environment from the location and amount of new development over time;
- concern for housing affordability and ensuring that new development includes the right mix of housing to meet the needs of the community, not just out-of-town buyers or investors; and,
- changes to the character of the community and quality of life brought about by growth and development.

In the meeting, staff attempted to briefly put these issues into a broader context. These long-range and community-wide issues are the focus of the Official Community Plan (OCP) and other long-range studies, plans, and strategies. The District's water and sewer master plans are focused on ensuring that the municipality's infrastructure capacity stays ahead of demand. The *2021 West Coast Land Use Demand Study* provides an analysis of the demand for growth on the west coast, projects low- medium- and high-growth scenarios (and their infrastructure impacts), and makes recommendations for guiding demand and land use changes in Ucluelet and the region over the long term.

Staff are currently working on edits to the draft OCP as previously directed by Council, for further discussion this fall. The draft OCP already points to future work to define a strategy for managing growth in the regional context; this could include identifying a preferred growth rate or total carrying capacity for both Ucluelet and the west coast. If Council wishes to see further detail on what that might look like, or include additional policy in the OCP draft, staff could present options for discussion with the draft OCP this fall.

Next Steps:**Lot 16:**

This is an appropriate time to discuss what has been heard to date, through written and verbal submissions at the public hearing and during last week's Committee-of-the-Whole meeting. Council should consider the changes being offered by the applicant in the context of the community comments. Having received thorough public input, Council is well positioned to determine whether it supports the proposal as it has been presented (including the current changes offered by the applicant), or if Council would need to see further changes to any of the following:

- i. aspects of the proposed development;
- ii. conditions of final approval; or,
- iii. the contents of Zoning Amendment Bylaw No. 1284, 2021.

Because new information has been received since the closure of the Public Hearing on June 8th, a new Public Hearing would need to be held on the bylaw as it moves forward. If Council were to now refer the bylaw to a Public Hearing, that hearing would tentatively be held September 7, 2021.

OPTIONS:

Staff recommend that the concessions now being proposed by the applicant for the Lot 16 development address a number of the concerns raised by the public. Should Council wish to forward the bylaw to a Public Hearing incorporating these changes, then staff suggest Council consider the motions outlined at the outset of this report.

Alternatively, Council could consider the following:

- 4. **THAT** Council provide direction on further changes to be made to *District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021*;
- or;**
- 5. **THAT** Council forward *District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021*, to a Public Hearing as is;
- or;**
- 6. **THAT** Council could provide other direction to Staff and/or the Applicant.

Respectfully submitted: Bruce Greig, Director of Community Planning



NORED
DEVELOPMENTS

Appendix A

Dear Bruce and Council:

Thank you for the special committee meeting the other night. Myself and my family listened to what the public had to say. We understand this is a big step for the community, but feel it is an important one for the town and the community. From the start we decided that a rental building was desperately needed and made sure that what we did with this property had a building for long term rentals.

After much discussion we have decided to propose the following changes

1. The rental building will be a maximum of 3 stories of rental units. This in turn may reduce the number of units we can fit onto the property to around 40.
2. We will donate a total of 3000sqft of land to be used as parkland in the development. We will work with our surveyor to determine the best spot for this.
3. We will increase the set back from 10 meters to 15 meters along the existing homes on Marine Dr on the Townhouse portion.
4. We will go with the change of access point onto Victoria Road. This in turn will likely change the number of R6 Lots.

With these significant changes we believe that we will lose anywhere from 5-10 doors. We will not know for sure until we have an architect do preliminary drawings of the apartment building and a surveyor do up a lot layout.

To ease some of the concerns brought up at the special meeting regarding the density, and growth this is not a 2-year project and more than likely a 5-7-year project with what we feel this absorption rate on the lot sales will be. So, the growth will be phased in over a period of time. The apartment alone will likely take 2-3 years from design approval to construction completion.

We hope you as council can see that this is a large win for the community that is in dire need for long term rentals and lots that will allow a more affordable approach.

Regards,

Cody Dreger

Cody Dreger

Appendix B

DISTRICT OF UCLUELET

Zoning Bylaw Amendment Bylaw No. 1284, 2021

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.
(Zoning amendments for the proposed development of Lot 16 Marine Dr).

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

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

1. Text Amendment:

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. By amending within Division 300 – General Prohibitions and Regulations, Section 306 Buildings & Structures – Setbacks and Siting, such that “R-6” is added to the list of residential zones to which Section 306.3(7) applies.
- B. By adding a new Residential zone, to Schedule B – The Zones that directly follows R-5 Zone – Compact Single Family Residential such that the new section reads as follows:

“R-6 Zone – INFILL SINGLE FAMILY RESIDENTIAL

This Zone is intended for single family residential development providing for a mix of compact lots sizes and housing options, with additional accessory residential dwelling unit uses on the larger lots.

R-6.1 Permitted Uses

R-6.1.1 The following uses are permitted, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
 - (a) *Single Family Dwelling*
- (2) Secondary:
 - (a) *Home Occupation*
 - (b) The following additional *secondary permitted uses* are only permitted on lots of 480m² area or greater:

- (i) *Secondary Suite; or,*
- (ii) *Accessory Residential Dwelling Unit*

R-6.2 Lot Regulations

R-6.2.1	Minimum Lot Size:	360 m ² (3,875 ft ²)
R-6.2.2	Maximum Average Lot Size	480 m ² (5,167 ft ²)
R-6.2.3	Maximum Lot Size:	600 m ² (6,458 ft ²)
R-6.2.4	Minimum Lot Frontage:	10 m (33 ft)

R-6.3 Density:

R-6.3.1	Maximum Floor Area Ratio:	0.35
R-6.3.2	Maximum Floor Area Ratio with <i>secondary suite</i> or <i>accessory residential dwelling unit</i>	0.5
R-6.3.3	Maximum Lot Coverage:	45%

R-6.4 Maximum Size (Gross Floor Area):

R-6.4.1	Principal Building:	n/a
R-6.4.2	Accessory Buildings:	90 m ² (968 ft ²) combined total

R-6.5 Maximum Height:

R-6.5.1	Principal Buildings & Structures:	8.5 m (28 ft)
R-6.5.2	Accessory Buildings & Structures:	5.5 m (18 ft)
R-6.5.3	<i>Accessory Residential Dwelling Unit:</i>	7.5m (25 ft)

R-6.6 Minimum Setbacks:

- R-6.6.1 The following minimum setbacks apply, as measured from the *front lot line*, *rear lot line* and *side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard - Interior Setback	(d) Side Yard - Exterior Setback
(1) Principal	3 m (9.8 ft)	3 m (9.8 ft)	1.5 m (5 ft)	2.5 m (8.2 ft)
(2) Garage face	6m (19.6 ft)	n/a	n/a	n/a
(3) Accessory		3m (9.8 ft)	1.5 m (5 ft)	2.5 m (8.2 ft)

- R-6.6.2 In addition, no *accessory building* may be located between the front face of the principal building and the street.”

- C. By adding the following subsection to section R-3 in alphanumerical order, as follows:

“R-3.8 Other Regulations

R-3.8.1 Notwithstanding other regulations in this bylaw, on the R-3 zoned portions of the lands legally described as Lot 16, District Lot 281, Clayoquot District, Plan VIP76214 except part in plans VIP80735, VIP83067 and VIP86140: PID 025-812-823 (Lot 16 Marine Drive), the following regulations apply:

(1) on proposed Lot ‘A’ (Apartment site) subject to registration of a Housing Agreement to the satisfaction of the District restricting the use of multiple family residential dwelling units to rental tenancy and prohibiting strata conversion;

- a.) the lot is exempt from the minimum useable outdoor recreation space requirement found in the definition of *multiple family residential* in section 103; **and,**
- b.) the maximum density is 48 units (83 units per hectare)”; ~~and,~~
- c.) ~~the maximum height is 16m (52 ft)”;~~

(2) on proposed Lot ‘A’ the minimum setbacks for principal buildings from adjacent lot lines shall be as follows:

- a.) from Matterson Drive: 8m (26ft)
- b.) from Marine Drive: 10m (33 ft)
- c.) from all other lot lines: 6m (20 ft)

(3) on proposed Lot ‘A’ the maximum floor area of an individual multiple family dwelling unit is 77m² (825 ft²);

(4) on Proposed lot ‘B’ (Townhome site) the maximum density is 28 units (20 units per hectare);

(5) on proposed Lot ‘B’ the minimum setbacks for principal buildings from external lot lines shall be **15m (49ft)** ~~10m (33 ft).~~”; and,

- D. By deleting subsection CD-2A.1.6 from the regulations under the CD-2 Zone – BIG BEACH.

2. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot 16, District Lot 281, Clayoquot District, Plan VIP76214 except part in plans VIP80735, VIP83067 and VIP86140 (PID 025-812-823) from CD-2 Zone (Big Beach), Subzone "CD-2A.1.6 Big Beach Estates", to areas designated as "R-1: Single Family Residential", "R-3: High Density Residential" and "R-6: Infill Single-Family Residential" as outlined in black on the map attached to this Bylaw as Appendix "A".

3. Citation:

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021".

READ A FIRST TIME this **23rd** day of **March**, 2021.

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

PUBLIC HEARING held this **8th** day of **June**, 2021.

SECOND READING RESCINDED this **day of** , 2021.

AMENDED this **day of** , 2021.

READ A SECOND TIME AS AMENDED this **day of** , 2021.

PUBLIC HEARING held this **day of** , 2021.

READ A THIRD TIME this **day of** , 2021.

ADOPTED this **day of** , 2021.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021."

Mayco Noël
Mayor

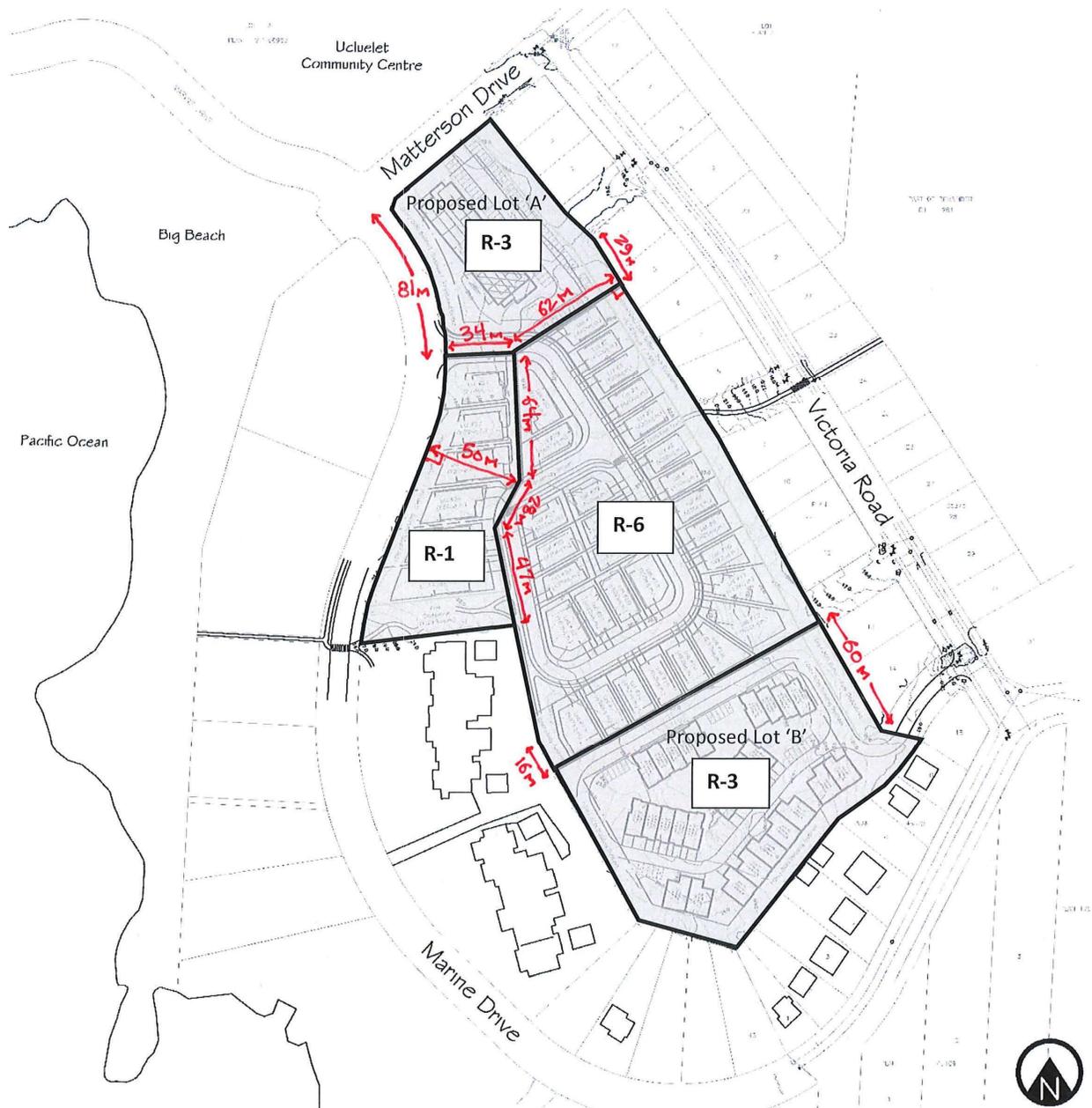
Joseph Rotenberg
Corporate Officer

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

Joseph Rotenberg
Corporate Officer

APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021 (Lot 16 Marine Drive)

From: CD-2A.1.6 Big Beach Estates
To: R-1 (Single Family Residential);
R-3 (High Density Residential); and,
R-6 (Infill Single-Family Residential) as shown:



Appendix C

DISTRICT OF UCLUELET

Zoning Bylaw Amendment Bylaw No. 1284, 2021

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.
(Zoning amendments for the proposed development of Lot 16 Marine Dr).

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

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

1. Text Amendment:

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- A. By amending within Division 300 – General Prohibitions and Regulations, Section 306 Buildings & Structures – Setbacks and Siting, such that “R-6” is added to the list of residential zones to which Section 306.3(7) applies.
- B. By adding a new Residential zone, to Schedule B – The Zones that directly follows R-5 Zone – Compact Single Family Residential such that the new section reads as follows:

“R-6 Zone – INFILL SINGLE FAMILY RESIDENTIAL

This Zone is intended for single family residential development providing for a mix of compact lots sizes and housing options, with additional accessory residential dwelling unit uses on the larger lots.

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R-6.1.1 The following uses are permitted, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
 - (a) *Single Family Dwelling*
- (2) Secondary:
 - (a) *Home Occupation*
 - (b) The following additional *secondary permitted uses* are only permitted on lots of 480m² area or greater:

- (i) *Secondary Suite; or,*
- (ii) *Accessory Residential Dwelling Unit*

R-6.2 Lot Regulations

R-6.2.1	Minimum Lot Size:	360 m ² (3,875 ft ²)
R-6.2.2	Maximum Average Lot Size	480 m ² (5,167 ft ²)
R-6.2.3	Maximum Lot Size:	600 m ² (6,458 ft ²)
R-6.2.4	Minimum Lot Frontage:	10 m (33 ft)

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R-6.3.1	Maximum Floor Area Ratio:	0.35
R-6.3.2	Maximum Floor Area Ratio with <i>secondary suite</i> or <i>accessory residential dwelling unit</i>	0.5
R-6.3.3	Maximum Lot Coverage:	45%

R-6.4 Maximum Size (Gross Floor Area):

R-6.4.1	Principal Building:	n/a
R-6.4.2	Accessory Buildings:	90 m ² (968 ft ²) combined total

R-6.5 Maximum Height:

R-6.5.1	Principal Buildings & Structures:	8.5 m (28 ft)
R-6.5.2	Accessory Buildings & Structures:	5.5 m (18 ft)
R-6.5.3	<i>Accessory Residential Dwelling Unit:</i>	7.5m (25 ft)

R-6.6 Minimum Setbacks:

- R-6.6.1 The following minimum setbacks apply, as measured from the *front lot line*, *rear lot line* and *side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard - Interior Setback	(d) Side Yard - Exterior Setback
(1) Principal	3 m (9.8 ft)	3 m (9.8 ft)	1.5 m (5 ft)	2.5 m (8.2 ft)
(2) Garage face	6m (19.6 ft)	n/a	n/a	n/a
(3) Accessory		3m (9.8 ft)	1.5 m (5 ft)	2.5 m (8.2 ft)

- R-6.6.2 In addition, no *accessory building* may be located between the front face of the principal building and the street.”

- C. By adding the following subsection to section R-3 in alphanumerical order, as follows:

“R-3.8 Other Regulations

R-3.8.1 Notwithstanding other regulations in this bylaw, on the R-3 zoned portions of the lands legally described as Lot 16, District Lot 281, Clayoquot District, Plan VIP76214 except part in plans VIP80735, VIP83067 and VIP86140: PID 025-812-823 (Lot 16 Marine Drive), the following regulations apply:

(1) on proposed Lot ‘A’ (Apartment site) subject to registration of a Housing Agreement to the satisfaction of the District restricting the use of multiple family residential dwelling units to rental tenancy and prohibiting strata conversion;

a.) the lot is exempt from the minimum useable outdoor recreation space requirement found in the definition of *multiple family residential* in section 103; and,

b.) the maximum density is 48 units (83 units per hectare).”;

(2) on proposed Lot ‘A’ the minimum setbacks for principal buildings from adjacent lot lines shall be as follows:

a.) from Matterson Drive: 8m (26ft)

b.) from Marine Drive: 10m (33 ft)

c.) from all other lot lines: 6m (20 ft)

(3) on proposed Lot ‘A’ the maximum floor area of an individual multiple family dwelling unit is 77m² (825 ft²);

(4) on Proposed lot ‘B’ (Townhome site) the maximum density is 28 units (20 units per hectare);

(5) on proposed Lot ‘B’ the minimum setbacks for principal buildings from external lot lines shall be 15m (49ft).”;

- D. By deleting subsection CD-2A.1.6 from the regulations under the CD-2 Zone – BIG BEACH.

2. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot 16, District Lot 281, Clayoquot District, Plan VIP76214 except part in plans VIP80735, VIP83067 and VIP86140 (PID 025-812-823) from CD-2 Zone (Big Beach), Subzone "CD-2A.1.6 Big Beach Estates", to areas designated as "R-1: Single Family Residential", "R-3: High Density Residential" and "R-6: Infill Single-Family Residential" as outlined in black on the map attached to this Bylaw as Appendix "A".

3. Citation:

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021".

READ A FIRST TIME this **23rd** day of **March**, 2021.

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SECOND READING RESCINDED this day of , 2021.

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PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME this day of , 2021.

ADOPTED this day of , 2021.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021."

Mayco Noël
Mayor

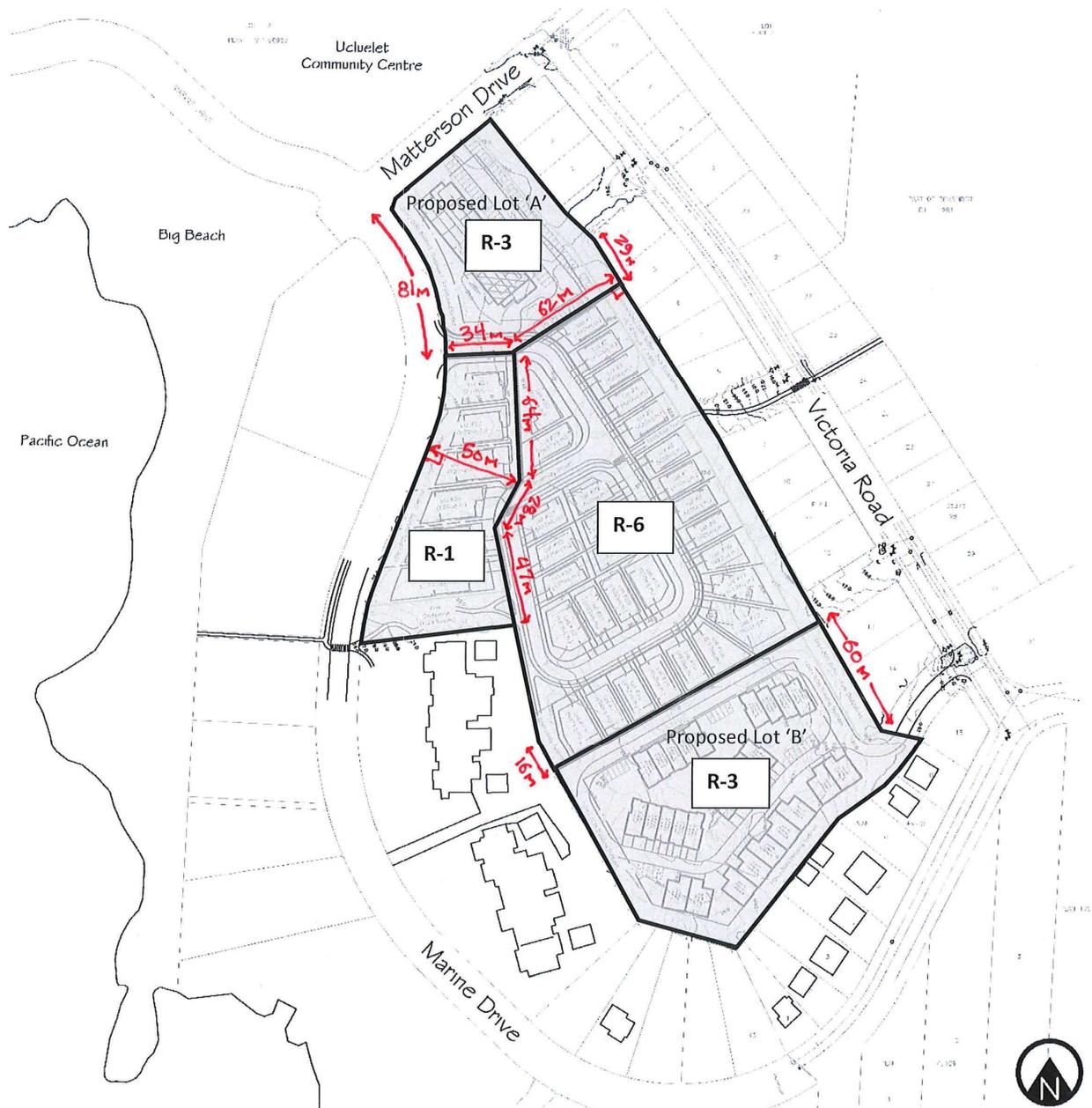
Joseph Rotenberg
Corporate Officer

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

Joseph Rotenberg
Corporate Officer

**APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021
(Lot 16 Marine Drive)**

From: CD-2A.1.6 Big Beach Estates
To: R-1 (Single Family Residential);
R-3 (High Density Residential); and,
R-6 (Infill Single-Family Residential) as shown:





STAFF REPORT TO COUNCIL

Council Meeting: August 17th, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

FILE No: 6480-20-OCP20-01
3360-20-RZ20-07

**SUBJECT: 316 AND 330 REEF POINT ROAD:
OCP AMENDMENT BYLAW No. 1281 &
ZONING AMENDMENT BYLAW No. 1282 - ADOPTION**

REPORT No: 21-119

ATTACHMENT(S): APPENDIX A – OCP AMENDMENT BYLAW No. 1281
APPENDIX B – ZONING AMENDMENT BYLAW No. 1282
APPENDIX C – LETTER FROM YUULU?IL?ATH? GOVERNMENT DATED JUNE 14, 2021
APPENDIX D – S.219 COVENANT TO BE REGISTERED ON TITLE OF THE LODGE PROPERTIES

RECOMMENDATIONS:

That with respect to the properties located at 316 and 330 Reef Point Road, Council consider the following:

1. **THAT** District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020, be adopted.
2. **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020, be adopted.

PURPOSE:

The purpose of this report is to bring District of Ucluelet OCP Amendment Bylaw No. 1281, 2020 (“**Bylaw No. 1281**”), and District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020 (“**Bylaw No. 1282**”), back to Council for adoption.

BACKGROUND

At the December 15, 2020 Regular Meeting, Council advanced Bylaw No. 1281 and Bylaw No. 1282, to a Public Hearing.

At its January 26, 2021, meeting, Council rescinded second reading of Bylaw No. 1282, amended the bylaw to correct a drafting error, and then gave the bylaw second reading as amended.

Notice of the public hearing was then published, and the hearing was held on April 8, 2021.

Following the public hearing, Council gave third reading to the bylaws on April 14, 2021.

Council had indicated a number of conditions it expected to be met before considering adopting the bylaws (see number 5 in the sequence below).

SEQUENCE OF PROCESSES

The sequence as this application moves forward is as follows:

1. First and Second Reading of:
 - a. OCP Amendment Bylaw No. 1281
 - b. Zoning Amendment Bylaw No. 1282
2. First three readings of:
 - a. Housing Agreement Bylaw No. 1283
3. Public Hearing for input on:
 - a. OCP Amendment Bylaw No. 1281
 - b. Zoning Amendment Bylaw No. 1282
 - c. Variances in DVP20-06
4. Third Readings, Adoption or Approval of:
 - a. Third reading to OCP Amendment Bylaw No. 1281
 - b. Third reading to Zoning Amendment Bylaw No. 1282
 - c. Adoption of Housing Agreement Bylaw No. 1283
 - d. Approval of DVP for the Lodge property.
5. Before adoption of the Zoning and OCP amendment Bylaws the applicant would need to:
 - a. register a restrictive covenant to ensure:
 - i. that, prior to obtaining an occupancy permit for the proposed new cabins, the subdivision to consolidate the lots and resolve the parcel boundaries will have been registered (note this would allow for building permits to be issued while the subdivision process is underway); and,
 - ii. that the development and use of the Lodge and Staff Housing will conform to the plans presented;
 - b. register Section 218 Statutory Rights-of-Way to allow for construction and maintenance of the public access trails by the District, as proposed on the submitted plans.
 - c. execute the Housing Agreement for the staff housing units.
6. Adoption of OCP and Zoning amendment bylaws;
7. Following notification and subject to public input, approval of DVP for the Cabins property;
8. Approval of a DP for the proposed new cabins;
9. Application for building permits for cabins;
10. Registration of subdivision; and,
11. Occupancy of cabins.

You are here

The staff report received by Council at its March 23, 2021, meeting addressed the separation of the Development Permit (“DP”) and associated variances for the 13 proposed new cabins from the public hearing, noting the following:

“To respect the timing of discussion between the property owner and the Yuułu?i?ath Government, the Development Permit and variances for the 13 proposed new cabins on “The Cabins” property can be left for Council to consider another day. Staff have discussed this

timing with the Yuułuʔiłʔatḥ Government and the property owner and both are in agreement with this approach.

Staff expect that the Development Permit and variances for the 13 proposed new cabins will make it to a Council agenda in the near future. Staff will undertake the necessary notification for that Development Variance Permit at that time and the public will be given an opportunity to comment on the Cabins' variances during that Council meeting."

The owner has concluded discussions with the Yuułuʔiłʔatḥ Government. A letter of support for proceeding is attached in **Appendix "C"**. Further detail on the outcome of the discussion between the owner and Yuułuʔiłʔatḥ Government is found in the separate report on the Cabins properties, which overlap the Terrace Beach Cultural Heritage Site (whereas the Lodge properties, which are the subject of Bylaw Nos. 1281 and 1282, do not overlap the site).

With the owners signing the covenant for the Lodge properties, there is no barrier to the covenants being registered in title – a process staff and the municipal solicitors will complete with the Land Title Office. The conditions listed under #5, above, have now been met. Copies of the restrictive covenant for the Lodge properties is attached as **Appendix "D"**. The DP and DVP for the proposed cabins could follow; a report has been prepared for Council consideration of those permits as a separate agenda item.

OPTIONS REVIEW:

Council held off further consideration of all aspects of this proposal out of respect for ongoing discussions between the owner and the Yuułuʔiłʔatḥ Government. Those discussions have successfully concluded. With the signed covenant in hand, Council may now consider adopting the bylaws for the Lodge properties.

Respectfully submitted: Bruce Greig, Director of Community Planning

Appendix A

DISTRICT OF UCLUELET

Official Community Plan Amendment Bylaw No. 1281, 2020

A bylaw to amend the District of Ucluelet Official Community Plan
(Lot 35 and 37 VIP64737 – Land Use designation change).

WHEREAS Section 471 of the Local Government Act identifies the purposes of an Official Community Plan as “a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government”, and the District has adopted an Official Community Plan;

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

1. **Map Amendments:**

The “District of Ucluelet Official Community Plan Bylaw No. 1140, 2011, as amended, is hereby further amended as follows:

- A. Schedule ‘A’ (Proposed Land Use Designations) is hereby further amended by changing the designation of Lot 37, Plan VIP64737, Section 21, Clayoquot Land District (PID: 023-656-271) and Lot 35, Plan VIP64737, Section 21, Clayoquot Land District (PID: 023-656-255), shown shaded on the map attached to this Bylaw as Appendix “A”, from Residential–Single Family to Tourist Commercial; and,
- B. Schedule ‘C’ (Development Permit Areas) is hereby further amended by designating Lot 37, Plan VIP64737, Section 21, Clayoquot Land District (PID: 023-656-271) and Lot 35, Plan VIP64737, Section 21, Clayoquot Land District (PID: 023-656-255), shown shaded on the map attached to this Bylaw as Appendix “A”, within Development Permit Area #3 - Reef Point.

2. **Citation:**

This bylaw may be cited as “District of Ucluelet Official Community Plan Amendment Bylaw No. 1281, 2020”.

READ A FIRST TIME this 15th day of December, 2020.

Considered in conjunction with the District of Ucluelet Financial Plan and Waste Management Plan under Section 477 of the *Local Government Act* this 15th day of December, 2020.

READ A SECOND TIME this 15th day of December, 2020.

PUBLIC HEARING held this 8th day of April, 2021.

READ A THIRD TIME this 14th day of April, 2021.

ADOPTED this day of , 20 .

CERTIFIED A TRUE AND CORRECT COPY of “Official Community Plan Amendment Bylaw No. 1281, 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

Appendix 'A'

Official Community Plan Amendment Bylaw No. 1281, 2020

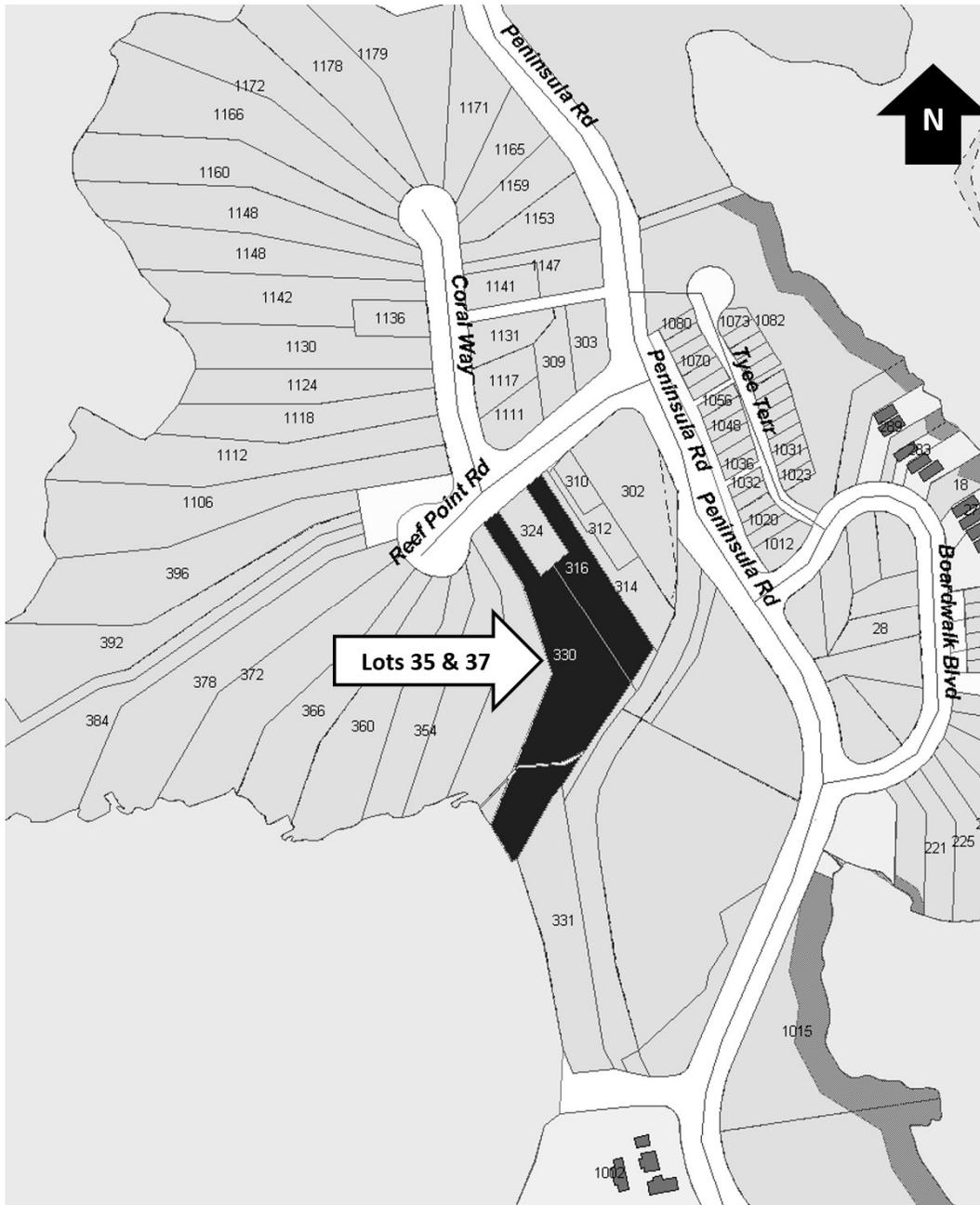
OCP Schedule 'A' Proposed Land Use Designations

From: "Residential - Single Family"

To: "Tourist Commercial"

OCP Schedule 'C' Development Permit Areas

Add to DPA "#3 Reef Point"



Appendix B

DISTRICT OF UCLUELET

Zoning Amendment Bylaw No. 1282, 2020

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.
(316 and 330 Reef Point Road, Zoning designation change from R-1 and GH to CS-5)

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

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

1. Text Amendment:

THAT Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding the following secondary permitted use to section *CS-5.3.1 Maximum Number* in alphanumerical order, as follows:

“(2) Despite subsection (1) above, a maximum of two (2) *Accessory Residential Dwelling Units* are permitted on Lot 37, Section 21, Clayoquot Land District, Plan VIP64737 (316 Reef Point Road)”

2. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended:

- a. by changing the zoning designation of Lot 35, Section 21, Clayoquot Land District, Plan VIP64737 (PID: 023-656-255), shown shaded and annotated on the map attached to this Bylaw as Appendix “A”, from GH Guest House to CS-5 Tourist Commercial; and,
- b. by changing the zoning designation of Lot 37, Section 21, Clayoquot Land District, Plan VIP64737 (PID: 023-656-271) shown shaded and annotated on the map attached to this Bylaw as Appendix “A”, from R-1 Single Family Residential to CS-5 Tourist Commercial.

3. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020”.

READ A FIRST TIME this 15th day of December, 2020.

READ A SECOND TIME this 15th day of December, 2020.

SECOND READING REPEALED this 26th day of January, 2021.

READ A SECOND TIME AS AMENDED this 26th day of January, 2021.

PUBLIC HEARING held this 8th day of April, 2021.

READ A THIRD TIME this 14th day of April, 2021.

ADOPTED this day of , 2021.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020.”

Mayco Noël
Mayor

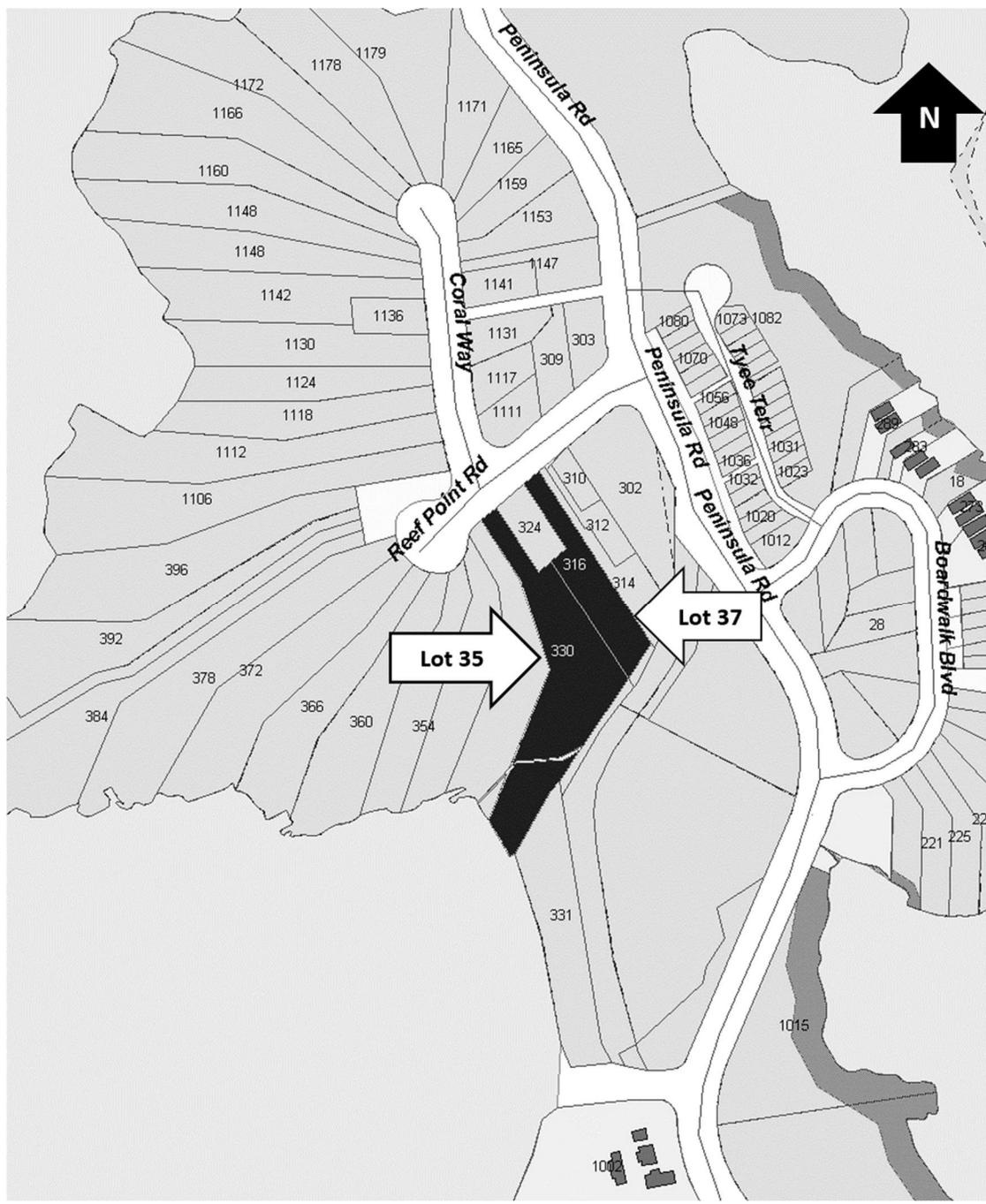
Joseph Rotenberg
Corporate Officer

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

Joseph Rotenberg
Corporate Officer

Schedule 'A'
District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020

Lot 35 From: GH Guest House To: CS-5 Tourist Commercial	Lot 37 From: R-1 Single Family Residential To: CS-5 Tourist Commercial
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June 14, 2021

Lougheed Properties
102 - 2455 Dollarton Hwy
North Vancouver BC
V7H 0A2

RE: The Cabins Ucluelet, BC

Dear Ross

The YFN government and executive have reviewed your proposal to develop Cabins located in the District of Ucluelet which are in our traditional territory.

This letter gives support to your proposal on the conditions that the AIA report completed by Terra will be followed and that Covenant EK67879 as identified on the master plan which is approximately 1.1 acres will be transferred to the YFN government as part of this support.

We would expect the next steps is to have a formal agreement in place with you before any Occupancy Permits are issued by the District of Ucluelet.

Yours truly,



Charles McCarthy
President

Cc Mayco Noel Mayor District of Ucluelet
Zoltan Schafer, Director of Lands and Resources YFN

Appendix D

Page 4

TERMS OF INSTRUMENT – PART 2

COVENANT (Section 219 *Land Title Act*)

THIS COVENANT dated for reference the 12th day of August, 2021 is

BETWEEN:

0933164 B.C. Ltd., Inc. No. BC0933164
 P.O. Box 909, P.O Box 315
 1566 Peninsula Road
 Ucluelet BC V0R 3A0

(the “Grantor”)

AND:

DISTRICT OF UCLUELET
 Box 999
 200 Main Street
 Ucluelet BC V0R 3A0

(the “District”)

WHEREAS:

- A. The Grantor is the registered owner of land located at 316 and 330 Reef Point Road in Ucluelet, British Columbia and more particularly described as:

**Lot 35, Section 21, Clayoquot District, Plan VIP64737 (PID 023-656-255); and,
 Lot 37, Section 31, Clayoquot District, Plan VIP64737 (PID 023-656-271)**
 (together, the “Land”);
- B. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the District, in respect of the use of land or buildings, or the building on land;
- C. The Grantor has applied to the District for a rezoning of the Land to permit development of the Land, and in connection with the Grantor’s application for rezoning the Grantor has offered grant this Covenant to the District;
- D. The Grantor wishes to grant this Covenant to the District to confirm it will only develop the land in compliance with plans previously presented to Council in support of the Grantor’s rezoning application, and that it will not use or occupy the Land except on the terms and conditions agreed to by the parties and set out in this Covenant;

THIS COVENANT is evidence that in consideration of the payment of TWO DOLLARS (\$2.00) by the District to the Grantor, and other good and valuable consideration (the receipt and sufficiency of which are acknowledged by the parties), the Grantor covenants and agrees with the District, in accordance with section 219 of the *Land Title Act*, as follows:

Definition

1. In this Agreement
 - (a) “Development Plans” means the plans attached to this agreement as Schedule A;
 - (b) “Housing Agreement” means an agreement in the form authorized by the District’s Housing Agreement Bylaw No. 1283, 2021.
 - (c) “Lodge” means the existing Lodge building and 3 existing Guest Cabins all located on Lot 35 as shown on page 2 of the Development Plans;
 - (d) “Staff Housing” means 2 staff accommodation units in a mixed-use building including office and laundry space for operation of the Lodge, and associated surface parking as shown on the Development Plans.

Restrictions on Use and Development of the Land

1. No buildings shall be constructed or placed on the land except for the following structures, the siting of which must be consistent with the Development Plan:
 - (a) Lodge;
 - (b) Staff Housing;
 - (c) Bear-proof enclosure for garbage and recycling.
2. The Grantor shall not start the construction of the Staff Housing until:
 - (a) the Land has been subdivided, or consolidated, as required, such that the configuration of the parcel boundaries is in accordance with the Development Plans;
 - (b) the Grantor, at its sole cost, has registered as a charge against the title to the Land, a statutory Right of Way with a minimum width of 5m on terms satisfactory to the District’s Manager of Planning authorizing construction and maintenance of pedestrian trails, and public access to and through all areas of the Land shown in

dashed lines and labelled “Terrace Beach Public Access”, “Proposed Pedestrian public Access” or “Proposed Public Trail” on the Development Plans;

- (c) the Grantor, at its sole cost, has registered as a charge against the title to the Land, a covenant restricting the use of the areas of the Land located: a.) to the south of the southernmost Guest Cabin of the Lodge; and, b.) the northernmost strip of land containing the proposed public pathway between neighbouring properties, both being labelled “Preserved Natural Green Space” on the Development Plans as green space, and prohibiting the removal of trees or other vegetation (except to remove a hazard), and any grading, disturbance, construction or alteration of that area of the Land, except as reasonably required for the development of public pedestrian trails as authorized by the statutory Right of Way in 2(b);
- (d) the Grantor has executed the Housing Agreement and delivered a copy to the District, and acknowledged in writing that the District will register a notice of the Housing Agreement on the title to the Land.

Amendments to Development Plans

- 3. The Grantor may request, and the District’s Manager of Planning may, in his or her sole discretion approve, minor deviations from the Development Plan(s), provided that any such requests or approvals must be made in writing.

Discharge

- 4. If the District does not adopt the bylaw necessary for the rezoning mentioned in recital C by October 31, 2021, this agreement shall be of not further force and effect and the District shall, at the Grantors request, sign a discharge of this Covenant and return it to the Grantor for registration at the Grantor’s expense.
- 5. The District further agrees that if the Grantor:
 - (a) completes the development of the land in accordance with the Development Plans(s), and in accordance with the terms of this Agreement, including without limitation by the registration of the further covenants and notices required by this agreement; and,
 - (b) delivers to the District a registrable discharge of this Covenant (but no others) from the title to the Land,

the District will execute the discharge, and return the executed discharge to the Grantor, and the Grantor may apply to register it in the Victoria land title office.

Subject to Bylaws

6. This Covenant does not relieve the Grantor in any way from complying with all applicable bylaws of the District or other enactments applicable to the Land.

Inspections

7. The District and any of its officers and employees may enter on the Land at all reasonable times, to inspect the Land for the purpose of ascertaining compliance with this Covenant.

Amendment

8. This Covenant may be altered or amended only by an agreement in writing signed by the parties.

No Public Law Duty

9. Whenever in this Covenant the District is required or entitled to exercise any discretion in the granting of consent or approval, or is entitled to make any determination, take any action or exercise any contractual right or remedy, the District may do so in accordance with the contractual provisions of this Covenant only and will not be bound by any public law duty, whether arising from the principles of procedural fairness or the rules of natural justice or otherwise.

No Obligations on District

10. The rights given to the District by this Covenant are permissive only and nothing in this Covenant:
 - (a) imposes any duty of care or other legal duty of any kind on the District to the Grantor or to anyone else;
 - (b) obliges the District to enforce this Covenant, which is a policy matter within the sole discretion of the District; or
 - (c) obliges the District to perform any act, or to incur any expense for any of the purposes set out in this Covenant.

No Effect on Laws or Powers

11. This Covenant does not,
 - (a) affect or limit the discretion, rights or powers of the District under any enactment or at common law, including in relation to the use or subdivision of the Land;

- (b) affect or limit any law or enactment relating to the use or subdivision of the Land;
or
- (c) relieve the Grantor from complying with any law or enactment, including in relation to the use or subdivision of the Land.

District's Right to Equitable Relief

- 12. The Grantor agree that the District is entitled to obtain an order for specific performance or a prohibitory or mandatory injunction in respect of any breach by the Grantor of this Covenant.

Covenant Runs With the Land

- 13. Every obligation and covenant of the Grantor in this Covenant constitutes both a contractual obligation and a covenant granted under section 219 of the *Land Title Act* in respect of the Land and this Covenant burdens the Land and runs with it and binds the successors in title to the Land. For certainty, unless expressly stated otherwise, the term "Grantor" refers to the current and each future owner of the Land. This Covenant burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated.

Registration

- 14. The Grantor agrees to do everything necessary, at the Grantor's expense, to ensure that this Covenant is registered against title to the Land with priority over all financial charges, liens and encumbrances registered, or the registration of which is pending, at the time of application for registration of this Covenant.

Waiver

- 15. An alleged waiver by the District of any breach of this Covenant by the Grantor is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver by the District of a breach by the Grantor of this Covenant does not operate as a waiver of any other breach of this Covenant.

Notice

- 16. Any notice to be given pursuant to this Covenant must be in writing and must be delivered personally or sent by prepaid mail. The addresses of the parties for the purpose of notice are the addresses on the first page of this Covenant and in the case of any subsequent owner, the address will be the address shown on the title to the Land in the Land Title Office.

If notice is delivered personally, it may be left at the relevant address in the same manner as ordinary mail is left by Canada Post and is to be deemed given when delivered. If notice is sent by mail, it is to be deemed given 3 days after mailing by deposit at a Canada Post mailing point or office. In the case of any strike or other event causing disruption of ordinary Canada Post operations, a party giving notice for the purposes of this Covenant must do so by delivery as provided in this section.

Either party may at any time give notice in writing to the other of any change of address and from and after the receipt of notice the new address is deemed to be the address of such party for giving notice.

Enurement

17. This Covenant binds the parties to it and their respective corporate successors, heirs, executors, administrators and personal representatives.

Joint and Several

18. If at any time more than one person (as defined in the *Interpretation Act* (British Columbia) owns the Land, each of those persons will be jointly and severally liable for all of the obligations of the Grantor under this Covenant.

Further Acts

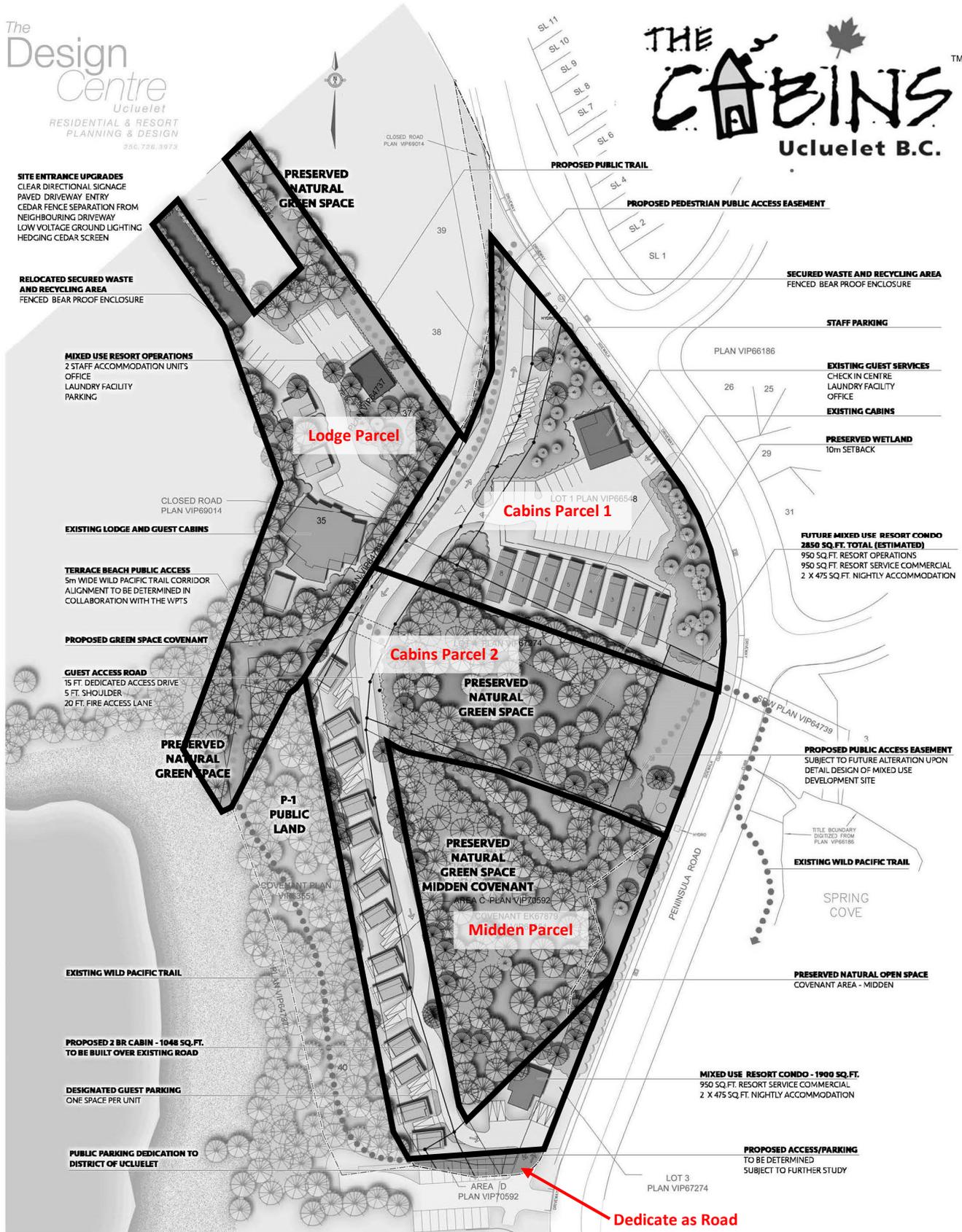
19. The Grantor must do everything reasonably necessary to give effect to the intent of this Covenant, including execution of further instruments.

As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the Land Title Office Form C which is attached hereto and forms part of this Covenant.

Schedule A – Development Plan(s)

The Design Centre
Ucluelet
RESIDENTIAL & RESORT
PLANNING & DESIGN
250.728.1973

THE CABINS™
Ucluelet B.C.



ILLUSTRATIVE MASTER PLAN

SITE ENTRANCE UPGRADES

- CLEAR DIRECTIONAL SIGNAGE
- PAVED DRIVEWAY ENTRY
- CEDAR FENCE SEPARATION FROM NEIGHBOURING DRIVEWAY
- LOW VOLTAGE GROUND LIGHTING
- HEDGING CEDAR SCREEN

PROPOSED PUBLIC TRAIL

- PRESERVED GREEN SPACE
- BEACH ACCESS

RELOCATED SECURED WASTE AND RECYCLING AREA

- FENCED BEAR PROOF ENCLOSURE

MIXED USE

- 2 STAFF ACCOMMODATION UNITS
- OFFICE
- LAUNDRY
- PARKING

EXISTING LODGE AND GUEST CABINS

TERRACE BEACH PUBLIC ACCESS

- 5m WIDE WILD PACIFIC TRAIL CORRIDOR
- ALIGNMENT TO BE DETERMINED IN COLLABORATION WITH THE WPTS

PRESERVED NATURAL GREEN SPACE

P-1 PUBLIC LAND

