



**REGULAR MEETING OF COUNCIL  
Tuesday, January 10, 2023 @ 4:00 PM  
Ucluelet Community Centre  
500 Matterson Drive, Ucluelet**

**AGENDA**

	Page
1. CALL TO ORDER	
1.1 ACKNOWLEDGEMENT OF THE YUULU?IŁ?ATH Council would like to acknowledge the Yuulu?ił?ath, on whose traditional territories the District of Ucluelet operates.	
1.2 NOTICE OF VIDEO RECORDING Audience members and delegates are advised that this proceeding is being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers.	
2. LATE ITEMS	
3. APPROVAL OF THE AGENDA	
4. PUBLIC INPUT & DELEGATIONS	
4.1 Delegations	
• Marcie DeWitt, Alberni Clayoquot Health Network <a href="#">Delegation - Alberni Clayoquot Health Network</a> <a href="#">Alberni Clayoquot Health Network One Pager</a> <a href="#">ACHN 2023 Council Presentation PP</a>	5 - 18
5. BYLAWS	
5.1 Zoning Amendment Bylaw No. 1312 – 221 Minato Road <i>Bruce Greig, Director of Community Planning</i> <a href="#">RTC - 221 Minato Rd</a> <a href="#">Appendix A - Zoning Amendment Bylaw No.1312, 2022</a> <a href="#">Appendix B - Terms of Registered S.219 Covenant</a>	19 - 36
5.2 Zoning Amendment Bylaw No. 1319 – 1683 Larch Road <i>Bruce Greig, Director of Community Planning</i> <a href="#">RTC - 1683 Larch Road</a> <a href="#">Appendix A - Zoning Amendment Bylaw No.1319, 2022</a> <a href="#">Appendix B - Development Variance Permit DVP22-07</a> <a href="#">Appendix C - Development Permit DP22-19</a>	37 - 54
5.3 Zoning Amendment Bylaw No. 1320 – 327 Pass of Melfort <i>Bruce Greig, Director of Community Planning</i>	55 - 58

[RTC- 327 Pass of Melfort](#)  
[Appendix A - Zoning Amendment Bylaw No.1320](#)

6. REPORTS
- 6.1 Skatepark Lighting Project 59 - 61  
*Abby Fortune, Director of Parks and Recreation*  
[RRTC- Skatepark Lighting Project](#)
- 6.2 Temporary Use Permit – 1861 Peninsula Rd. 63 - 93  
*Monica Whitney- Brown, Planning Assistant*  
[RTC - 1861 Peninsula Rd.](#)  
[Appendix A - Application](#)  
[Appendix B - TUP 19-06 RTC](#)  
[Appendix C - Draft TUP 19-06 As Amended \(TUP 22-13\)](#)
7. NOTICE OF MOTION
8. CORRESPONDENCE
- 8.1 BC Reconciliation Award - Resources 95 - 97  
*Office of the Lieutenant Governor of British Columbia*  
*BC Achievement Foundation*  
[2022-12-12 BC Reconciliation Award - Resources](#)  
[2022-12-12 Call for Nominations BC Reconciliation Award - Email](#)
- 8.2 Winter 2023 Oceans Protection Plan Dialogue Forum - Transport Canada 99  
*Cecilia Lei, Regional Director, Oceans Protection Plan Engagement | Transport Canada*  
[2022-1208 -Winter 2023 Oceans Protection Plan Dialogue Forum - Transport Canada](#)
- 8.3 Aquaculture Update from DFO - Net Pen Transition Plan Engagement 101 - 102  
 FOLLOW UP Session- January 16, 2023  
*Association of Vancouver Island and Coastal Communities*  
[Aquaculture Update from DFO - Net Pen Transition Plan Engagement FOLLOW UP Session- January 16, 2023](#)
9. INFORMATION ITEMS
- 9.1 Ardent Properties - The Ridge, Crosswalk Painting Thank You Letter 103 - 104  
*Christine Brice, Strata Manager- Ardent Properties Inc.*  
[2022-12-20 - Ardent Properties - The Ridge Thank You Letter - Crosswalk](#)
10. MAYOR'S ANNOUNCEMENTS AND COUNCIL COMMITTEE REPORTS
- 10.1 Councillor Shawn Anderson
- 10.2 Councillor Jennifer Hoar  
*Deputy Mayor November 1 - December 31, 2022*
- 10.3 Councillor Ian Kennington
- 10.4 Councillor Mark Mafei
- 10.5 Mayor Marilyn McEwen

11. QUESTION PERIOD

12. ADJOURNMENT





## DISTRICT OF UCLUELET

### Request to Appear as a Delegation

All delegations requesting permission to appear before Council are required to submit a written request or complete this form and submit all information or documentation by 12:00 p.m. five clear days before a Council Meeting. Applicants should include the topic of discussion and outline the action they wish Council to undertake.

All correspondence submitted to the District of Ucluelet in response to this notice will form part of the public record and will be published in a meeting agenda. Delegations shall limit their presentation to ten minutes, except by prior arrangement or resolution of Council.

Please arrive 10 minutes early and be prepared for the Council meeting. The Mayor (or Acting Mayor) is the chairperson and all comments are to be directed to the chairperson. It is important to address the chairperson as Your Worship or Mayor Noël.

The District Office will advise you of which Council meeting you will be scheduled for if you cannot be accommodated on your requested date. For more information contact the District Office at 250-726-7744 or email [info@ucluelet.ca](mailto:info@ucluelet.ca).

Requested Council Meeting Date: \_\_\_\_\_

Organization Name: \_\_\_\_\_

Name of person(s) to make presentation: \_\_\_\_\_

Topic: \_\_\_\_\_

Purpose of Presentation:

- Information only
- Requesting a letter of support
- Other (provide details below)

Please describe:

Contact person (if different from above): \_\_\_\_\_

Telephone Number and Email: \_\_\_\_\_

Will you be providing supporting documentation?  Yes  No

If yes, what are you providing?

Handout(s)  
 PowerPoint Presentation

Note: Any presentations requiring a computer and projector/screen must be provided prior to your appearance date. The District cannot accommodate personal laptops.

The personal information you provide on this form is collected under s. 26(c) of the FOIPPA and will be used for the purpose of processing your application to appear as a delegation before the District of Ucluelet Council. The application will form part of the meeting's agenda and will be published on the website. Your personal telephone number and e-mail address will not be released except in accordance with the Freedom of Information and Protection of Privacy Act. Questions about the collection of your personal information may be referred to the Manager of Corporate Services 200 Main Street, PO Box 999, Ucluelet BC, V0R 3A0 or by telephone at 250-726-7744.



## Healthy Connected People and Places

# Alberni Clayoquot Health Network

Changing systems to increase health equity is work that takes time and effort. Through collaboration and regional planning the ACHN challenges our region to keep up the momentum to address complex social issues, one step at a time. Get involved or get in touch to know more.

Works in Progress

### Who Are We



- Multi-disciplinary network hosted through the ACRD since 2011
- Members from local leadership, community and representation from across the Alberni- Clayoquot Region

### Our Focus



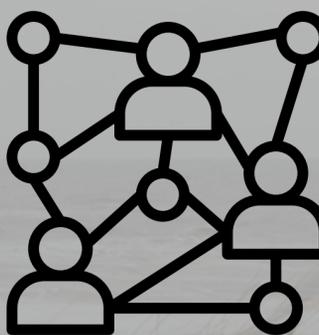
- Social Determinants of Health and Upstream interventions which increase health in the population
- Goal to stimulate change at the systems level through advocacy and research
- Building healthy equitable communities

### Network Mechanisms



- Monthly meetings of our Table of Partners, guests welcome!
- Data collection and dissemination to support healthy communities
- Network and project development to advance healthy community goals.

### Networking the Networks



- Support collaboration(s)
- Convene action tables and working groups when no leadership is present
- Connect people, idea's and initiatives with resources
- Support projects and program implementation which aligns with Health Network goals

### Building Regional Prosperity



- Advocate around Poverty Reduction and implementation around Action Plan recommendations
- Lead work and learning around building equity in systems
- Assist in community engagement and planning around complex community needs such as transportation

### Communities Building Youth Futures



- Youth Facilitators in Alberni Valley, West Coast and Barkley Communities
- Engagement, priority setting and project implementation lead by local youth
- Leadership and capacity development
- Focus on Mental Health and Substance Use, Connection and Belonging, Connection to Land



ALBERNI CLAYOQUOT  
HEALTH NETWORK

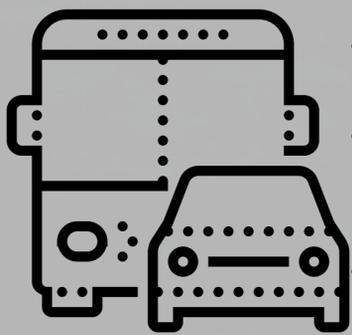
Healthy Connected People and Places

# Alberni Clayoquot Health Network

Greatest Hits

Changing systems to increase health equity is work that takes time and effort. Through collaboration and regional planning the ACHN challenges our region to keep up the momentum to address complex social issues, one step at a time.

## Transportation Planning



- 2014 Regional Transportation Consultation
- 2015 Transportation Planning to Action Meeting and Report
- West Coast Transportation Working Group

## Transportation Action



- West Coast Wheels For Wellness Program Implementation
- Transportation Assets Map Development and Advocacy
- West Coast BC Transit System Planning Support

## Poverty Reduction



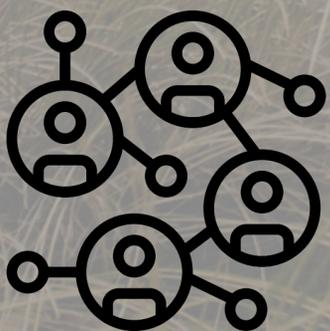
- Community Engagement from 2015 - Present
- Poverty Reduction Protocol with participation from MLA, MP and all Municipalities
- 2022 Building Prosperity in the Alberni Clayoquot - Poverty Reduction Action Plan

## Regional Capacity Building



- Support three local Art of Hosting Training's to build capacity around hosting and facilitating
- Support for the West Coast Coming Together Health Forums
- Convening conversations that matter - from youth to housing and everything between

## Network Development



- Effective consensus based governance model
- Embedded community engagement and support mechanisms
- Priority around equity, community development and support for grassroots initiatives
- Ongoing support and engagement from all local levels of government

## Want to Know More?

Check out our **Planning and Governance Documents**



- 2018 Strategic Plan
- 2015 Communications and Engagement Plan
- Annual Reports
- Array of Regional Planning Reports conducted and/or supported by the ACHN and partners

For more information and links to work in our region - [www.achn.ca](http://www.achn.ca)  
Email the ACHN Coordinator - [achn@acrd.bc.ca](mailto:achn@acrd.bc.ca)



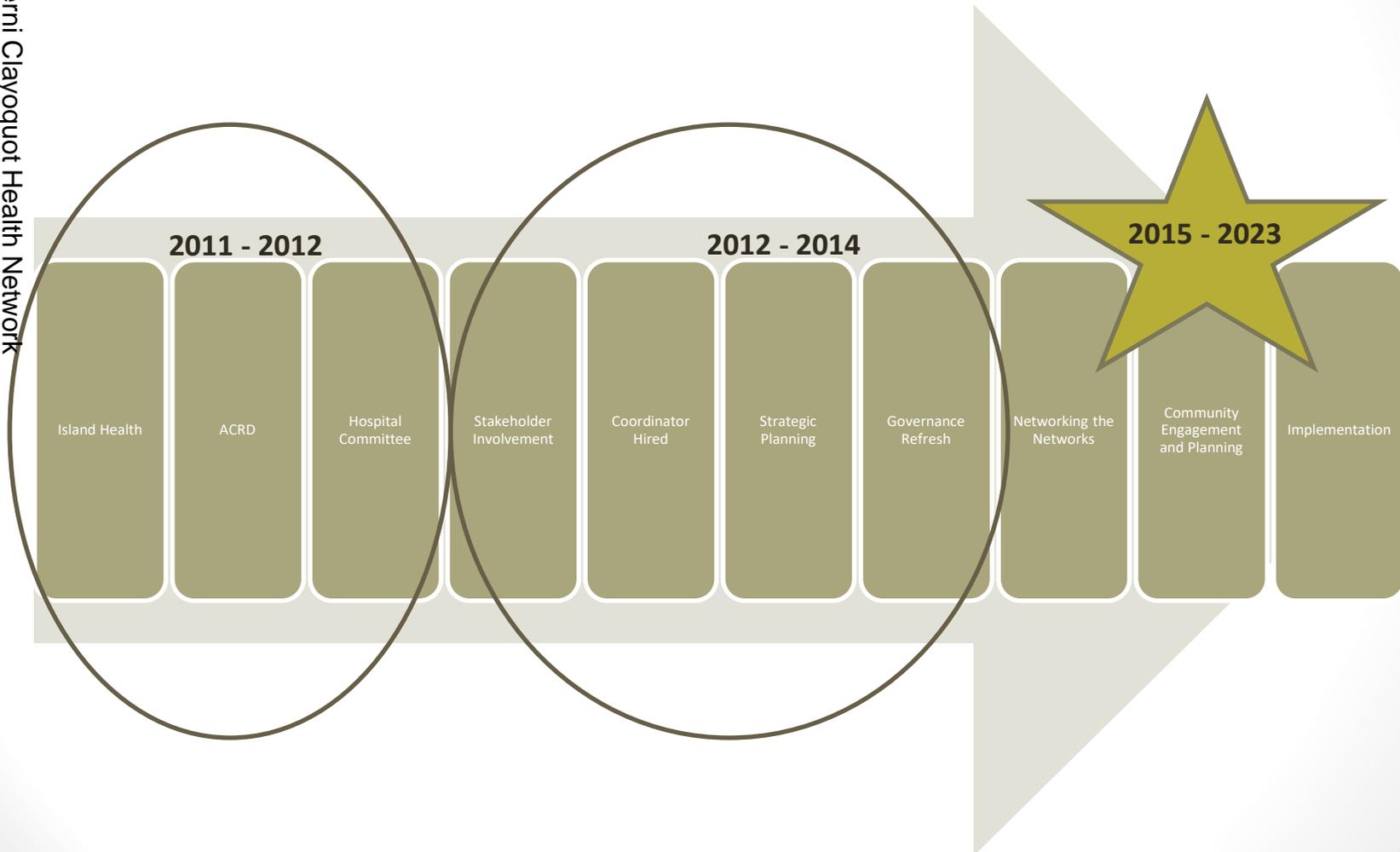
ALBERNI CLAYOQUOT HEALTH NETWORK



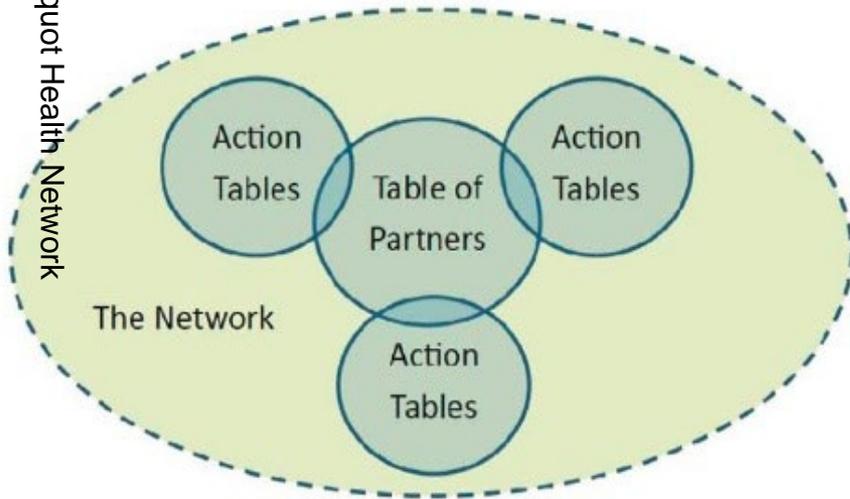
# ALBERNI CLAYOQUOT HEALTH NETWORK

Healthy and Connected People and Places

# A Bit of History



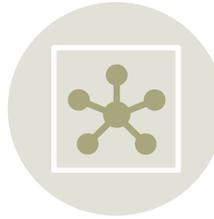
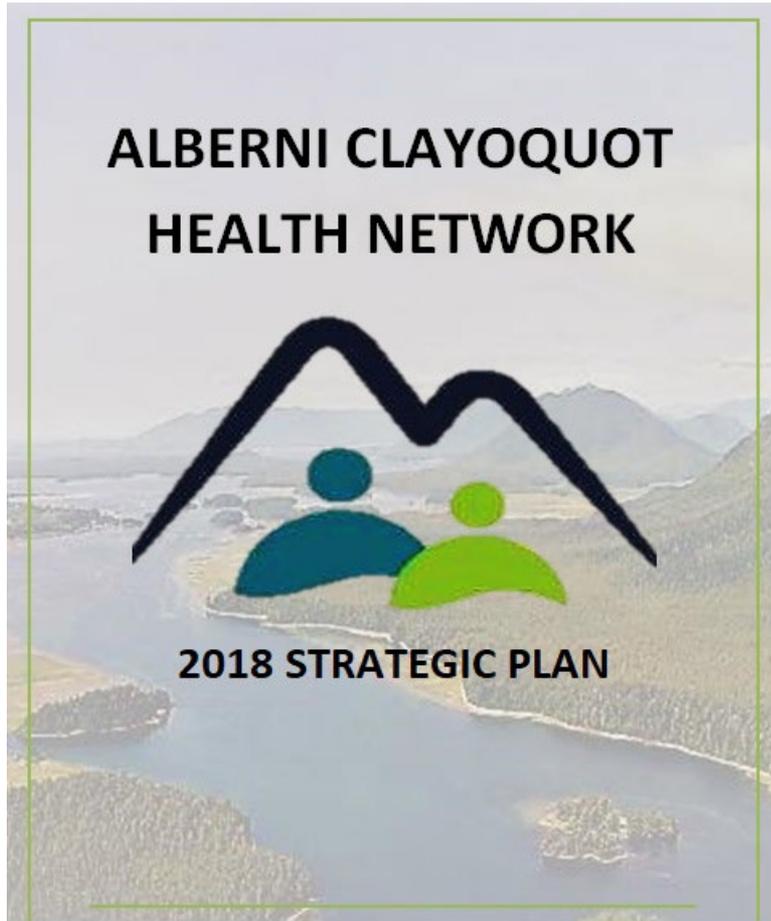
# ACHN Structure



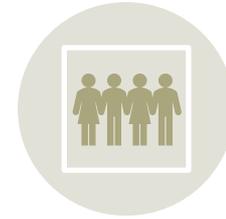
## 2022 Table of Partners Representation

- 
- Alberni Clayoquot Regional District
- 
- Island Health – Public Health, Home and Community Care
- 
- Nuu Chah Nulth Tribal Council
- 
- City of Port Alberni
- 
- Huu-ah-aht Executive Committee
- 
- School District 70
- 
- Alberni Valley Air Quality Council
- 
- Westcoast Community Resources Society
- 
- Bamfield Community Affairs
- 
- Bamfield Community School Society
- 
- ADAPS Youth and Family Services
- 
- Sage Haven Society
- 
- West Coast RCMP Victims Services

# 2018 Strategic Plan



NETWORK  
DEVELOPMENT



COMMUNITY  
CONNECTEDNESS



BUILDING REGIONAL  
PROSPERITY



KNOWLEDGE AND  
CAPACITY BUILDING

# Building Regional Prosperity

## BUILDING PROSPERITY IN THE ALBERNI CLAYOQUOT

Poverty Reduction Action Plan



Prepared by the Alberni Clayoquot Health Network / December 2021

**POVERTY REDUCTION PLAN / EXECUTIVE SUMMARY**

### THIS PLAN

Building Prosperity Action Plan outlines poverty reduction strategies and areas of focus for the Alberni Clayoquot communities to direct attention in order to see real meaningful change.

**DATA CHALLENGE**

- 21% of all households live in poverty
- 1,000 children experiencing poverty, with 4,000 poverty cases for children in their parent homes and a 62% poverty rate for children in care
- Low middle income: \$18,220 in 2016, with a growth rate of 2.5%, new median: \$21,260, with an 11.5% growth rate; high end at \$47.2k
- Spending more than 30% on shelter
- Lowest gross real economy rate and low financial market

**POVERTY POPULATIONS**

Statistics and information on this plan point to specific subgroups in:

- Youth and young families
- Single parents
- Individuals working below a living wage

Implications is that experience higher levels of stigma and isolation

**BUILDING PROSPERITY ACTION PLAN**

Developed in focus, which will invest in strategy and attention to reduce the impacts, build protective factors and end poverty.

**CONSULTATION**

- Community Engagement Survey
- Interviews with People with Lived Experience
- Data from Provincial Poverty Reduction Community Engagement
- Focus groups

**RESEARCH**

- Proven strategies
- Best evidenced research
- What practices and interventions with empirical evidence to stimulate change

## Community Engagement – Presentations and Communications

## 2022 Poverty Reduction Action Plan

**POVERTY REDUCTION PLAN / EXECUTIVE SUMMARY**

- **Two main areas of focus**
  - Build and enhance PROTECTIVE FACTORS which support community members in poverty, at risk of poverty or in situations where they are unable to thrive, or PROSPERITY by addressing systemic inequities which exist for those individuals experiencing poverty.
- **Centred in Equity Building Principles**
  - Procedural Equity (Inclusion) - representation in the process which includes communities in a fair, transparent, meaningful, and inclusive manner.
  - Distributive Equity (Access) - implementation prioritizes the highest unmet needs in community and takes into consideration distribution of power, benefits, and burdens.
  - Structural Equity - acknowledge historical, cultural, and institutional dynamics to address changes required to impact social and racial inequities.
  - Transgenerational Equity - considers the impact of action or failure to act on future generations while promoting present day responsibilities and actionable steps.
- **Utilizing the Sustainable Development Goals as a shared evaluation tool to report progress**
  - Lead Study in Alberni Valley and Clayoquot
  - Yearly Reports
  - Familiar Framework to evaluate progress and document community success

**POVERTY REDUCTION PLAN / EXECUTIVE SUMMARY**

### RECOMMENDATIONS

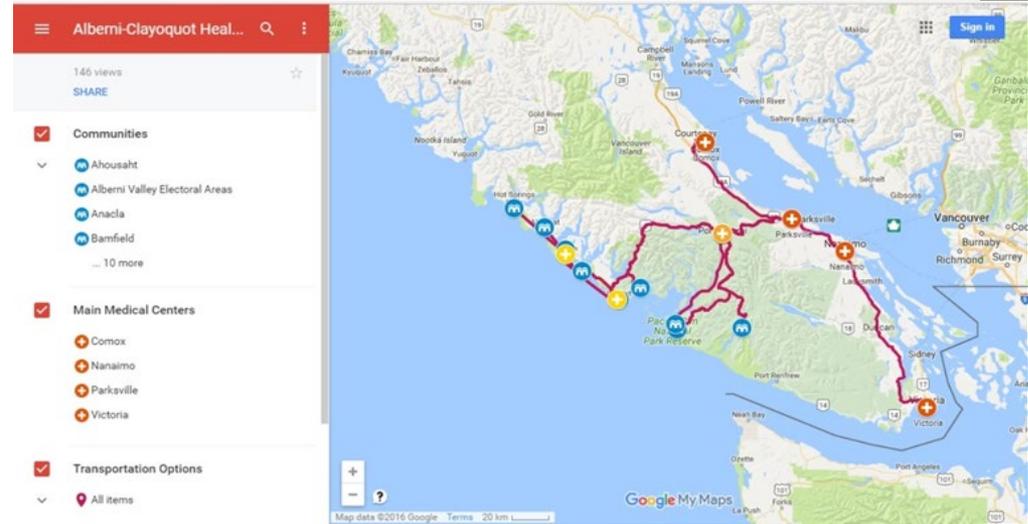
Summary of recommendations for Prosperity Building in the Alberni Clayoquot Regional District:

INCOME	HOUSING	HEALTH, MENTAL HEALTH AND ADDICTIONS	BUILDING EQUITY
<ul style="list-style-type: none"> <li>• Advocate for the adoption and implementation of systemic reform (highlighted in the Canadian Basic Income Report) in the Canadian Basic Income Report</li> <li>• Advocate for adoption of Living Wage</li> <li>• Advocate for the contribution and implementation of citizens' supporting funds and initiatives</li> <li>• Advocate for Provincial and Federal interventions to decrease the financial burden of advanced education</li> <li>• Increase access to technology</li> <li>• Increase access to basic services and ensure availability of resources</li> <li>• Support initiatives which increase access to healthy foods</li> </ul>	<ul style="list-style-type: none"> <li>• Joint regional advocacy to Provincial and Federal governments to highlight needs in equity, policy and initiatives to meet rental and homeownership needs</li> <li>• Implement a regional or sub-regional housing authority</li> <li>• Implement a person-centred approach to support individuals in need of housing supports</li> </ul>	<ul style="list-style-type: none"> <li>• Support local partners such as the Division of Family Practice and Community Action teams to identify and recruit patient centred care and health reduction programs</li> <li>• Advocate and support funding mechanisms to help and improve individuals access to treatment and care</li> </ul>	<ul style="list-style-type: none"> <li>• Adopt an equity lens for planning, engaging and promoting the needs of those most affected in community and action around the Youth and Reconciliation Calls to Action and United Nations Declaration of Indigenous People</li> <li>• Support interventions and policy tools which create protective factors such as education, social services, and income are accessible</li> <li>• Creation of a Prosperity Reconciliation Table which provides education and capacity reduction, advocates for actions outline in the Action Plan</li> </ul>

## Participation in Provincial and National Communities of Practice and other Networks

# Connected Communities

- West Coast Transportation Working Group
- Collaboration with ACRD on West Coast transit consultations and planning
- Work with community stakeholders around transportation planning in PA and WC



# Knowledge and Capacity Building

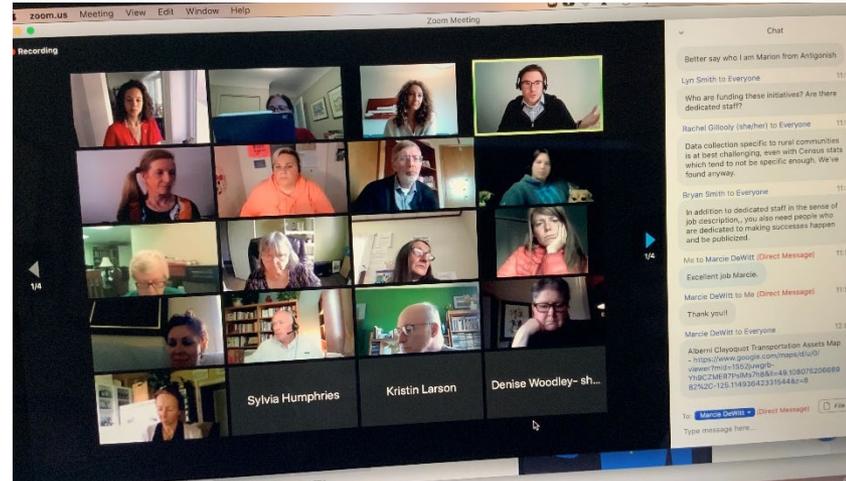
Participation in 2022 -2024 Communities Building Youth Futures program through the Tamarack Institute

Networking the Networks - participation, presentations and support to AV Learning Council, Alberni Child and Youth Network, CAT, CFRC and other local networks

Presentations and workshops at Tamarack Communities Building Youth Futures, Tamarack Cities Ending Poverty Community of Practice, and other local opportunities

Support capacity building with Island Wide CHN network through Annual Gathering, development of CHN communications tools and united advocacy

Participation in two local planning forums, numerous Public Health and Systems Change conferences and learning opportunities



# Communities Building Youth Futures

**YOUTH HEALTH PRIORITIES**  
FROM THE 2022 COMING TOGETHER FORUM

**SEXUAL HEALTH ED.**

Youth want education re: sexual relationships, connection, consent & healthy relationships. And want to know where to go for help with STIs, abortions etc.

**PRIMARY CARE & MENTAL HEALTH**

Youth need better access to primary care and counsellors. A youth clinic or school nurse is wanted as it is hard to get a doctor's appt in clinics. They want different kinds of therapies - nature-based, school-based, dance/arts, and after-school. Access to psychiatrists for more severe mental health issues.

**CONNECTION TO LAND**

Youth want more connection to land and culture. They want a all-genders warrior-style program. They also want education about food and nutrition.

Land-based learning, farm-to-school program, and the school garden were all identified as ways to increase outdoor ed.

**SAFE SPACES**

Youth need safe spaces and adults they trust. Through safe spaces they can build connection and relationships. Safe spaces can be anywhere (library, community centre, cafes, school cafeteria) but require leaders and facilitators. Access to safe spaces needs to be consistent and low-barrier. Housing for youth in need also identified.

**MORE RECREATION**

Youth want more and consistent recreation activities like music, arts, sports. They also just want places to go and hang out. Some want drop-in style programs that they don't have to register or commit to.

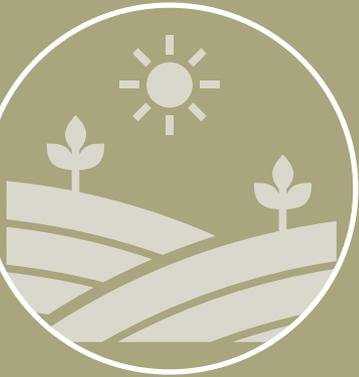
**SUBSTANCE USE SUPPORT**

Youth want healthy leadership and support about substance use, from a young age.

Prepared by Faye Missar, Coastal Family Resource Coalition, 2022

- Youth Facilitation team engaging with youth in Westcoast, Alberni Valley and Barkley Communities
- Priorities around Youth Belonging and Support, Mental Health and Addictions, Connections to Land
- Strategic implementation of interventions and programming

# Upcoming Opportunities



2023 - 2024  
Communities  
Building Youth  
Futures –  
Opportunity to  
engage with youth  
in decision making.



UBCM Poverty  
Reduction Stream 2  
Application for  
Equity Enhancing  
content  
development and  
delivery.



Spring Network  
Gathering to plan  
around health  
priorities.



Island Wide Annual  
Community Health  
Network Gathering.



TRANSPORTATION

POVERTY REDUCTION

KNOWLEDGE AND CAPACITY  
BUILDING



# ALBERNI CLAYOQUOT HEALTH NETWORK

## Get in Touch

Don't hesitate to get in touch with questions, connection or just find out what else we are up to.

ACHN Information - [www.achn.ca](http://www.achn.ca)

Marcie DeWitt, ACHN Coordinator - [achn@acrd.bc.ca](mailto:achn@acrd.bc.ca)

Jordan Higgins, Alberni Valley Youth Facilitator - [jordan@adaps.org](mailto:jordan@adaps.org)

Toni Buston, West Coast Youth Facilitator – [toni@adaps.org](mailto:toni@adaps.org)

Jaslyn Haber, Barkley Communities Youth Facilitator – [bcsacoordinator@gmail.com](mailto:bcsacoordinator@gmail.com)



## REPORT TO COUNCIL

Council Meeting: January 10, 2023  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING      **FILE NO:** RZ22-03  
**SUBJECT:** ZONING AMENDMENT BYLAW NO. 1312 – 221 MINATO ROAD      **REPORT NO:** 23- 03  
**ATTACHMENT(S):** APPENDIX A - ZONING AMENDMENT BYLAW NO. 1312, 2022  
 APPENDIX B – TERMS OF REGISTERED S.219 COVENANT CB365207

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### RECOMMENDATION(S):

THAT Council adopt *District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022* to facilitate the proposed housing development on the property at 221 Minato Road.

### BACKGROUND:

*District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022*, (the “Bylaw”) received first and second reading at the June 7, 2022, Special Council meeting and was then scheduled for a Public Hearing held on June 28, 2022. (The public hearing can be watched starting at 51:30 at the following link: <https://www.youtube.com/watch?v=XswgeYxGtAI>) The Bylaw received third reading on June 29, 2022 (see **Appendix “A”**).

Also at the June 7, 2022, Special Council meeting a motion was passed indicating that adoption of the Bylaw would be subject to registration of a Section 219 restrictive covenant on the title of the subject property as outlined in [Staff Report No. 22-74](#) to ensure, as a matter of public interest, that the land uses, infrastructure, park dedication, trail construction, housing affordability and tenancies, buildings, site works, and landscaping be developed as proposed to the community.

The restrictive covenant was deposited at the Victoria Land Title Office on November 20, 2022, and is now registered on title under charge CB365207; satisfying the above condition (see **Appendix “B”**).

### ANALYSIS OF OPTIONS

Having received public input at the public hearing, and with the covenant registered on title, Council is now able to consider adoption of Bylaw No. 1312.

<b>A</b>	Consider adoption of <i>District of Ucluelet Zoning</i>	<u>Pros</u>	<ul style="list-style-type: none"> <li>Adopting the Bylaw will allow the project to proceed as presented.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>No negative consequences are anticipated.</li> </ul>

	<i>Amendment Bylaw No. 1312, 2022.</i>	<b><u>Implications</u></b>	<ul style="list-style-type: none"> <li>As with any development, staff time will be required on the following steps to process development permits, subdivision, and building permits.</li> </ul>
<b>B</b>	Provide alternative direction or reject the proposed zoning amendment.	<b><u>Pros</u></b>	<ul style="list-style-type: none"> <li>Unknown at this time.</li> </ul>
		<b><u>Cons</u></b>	<ul style="list-style-type: none"> <li>The community would forego the potential new housing being proposed for the subject property.</li> </ul>
		<b><u>Implications</u></b>	<ul style="list-style-type: none"> <li>Amendment of the Bylaw would require referral back to another public hearing for public input on the changes.</li> </ul>
		<b><u>Suggested Motion</u></b>	<b>THAT</b> Council direct staff to <u>(amend/reject)</u> <i>Ucluelet Zoning Amendment Bylaw No. 1312, 2022.</i>

**POLICY OR LEGISLATIVE IMPACTS:**

The adoption of *District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022*, would amend *District of Ucluelet Zoning Bylaw No. 1160, 2013*.

**Respectfully submitted:**

BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

DUANE LAWRENCE, CAO

## DISTRICT OF UCLUELET

### Zoning Bylaw Amendment Bylaw No. 1312, 2022

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

(Zoning amendments for the proposed development of 221 Minato Road – Lot B, Plan  
VIP79908 Clayquot District, District Lot 286 ).

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**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 adding within Division 100 – Enactment and Interpretation, Section 103 definitions, such that a new definitions are added in alphabetical order reading as follows:

“**Residential Rental Tenure**” means the occupation of a *dwelling unit* for *residential* purposes under a tenancy agreement according to the *Residential Tenancy Act* for a period of at least 4 months, and excludes occupation of a dwelling by the owner.

“**Rental Multiple Family**” means a *building*, or a group of *buildings* on the same *lot*, each containing three or more *dwelling units* for *residential* use only under a long-term *residential rental tenure*.

- B.** By adding a new Comprehensive Development zone, to Schedule B – The Zones that directly follows CD-5 Zone – FORMER WEYCO FOREST LANDS such that the new section reads as follows:

#### “CD-6 Zone – MINATO ROAD

*This Zone is intended for the development of a mix of multi-family and single-family residential development providing for a mix of sizes, types and tenures including affordable rental, market rental, attainable ownership (under a housing agreement covenant) and market ownership homes.*

**CD-6 Zone Plan (Development Areas):**



**CD-6.1 Permitted Uses**

The following uses are permitted within the corresponding Development Areas shown in the CD-6 Zone Plan, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

<b>Development Area</b>	<b>Principal Use</b>	<b>Building Form</b>	<b>Secondary Uses</b>
<b>A</b>	Rental Multiple Family	apartment	
			home occupation
<b>B</b>	Multiple Family	townhouse	
			home occupation
<b>C</b>	Single Family or Duplex		
			home occupation
<b>D</b>	Single Family		
			secondary suite
			home occupation
<b>E</b>	Rental Multiple Family	apartment	
			home occupation
<b>F</b>	Single Family or Duplex		
			Multiple Family
		townhouse	home occupation
<b>G</b>	Single Family	house	
			secondary suite
			home occupation

**CD-6.2 Lot Regulations**

CD-6.2.1 Minimum Lot Frontage: 7.5 m (25 ft)

**CD-6.3 Density:**

Development Area	Principal Use	Density
		(max. # dwelling units)
<b>A</b>	Rental Multiple Family	70
<b>B</b>	Multiple Family	28
<b>C</b>	Single Family or Duplex	5
<b>D</b>	Single Family	19
<b>E</b>	Rental Multiple Family	28
<b>F</b>	Single Family or Duplex	22
	Multiple Family	12
<b>G</b>	Single Family	28

CD-6.3.1 For clarity the maximum number of principal *dwelling units* in table CD-6.3 does not count *secondary suites* in areas “D” and “G”.

**CD-6.4 Maximum Size (Gross Floor Area):**

Development Area	Principal Use	Maximum Gross Floor Area
<b>A</b>	Rental Multiple Family	average 65m <sup>2</sup> (700ft <sup>2</sup> )/unit
<b>B</b>	Multiple Family	average 84m <sup>2</sup> (900ft <sup>2</sup> )/unit
<b>C</b>	Single Family or Duplex	average 144m <sup>2</sup> (1,550ft <sup>2</sup> )/unit
<b>D</b>	Single Family	172m <sup>2</sup> (1,850ft <sup>2</sup> )/unit
<b>E</b>	Rental Multiple Family	average 65m <sup>2</sup> (700ft <sup>2</sup> )/unit
<b>F</b>	Single Family or Duplex	average 144m <sup>2</sup> (1,550ft <sup>2</sup> )/unit
	Multiple Family	average 84m <sup>2</sup> (900ft <sup>2</sup> )/unit
<b>G</b>	Single Family	172m <sup>2</sup> (1,850ft <sup>2</sup> )/unit

**CD-6.5 Maximum Size of Accessory Buildings:**

CD-6.5.1 on lots containing a *Single Family* or *Duplex* dwelling: 30 m<sup>2</sup> (323 ft<sup>2</sup>) combined total.

CD-6.5.2 on lots containing *Multiple Family* or *Rental Multiple Family* buildings: 50m<sup>2</sup> (538 ft<sup>2</sup>) combined total.

**CD-6.6 Maximum Height:**

Development Area	Principal Use	Max. Height	
		principal	accessory
A	Rental Multiple Family	11m	5.5m
B	Multiple Family	11m	5.5m
C	Single Family	8.5m	5.5m
	Duplex	8.5m	5.5m
D	Single Family	8.5m	5.5m
E	Rental Multiple Family	11m	5.5m
F	Single Family	8.5m	5.5m
	Duplex	8.5m	5.5m
	Multiple Family	11m	5.5m
G	Single Family	8.5m	5.5m

**CD-6.7 Minimum Setbacks:**

CD-6.7.1 The following minimum setbacks apply, as measured from the *front lot line*, *rear lot line* and *side lot lines(s)*, respectively:

Development Area	Principal Use	Setbacks			
		front	rear	side interior	side exterior
A	Rental Multiple Family	7.5m	6m	5m	5m
B	Multiple Family	7.5m	6m	5m	5m
C	Single Family	7.5m	6m	1.5m	5m
	Duplex	7.5m	6m	0m (one side)	5m
D	Single Family	7.5m	6m	1.5m	5m
E	Rental Multiple Family	7.5m	6m	5m	5m
F	Single Family	7.5m	6m	1.5m	5m
	Duplex	7.5m	6m	0m (one side)	5m
	Multiple Family	7.5m	6m	5m	5m
G	Single Family	7.5m	6m	1.5m	5m

**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 areas of Lot B, District Lot 286, Clayoquot District, Plan VIP79908 (221 Minato Road: PID 026-487-764), from “GH: Guest House” and “CG: Campground”, to areas designated as “P-1: Public Institutional” and “CD-6: Comprehensive Development 6 Zone – MINATO ROAD” 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. 1312, 2022”.

**READ A FIRST TIME** this 7<sup>th</sup> day of **June**, 2022.

**READ A SECOND TIME** this 7<sup>th</sup> day of **June**, 2022.

**PUBLIC HEARING** held this **28<sup>th</sup>** day of **July**, 2022.

**READ A THIRD TIME** this **29<sup>th</sup>** day of **July**, 2022.

**ADOPTED** this        day of        , 2023.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022.”

---

Marilyn McEwen  
Mayor

---

Duane Lawrence  
Corporate Officer

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

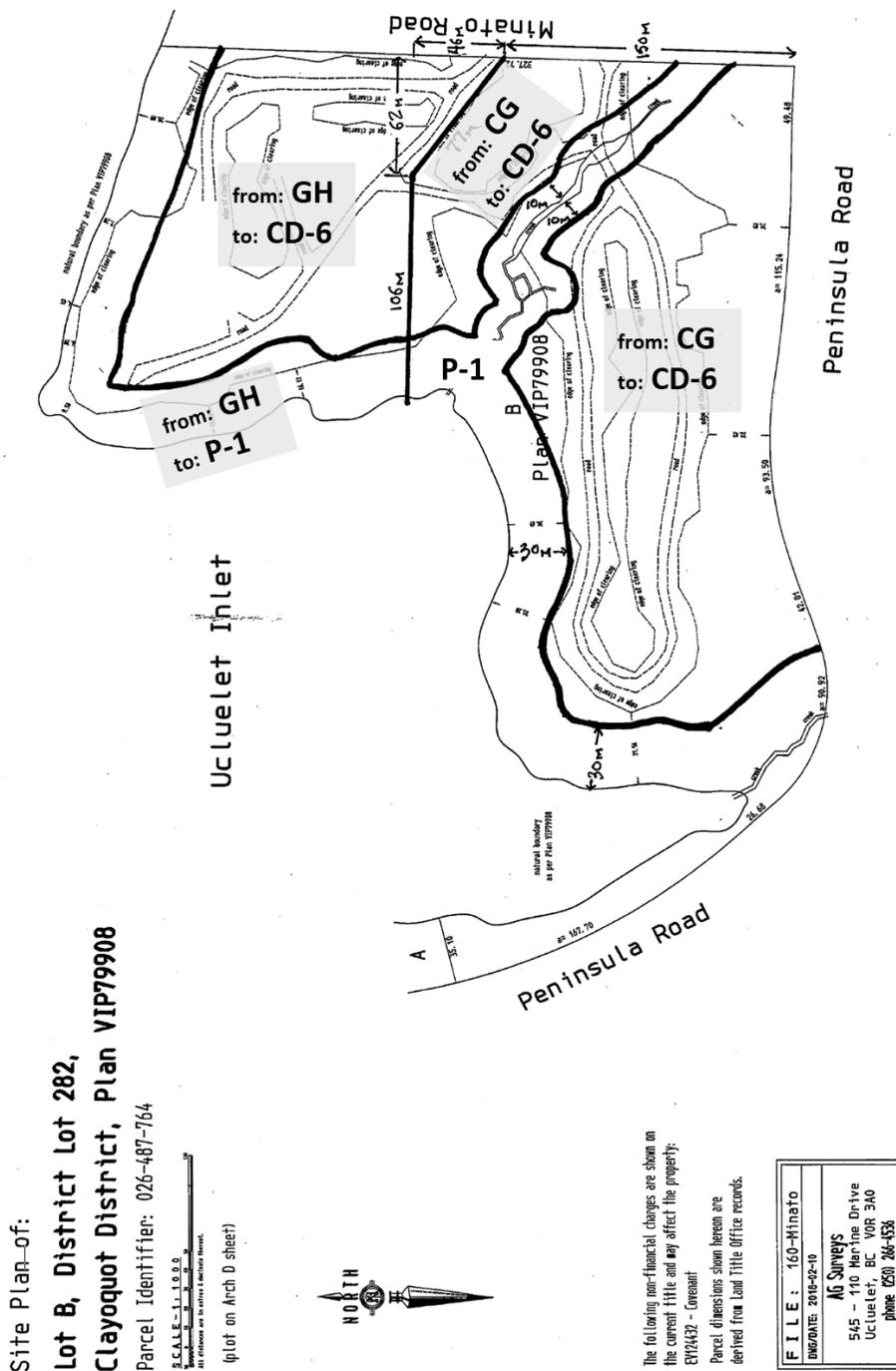
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Duane Lawrence  
Corporate Officer

**APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022  
(CD-6 Zone -Minato Road)**

**From:** GH (Guest House); and,  
CG (Campground)

**To:** P-1 (Public Institutional); and,  
CD-6 (CD-6 Minato Road); as shown:





**TERMS OF INSTRUMENT – PART 2**

COVENANT (Section 219 *Land Title Act*)

THIS COVENANT dated for reference the \_\_\_ day of \_\_\_\_\_, 2022 is

BETWEEN:

**MINATO DEVELOPMENT CORP. (BC1281485)**

2842 – 140 Street  
Surrey BC V4P 2H9

(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 221 Minato Road in Ucluelet, British Columbia and more particularly described as:

PID: 026-487-764  
Lot B District Lot 286 Clayoquot District Plan VIP79908

(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 the development of housing on 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 not subdivide or develop the Land except generally in accordance with the development plan prepared in conjunction with the Grantor’s rezoning application and presented to the District Council and the public in connection with the application;

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:

## Definitions

1. In this Covenant:

- (a) "Affordable Housing Units" means any of the housing units with price, occupancy or tenure restrictions in accordance with the Housing Agreements;
- (b) "Development Plan" means the drawing attached to this Agreement as Schedule A;
- (c) "Director" means the District's Director of Community Planning;
- (d) "Housing Agreements" means, collectively, the housing agreements and covenants to be registered in respect of housing units under s. 4 of this Agreement;
- (e) "Median Income" means the current median annual household income for all Ucluelet households, as published by Statistics Canada.

## Restrictions on Use, Subdivision and Development of the Land

2. The Grantor will not alter, subdivide or develop the Land for any purpose, and although nothing in this covenant affects or limits the Grantor's right to apply for a subdivision or any permit from the District in relation to the Land, neither the District nor its approving officer shall be obliged to approve any alteration, subdivision or development of the Land, until and unless the Grantor has complied with all of the following conditions and requirements:

- (a) Before March 1<sup>st</sup>, 2023, or such later date as the District may agree to in its sole discretion, the Grantor must dedicate as park the areas shown outlined in black and labelled P-1 on the Development Plan, and must dedicate as road the area shown hatched and labelled "Road Dedication" and "Future Parking Area" on the Development Plan.
- (b) The Grantor must provide all of the following, in writing, to the District:
  - (i) an archaeological assessment of the site and the proposed development with recommendations for any mitigation measures, design changes and/or permitting requirements to protect archaeological and cultural resources;
  - (ii) an assessment by a Qualified Environmental Professional (QEP) of the ecological resources of the Lands and surrounding ecosystem, with recommendations for how the proposed development can avoid and/or mitigate impacts on terrestrial and marine ecosystems or enhance the existing ecological function of the site;
  - (iii) grading and rainwater management plans for the proposed development of the Lands (incorporating the recommendations of the QEP and landscape plans for the proposed development);
  - (iv) engineering analysis and design for safe vehicular and pedestrian access to the proposed residential development on the Lands in a location and configuration to the satisfaction of both the District and BC Ministry of Transportation and Infrastructure;

- (v) engineering analysis and design of off-site works and services required to ensure that District infrastructure will accommodate the impact of the proposed development on the Lands, including water, sanitary, roads and pathways;
  - (vi) proposed phasing and servicing plans, identifying thresholds for when infrastructure upgrades (including road access, water, sewer) would be necessary before additional housing units are constructed;
  - (vii) proposed layout and approach to subdivision (including all proposed elements of fee-simple, bare land strata, or building stratas) identifying proposed property boundaries and the location and extent of public and private infrastructure, facilities, roads, pathways, parks, open space, etc.;
  - (viii) more detailed plans for proposed road and open space design including plans for public / shared recreation and play infrastructure;
  - (ix) description of proposed green building measures including electrical vehicle charging at all units;
  - (x) engineering analysis of all aspects of the proposed development on the Lands located in areas identified as subject to tsunami flood hazard, according to District of Ucluelet Tsunami Risk Tolerance Interim Policy 8-5280-1.
- (c) The Grantor must provide to the District, and receive the Director's approval of, a detailed plan for the construction of gravel-surfaced pedestrian trails, viewing platforms, and associated infrastructure, to the District's Wild Pacific Trail standards, in the approximate alignment shown on the Development Plan (the "Trail Plan").
- (d) The Trail Plan must:
- (i) specify trail alignments that achieve the following objectives:
    - A. minimize impact on the natural environment
    - B. minimize pedestrian encroachment into the salt marsh and intertidal areas;
    - C. minimize tree removal;
    - D. maximize the experience by trail users;
    - E. fit the character of the existing municipal trail network;
  - (ii) include stairs, bridges, boardwalks, ramps, railings and other similar trail structures as reasonably necessary to achieve the above-noted objectives;
  - (iii) include view platform designs that are of a scale and quantity to allow future residents and trail users to enjoy the views (minimum 800 square feet, in two separate platforms);
  - (iv) include archaeological and environmental assessment and oversight as necessary during construction.

- (e) The Grantor must grant to the District and register on title to the Land, a housing agreement (or agreements) under s. 483 of the *Local Government Act* and a restrictive covenant (or covenants) under s. 219 of the *Land Title Act*, all to the satisfaction of the Director, to ensure the following:
- (i) At least ten rental housing units with rental rates restricted to ensure affordability for households earning a maximum of 80% of Median Income, with the following unit mix: four units with one bedroom, four units with two bedrooms, and two units with three bedrooms;
  - (ii) At least 88 rental housing units with rental rates restricted to ensure affordability for households earning between 80% and 100% of Median Income, with the following unit mix: 40% of the units with one bedroom, 40% of the units with two bedrooms, and 20% of the units with three bedrooms;
  - (iii) At least 67 houses or townhouses with rental or sale prices restricted to be affordable for households earning up to 130% of median income, with a mix of unit sizes.

and the Director may require the Grantor to include in the Housing Agreements additional terms and conditions respecting the timing and phasing of any development of the Lands, to ensure construction and occupancy of any Affordable Housing Units is reasonably proportionate to the subdivision of lots and/or issuance of building permits for other residential uses on the Lands and without limiting the Director's discretion under this section, the Grantor agrees that Affordable Housing Units must comprise at least 65% of housing units constructed in the first phase of development of the Lands.

3. If the Grantor wishes to construct a bridge in the area to be dedicated as park but marked "Licence of Occupation Area" the Grantor must first request from the District a licence for that purpose, and the District will grant the licence provided it requires the Grantor to maintain liability insurance in an amount satisfactory to the Director, acting reasonably, and to indemnify the District against any claims that might be made against the District as a result of the existence or use of the bridge, and provided further that the Grantor agrees to construct and operate the bridge in a manner that causes no disruption or minimal disruption to the public use of and right to pass through the dedicated park.
4. Despite any construction that may have been authorized after the Grantor has fulfilled its obligations under section 2 of this Agreement, the use or occupancy of any building on the Land is further restricted as follows:
- (a) No building on the Land shall be used or occupied until and unless the Grantor has completed the construction of the portion of trail in the area labeled T-1 in the Development Plan, in accordance with the Trail Plan;
  - (b) No building on the areas of the Land labeled B, C and D on the Development Plan shall be used or occupied until and unless the Grantor has completed the construction of the portion of trail in the area labeled T-2 in the Development Plan, in accordance with the Trail Plan;

- (c) No building on the areas of the Land labeled E, F or G on the Development Plan shall be used or occupied until and unless the Grantor has completed the construction of the portion of trail in the area labeled T-3 on the Development Plan, in accordance with the Trail Plan.

### **Inspections**

- 5. 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**

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

### **No Public Law Duty**

- 7. 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**

- 8. 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**

- 9. 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**

10. The Grantor agrees 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**

11. 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**

12. 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**

13. 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**

14. 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**

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

**Joint and Several**

16. 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**

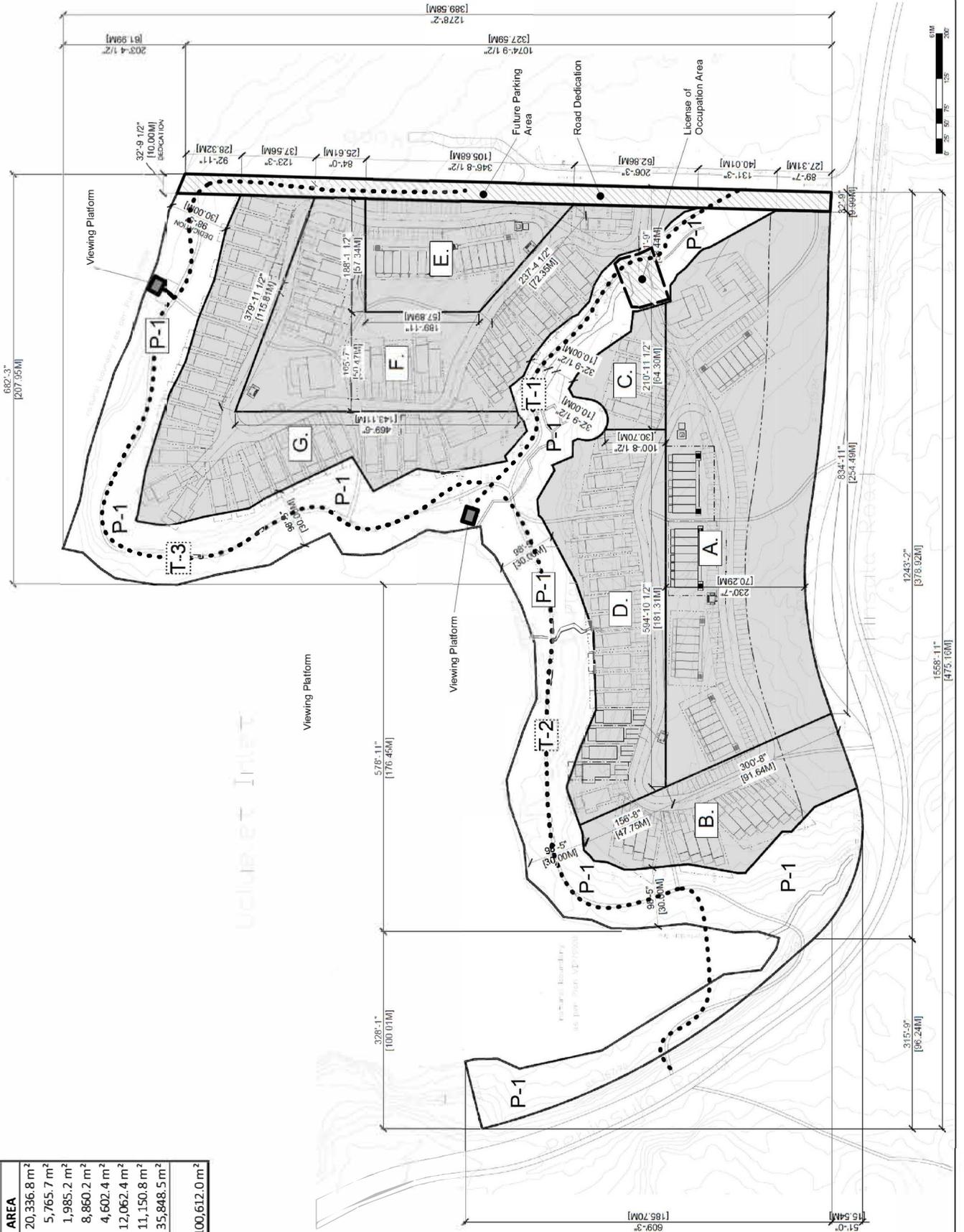
17. The Grantor must do everything reasonably necessary to give effect to the intent of this Covenant, including execution of further instruments.

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

DRAFT 2022-05-30

LAND USE AREAS	AREA
A.	20,336.8 m <sup>2</sup>
B.	5,765.7 m <sup>2</sup>
C.	1,985.2 m <sup>2</sup>
D.	8,860.2 m <sup>2</sup>
E.	4,602.4 m <sup>2</sup>
F.	12,062.4 m <sup>2</sup>
G.	11,150.8 m <sup>2</sup>
P-1	35,848.5 m <sup>2</sup>
Total	100,612.0 m <sup>2</sup>





## REPORT TO COUNCIL

Council Meeting: January 10, 2023  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING      **FILE NO:** RZ22-02/DVP22-07/DP22-19  
**SUBJECT:** ZONING AMENDMENT BYLAW NO. 1319 – 1683 LARCH ROAD      **REPORT NO:** 23- 04  
**ATTACHMENT(S):** APPENDIX A - ZONING AMENDMENT BYLAW NO. 1319, 2022  
 APPENDIX B – DEVELOPMENT VARIANCE PERMIT DVP22-07  
 APPENDIX C –DEVELOPMENT PERMIT DP22-19

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### RECOMMENDATION(S):

THAT Council, with regard to the proposed redevelopment of the property at 1683 Larch Road:

1. give third reading to *District of Ucluelet Zoning Amendment Bylaw No. 1319, 2022*;
2. adopt *District of Ucluelet Zoning Amendment Bylaw No. 1319, 2022*;
3. authorize the Director of Community Planning to execute and issue Development Variance Permit 22-07; and,
4. authorize the Director of Community Planning to execute and issue Development Permit 22-19.

### BACKGROUND:

*District of Ucluelet Zoning Amendment Bylaw No. 1319, 2022 (“the Bylaw”)*, received first and second reading at the November 15, 2022, Regular Council meeting. The Bylaw would enable a proposed redevelopment of the site to include 4 multi-family units within the existing building on Larch Road, plus a new 4-unit multi-family building at the rear of the property. The 4 units in the existing building would be long-term housing; the 4 new units could be either long-term housing or resort condo uses. The DVP would permit a narrower drive aisle to access the parking for the 4 new units. Notification was completed and a public hearing on the bylaw and requested Development Variance Permit DVP22-07 was held December 13, 2022.

### ANALYSIS OF OPTIONS

Having received public input at the public hearing, Council is now able to consider third reading and adoption of Bylaw No. 1319 and issuance of the requested Development Variance Permit and Development Permit.

<b>A</b>	Consider 3 <sup>rd</sup> reading and adoption of <i>District of Ucluelet Zoning Amendment Bylaw No. 1319, 2022, and issuance of DVP22-07 &amp; DP 22-19.</i>	<u>Pros</u>	<ul style="list-style-type: none"> <li>Adopting the bylaw and issuing DVP22-07 &amp; DP22-04 will allow the project to proceed as presented.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>No negative consequences are anticipated.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>Staff will need to review and monitor the project against both the DVP &amp; DP.</li> <li>Additional staff time to review building permits as they are submitted.</li> </ul>
<b>B</b>	Provide alternative direction or reject the proposed zoning amendment.	<u>Pros</u>	<ul style="list-style-type: none"> <li>Unknown at this time.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>Unknown at this time.</li> </ul>
		<u>Suggested Motion</u>	<b>THAT</b> Council direct staff to <u>_(amend/reject)_</u> <i>Ucluelet Zoning Amendment Bylaw No. 1319, 2022.</i>

**POLICY OR LEGISLATIVE IMPACTS:**

The adoption of *District of Ucluelet Zoning Amendment Bylaw No. 1319, 2022*, would amend *District of Ucluelet Zoning Bylaw No. 1160, 2013*.

**Respectfully submitted:**

BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

DUANE LAWRENCE, CAO

**DISTRICT OF UCLUELET**

**Zoning Amendment Bylaw No. 1319, 2022**

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.  
(1683 Larch Road)

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**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:**

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding the following subsections to the CS-2 Zone – Service Commercial in alphanumerical order, as follows:

- A. “CS-2.1.3 Despite other sections of this bylaw, PID 026-025-787, Lot B, Plan VIP77503, District Lot 282, Clayoquot Land District [1683 LARCH RD], Multiple Family Residential is the only permitted principal use within the front half of the property and the only permitted principal uses within the rear half of the property are Multiple Family Residential and Resort Condo.
- B. CS-2.3.4 Despite other sections of this bylaw, PID 026-025-787, Lot B, Plan VIP77503, District Lot 282, Clayoquot Land District [1683 LARCH RD], may have a Maximum Floor Area Ratio of 0.616.”

**2. Citation:**

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1319, 2022”.

**READ A FIRST TIME** this 15<sup>th</sup> day of **November, 2022.**

**READ A SECOND TIME** this 15<sup>th</sup> day of **November, 2022.**

**PUBLIC HEARING** held this 13<sup>th</sup> day of **December, 2022.**

**READ A THIRD TIME** this     day of     , 2023.

**ADOPTED** this     day of     , 2023.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1319, 2022.”

---

Marilyn McEwen  
Mayor

---

Duane Lawrence  
Corporate Officer

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

---

Duane Lawrence  
Corporate Officer



## DEVELOPMENT VARIANCE PERMIT DVP22-07

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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:

*Icon Developments LTD PO BOX 163 Ucluelet BC V0R 3A0*  
(The "Permittee")

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:

*1683 Larch Road; PID 026-025-787, Lot B, Plan VIP77503, District Lot 282, Clayoquot Land District*  
(The "Lands")

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 variance specific to the plans attached as Schedule "A":
  - a. **a minimum maneuvering aisle width of 6m (20 ft), whereas section 504.3 (1)- of the Ucluelet Zoning Bylaw No. 1160, 2013 requires 7.5m (25 ft);**
5. The above variance is 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.

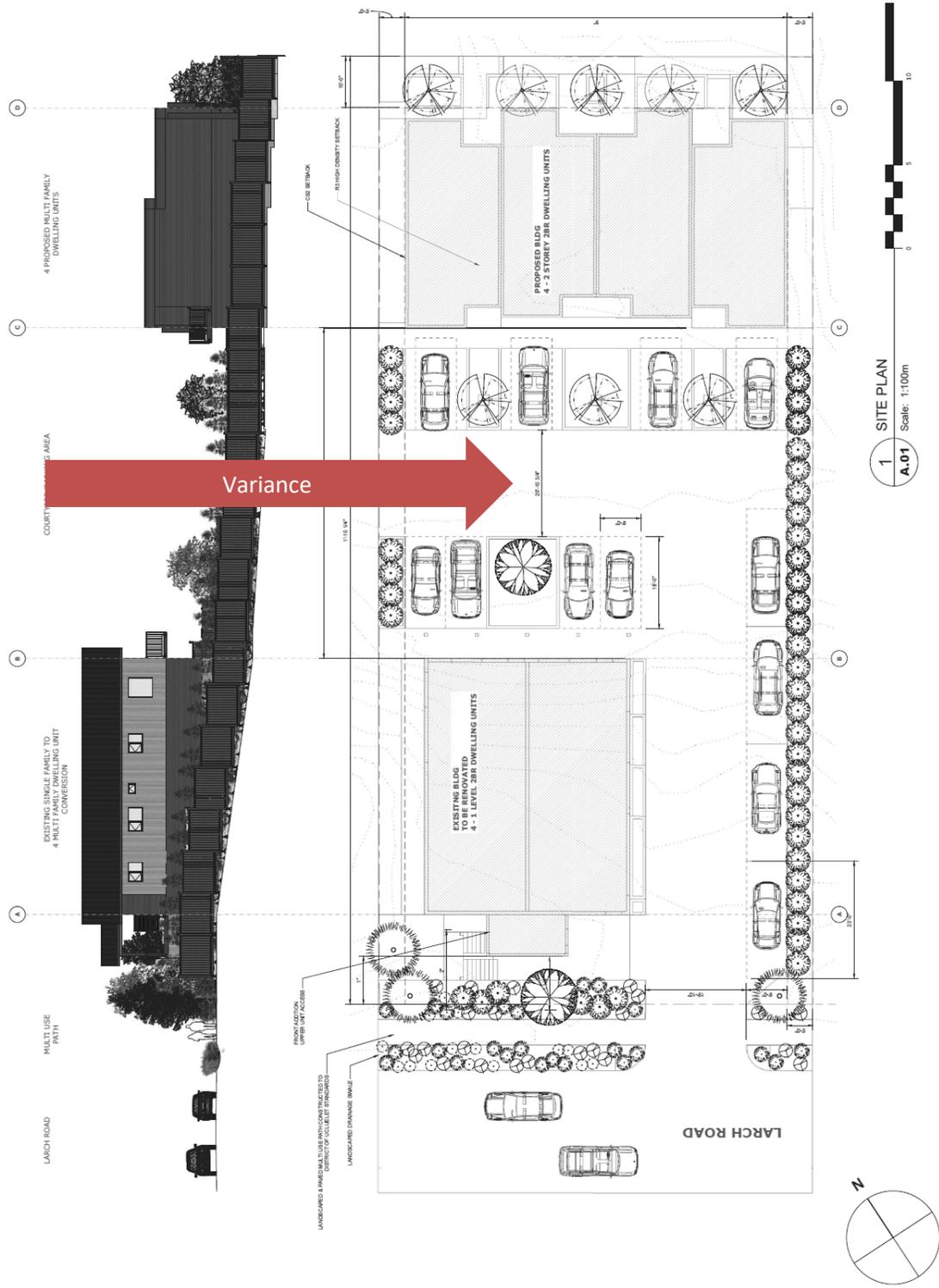
**AUTHORIZING RESOLUTION** passed by the Municipal Council on the    day of    , 2022 .

ISSUED the    day of    , 2022.

---

Bruce Greig  
Director of Community Planning

### Schedule A





## DEVELOPMENT PERMIT DP22-19

---

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:

*Icon Developments LTD PO BOX 163 Ucluelet BC V0R 3A0*  
(The "Permittee")

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:

*1683 Larch Road; PID 026-025-787, Lot B, Plan VIP77503, District Lot 282, Clayoquot Land District*  
(The "Lands")

3. This Permit authorizes the following improvements on the Lands:
  - a) The construction of one 4-unit condo building and the conversion of an existing building into a 4-unit Multiple Family Residential building.
  - b) Associated landscape and hardscape work including but not limited to:
    - i. Paved parking lot with 12 parking spaces.
    - ii. Internal landscaping.
    - iii. Frontage improvements including landscaping and a paved multi-use path.
4. These improvements apply only in the locations indicated, and otherwise in accordance with, the drawings and specifications attached to this Permit as Schedule A.
5. This permit will be subject to:
  - a) the receipt of final landscape and street improvements drawings and estimate.
  - b) a deposit of 125% of the value of the proposed frontage landscape and street improvements.
6. 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.
7. Notice shall be filed in the Land Title Office under Section 503 of the Local Government Act, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
8. The owner shall substantially commence the development within 24 months of the date of issuance, after which this permit shall be null and void.
9. This Permit is NOT a Building Permit.
10. 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    , 2022 .

**ISSUED** the    day of    , 2022.

---

Bruce Greig  
Director of Community Planning



## Schedule A

(Drawings by the Design Centre dated March 26, 2022)

<b>ZONING INFORMATION:</b>			
CIVIC ADDRESS:	1683 LARCH STREET, UCLUELET, BC		
LEGAL DESCRIPTION:	LOT 6, SECTION 21, DISTRICT LOT 282, CLANVOUOT LAND DISTRICT, PLAN VIP 71593, PID 024025787		
ZONING:	CSZ (EXISTING)		
LOT AREA:	1462.79 sq.m. / 15745.34 sq.ft.		
<b>HEIGHT/SETBACK REQUIREMENTS:</b>			
HEIGHT:	ZONING	PROPOSED	CONFORMING
FRONT YARD SETBACK:	8.5m (28 ft)	7.3m (24ft) * see note	YES
REAR YARD SETBACK:	0m (0ft)	2.84m (9'4"ft)	YES
INTERIOR SIDE SETBACK:	3m (10ft)	3m (10ft)	YES
EXTERIOR SIDE SETBACK:	1.5m (5ft)	1.5m (5ft)	YES
LOT COVERAGE:	50%	NA	YES
		31.8%	YES
<b>PROPOSED FLOOR AREA:</b>			
EXISTING BUILDING RENOVATION:			
1ST FLOOR:	199 sq.m. (2145 sq.ft.)		
2ND FLOOR:	187.5 sq.m. (2018 sq.ft.)		
SUB TOTAL:	386.5 sq.m. (4163 sq.ft.)		
<b>PROPOSED 4-PLEX BUILDING:</b>			
1ST FLOOR:	266 sq.m. (2864 sq.ft.)		
2ND FLOOR:	248 sq.m. (2668 sq.ft.)		
SUB TOTAL:	514 sq.m. (5532 sq.ft.)		
<b>TOTAL FLOOR AREA:</b>	<b>900.5 sq.m. (9695 sq.ft.)</b>		
<b>FLOOR AREA RATIO (FAO):</b>	<b>61.6</b>		
* HEIGHT OF PROPOSED BUILDING EXISTING BUILDING HEIGHT NOT INCLUDED (approx. 30ft above avg. grade.)			

**DEVELOPMENT SUMMARY:**

- 8 2BR RESIDENTIAL DWELLING UNITS
- 12 PARKING SPACES (1.5/DWELLING UNIT)

CLIENT: UCLUELET BC  
 ICON DEVELOPMENTS  
 DRAWN BY: IK

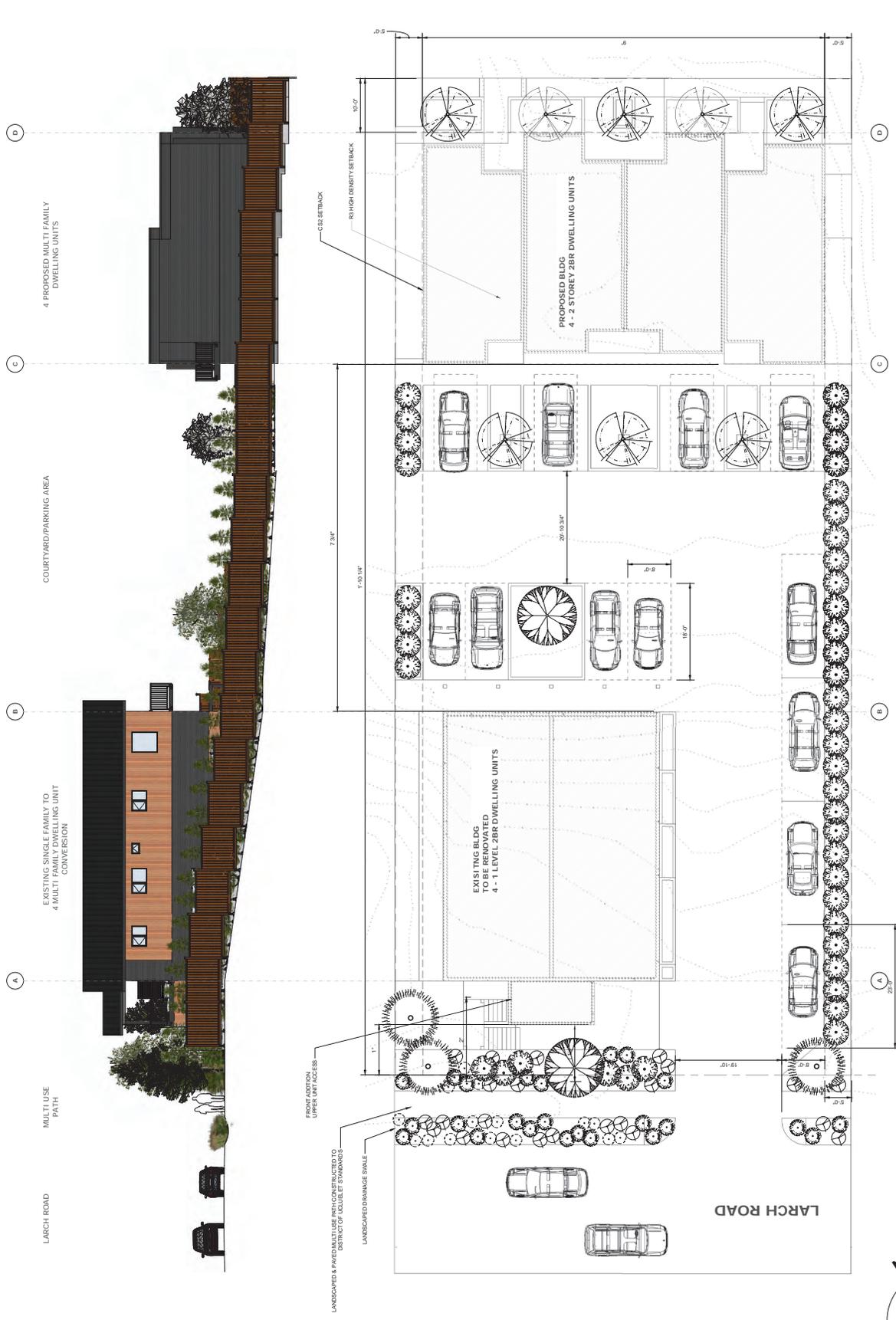
ISSUE: March 26, 2022

PROJECT: 1683 Larch Rd Ucluelet BC

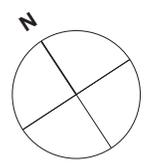
Page 46 of 104  
 Appendix C  
 RESIDENTIAL DEVELOPMENT  
 UCLUELET BC  
 1339 Edwards Place, PO Box 250  
 Ucluelet BC, V9R 3A0, 250

LEVEL





**1 SITE PLAN**  
 A.01 Scale: 1:100m





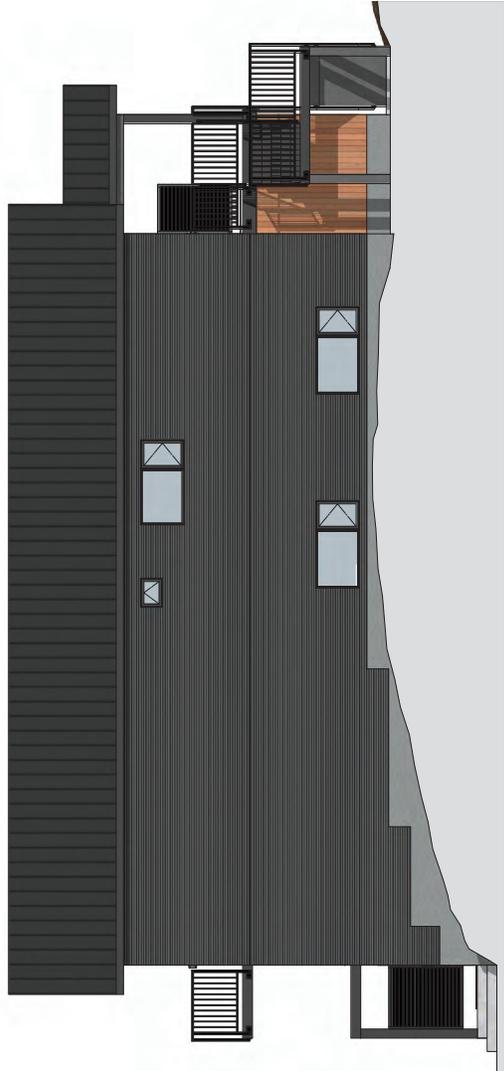
1 ELEVATION 1  
A.03 Scale: 1/4" = 1' - 0"



2 ELEVATION 2  
A.03 Scale: 1/4" = 1' - 0"



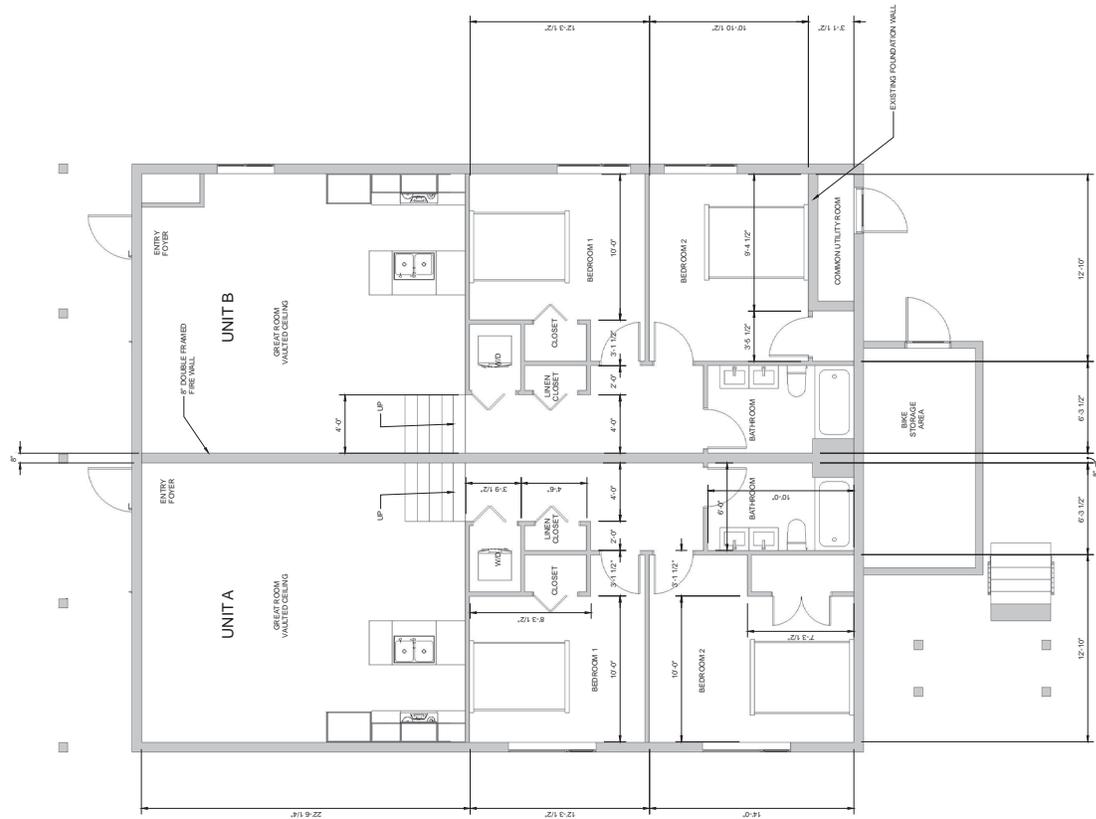
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A.03 Scale: 1/4" = 1' - 0"



4 ELEVATION 4  
A.03 Scale: 1/4" = 1' - 0"



2 FP 2  
A.04 Scale: 1/4" = 1'-0"



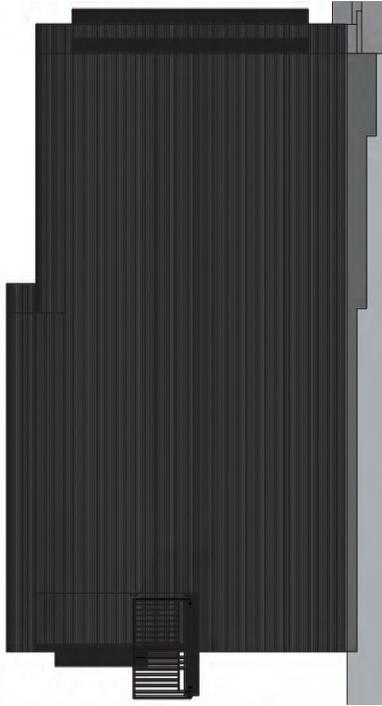
1 FP 1  
A.04 Scale: 1/4" = 1'-0"



NOTES:  
DIMENSIONS INCLUDE EXTERIOR SHEATHING  
INTERIOR WALLS MEASURED FROM TO FRAMING  
DIMENSIONS OF INTERIOR WALLS MEASURED FROM  
SURVEY DATA EXC. DIMENSIONS MAY VARY



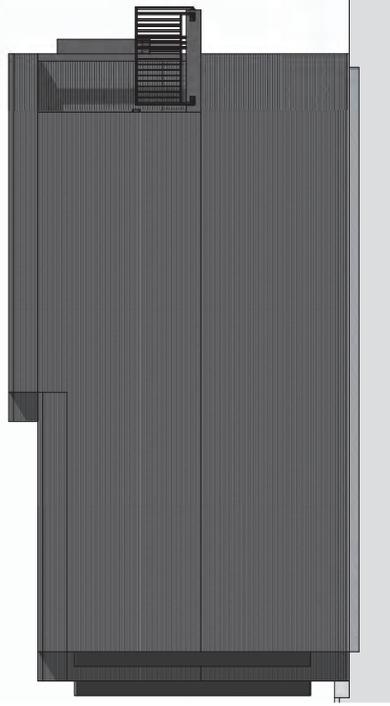
1 ELEVATION 1  
A.05 Scale: 1/4" = 1' - 0"



2 ELEVATION 2  
A.05 Scale: 1/4" = 1' - 0"

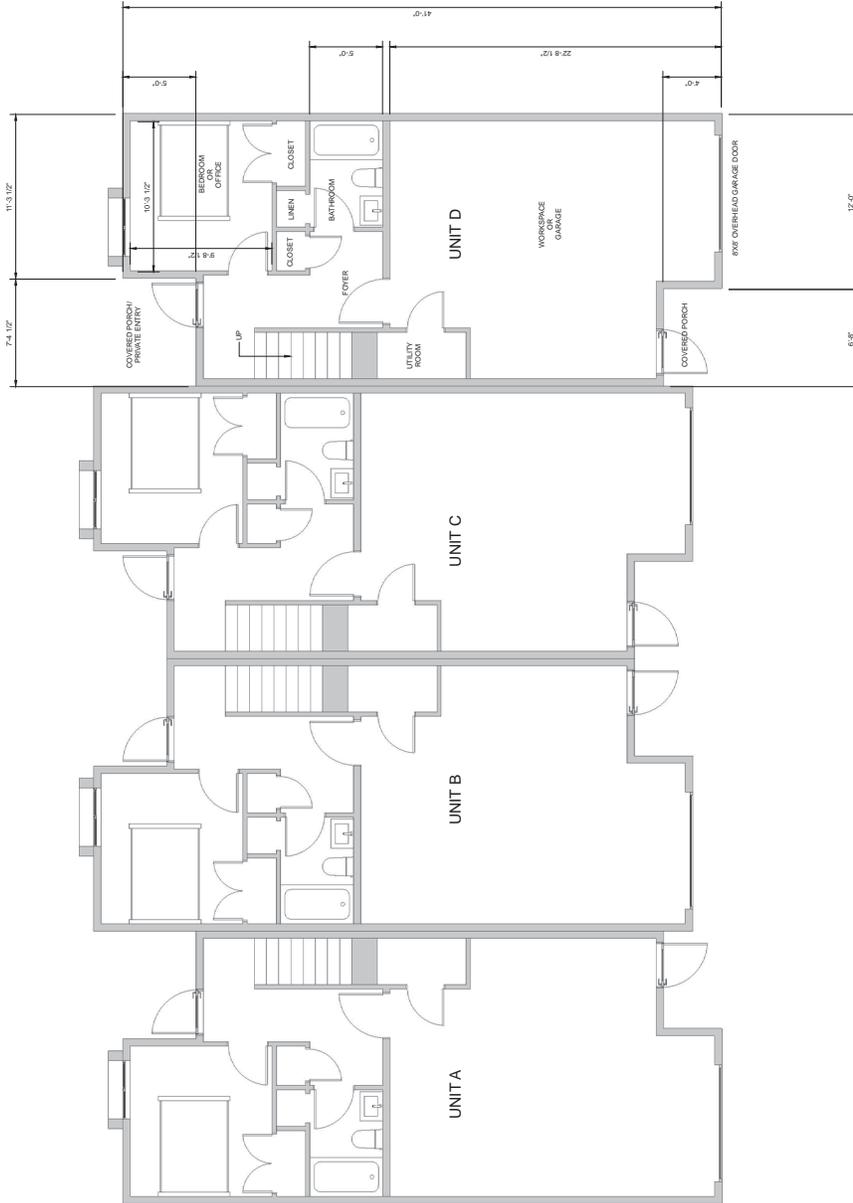


3 ELEVATION 3  
A.05 Scale: 1/4" = 1' - 0"



4 ELEVATION 4  
A.05 Scale: 1/4" = 1' - 0"



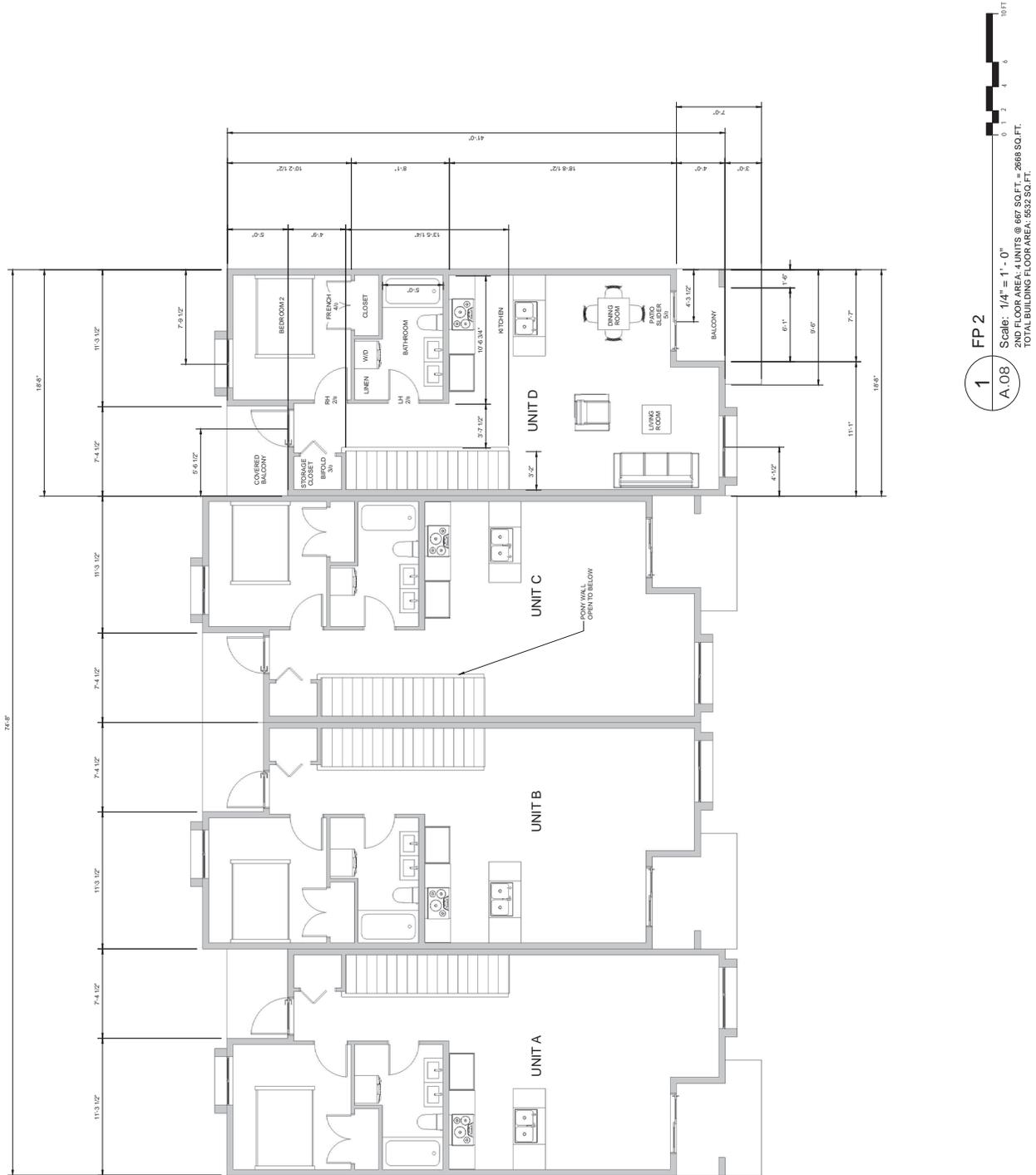


2ND FLOOR AREA: 4 UNITS @ 687 SQ. FT. = 2668 SQ. FT.  
TOTAL BUILDING FLOOR AREA: 5532 SQ. FT.

1 FP 1  
A.07  
Scale: 1/4" = 1' - 0"  
FIRST FLOOR AREA: 4 UNITS @ 716 SQ. FT. = 2864 SQ. FT.  
TOTAL BUILDING FLOOR AREA: 5532 SQ. FT.



NOTES:  
DIMENSIONS INCLUDE EXTERIOR SHEATHING  
INTERIOR WALLS MEASURED FROM TO FRAMING



NOTES:  
DIMENSIONS INCLUDE EXTERIOR SHEATHING  
INTERIOR WALLS MEASURED FROM TO FRAMING



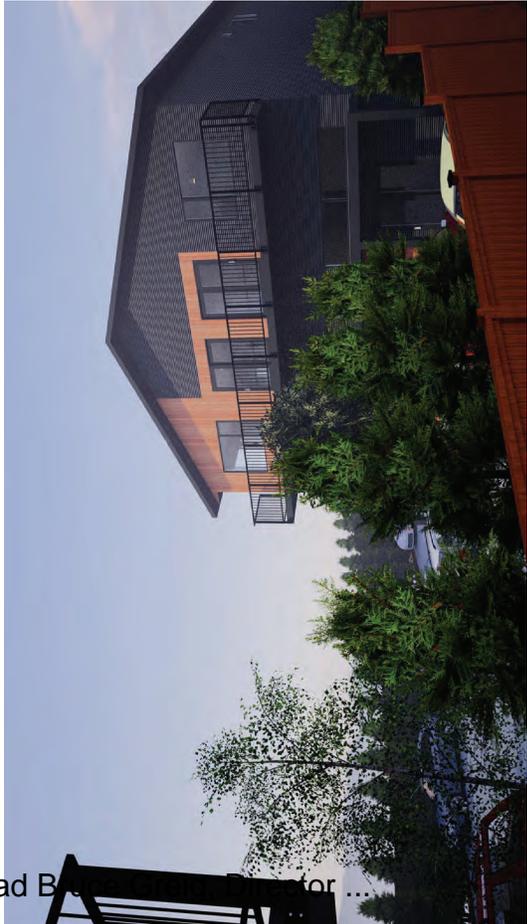
2 PERSPECTIVE 2  
A.09 Scale: NTS



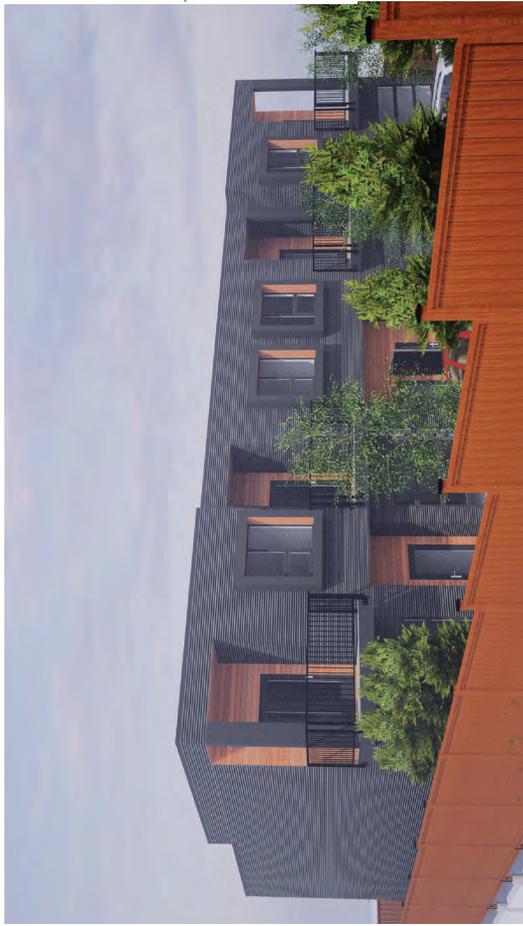
4 PERSPECTIVE 4  
A.09 Scale: NTS



1 PERSPECTIVE 1  
A.09 Scale: NTS



3 PERSPECTIVE 3  
A.09 Scale: NTS



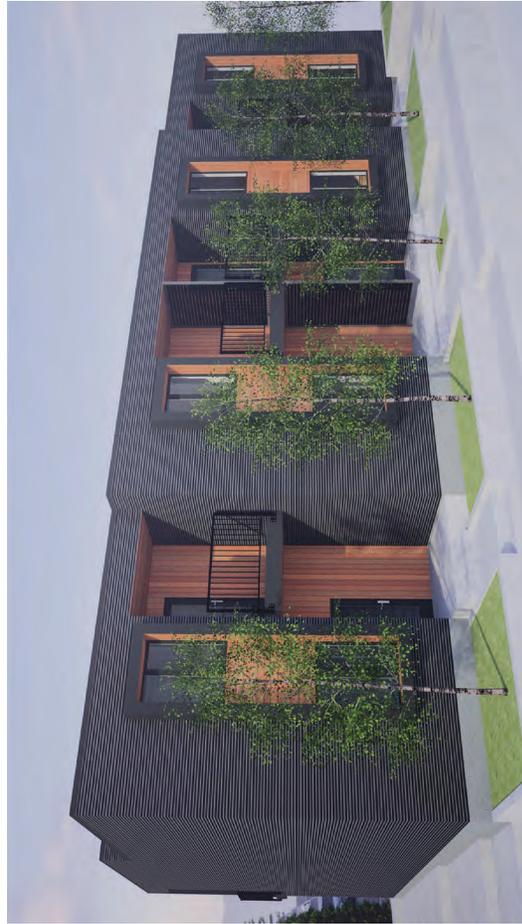
2 PERSPECTIVE 2  
A.10 Scale: NTS



1 PERSPECTIVE 1  
A.10 Scale: NTS



4 PERSPECTIVE 4  
A.10 Scale: NTS



3 PERSPECTIVE 3  
A.10 Scale: NTS



## REPORT TO COUNCIL

Council Meeting: January 10, 2023  
500 Matterson Drive, Ucluelet, BC V0R 3A0

---

**FROM:** BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING **FILE NO:** RZ22-07  
**SUBJECT:** ZONING AMENDMENT BYLAW NO. 1320 – 327 PASS OF MELFORT **REPORT NO:** 23-05  
**ATTACHMENT(S):** APPENDIX A - ZONING AMENDMENT BYLAW NO. 1320, 2022

---

### RECOMMENDATION(S):

THAT Council give third reading to *District of Ucluelet Zoning Amendment Bylaw No. 1320, 2022*; and,

THAT Council adopt *District of Ucluelet Zoning Amendment Bylaw No. 1320, 2022*.

### BACKGROUND:

*District of Ucluelet Zoning Amendment Bylaw No. 1320, 2022*, received first and second reading at the November 15, 2022, Regular Council meeting. Notification was completed and a public hearing on the bylaw was held December 13, 2022. The zoning amendment would increase the allowable Floor Area Ratio on the property to enable a proposed 31 m<sup>2</sup> (336 ft<sup>2</sup>) addition to the existing house.

### ANALYSIS OF OPTIONS

Having received public input at the public hearing, Council is in a position to consider third reading and adoption of Bylaw No. 1320.

A	Consider 3 <sup>rd</sup> reading and adoption of <i>District of Ucluelet Zoning Amendment Bylaw No. 1320, 2022</i> .	<u>Pros</u>	<ul style="list-style-type: none"> <li>Adopting the bylaw would allow the project to proceed with their home expansion as presented.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>No negative consequences are anticipated.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>Additional staff time to review building permits as they are submitted.</li> </ul>
B	Provide alternative direction or reject the proposed zoning amendment.	<u>Pros</u>	<ul style="list-style-type: none"> <li>Ensures the zoning continues to meeting the objectives of Council.</li> <li>If rejected, the original intent of the zoning will be maintained.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>Unknown at this time.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>Staff time to prepare an amended bylaw.</li> </ul>

		<ul style="list-style-type: none"> <li>If the bylaw is amended a new public hearing would be required.</li> </ul>
	<b><u>Suggested Motion</u></b>	<b>THAT</b> Council direct staff to <u>(amend/reject)</u> <i>Ucluelet Zoning Amendment Bylaw No. 1320, 2022.</i>

**POLICY OR LEGISLATIVE IMPACTS:**

The adoption of *District of Ucluelet Zoning Amendment Bylaw No. 1320, 2022*, would amend *District of Ucluelet Zoning Bylaw No. 1160, 2013*.

**Respectfully submitted:**

BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

DUANE LAWRENCE, CAO

**DISTRICT OF UCLUELET****Zoning Amendment Bylaw No. 1320, 2022**

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

(327 Pass of Melfort)

---

**WHEREAS** the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

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

**1. Text Amendment:**

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by:

A. Removing Lot 20 from section R-4.3.2 (1) so that this section reads as follows:

“(1) 0.35 for lands legally described as Strata Lots 2, 4-9, 13-15, 18, 22, 24 and 25, all of Section 1, Barclay District, Strata Plan VIS5896; “

B. adding the following subsection (7) to section R-4.3.2 in alphanumerical order, as follows:

“(7) 0.51 for lands legally described as Strata Lot 20, Section 1, Barclay District, Strata Plan VIS5896.”

**2. Citation:**

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1320, 2022”.





## REPORT TO COUNCIL

Council Meeting: January 10, 2023  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** ABBY FORTUNE, DIRECTOR OF PARKS AND RECREATION

**FILE No:** 6240-50

**SUBJECT:** SKATEPARK LIGHTING PROJECT

**REPORT No:** 23- 01

**ATTACHMENT(S):**

### RECOMMENDATION:

**THAT** Council direct staff to defer the Skateboard Lighting Project until grant funding becomes available to fund the project.

### BACKGROUND:

In 2019, Council identified the installation of skate park lighting as a potential priority item to allow for possible increased use of the skate park during the fall and winter seasons. This project was then added into the five-year capital project plan. The project was approved for implementation in 2021. Due to staffing capacity the project was deferred until fall of 2022 with construction now planned for spring of 2023.

In the fall of 2022, a Request for Proposals went out for Outdoor Lighting and Installation for the Skateboard Park. The goal of the project was to provide timed, outdoor lighting for the recreation space with dark sky compliance and a preference for solar lighting.

Two bids were received for this project, at \$70,338.45 from Daeco Installations Ltd. and \$134,813 from Ridgeline Mechanical Ltd. Since the original budget estimation was completed the total cost for the project has increased by just over 25%. The approved budget was \$56,000 and would require an additional \$14,338.45, funded through recreation infrastructure reserves if Council wishes to continue with the project.

### ANALYSIS OF OPTIONS:

Although the installation of lighting at the skate park would potentially expand the usable hours of the park, due to the increased installation costs and increased budgetary demands for the maintenance and operation of existing infrastructure, staff are requesting Council to confirm that the installation of lighting at the skate park continues to be a priority prior to executing the contract and allocating additional funds to the project.

Although outdoor lights were identified as a nice to have amenity, it is not a requirement for the ongoing use of the skateboard park which is primarily a fair-weather sport with significantly reduced usage during the winter season when it is wet or icy. Daytime usage levels during the rainy season are substantially lower than the spring and summer with low anticipated nighttime use. If Council defers the project staff will continue to explore ways to fund the installation of skate park lighting utilizing grant opportunities.

Staff have identified capital projects for 2023, including addressing the ongoing storage challenges at the UCC and/or key projects in the near term that will require funding including the pre-planning and capital funding for the replacement of the Seaplane Base Recreation Hall and UAC Hall with a hard sports surface facility for the community. If this project does not proceed these funds could be reallocated to these purposes.

A	Defer the project	<u>Pros</u>	<ul style="list-style-type: none"> <li>Additional funds would not be required.</li> <li>Collected funds could be allocated to other recreation amenities that are in need of repair and/or replacement or for 2023 capital projects.</li> <li>Staff have a shovel ready project that would increase the likelihood of a successful grant application.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>The project would not be carried out.</li> <li>The project would need to be rebid once grant funds are secured.</li> <li>Future costs for the installation of the lights will likely increase.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>Staff would investigate grants for the project.</li> <li>\$56,000 of previously collected tax funds would be available to reallocate to higher priority capital recreation projects.</li> <li>\$20 – 25k should be dedicated in reserves to fund the district portion of any future grant opportunity.</li> </ul>
B	Approve the allocating of further funds	<u>Pros</u>	<ul style="list-style-type: none"> <li>The Skatepark Lighting Project could move forward to complete in 2023</li> <li>The lighting project would be solar.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>Proposed 2023 capital projects will require additional tax revenues or be deferred to a future year.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>An additional \$14,338.45 will be reallocated from the Recreation Infrastructure and facilities Reserve Fund to the Skatepark Lighting Project.</li> </ul>
		<u>Suggested Motion</u>	<p><b>THAT</b> Council approve the allocation of \$14,338.45 from the Recreation Infrastructure and Facilities Reserve Fund to the Skateboard Lighting Project.</p> <p><b>THAT</b> Council authorize the award of the Skateboard Lighting Contract to Daeco Installations Ltd. In the amount of \$70,338.45.</p>

NEXT STEPS:

- Research further grants

or

- Award the contract to Daeco Installations LTD.
- Reallocate from the Recreation Infrastructure and Facilities Reserve fund.

Respectfully submitted:            Abby Fortune, Director of Parks & Recreation  
   Duane Lawrence, CAO





## REPORT TO COUNCIL

Council Meeting: January 10<sup>th</sup>, 2023  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** MONICA WHITNEY-BROWN , PLANNING ASSISTANT

**FILE No:** 3070-TUP22-13

**SUBJECT:** TEMPORARY USE PERMIT – 1861 PENINSULA RD.

**REPORT No:** 23-02

**ATTACHMENT(S):** APPENDIX A – APPLICATION  
APPENDIX B – TUP 19-06 RTC  
APPENDIX C – DRAFT TUP 19-06 AS AMENDED (TUP22-13)

### RECOMMENDATION(S):

**THAT** Council, subject to public comment, authorize the Director of Community Planning to execute and renew Temporary Use Permit 19-06 as amended to allow residential and seasonal accommodation for a period of three years from January 2023 through December 2025 in the Thornton Motel located at 1861 Peninsula Road.

### BACKGROUND:

This Temporary Use Permit (TUP) renewal and amendment application was received in June 2022, for the property located at 1861 Peninsula Road, PID 019037961, Lot 1, Plan VIP60188, District Lot 282, Clayoquot Land District (the “subject property”).



Figure 1- Subject Property

In 2019 the applicant (Ucluelet Harbour Seafoods and YFN Resorts & Accommodation) applied for and received a Temporary Use Permit to allow residential and seasonal accommodation use in up to 17 units at the Thornton Motel for the employees of Ucluelet Harbour Seafoods.

The property is located in the CS-5 Tourist Commercial zone, which permits the current motel use, but does not permit residential or staff accommodation uses. The TUP included conditions to mitigate any negative impacts from the proposed impacts, including requiring an onsite manager, noise limits between 10 pm and 7 am, no cooking in individual sleeping units, regular fire inspections, and restrictions on storing gear or workwear on balconies or the building’s exterior.

A Temporary Use Permit allows a use of land, on a temporary basis, not otherwise permitted in the District of Ucluelet’s Zoning Bylaw. Temporary use permits may be issued for a period up to three years from the date the permit was approved by Council. Temporary use permits may be renewed once for a further three-year period, subject to Council approval. Conditions under which a temporary use may be allowed are established in the permit, including the site design and layout, and length of time the temporary use can occur. Some considerations of a TUP are the intensity of use and suitability/ compatibility with the surrounding area.

This TUP is expiring and the applicants are seeking a renewal to continue the use on site for an additional 3 years. Per their original application, the Thornton Motel was upgraded under building permit to a staff kitchen and common room ancillary to the residential use, which was granted occupancy in 2020. There have been no bylaw complaints or infractions relating to this use at the subject property since the original TUP was granted in 2019. Additional conditions have been added to the renewed Temporary Use Permit to require an updated fire inspection within two weeks of issuance.

This TUP allows the applicant to have more adequate staff housing options to support their business, and seems to be a use which is beneficial and compatible with community needs. Notification has been given to the public for this application pursuant to section 494 of the *Local Government Act*.

**ANALYSIS OF OPTIONS:**

<b>A</b>	Authorize the renewal of Temporary Use Permit 19-06 by issuance of TUP 22-13	<b><u>Pros</u></b>	<ul style="list-style-type: none"> <li>Allows the continuation of staff housing use to support Ucluelet Harbour Seafoods employment needs.</li> </ul>
		<b><u>Cons</u></b>	<ul style="list-style-type: none"> <li>Unknown at this time.</li> <li>Reduced tourist accommodations.</li> </ul>
		<b><u>Implications</u></b>	<ul style="list-style-type: none"> <li>Staff time will be required to complete necessary fire inspection and monitor compliance.</li> </ul>

<b>B</b>	Reject the application	<u>Pros</u>	<ul style="list-style-type: none"> <li>The Thornton Motel will likely be returned to its original intended use as tourist accommodation.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>Reduces availability of staff housing for Ucluelet Harbour Seafoods.</li> <li>Applicant will need to consider alternative staff housing options.</li> <li>Applicants operations could be adversely affected if alternative housing is not available.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>There are no financial or staffing implications for the municipality.</li> </ul>
		<u>Suggested Motion</u>	No motion is required.

**POLICY OR LEGISLATIVE IMPACTS:**

This application is compliant with the *Local Government Act*.

**NEXT STEPS:**

- If this application is approved the attached TUP will be signed by the Director of Community Planning, issued to the applicant, and notice will be filed with the Land Title Office.
- The applicant will be required to meet all conditions of the permit and any other conditions set out by Council for the proposed development.

**Respectfully submitted:**

MONICA WHITNEY-BROWN, PLANNING ASSISTANT  
 BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING  
 DUANE LAWRENCE, CHIEF ADMINISTRATIVE OFFICER



District of Ucluelet

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

# Development Application

## Type of Application

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

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

## Description of Property

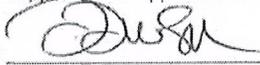
Civic Address (es): 1861 PENINSULA ROAD, UCLUELET, BC, V0R 3A0 (PID 019037961)  
 Legal Description: Lot 1 Plan VIP 60188 Block \_\_\_\_\_ Section \_\_\_\_\_ DL 282

## Applicant Information

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

Applicant name: DAVE DAWSON Company name: UCLUELET HARBOUR SEAFOODS  
 Mailing address: 1661 CEDAR ROAD, UCLUELET, BC Postal Code: V0R 3A0  
 Tel: 604-726-0449 Cell: 604-726-0449  
 Email: ddawson@pacseafood.com Fax: 250-390-4940

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

Applicant Signature:  Date: 10-19-2022

## Registered Owner(s)

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

Registered Owner (s) name: YFN RESORTS AND ACCOMMODATIONS LP  
 Mailing address: 100 UCLUELET RESERVE, UCLUELET, BC Postal Code: V0R 3A0  
 Tel: 250-913-0200 Cell: 250-913-0200  
 Email: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Owner Signature:  Date: November 7 2022

## Office Use Only:

Folio No.:	File No.:	Date:	Receipt No.:	Fee:
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Box 1089  
1661 Cedar Road  
Ucluelet, B.C., V0R 3A0  
Tel: (250) 726 7768 or 250 266 0511



October 17, 2022

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

**RE: TUP Thornton Motel**

Dear District of Ucluelet,

Ucluelet Harbour Seafoods temporary use permit for our leased property at 1861 Peninsula road is due to expire on December 9<sup>th</sup>, 2022. This correspondence is to notify the District that we intend to extend the permit for the next three years.

We will work closely with the owners of the property, YFN Resorts & Accommodation INC and the District of Ucluelet to ensure we continue to comply with all the terms of the agreement. The property which is used to house our temporary foreign workers is vital to the success of the fish plant and the continuation of the permit will enable us to secure more worker in future fishing seasons.

Thank you for your consideration,

The UHS team,

Christian Sampson  
Workforce Coordinator  
250-266-3538  
[Csampson@pacificseafood.com](mailto:Csampson@pacificseafood.com)



OFFICIAL MEAT  
& SEAFOOD  
PROVIDER  
OF THE PAC-12 CONFERENCE

cc: personnel file



Initial Plan Overview document, submitted as part of TUP19-06 in 2019





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# 1. EXECUTIVE SUMMARY

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**Ucluelet Harbour Seafoods** would like to install a full multi-cooking kitchen in the apartment basement of the Thornton Motel, next to the laundry facilities. Currently the room is being used as a storage room for non-essential items. This facility will be used for the occupants of the main (new) motel that are not allow to cook inside their rooms.

This \$42,000 investment will allow for a convenient common area to socialize and cook their meals. Work needs to be done on the electrical, plumbing, and interior walls to ensure a safe and long lasting asset. The following pages give some details on the plans and proposal to move forward.

The building inspector has visited the site and we have gone over a few details and the building code. A building application needs to be first approve by YFN and then forwarded to the District of Ucluelet with fees and approval. A copy of the application is attached. This needs to be filled in and signed by the land owner.

## 2. COMPANY OVERVIEW

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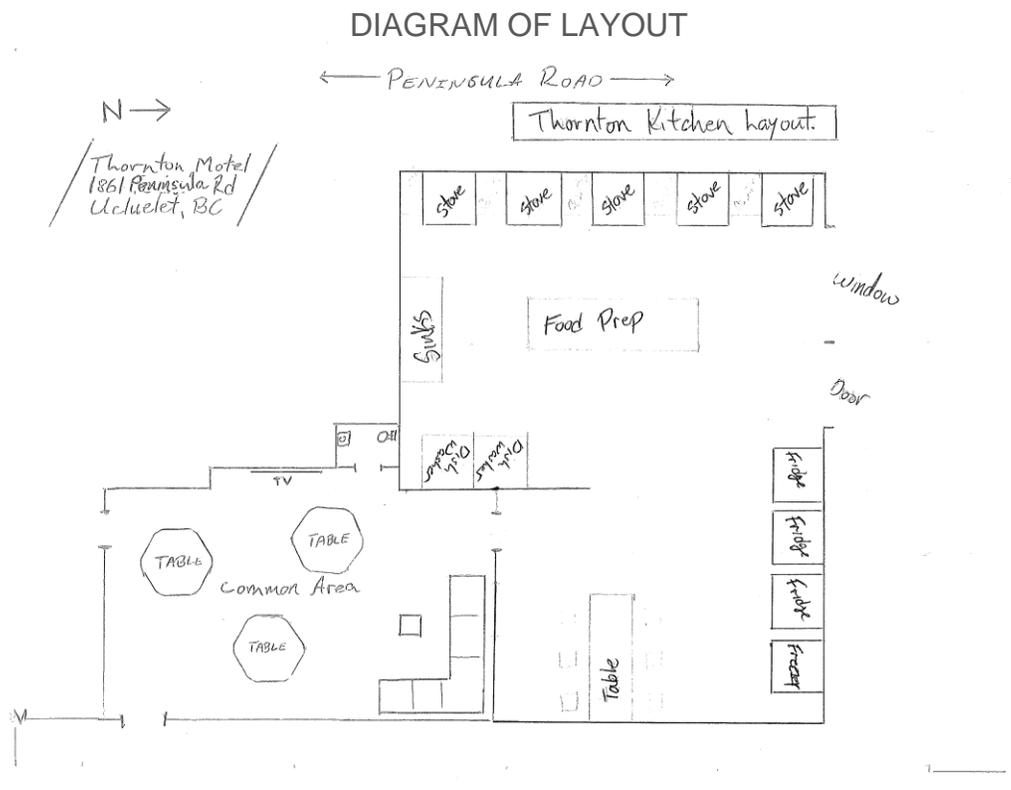
Ucluelet Harbour Seafoods (UHS) is a mainstay in the Ucluelet harbor front. This facility has been a part of Ukee for 50 years. From shrimp and salmon processing to Surimi and Hake, seafood has landed in Ucluelet for a hundred years. The industry has reinvented itself many times and over the years has found ways to continue to support the local fishermen and various markets around the world. As the economy changes and the availabilities of a labour force changes, we need to continue to establish new ways of making fresh and frozen seafood a contributor to our local economy.

- **Company summary:** Ucluelet Harbour Seafood processes 50,000,000 lbs of fresh wild seafood for international markets around the world. Providing year round jobs to 60 employees, plus 200+ full time seasonal jobs.
- **Mission statement:** We will not ask for your business until we can help improve it.
- **Company history:** Founded in 1941 by the Dulcich Family, Pacific Seafood (parent company) is a family-owned and operated company dedicated to providing the healthiest protein on the planet. Pacific Seafood manages all parts of the supply chain from harvesting/fishing to processing, and distribution in order to provide customers with fresh, sustainable, high-quality products. Pacific Seafood Group is headquartered in Clackamas, Oregon. We employ more than 3,000 team members across 41 facilities in 11 states and one province.
- **Markets and services:** One of our missions is to provide products to meet all of our customers' center of the plate protein needs including seafood, beef, pork, and poultry. Some of our most popular items include oysters, Dungeness crab, rockfish, coldwater shrimp, wild salmon, steelhead, and Pacific Whiting
- **Operational structure:** UHS has three facilities in Ucluelet, BC. Two processing plants and one land based facility for fishing vessels and storage. The company's headquarter is in Clackamas, Oregon. The company keeps local management on site from a General Manager for Ucluelet to Facility Operations Manager and local accounting and payroll staff.

### 3. KITCHEN DESCRIPTION

By sourcing and securing local staff accommodation, we have positioned ourselves to improve our business operating plan. For the last 5 years we have continued to struggle with a low available workforce. To operate efficiently we require 250 employees. Having staff accommodation at the Thornton Motel will allow us to find, hire, and train up to 40 new employees. To make the accommodations work for the staff we require to install a full kitchen with multiple cooking equipment.

- **Opportunity:** Hire 40 new employees and provide accommodations.
- **Product overview:** New staff kitchen for the 12 motel style rooms.
- **Key components:** Install 5 gas stove/ovens, 3 fridges, 1 freezer, 2 dishwashers, dish washing sink, prep table, and common eating area.
- **Pricing:** Budget has been approved to allow the purchase and install of the above. \$42,500 will be provided to purchase new and used equipment from local vendors and contractors.



## 4. INSTALLATION AND EQUIPMENT

---

The kitchen area will have smoke and carbon monoxide monitors in the kitchen and another linked CO monitor in the apartment above the kitchen. These monitors will be hard wired in and on a separate break as per the BC Building Code section 9.10.19.

BC Building Code section 9.10.22 will be followed to ensure the safe operation of the facility:

### 9.10.22. Fire Protection for Gas, Propane and Electric Cooktops and Ovens

(See Note A-9.10.22.)

#### 9.10.22.1. Installation of Cooktops and Ovens

1) Except as required in Sentence (2), natural gas and propane *cooktops* and ovens shall be installed in accordance with the Gas Safety Regulation. (See also Article 9.34.1.1.)

2) Clearances for and protection around gas, propane and electric ranges shall be not less than those provided in Articles 9.10.22.2. and 9.10.22.3.

#### 9.10.22.2. Vertical Clearances above Cooktops

1) Except as provided in Sentence (2), framing, finishes and cabinetry installed directly above the location of the *cooktop* shall be not less than 750 mm above the level of *cooktop* burners or elements.

2) The vertical clearance described in Sentence (1) for framing, finishes and cabinets located directly above the location of the *cooktop* may be reduced to 600 mm above the level of the elements or burners, provided the framing, finishes and cabinets

a) are *noncombustible*, or

b) are protected by a metal hood that projects 125 mm beyond the framing, finishes and cabinets.

#### 9.10.22.3. Protection around Cooktops

1) Except as provided in Sentences (2) and (3), *combustible* wall framing, finishes or cabinets within 450 mm of the area where the *cooktop* is to be located shall be protected above the level of the heating elements or burners by material providing fire resistance at least equivalent to that provided by a 9.5 mm thickness of gypsum board.

2) Counter-top splash boards or back plates that extend above the level of heating elements or burners need not be protected as described in Sentence (1).

3) Except for cabinetry described in Article 9.10.22.2., cabinetry located not less than 450 mm above the level

of the heating elements or burners need not be protected as described in Sentence (1).

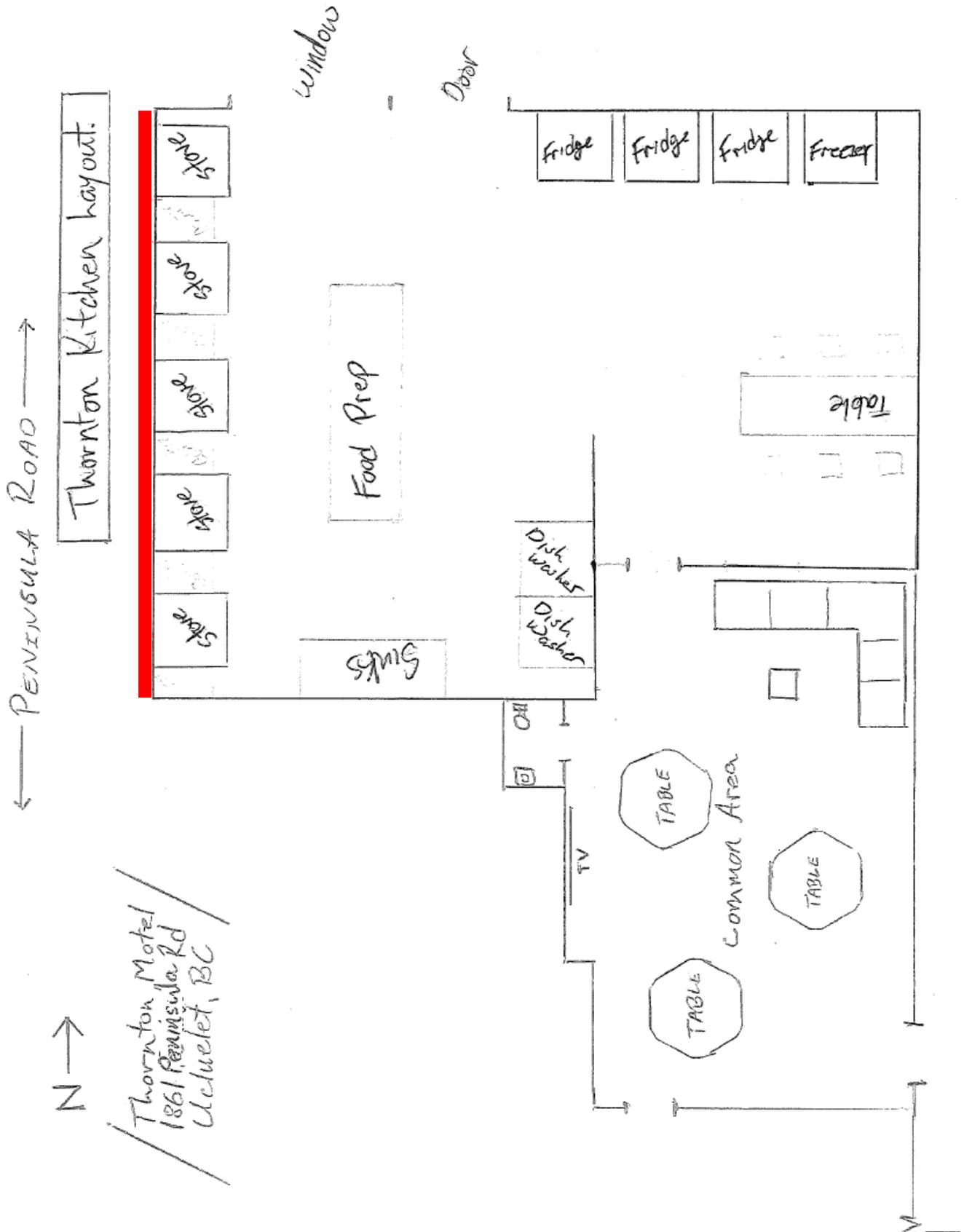
A certified gas installer has been contracted to install the propane lines for the five stoves. We will have 4 x 400 lb tanks in the protected area that currently houses the two tanks. As well as, as electrical work will be performed by a licensed and registered electrician. The equipment will be purchased locally as much as possible, and/or made in house by our staff metal fabricator and builder/construction.

- **Proposed Kitchen Area:**

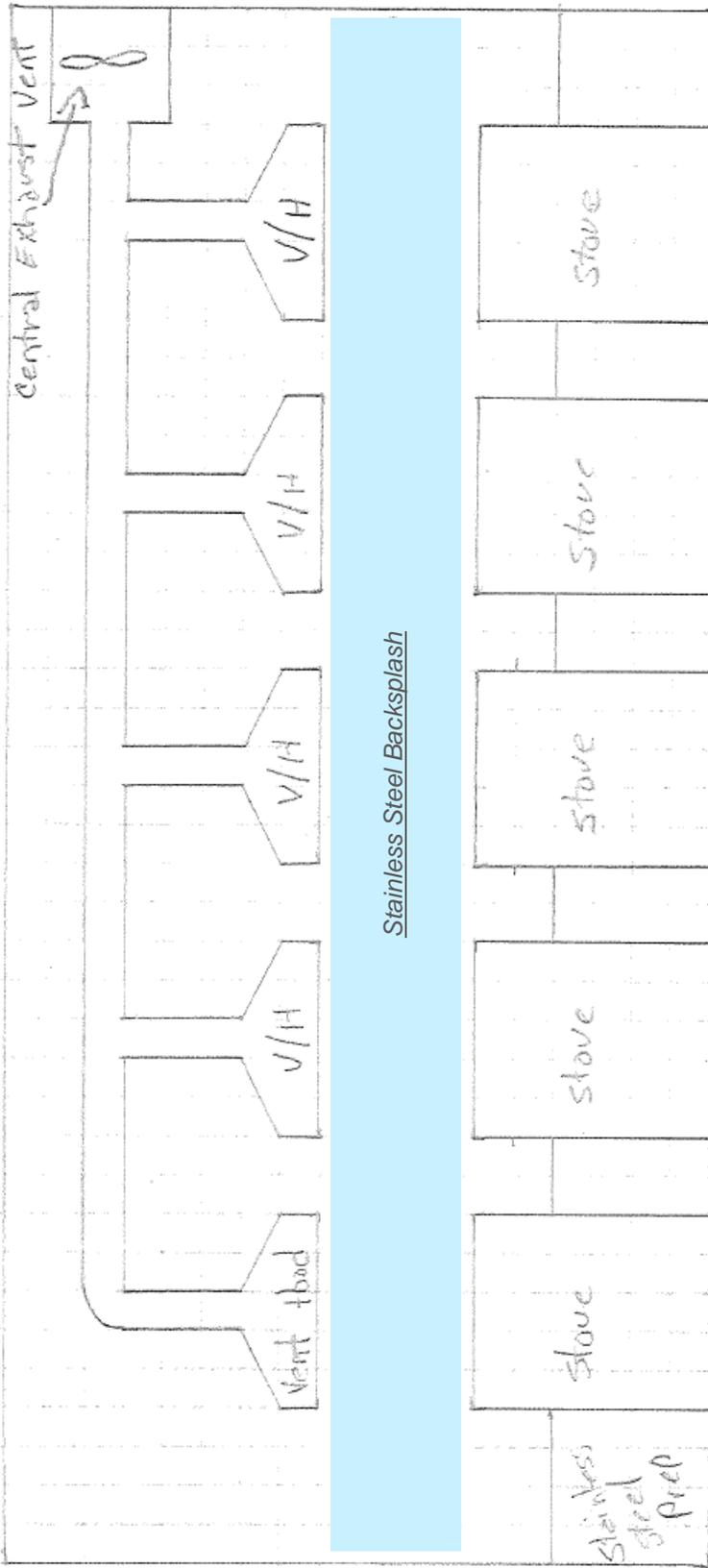


The common kitchen area will have 5 gas stoves and forced ventilation along the far wall (above labelled A). Between each stove will be a 12" stainless steel table and a stainless steel back splash (see page 9) to protect against oil, grease, and heat. The wall labelled B will have a stainless steel double sink with sloping side tables for drainage. This will be for washing larger pots and pans. Two dishwashers will be located on the other side of the wall labelled C, mainly used for cutlery and cups/plates. 3 stand up fridges and a freezer will be along the wall labelled D. The area labelled E will host a small appliance area for microwaves, toasters, coffee, etc. There will also be a food prep table in the middle of the room .

See the drawings on the next page for an overview of the layout. The RED line is the wall that we have labelled A above.



# Thornton Kitchen



Central Exhaust Vent will exceed CFM of all vent hoods combined

Air intake will be installed on opposite side

All 5/8 backsplash & prep stations

Side view of wall closest to Peninsula Road. Ceiling height & all walls will be clad with fine grade material.

- **Proposed Eating Area:**



In this area the staff will have an option to eat and socialize. The room has a bathroom with an exterior vented fan, plus a 55" television and free internet (wifi). A couch will run along the far wall with various tables and chairs in the room. A bench along the window ledge will also be installed for an extra eating area.

## 5. FINANCIAL PLAN

---

It is important on an ongoing basis to see when the business is profitable. It is also important to know what expenses will need to be funded before sales (rent), or the cash they generate, is received.

This section includes estimated start-up costs and projected profit and loss, along with a summary of the assumptions being made with these projections.

- **Projected start-up costs:** Below is the approved budget for the installation of the common kitchen. Stainless Steel panels will be installed to the west and south walls for protection from oil and grease and heat. 5 propane fueled stoves/ovens will be installed along the west wall with 12" stainless tables between each oven. A stainless 7' prep table will be in the middle of the room to accommodate food preparation and general cooking prep. Along the south wall will be a 5' double sink dishwashing station with an industrial flexible facet and side tables with sloped drainage. A touchless hand washing sink will be located next to the double dishwashing sink. Two dishwashers will be installed to accommodate the shared dishes (plates, cutlery, etc).

<b>START-UP COSTS</b>				
Common Kitchen				February 10, 2020
<b>COST ITEMS</b>	<b>MONTHS</b>	<b>COST/ MONTH</b>	<b>ONE-TIME COST</b>	<b>TOTAL COST</b>
Apartment Clean Up			1000	
Gas Stove/Ovens			5000	
Oven venting			3000	
Fridge			3000	
Freezer			1000	
Dishwashers			1500	
Double sink for Dishes			1000	
Hand Sink			1000	
7' Prep Table			1000	
Couch			2500	
Tables			500	
Chairs			2000	
Common Area TV			1000	
Common Dishes			1000	
Improved Lighting			1000	
Propane install			2000	
Plumbing install			1000	
Stainless Steel wall panels			1500	
Electrical improvements			3750	
Room Linens			5000	
Deck/Roofing repairs			2000	
Unforeseen/Unplanned			TBA	
Miscellaneous			1600	
<b>ESTIMATED START-UP BUDGET</b>			<b>\$42,350</b>	

**Projected profit and loss model:** The spreadsheet below shows the projections what we are forecasting for the first 12 months of operations. The top portion of the table shows projected sales and gross profit. The next section itemizes the recurring expenses the business is projecting for the same months.

Annual P&L													
											February 20, 2020		
REVENUE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Estimated Sales	0	5000	5000	5000	16,200	16,200	16,200	16,200	16,200	16,200	5000	4000	\$122,200
Laundry Revenue	0	0	0	0	800	800	800	800	800	800	0	0	\$4,800
Fines	0	0	0	0	200	200	200	200	200	200	0	0	\$1200
Net Sales	0	5000	5000	5000	17,200	17,200	17,200	17,200	17,200	17,200	5000	4000	\$128,200
Cost of Goods Sold*	0	0	0	0	500	500	500	500	500	500	0	0	\$3,000
Gross Profit	0	5000	5000	5000	16,700	16,700	16,700	16,700	16,700	16,700	5000	4000	\$125,200
EXPENSES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Salaries & Wages	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	\$30,000
Rent/Lease	8333	8333	8333	8333	8333	8333	8333	8333	8333	8333	8333	8333	\$99,996
Insurance	1377	1377	1377	1377	1377	1377	1377	1377	1377	1377	1377	1377	\$16,524
Tax	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	\$12,156
Water	250	250	250	250	250	250	250	250	250	250	250	250	\$3,000
Utilities	1000	1000	1000	1000	2000	2000	2000	2000	2000	2000	1000	1000	\$18,000
Propane	0	0	0	500	500	500	500	500	500	500	0	0	\$3,500
Internet/Phone	829	829	829	829	829	829	829	829	829	829	829	829	\$9,948
Maintenance	500	100	100	100	100	200	200	200	200	100	100	500	\$2,400
Total Expenses	\$15,802	\$15,402	\$15,402	\$15,902	\$16,902	\$17,002	\$17,002	\$17,002	\$17,002	\$16,902	\$15,402	\$15,802	\$195,524
<b>NET INCOME</b>	<b>(15802)</b>	<b>(10402)</b>	<b>(10402)</b>	<b>(10402)</b>	<b>(202)</b>	<b>(302)</b>	<b>(302)</b>	<b>(302)</b>	<b>(302)</b>	<b>(202)</b>	<b>(10402)</b>	<b>(11802)</b>	<b>(70,324)</b>

# APPENDIX

## EQUIPMENT TO BE USE IN COMMON KITCHEN



**Sample document for rules and policy for occupants.**



Box 1089  
1661 Cedar Road  
Ucluelet, B.C., V0R 3A0



January 30, 2020

**RE: UHS Accommodation Agreement - Room #**

Hi |

UHS provides staff accommodation for select employees based on performance. Should you breach any of the conditions listed below we reserve the right to evict you from accommodation, but you may remain an employee.

**SHIFTS (Schedule will be adjusted base on Product availability including clean-up crew)**

Day: 5 days ON-Monday/Tuesday/Wednesday/Thursday/Friday

**Night: 4 days ON-Monday/Tuesday/Wednesday/Thursday**

**ACCOMODATIONS**

Furnished. Accommodation is shared. Meals – you are responsible for your own groceries and meals.

**HOUSE RULES**

1. No Guests 2.No Drinking/Drugs/Smoking 3. No Pets

**HOUSEKEEPING**

Be mindful of others and clean-up: Kitchen - wash all pots pans/dishes and dispose of garbage/recycling  
Bathrooms – clean-up immediately after use, sink/tub/shower/countertop

**REIMBURSEMENT - ACCOMODATION FEE**

\$15 per day accommodation fee is charged to each staff member in accommodation. Each payday the accommodation fee will be deducted from your ~~paycheque~~.

**REIMBURSEMENT - TRAVEL**

Employees that are traveling from out of province to work for UHS – you will cover all costs to get to Ucluelet – UHS will reimburse all travel costs over the span of sixty days – 50% at the end of the first 30 days the remaining 50% on the 60<sup>th</sup> day. This form will need to be signed before purchase of travel, failure could result reimbursement to become void – please keep al receipts.

\_\_\_\_\_ (print name) hereby have read and understand and will comply with the UHS shifts/accommodations/reimbursement procedures.

**End of Employment**

When your employment ends with UHS you will no longer be eligible to live in UHS accommodation.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

Sample document for rules and policy for occupants.

**ACCOMMODATION RULES & REGULATIONS**

Your place of employment has offered, and you have accepted employee housing at **Uchuelet** Lodge pursuant to the following:

1. Living in employee housing is a **privilege not a right.**
2. Members who have given written notice of their separation from employment or employees who are terminated must vacate employee housing within 48 hours following their last day of employment.
3. Housing quiet hours are in effect between **10 pm and 8 am.** No excessive noise-please respect fellow neighbors.
4. Employee Housing does not provide towels, soaps, toiletries, and or other supplies.
5. A laundry area is not available-Laundromat is in the Davidson Plaza on Peninsula Road.
6. Bikes are not allowed to be stored in the building, a bike rack is located at the back of the Building
7. Electric cooktops are allowed in the communal kitchen, not in your suite. Propane is not allowed.
8. Please keep all items out of the hallway
9. **No pets**, including visitor's pets, are allowed in the housing area.
10. All units are **non-smoking**, and smoking is not permitted outside the building with in 6m.
11. Each member is permitted to have two visitors, but all visitors must vacate by 10 pm (no exceptions). Each Member must walk their visitors to the door to ensure it is locked when they leave.
12. **No painting, no redecoration and no removing of any property from the units** (lamps, dressers, bedframes etc.).
13. Uchuelet Chamber of Commerce or your place of employment reserves the right to inspect your unit with 24 hours' notice.
14. No parking permitted around the building.
15. No nails or tape on walls.
16. Absolutely no hanging items on the fire suppression units in your suite.
17. No going on to the fire escape.
18. No going out windows on to roof.
19. Garbage disposal in your unit is not included, you must remove your own garbage.
20. Absolutely no hanging from black sprinkler pipe.
21. Excessive noise and use of drugs are not tolerated.
22. Members are responsible for keeping the outside of their unit tidy and free of garbage.
23. Please clean up after yourself in the bathrooms and kitchen after each use.
24. **Any violation of these terms may result in immediate eviction from Employee Housing.**
25. Please report any issues, concerns or deficiencies regarding Housing to your place of employment.
26. These rules are subject to change and added to as per Landlord

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Please sign the following statement and return to your supervisor:

Assigned Unit: \_\_\_\_\_

Name: \_\_\_\_\_

Print	Signature	Date
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*We are not responsible for your personal property. For own protection, we strongly recommend you buy tenants' insurance. Tenants' insurance covers damages to your personal property from fire, flood, theft and other events. Contact an insurance company or agent to find the best coverage for your needs.*

**BE RESPECTFUL – IT IS A SHARED SPACE**





## STAFF REPORT TO COUNCIL

Council Meeting: DECEMBER 10, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** JOHN TOWGOOD, PLANNER 1

**FILE NO:** TUP19-06 151.001

**SUBJECT:** TEMPORARY USE PERMIT- 1861 PENINSULA ROAD

**REPORT NO:** 19- 156

**ATTACHMENTS:** Appendix A – Temporary Use Permit TUP19-06

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### **RECOMMENDATIONS:**

1. **THAT** Council provide an opportunity for public comment on this item; and,
2. **THAT**, subject to public comment, Council authorize issuance of Temporary Use Permit 19-06 to allow residential and seasonal accommodation for up to three years in the Thornton Motel located at 1861 Peninsula Road.

### **PURPOSE:**

The purpose of this report is for Council to consider an application for a Temporary Use Permit (TUP) for employee housing for Ucluelet Harbour Seafoods within existing motel units at the Thornton Motel at 1861 Peninsula Road (the “**Subject Property**”).

### **BACKGROUND:**

An application was received November 14, 2019 to add residential and seasonal accommodation use to the commercial tourist accommodation use presently occurring within the Thornton Motel.



FIGURE 1: Site Context Map

Ucluelet Harbour Seafoods (**UHS**) has been considering options to house staff of UHS operations within Ucluelet. On August 13, 2019, the applicant requested a Temporary Use Permit (**TUP**) for long term camping on the industrial property located at 1970 Harbour Crescent to help alleviate their staff housing problems. Council subsequently approved TUP19-02 for the Trans-Pacific property on Harbour Crescent for a period of three years. UHS continues to pursue that housing option as well and is working on engineering the necessary waste-water servicing for the site. The application currently in front of Council is an extension of those earlier efforts to find affordable housing for UHS employees.

The subject property is located within the CS-5 Zone - Tourist Commercial, this zone allows for the current motel use with Motel being defined as follows:

*“Motel” means a building, or group of buildings on the same lot, providing four (4) or more separate guest rooms or dwelling units with the entrance to each room being to the outside of the building, for commercial tourist accommodation use only, functioning from an on-site staffed office, and with on-site parking in close proximity to each guest room or dwelling unit;*

Commercial Tourist Accommodation referred to above is defined as follows:

*“Commercial Tourist Accommodation” means the non-residential, daily or short term (not exceeding 30 consecutive days) accommodation of paying guests, transient motorists, tourists or vacationers, as commonly associated with hotels, motels, resorts, vacation rentals, guest houses, hostels, bed and breakfasts, and campgrounds;*

These definitions restrict the accommodation within motels to non-residential with a maximum length of 30 days. A TUP will be required to allow the longer residential stay, requested by the applicant.

#### **DISCUSSION:**

The owners of the Thornton Motel, YFN Resorts and Accommodations, have agreed to lease the motel to the applicant for the requested residential and seasonal accommodation use for the employees of UHS. This motel has three buildings with seventeen (17) motel rooms, a lobby, and office space. The central location of the Thornton Motel is advantageous to the applicant and will enable convenient pedestrian movement between the UHS employees’ place of work and accommodation.

A TUP permit can include conditions intended to mitigate any expected impacts from the proposed use. The full-time residential use of motel units could conceivably result in more noise from the property; there is also the possibility that longer-term occupants would be tempted to cook in rooms which are not equipped with proper kitchens. Staff suggest adding conditions on the permit to ban cooking from individual rooms, require an onsite manger, and highlight that the permit may be cancelled, if excessive noise were to become a problem (see draft permit in **Appendix A**).

It should be noted that under the provisions of the *Local Government Act* a TUP may only be issued for a period of up to three years, with a possible three-year extension.

Subject to public comment, staff can support the request for a TUP for residential and seasonal accommodation use on the subject property. The requested TUP is a mechanism where the District can show support for affordable / staff housing by allowing a degree of flexibility to the District of Ucluelet’s zoning on a temporary basis. If this residential use functions successfully in providing housing for UHS and has no negative impacts to the community, a more permanent zoning solution could be proposed.

**TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:**

There are no anticipated time requirements other than to process the permit, plus monitoring with safety inspections at intervals to be determined by the Fire Department.

**FINANCIAL IMPACTS:**

There are no anticipated direct financial impacts of the proposal on the District.

**POLICY OR LEGISLATIVE IMPACTS:**

There are no anticipated policy or legislative impacts. The necessary notification has been completed for the requested TUP, therefore Council should provide an opportunity for public input on this item prior to making a decision on the application.

**SUMMARY:**

Over the past few years a shortage of staff housing has been acutely felt in Ucluelet. Allowing residential uses in Commercial Tourist Accommodation units, where appropriate, may be good way to support the commercial sector by allowing a degree of flexibility in the regulations to add to Ucluelet's housing fabric. The Thornton Motel location is well situated for the proposed use.

**OPTIONS REVIEW:**

Alternatively, Council has the following options:

3. **THAT** Council defer further consideration of the TUP application until the applicant has provided more information on the proposal; or,
4. **THAT** Council reject the proposed temporary use permit application TUP19-06.

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





## TEMPORARY USE PERMIT TUP19-06 as amended (TUP22-13)

### General Terms

1. This Temporary Use Permit is issued to:

YFN Resorts & Accommodation INC  
100 Ucluelet Reserve,  
Ucluelet, BC V0R 3A0

and

S&S Seafood Co. (Canada)  
12 Orwell Street, Suite 200  
North Vancouver, BC V7J 2G1

(the "**Permittee**")

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

1861 Peninsula Road, Lot 1, Plan VIP60188, District Lot 282, Clayoquot Land District, PID 019037961 (1861 Peninsula Road)

(the "**Lands**").

2. This Temporary Use Permit is issued pursuant to section 492 to 497 of the *Local Government Act*.
3. This Temporary Use Permit is issued subject to compliance with all applicable District of Ucluelet Bylaws.
4. This permit does not relieve an owner or occupier from obtaining any other approvals required by any other jurisdiction, or from meeting any other applicable regulations.
5. This Temporary Use Permit authorizes the following use of the Lands, despite the regulations adopted in Ucluelet Zoning Bylaw No. 1160, 2013, as amended:
  - a. **to permit residential and seasonal accommodation in up to 17 units at the Thornton Motel, located on the Lands at 1861 Peninsula Road, subject to the conditions as authorized by Council.**
6. The permit holder, as a condition of issuance of this Permit, agrees to comply with the requirements and conditions of **Schedules 1**, which are attached hereto and form part of this permit.



- 7. The land described herein shall be used and developed strictly in accordance with the terms and conditions and provisions of this Permit.
- 8. If the Permittee does not substantially commence the use with respect to which this permit was issued within six months after the date it was issued, the Permit shall lapse.
- 9. 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.
- 10. This Permit is NOT a Building Permit.
- 11. This Permit is NOT a Development Permit.

**AUTHORIZING RESOLUTION** passed by the Municipal Council on the 10<sup>th</sup> day of January, 2023.

**IN WITNESS WHEREOF** this Temporary Use Permit is hereby executed and issued by the Municipality the 10th day of January, 2023.

**THIS PERMIT SHALL EXPIRE** on the 10<sup>th</sup> day of January, 2025.

**OWNER**

by its authorized signatory

\_\_\_\_\_

Permittee's Signature

**ISSUED** the      day of      , 2023.

\_\_\_\_\_

Bruce Greig - Manager of Community Planning

**Schedule 1 Terms of Temporary Use Permit Conditions TUP19-06 as amended (TUP22-13)**

- a) The Permittee is required to contact the municipal Fire Chief to arrange for a fire inspection within two (2) weeks of the renewal of this permit.
- b) The Fire Chief may complete regular inspections, at a frequency to be determined by the Fire Chief, to monitor compliance with the terms of this Temporary Use Permit.
- c) The Permittee must oversee the use of the Lands and keep a manager / caretaker resident on site during any period when the units are occupied by employees. The on-site manager's telephone and email contact shall be provided to the District and updated as required.
- d) The proposed residential and seasonal accommodation is for staff accommodation, to be inhabited by employees working for the Permittee.
- e) No person shall make, allow, or cause to be made any loud, objectionable, or unnecessary noise anywhere on the Lands which may disturb the peace, quiet, rest, enjoyment, comfort, and/or convenience of the neighborhood between the hours of 10 pm of one day and 7 am of the next day.
- f) There shall be no cooking in individual sleeping units. Microwave and automatic shut-off kettles are allowed but hotplate-type cooktops are strictly prohibited.
- g) There shall be no storage of raingear, workwear or other items on balconies or elsewhere on the exterior of the units.





## Tips for Submitting a Compelling Nomination

The British Columbia Reconciliation Award was created to recognize individuals, groups and organizations who have demonstrated exceptional leadership, integrity, respect and commitment to furthering [Truth and Reconciliation](#) in the Province of British Columbia; and/or inspired others to do so. Each nomination must include a nomination form completed in full and signed by the nominator and a minimum of **two signed testimonial letters** from two separate individuals, other than the nominator.

### To make a testimonial letter stand out, it should:

- Include details and concrete examples about how the nominee has demonstrated exceptional leadership, integrity, respect and commitment to furthering reconciliation with Indigenous peoples in the province of BC and/or inspired others to continue reconciliation efforts;
- Indicate the relationship between the writer and the nominee and the length of the relationship;
- Describe the outcomes of the work the nominee has done to advance the [Principles of Reconciliation](#) and how the nominee's work has specifically impacted youth and/or Indigenous Elders; and
- Be current and written specifically for the British Columbia Reconciliation Award program.

### A compelling testimonial letter may also include other details such as:

- How things were in the community prior to the nominee's efforts;
- The sustainability of their contribution/s;
- How their efforts have positively impacted the community or province;
- Any extraordinary circumstances or challenges the nominee has faced (i.e. provide biographical or historical context, if helpful); and
- Why the jury should select this submission above the others.

Submission of additional materials such as a biography, curriculum vitae, newspaper articles, video or recorded testimonials, links to YouTube videos, photos, etc., *is optional* but strongly recommended to give context and texture to the nomination. **A maximum of five items i.e. additional materials (10 pages total and five minutes of video) will be accepted.**

### Note:

- Be concise. When describing a nominee, keep explanations clear and to the point.
- Strong nominations often use descriptive words to describe the nominees such as: advocate, leader, innovator, trailblazer, mentor, supporter, commitment, dedication, recognition, determination, exemplary, admired, motivated, passionate, inspirational, extraordinary, resourceful, persevering, tireless, resilient.
- Proofread all documents before submitting them.



**From:** [GH RSVP FIN:EX](#)  
**Date:** December 9, 2022 7:50:38 PM  
**Attachments:** [image001.png](#)  
[BCReconciliationAward-Resources.pdf](#)  
[NewsRelease-2023 Call for Nominations-Nov22.pdf](#)

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**[External]**



The Office of the Lieutenant Governor of British Columbia, in partnership with the [BC Achievement Foundation](#), is pleased to announce the third year of the British Columbia Reconciliation Award, recognizing individuals and organizations who have demonstrated exceptional leadership, integrity, respect and commitment to furthering Reconciliation or inspiring others to continue Reconciliation efforts.

This award celebrates the promise of a shared path to Reconciliation through the incredible work of leaders from all over British Columbia, whose commitment to recognizing past injustices and healing those wounds will lead us all to a brighter future. A selection committee for the award will include representation by Indigenous Elders, BC First Nations leadership and government partners.

Consider and reflect on the efforts of the Elders, leaders, and neighbours in your community who have strived to further Reconciliation. The nominations process is open to any individuals and organizations of Indigenous and non-Indigenous identity who have shown exemplary dedication to asserting truth and Reconciliation initiatives. We encourage you to read [the stories of last year's recipients](#), with the hope their incredible work will inspire you to nominate the brightest in your own communities.

Reconciliation must take root in our hearts, within families, between generations, and throughout our communities. We look forward to supporting this award and its deeply meaningful goal of building our relationships with each other across cultures and social barriers.

Nominate an individual or organization today using the [BC Reconciliation Award nomination form](#) on the [BC Achievement Foundation website](#). The nomination period will close on January 20, 2023.

Please find attached a graphic for sharing on social media, a package of nominations resources, and information about the BC Reconciliation Award.



**From:** Oceans Protection Plan BC Registration / Plan de Protection des Océans CB Enregistrement (TC) <TC.OPPBCReg-PPOCBEnreg.TC@tc.gc.ca>  
**Sent:** December 7, 2022 3:18 PM  
**Subject:** Save the Date: Winter 2023 Oceans Protection Plan Dialogue Forum, February 22-23, 2023  
**Attachments:** Save the Date\_ Winter 2023 Oceans Protection Plan Dialogue Forum\_ February 22-23\_2023.ics

**[External]**

Hello,

We are excited to announce that the Winter 2023 Ocean Protection Plan (OPP) Dialogue Forum will be taking place February 22-23, 2023 at Pinnacle Hotel Harbourfront in Vancouver.

The Dialogue Forums began in 2017 as an opportunity for Indigenous peoples and stakeholders such as coastal communities, non-governmental organizations and industry, to get engaged in OPP and other marine initiatives.

The 2023 Forum will focus on new and continuing initiatives under the renewed Oceans Protection Plan, including for example:

- Marine Pollution Preparedness and Response
- Cumulative Effects of Marine Shipping
- Strategy for Vessels of Concern

This year's Forum will be a hybrid event with sessions taking place face to face and select sessions livestreamed. We will be following up next week with more information. An email with instructions on how to register will also be sent in early January.

We consider the participation and collaboration of Indigenous peoples, coastal communities, and stakeholders such as non-governmental organizations and industry, as essential to Oceans Protection Plan success. Funding to support Forum participation is available for eligible groups through Transport Canada's Community Participation Funding Program (CPFP). Participants who receive funding through Transport Canada's Indigenous and Local Communities Engagement and Partnership Program (ILCEPP) are asked to email [tc.cfpf-pfpc.tc@tc.gc.ca](mailto:tc.cfpf-pfpc.tc@tc.gc.ca) before applying. Approval is required before expenditures are incurred. For eligibility requirements, application deadlines and to submit an application, please visit <https://www.tc.gc.ca/en/services/marine/apply-cfpf-funding.html>.

A block of rooms is also available for Forum participants on a first come, first serve basis. A passkey link with which you can book the room will be provided upon registration.

We look forward to seeing you at the forum!

Transport Canada Oceans Protection Plan Registration Team

**Cecilia Lei**

she/her/elle

Regional Director, Oceans Protection Plan Engagement | Directrice régionale, engagement du plan de protection des océans

Transport Canada | Transports Canada

Office/bureau: 604-666-2857



**From:** [AVICC](#)  
**To:** [AVICC](#)  
**Cc:** [dfo.pacaquacultureengagement-engagement\\_delaquaculturepac.mpo@dfo-mpo.gc.ca](mailto:dfo.pacaquacultureengagement-engagement_delaquaculturepac.mpo@dfo-mpo.gc.ca)  
**Subject:** Aquaculture Update from DFO - Net Pen Transition Plan Engagement FOLLOW UP Session- January 16, 2023  
**Date:** December 15, 2022 1:48:15 PM  
**Attachments:** [image001.png](#)

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**[External]**

*Please forward to elected officials, the CAO and Corporate Officer:*

The Department of Fisheries and Oceans would like to thank those that attended the virtual Transition Plan engagement session on November 25<sup>th</sup>. Further details about the background on this session can be found in the invite that was sent out for that session (below).

There was a lot of active discussion at the November meeting, and DFO appreciated the feedback on elements of a Net Pen Transition Plan. They have indicated that some points that were brought forward included:

- The importance of third-party monitoring for DFO to improve trust and transparency
- Communication to be in plain language
- Having all levels of government involved in the transition
- Discussion around funding needed for sewage treatment, power and housing for the aquaculture workforce
- The desire for a Center of expertise for aquaculture innovation that meets on a regular basis.

During the meeting, attendees expressed a desire to hold another session in January, and the DFO has organized another virtual meeting for January 16<sup>th</sup> from 9:00am-12:00pm. They are looking forward to another session and to hear your recommendations on a Plan. The Department of Fisheries and Oceans is requesting that the Mayor or Chair of each interested local government, or their designate, attend this session.

To register, please RSVP directly to [DFO.PACAquacultureEngagement-EngagementdelaquaculturePAC.MPO@dfo-mpo.gc.ca](mailto:DFO.PACAquacultureEngagement-EngagementdelaquaculturePAC.MPO@dfo-mpo.gc.ca) and indicate that you would like to confirm your attendance at the January 16, 2023 local government session.

Association of Vancouver Island and Coastal Communities

604-270-8226 ext 221

[avicc@ubcm.ca](mailto:avicc@ubcm.ca)

[www.avicc.ca](http://www.avicc.ca)



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**From:** AVICC <avicc@ubcm.ca>

**Date:** Monday, November 7, 2022 at 4:44 PM

**To:** AVICC <avicc@ubcm.ca>

**Subject:** Aquaculture Update from DFO - Net Pen Transition Plan Engagement Session- November 25, 2022

*Please forward to elected officials, the CAO and Corporate Officer:*

The Minister of Fisheries and Oceans was mandated to work with the Province of British Columbia and Indigenous communities on a responsible plan to transition from open-net pen salmon farming in coastal British Columbia. As part of the first phase of engagement, a Discussion Framework document was released on July 30 to guide discussions and provide background on the initiative: <https://www.pac.dfo-mpo.gc.ca/consultation/aquaculture/bc-transition-cb/cadre-discussion-framework-eng.html>

Virtual engagement sessions were held with First Nations and stakeholders throughout the summer and explored the various themes of the Framework. A virtual workshop session for local governments was held on September 1st, 2022 to review the draft Framework and discuss questions within the document.

The project is currently in the next phase of engagement which will gather input from various constituencies of interest to develop recommendations for the plan. The plan is scheduled to be finalized for late spring 2023.

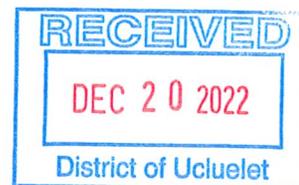
A virtual engagement session to review the draft framework and to engage with local governments on the development of a Net Pen Transition Plan for salmon aquaculture in B.C. will be held on **Friday, November 25, 2022 from 9:00 a.m. to 12:00 p.m.** The main topics to be discussed with local governments include collaborative governance, policy and regulation, and licensing. Socio-economic themes will be woven in all of those topics. The Department of Fisheries and Oceans is requesting that the Mayor or Chair of each local government, or their designate, attend this session.

To register for the November 25<sup>th</sup> session, email [DFO.PACAquacultureEngagement-EngagementdelaquaculturePAC.MPO@dfo-mpo.gc.ca](mailto:DFO.PACAquacultureEngagement-EngagementdelaquaculturePAC.MPO@dfo-mpo.gc.ca) and indicate that you would like to attend the local government session on November 25<sup>th</sup>.



December 16, 2022

District of Ucluelet  
PO Box 999  
Ucluelet, BC V0R 3A0



**Attention: Mayor McEwen and Councilors**

**RE: Crosswalk Painting  
The Ridge VIS 6275  
515 & 545 Marine Drive, Ucluelet**

We write on behalf of the Council of Owners, Strata Plan VIS 6275.

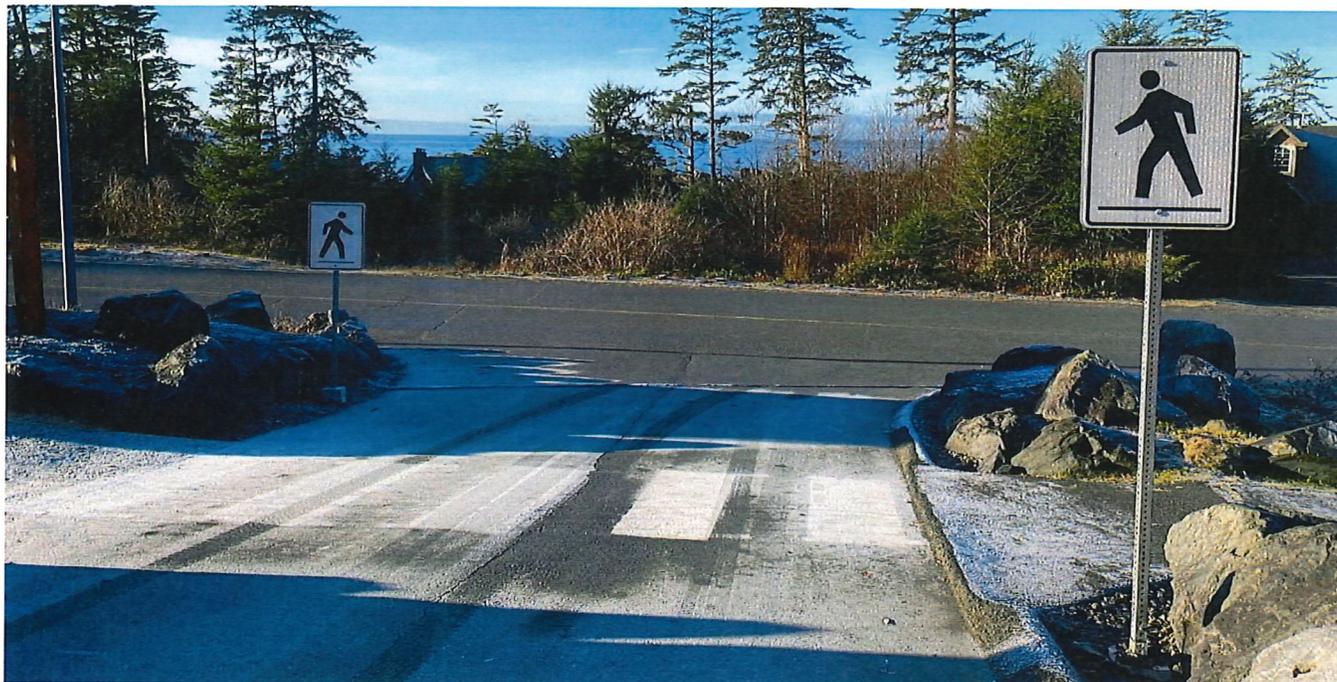
The Ridge Strata Council and Owners would like to thank Council for the recent crosswalk painting and installation of pedestrian crossing signage that has been completed on the walkway that crosses the Ridge driveway.

Yours truly,  
ARDENT Properties Inc.

A handwritten signature in cursive script that reads 'C Brice'.

Christine Brice  
Strata Manager

CB/ms



After



Before